

TOWN OF DAMASCUS, VIRGINIA

AN ORDINANCE AMENDING AND REENACTING ARTICLE 7, ESTABLISHMENT AND PURPOSE OF DISTRICTS, ARTICLE 8, USE REGULATIONS, ARTICLE 9, BULK REQUIREMENTS, ARTICLE 11, REGULATIONS FOR SITE PLAN REVIEW, OF APPENDIX A OF THE CODE OF THE TOWN OF DAMASCUS TO UPDATE REGULATIONS GOVERNING ZONING REDUCING MINIMUM SITE SIZE REQUIREMENTS AND ADDITION OF PLANNED UNIT DEVELOPMENT DISTRICT

WHEREAS, the Town Council of the Town of Damascus recognizes its authority pursuant to the Constitution and laws of the Commonwealth of Virginia, including its zoning powers under Title 15.2 of the Code of Virginia, to regulate land use and activities within the Town in order to protect the public health, safety, and welfare;

WHEREAS, the Town Council seeks to align local land-use goals with the 2050 Comprehensive Plan to increase the supply of attainable housing;

WHEREAS, the Council finds that introducing flexible, high-density residential solutions will incentivize creative development and better serve the community's needs;

WHEREAS, the Town Council finds that the establishment of a Planned Unit Development (PUD) district will facilitate the flexible growth required to achieve the Town's long-term land-use goals;

WHEREAS, the Town Council recognizes that the current minimum parcel size for the R-1 Residential District exceeds the dimensions of a significant portion of the Town's existing parcel inventory; and

WHEREAS, the Council finds that reducing these minimum requirements will broaden opportunities for both new development and reconstruction efforts;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Damascus, Virginia, that Appendix A – Zoning of the Town of Damascus, Article 7, Establishment and Purpose of Districts, Article 8, Use Regulations, Article 9, Bulk Requirements, Article 11, Regulations for Site Plan Review, be amended and reenacted as set forth below. *Added language is included below in italics and underline. Deleted language is included below in strikethrough and red-font text.*

ARTICLE 7. - ESTABLISHMENT AND PURPOSE OF DISTRICTS

Sec. 7.4. Planned Unit Development district.

The planned unit development district established by this ordinance is designed to provide more desirable environments through the application of flexible and diversified land

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development standards under a master plan, and to implement the goals of the town comprehensive plan. Planned developments will allow for a higher density of development and more efficient use of the land.

Benefits of a PUD include proximity of living units to employment, less infrastructure costs, more efficient provision of services, less environmental impact, and provision of attractive affordable housing opportunities and amenities. Through a planned unit development district approach, the regulations of this division are intended to accomplish the purposes of zoning and other applicable regulations to the same extent as regulations of conventional districts, however allowing mixed uses and flexibility in the design of development.

ARTICLE 8. USE REGULATIONS

	P - Principal Permitted Use C - Conditional Use (article 16) A - Permitted Accessory Use (20.2) Uses Not Noted in Tables Are Prohibited									
	District									
Use	R-1	R-2	R-3/MHP	C-1	C-2	C-3	PUD ²	I	F-1, F-2	G-1
Accessory structure (20.2)	A	A	A	A	A	A		A		
Automotive service (20.4)					P	C				
Campground*					P			C		A
Community education (20.11)		P	P		P	C				
Construction sales and service (20.14)				C	P	C		P		
Convenience sales and service business (20.15)				P	P	P		P		
Financial institution (20.25)				P	P	P				
General personal service (20.32)				P	P	P				
Home occupations	A	A	A	A	A	A				

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(20.33)									
Hospitals (20.34)				P	P				
Library (20.39)	P	P		P	P				
Manufactured home (20.48)			P						
Manufacturin g (20.50)							P		
Mobile home (20.51) (also article 10)			P						
Modular home (20.55)	P	P	P						

NOTE: For clarification see section in parentheses.

¹ Permitted uses are subject to provisions of the existing underlying districts.

² The specific schedule of permitted land uses for each Planned Unit Development shall be established by the Town Council as an integral component of the Master plan approval process.

Sec. 9.1. Table of requirements.

The following requirements shall be observed for each district in this ordinance:

District	Minimum Site Size (sq. ft.)	Required Setback Line—Minimum Dimensions		
		Front Yard ¹ (ft.)	Side Yard (ft.)	Rear Yard (ft.)
R-1 Single-Family (with public water and public sewer)	10,000 (or 0.229 acres) 4,500 (or .103 acres)	30 20	10	10
R-2 Single-Family and Multifamily (with public water and public sewer)	10,000 (or 2,500 sq. ft. per dwelling unit, whichever is greater)/0.229 acres	30	20	20
R-3 Mobile Home Park Residential				
Mobile home park	5 acres	—	—	—
Mobile home lot	4,500 (individual plot)	15	15	15
Other uses in park	10,000	30	15	15
C-1 Core Commercial	—	—	(10)**	(10)**
C-2 General Commercial	15,000	—	(10)**	(10)**
C-3 Downtown Commercial	—	—	(15)**	(15)**
I Industrial	—	20	20 (50)**	20 (50)**
<u>PUD Planned Unit</u>	<u>5 acres²</u>	---	<u>(20)**</u>	<u>(20)**</u>

<u>Development</u>				
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¹ On double-frontage and corner sites, there shall be a designated single front yard ~~on each street~~.

² Minimum 20% of the gross area must be common open space.

**When abutting a residential district, the minimum setback requirements in parentheses shall apply.

Sec. 11.1. General provisions.

A special site plan review is required for all building construction in all districts except the single-family residential district (R-1). A master site plan is required for the planned unit development district. No zoning permit will be issued in any district until the proposed site development plan or master site plan has been reviewed by the planning commission and approved by the town council.

Sec. 11.2. Purpose.

The site plan review procedure is required in order to make sure that development will not affect the health, safety, or general welfare of the residents of the town in an adverse manner. Specifically, this section allows the planning commission and town council to identify at an early stage proposed activities which would cause traffic hazards, flooding, noise, or other nuisances.

Sec. 11.3. Site plan specifications.

For all proposed development requiring a site plan review, a site plan for the use and development of the entire tract shall be submitted to the zoning administrator. The site plan shall conform to any other requirement contained in this ordinance, as well as the following requirements:

1. Be drawn to a scale of at least one inch equals 50 feet.
2. Include the following:
 - a. All information required under section 4.3;
 - b. All existing and proposed roads and drainageways;
 - c. Curb cuts, drives and parking and loading areas;
 - d. Landscaping and planting screens;
 - e. Building lines enclosing the portion of the tract within which buildings are to be erected;
 - f. The proposed use of the land and buildings; and
 - g. The existing zoning.
3. Include a vicinity map showing the relationship of the proposed development to:
 - a. The surrounding use districts; and
 - b. Surrounding properties.

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4. Bear a certificate by a licensed civil engineer, architect, surveyor, or building inspector certifying that the plan as shown is true and correct.
5. Bear a form for certificate of approval by:
 - a. The planning commission.
 - b. The town council.
6. Provide a form for certification by the owner and trustee of the mortgage, if any, that they adopt the plan, and dedicate the streets as shown on the plan and agree to make any required improvements of adjacent streets as shown on the plan.

Sec. 11.4. Master plan specifications.

For all proposed development requiring a master plan review, a master plan for the use and development of the entire tract shall be submitted to the zoning administrator. The master plan shall conform to any other requirement contained in this ordinance, as well as the following requirements:

1. Narrative.
 - a. A general statement of objectives to be achieved by the planned district including a description of the character of the proposed development, the specific intended uses, and the market for which the development is oriented;
 - b. A list of all adjacent property owners;
 - c. Site development standards including, but not limited to density, setbacks, maximum heights, and lot coverage;
 - d. Phased implementation plan;
 - e. Utilities requirement and implementation plan;
 - f. Comprehensive sign plan;
 - g. Statements pertaining to any architectural and community design guidelines shall be submitted in sufficient detail to provide information on building designs, orientations, styles, and exterior lighting plans;
 - h. Statement pertaining to the proposed arrangement for all common area maintenance responsibility including internal streets, walkways, and open space.
2. Master site plan. The proposed master site plan shall be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed planned unit development district. At a minimum, the master plan shall include the following:
 - a. Existing topography, water features, roadways, structures, tree lines, and major utilities.
 - b. Proposed layout of the planned unit development district including the general location of uses, types of uses, and density range of uses;
 - c. Methods of access from existing public streets to proposed areas of development;
 - d. General road alignments;

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- e. General alignments of sidewalks, bicycle and pedestrian facilities;*
- f. A general water layout plan indicating the intended size and location of primary lines and the general location of applicable fire hydrants;*
- g. A general sanitary sewer layout indicating the size and location of primary lines, and the location of pump stations;*
- h. A general plan showing the location and acreage of the active and passive recreation spaces, parks and other public open areas;*
- i. A general storm water management plan identifying mitigation measures and best practices;*
- j. A general traffic plan and study with existing and projected traffic levels on all adjacent streets, and at all proposed entrances.*

Sec. 11.5. Site plan / Master plan review.

The zoning administrator shall forward the site plan or master plan to the planning commission for review and approval. The town council shall also review and approve the application or state reasons for disapproval to the applicant, and may review and reverse planning commission approvals.

Applicant	
Application	
Zoning Administrator	Zoning administrator forwards site plan/ <u>master plan</u> to planning commission
Site plan/ <u>Master Plan</u>	
Planning commission	Planning commission shall review and approve site plan/ <u>master plan</u> or state reasons for disapproval
Approval or disapproval	
Town council	Town council shall review and approve the application and may review and reverse planning commission approvals
Approval or disapproval	
Zoning administrator	If site plan/ <u>master plan</u> is approved by planning commission and town council, then zoning administrator issues appropriate permits

Sec. 11.5. Procedure for site plan review.

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~~The zoning administrator shall forward the site plan to the planning commission which shall review and approve the site plan or state reasons for disapproval to the applicant.~~

VOTE:

Katie Lamb, Mayor	Aye/Nay/No Vote	Sammy Campbell	Aye/Nay
Hunter Faust, Vice Mayor	Aye/Nay	Charles Fields	Aye/Nay
Buddy Albro	Aye/Nay	Derwin Creech	Aye/Nay
Jeff Buckley	Aye/Nay		

ADOPTED, this the ___ day of _____, 2026.

Katie Lamb, Mayor

ATTEST:

Tuesday Pope, Clerk

PROPOSED