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1. GENERAL

A. Background

The Town of Centreville Planning Commission, Staff and URS Corporation were tasked in January 2008 by the Town Council of Centreville with completing development design standards for the Town. The Town has concern with the type of development that could be placed in the surrounding areas and wants to ensure all applicable parties involved in development or redevelopment conform to the development design standards set forth by the Town. Contributions towards the development and coordination of this document were made by the following:

Town Council

Frank C. Ogens, President
Norman P. Pinder Jr., Vice President
Timothy E. McCluskey, Council Member

Planning Commission

Christopher D. Frank, Chair
Elizabeth D. Brice, Vice Chair
Susan M. Lins, Secretary
Dominik Barbalace
L. James Cook Jr.
Norman Coursey
Kara L. Snyder

Staff

Bob McGrory, Town Manager
PJ Townsend, Town Clerk
Jane Saulsbury, Administrative Aide

Town Attorney

Stephen H. Kehoe

URS Corporation

Chris Rogers, AICP, Senior Project Manager
Debbie Pfeil, Senior Planner



B. Purpose and Aspirations

The purpose of these Development Design Standards is to create development and redevelopment that meet visual, functional and aesthetic objectives set forth by the Town. These objectives include:

- Build on the rich historic heritage and character of Centreville.
- Create an environment that emphasizes beautification on each project.
- Maintain the scale and texture of development.
- Allow for infill development that is sensitive to its context.
- Encourage creative designs for sites and buildings.
- Support pedestrian movement and the use of bus transit and bicycles.
- Implement the Comprehensive Plan.
- Protect and enhance the Town's environment for living and working in manners that support and stimulate business and industry.
- Promote the desirability of investment and occupancy in business and other properties.
- Encourage the renovation and adaptive reuse of all structures that have historic and/or architectural significance.
- Ensure consistency with the objectives stated in the Community Plan.

The standards and guidelines in this ordinance intend to promote orderly community growth which will protect and enhance property values for the community as a whole. Inherent in these objectives is the expectation that well designed projects and economic development initiatives support the community's aesthetic values.

During one of the first meetings, the Planning Commission as well as some Town staff completed exercises to assist in the creation of the Design Standards. Listed below is the feedback for each exercise based on the nine participants:

1. What do you feel are the 5 most impressive attractions or places in the Town?

Courthouse/Square/Lawyers Row
Symphony Village
Millstream Park
Headwaters of Corsica River
Old Homes on Commerce & Liberty Street
Waterfront
Streets and sidewalks
Old growth trees
Chesterfield Avenue
Milby Hillside
Wharf Property
Town Hall
Commercial Development on Pennsylvania/Railroad Avenue
Walking Trail
Acme Shopping Area
Providence Farm

213 North-south of downtown
Centreville National Bank
Rehab shops on 213 North

2. Name five places or areas that you would like to see enhanced or built upon in the Town?

Waterfront:

Headwaters of Corsica River

Kidwell:

Little Kidwell Avenue

West Little Kidwell Avenue

Little Kidwell/Spring Street (redevelopment areas in Comp Plan)

Infrastructure:

Sidewalks

Traffic Control

Overhead Utility Wires

Inconsistent paving (sidewalks)

Entrances to Town:

South entrance to Town

Railroad:

Older community along Railroad Avenue

Lands east of railroad

Downtown:

Store fronts

Vacant buildings on Commerce

Town Square run down buildings

213 north of the Town Square

304 east of the Town Square

General:

Substandard Housing

Shopping experience in Town

North Liberty

North Commerce

Mill & Ober buildings by Hillside

South 213

Broadway

Emory & Murdoch properties, Hillside too

Armory

Millstream Park

Food Lion Shopping Area

Banjo Lane

Town Park
Centreville Business Park
Intersection of S. Liberty & S. Commerce
MD Transit Property on Pennsylvania Avenue

3. The next exercise requested the group to address items they wanted to see more of as well as items they wanted to see less of based on a specific topic.

Signage-

More of:

Historic design
Controls in place
Ground signs-new commercial
Awnings
Gateway
Hanging
Window lettering
Clear enforcement

Less of:

Banners
Neon
Oversized
Political signs
Brightly lit
Pole Signs
Town Signs
Bright commercial colors
Easel Signs

Open Space & Recreation-

More of:

Walking trails
Bike paths
YMCA
Pathways
Wooded areas
Parks linked to another park
All population to use it
Better maintenance
Connectivity-continuous loop
Community public pool
Public access to wharf-canoe launch
Wharf boardwalk
Garbage receptacles
Flowing green space

Less of:

HOA/Isolated parks
anti-skateboarding laws
speeding cars
bicycles on sidewalks
porta pots in plain view
personal agendas dictating use

Landscaping:

More of:

Diverse mix of ground cover
Evergreen plantings
Proper spacing
Pruning to keep in scale
Rain gardens
Local/native plantings
Follow up compliance
Street trees-Tree curves
Window Planters

Less of:

Postage stamp landscaping
Obstructing vegetation
Over grown plantings
Over zealous density in buffers
Twig like trees that die in a year
Pavement
Evergreens
Impeding shrubs

Pole Baskets
Flowers that heighten every season
Greenery around sidewalks
More edging for a cleaner look
Pedestrian scale shrubs/flowers
Environmentally friendly bayscaping
Open space

Commercial Design:

More of:

Village appearance
Colonial standards
2 story buildings
Closer to Street
Pedestrian Orientated store fronts
Retail responsibility to citizenry
Pennsylvania Avenue
Town Center Court Square
Buffers
Green structures
2/3 story buildings where appropriate
Windows
Compatible/complimentary design
Blended design-commercial to mixed use

Less of:

Contemporary design
Flat top buildings-boxes
Plan "A" commercial
1 floor-shell or box
Parking in front
Boxes with parking in front
Dilapidated buildings
Utility wires
Strip mall
Restructured use of buildings
Impervious surfaces
Huge parking lots
Trucks going thru Town
Big box type stores

Residential Design:

More of:

Large scale single builder development
Individual design with character
Historic preservation
Traditional Community neighborhoods
Front porches
Trees & landscaping
Streetscape orientation
Front yard clean up
Opportunities to reface Historic homes
Chesterfield Avenue design
Closer to street
Trees
Smaller yards
Simplified but affordable
Open Space
Community gathering places

Less of:

Garages in front of houses
Cookie cutter developments
Front yard parking
Spot infill
Track style houses in Historic area
Big empty yards
Garages facing street
Entrances hid behind scraggly trees
300 houses
6 blocks straight

Street Network:

More of:

Better circulation
Streetscaping
Brick
Post lights

Less of:

Traffic through Town
Isolated neighborhood streets
Cul-de-sac
Dead ends

Connectivity
Boulevare look
Planned design & enforcement
Traditional thru streets
Traffic light synchronization

Haphazard traffic flow
Winding
Impervious surfaces

Pedestrian/Bicycle:

More of:

Friendly bicycle paths
Places to park/lock bicycles
Sidewalks
Connecting trails
Crosswalk lights & painted
Connectivity
Utilize green space corridors
Trails
Park benches
More everywhere
Visibly distinct crosswalks from road
Bike lanes
Rolled curb
Brick
Completion of paving trails

Less of:

Broken sidewalks
Sidewalk afterthoughts
Residential traffic
Unused sidewalks
Concrete

Parking Lot Design:

More of:

Screening
Island plantings
Common sense method required parking
Broken up by landscaping
Pedestrian access
In rear & incorporate landscaping
Garages to be considered
More attractive parking cart corrals
Size requirements to compliment usage
Integrate commercial parking areas
Larger trees
Landscaping buffers between streets

Less of:

Food Lion design
Pavement
Pervious paving
Less expansive
Big open lots in front of building
Blacktop
Standards too restrictive
Large empty unused lots

Utilities:

More of:

Buried underground
Hidden Utilities
Purple pipe
Planned modernization
Consolidation
Landscaping around boxes
Landscape Storm water Facilities
Improved water and sewer lines

Less of:

Overhead lines
Satellite dishes at street level
Piece mail design
Unattractive storm water facilities

Historic Preservation:

More of:

Preservation
Sensitive approach to projects
Color palette
Low interest loans for rehabilitation
Leverage
Enforcement of Codes

Less of:

Knock down & rebuild
Everything painted white
Demolition of historic structures
Vague restrictions

Other:

More of:

25 mph speed limits
Recreational facilities
Bio retention ponds
Greener building practices

Less of:

bright street lights
Loud trucks
Fire siren
Storm water ponds

C. Applicability

From _____ after the date of final adoption of this Ordinance, any new structures, any structure alterations and/or additions as well as signage shall be in conformity with the provisions of this Ordinance. The following standards and guidelines represent supplemental provisions to the Town of Centreville Code. When the provisions of these standards and the Code of the Town of Centreville conflict, the more restrictive regulation shall apply.

The Planning Commission may review and recommend changes and/or additions of this document to the Town Council for consideration and public comment prior to adoption of such recommendations.

D. Severability

Each section of the Ordinance and every part of each section is an independent section or part of a section, and the holding of any section or part thereof to be unconstitutional, void or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any section or part thereof.

E. Effective Date

All provisions of the Ordinance shall be in full force and effect on and after the effective date of this ordinance.

F. Authority

The provisions of this document shall apply to all new development and redevelopment within the zoning districts. Each development and/or redevelopment project shall be evaluated with regard to how it achieves the overall design that meets the intent and directions of the Development Design Standards.

Examples and illustrations included in this document are ways in which the intent of a standard can be achieved. The graphic examples are meant to be illustrative, and are not the only acceptable means towards accomplishing the intent of the standards. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples that fulfill the intent of the design standard. The Town will expect the design of a project to respond to each standard and guideline. The applicant assumes the burden of production and persuasion to demonstrate how a proposed design meets the standards.

The standards in this document use the word “shall” while the guidelines use the word “should”. Regardless of which term is used, each standard and guideline must be addressed by an applicant. Listed below are helpful guidelines when designing or reviewing a proposed project:

- “Shall” statements indicate requirements and offer relatively little flexibility unless choices are provided within the statements themselves. All projects must include these elements as described.
- “Should” statements are encouraged guidelines.

The Planning Commission determines the applicability and conformity as well as the interpretations of these regulations for each application. The flexibility within the Development Design Standards are determined by the Planning Commission on a case by case basis for each specific project.

G. Recognizing Historic Content

New development should incorporate architectural elements that reinforce the established character of Centreville. The table below can be used as a guide:

New Buildings, Signage and Landscaping
The following elements constitute potential existing features that could be reflected in new buildings to include signage and landscaping: a materials b window portions c cornice door or canopy lines d roof treatment and pitch e colors
Rehabilitating existing Historic Buildings
When rehabilitating existing historic buildings, property owners are encouraged to follow the recommendations stated below: a if original details and ornamentation are intact, they should be retained and preserved. b if original details and ornamentation are presently covered, they should be exposed and/or repaired c if original details are missing, missing parts should be replaced to match the original in appearance. Remaining pieces or old photos should be used as a guide.

If a proposed building is not adjacent to other buildings having a desirable architectural character, the Planning Commission may require the application to use contextual elements found elsewhere within the area.