Planning Commission

Ranson City Hall
312 S. Mildred Street, Ranson,WV 25438
www.cityofransonwv.net

Regular Meeting

Agenda | Monday, March 6, 2017 • 7:00 PM | Council Chamber

I. CALL TO ORDER

II. ACCEPTANCE OF AGENDA

III. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Feb 6, 2017 7:00 PM

IV. OFFICERS & COMMITTEE REPORTS

V. SPECIAL ORDER

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. Proposed Revisions to the Ranson Code Chapter 14, 16, 19, 19a Amending Fence Standards
2. Extension of Land Development Plan and Plat
3. Residential Market Study

VIII. ANNOUNCEMENTS & ADJOURNMENT

1. The next Planning Commission Meeting is tentatively scheduled for Monday, April 3, 2017.

Planning Commission

Ranson City Hall
312 S. Mildred Street, Ranson,WV 25438
www.cityofransonwv.net

Regular Meeting

Minutes | Monday, February 6, 2017 • 7:00 PM | Council Chambers

I. CALL TO ORDER

The meeting was called to order at 7:00 PM by Vice President Mike Anderson

Attendee Name	Title	Status	Arrived
Tony Grant	President	Late	7:15 PM
Mike Anderson	Vice President	Present	7:00 PM
Kim Biddle	Councilwoman	Present	7:00 PM
Walt Burke	Councilman	Present	7:00 PM
Chris Gaskins	Councilman	Present	7:00 PM

II. ACCEPTANCE OF AGENDA

III. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Jan 9, 2017 7:00 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Kim Biddle, Councilwoman
SECONDER:	Walt Burke, Councilman
AYES:	Mike Anderson, Kim Biddle, Walt Burke, Chris Gaskins
ABSENT:	Tony Grant

IV. OFFICERS & COMMITTEE REPORTS

V. SPECIAL ORDER

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. Lakeland Place at Fairfax Crossing Phase I & II - Perry Engineering Surety Release

Commissioner Grant was not present for this vote.

RESULT:	**APPROVED [3 TO 1]**
MOVER:	Walt Burke, Councilman
SECONDER:	Kim Biddle, Councilwoman
AYES:	Kim Biddle, Walt Burke, Chris Gaskins
NAYS:	Mike Anderson
ABSENT:	Tony Grant

Minutes Acceptance: Minutes of Feb 6, 2017 7:00 PM (APPROVAL OF MINUTES)

2. Lakeland Place at Fairfax Crossing Phase III - Jefferson Asphalt Surety Release

RESULT:	**APPROVED [4 TO 1]**
MOVER:	Walt Burke, Councilman
SECONDER:	Chris Gaskins, Councilman
AYES:	Tony Grant, Kim Biddle, Walt Burke, Chris Gaskins
NAYS:	Mike Anderson

3. DRAFT Fence Ordinance Amendment

Presentation is intended for feedback from the Planning Commission. This agenda item will be in March's agenda. It will need to be published as a public hearing and will need to be recommended to the City Council for approval. Edward Erfurt explained how the ordinance was consolidated into section 16-179 Wall and fence design standards. Commissioner Burke does not recommend PVC material because of cracking. Commissioner Biddle does not agree with taking chainlink fence out of the allowed material because of cost. It was explained that it would be allowed through administrative waiver on private lot lines.

RESULT:	**WORKSHOP**

VIII. ANNOUNCEMENTS & ADJOURNMENT

Planning Commissioner

Planning Commissioner

Minutes Acceptance: Minutes of Feb 6, 2017 7:00 PM (APPROVAL OF MINUTES)

Planning Commission
312 South Mildred Street
Ranson WV, 25438
REQUEST FOR COMMISSION ACTION www.cityofransonwv.net

TO: Planning Commission

FROM: Maria Dula, Associate Planner

SUBJECT: Proposed Revisions to the Ranson Code Chapter 14, 16, 19, 19a Amending Fence Standards

On February 6, 2017 at the last regular scheduled Planning Commission meeting Staff presented a DRAFT fence standard ordinance revision. We received feedback from the commission and notified the members that a public hearing would be set. Staff also informed the members that a resolution would be brought forward for a recommendation to City Council for approval to the amendments.

The public notice was sent to the Spirit for publication and the notice was ran on February 8, 2017.

Sec. 2-26. - Ordinance adoption.

(a) All ordinances shall be presented in writing.

(b) No ordinance shall be amended after its first reading as to change its general purpose.

(c)All ordinances shall be read twice by title unless a member of the governing body demands that the ordinance be read in full. No ordinance shall be presented for second reading or considered for final passage at the meeting at which it is introduced, and there shall be at least one week intervening between each meeting at which it is presented. The first reading of an ordinance proposed at a council meeting shall be for information and the question shall be: "Shall the proposition be rejected?" If no objection is made or the question to reject is lost, the ordinance shall go on to a second reading without further question, at which time it shall be subject to amendment or debate and ready for final passage.

(d) At least five days before the meeting at which a proposed ordinance, the

principal object of which is the raising of revenue for the city, is to be finally adopted, the governing body shall cause notice of the proposed adoption of such proposed ordinance to be published as a class I-O legal advertisement in compliance with the provisions of W. Va. Code, § 59-3-1 et seq. and the publication area for such publication shall be the city. The notice shall state the subject matter and general titles of such proposed ordinance; the date, time and place of the proposed final vote on adoption; and the place or places within the city where such proposed ordinance may be inspected by the public. A reasonable number of copies of the proposed ordinance shall be kept at such place or places and be made available for public inspection. Such notice shall also advise that interested parties may appeal at the meeting and be heard with respect to the proposed ordinance.

Attachments:

1. **20170306 Fence Ordinance Amendment**

1. Review supporting documents attached.
2. Open Public Hearing.
3. Motion to **recommend a code amendment to the City Council for the Ranson Municipal Code; CHAPTER 14, ARTICLE I, SEC. 14-8 (13) "SAME-ENUMERATION", SEC. 14-21 "BARBED WIRE FENCES", CHAPTER 16, ARTICLE III, DIVISION 14, SEC 16-179 "WALL AND FENCE DESIGN STANDARDS", SEC. 16-180 "PARKS, OPEN SPACE, AND RECREATION AREAS", CHAPTER 19, SEC. 19-2 "DEFINITIONS", SEC. 19-3 "GENERAL PROVISIONS", SEC. 19-5 "RESIDENTIAL (R-6) DISTRICT", SEC. 19-6 "RESIDENTIAL (R-7) DISTRICT", SEC. 19-8 "HIGHWAY COMMERCIAL (HC) DISTRICT, SEC. 19-10 "RACETRACK COMMERCIAL (RC) DISTRICT", SEC. 19-11 "INDUSTRIAL (I) DISTRICT", SEC. 19-13 "AREA AND BULK REGULATIONS", SEC. 19-21 (b)(6)c.1.E "TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT", SEC. 19-24 (j)(1) PRIVATE RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS", CHAPTER 19A, SEC. 5.13 "FENCING STANDARDS", TABLE 19 and TABLE 21.**
4. Decision on Motion - Record Vote.

Attachment: 20170306 Fence Ordinance Amendment (1086 : Proposed Revisions to the Ranson Code Chapter 14, 16, 19, 19a Amending Fence

ORDINANCE 2017 - ___

AN ORDINANCE OF THE CITY COUNCIL OF RANSON, WEST VIRGINIA, AMENDING THE CITY OF RANSON MUNICIPAL CODE, CHAPTER 14, ARTICLE I, SEC. 14-8 (13) "SAME-ENUMERATION", SEC. 14-21 "BARBED WIRE FENCES", CHAPTER 16, ARTICLE III, DIVISION 14, SEC 16-179 "WALL AND FENCE DESIGN STANDARDS", SEC. 16-180 "PARKS, OPEN SPACE, AND RECREATION AREAS", CHAPTER 19, SEC. 19-2 "DEFINITIONS", SEC. 19-3 "GENERAL PROVISIONS", SEC. 19-5 "RESIDENTIAL (R-6) DISTRICT", SEC. 19-6 "RESIDENTIAL (R-7) DISTRICT", SEC. 19-8 "HIGHWAY COMMERCIAL (HC) DISTRICT, SEC. 19-10 "RACETRACK COMMERCIAL (RC) DISTRICT", SEC. 19-11 "INDUSTRIAL (I) DISTRICT", SEC. 19-13 "AREA AND BULK REGULATIONS", SEC. 19-21 (b)(6)c.1.E "TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT", SEC. 19-24 (j)(1) PRIVATE RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS", CHAPTER 19A, SEC. 5.13 "FENCING STANDARDS", TABLE 19 and TABLE 21.

Be it enacted and ordained by the Council of the City of Ranson that the following Chapters and Sections of the Ranson Municipal Code be amended: Chapter 14, Article I, Section 14-8 (13, Section 14-21, Chapter 16, Article III, Division 14 Section 16-179, Section 16-180, Chapter 19, Section 19-2, Section 19-3, Section 19-5, Section 19-6, Section 19-8, Section 19-10, Section 19-11, Section 19-13, Section 19-21, Section 19-24, Chapter 19a Section 5.13, Table 19 and Table 21.

Section 1.

Sec. 14-8. - Same—Enumeration.

The following conditions, among others, are hereby declared to be public nuisances affecting health:

(1) All decayed or unwholesome food offered for sale to the public, or kept or maintained so as to be obnoxious.

(2) All diseased animals running at large.

Cross reference— Animals at large generally, § 4-2.

(3) All ponds, pools of water, or vessels holding stagnant water in which mosquitoes can breed.

(4) Accumulations of manure or rubbish which are breeding places for flies, mosquitoes or vermin.

(5) Privy vaults and garbage cans which are not flytight.

(6) All public exposure of persons having contagious disease.

(7) Any motor vehicle or major part thereof which is unattended, discarded, deserted or unlicensed and is not in an enclosed building or a licensed salvage yard or in the actual possession of a demolisher or licensed vehicle dealership.

Cross reference— Abandoned motor vehicles, §§ 11-40 et seq., 18-201.

(8) All buildings, walks or other structures which have been damaged by fire, decay or other cause, or which are so situated as to endanger the safety of the public.

(9) All explosives, flammable liquids and other dangerous substances stored in any manner or in any amount other than that provided by this Code or other ordinance of the city.

(10) All use or display of fireworks, except as provided by this Code or other ordinance of the city.

Cross reference— Fireworks prohibited, § 10-6.

(11) Obstructions and excavations affecting the ordinary use by the public, of streets, alleys and sidewalks, or public grounds, except under such conditions as are provided by this Code or other ordinance of the city.

(12) The allowing of rainwater, ice or snow to fall from any building or structure upon any street or sidewalk or to flow across any sidewalk.

~~(13) All barbed-wire fences.~~

~~**Cross reference—** Barbed-wire fence prohibited, § 14-21.~~

(14) The distribution of handbills, except as provided by this Code and other ordinance of the city.

(15) All other acts, omission of acts, occupations and uses of property which are in fact a menace or detriment to the public health.

(Code 1983, §§ 7-523, 7-525; Ord. No. 47, 11-4-86)

~~**Cross reference—** Barbed-wire *fence* prohibited, § 14-21.~~

(Code 1983, §§ 7-523, 7-525; Ord. No. 47, 11-4-86)

Sec. 14-21. - Barbed wire *fences*.

It shall be unlawful for any person owning or occupying real estate within the corporate limits of the city to construct, erect or maintain, or to permit to be constructed, erected or maintained on or around such property a barbed wire *fence* on so much thereof as may be immediately adjacent or contiguous to any public highway, square, street, sidewalk, or alley in the corporate limits, or may abut immediately thereon, or to enclose so much of such property with a barbed wire *fence* or by a *fence* any part of which is constructed of barbed wire; nor shall barbed wire be used for the construction in whole or in part of any division *fence.* ~~unless by the consent of the owners or occupants of both lots.~~

(Code 1983, § 7-504)

Cross reference— Constitute nuisances, § 14-8(13).

Attachment: 20170306 Fence Ordinance Amendment (1086 : Proposed Revisions to the Ranson Code Chapter 14, 16, 19, 19a Amending Fence

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Sec. 16-179. - Wall and *fence* design standards.

~~(a) Within the area lying between any abutting street right-of-way and the front setback line (front yard) of the buildable area when projected to the sidelines, no *fence* or wall shall exceed a height of four feet above grade.~~

~~(b) Within the area lying between the front setback line and the rear line of the lot, no *fence* or wall shall exceed a height of six feet above grade, except within the buildable area a *fence* may be a maximum height of eight feet above grade.~~

~~(c) All *fences* shall be constructed of durable materials, maintained in good condition, and not allowed to become dilapidated.~~

~~(d) All *fences* and walls must be erected within the property lines, and no *fence* or wall shall be erected so as to encroach upon a public right-of-way and are the responsibility of the property owner.~~

~~(e) All supporting members of a *fence* shall be located on the inside of the *fence*, and if erected along or adjacent to a property line, the supporting members of the *fence* shall face the principal portion of the tract of land of the property upon which the *fence* is erected.~~

~~(f) Barbed wire and razor wire *fencing* shall only be allowed in commercial and industrial properties. The barbed wire portion of the *fence* shall be vertical or angled into the property being secured. The wire shall be set at the top of the *fence* only and at a height of no less than six feet.~~

~~(g) Electric *fencing* is prohibited (excluding low voltage "invisible" *fencing*).~~

~~(h) Within commercial and industrial properties, the height of the *fencing* and its design shall be subject to the approval of the planning commission.~~

~~(i) A grade separation of three feet or greater adjacent to a public way shall be required to have safety *fencing* or railing.~~

~~(Ord. No. 149, 10-5-04)~~

(a) *Applicability.*

i. Construction sites with temporary fencing are exempt from this section. Temporary fencing must be removed prior to final inspection or expiration of building permit, whichever comes first.

ii. This section shall apply to all zoning districts with the exception of Rural Reserve, T1 and bona-fide agricultural as the primary use as defined by W. Va. Code 8A-12-11(c).

iii. Fencing in conjunction with ball fields and tennis courts and similar athletic fields are exempt from these standards.

(b) *Pre-Existing Conditions.* See Sec. 19-16 Nonconformities; and, Sec. 19-16(c) Legal Nonconforming Structures.

(c) *Location.*

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i. Fences and walls are permitted to be located on the property line. When a fence is erected on a property line, all of the fence and any of its supporting structures shall be contained within the private lot.
ii. Vehicular gates shall not swing into rights of way or pedestrian routes. A vehicular gate shall provide a clear width of at least 20 feet when open.
iii. No fence, wall, or hedge shall be erected, constructed, installed or maintained within six feet of a fire hydrant or other emergency apparatus.
iv. No fence, wall, or hedge shall be allowed to create a visual obstruction to vehicular traffic.
v. Fences are prohibited on or across easements unless an easement agreement is provided.
vi. No *fence* or wall shall be constructed across an open drainage channel that will reduce or restrict the flow of water.
vii. Fences shall be prohibited in a Flood Plain unless the requirements within Chapter 5, Article VIII are met.

(d) *Height.*

i. No wall or fence shall exceed 6 feet in height.
ii. Fences are limited to 48" in height in the First Layer of a lot (see Chapter 19A, Table 15) or a front yard.
iii. Fencing is permitted around Secondary Front Yards (corner lots) abutting a street, alley or other right-of-way, but such fencing must be set back at least 6' from the primary facade of the principal building.
iv. When a primary structure does not exist on site or where a primary façade is not present, the Front Yard fence setback shall be set as follows:
    1. The maximum front setback permitted in the T-Zone or TND Zone, whichever one is applicable.
    2. The minimum front setback for R-6, R-7, residential districts.
    3. Minimum of 20 feet for Commercial (HC or RC) or Industrial (I) Districts.
v. Height Deviations
    1. The following uses defined in Chapter 19A, Table 8 or Public Utilities may request a deviation through administrative waiver to allow for a maximum fence height of 6 feet within the 1st Layer of the Lot Structure: (See Chapter 19A, 1.5.3 Administrative Waivers):
        a. Industrial
        b. Public Utilities
    2. Fences used in conjunction with ball fields, tennis courts, or other recreational sports facilities may request a deviation

through administrative waiver to allow for a maximum height greater than 6 feet (See Chapter 19A, 1.5.3 Administrative Waivers)

(e) *Materials.* Fencing or walls may not be constructed of the following materials:

i. Chain Link
ii. Wire Weld
iii. Barb Wire or Razor Wire
iv. Unfinished Concrete Block (Split Face Block is permitted)
v. Temporary Materials, with exception of construction sites specified in subsection (a) above.
vi. Fences used in conjunction with ball fields, tennis courts, or other recreational sports facilities may request a deviation of these materials through administrative waiver (See Chapter 19A, 1.5.3 Administrative Waivers)
vii. Chain link fence on a private lot line may request a deviation through administrative waiver (See Chapter 19A, 1.5.3 Administrative Waivers)

(f) *Restricted Access Gates to Non-Residential, Multi-Family, or Mixed Use Development.*

i. Where access to or within a structure or an area is restricted because of secured openings a key box (i.e. Knox-Box or equivalent) is required to be installed in an accessible location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain access as required by the code official.

(g) *Swimming Pool Barriers (exterior pools).*

i. Barriers shall be located to prohibit children from using pools and spas.
ii. Fence shall be four (4) feet minimum height on four sides.
    1. If an outside wall of a structure serves as the fourth side, door alarms are required on doors leading to the pool area. All doors shall have self-closing and self-latching devices or locks.
iii. Fence and locking gates shall be constructed in accordance with the West Virginia Building Code, as adopted by the City of Ranson.

(h) *Construction.*

i. The supporting members and posts shall be on the inside, and the smith or flat face on the outside. If two faces are used, each face shall be of the same type and finish. Board on Board is considered equal treatment.
ii. Wood Fences shall be painted or stained.
iii. No fence or wall shall be constructed with broken glass, spikes, exposed nails, barbed wire, electrical elements, or other hazardous material.
iv. Concrete or Stucco finishes are to be painted or stained.
v. Fences shall be maintained structurally sound in accordance with the International Property Maintenance Code, as adopted by the City of Ranson.

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Sec. 16-180. - Parks, open space, and recreation areas.

(a) In reviewing subdivision plats, the commission will consider the adequacy of existing or proposed park, open space, or recreation facilities to serve the subdivision.

(b) The purpose of this section is to ensure that open space and sites for public use will be properly located and preserved as the community develops and that the cost of providing the public school, park, and recreation sites necessary to serve the additional families brought into the community by subdivision development will be most equitably apportioned on the basis of the additional need created by the individual subdivision development.

(c) Open space, playgrounds, or other recreational areas shall be set aside in relationship to the number of dwelling units per gross acre as set forth in this section. Urban open space shall be planned and improved, accessible, and usable by persons living nearby. Improved shall mean cleared of underbrush and debris and may contain one or more of the following improvements: landscaping, walls, fences, walks, statues, fountains, ball fields, and/or playground equipment~~. Walls and fences shall be made of brick, stone, wrought iron, or wood and not exceed three and one-half feet in height. (Exceptions: fences used in conjunction with ball fields and tennis courts).~~

In major subdivisions and multi-building developments, open space shall be integrated into the design of the site. Such open space, whether on-site or off-site, shall be located within one fourth mile of the building lot as measured along a pedestrian pathway providing access between the two.

Open space features should provide focal points for the neighborhood. A central square or green, for example, may comprise a majority of the open space. There should be a hierarchy of open space within new neighborhoods to serve the needs of all residents.

(d) Open space types.

(1) *Squares.* These are areas for passive recreational use. Squares shall be bounded by streets on at least three sides or 75 percent of their perimeter. Minimum size: 500 square feet. Maximum size: One acre.

Squares may be entirely paved in an approved surface, partially paved, or entirely in a soft landscaping.

Squares are encouraged to be planted parallel to all street right-of-ways with street trees.

(2) *Parks.* Neighborhood parks, community parks, and specialty parks are to be a part of new development in accord with the city comprehensive plan. Not all developments will justify an entire park or parks of all types. Where practical and in conformance with the city's desire for a system of open spaces consistent with neo-traditional design concepts, open spaces should be located with the potential for expansion or linkage.

(e) Unless otherwise provided in this section, the applicant of single-family, townhouse, dwelling unit complexes, or duplex subdivisions shall provide at least 1,000 square feet

unencumbered, fee simple recreational land for each lot or dwelling unit in the proposed subdivision.

(f) Recreation areas for multifamily subdivisions or developments shall be provided follows:

(1) If there are less than six dwelling units per gross acre, there shall be 1,000 square feet of recreational land for each dwelling unit;

(2) If there are at least six, but less than ten dwelling units per gross acre, 13 percent of the total gross area shall be recreational land;

(3) If there are at least ten, but less than 15 dwelling units per gross acre, 15 percent of total gross area shall be recreational land;

(4) If there are at least 15, but less than 20 dwelling units per gross acre, 17 percent of total gross area shall be recreational land; and

(5) If there are 20 or more dwelling units per gross acre, 20 percent of total gross area sit be recreational land.

(g) In an apartment development under one ownership, recreational land for community recreational use shall be set aside for recreational use of the residents and is not subject to ownership by a community association unless the units are converted to individual ownership.

(h) If the land is not of significant quality and size for community or neighborhood purposes, and at the discretion of the city planning commission, an applicant may pay a fee of $100.00 for each lot or each dwelling unit instead of providing land for the recreational purposes. These payments shall be used by the city:

(1) Primarily to acquire recreational land;

(2) Secondarily to design, develop, and improve capital facilities for recreational purposes; and

(3) Lastly to prepare recreational plans and programs to meet the needs of city/county residents.

(i) Recreational lands, facilities, and open space in subdivisions of 15 or more lots shall be titled in a homeowners association established at the time the final subdivision plat is approved in which membership is mandatory and automatic on conveyance of title to any lot or unit in the subdivision and which has conditions, covenants, and restrictions that guarantee membership, maintenance, and funding of the association. The homeowners association shall be incorporated, and all documents relating to performance under this subsection shall be submitted to the city planning commission for review to ensure compliance with this subsection. On acceptance of the articles of incorporation by the secretary of state's office, appropriate notations shall be made on the plat as to the date of approval and acceptance.

(j) For subdivisions of less than 15 lots, if a homeowners association is not formed before the plat is recorded, each property owner, by acceptance of a deed to a lot or unit in the subdivision, shall also receive an undivided interest as a tenant-in-common in the recreational land and facilities and open space on all present and future plats for the subdivision. However, if a homeowners association composed of more than 50 percent of the owners of the lots or units in the development and with membership available to

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all lot owners or unit owners in the subdivision is established, title to all recreational lands, facilities, and open space shall be vested automatically in the homeowners association.

(k) Recreation land required in a subdivision shall be located within the subdivision and reasonably accessible from all lots in the subdivision in accordance with the following:

(1) Steep slopes, streams, lakes, watercourses, stormwater management areas, and floodplains may constitute up to 25 percent of the recreational land;

(2) At least 75 percent of the recreational land shall be suitable for dry ground recreational use;

(3) a. In a subdivision that is required to provide less than six acres of dry ground recreational area, at least half of such area shall be contained in a single parcel; and

b. In a subdivision that is required to provide six acres or more of dry ground recreational area, one area of at least three acres shall be contained in a single parcel; and

(4) The entire dry ground recreation area may not exceed a grade of five percent.

(5) Conservation areas. Significant stands of trees, streambed areas, and other valuable topographic features should be preserved within the required open space areas.

(l) If the natural condition of the land has been adversely affected by the applicant's operations or the lack of control of the applicant over the use of the land or where it is necessary to alter or change land to make it suitable by clearing, grading, or providing drainage, the plan for alteration shall be reviewed and approved by the city engineer with the advice from the Ranson Planning Commission, the Eastern Panhandle soil conservation district, and the parks and recreation commission and improvements shall be guaranteed under an inspection agreement or a public works or grading permit.

(m) If a proposed city/county park or other recreational area other than one required by this section, a proposed school site, or other public use found in the adopted capital improvement plans shown on the general development plan is located in whole or in part in a proposed subdivision, the proposed public use or park, if not dedicated to public use or conveyed to the city, county, or the board of education, shall be reserved for a period of no more than five years from the date of final approval of the final subdivision plat. A reservation shall be required only when a written request is made to the city planning commission by the agency charged with the responsibility for the use designated. The reservation for acquisition by the city, county, the board of education, or other public agency by purchase or other means shall be at the raw land value or undeveloped land value before subdividing, plus expenses. Expenses for taxes and maintenance during the reservation period shall be reimbursed with six percent interest. The land shall remain in its natural state and undeveloped during the reservation period.

(n) Approval of a final subdivision plat by the city planning commission does not constitute or imply acceptance by the city/county of any park, recreation, or other public land shown on the plat until the land is improved in accordance with this section. The city planning commission may require the plat to be endorsed with appropriate notes to this effect. The city planning commission may also require the filing of written

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agreements and performance security between the applicant and the city/county covering future title and the improvement and maintenance of a park or recreation area. The open space design standards below are to be followed.
(Ord. No. 149, 10-5-04)

Sec. 19-2. - Definitions.

For the purpose of interpreting this chapter, certain words and terms shall be interpreted as indicated below. All other words used in this chapter shall have their customary dictionary definitions.

(1) *Word interpretation.*

a. The word "person" includes a firm, association, organization, partnership, corporation, trust, family, and company as well as an individual.

b. The word "lot" includes the words "plot" and "parcel."

c. The word "building" includes the word "structure."

d. The word "shall" is always mandatory and not merely directory.

e. The word "may" is permissive and not mandatory.

f. The words "used" and "occupied" include "intended, arranged, or designed to be" used or occupied.

g. The word "city" shall mean the City of Ranson, a municipal corporation in the State of West Virginia.

h. The words "ordinance," "regulations," and "requirements" unless otherwise explained, mean this official zoning ordinance of the City of Ranson, West Virginia.

i. The words "map," "zoning map," and "official zoning map" shall mean the official zoning map of the city.

j. References to "city council," "planning commission," "board of adjustment," or similar official board shall mean the corresponding public body of municipal government in the city.

(2) *Specific definitions.*

Accessory building or use: A nonattached building or use clearly incidental to a principal building or use, serving or contributing to the principal building or use, subordinate in area, extent and/or purpose to the principal building or use, and located on the same lot as the principal building or use. The term "accessory buildings or uses" includes the terms "garages," "storage sheds," "playhouses," and "swimming pools."

Automobile service station: A business providing gasoline, oil, grease, tires, batteries, accessories, minor maintenance and related services.

Boardinghouse: A building where, for compensation, lodging with or without meals for non-transient persons is provided.

Building: Any structure having a roof supported by columns or by walls designed for shelter, housing, enclosure of persons, animals, property or business activity.

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Building height: The vertical distance from the highest point of the building, excluding spires, antennas, and any other specific exceptions in the "General provisions" section of this chapter.

District: A zoning district is an area within the city in which the zoning regulations are uniform.

Duplex: A residence designed for or occupied by two families only with separate housekeeping and cooking facilities for each.

Dwelling, multi-family: A dwelling containing two or more dwelling units, including apartment houses, townhouses, condominiums and duplexes.

Dwelling unit: A building or portion thereof providing complete living facilities (bathroom, kitchen, sleeping quarters) for one family.

Family: One or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage, no such family shall contain over five persons.

Family care home: A home with support and supervisory personnel that provides room, residential care and habitation services in a family environment for not more than six resident handicapped persons.

Fence: ~~A structure or partition erected for the purpose of enclosing an area.~~ Any permanent partition, structure, or gate erected as a dividing marker, barrier, or enclosure, including hedges or living bushes or shrubs, encircling either wholly or any portion of any area. See Section 16-179 for fencing standards.

~~*Fence, open:* A fence that is not less than 50 percent open to permit the transmission of light, air, and vision through in a horizontal plane.~~

~~*Fence, solid:* A fence which is so constructed that not more than ten percent of the vertical surface is open to permit the transmission of light, air, and vision through in a horizontal plane.~~

Frontage: All the property abutting one side of a street, measured along the street line.

Garage, private: An accessory structure to a dwelling designed for the storage of family motor vehicles and in which no business, occupation, or service is conducted.

Home occupation: Work for compensation conducted within a dwelling by a person or family residing therein. Home occupations are extensions of traditional home-making activities and crafts or professions which are generally only headquartered in the home and do not customarily have regular hours for the public. Customary home occupations include, but are not limited to, dress making, seam stressing, cooking and baking, quilting, hairdressing, music instructing, renting (but not more than one room to boarders), insurance sales persons, accountants, bookkeepers, consultants, and manufacturers' sales representatives.

Hotel: A commercial structure and business in which sleeping accommodations are provided, including customary accessory uses, if they are a physical and integrated part of the principal use. The term "hotel" includes the terms "motel" and "tourist home."

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Lot: A parcel of land intended as a unit for transfer of ownership or for development or both.

Lot, corner: A lot abutting a street on two intersecting sides of the lot.

Lot depth: The average distance between front and rear lot lines.

Lot frontage: The distance between the two side lot lines as measured along the street right-of-way.

Lot width: The distance between side lot lines measured at the front building line.

Mobile home: A factory-assembled, movable dwelling designed and constructed to be towed on its own chassis, comprised of frame and wheels, to be used without a permanent foundation and distinguishable from other types of dwellings in that the standards to which it is built include provisions for its mobility on that chassis as a vehicle.

Nonconforming lot: A lot which does not conform to the district regulations in which it is located.

Nonconforming structure: A building, mobile home, wall, fence, sign or other structure which does not conform to the regulations of this chapter.

Nonconforming use: A use of land and/or structure which was a conforming use prior to the effective date of the ordinance from which this chapter is derived.

Permitted use: A use permitted by right in a district, not subject to approval as a special exception nor prohibited in the district.

Principal building or use: The principal purpose for which the lot or the main structure thereon is designed, arranged, intended or used.

Restaurant, drive-in: A food service establishment whereby food is dispensed directly over the counter and consumed in the vehicle or served directly to customers in vehicles.

Right-of-way: An area dedicated to and/or maintained by the city, chartered public utilities, or the state for the placement of roads and/or utilities.

Setback: The minimum required distance between the lot line and the building line.

Shopping center: Two or more commercial establishments planned and constructed as a single unit with off-street parking and loading facilities provided on the property.

Sign: Any device designed to inform, or attract the attention of persons not on the premises on which the sign is located.

Sign area: The total display surface of a sign.

Sign, ground: Signs that extend upward out of the ground.

Sign, marquee: Signs that appear on extended roofs, such as theater signs.

Sign, outdoor advertising: Any sign which directs attention to a business, commodity, service, entertainment, or other activity conducted, sold or offered elsewhere than on the premises on which such sign is located.

Sign, principal use: A sign which directs attention to a business or other activity conducted exclusively on the premises upon which the sign is located.

Sign, projecting: A sign that extends outward from the building walls.

Sign, temporary: A sign permitted for a period not exceeding 12 months.

Special exception: A proposed special use which the board of adjustment must review to determine whether that use is compatible with authorized uses.

Street: A dedicated and accepted public right-of-way for vehicular traffic which provides the principle means of access to abutting properties.

Structure: Anything constructed or erected, the use of which requires more or less permanent location on the ground, or which is attached to something more or less permanently located on the ground. Among other things, the term "structure" includes the terms "buildings," "manufactured housing," "walls," "fences," and "signs."

Variance: A device which grants a property owner relief from certain provisions of a zoning ordinance to relieve such owner from a particular hardship; in particular, relief from dimensional requirements.

Yard: A required open space on the same lot with a building or structure unoccupied and unobstructed from the ground upward except by trees, shrubbery, landscaping features, or other exceptions specified in this chapter.

Yard, front: A yard from the front line of the principal building to the street right-of-way or front property line extending across the full width of the lot.

Yard, rear: A yard from the rear line of the principal building to the rear lot line and extending across the full width of the lot.

Yard, side: A yard from the side line of the principal building to side lot line and extending from the front yard to the rear yard.

(Ord. No. 233, § 1, 4-17-12)

Sec. 19-3. - General provisions.

(a) *Land and structures affected.* No land, building, or structure shall be used or occupied, and no building or structure or part thereof shall be erected, moved, or structurally altered, except in conformity with this chapter.

(b) *One principal building per lot.* Except as specifically provided or implied herein, there shall be not more than one principal building and its customary accessory buildings upon any lot.

(c) *Changes in lot sizes and yard spaces.* No lot shall be reduced in area or changed in dimensions so that lot sizes, frontages, yard spaces and setbacks, open spaces, or other requirements of this chapter are not met, except through an accepted dedication of right-of-way to the city or the state. All lots and yard spaces established after the passage of the ordinance from which this chapter is derived shall be in full conformity with these regulations.

(d) *Double counting not permitted.* No space which has been counted as part of a yard, lot area, or loading area required for one lot, use or building shall be counted to satisfy or comply with such requirements for any other lot, use or building.

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(e) *Structures to have access.* Every residential building hereafter erected or moved shall be on a lot having a minimum frontage of 20 feet on a public street. All structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

(f) *Yard space encroachments.* No required yard space shall be encroached upon or reduced except in conformity with this chapter. Shrubbery, driveways, retaining walls, fences, curbs, or ornamental objects, and plantings shall not be considered encroachments. Eaves may project not more than two feet into a minimum required yard.

(g) *Corner lot setback.* Buildings erected on lots having frontage on two or more streets shall be set back according to area and bulk regulations.

~~(h) *Intersection visibility.* On a corner lot in any residential district no planting, structure, fence, wall or obstruction to vision more than two and one-half feet in height shall be placed or maintained within the triangular area formed by the intersecting property lines and a straight line connecting the points on such street lines each of which is 15 feet from the point of intersection.~~

~~(i)~~ (h) *Residential accessory buildings.* The minimum setbacks for accessory buildings from side and rear lot lines in residential districts shall be the required side yard requirement for that residential district. The combined floor area of accessory buildings on a residential lot shall not exceed one-half the area of the principal building served.

~~(j)~~ (i) *Construction in progress.* No change in the plans, construction, size, or immediate designated use shall be required for any building or structure, or part thereof, for which a building permit has been properly issued before passage of the ordinance from which this chapter is derived; provided, however, that if construction is not begun within six months or prosecuted to completion within a reasonable time of the effective date of such ordinance, any further construction shall conform with this chapter.

~~(k)~~ (j) *Height regulation exceptions.* Height limitations contained do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, flagpoles, or other projections usually required to be placed above the roof level and not intended for human occupancy.

~~(l)~~ (k) *Home occupations.* Home occupations must be clearly incidental and secondary to the use of the dwelling for residence purposes and must not change the character thereof. Home occupations must be conducted by the family dwelling therein; must not employ more than one person who is not a related family member; must not include sales rooms, display windows, or outside storage; must not include installation of mechanical equipment except such equipment as is normally used for domestic or professional purposes; must not use over 25 percent of the total floor space of the dwelling structure (including storage); and must not use accessory buildings in connection with the home occupation. No home occupation shall significantly increase the traffic, noise, electrical interference, glare, dust, smoke, or odor beyond levels normally existing in residential districts. Claims of home

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occupations shall not be used to circumvent or avoid the intent of this chapter that trades and commercial operations shall take place in appropriately zoned commercial districts.

~~(m)~~ (l) *Buffer areas.* Buffer areas shall be continuously maintained in evergreen trees, initially planted at minimum heights of four feet and minimum density of one per 12 square feet or other such arrangement which successfully achieves the screening objective. Buffer areas shall include only plantings and any required fencing and shall not include buildings, signs, or vehicles.

(Ord. No. 233, § 1, 4-17-12)

Sec. 19-5. - Residential (R-6) district.

(a) *Purpose.* This district is designed for medium- to high-density single-family and multi-family development.

(b) *Permitted uses.*

(1) Single-family.

(2) Churches and related uses.

(3) Golf courses, parks, playgrounds and community centers operated on a noncommercial or nonprofit basis for recreational purposes only.

(4) Public elementary and secondary schools, and private schools having curricula the same (approximately) as ordinarily given in public schools.

(5) Advertising signs, unilluminated or indirectly illuminated clearly incidental to a permitted use not to exceed one sign per zoning lot and not to exceed 25 square feet.

(6) Greenhouses and truck gardens which are incidental to the residential use and conducted on a noncommercial basis.

(7) Doctors, lawyers, dentists, accountants, and similar professional offices.

(8) Rooming and boarding houses.

(9) Libraries.

(10) Home occupations (see definitions).

(11) Customary accessory uses.

(12) *Fences* and walls in yards or along the edge of any yard ~~up to the following maximum heights: open and solid, four feet in front and corner side yards, excluding site distances solid six feet in side and rear yards, open, any structurally sound height in side and rear yards. All swimming pools in excess of two feet in depth shall be enclosed by a *fence* of at least four feet in height~~. are permitted pursuant to standards set out in 16-179.

(c) Special exceptions.

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(1) Kindergarten and child day care center, upon a finding that the activities at the location will not have an adverse effect upon the adjoining properties.

(2) Governmental and public utilities buildings and uses, such as sewage lift stations, pump stations, maintenance or operations centers and other community centers, upon a finding that they will not create excessive noise, odor, smoke, dust or other adverse impacts.

(3) Rest and convalescent homes, upon a finding that no traffic congestion is likely to result with adequate off-street parking.

(4) Schools of art, dance, and music, upon a finding that noise and other factors will not adversely affect adjoining properties and adequate off-street parking prevent congestion of the streets.

(5) Multi-family dwellings, apartment houses.

(6) Apiaries and bees, upon finding that all requirements and best management practices are followed as defined in section 4-28.

(Ord. No. 233, § 1, 4-17-12; Ord. No. 282, § 1, 6-21-16)

Sec. 19-6. - Residential (R-7) district.

(a) *Purpose.* This district is designed to create and maintain a medium density residential neighborhood composed primarily of single-family dwellings and some public and community uses which will not detract from the character of the district.

(b) *Permitted uses.*

(1) Single-family dwellings.

(2) Duplexes.

(3) Churches and related uses.

(4) Public and private parks, playgrounds, community centers, and outdoor recreation uses.

(5) Greenhouses and truck gardens which are incidental to the residential use and conducted on a noncommercial basis only.

(6) Home occupations (see definition).

(7) Residential accessory buildings or structures provided such are permitted only in a rear yard and shall be the distance of side yard setback from any property line, and further provided that in the case of corner lots such buildings or structures shall be set back from the side property line on the street at least the same distance of the principal building.

(8) *Fences* and walls in yards or along the edge of any yard ~~up to the following maximum heights: open and solid, four feet in front and corner side yards excluding site distance; solid, six feet in side and rear yard; open, any structurally sound height in side and rear yards. All swimming pools shall be enclosed by a *fence* of at least four feet in height.~~ are permitted pursuant to standards set out in 16-179.

(c) *Special exceptions.*

(1) Schools, upon a finding that adequate thoroughfare access exists to prevent undue traffic congestion.

(2) Kindergartens and child day care centers, upon a finding that the activities at the location will not have an adverse effect upon the adjoining properties.

(3) Governmental and public utilities building and uses, such as sewerage lift stations, pump stations, upon a finding they will not create excessive noise, odor, smoke, dust or other adverse impacts to the surrounding developed property and uses.

(4) Athletic fields and courts occupying not more than 15,000 square feet, upon a finding that noise, illumination, and/or traffic are not likely to affect the quiet enjoyment of residential properties.

(5) Parks and playgrounds.

(6) Apiaries and bees, upon finding that all requirements and best management practices are followed as defined in section 4-28.

(Ord. No. 233, § 1, 4-17-12; Ord. No. 282, § 1, 6-21-16)

Sec. 19-8. - Highway Commercial (HC) district.

(a) *Purpose.* This district is intended to provide for commercial areas to be located on highways and major thoroughfares in the community. The uses allowed in this district are primarily retail trade or service establishments dependent on the traffic volume or transportation access characteristics of highways and major thoroughfares.

(b) *Permitted uses.*

(1) Animal hospitals.

(2) Antique shops.

(3) Appliance sales and repair.

(4) Art galleries.

(5) Assembly halls, gymnasiums, and similar facilities.

(6) Auction sales (not livestock).

(7) Auto parts and accessories sales.

(8) Automobile service stations.

(9) Automobile and truck sales and rentals.

(10) Automobile repair and paint shops.

(11) Automobile washing facilities.

(12) Bakeries.

(13) Banks and other financial institutions.

(14) Barber and beauty shops.

(15) Book and stationery stores.

(16) Bowling alleys.

(17) Candy and ice cream shops.

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(18) Carpet, rug and linoleum stores.
(19) Catalog sales stores.
(20) Churches and customary related uses.
(21) Craft and novelty stores.
(22) Convenience stores with or without gas pumps.
(23) Customary accessory uses.
(24) Delicatessens.
(25) Department stores.
(26) Dry cleaning stores and plants.
(27) Farm and garden supplies stores.
(28) Farmers markets and produce stands.
(29) Fast food restaurants with no more than one drive-through window.
(30) Fish and meat markets.
(31) Florists.
(32) Funeral homes.
(33) Furniture stores.
(34) Garden supplies sales.
(35) Gift shops.
(36) Government offices, services, amenities.
(37) Grocery stores.
(38) Hobby shops.
(39) Jewelry stores.
(40) Libraries.
(41) Locksmiths.
(42) Lodges and offices of fraternal, civic, professional and service organizations.
(43) Medical and dental offices.
(44) Mobile home sales lots.
(45) Motels.
(46) Music and musical instrument shops.
(47) Newspaper publishing.
(48) Offices—Business, financial, government, professional.
(49) Office equipment and supplies sales.
(50) Opticians and optometrists.
(51) Other retail stores and establishments.
(52) Outdoor recreational uses such as miniature golf, batting cages and similar uses.
(53) Paint and wallpaper stores.
(54) Parking lots and garages.
(55) Pawn shops.

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(56) Pet shops (indoor only).
(57) Pharmacies.
(58) Photographic studios.
(59) Physical fitness and health services establishments.
(60) Private clubs.
(61) Real estate sales and rentals.
(62) Restaurants.
(63) Retail clothing stores.
(64) Secondhand stores and swap shops.
(65) Schools of art, dance and music.
(66) Seed and feed stores.
(67) Self-storage facilities.
(68) Sewing machine stores.
(69) Shoe sales and repair shops.
(70) Skating rinks.
(71) Sporting goods stores.
(72) Tailors and seamstresses.
(73) Taxi stands.
(74) Theaters (indoor).
(75) Tire recapping and retreading.
(76) Toy stores.
(77) Transit terminals for passengers and light freight.
(78) Vocational trade schools.
(79) Variety stores.

(c) *Special exceptions.*

(1) Drive-in banks, upon a finding that adequate off-street movement and standing space will be provided for vehicles being served and waiting to be served.

(2) Shopping centers, upon a finding that the center will complement and contribute to the economic vitality of the district.

(3) Limited video lottery; provided that the city board of zoning appeals grants a conditional use permit to applicant based upon the following criteria:

a. Applicant is properly licensed with city;

b. Limited video lottery is accessory use to a restaurant;

For the purposes of this section, restaurants are defined as a structure in which the principle use is the preparation and service of food and beverages to its customers. Customers may consume food and beverages either inside or outside the structure or take the products off premises to consume as allowed by applicable laws.

c. Limited video lottery machines must be in a separate room, closed-off from the restaurant and/or bar area and not visible to general restaurant patrons;

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d. Applicant must submit detailed floor plan with conditional use permit application;

e. Food receipts must account for at least 51 percent of all gross revenue. The city may require proof from applicant of food vendor receipts for verification of gross revenue calculations;

f. Restaurant, not including kitchen and preparation area, storage and utility areas, hallways six feet in width or less, restrooms. proposed limited video lottery room, and other areas not open to the general public, must have at least 40 seats, five tables and have a gross floor area of at least 800 square feet;

g. Applicant must be the owner of the structure and lessee of video lottery machines;

h. Restaurant must be in operation for a minimum of one calendar year prior to application for special exception and be open to the general public and include patrons under the age of 18 years old;

i. Structure containing video lottery machines is not located within 300 feet of a church or place of worship, school, park or recreational facility or other video lottery establishment;

1. The aforementioned 300-foot prohibition for a church or place of worship, school, park or recreational facility shall be measured in a straight line from the nearest point of the exterior wall of a building containing a limited video lottery establishment to the nearest property line of a parcel containing of a church or place of worship, school, park or recreational facility, irrespective of other uses that may exist on the property.

2. The aforementioned 300-foot prohibition for other video lottery establishments shall be measured in a straight line from the nearest point on the wall of the portion of the building in which a limited video lottery is conducted to the nearest point on a wall of a building in which another limited video lottery may be conducted.

3. For the purposes of this section, limited video lottery establishment shall be defined as any establishment within the city in which video lottery machines are operated.

j. Applicant must apply for a renewal of the conditional use permit with the zoning administrator on an annual basis and provide proof, along with notarized affidavit, that the conditions listed within aforesaid section are satisfied; and

k. The zoning administrator may revoke applicant's special exception if applicant fails to meet and/or maintain any of the conditions listed within the aforesaid section.

(4) Residential use—Single-family.

(5) Residential use—Multi-family, not to exceed eight units.

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(6) Recreational RV parks and campgrounds provided that such use complies with section 19-24, as amended, and upon a finding that the use will complement and contribute to the economic vitality of the district.

(7) Apiaries and bees, upon finding that all requirements and best management practices are followed as defined in section 4-28.

(d) *Buffer strip.* A densely planted buffer strip at least eight feet in height shall be planted and maintained along the rear and side yard of any residential district, but shall not extend beyond the front building line of adjacent residential lots.

(e) *Fences, walls. Fences* and walls in yards or along the edge of any yard ~~up to the following maximum heights: open and solid, four feet in front and corner side yards, excluding side distance; solid, six feet in side and rear yards: open, any structurally sound height in side and rear yards.~~ are permitted pursuant to standards set out in 16-179.

(Ord. No. 233, § 1, 4-17-12; Ord. No. 258, § 1, 8-19-14; Ord. No. 282, § 1, 6-21-16)

Sec. 19-10. - Racetrack Commercial (RC) district.

(a) *Purpose.* This district is intended to set apart and protect areas vital to the performance of racetrack functions, and provide for its efficient operation, continuation, and expansion.

(b) *Permitted uses.*

(1) Horse stables.

(2) Racetrack parking lots and areas.

(3) Retail stores including those with incidental manufacturing or processing of goods for sale only at retail and only on the premises.

(4) Veterinary medical, surgery or dental clinics.

(5) Single-family dwellings.

(6) Multi-family dwellings.

(7) Mobile homes.

(c) *Special exceptions.*

(1) Private clubs.

(2) Restaurants.

(3) Recreational RV parks and campgrounds provided that such use complies with section 19-24, as amended.

(4) Apiaries and bees, upon finding that all requirements and best management practices are followed as defined in section 4-28.

(d) *Fences, walls. Fences* and walls, in yards or along the edge of any yard are permitted ~~up to the following maximum heights: open and solid, four feet in front and corner side yards, excluding side distance; solid, six feet in side and rear yards; open, any structurally sound height in side and rear yards.~~ pursuant to standards set out in 16-179.

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(e) *Service areas.*

(1) All uses shall provide adequate areas for storage of solid waste and for placement of heating, cooling and similar facilities on the premises.

(2) Outdoor storage yards shall be screened on the front side by a solid *fence*, wall or hedge ~~at least four feet high, and the rest of the area *fenced* by a solid *fence* not less than six feet in height.~~ pursuant to standards set out in 16-179.

(Ord. No. 233, § 1, 4-17-12)

Sec. 19-11. - Industrial (I) districts.

(a) *Purpose.* This district is designed to provide areas primarily for manufacturing and processing industries and their accessory uses, for supporting or related storage, transportation and distribution activities, for commercial activities with high intensity characteristics, and for certain supporting activities for the convenience of the concentrated employee population. These areas shall normally be located on planned sites with good access to major transportation arteries and to appropriate utilities capacities. The regulations of this district are intended to minimize conflicts with proximate land uses by controlling noise, odor, glare, smoke, dust, wastes, and other adverse environmental effects. Residential uses and most retail trade activities are prohibited in this district.

(b) *Permitted uses—Manufacturing and fabrication.*

(1) Air conditioning and heating equipment.
(2) Apparel and clothing.
(3) Auto parts and accessories.
(4) Bakery and food products.
(5) Bedding and carpets.
(6) Beverages, including bottling.
(7) Boats.
(8) Books.
(9) Business machines.
(10) Candy and confections.
(11) Carbon and battery products.
(12) Dairy products.
(13) Drugs, medicines, cosmetics.
(14) Electrical appliances and electronic equipment.
(15) Farm implement and equipment sales and repair, feed and fertilizer.
(16) Furniture.
(17) Glass, ceramics and tile.
(18) Hardware and housewares.

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(19) Ice.
(20) Industrial supplies and equipment.
(21) Insulation and wallboard.
(22) Leather products.
(23) Light machine tools.
(24) Monument works.
(25) Musical instruments.
(26) Optical goods.
(27) Paper products (finished).
(28) Plastic products.
(29) Pottery porcelain.
(30) Precision instruments and jewelry.
(31) Recreation and sporting goods.
(32) Signs.
(33) Soap, detergents.
(34) Textiles and cordage.
(35) Trucks, trailers and mobile homes.
(36) Watches and clocks.
(37) Brass foundry.

(c) *Permitted uses—Processing activities.*

(1) Coffee, tea, spices.
(2) Dry cleaning and laundry plants.
(3) Grain and seed plants.
(4) Printing, engraving, publishing.

(d) *Permitted uses—Supporting, intensive or large-area commercial activities.*

(1) Auction sales.
(2) Building materials, storage and sales.
(3) Communication towers and antennas.
(4) Contractor's offices and storage yards.
(5) Freezer lockers.
(6) Machine and welding shops.
(7) Plumbing, heating, and electrical supplies and repair.
(8) Public works, public safety, governmental and public utilities.

(e) *Permitted uses—Special exceptions.*

(1) Acid chemicals, and allied products manufacturing and storage.
(2) Bulk storage of petroleum products, provided such uses are properly buffered, located at least 300 feet from residential and related structural uses, and at least 1,000 feet from other bulk storage facilities.
(3) Industrial equipment and machinery repair and servicing.

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(4) Pesticide and herbicide production.

(5) Stone and gravel works.

(6) Little league park to be permitted as a special exception in Block 129 of the Industrial District (ID).

(7) Apiaries and bees, upon finding that all requirements and best management practices are followed as defined in section 4-28.

(f) *Fences, walls.* Solid and open *fences* are permitted ~~to any structurally sound height.~~ pursuant to standards set out in 16-179.

(g) *Operational standards.* All industrial uses shall meet state and federal EPA regulations.

(h) *Buffer strips.* A densely planted buffer strip at least eight feet in height shall be planted and maintained along the rear and side yards of any residential district, but shall not extend beyond the front building line of adjacent residential lots.

(Ord. No. 233, § 1, 4-17-12; Ord. No. 282, § 1, 6-21-16)

Sec. 19-13. - Area and bulk regulations.

Zoning District	Minimum Lot Size		Minimum Yard Requirements			Maximum Height in Feet
	Lot Area in Square Feet	Mean Lot Width in Feet	Front Yard Setback in Feet	Side Yard Setback in Feet	Rear Yard Setback in Feet	
T1 (Natural) T2 (Rural) T3 (Sub-Urban) T4 (General Urban) T5 (Urban Center) **SD (Special District)**	Refer to Chapter 19A					
R-7 Residential District	7000~~, F~~	60	25	8, 10 on a corner lot	25	35
R-6 - Residential District						

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Single-family	6000~~, F~~	50	25	5	20	35
Multi-family	6000 & 1000~~, F~~	60	25		30	
CD - Commercial Districts:						
Race Track and Highway Commercial Districts	2500~~, F~~	25		A, B		50
"Highway Commercial District" Adjacent to a limited/controlled access four-lane highway such as Routes 9 and 340	2500	25		A, B		80
ID - Industrial District	18,750~~, F~~	150 width 125 depth		10	10	50, D
** Alphabetical letters within chart specifically refer to notes below.						

(A) None required, but if provided, each side yard shall be at least four feet in width.

(B) Where a line abuts any residential district, there shall be a side or rear yard clearance of at least ten feet on the side and/or rear yard abutting the residential district.

(C) Upon any side or rear lot line which abuts a residential district there shall be a densely planted buffer strip at least ten feet in height along the rear and/or side lot line abutting the residential properties. No such buffer shall, however, extend nearer to a street right-of-way line than the established building line of the adjoining residential lots.

(D) No building shall exceed 50 feet in height unless the depth of front and total width of the side yards required, shall be increased by one foot for each two feet of building height in excess of 35 feet.

(E) No building over 35 feet in height unless the depth of the front and total width of the side yards required, shall in increased by one foot for each two feet of building height in excess of 35 feet.

~~(F) No *fences* shall be placed:~~

~~(a) Upon the right-of-way of any street or highway;~~
~~(b) Closer than 20 feet from the center line of any street or highway; or~~

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~~(c) Closer than seven feet from the outer edge of the pavement or curb of any street or highway, whichever distance in (a), (b), or (c) is greater than the center line of the street or highway.~~

(Ord. No. 233, § 1, 4-17-12)

Sec. 19-21. - Traditional neighborhood development district.

Sec. 19-21. - Traditional neighborhood development district.[2]

(a) *Purpose.* The TND district designation is historical and is not available for rezoning petitioner after April 17, 2012. Existing TND districts must follow the provisions of this section, but property owners are strongly encouraged to rezone to SmartCode New Community (SC-NC) pursuant to chapter 19A. This section is intended to define the character of the city's traditional neighborhood development districts. The district implements the concepts identified in the 2004 comprehensive plan for the city by enhancing development and "Downtown Ranson." The purpose of a traditional neighborhood development designation includes four principles:

(1) *Civic enhancement and identity.* Well configured squares, greens, landscaped streets and parks woven into the pattern of the town center and dedicated to collective social activity, community identity, recreation and visual enjoyment. Civic buildings for assembly or other civic purposes, that acts as landmarks, symbols and activity centers for community identity recreation and visual enjoyment.

(2) *Enhanced transportation system.* To reduce reliance on automotive traffic by promoting pedestrian and bicycle transportation that connects work, home and shopping. Developing a hierarchy of public and/or private streets with facilities for automotive vehicles, public transit, bicycles and pedestrians. On-site parking and centralize parking facilities to collectively support principle uses in the town center.

(3) *Preservation of environmental or historical resources.* To create compact and sustainable communities that provide a mixture of housing types, interconnected open spaces, amenities and civic places as well as neighborhood shopping and employment. To continue the historic architecture and urban grid pattern commonly found in the city.

(4) *Sense of place.* Dwellings, shops and workplaces are generally compact and located in close proximity to each other. To provide a compact center of neighborhood and commercial activity, providing a horizontal and vertical mix of retail and residential uses to serve nearby neighborhoods.

(b) *Establishment of a TND district.* The TND district will be established by the city council either at time of annexation or by petition of the property owner. In accordance with the goals and purpose of the comprehensive plan, annexed properties designated for growth shall receive a TND designation within the comprehensive plan. However, such designation does not preclude rezoning review application and approval by the city council. All other properties may receive such zoning designation by petition and in accord with this section. In order to implement the traditional neighborhood use and livability concepts of the town center, the following districts are created:

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(1) *TND-MUX district.* Pedestrian and bicycle traffic are the preferred transportation system in the TND-MUX district which is primarily residential in nature, but provides opportunities for a variety of housing types, to include small commercial uses, not to exceed 15,000 square feet in size, small offices, services and amenities within walking distances of residential areas.

a. *Permitted uses by right.*

1. Antique shops.
2. Apartments.
3. Art gallery, cultural uses.
4. Assisted living or community home (less than 20 beds).
5. Bakeries.
6. Banks or other financial institution.
7. Childcare center (up to 20 children).
8. Church (less than 150-person congregation).
9. Civic uses.
10. Coffee house.
11. Commercial/retail stores.
12. Community center (including swimming pools).
13. Convenience store.
14. Golf courses.
15. Grocery store.
16. Hardware store.
17. Hotels.
18. Housing for the elderly.
19. Mixed use development.
20. Medical clinics and dental clinics.
21. Multiple family units.
22. Neighborhood pub/private club.
23. Offices (general and professional).
24. Personal services.
25. Pharmacy, drugstores.
26. Private and public educational institutions.
27. Retail services.

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28. Restaurants, sidewalk cafes.
29. Single-family attached dwellings.
30. Single-family detached dwellings.
31. Two-family detached dwellings.

b. *Uses by special exception.*

1. Accessory buildings and uses.
2. Amusement center (indoor).
3. Assisted living (with more than 20 beds).
4. Automotive service station.
5. Bed and breakfast.
6. Childcare center (with more than 20 children).
7. Church (greater than 150-person congregation).
8. Commercial telecommunication facilities.
9. Convenience store with gas pumps.
10. Country clubs, private clubs; service organizations; and nonprofit charitable or philanthropic organizations or institutions.
11. Educational institutions.
12. Facility for dance, gymnastic, karate and health.
13. Garden center or nursery, retail.
14. Grocery stores (greater than 15,000 square feet).
15. Hardware store (greater than 15,000 square feet).
16. Health club.
17. Hospitals.
18. Hotels.
19. Libraries, museums, and similar institutions of a noncommercial nature.
20. Plazas or parks greater than permitted from a residential areas or dwelling units.
21. Public utilities.
22. Restaurants, sidewalk cafes, taverns and lounges with alcoholic beverage uses.
23. Temporary outdoor display of retail items (not to exceed 250 square feet in area and removed daily).

(2) *TND-NCX district.* Neighborhood Center Mix District—The neighborhood center mix district is to provide for the location of shops, services, small workplaces, civic and

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residential building central to a neighborhood or grouping of neighborhoods and within walking distances of residential dwellings. The neighborhood center shall be developed on an interconnected pattern of streets and uses in the neighborhood center and shall be designed as a destination place. Civic uses, such as post office, libraries, etc and include focal features such as community plazas with fountains, statues and other features. Pedestrian and bicycle traffic are the preferred transportation system with vehicular traffic to both regional and interconnections for visitors outside the district.

a. *Permitted uses.*

1. All uses permitted in subsection 19-21(b)(1)a. by right.
2. Amusement center (indoor).
3. Assisted living.
4. Automotive service station.
5. Boarding or rooming houses (up to 12 rooms).
6. Childcare centers.
7. Churches.
8. Commercial telecommunication facilities.
9. Convenience store with or without gas pumps.
10. Country clubs, private clubs; service organizations; and nonprofit charitable or philanthropic organizations or institutions.
11. Educational institutions.
12. Facility for dance, gymnastic, karate and health.
13. Garden center or nursery, retail.
14. Grocery stores.
15. Hardware store.
16. Health club.
17. Hospitals.
18. Financial and banking service.
19. Government and civic buildings.
20. Libraries, museums, and similar institutions.
21. Medical clinics and dental clinics.
22. Plaza parks greater than permitted from a residential areas or dwelling units.
23. Post office.
24. Private educational institutions.

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25. Public utilities.
26. Restaurants, sidewalk cafes.
27. Temporary outdoor display of retail items (not to exceed 250 square feet in area and removed daily).
28. Professional services.
29. Parks, plazas and community focal features (other than required for residential areas).
30. Private and public educational institutions.
31. Public utilities.
32. Movie or theatres.
33. Mini-self storage.
34. Schools, art, music or dance.

b. *Uses permitted by special exception.*

1. Automobile and or motorcycle sales and associated services and repair.
2. Accessory buildings and uses.
3. Boarding or rooming houses (over 12 rooms).
4. Cemeteries.
5. Farmer's market.
6. Garden center or nursery, retail.
7. Neighborhood gasoline stations, excluding major service and repair of motor vehicles.
8. Night clubs, music clubs, bars and similar entertainment facilities.
9. Restaurants, sidewalk cafes, taverns and lounges with alcoholic beverage uses.
10. Temporary outdoor sales of seasonal agricultural products.

(3) *TND-UCX district.* The TND-UCX district is intended primarily to serve a broader market than the immediate neighborhood but not a regional market. The TND-UCX district is intended to offer large employment centers, industrial parks, a mixture of housing types and prices within prominently sited civic or community buildings and stores/offices/workplaces to provide a balanced mix of activities. The district allows a range of development while controlling impacts on neighborhood and community gateways. The architecture elements are meant to reinforce environmental qualities, such as building facades and pedestrian oriented streetscapes.

a. *Permitted uses by right.*

1. All uses permitted in subsection 19-21(b)(2)a. by right.

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2. Automobile and/or motorcycle sales and associated services and repair.
3. Automotive service station, including major service and repair of motor vehicle.
4. Catering.
5. Commercial parking.
6. Contractors and trade shops.
7. Essential utilities.
8. Fast food restaurants.
9. Flex-space office/industrial uses.
10. Garden center or nursery, retail.
11. Indoor operations and storage, food products.
12. Indoor operations and storage, manufacturing/processing.
13. Industrial parks and/or office parks with mixed uses.
14. Light manufacturing operations and distributors.
15. Lumber yards (storage and sales).
16. Self storage.
17. Reception/rental hall facilities.
18. Repair services.
19. Warehousing and distribution (general).
20. Warehouse and freight storage (indoor operations, storage and loading).

b. *By special exception.*

1. Amusement park (outdoor).
2. Animal food manufacturer.
3. Animal hospital/veterinary service.
4. Bakeries (in excess of 5,000 square feet).
5. Big box retail (in excess of 75,000 square feet).
6. Cleaning and processing establishment.
7. Contractor yard with outdoor storage.
8. Indoor operations with outdoor storage, food products.
9. Machine shop, vehicle, equipment repair.
10. Recycling center.
11. Recycling drop off.

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12. Users in excess of 75,000 square feet and requiring modifications to the commercial residential ratio.

13. Warehouse and freight storage.

(4) *Required mixture of uses.*

a. *Intent.* Each traditional neighborhood development shall contain an appropriate mixture of uses that support live (residential) work (commercial) and play (open space/recreational) activities. It is the intent of the district to guide a variety of uses, building styles, and open spaces with amenities.

b. *Permitted development.*

Site Development Standards	**MUX (Mixed Use Residential)**	**NCX (Neighborhood Center Mix)**	**UCX (Urban Commercial Mix)**
Permitted Percent Range Allowed	Residential 60—80% Commercial 20—40%	Residential 25—60% Commercial 40—75%	Residential 0—25% Commercial 75—100%

c. *Mixture of uses—Overall.*

1. The mixture of uses shall be based upon comprehensive plan recommendations. The required mixture may be obtained with different buildings or uses within the same building.

2. Each phase shall be independent from the others in meeting the standard mixes.

d. *Commercial/residential mixture.*

1. Each district shall consist of a residential element to extend district activity hours during non-business hours and to support commercial uses.

2. Each traditional neighborhood development shall consist of a commercial element that supports the residential uses and reduces reliance on vehicles by shortening trip distance and provides employment opportunities.

e. *Determining commercial/residential ratio.*

1. For residential uses, gross living area shall be expressed as the sum of the approximated average footprint per dwelling, or, 1,500 square feet per dwelling unit may be considered per single-family dwelling or 1,000 [feet] may be considered for multi-family.

2. Gross square footage or gross residential living area shall not include underground or garage parking, stairways, steps, stoops, exterior balconies, decks or porches.

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3. Gross square footage for nonresidential uses shall be expressed as the sum of the approximated anticipated maximum footprint of a building or buildings, including multiple floors, measured from the exterior faces of exterior walls or from the centerline of walls separating two buildings.

4. For the purposes of establishing commercial/residential ratio, up to 25 percent of a mixed use development shall count either commercial or residential use, but not necessarily both, unless a third user is established. Should there be a third or more users, such user shall be counted as well.

5. Each district shall have at least two housing types. The following are considered different housing type:

   A. Single-family detached;

   B. Single-family attached dwellings (duplexes, triplexes, row houses, quadruplexes, townhouses);

   C. Multi-family dwelling (apartment and mixed uses); and

   D. Special needs housing such as assisted living facilities, group homes and nursing homes.

f. *Variations and exceptions to the mixture requirements.* City council may waive or modify this requirement upon finding than an alternative use is already present within one mile of the proposed district and accomplishes the goals established by this section. The purpose of such variations shall be:

   1. To determine the financial impact of the project on the city; and

   2. To include and consider compatibility of existing/proposed uses in the abutting areas outside of the project; and

   3. To provide an alternative to the required minimum area and bulk standards ratios, the community facilities requirements including open space and recreational.

g. *Overall open space requirements.* Open space/residential mixture: Each traditional neighborhood development district shall contain open spaces and amenities. Open space shall include all park areas, buffers ands sensitive environmental areas, active and passive recreational areas, and pedestrian pathways.

   1. At least 75 percent of the required recreational land shall be suitable for dry recreational use and shall not consist of steep slopes or water.

   2. Environmentally sensitive areas such as, but not limited to, slopes in excess of 25 percent, wetlands, floodplain, rock outfalls and sinkholes should be located within the open space. These areas may not constitute more than 40 percent of the total required open space.

   3. The minimum area of open space is as follows:

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A. For areas shown as neighborhood residential, the required open space shall consist of 20 percent of the gross acreage devoted to residential lots;

B. For areas shown as regional service, office or industrial service, the area devoted to green space shall be at least 15 percent of the gross acreage.

h. *Amenities/residential mixture.* Amenities consist of the built environment serving the recreational, civic needs or enhanced transportation needs of the community. Amenities shall include active recreational facilities and structures such as swimming pools, clubhouse, civic buildings, organized play areas, community facilities, fields and paths in excess of the minimum required and the like.

1. Acceptance and location of such amenities shall be subject to the city manager and city council approval.

2. Amenities shall be located within one-quarter mile of all residential units within the traditional neighborhood development.

3. In nonresidential areas of the development, amenities shall be located so they link and are easily accessible to patrons, residents and employees of the development. Amenities in non-residential areas shall be placed in prominent areas and visible to adjacent properties.

4. The design of any recreational facilities shall meet the minimum design requirements from engineering and recreational design standards, and International Building Codes.

5. The size, location, shape, slope and condition of land shall be suitable for the proposed amenity.

(6) *Minimum lot requirements—Area, width and setback.*

a. Unless requested and approved by the planning commission as a part of the general development plan and/or sketch plan approval process the minimum lot requirements are required, as shown in subsection b.

b. Area and bulk lot requirements.

Use	**Min. Lot Area in Sq. Ft.**	**Min. Lot Width in Ft.**	**Setbacks in Feet**			
			Front	**Side**	**Rear**	**Corner**
Single-Family Detached	6,000	50	10	Min 3 Combo 10	20	5
Duplex	7,000	30	10	10	20	5

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Townhomes	1,600	18	5	10	20	10
Rowhomes	1,360	16	5	5	15	5
Multi-family	16,000	125	20	25	30	30
Commercial/Industrial uses	4,000	125	0 ft min 20 ft max	5 ft min, 30 ft max	20	20

1. Attached garages may not extend more than ten feet beyond the front elevation of the main structure.
2. Detached garages facing side or rear lot lines shall maintain accessory structure setbacks.
3. The rear and/or side yard setback for each lot shall be at least 35 feet from any abutting major arterial roadway.
4. Accessory structure shall not exceed 40 percent of lot coverage.
5. Townhouses.
   A. In each grouping of townhouses, individual units have a variation of setbacks measuring not less than two feet from the adjoining unit, except that two adjoining units may have the same setback.
   B. The width of each lot used for a townhouse group is at least 130 feet.
   C. The average width in each continuous attached unit is at least 20 feet wide.
   D. No more than ten single-family townhouse units are included in a continuous row in an individual structure.
   E. The minimum number of units for each townhouse group is four; the minimum width is 78 feet.
6. Additional setback requirements.
   A. Permitted encroachments. Stoops, open colonnades and open porches, decks, balconies, stairs, bay windows and awnings may encroach into setback areas up to five feet in the front yard and up to ten feet in the rear yard.
   B. If two or more multi-family structures are located on the same site, there shall be at least 50 feet between facades with windows and at least 25 feet between facades without windows. The required distance shall increase by 25 percent of the amount by which the height of any structure exceeds 45 feet.

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7. Accessory structures.

A. Minimum setback from front property line or street right-of-way shall be 50 feet. Side setbacks for accessory structures shall be the same at the principal structure. Rear setback for accessory structures will be a minimum of five feet.

B. Accessory structures shall not exceed 24 feet in height.

c. The administrator may reduce the rear yard to three feet for a maximum of one-third of the total rear lot width subject to the following:

1. Commercial uses adjacent to residential uses.

A. Screening or fencing shall be provided pursuant to the standards set out in 16-179. ~~Screening shall consist of vegetation or fencing;~~

~~B. Should vegetation be provided, a single row of shrubs spaced four feet on center shall be provided;~~

~~C. Should fencing be provided, the applicant shall provide a solid wood, masonry or brick fence in combination located on the property line. If a fence that is a minimum of 50 percent open is placed, the applicant shall locate a minimum single row of shrubs spaced eight feet on center; or~~

~~D. Any combination, including berming or other acceptable screening equivalent or better to the above as approved by the administrator.~~

~~E. Obnoxious commercial uses shall require a ten-foot wide planting strip with a six-foot screening fence and vegetation.~~

d. Maximum density. The density permitted in a TND district is four dwelling units per acre.

(7) *Reserved.*

(8) *Commercial/residential economic development study.*

a. *Intent.* The study shall demonstrate that although the required TND use ratios may not be obtained within the proposed project, uses outside of the project are directly linked, and, therefore, have no inverse impact on the community and provide a positive cash flow. The applicant shall provide documents demonstrating the following.

b. *Sustainability/compatibility.*

1. That the project area and the additional study area provide a positive cash flow and/or positive impact to the city;

2. Uses within the project are permitted and are deemed compatible with the surrounding neighborhood; and

3. The proposed development shall have no negative impact on the district, surrounding areas or the city.

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c. *Uses.*

1. Such land area inclusions, including uses and any alternatives to the area and bulk requirements, support the goals of the TND.
2. The comprehensive plan supports the proposed use.
3. The proposed development is an infill project and/or there are at least two housing types are already present within one-quarter mile of the proposed district.
4. The area considered in the report is located within a one-mile radius of the proposed district.
5. No such modification of use mix shall be needed to accommodate a "big-box" type development in excess of 50,000 square feet without a special exception through the board of zoning appeals for the proposed development.

d. *Open space compatibility study.* The open space compatibility study permits consideration for combining efforts to coordinate the community facilities. Such coordination must consider timing and implementation of appropriate facilities. The purpose of the compatibility study is:

1. To concentrate efforts in areas identified for parks and community open space in the comprehensive plan.
2. To permit multiple funding sources so to obtain a complete capital improvement rather than partial facilities.
3. To offset capital improvement expenditures and reduce administrative costs of managing project implementation through promoting public private partnerships.

e. *Community facilities impact.*

1. All supporting infrastructure including, but not limited to, roads, open space and park areas are available to the proposed development.
2. Allocation of such community facilities elsewhere does not serve the public interest and that consolidation of facilities is more appropriate.
3. Such study demonstrates that by providing on-site facilities, there will be improved efforts through better coordination.

(9) *Standards for development.* The general development plan must contain all mandatory elements in each section of the cluster bonus chart and, through application of the bonus factors, must obtain densities of at least eight dwelling units per acre. In addition, following standards for development shall apply for residential, commercial and mixed use areas:

a. *Architectural standards for residential.* Predominantly residential structures shall maintain the following:

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1. Attached garages shall be set back at least five feet from the front building plane of the dwelling. Detached garages shall be located in the rear yard.
2. The front elevation and massing of an apartment building or other multi-family structure shall not exceed 30 percent of the adjacent structures.
3. Pitched, hipped, gabled or mansard roofs shall be used. Flat roofs shall be avoided unless constructed as a roof garden. For apartment buildings, mechanical equipment, whether ground level wall or roof mounted, shall be screened from public view and designed to appear as an integral part of the building.
4. Effort shall be made to include bay, or picture windows, porches, porticos, and stoops so to increase the amount of fenestration facing public areas.
5. Accessory uses shall be subordinate, incidental and non-intrusive to the principle use of the building.

b. *Commercial/office use standards for development.* Each district shall consist of a commercial element that concentrates on and supports the residential component on the district.

c. *Architectural standards for commercial/office.* Mechanical equipment whether ground level, wall or roof mounted, shall be screened from public view and designed to appear as an integral part of the building;

1. There should be an effort to provide similar or themed materials and treatment on the exterior walls of each building. Buildings shall be constructed of common building materials such as wood, glass, or brick. Materials such as sheet metal, cinder or concrete block shall not dominate any building facade and the city manager or his designee must approve use of such materials.
2. Permanent use of office trailers in any district or use of trailers in districts other than residential is prohibited.
3. Building design shall avoid long monotonous (65 percent minimum at front building plane), uninterrupted, windowless walls or roof planes. Building wall offsets, including projections, recesses and changes in floor level shall be used to add architectural interest and variety.
4. No uninterrupted length of any facade shall exceed 150 horizontal feet without a building wall offset, projection or floor level change. Facades facing or adjoining the front setback which exceed this length shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending a minimum total of 20 percent of the length of the facade.
5. Where the construction of a blank wall is necessitated by the building code, the wall should be articulated by the provision of blank window openings trimmed with frames, sills and lintels, or by using recessed or projecting display window cases.

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6. Parking shall be located on the street, in the rear of the structure or on the side of the structure. If located on the side, the parking area shall be screened. Parking located in the rear of the structure shall be exempt from the landscape provisions unless visible from a public right-of-way or residential uses.

d. *Standards for mixed uses.* It is the intent of this chapter to encourage mixed uses to include live work structures. The purpose of mixed use is to allow for the development of integrated pedestrian oriented neighborhood so to minimize traffic, congestion and sprawl. The provisions utilized by mixed use development adopt urban conventions of the United States commonly found from the colonial times to the 1940s.

e. *Architectural standards for mixed uses.* In addition to the above commercial uses, the mixed-use districts shall contain the following:

1. Mixed-use structures shall contain an expression line to delineate the division between the first and second story. A cornice shall delineate the tops of the facades. Expression lines and cornices shall either be moldings with a minimum height of two inches or jogs into the surface plane of the building.

2. All buildings will have either a mansard, hipped, gabled or pitched roof line unless constructed as a roof garden or parking. Flat roofs are not permitted.

3. All principle structures will have their main entrance opening onto a street, square courtyard or park.

4. Residential uses shall not be located on the ground floor. Access to residential uses shall be separate from commercial/office uses, unless access is located through a shared public hallway.

5. A mixed use neighborhood has an identifiable center. Edge and edge lots are easily accessible by non-vehicular means.

6. A commercial or office use is within the same building as a residential use and several are grouped within close proximity of each other.

7. A mixed use district may range from 15 to 40 acres but shall not exceed more than 25 percent of the total TND without natural or contrived boundaries distinguishing the different centers.

(10) *Application requirements—Required documents and information.*

a. *Overall.* After the application is submitted, the city manager or his designee may request additional plans, maps, studies and reports such as, but not limited to, traffic impact analyses, identification of specimen trees, and reports identifying potential non-tidal wetlands which are deemed reasonably necessary to analyze the application. The following documents and information shall be submitted in addition to any other documents required to be submitted:

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1. A statement describing how the proposed development satisfies the intent of the zoning ordinance and is consistent with the applicable goals and objectives of the comprehensive plan for the applicable development area and the specific goals and purposes of the traditional neighborhood development district. If one or more characteristics of the purposes are missing from an application, the applicant shall justify why the characteristic(s) cannot or should not be provided. The statement and shall also include information regarding the following items and shall accompany the general development plan.
2. A parking and loading needs study that demonstrate the parking needs and requirements and includes strategies for dealing with these needs and requirements, including phasing plans, parking alternatives and transportation demand management strategies.
3. Strategies for establishing shared stormwater management facilities, off-site stormwater management facilities and the proposed phasing of the establishments of stormwater management facilities.
4. A general development plan as provided, including all information required to support any element of the plan.
5. Design guidelines should be submitted for policy and for support of any requested cluster bonus provisions and should include all information required to support any element of the code.

b. *Design guidelines.* Design guidelines are recommended to be submitted with the re-zoning, general development plan, and/or sketch plan application(s). The design guidelines should establish the unifying design themes, the specific regulations for the district and the use characteristic of each block; provide for certainty in the location and appearance of central features, and the permitted uses in the district and provide a flexible range of a mix of uses and densities. To satisfy these requirements, each design guideline should establish:

1. The uses permitted in the district by right and by special exception if different from this section.
2. The amount of developed square footage proposed, delineated for the entire traditional neighborhood development and by block, by use, amenity, streets and lot coverage. The developed square footage may be expressed as a proposed range of square footage.
3. The maximum residential densities and the maximum number of residential units for individual residential land use categories and mixed-use categories, delineating at least two housing types.
4. The maintenance and enforcement methodology of the guidelines. The document shall clearly note the city's role, if any, related to maintenance and enforcement, and the recordation of such document in the clerk of the circuit court and timing of such document.

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5. The amount of land area devoted to green space and amenities.
6. All uses expressly prohibited in the district. Any prohibited use shall not be considered accessory to a permitted use.
7. The design guidelines supplement, and, in no case, replace, and architectural and landscape standards outlined in the City Code. The design guidelines in the traditional neighborhood development shall address the following:
   A. The form, massing and proportions of structures.
   B. Architectural styles.
   C. Materials colors and texture.
   D. Roof form and pitch.
   E. Architectural ornamentation.
   F. Facade treatments including window and door openings.
   G. Landscape treatments.
   H. The preservation of historical structures, sites and archeological sites identified by the state department of historic resources.
   I. Preliminary lot layout.
8. For each block:
   A. The range of uses permitted on the block by right and by special exception if different from this section.
   B. All requirements and restrictions associated with each use delineated setbacks, if different from this section.
   C. Minimum and maximum lot and yard dimensions.
   D. Maximum building heights.
   E. Sidewalk and pedestrian path locations.
   F. Green spaces and amenities.
   G. Conservation and preservation areas.
   H. Parking areas.
   I. Civic spaces that are public areas for community or civic activities (schools and their associated yards, libraries and places of worship).

c. *General development plan.* A general development plan shall serve as the general guide for the project and shall not vary unless reviewed and approved as permitted under the variations from approved plans, standards of development, and design guidelines provisions. The following are required elements of the general development plan:

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1. For the purposes of determining the commercial/residential ratio, the general development plan shall approximately delineate for each section the amount of gross commercial square footage and the gross residential living area. The ratio shall compare the gross commercial square footage to the gross residential living area.
2. The general allocation, number, setbacks, density and type of uses in each section of residential, commercial, industrial, institutional, amenities, parks, recreational facilities open to the public and any other use in both acreage and percent and which complies with the requirements of this chapter.
3. The general development plan shall demonstrate any cluster bonuses that are utilized along with the design element, maximum percentage increase and permitted increase.
4. The location of proposed green spaces, amenities, conservation areas or preservation areas.
5. Building footprints or graphic representations of central features or major elements that are essential to the design of the development shown at the block level.
6. A regional context map at a scale of not less one inch equal to 1,000 feet showing topography at a maximum of ten-foot intervals, surrounding properties, improvements to those properties, surrounding public streets, private roads, and other thoroughfares.
7. An accurate boundary survey of the tract or plan showing the location and type of boundary evidence.
8. A plan showing existing physical conditions, including but not limited to:
    A. Streams, wooded areas, non-tidal wetlands.
    B. Slopes in excess of 25 percent.
    C. Historic structures and sites included in the records of the state department of historic resources.
    D. Floodplain, and any identified features in the open space element of the comprehensive plan.
    E. Existing topography accurately shown with a maximum of five-foot contour intervals at a scale of not less than one inch equal to 100 feet. Other interval and/or scale may be required or permitted by the city manager or his designee where topographic considerations warrant.
    F. Existing roads, easements, and utilities.
    G. The existing owners and zoning district.
    H. The present use of adjoining tracts and the location of structures on adjoining parcels, if any.

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I. The location, type and size of existing easements and rights-of-way on the site.

9. An application plan based on a minimum of two data references for elevations to be used on plans and profiles showing:

   A. If appropriate, areas to be designated as preservation areas, and/or conservation areas, such as streams, wooded areas, specimen trees, non-tidal wetlands, and other significant environmental features.

   B. The proposed topography with a maximum of five-foot contour intervals.

   C. The general location of proposed streets, alleys, sidewalks, and pedestrian paths.

   D. Typical street right-of-way widths to show proportions, scale, and streetscape.

   E. Connections to existing and proposed streets, as well as proposed thoroughfares shown on the comprehensive plan.

10. Trip generation figures, if required by city.

11. The conceptual utilities systems plan if required by city, conceptual stormwater management, and a conceptual mitigation plan.

12. The location of central features or major elements within the development essential to the design of the project, such as major employment areas, parking areas, open space, parks, recreation areas and amenities if applicable, civic areas.

13. A summary of land uses including dwelling types and densities, and the gross floor areas for commercial industrial uses.

14. The general lot lay-out.

15. Standards for development including proposed yards, building heights, open space characteristics, and any landscape or architectural characteristics related to scale proportions, and massing at the edge of the district.

16. As part of the general development plan review, the applicant shall submit an economic development plan or compatibility study demonstrating the feasibility of the project.

d. *Administrative variations from approved plans, codes, and standards for development.* The city manager may allow minor variations of a site plan or subdivision plat from an approved application plan, standard of development and a general development plan or design guideline, as provided herein:

1. The manger is authorized to grant a variation from the following provisions of an approved plan, code or standard:

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A. Minor variation to yard requirements, maximum structure heights and minimum lot sizes.

B. Changes to the arrangement of buildings and uses shown on the plan, provided that the major elements shown on the plan and their relationships remain the same.

C. Changes to phasing plans.

D. Minor changes to landscape or architectural standards.

E. Minor variations to street design.

2. The applicant shall submit a written request for a variation to the city manager; the request shall specify the provision of the plan, code or standard for which the variation is sought, and state the reason for the requested variation; the manager may reject a request that fails to include the required information.

3. The manager is authorized to grant a variation upon a determination that the variation:

A. Is consistent with the goals and objectives of the comprehensive plan or the goals and purpose of the traditional neighborhood development.

B. Does not increase the approved development density or intensity of development.

C. Does not adversely affect the timing and phasing of development of any other development in the zoning district.

D. Does not require a special use permit.

E. Is in general accord with the purpose and intent of the approved application.

4. Any variation not expressly provided for herein may be accomplished by rezoning.

(11) *Procedures for mix use development applications.*

a. *Pre-application conference.* Each applicant for a traditional neighborhood development shall attend a meeting with city staff to review the application plan and the proposed development before the application is submitted. The purpose of the pre-application conference shall be to assist the applicant; and, to assure that the application and the documents to be submitted comply with all applicable regulations; and, to identify as early as possible conflicting regulations as well as necessary waivers or modifications.

Each applicant is encouraged to use the pre-application conference process to develop an application for a traditional neighborhood development that, when submitted with its supporting documents, will be as complete and comprehensive as possible.

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b. *Review and recommendation by the planning commission.* The planning commission shall review each application for a traditional neighborhood development as follows:

1. The commission shall consider and make its recommendation to the city council on each application for a traditional neighborhood development district as it does for other zoning map amendments. Within the time provided to make a recommendation, the commission may hold work sessions on the application and proceed to a public hearing after it determines that no further work sessions are necessary, or at any time the applicant request a public hearing.

2. In making its recommendation on the application to the city council, the commission shall make findings about the following:

   A. The suitability of the tract for the proposed traditional neighborhood development in terms of its relation to all applicable provisions of the comprehensive plan, the zoning ordinance, subdivision ordinance and, in addition, to the purposes of the traditional neighborhood development; physical characteristics of the land; and its relation to the surrounding area.

   B. The relation of the proposed traditional neighborhood development to major roads, utilities, public facilities and services.

   C. The planning commission shall review each requested waiver or modification based upon the variations from approved plans, codes and standards of development standards.

   D. Depending on the findings it makes, the commission shall either recommend approval of the application as proposed, approval of the application with changes to be made prior to action on the application by the city council, or disapproval.

3. The city council shall consider and act on each application for a traditional neighborhood development district as it does for other zoning map amendments.

   Once an application is approved, the application plan, all submitted standards for development, and all accepted proffers shall be included as part of the zoning regulations applicable to the traditional neighborhood development.

   Definition: An "infill project" is a project in which a parcel is developed or redeveloped, where abutting or nearby parcels are already developed and the project area is relatively small compared to the developed abutting or nearby parcels.

c. *Reserved.*

d. *Procedure for obtaining a bonus provision.*

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1. The applicant shall submit a written request for each bonus category and the reasons why the bonus should be given. Such request shall consider the specific goals and purpose of the district and the bonus provision and shall outline strategies and plans to meet the goals.
2. Bonus provisions are to allow a development to excel in one or more district goals. The applicant must achieve a minimum percentage of a category in order to obtain such bonus. Partial application of one or more categories does not permit any bonus credit to be given in that category.
3. The applicant shall identify the increased number of units in the justification. In addition to increased lots, any development that is permitted a density bonus may reduce setbacks.
4. The planning commission shall review and the council shall either accept or deny such requests.

(Ord. No. 233, § 1, 4-17-12)

Sec. 19-24. - Private recreational vehicle parks and campgrounds.

(a) *Purpose.* The purpose of this section is to establish specific guidelines for private recreational vehicle (RV) parks and campgrounds that are permitted by special exception in certain zoning districts within the city and to accommodate private establishments primarily engaged in operating sites for recreational campers and their equipment, including tents, tent trailers, travel trailers, and RVs, with sufficient open space provided for park users and adequate screening. These establishments may provide access to on-site facilities, such as washrooms, laundry rooms, recreation halls and playgrounds, stores, and snack bars. These regulations are designed to allow for an economical use of land while creating an attractive, functional and safe environment that is compatible with surrounding properties. Ideal locations will feature accessibility from an arterial street, available utilities, and close proximity to services which will meet the needs of anticipated users.

(b) *Applicability and where permitted.* This section shall apply to all private campgrounds and RV parks. Such uses are permitted by special exception in certain zoning districts subject to the provisions detailed in section 19-18 and on parcels equal to or greater than ten gross acres and less than 40 gross acres and fronting an improved city- or state-maintained roadway.

(c) *Principally permitted uses.* Principally permitted uses in the RV park and campground overlay zoning district are as follows:

(1) Recreational vehicles to include: Class A, Class B, Class C; travel trailers, and tent trailers.

(2) Tent campsites.

(3) Individual cabins provided that they are solely owned by the campground.

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(4) Campground manager/groundskeeper homes/cabins provided that they are solely owned by campground.

(d) *Permitted accessory uses.*

(1) Management offices and living quarters.

(2) Recreation facilities, such as swimming pools, activity buildings, tennis courts, playgrounds and similar uses.

(3) Service buildings, including toilets, bathing, laundry, grounds maintenance storage and utility.

(4) Security guard kiosk at the park entrance(s).

(5) Retail and service uses intended primarily for park users, such as stores, restaurants, beauty parlors, barber shops, and other convenience establishments shall be permitted as accessory uses in zoning districts permitting such uses.

(6) Signs, as provided in subsection (1).

(e) *General requirements.*

(1) The entirety of the RV park and campgrounds and all principal and accessory uses shall be located on one tract or parcel of land. Any property merger or subdivision necessary to meet the acreage requirements must be approved by the city and recorded in the land records of Jefferson County prior to site plan approval.

(2) A site plan shall be prepared and submitted to the city and other applicable review agencies as required. Site plans for private campgrounds/RV parks shall comply with the requirements of section 19-14.

(3) License required. It shall be unlawful for any person to operate any RV park or campground within city limits unless he/she holds a valid business license issued annually by the city in the name of such person for the specific park. The applicant shall make all applications for the licenses on forms furnished by the city. All other required licenses and agency permits for approval and operation of the establishment(s) shall be the responsibility of the owner and operator.

(4) No campsite shall be used as a permanent place of abode, dwelling, or business. Continuous occupancy extending beyond 91 days or intermittent occupancy exceeding 180 days in any 12-month period within any portion of the campground/RV park shall be presumed to be permanent occupancy. The owner of the establishment shall be required to maintain accurate accounting of occupancy time, which shall be subject to inspection by the city. Guest registration should include name, permanent address, license plate number and state, driver's license number and state, site rented, arrival and departure dates.

(5) Any action toward removal of wheels of a travel trailer, except for temporary purposes of repair or to temporarily attach the trailer to the ground for stabilizing purposes, shall be prohibited.

(6) Accessory uses shall be owned by owner of the park and so designed and developed so as to blend with the park's design and natural setting. Such uses shall be clearly

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accessory to the principal use as a campground/recreational vehicle park. Accessory uses shall include management headquarters, recreational facilities, toilets, dumping stations, showers, coin-operated laundry facilities, and other uses and structures customarily incidental to the operation of the campground. In addition, stores, restaurants, beauty parlors, barber shops, and other convenience establishments shall be permitted as accessory uses in zoning districts permitting such uses subject to the following conditions:

a. Such establishments and the parking areas primarily related to their operation shall not occupy more than ten percent of the gross area of the park;

b. Such establishments shall be restricted in their use to registered occupants of the park, their authorized guests and/or related park association members;

c. Such establishments shall present no visible evidence from any public road of their commercial character; and

d. Individual sites within the park are not allowed to have accessory structures as defined herein.

(7) Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence, or erosion shall be used for any purpose, which would expose persons or property to hazards.

a. Exposed ground surfaces in all parts of the park shall be paved, covered with stone, rock or other similar solid materials, or protected with a vegetative ground cover that is capable of preventing soil erosion and of eliminating objectionable dust.

b. Surface drainage plans for the entire tract of land shall be reviewed by the city and other applicable review agencies to determine whether the proposed plan is compatible with the surrounding existing drainage pattern and relevant drainage plans, prior to issuance of site plan approval and building permits. No permit shall be issued where it is determined that the plan is incompatible with surrounding areas.

c. The ground surface in all parts of the park shall be graded and designed to drain all stormwater and surface runoff in a safe and efficient manner. Drainage analysis for the site, including contributing drainage areas, discharge points, and receiving channels, shall be performed by a licensed professional engineer. Easements for the conveyance of surface water off-site to an adequate receiving channel shall be obtained, if necessary.

(f) *Dimensional requirements.*

(1) Maximum density shall be limited to 15 campsites per acre, including public areas, rights-of-way, watercourses, and other areas as may be set forth.

(2) Only one recreational vehicle, travel trailer, tent trailer, tent, or cabin is permitted per campsite. Additionally, each rented campsite may erect a maximum of two

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temporary outdoor structures that are not intended for overnight sleeping for the purposes of providing shade or screened enclosure, includes tarp, umbrella, canopy, screen room, or similar.

(3) In no case shall any campsite contain less than 2,100 square feet. To the greatest extent possible, campsites shall be developed to preserve their natural character. Campsites shall be level and well drained.

(4) Each campsite shall meet the following minimum dimensions based upon type of use:

Type	**Width**	**Depth**	**Driveway Length**
Tent	35'	60'	30'
Cabin	40'	70'	30'
RV Back-in	40'	70'	60'
RV Pull-thru	40'	90'	90'

(5) Campsite setbacks. All recreational vehicles, travel trailers, tent trailers, tents, cabins, additional temporary outdoor structures, fire rings and automobiles (and any detached individual storage building) shall maintain the following lot/space setbacks (measurements are taken from the leading edge of any carport, patio cover, awning or other extension):

Front	10'
Side	5'
Rear	10'
Corner side	10'
Distance between recreational vehicles	10'

Any accessory structures such as attached awnings, carports, or individual storage facilities shall, for the purpose of this separation requirement, be considered part of the recreational vehicle.

(6) Campsites and off-street parking spaces shall not be within the setback areas required for main buildings or principal structures.

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(7) Setback areas for campsites shall contain natural vegetation or be landscaped and shall be used for no other purposes, including picnic tables and fire rings.

(8) The minimum setback of any building, structure, or campsite from a public road right-of-way shall be 25 feet from the edge of the right-of-way. The minimum setback of any building or structure from the interior road shall be ten feet from the edge of pavement.

(9) Individual cabins shall contain a minimum interior livable area of 120 square feet. The exterior dimensions of the cabin, including any roof, cantilever, deck, bay windows or any other protrusions, are not permitted to encroach into the campsite setback.

(10) The minimum exterior front, side and rear property line setbacks, when abutting residentially used or zoned areas, shall be 50 feet. In all other cases, the exterior front, side and rear property line setbacks shall be at least 25 feet. The ten feet setback for a perimeter screening wall shall be included within the 50 feet calculation. No structures or paved surfaces are permitted within the exterior property line setbacks, except for the entrance and exit points. However, if the exterior property line setback is increased by ten feet along any portion of the perimeter, a pedestrian/bicycle path of not more than eight feet in width, trail markers of height less than four feet, and pedestrian sitting bench may be placed in that portion of setback provided they are located not closer than ten feet to the adjoining property line and on the inside of any screening wall. The exterior property line setbacks shall be kept free of all structures and vehicles and shall have vegetative ground cover.

(g) *Access and road requirements.*

(1) Entrance/exit roadways shall be located not closer than 150 feet from the intersection of public roads.

(2) Entrances and exits to the park shall be designed for safe and convenient movement of traffic into and out of the park and to minimize marginal friction with free movement of traffic into and out of the park. The need for turning lanes, acceleration/deceleration lanes and other safety measures at the entrance/exit will be determined in consultation with a traffic engineer.

(3) Entrance/exit from public roadways shall have a concrete apron commercial entrance with minimum 25-foot radius. Two-way entrances/exits shall be divided by a landscaped median with minimum dimensions of five feet in width and 20 feet in length. Attention to maintaining a clear line of site shall determine the plantings used.

(4) Internal private roadway shall have a maximum three-percent grade for a distance of at least 50 feet from the edge of the public right-of-way.

(5) Internal private roadways shall be constructed of concrete, asphalt, gravel or crushed stone. Within 100 feet of driving distance from the entrance/exit onto a public right-of-way, the internal private roadway shall be constructed of concrete or asphalt.

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(6) Internal private roadways without access to campsites shall have the following minimum and maximum pavement widths:

Travel Direction	Minimum	Maximum
One-way	12 feet	18 feet
Two-way	22 feet	32 feet

(7) Internal roadways with access to campsites shall have a minimum pavement width of 15 feet for one-way travel and 24 feet for two-way travel. Pavement widths in excess of 35 feet require approval from the planning commission.

(8) Internal roadways shall maintain a minimum turning radius of 50 feet. Dead-end roadways are discouraged, but if necessary shall terminate in a cul-de-sac of at least 100-foot diameter; however, in no case shall a cul-de-sac exceed 600 feet in length.

(9) No campsite shall be accessed from the internal private roadway within 100 feet of driving distance from the entrance/exit onto a public right-of-way.

(10) Each campsite within the park shall have access to a private driveway, which shall have access to the internal private roadway. No campsite shall be accessed from the public right-of-way. The private driveway shall be constructed of materials capable of minimizing soil erosion, such as gravel or other pavement, and shall have minimum dimensions of ten feet in width and length determined by use. Low impact design alternatives are encouraged.

(11) All access to each campsite and to all on-site amenities and facilities shall be from the interior of the park only.

(12) All paved surfaces shall be kept in good repair.

(h) *Parking requirements.*

(1) Parking within the park is to be provided with the following ratios:

a. *On-lot space.* At least one parking space (on a dust-free surface) is to be provided on each campsite.

b. *Guest.* Paved parking (off any interior drives) is to be provided within the park at the ratio of one space for every five campsites. Minimum dimensions for perpendicular parking are ten feet in width and 20 feet in length.

(2) Parking is prohibited in the following locations:

a. Within 50 feet of the entrance/exit.

b. Along any internal private roadway.

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(i) *Utility requirements.*

(1) Proposals for dumping stations and common toilets and restrooms, laundries, and baths shall have the approval and be subject to the requirements of the county health department. All community water facility proposals shall be approved and be subject to the requirements of the county health department.

(2) All water supply facilities shall have the approval of the county health department. All sewer facilities improvements shall have the approval of the county health department.

(3) All structures, water, sewer and utility improvements within the campground/RV park shall comply with the city building code.

(4) All utility lines, including electric, cable, and telephone, shall be located underground.

(5) Means of fire suppression shall be provided within 600 feet of campsites by fire hydrant, pond with dry hydrant, or 20,000-gallon tank.

(j) *Screening requirements.*

(1) Where campgrounds/RV parks abut a residential district, a permanent buffer yard of at least 50 feet shall be established with adequate restrictive covenants to prohibit development within the buffer yard. A solid (brick, stone and/or concrete) decorative *fence* shall be erected between the residential area and campground, ~~, which shall be a minimum height of at least eight feet and shall be erected at least ten feet but not more than 30 feet from the property line.~~ pursuant to standards set out in 16-179. Such *fence* shall complement the adjacent environment. Wood *fences* are prohibited.

(2) Exterior property line setbacks shall be landscaped in an effort to provide visual screening. At a minimum, one large deciduous tree shall be provided every 100 feet and one large evergreen tree shall be provided every 40 feet around the perimeter.

(3) Landscaping at the entrance/exit of the park shall maintain a clear site triangle. Within the clear site triangle, ground shrubs shall be pruned to a maximum height of two feet; trees shall be pruned to a minimum foliage height of six feet. Live tree trunks three feet in diameter or less are excluded from this restriction.

(k) *Recreational amenity requirements.*

(1) Each park shall provide a recreational area equal in size to at least 20 percent of the gross area of the park. Streets, roads, drives, parking areas, required setbacks, storm water management areas and park service facility areas shall not be included in the required recreational area. However, if the exterior property line setback is increased by ten feet as provided in subsection (f)(10), the area of the pedestrian/bicycle path may be credited towards this requirement. The recreational areas must be land that is usable for the purpose and not, for example, low wetland. Recreation areas include space for community buildings and community use facilities (except restroom and shower facilities), adult recreation

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(i.e., basketball, tennis, volleyball courts, etc.) and playgrounds for children, and swimming pools.

(2) Each park must have an office for the manager of the facility. Each park must have bathroom and shower facilities, as well as laundry and vending facilities. All facilities used by occupants must be well lit inside and out during the night hours. All facilities must meet applicable codes adopted by the city.

(3) Any enclosed structure provided for public use may be reviewed by the state fire marshal for building code compliance.

(l) *Signage.*

(1) No sign of height greater than two feet shall be permitted within the clear site triangle at the park entrance/exit onto a public right-of-way. A clear site triangle shall be provided on both sides of the entrance/exit.

(2) Detached signs shall be limited to two one-sided signs or one two-sided sign per entrance/exit from a public right-of-way, and shall be a low-profile, monument-style sign, no greater than four feet in height and 24 square feet in size, including any supporting structure. The supporting structure shall be constructed of durable materials and colored to complement the development. The base of the sign shall be constructed of masonry materials, such as brick or stone or decorative concrete. Signs mounted to the required screening wall shall be considered detached signs, with the size limit of 24 square feet.

(3) Attached signs shall be allowed to be placed on buildings interior to the park (such as guard, office, and recreational buildings) only, and are limited to a total of two such signs per building side; irregularly shaped buildings shall not exceed eight attached signs, with a maximum of two signs on each side: front, left side, right side and rear. No single attached sign shall exceed six square feet in size, including any decorative background.

(4) Address sign for each individual lot/space/campsite is required, with one address sign per lot/space and limited to one square foot in size per sign. Said address sign is to be placed so as to be visible from the adjacent interior drive and may be internally illuminated.

(5) Directional and similar type signs shall conform to the city's sign code.

(6) Campgrounds on a parcel adjacent to a limited/controlled access four-lane highway such as Routes 9 and 340 shall be permitted to erect one pylon or pole sign along the frontage of the highway. This sign and all supporting or decorative members shall not exceed 15 feet in height and 15 feet in width and shall be limited to a sign face area of 90 square feet on each side.

(m) *Mobile homes.* Placement of mobile or manufactured homes on recreational vehicle lots (spaces) is prohibited.

(n) *Maintenance.* Provisions for the private maintenance of recreational vehicles, recreational vehicle lots (spaces), buildings, screening walls, interior streets, signage and any common/open space areas to be provided.

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(o) *Trash enclosures.* All trash enclosures are to meet city standards, and are to be colored and treated to complement the development.

(p) *Hitches.* All hitches on any fifth-wheel, travel trailer or similarly-styled recreational vehicles shall be shrouded by a covered cloth, canvas or similar material to screen, conceal and protect the hitch when such units are located within the park.

(q) *Laundry.* Outdoor laundry drying areas are prohibited.

(r) *Furniture.* There shall be no exposed outdoor storage of furniture (except lawn furniture), household goods, tools, equipment, or building materials or supplies.

(s) *Lighting.* All exterior park lights shall be so located and shielded to prevent direct illumination of any areas outside the park.

(t) *Landscaping.*

(1) Areas of the site not occupied by buildings, pavement, sidewalks, required screening, required parking area landscaping, required safety islands, or other required improvements shall be landscaped.

(2) Newly planted shade and landscape trees shall be of satisfactory species and shall have a minimum caliper of one inch in diameter measured at four foot. Evergreen trees shall be at least four feet tall at planting. Shrubs shall be at least two feet tall at planting or transplanted from a five-gallon container

(3) All trees, shrubbery, and other plantings that fail to survive a period of 12 months following as-built certification shall be replaced by the owner at no cost or expense to the city. Said replacement shall be within a time agreed upon by the planning commission or its representative.

(4) At a minimum one medium to large tree shall be planted for every four campsites within the campsite setback area.

(5) Parking lot landscaping.

a. Any parking lot containing six or more spaces shall have both peripheral and internal landscaping.

b. Interior landscaping area shall contain not less than five percent of the total area of the parking lot, exclusive of the peripheral area landscaping and any planting or landscaping within six feet of a building and any transitional buffering that is otherwise required. This required landscaping must be reasonably dispersed though the parking lot and situated in planting area of sufficient size and dimensions both to protect the landscape as well as provide sufficient space for adequate growing conditions.

c. A maximum of ten parking spaces uninterrupted by a landscape island is permitted. The island must be at least nine feet wide and contain at least 162 square feet of area.

(6) No cut or fill slopes shall go un-stabilized for more than ten calendar days.

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(7) The planning commission may waive or modify the requirements of this section in heavily wooded areas, in area unsuitable for planting, or because of other exceptional conditions and/or may require supplementary planting.

(u) *Burn bans.* The park manager and/or operator of the campground shall stay abreast of information and restrictions concerning open burning. Burn bans issued by the governor's office must be clearly posted at the park registration office.

(v)—(y) *Reserved.*

(z) *Definitions.*

Campsite: Designated area in a recreational vehicle park or campground that has been reserved for the placement of temporary living quarters for recreational camping: cabin, tent, recreational vehicle (i.e., motor home, fifth wheel trailer, travel trailer, tent trailer, or similar).

City: City of Ranson.

Clear site triangle: Triangle delineated by measuring 25 feet along the edge of the right-of-way and 25 feet along the edge of the paved interior roadway.

Site plan: Plan meeting the criteria set forth in section 19-14, as amended, and clearly delineating design requirements.

(Ord. No. 233, § 1, 4-17-12)

Chapter 19A

~~**5.13 Fencing Standards**~~

5.13.1 General to Districts T2O, T3, T4, T4O, T5L and T5

~~a. Hedges in frontage line fencing shall be evergreen.~~

~~b. Wood frontage fences shall be painted or stained.~~

~~c. No single frontage fence horizontal panel shall exceed 42" in height along a frontage lot line. See Table 21. Fence Panels.~~

~~d. Private lot line fences shall be between 60" and 72" in height. See Table 20. Fence Locations~~

~~e. Frontage fences may occur at the lot line, or up to 18" behind the lot line to permit landscaping.~~

~~f. When erected on a lot line, all of the fence and any of its supporting structures shall be contained within the lot.~~

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~~g. Fences along private lot lines, or alley lot lines may be chain link, but in no case shall exceed 72" in height.~~

~~h. The supporting members and posts shall be on the inside, and the smooth or flat faces on the outside. If two faces are used, each face shall be of the same type and finish. Board on board fences is considered equal treatment.~~

~~i. Barbed wire, razor wire and electrically charged fences are not permitted.~~

a. See Section 16-179 for wall and fence standards.

~~5.13.2 Specific to District T3~~

~~a. Frontage fences in T3 shall be picket, post and hedge, ranch, or hedgerows. See Table 19. Fence Types.~~

~~b. Frontage fences shall be 36" to 42" in height. Secondary frontage fences may be 60" high beginning at the primary setback.~~

~~5.13.3 Specific to districts T2O, T4~~

~~a. Frontage fences shall be picket, post and hedge, iron, stone, brick, or hedgerows. See Table 19. Fence Types.~~

~~b. Frontage fences shall be 36" to 48" in height. Secondary frontage fences may be 60" high beginning at the primary setback.~~

a. See Section 16-179 for wall and fence standards.

~~5.13.4 Specific to District T5~~

~~a. Frontage fences in T5 shall be iron, iron and stone, iron and brick, brick, stucco or stone. See Table 19. Fence Types.~~

~~b. Frontage fences shall be 48" to 60" in height~~

a. See Section 16-179 for wall and fence standards.

Strike and delete the following Tables within Chapter 19A:

Strike and delete Table 19 and Reserve Table 19.

Strike and delete Table 21 and Reserve Table 21.

Section 2. (Uncodified in published ordinances).

Attachment: 20170306 Fence Ordinance Amendment (1086 : Proposed Revisions to the Ranson Code Chapter 14, 16, 19, 19a Amending Fence

(a) Savings Clause. The provisions of this Ordinance are hereby declared to be severable, and if any clause, sentence, word, section or provision is declared void or unenforceable for any reasons by any court of competent jurisdiction, such declaration shall not affect any portion of the Ordinance other than said part or portion thereof.

(b) Repeal. All ordinances in conflict with this Ordinance are hereby repealed.

(c) Effective Date. This Ordinance shall become effective immediately upon adoption.

Strike-throughs indicate language that would be stricken from the present law, and underscoring indicates new language that would be added.

Adopted by the City Council of the City of Ranson after a 1st reading on _____, 2017 and a 2nd reading on _____, 2017 by a vote of _____ in the affirmative, _____ in the negative with _____ abstentions.

_____
Keith D. Pierson
Mayor

ATTEST:

_____
Stacey A. Dodson Pfaltzgraff
City Clerk

AFFIX CITY SEAL

Attachment: 20170306 Fence Ordinance Amendment (1086 : Proposed Revisions to the Ranson Code Chapter 14, 16, 19, 19a Amending Fence

Planning Commission
312 South Mildred Street
Ranson WV, 25438
REQUEST FOR COMMISSION ACTION

www.cityofransonwv.net

TO: Planning Commission

FROM: Maria Dula, Associate Planner

SUBJECT: Extension of Land Development Plan and Plat

On April 18, 2012 the Planning Commission approved the application of the land development plan and plat for the properties Lakeland Place and Lloyd's Landing, Jefferson Orchards, and Clay Hill Farm.

State statue §8A-5-12(c) vests approved land development plan and plat for five (5) years from the approval of the land development plan and plat by the planning commission. We are now at the five (5) year mark. Staff is recommending for the Planning Commission to extend the approved land development plan and plats for Lakeland Place and Lloyd's Landing, Jefferson Orchards, and Clay Hill Farm.

§8A-5-12. Vested property right.

(a) A vested property right is a right to undertake and complete the land development. The right is established when the land development plan and plat is approved by the planning commission and is only applicable under the terms and conditions of the approved land development plan and plat.

(b) Failure to abide by the terms and conditions of the approved land development plan and plat will result in forfeiture of the right.

(c) The vesting period for an approved land development plan and plat which creates the vested property right is five years from the approval of the land development plan and plat by the planning commission.

(d) Without limiting the time when rights might otherwise vest, a landowner's rights vest in a land use or development plan and cannot be affected by a subsequent amendment to a zoning ordinance or action by the planning commission when the landowner:

(1) Obtains or is the beneficiary of a significant affirmative governmental act which

remains in effect allowing development of a specific project;

(2) Relies in good faith on the significant affirmative governmental act; and

(3) Incurs extensive obligations or substantial expenses in diligent pursuit of the specific project in reliance on the significant affirmative governmental act.

(e) A vested right is a property right, which cannot be taken without compensation. A court may award damages against the local government in favor of the landowner for monetary losses incurred by the landowner and court costs and attorneys' fees, resulting from the local government's bad faith refusal to recognize that the landowner has obtained vested rights.

Attachments:

1. **20170306 PC Res 17-04 Clayhill Farm LDPP Extension**
2. **20170306 PC Res 17-05 Jefferson Orchards LDPP Extension**
3. **20170306 PC Res 17-06 Lakeland Place at Fairfax Crossing LDPP Extension**
4. **20120418 PC Res 12-15 Approving ClayHill LDPP**
5. **20120418 PC Res 12-16 Approving Lakeland & Lloyds Landing LDPP**
6. **20120418 PC Res 12-17 Approving Jefferson Orchards LDPP**
7. **approved_Clayhill_LDPP**
8. **approved_JeffersonOrchard_LDPP**
9. **approved_LakelandPlace_LDPP**

1. Review attached documents.

2. Motion to **Approve the extension to the Land Development Plan and Plat for "Clayhill Farms", District 8, Map 10, Parcels 8 and 9; "Jefferson Orchards" District 8, Map 12, Parcel 1; "Lakeland Place", District 8, Map 8, Parcel 9 and "Lloyd's Landing, District 8, Map 8, Parcel 9.**

3. Decision on Motion - Record Vote

RESOLUTION #: PC-17-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON APPROVING THE LAND DEVELOPMENT PLAN AND PLAT EXTENSION FOR "CLAYHILL FARM" (SC-NC) (DISTRICT 8, MAP 10, PARCELS 8 & 9).

THE PLANNING COMMISSION OF THE CITY OF RANSON RESOLVES AS FOLLOWS:

Section 1. The Planning Commission of the City of Ranson pursuant to its authority within Ranson Municipal Code 16-61 approves the extension of the Land Development Plan and Plat for "Clayhill Farm" (District 8, Map 10, Parcels 8 & 9) for another five (5) years from the date of this signed resolution.

Section 2. This Resolution is hereby directed to be forwarded to the City Clerk for communication to the Ranson City Council and for recording within the land records of the Jefferson County Commission.

Signed and approved this 6th day of March, 2017

_____
Anthony Grant
President

ATTEST:

_____
Secretary

AFFIX CITY SEAL

Attachment: 20170306 PC Res 17-04 Clayhill Farm LDPP Extension (1087 : Extension of Land Development Plan and Plat)

RESOLUTION #: PC-17-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON APPROVING THE LAND DEVELOPMENT PLAN AND PLAT EXTENSION FOR "JEFFERSON ORCHARDS" (SC-NC) (DISTRICT 8, MAP 12, PARCEL 1).

THE PLANNING COMMISSION OF THE CITY OF RANSON RESOLVES AS FOLLOWS:

Section 1. The Planning Commission of the City of Ranson pursuant to its authority within Ranson Municipal Code 16-61 approves the extension of the Land Development Plan and Plat for "Jefferson Orchards" (District 8, Map 12, Parcels 1) for another five (5) years from the date of this signed resolution.

Section 2. This Resolution is hereby directed to be forwarded to the City Clerk for communication to the Ranson City Council and for recording within the land records of the Jefferson County Commission.

Signed and approved this 6th day of March, 2017

_____
Anthony Grant
President

ATTEST:

_____
Secretary

AFFIX CITY SEAL

Attachment: 20170306 PC Res 17-05 Jefferson Orchards LDPP Extension (1087 : Extension of Land Development Plan and Plat)

RESOLUTION #: PC-17-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON APPROVING THE LAND DEVELOPMENT PLAN AND PLAT EXTENSION FOR "LAKELAND PLACE" (SC-NC) (DISTRICT 8, MAP 8, PARCEL 1.2) AND "LLOYDS LANDING" (SC-NC) (DISTRICT 8, MAP 8, PARCEL 9)

THE PLANNING COMMISSION OF THE CITY OF RANSON RESOLVES AS FOLLOWS:

Section 1. The Planning Commission of the City of Ranson pursuant to its authority within Ranson Municipal Code 16-61 approves the extension of the Land Development Plan and Plat for "Lakeland Place" (District 8, Map 8, Parcels 1.2) and "Lloyd's Landing" (District 8, Map 9) for another five (5) years from the date of this signed resolution.

Section 2. This Resolution is hereby directed to be forwarded to the City Clerk for communication to the Ranson City Council and for recording within the land records of the Jefferson County Commission.

Signed and approved this 6th day of March, 2017

_____
Anthony Grant
President

ATTEST:

_____
Secretary

AFFIX CITY SEAL

Attachment: 20170306 PC Res 17-06 Lakeland Place at Fairfax Crossing LDPP Extension (1087 : Extension of Land Development Plan and Plat)

Resolution #12-15

RESOLUTION

A RESOLUTION OF THE RANSON PLANNING COMMISSION APPROVING THE APPLICATION OF THE LAND DEVELOPMENT PLAN AND PLAT FOR "CLAYHILL FARM" (SC-NC) (SC-NC) (DISTRICT 8, MAP 10, PARCELS 8 & 9).

WHEREAS, Strider, L.L.C. has submitted a Land Development Plan and Plat application pursuant to Chapter 19A and W. Va. Code § 8A-5-8;

WHEREAS, W. Va. Code 8A-5-8(c) states, "[a]t a meeting where the application is determined to be complete, the planning commission must set a date, time and place for a public hearing and a meeting to follow the public hearing to vote on the application. The public hearing must be held within forty-five days, and the planning commission must notify the applicant of the public hearing and meeting in writing unless notice is waived in writing by the applicant. The planning commission must publish a public notice of the public hearing and meeting in a local newspaper of general circulation in the area at least twenty-one days prior to the public hearing;

WHEREAS, W. Va. Code § 8A-5-8(d) states, "[a]t a meeting at the conclusion of the public hearing or a meeting held within fourteen days after the public hearing, the planning commission shall vote to approve, deny or hold the application;"

WHEREAS, the Planning Commission has deemed the application complete and set a public hearing for April 18, 2012, at 7:00 p.m.; said hearing being noticed as a Class I Legal Advertisement in the March 7, 2012 edition of the Spirit of Jefferson;

WHEREAS, the Planning Commission, after properly holding a public hearing, voted to approve the Land Development Plan and Plat.

NOW, THEREFORE, BE IT RESOLVED:

1. The Ranson Planning Commission hereby approves Strider L.L.C's Land Development Plan and Plat application.

Adopted this 18 day of April, 2012.

Attachment: 20120418 PC Res 12-15 Approving ClayHill LDPP (1087 : Extension of Land Development Plan and Plat)

By: _____
~~Anthony Grant~~
~~Planning Commission President~~
Mike Anderson
Planning Commission Vice President

ATTEST:

_____
Chris Gaskins

Attachment: 20120418 PC Res 12-15 Approving ClayHill LDPP (1087 : Extension of Land Development Plan and Plat)

Resolution #12-16

RESOLUTION

A RESOLUTION OF THE RANSON PLANNING COMMISSION DECLARING THE APPLICATION OF THE LAND DEVELOPMENT PLAN AND PLAT FOR THE FOLLOWING PROPERTY COMPLETE AND SETTING A DATE AND TIME FOR PUBLIC HEARING AND CONSIDERATION FOR APPROVAL: "LAKELAND PLACE (DISTRICT 8, MAP 8, PARCEL 1.2 AS SHOWN ON THE AUGUST 3, 2010, TAX MAP CONSISTING OF 48.3 ACRES, DEED BOOK 984, PAGE 168) AND LLOYD'S LANDING" (DISTRICT 8, MAP 8, PARCEL 9 CONSISTING OF 31.18 ACRES, DEED BOOK 1019, PAGE 47).

WHEREAS, Fairfax Crossing, LLC and Fairfax Crossing II, LLC has submitted a Land Development Plan and Plat application pursuant to Chapter 19A and W. Va. Code § 8A-5-8;

WHEREAS, W. Va. Code 8A-5-8(c) states, "[a]t a meeting where the application is determined to be complete, the planning commission must set a date, time and place for a public hearing and a meeting to follow the public hearing to vote on the application. The public hearing must be held within forty-five days, and the planning commission must notify the applicant of the public hearing and meeting in writing unless notice is waived in writing by the applicant. The planning commission must publish a public notice of the public hearing and meeting in a local newspaper of general circulation in the area at least twenty-one days prior to the public hearing; and

WHEREAS, W. Va. Code § 8A-5-8(d) states, "[a]t a meeting at the conclusion of the public hearing or a meeting held within fourteen days after the public hearing, the planning commission shall vote to approve, deny or hold the application;" and

WHEREAS, the Planning Commission has deemed the application complete and set a public hearing for April 18, 2012, at 7:00 p.m.; said hearing being noticed as a Class I Legal Advertisement in the March 7, 2012 edition of the Spirit of Jefferson;

WHEREAS, the Planning Commission, after properly holding a public hearing, voted to approve the Land Development Plan and Plat.

NOW, THEREFORE, BE IT RESOLVED:

1. The Ranson Planning Commission hereby approves Fairfax Crossing, LLC and Fairfax Crossing II, LLC's Land Development Plan and Plat application.

Attachment: 20120418 PC Res 12-16 Approving Lakeland & Lloyds Landing LDPP (1087 : Extension of Land Development Plan and Plat)

Adopted this 18 day of April, 2012.

By: _____
~~Anthony Grant~~
~~Planning Commission President~~
Mike Anderson
Planning Commission Vice President

ATTEST:

Chris Gaskins
Chris Gaskins

Attachment: 20120418 PC Res 12-16 Approving Lakeland & Lloyds Landing LDPP (1087 : Extension of Land Development Plan and Plat)

Resolution #12-17

RESOLUTION

A RESOLUTION OF THE RANSON PLANNING COMMISSION DECLARING THE APPLICATION OF THE LAND DEVELOPMENT PLAN AND PLAT FOR THE FOLLOWING PROPERTY COMPLETE AND SETTING A DATE AND TIME FOR PUBLIC HEARING AND CONSIDERATION FOR APPROVAL: "JEFFERSON ORCHARDS" (SC-NC) (DISTRICT 8, MAP 12, PARCEL 1; DEED BOOK 284, PAGE 460).

WHEREAS, Jefferson Orchards, Inc. has submitted a Land Development Plan and Plat application pursuant to Chapter 19A and W. Va. Code § 8A-5-8;

WHEREAS, W. Va. Code 8A-5-8(c) states, "[a]t a meeting where the application is determined to be complete, the planning commission must set a date, time and place for a public hearing and a meeting to follow the public hearing to vote on the application. The public hearing must be held within forty-five days, and the planning commission must notify the applicant of the public hearing and meeting in writing unless notice is waived in writing by the applicant. The planning commission must publish a public notice of the public hearing and meeting in a local newspaper of general circulation in the area at least twenty-one days prior to the public hearing; and

WHEREAS, W. Va. Code § 8A-5-8(d) states, "[a]t a meeting at the conclusion of the public hearing or a meeting held within fourteen days after the public hearing, the planning commission shall vote to approve, deny or hold the application;" and

WHEREAS, the Planning Commission has deemed the application complete and set a public hearing for April 18, 2012, at 7:00 p.m.; said hearing being noticed as a Class I Legal Advertisement in the March 7, 2012 edition of the Spirit of Jefferson;

WHEREAS, the Planning Commission, after properly holding a public hearing, voted to approve the Land Development Plan and Plat.

NOW, THEREFORE, BE IT RESOLVED:

1. The Ranson Planning Commission hereby approves Jefferson Orchards Inc's Land Development Plan and Plat application.

Adopted this 18 day of April, 2012.

Attachment: 20120418 PC Res 12-17 Approving Jefferson Orchards LDPP (1087 : Extension of Land Development Plan and Plat)

By: _____
~~Anthony Grant~~
~~Planning Commission President~~
Mike Anderson
Planning Commission Vice President

ATTEST:

_____
Chris Gaskins

Attachment: 20120418 PC Res 12-17 Approving Jefferson Orchards LDPP (1087 : Extension of Land Development Plan and Plat)

CLAY HILL FARM

Ranson, West Virginia

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

MARCH 12, 2012

PLACE MAKERS

Attachment: approved_Clayhill_LDPP (1087 : Extension of Land Development Plan and Plat)

OWNER / APPLICANT
Strider, LLC
1641 Brandywine Drive
Charlottesville, VA 22901

APPLICATION PREPARATION
PlaceMakers, LLC
5136 Sevilla Ave NW
Albuquerque, NM 87120

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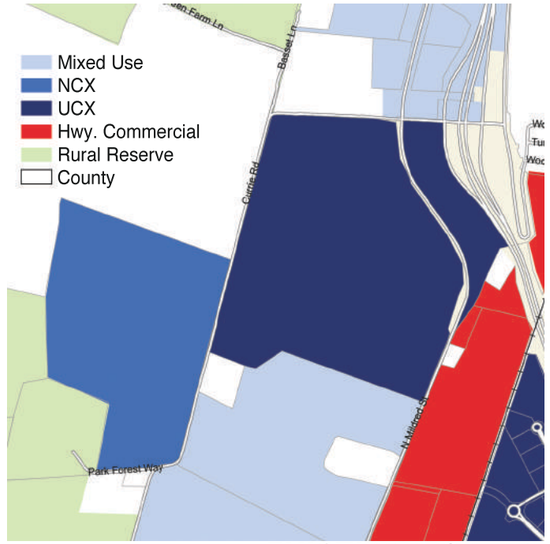

EXISTING ZONING

Attachment: approved_Clayhill_LDPP (1087 : Extension of Land Development Plan and Plat)

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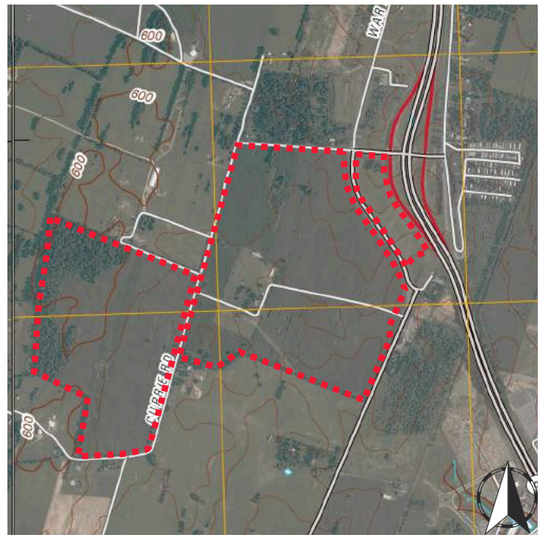
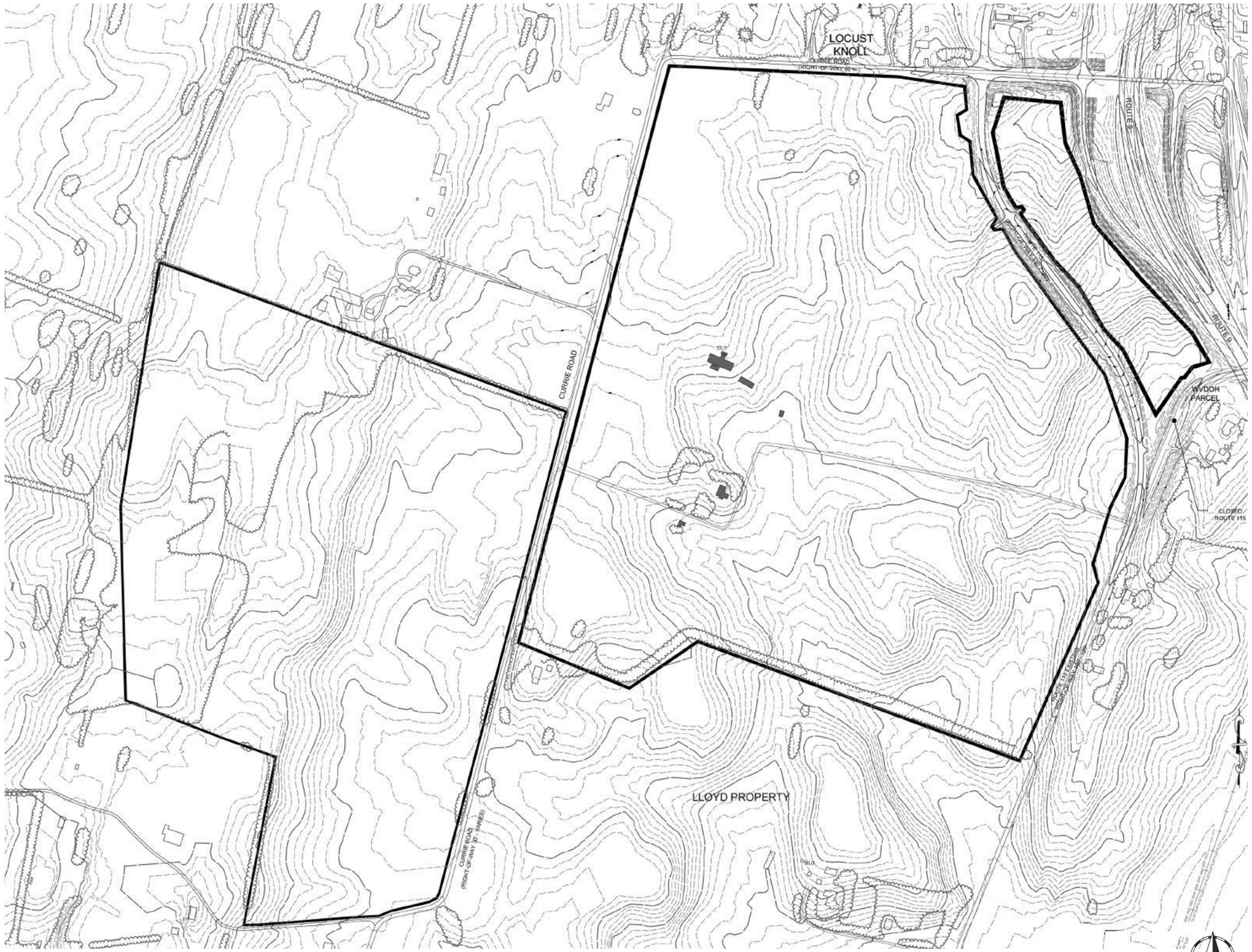


LOCATION MAP **SCALE: 1" = 2,000'**

PRESERVATION:

The historic Clay Hill Farm manor house and spring house will be preserved with a buffer of agricultural or open land surrounding it. These areas will have a T2 designation. The existing cemetery will be protected with a T1 designation.

The T2 areas south of Village 1 and southeast of Village 2 are being preserved for possible future development. They may apply for a hamlet and a village at a future date.



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EXISTING CONDITIONS: TOPOGRAPHY
Scale 1"= 600'

Attachment: approved_Clayhill_LDPP (1087 : Extension of Land Development Plan and Plat)

USDA SOIL DATA:

Key	Soil Type	Area	Percent
Fk	Funktown silt loam	9.1	3.1%
HbB	Hagerstown silt loam, 3–8% slopes	108.7	36.9%
HbC	Hagerstown silt loam, 8–15% slopes	34.9	11.8%
HeB	Hagerstown silt loam, 3–8% slopes, very rocky	22.7	7.7%
HeC	Hagerstown silt loam, 8–15% slopes, very rocky	.4	.1%
HrB	Hagerstown-Rock out-crop complex, 3–8% slopes	.4	.1%
PmB	Poplimento silt loam, 3–8 % slopes	16.2	5.5%
PmC	Poplimento silt loam, 8–15% slopes	35.6	12.1%
Uu	Urban land - Udorthents	1.6	.5%

Property Boundary

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EXISTING CONDITIONS: SOILS

Scale 1"= 600'

Attachment: approved_Clayhill_LDPP (1087 : Extension of Land Development Plan and Plat)

3.3 Community Unit Types

3.3.2 Village (VIL)

a. A village (VIL) shall be permitted within the G-2 Controlled Growth Sector, the G-3 Intended Growth Sector, and the G-4 Infill Growth Sector.

Property in G-2 Controlled Growth Sector

b. A VIL within the G-2 Controlled Growth Sector and the G-3 Intended Growth Sector shall be structured by one short, standard or linear pedestrian shed and shall be no fewer than 40 acres and no more than 200 acres, as allocated on Table 2. See Article 4 for infill VIL acreage requirements in the G-4 Infill Growth Sector.

Community 1 - Village (Med): 105.0 acres

Community 2 - Village (High): 169.3 acres

d. Larger sites shall be designed and developed as multiple communities, each subject to the individual Transect District requirements for its type as allocated on Table 3. The simultaneous planning of adjacent parcels is encouraged.

SECTOR PLAN

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COMMUNITY UNIT TYPES
N.T.S.

Attachment: approved_Clayhill_LDPP (1087 : Extension of Land Development Plan and Plat)

3.4 Transect Districts

3.4.1 Transect District subdistricts shall be assigned and mapped on each new community regulating plan according to the percentages allocated on Table 3.

Table 3 Compliance:

NEIGHBORHOOD 1: VILLAGE – MEDIUM INTENSITY

TRANSECT ZONE COMPLIANCE			REQUIRED
T-zones			
	Acreage	Percentage	
T1	26.13		0
T2	30.81		0
T2O	5.14	10.7%	40% max.
T3	13.48	28.0%	30% max.
T4	25.48	53.0%	30 - 60%
T5	3.96	8.2%	5 - 25%
CS	5.57	11.6%	5% min.
Net Site Area	48.06	100.0%	

NEIGHBORHOOD 2: VILLAGE – HIGH INTENSITY

TRANSECT ZONE COMPLIANCE			REQUIRED
T-zones			
	Acreage	Percentage	
T1	4.43		0
T2	82.71		0
T2O	7.85	9.5%	30% max.
T3	8.54	10.4%	20% max.
T4	43.11	52.5%	40 – 60%
T5	22.67	27.6%	10 – 30%
CS	8.40	10.22%	5% min.
Net Site Area	82.17	100.0%	

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TRANSECT DISTRICTS
Scale 1"=600'
6

Attachment: approved_Clayhill_LDPP (1087 : Extension of Land Development Plan and Plat)

3.5 Thoroughfares and Block Standards

3.5.1 The thoroughfare network shall be structured to define blocks with the following maximum block face lengths and block perimeters:

a. T2O 660 ft. max / perimeter n/a
b. T3 2640 ft. perimeter
c. T4 2400 ft. perimeter
d. T5 2000 ft. perimeter

3.5.2 Block faces exceeding 500 feet shall be subdivided with a pedestrian passage that is a minimum of 8 ft. in width.

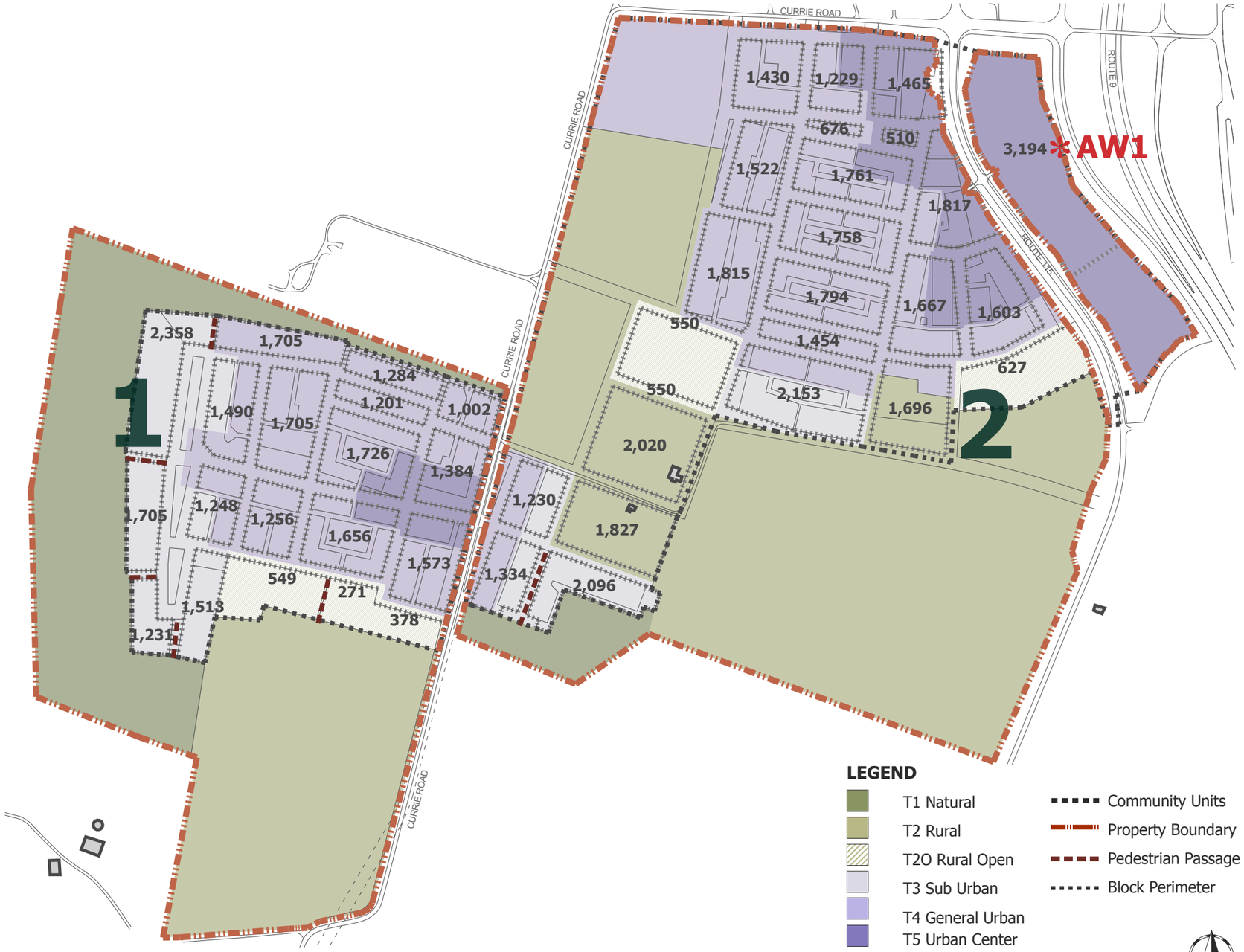
3.5.4 Blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete blocks may be exempt from block face length and block perimeter requirements by administrative waiver.

3.5.5 Rear access for all lots within T4 shall be provided by a rear lane or rear alley.

3.5.6 Rear access for all lots within T5 shall be provided by a rear alley.

3.5.7 Blocks with more than one Transect District designation shall use the highest designation to determine the block face length, block perimeter, and rear alley or rear lane requirements.

✻ Administrative Waiver #1 per 3.5.3 for block perimeter exceeding 2,000 feet due to edge condition with Route 115 and limited access to Route 9 ramp.



LEGEND

- T1 Natural
- T2 Rural
- T2O Rural Open
- T3 Sub Urban
- T4 General Urban
- T5 Urban Center
- Community Units
- Property Boundary
- Pedestrian Passage
- Block Perimeter

0 300’ 600’ 1200’

C L A Y H I L L F A R M **RANSON, WEST VIRGINIA**
L A N D D E V E L O P M E N T P L A N & P L A T A P P L I C A T I O N
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THOROUGHFARES AND BLOCK STRUCTURE

Scale 1”= 600’

Attachment: approved_Clayhill_LDPP (1087 : Extension of Land Development Plan and Plat)

3.6 Lot Structure

3.6.1 Within each Transect District, lots shall be platted to have the following minimum and maximum lot widths, measured at the frontage line:

a. T2O 40 ft. min. - 96 ft. max. Flag lots shall be permitted. (See Table 16.)

b. T3 50 ft. min. - 150 ft. max.

c. T4 20 ft. min. - 96 ft. max.

d. T5 20 ft. min. - 150 ft. max.

3.6.2 Each lot shall have a primary frontage abutting a vehicular thoroughfare, except that 20% of the lots by number within the SC-NC District may have their primary frontage along a publicly accessible passage, or sidewalk. Rear alleys and rear lanes do not count as thoroughfares. If a lot fronts an alley or lane, such as a mews unit, it counts toward the 20% maximum.

3.6.3 Lots may have multiple frontages as illustrated on Table 17. One frontage line is designated the principal frontage line and all remaining frontage lines are designated as secondary.

VILLAGE 1: LOTS NOT FACING THOROUGHFARE		
Area	**Area of Lots not facing Thoroughfare**	**Percentage**
68.02	1.49	2.2%

VILLAGE 2: LOTS NOT FACING THOROUGHFARE		
Area	**Area of Lots not facing Thoroughfare**	**Percentage**
110.55	2.95	2.7%

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LOT STRUCTURE
Scale 1" = 600'

Attachment: approved_Clayhill_LDPP (1087 : Extension of Land Development Plan and Plat)

3.7 Thoroughfare Network Standards

3.7.1 Community plans must map a thoroughfare network plan including the following:

a. The major thoroughfare network

b. Modifications to existing thoroughfares, if any

3.7.3 The thoroughfare network plan must map thoroughfares and intersections according to Section 3.5.1.

a. Thoroughfare assemblies must be included for each mapped thoroughfare in accordance with Article 7.

b. All thoroughfares must connect to other thoroughfares, forming a network.

c. New thoroughfares must connect wherever possible to thoroughfares outside of the community unit.

d. The thoroughfares must be configured as a network creating blocks sized according to Section 3.5.1.

e. The thoroughfares may deviate from the network outside of the pedestrian shed, to accommodate natural conditions, and to intersect major thoroughfares.

Key	Thoroughfare	Approved T-zones
	CAV-66-36	T4, T4O, T5
	CS-60-36	T4O, T5
	ST-58-36	T2O, T4, T4O, T5
	ST-54-32	T3, T4
	DR-50-28	T2O, T3, T4
	ST-46-24	T3, T4
	RD-60-20	T2
	ST-60-28	T2O, T3, T4
	RA-24-24	T4, T4O, T5L, T5
	RL-20-10	T2O, T3, T4

The Owner and/or its successors agree to dedicate appropriate right-of-way along the entirety of Currie Road such that it will meet a CS-60-36 street section as set forth in Chapter 19A. Land dedication shall include and be subject to the following conditions.

(1) The Owner will dedicate land such that the dedicated right-of-way is a total of 60 feet.

(2) A realignment of Currie Road at the S-turn on the southern edge of the Village 1 is proposed as noted on the Land Development Plan and Plat. The Owner will provide a 60′ right-of-way from centerline for this improvement. Dedication is contingent upon a similar right-of-way being committed on the adjoining Lloyd Property as shown on the Plan; and

(3) The right-of-way for Currie Road will be located such that no disturbance of the existing cemetery, noted on the Plan, is ensured. This may require a shift in the centerline of the existing Currie Road.

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THOROUGHFARES
Scale 1″= 600′

Attachment: approved_Clayhill_LDPP (1087 : Extension of Land Development Plan and Plat)

3.8 Civic Standards

3.8.1 Civic Space (CS) Specific to T3 - T5 Districts

a. Each pedestrian shed shall assign 5 - 20% of its urbanized area to civic space

Village 1:

Total Civic Space	5.57 acres
Urbanized acres	48.06 acres
Urbanized area % Civic	11.6%

Village 2:

Total Civic Space	8.40 acres
Urbanized acres	82.17 acres
Urbanized area % Civic	10.2%

b. Civic spaces shall be designed as described and distributed throughout Transect District as permitted in Table 31.

d. Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within 800 feet of the geographic center of each pedestrian shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances prevent such location. A main civic space shall conform to one of the types specified in Table 31.b, Table 31.c, or Table 31.d.

Village 1: CS #6

Village 2: CS #9

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CIVIC STANDARDS
Scale 1" = 600'

Attachment: approved_Clayhill_LDPP (1087 : Extension of Land Development Plan and Plat)

3.8 Civic Standards

e. Playgrounds shall be located so that every residential lot is within 1,000 feet of an entry to a playground, as measured along sidewalks that do not cross major thoroughfares. A playground shall conform to Table 31.e.

f. Each civic space of type Table 31.c or Table 31.d shall have a minimum of 50% of its perimeter enfronting a Thoroughfare.

Village 1:

CS	Permitted Area	Area	Perimeter	Type	Permitted T-zone	T-zone
1	.5 – 8	0.63	NA	Green	T1 – T4	T3
2	.25 – 5	0.49	100%	Square	T3 – T5	T3
3	.25 – 5	0.34	100%	Square	T3 – T5	T3
4	.25 – 5	0.30	100%	Square	T3 – T5	T3
5	.25 – 5	0.25	51%	Square	T3 – T5	T3
6	.25 – 5	0.52	64%	Square	T3 – T5	T4
7	.25 – 5	0.76	NA	Square	T1 – T4	T3
8	.25 – 5	0.54	NA	Ramble	T3, T4	T4
9	.25 – 5	0.54	NA	Ramble	T3, T4	T4
10	.125 – 2	0.16	60%	Plaza	T4, T5	T4
11	.125 – 2	0.64	59%	Plaza	T4, T5	T5
12	.125 – 2	0.40	69%	Plaza	T4, T5	T4

Village 2:

CS	Permitted Area	Area	Perimeter	Type	Permitted T-zone	T-zone
1	.125 – 2	0.42	56%	Plaza	T4, T5	T5
2	.25 – 5	0.50	55%	Square	T3 – T5	T5
3	.125 – 2	0.28	69%	Plaza	T4, T5	T5
4	.25 – 5	1.40	71%	Square	T3 – T5	T5
5	.25 – 5	0.67	58%	Square	T3 – T5	T4
6	Any	1.19	NA	Community Garden	Any	T4
7	Any	0.20	60%	Playground	Any	T3
8	.25 – 5	0.47	NA	Ramble	T3, T4	T3
9	.25 – 5	0.98	100%	Square	T3 – T5	T4
10	.25 – 5	0.39	NA	Ramble	T3, T4	T4
11	.125 – 2	0.39	52%	Plaza	T4, T5	T4
12	.25 – 5	0.32	NA	Ramble	T3, T4	T4
13	.25 – 5	0.29	NA	Ramble	T3, T4	T4
14	.125 – 2	0.21	100%	Plaza	T4, T5	T5
15	.125 – 2	0.21	100%	Plaza	T4, T5	T5
16	.125 – 2	0.33	100%	Plaza	T4, T5	T5
17	.125 – 2	0.14	100%	Plaza	T4, T5	T4

3.8.2 Civic Buildings (CB) Specific to T2O - T5 Districts

a. The owner shall covenant to construct a meeting hall or a third place in proximity to the main civic space of each pedestrian shed.

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Attachment: approved_Clayhill_LDPP (1087 : Extension of Land Development Plan and Plat)

STORMWATER

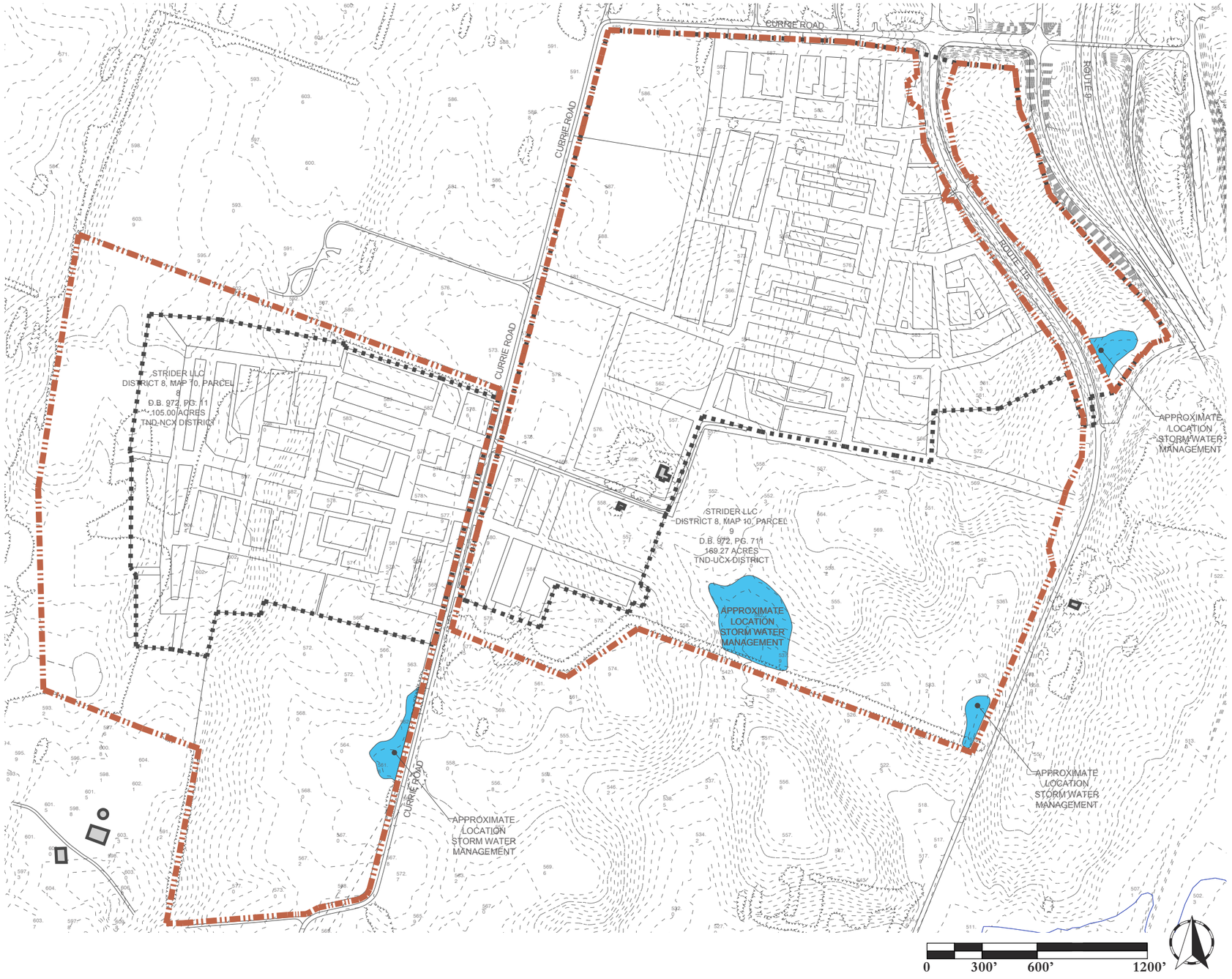
Stormwater management will utilize a variety of techniques. On-site infiltration is encouraged in T1 – T4 and light imprint techniques will be utilized when possible.

Total impervious cover for this phase of the development is expected to be well under 50% because of the retained agriculture and woodland.

UTILITIES

Water and sewer will be provided by a public utility as approved by Ranson for all development in T3 through T5. This development is limited until these services have been extended to the property.

Ranson may approve the use of ground water sources for community agriculture areas.



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STORMWATER AND UTILITIES
Scale 1” = 600’

Attachment: approved_Clayhill_LDPP (1087 : Extension of Land Development Plan and Plat)

J E F F E R S O N O R C H A R D

Ranson,West Virginia

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

MARCH 16, 2012

PLACE MAKERS

Attachment: approved_JeffersonOrchard_LDPP (1087 : Extension of Land Development Plan and Plat)

OWNER / APPLICANT
Jefferson Orchards Inc.
Tax Map 4, Parcel 26
Deed Book 284 Page 460
Middleway District
Jefferson county, West Virginia

APPLICATION PREPARATION
PlaceMakers, LLC
5136 Sevilla Ave NW
Albuquerque, NM 87120

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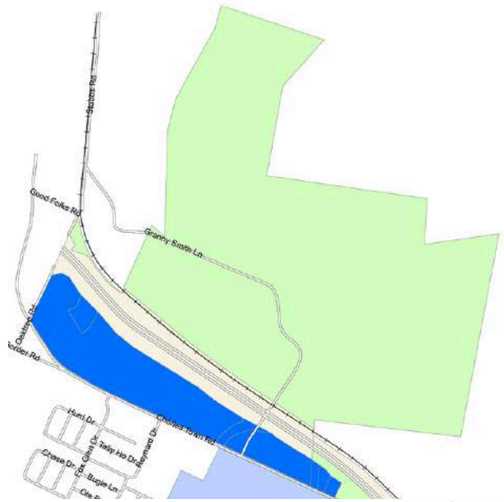

EXISTING ZONING

- Rural Reserve
- NCX
- County Lands

Attachment: approved_JeffersonOrchard_LDPP (1087 : Extension of Land Development Plan and Plat)

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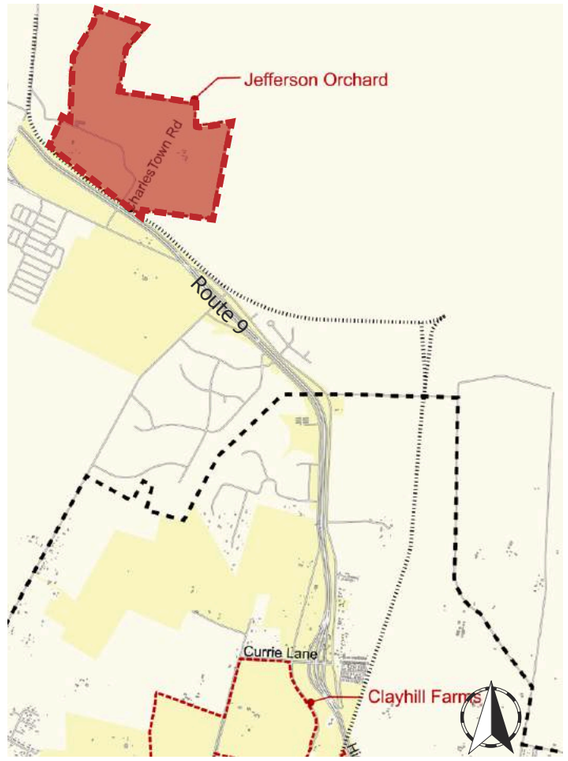
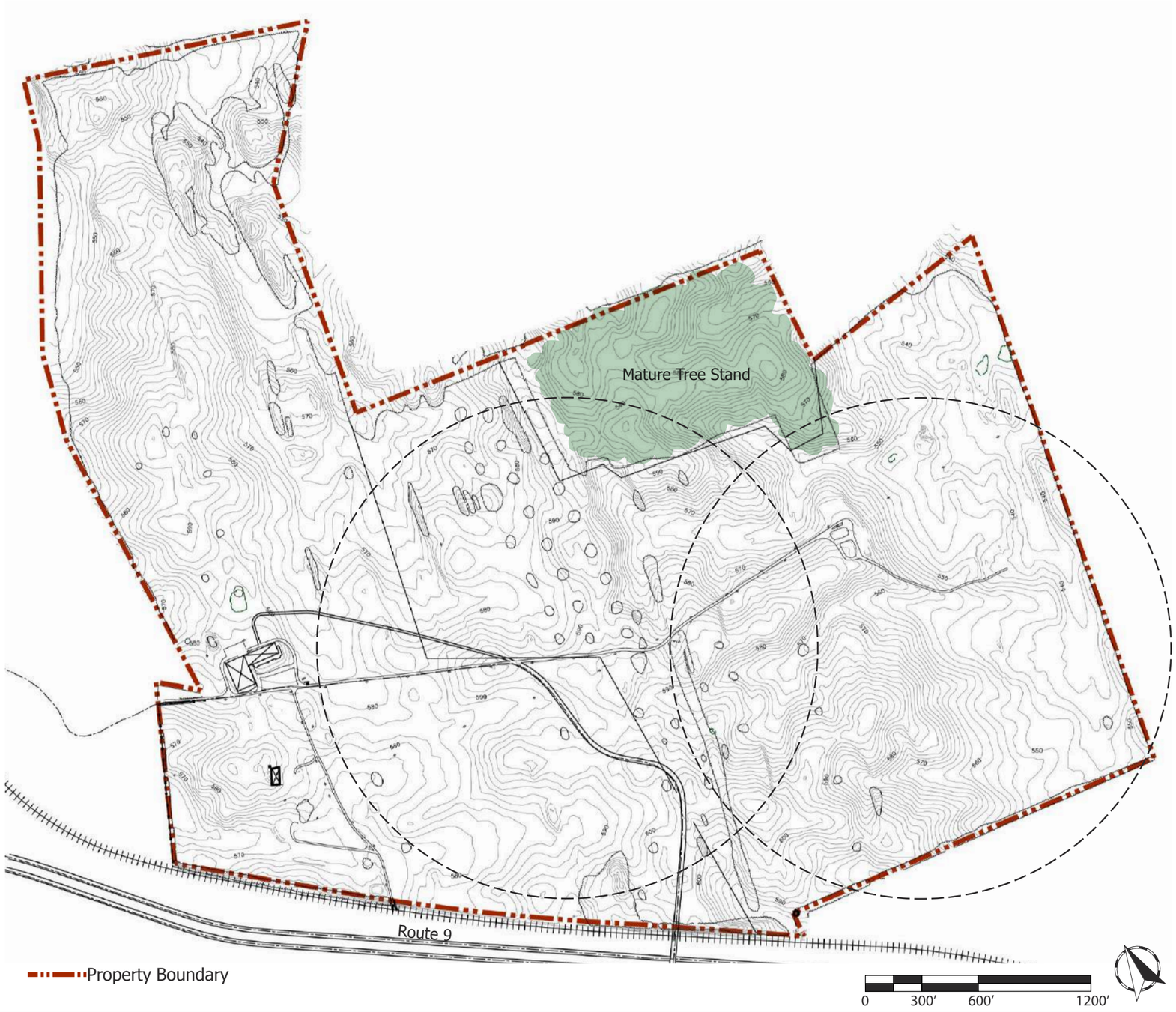


LOCATION MAP **SCALE: 1" = 2,000'**

PRESERVATION:

The existing mature tree stand on the north of the site will be preserved for a communtity amentity.

The T2 areas on the perimeter of the site are existing orchards and/or orchard planting patterns that will be developed as an ammenity and contribute to the historical character of the community.



JEFFERSON ORCHARD **RANSON, WEST VIRGINIA**

LAND DEVELOPMENT PLAN & PLAT APPLICATION

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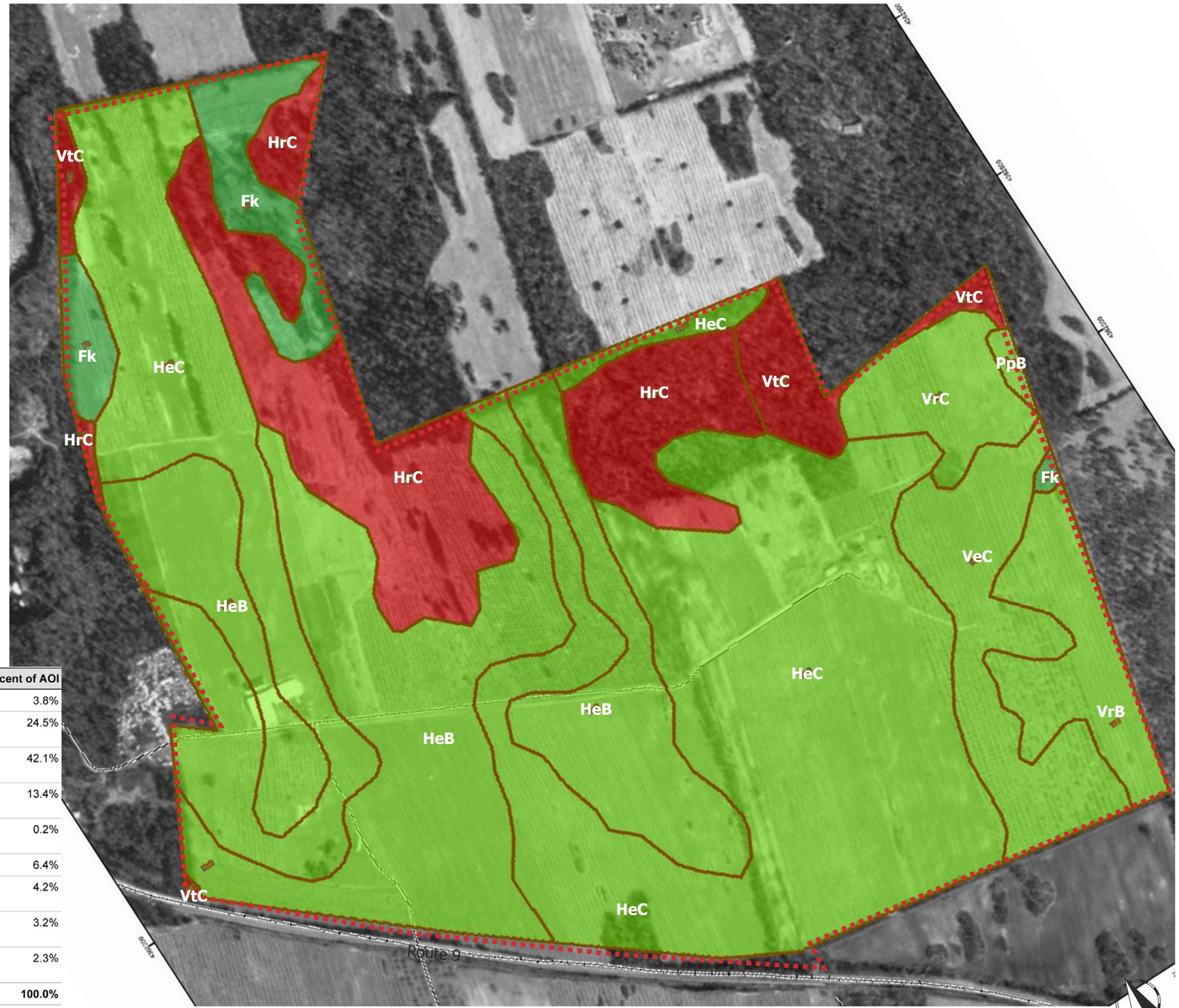
EXISTING CONDITIONS: TOPOGRAPHY

Scale 1"= 600'

Attachment: approved_JeffersonOrchard_LDPP (1087 : Extension of Land Development Plan and Plat)



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Fk	Funkstown silt loam	14.7	3.8%
HeB	Hagerstown silt loam, 3 to 8 percent slopes, very rocky	94.2	24.5%
HeC	Hagerstown silt loam 8 to 15 percent slopes, very rocky	161.8	42.1%
HrC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	51.4	13.4%
PpB	Poplimento silt loam, 3 to 8 percent slopes, very rocky	0.7	0.2%
VeC	Vertrees silt loam, 8 to 15 percent slopes	24.5	6.4%
VrB	Vertrees silt loam, 3 to 8 percent slopes, very rocky	16.3	4.2%
VrC	Vertrees silt loam, 8 to 15 percent slopes, very rocky	12.2	3.2%
VtC	Vertrees-Rock outcrop complex, 8 to 15 percent slopes	8.9	2.3%
Totals for Area of Interest		**384.7**	**100.0%**

Property Boundary

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EXISTING CONDITIONS: SOILS

Scale 1"= 600'

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3.3 Community Unit Types

3.3.2 Village (VIL)

a. A village (VIL) shall be permitted within the G-2 Controlled Growth Sector, the G-3 Intended Growth Sector, and the G-4 Infill Growth Sector.

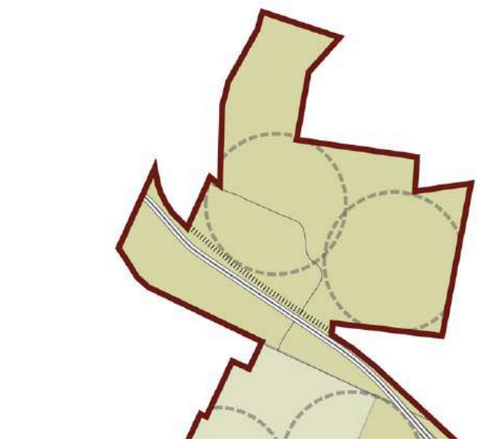
Property in G-3 Intended Growth Sector

b. A VIL within the G-2 Controlled Growth Sector and the G-3 Intended Growth Sector shall be structured by one short, standard or linear pedestrian shed and shall be no fewer than 40 acres and no more than 200 acres, as allocated on Table 2. See Article 4 for infill VIL acreage requirements in the G-4 Infill Growth Sector.

Community 1 - Village (High): 170.8 acres

Community 2 - Village (Low): 75.0 acres

d. Larger sites shall be designed and developed as multiple communities, each subject to the individual Transect District requirements for its type as allocated on Table 3. The simultaneous planning of adjacent parcels is encouraged.



G2 - Controlled Growth
G3 - Intended Growth
City Limits

SECTOR PLAN

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COMMUNITY UNIT TYPES
N.T.S.

Attachment: approved_JeffersonOrchard_LDPP (1087 : Extension of Land Development Plan and Plat)

3.4 Transect Districts

3.4.1 Transect District subdistricts shall be assigned and mapped on each new community regulating plan according to the percentages allocated on Table 3.

Table 3 Compliance:

COMMUNITY 1: VILLAGE – HIGH INTENSITY

TRANSECT ZONE COMPLIANCE			REQUIRED
T-zones			
	Acreage	Percentage	
T2	14.0	8.2%	30% max.
T2O	0		0
T3	9.7	5.7%	20% max.
T4	70.7	41.4%	40 – 60%
T5	49.7	29.1%	10 – 30%
SDB	26.7	15.6%	20% max.
Net Site Area	170.8	100.0%	

COMMUNITY 2: VILLAGE – LOW INTENSITY

TRANSECT ZONE COMPLIANCE			REQUIRED
T-zones			
	Acreage	Percentage	
T2	34.7	46.3%	50% max.
T2O	5.5	7.3%	50% max.*
T3	14.0	18.7%	10 – 30%
T4	20.8	27.7%**	30 – 60%
T5	0	0	20% max.
Net Site Area	75.0	100.0%	

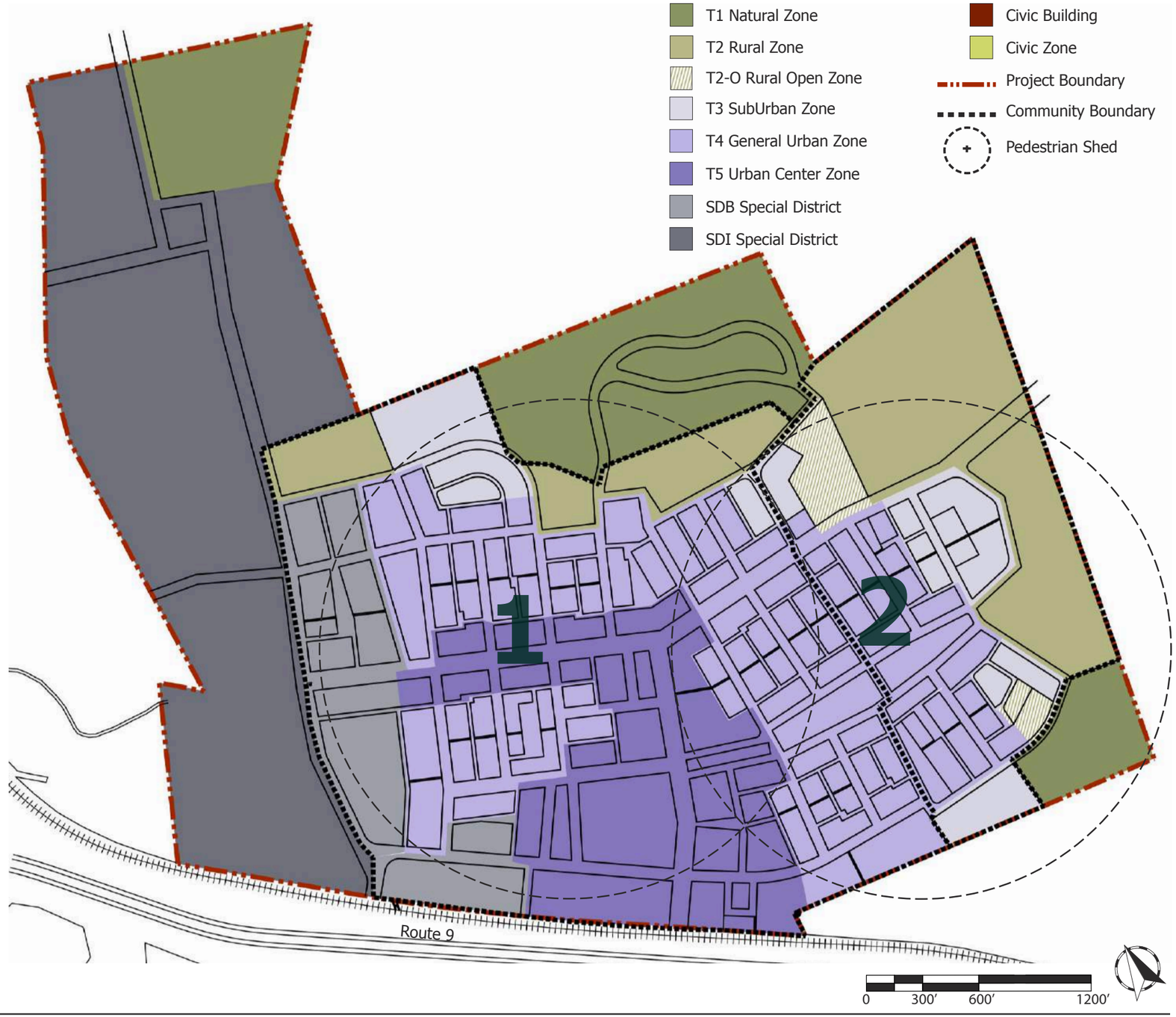
AREA OUTSIDE OF ADJUSTED PEDESTRIAN SHEDS

TRANSECT ZONE COMPLIANCE			REQUIRED
T-zones			
	Acreage	Percentage	
T1	50.1		N/A
SDI	95.4		N/A

* Note: Village T2-O maximums may contribute to T4 minimums

** For Community 2:

T2-O + T4 = 5.5ac + 20.8ac = 26.3ac, which is 35.1%



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TRANSECT DISTRICTS
Scale 1"=600'

Attachment: approved_JeffersonOrchard_LDPP (1087 : Extension of Land Development Plan and Plat)

3.5 Thoroughfares and Block Standards

3.5.1 The thoroughfare network shall be structured to define blocks with the following maximum block face lengths and block perimeters:

a. T2O 660 ft. max / perimeter n/a
b. T3 2640 ft. perimeter
c. T4 2400 ft. perimeter
d. T5 2000 ft. perimeter

3.5.2 Block faces exceeding 500 feet shall be subdivided with a pedestrian passage that is a minimum of 8 ft. in width.

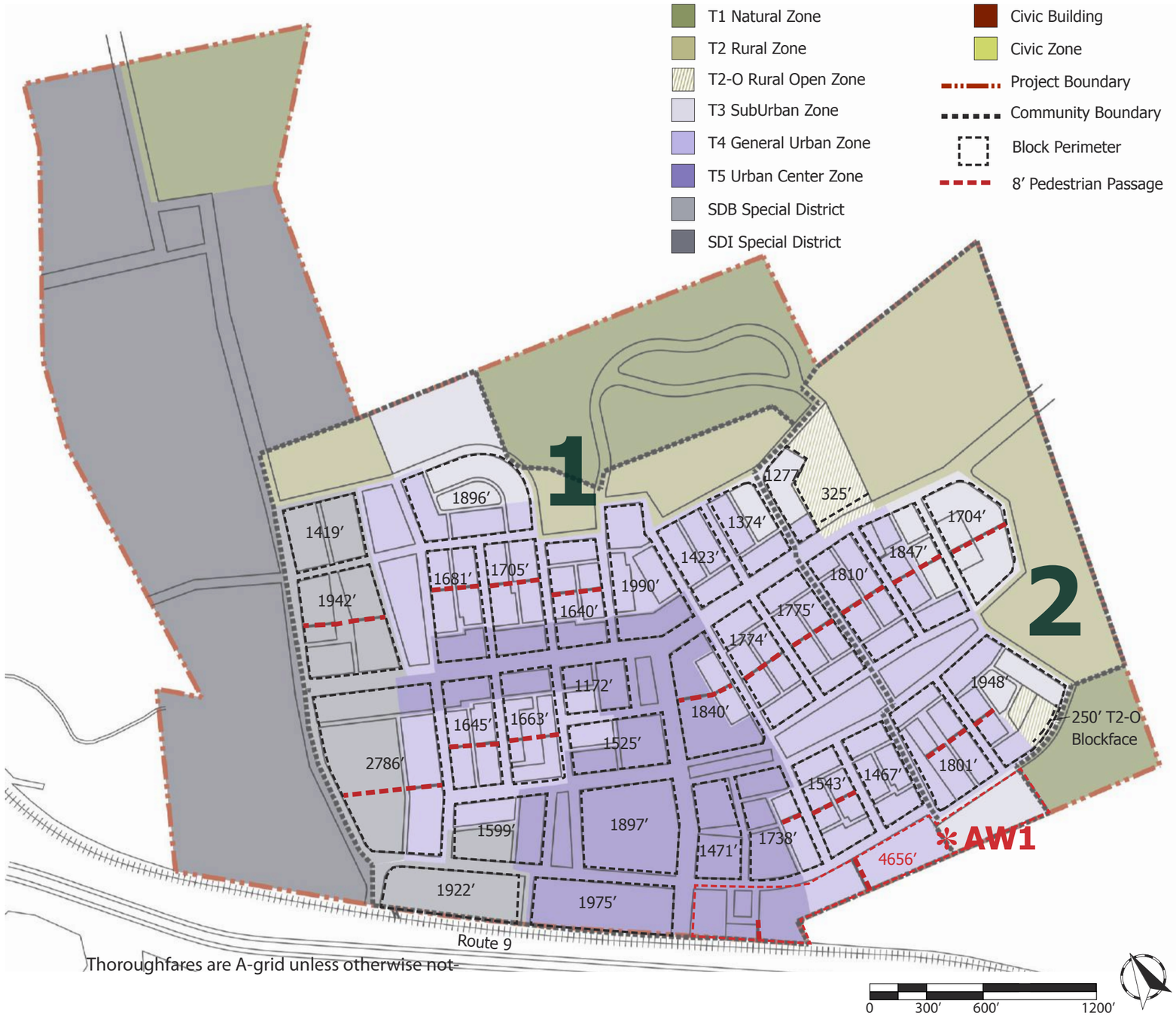
3.5.3 Blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete blocks may be exempt from block face length and block perimeter requirements by administrative waiver.

3.5.5 Rear access for all lots within T4 shall be provided by a rear lane or rear alley.

3.5.6 Rear access for all lots within T5 shall be provided by a rear alley.

3.5.7 Blocks with more than one Transect District designation shall use the highest designation to determine the block face length, block perimeter, and rear alley or rear lane requirements.

✻ Administrative Waiver #1 per 3.5.3 for edge condition with existing thoroughfares



Thoroughfares are A-grid unless otherwise not=

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THOROUGHFARES AND BLOCK STRUCTURE

Scale 1″= 600′

Attachment: approved_JeffersonOrchard_LDPP (1087 : Extension of Land Development Plan and Plat)

3.6 Lot Structure

3.6.1 Within each Transect District, lots shall be platted to have the following minimum and maximum lot widths, measured at the frontage line:

a. T2O 40 ft. min. - 96 ft. max. Flag lots shall be permitted. (See Table 16.)

b. T3 50 ft. min. - 150 ft. max.

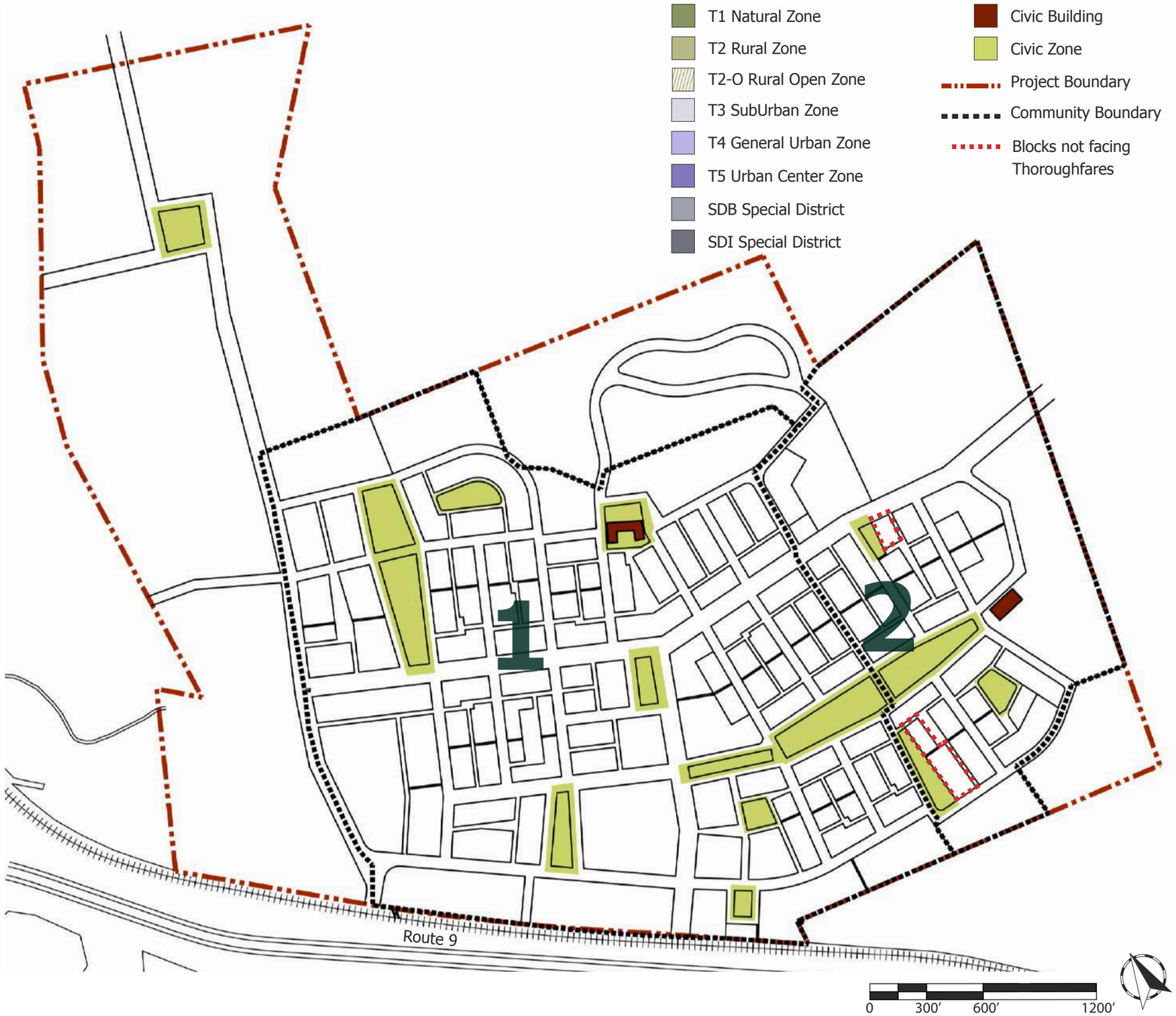
c. T4 20 ft. min. - 96 ft. max.

d. T5 20 ft. min. - 150 ft. max.

3.6.2 Each lot shall have a primary frontage abutting a vehicular thoroughfare, except that 20% of the lots by number within the SC-NC District may have their primary frontage along a publicly accessible passage, or sidewalk. Rear alleys and rear lanes do not count as thoroughfares. If a lot fronts an alley or lane, such as a mews unit, it counts toward the 20% maximum.

3.6.3 Lots may have multiple frontages as illustrated on Table 17. One frontage line is designated the principal frontage line and all remaining frontage lines are designated as secondary.

VILLAGE 2: LOTS NOT FACING THOROUGHFARE		
Area	**Area of Lots not facing Thoroughfare**	**Percentage**
75.0	1.5	2.0%



Attachment: approved_JeffersonOrchard_LDPP (1087 : Extension of Land Development Plan and Plat)

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3.7 Thoroughfare Network Standards

3.7.1 Community plans must map a thoroughfare network plan including the following:

a. The major thoroughfare network

b. Modifications to existing thoroughfares, if any

3.7.3 The thoroughfare network plan must map thoroughfares and intersections according to Section 3.5.1.

a. Thoroughfare assemblies must be included for each mapped thoroughfare in accordance with Article 7.

b. All thoroughfares must connect to other thoroughfares, forming a network.

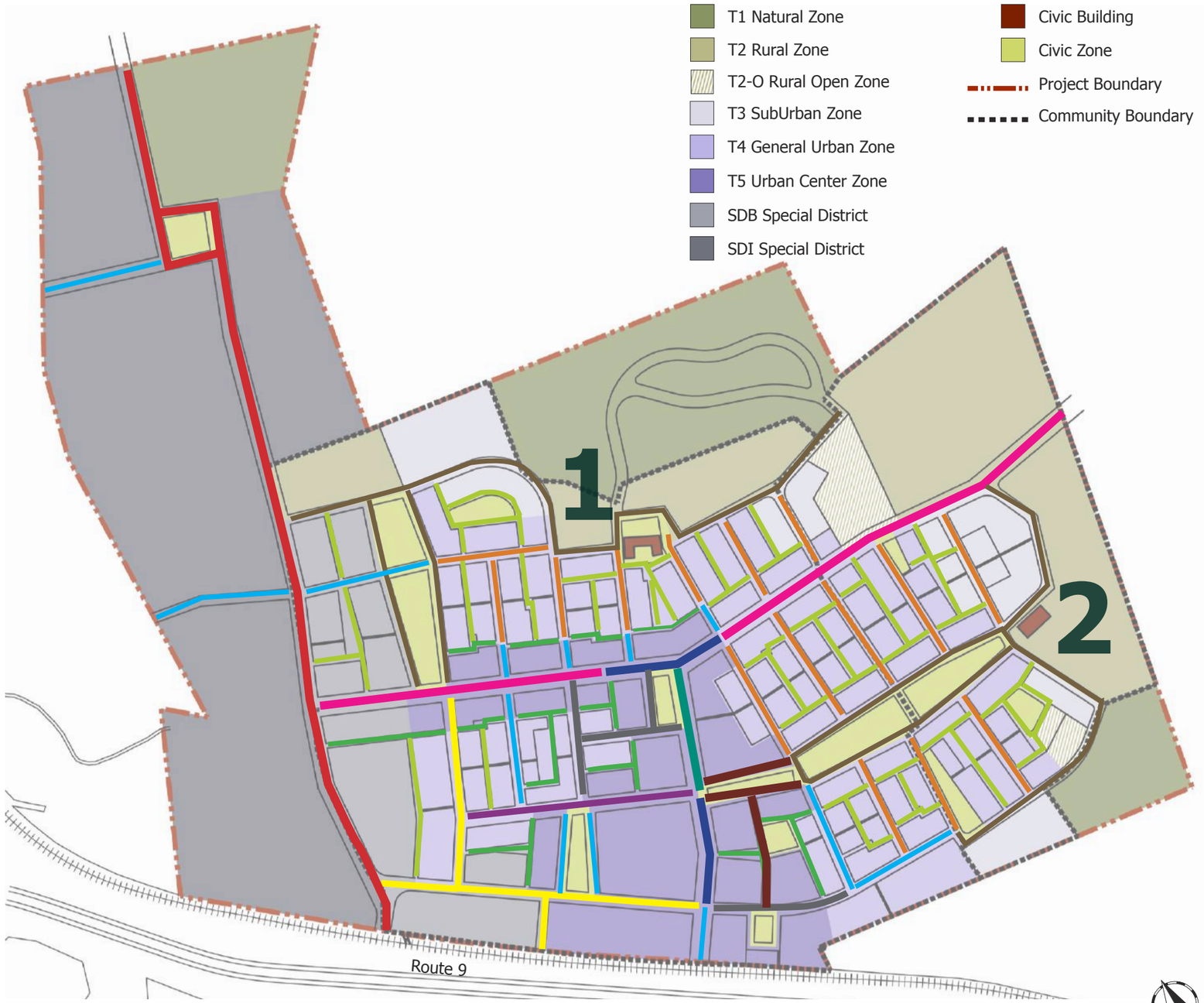
c. New thoroughfares must connect wherever possible to thoroughfares outside of the community unit.

d. The thoroughfares must be configured as a network creating blocks sized according to Section 3.5.1.

e. The thoroughfares may deviate from the network outside of the pedestrian shed, to accommodate natural conditions, and to intersect major thoroughfares.

Key	Thoroughfare	Approved T-zones
	AV-100-58	T3, T4, T4O
	CAV-100-58	T4O, T5
	CAV-100-40	T4, T4O
	CAV-66-36	T4, T4O, T5
	CS-82-60	T4O, T5
	CS-60-36	T4O, T5
	ST-58-36	T2O, T4, T4O, T5
	ST-54-32	T3, T4
	DR-50-28	T2, T3, T4
	ST-70-42*	SD (see page 13)
	ST-48-20*	T5 (see page 13)
	RA-24-24	T4, T4O, T5L, T5
	RL-20-10	T2O, T3, T4

*Proposed New Assemblies - see page 13



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THOROUGHFARES
Scale 1" = 600'

Attachment: approved_JeffersonOrchard_LDPP (1087 : Extension of Land Development Plan and Plat)

3.8 Civic Standards

3.8.1 Civic Space (CS) Specific to T3 - T5 Districts

a. Each pedestrian shed shall assign 5 - 20% of its urbanized area to civic space

Village 1:

Total Civic Space	16.4 acres
Urbanized acres	170.8 acres
Urbanized area % Civic	9.6%

Village 2:

Total Civic Space	5.0 acres
Urbanized acres	75.0 acres
Urbanized area % Civic	6.7%

b. Civic spaces shall be designed as described and distributed throughout Transect District as permitted in Table 31.

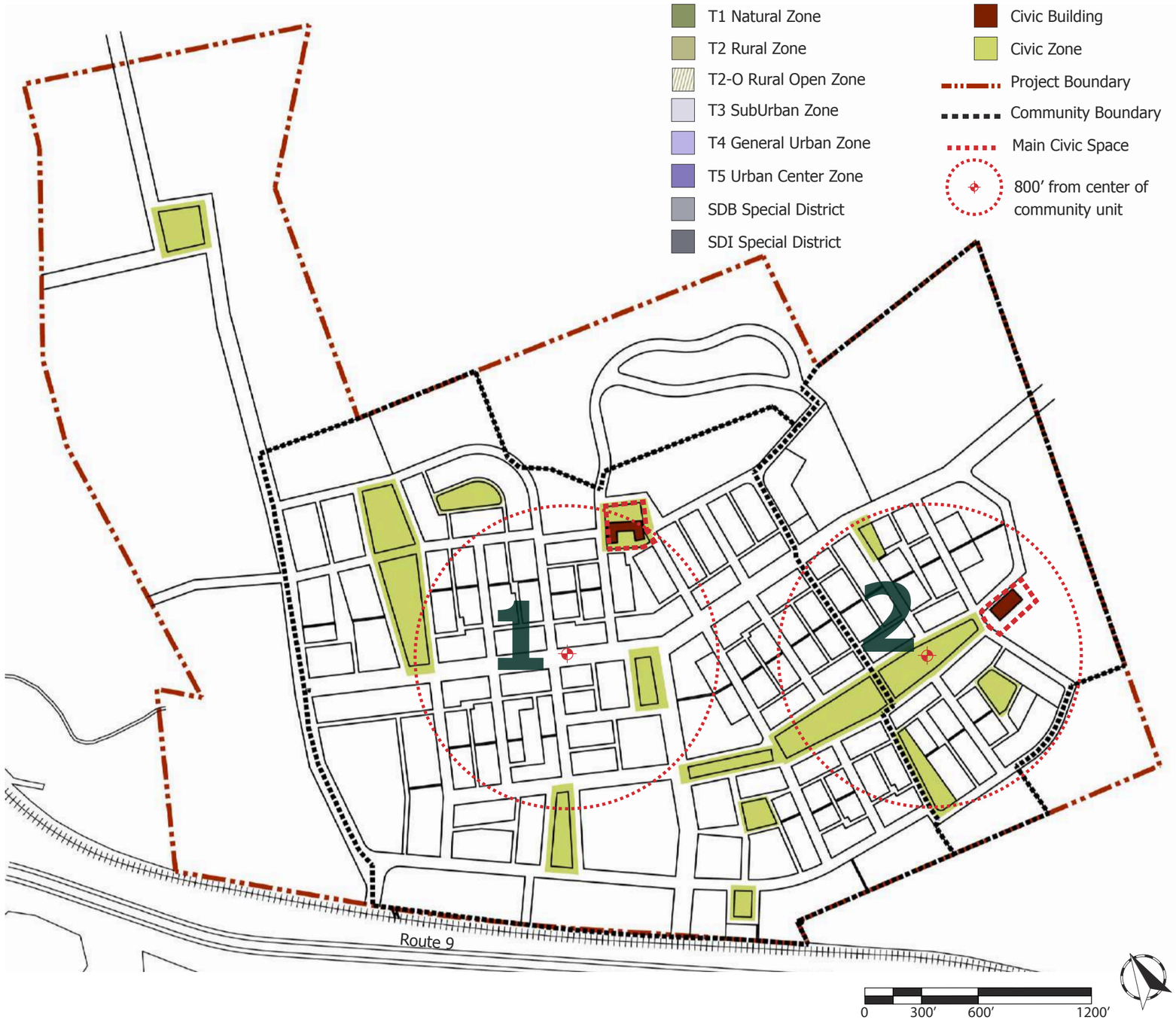
d. Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within 800 feet of the geographic center of each pedestrian shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances prevent such location. A main civic space shall conform to one of the types specified in Table 31.b, Table 31.c, or Table 31.d.

f. Each civic space of type Table 31.c or Table 31.d shall have a minimum of 50% of its perimeter enfronting a Thoroughfare.

3.8.2 Civic Buildings (CB) Specific to T2O - T5 Districts

a. The owner shall covenant to construct a meeting hall or a third place in proximity to the main civic space of each pedestrian shed. Its corresponding public frontage shall be equipped with a shelter and bench for a transit stop, if on an existing or planned transit route.

b. Civic building sites shall not occupy more than 20% of the area of each pedestrian shed.



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Attachment: approved_JeffersonOrchard_LDPP (1087 : Extension of Land Development Plan and Plat)

3.8 Civic Standards

e. Playgrounds shall be located so that every residential lot is within 1,000 feet of an entry to a playground, as measured along sidewalks that do not cross major thoroughfares. A playground shall conform to Table 31.e.

f. Each civic space of type Table 31.c or Table 31.d shall have a minimum of 50% of its perimeter enfronting a Thoroughfare.

Village 1:

CS	Permitted Area	Area	Perimeter	Type	Permitted T-zone	T-zone
1a	.5 – 8	2.1	NA	Green	T1 – T4	T4
1b	Any	0.7	NA	Community Garden	Any	T3
1c	.5 – 8	1.6	NA	Green	T1 – T4	T4
1d	.5 – 8	3.0	NA	Green	T1 – T4	T4
1e	.25 – 5	1.3	100%	Square	T3 – T5	T5
1f	.25 – 5	1.6	100%	Square	T3 – T5	T5
1g	.25 – 5	1.2	100%	Square	T3 – T5	T5
1h	Any	0.7	NA	Playground	Any	T5
1i	.125 – 2	0.6	100%	Plaza	T4, T5	T5
1j	Any	3.1	NA	Community Garden	Any	T4

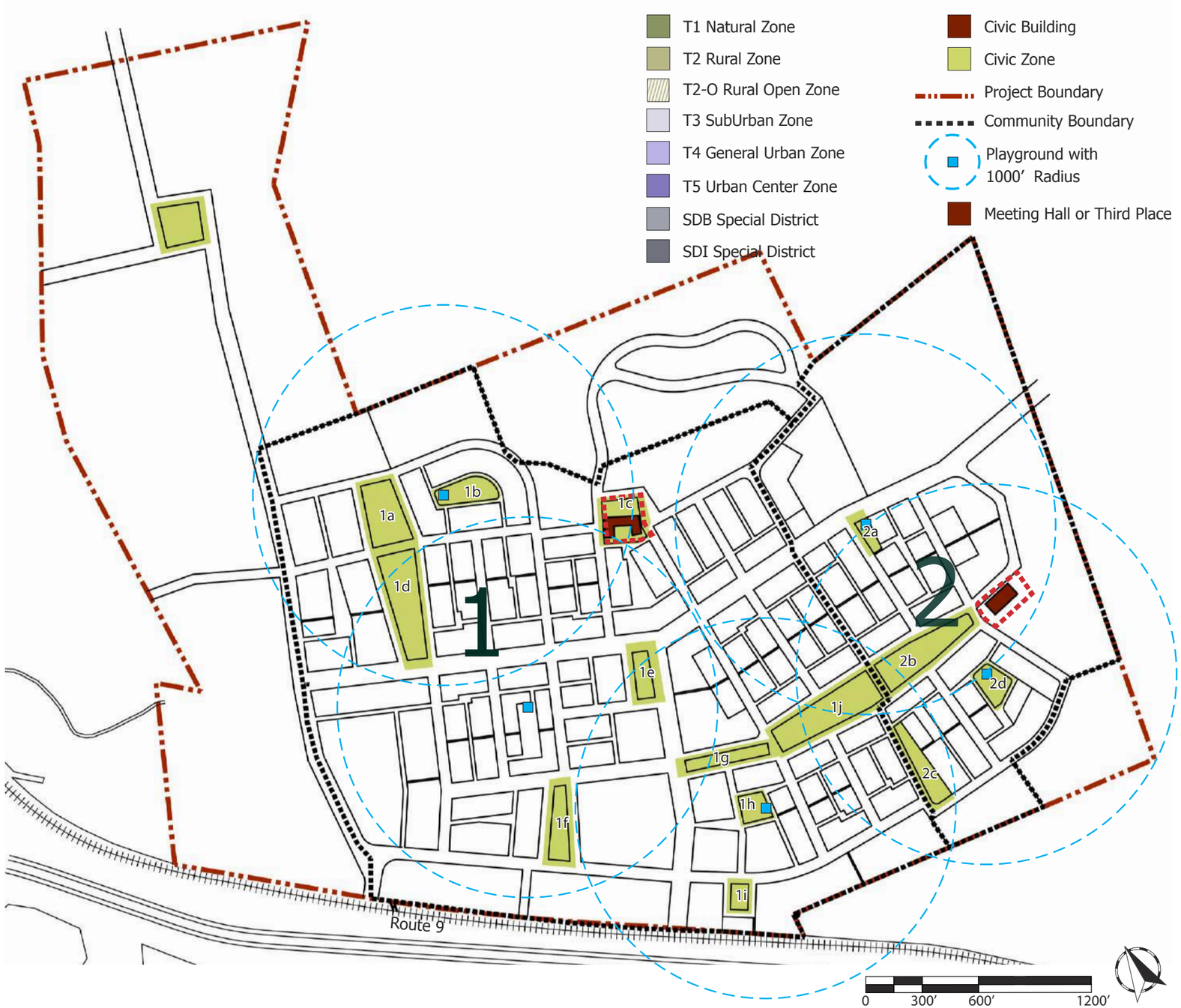
Village 2:

CS	Permitted Area	Area	Perimeter	Type	Permitted T-zone	T-zone
2a	.25 – 5	0.5	50%	Square	T3 – T5	T4
2b	Any	2.5	NA	Community Garden	Any	T4
2c	.25 – 5	1.2	53%	Square	T3 – T5	T4
2d	Any	0.8	NA	Community Garden	Any	T3

3.8.2 Civic Buildings (CB) Specific to T2O - T5 Districts

a. The owner shall covenant to construct a meeting hall or a third place in proximity to the main civic space of each pedestrian shed.

b. Civic building sites shall not occupy more than 20% of the area of each pedestrian shed.



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Attachment: approved_JeffersonOrchard_LDPP (1087 : Extension of Land Development Plan and Plat)

STORMWATER

Stormwater management will utilize a variety of techniques. On-site infiltration will be utilized in T1 through T3, and structured systems are likely in T4 and T5. Light imprint techniques will be utilized when possible.

Total impervious cover for this phase of the development is expected to be under 60% because of the retained agriculture and woodland.

UTILITIES

Water is anticipated to be provided by a public or private utility, and sewer will likely be a new installation, possibly in partnership with the City of Ranson.

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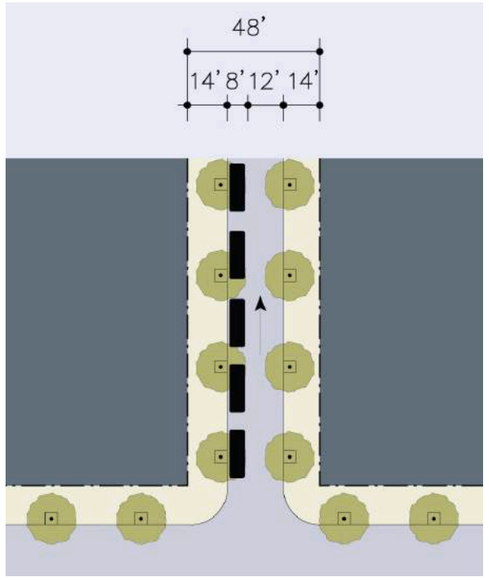
STORMWATER AND UTILITIES
Scale 1" = 600'

Attachment: approved_JeffersonOrchard_LDPP (1087 : Extension of Land Development Plan and Plat)

as per Table 26 and 27 for T5

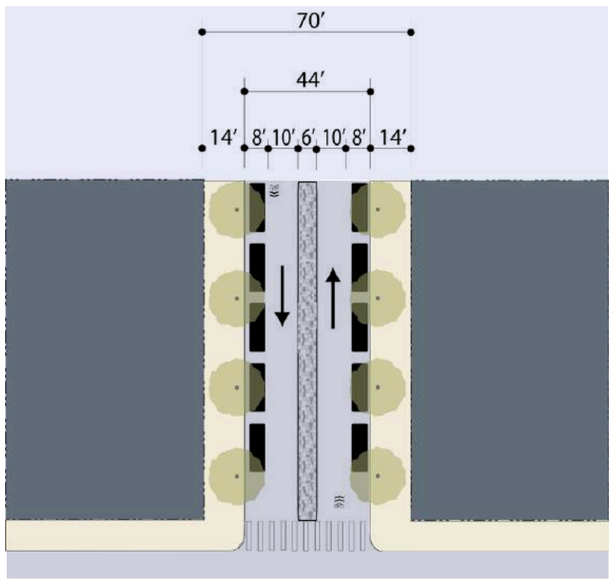
ST-48-20			
Public Frontage Type	**Target Speed**	**Travel Lane Width**	**Curb Radius**
F	25 - 30 MPH	12′	15′



ST-48-20

as per Table 26 and 27 for SDI

ST-70-42			
Public Frontage Type	**Target Speed**	**Travel Lane Width**	**Curb Radius**
E	25 - 30 MPH	10′	15′



ST-70-42

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Attachment: approved_JeffersonOrchard_LDPP (10187 : Extension of Land Development Plan and Plat)

L A K E L A N D P L A C E

Ranson,West Virginia

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

MARCH 16, 2012

PLACE MAKERS

Attachment: approved_LakelandPlace_LDPP (10807 : Extension of Land Development Plan and Plat)

OWNER / APPLICANT
Fairfax Crossing, LLC

APPLICATION PREPARATION
PlaceMakers, LLC
5136 Sevilla Ave NW
Albuquerque, NM 87120

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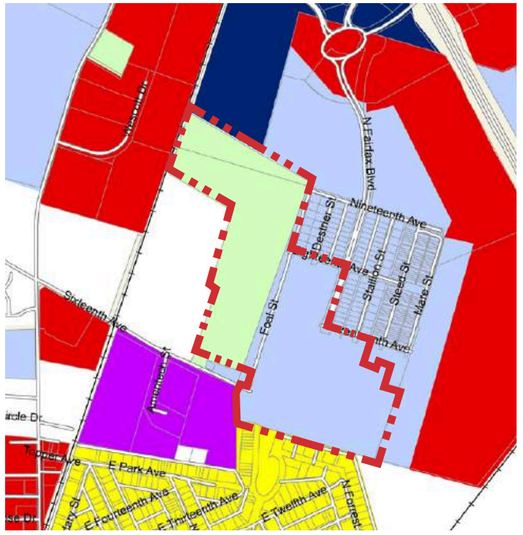

EXISTING ZONING

- Rural Reserve
- R-7 Residential
- Highway Commercial
- Industrial
- Mixed Use
- UCX
- County Lands

Attachment: approved_LakelandPlace_LDPP (1087 : Extension of Land Development Plan and Plat)

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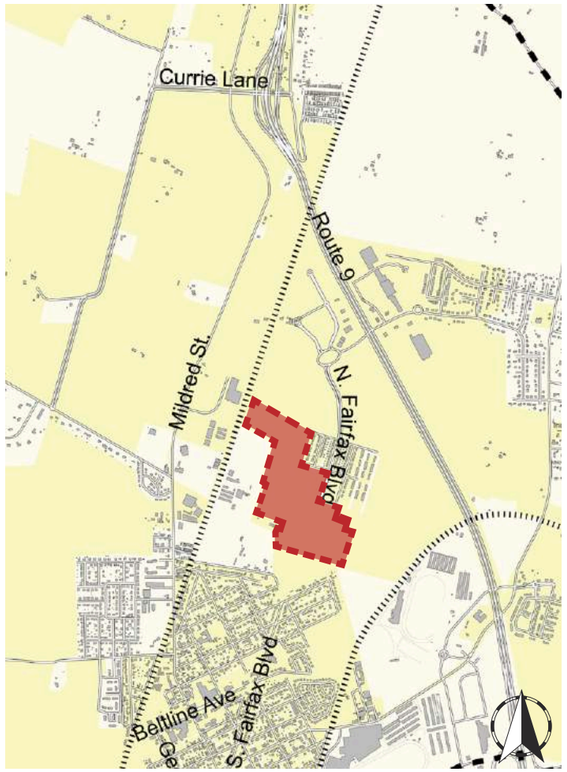
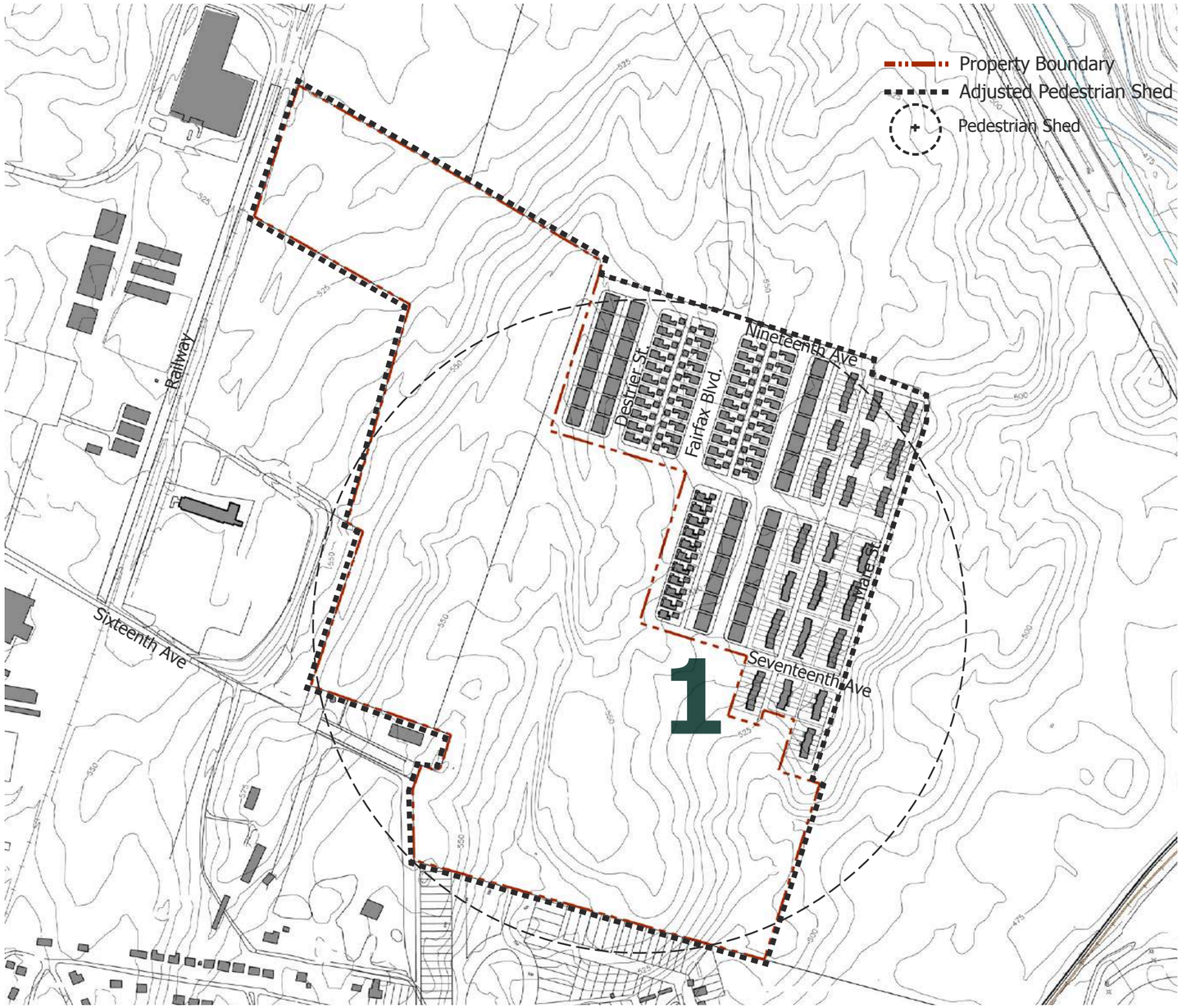


LOCATION MAP **SCALE: 1" = 2,000'**

Existing Neighborhood Pattern:

The houses that are being built in Lakeland Place today provide an 'attainable' type of housing for the residents of Ranson. Townhouses and small-lot single-family homes are being built and sold in this new community between the established neighborhoods in town and the new shopping center on Highway 11. A greater range of housing intensities and types, stacked flats and large-lots, are introduced to the plan, T5 and T3, in order to encourage continued building of this neighborhood as the market continues to fluctuate. In addition, civic spaces are introduced to provide public amenities to both new and existing residents living in walking distance.



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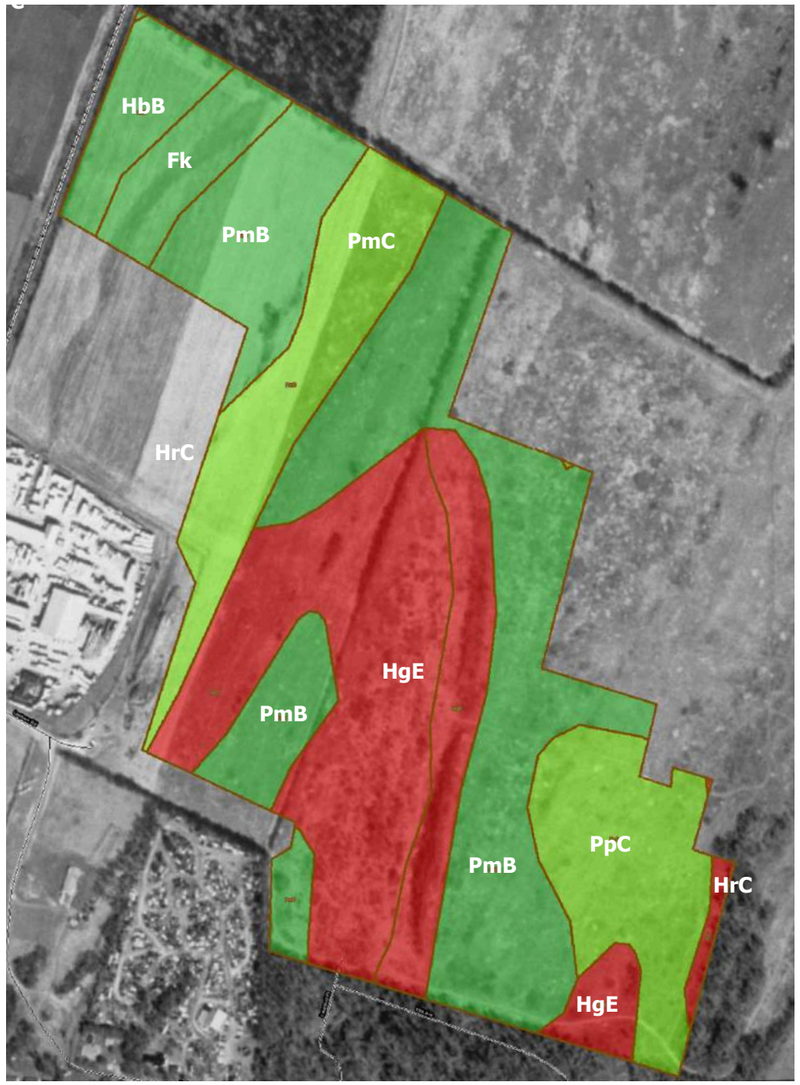
EXISTING CONDITIONS: TOPOGRAPHY

Scale 1"= 500'

Attachment: approved_LakelandPlace_LDPP (1087 : Extension of Land Development Plan and Plat)



Farmland Classification— Summary by Map Unit — Jefferson County, West Virginia (WV037)				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
Fk	Funkstown silt loam	All areas are prime farmland	3.7	4.3%
HbB	Hagerstown silt loam, 3 to 8 percent slopes	All areas are prime farmland	3.7	4.2%
HgE	Hagerstown-Opequon-Rock outcrop complex, 15 to 35 percent slopes	Not prime farmland	7.8	8.9%
HrC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	Not prime farmland	19.6	22.5%
PmB	Poplimento silt loam, 3 to 8 percent slopes	All areas are prime farmland	33.2	38.1%
PmC	Poplimento silt loam, 8 to 15 percent slopes	Farmland of statewide importance	9.6	11.0%
PpC	Poplimento silt loam, 8 to 15 percent slopes, very rocky	Farmland of statewide importance	9.6	11.0%
Totals for Area of Interest			**87.2**	**100.0%**

0 250′ 500′ 1000′

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EXISTING CONDITIONS: SOILS
Scale 1″= 600′

Attachment: approved_LakelandPlace_LDPP (1087 : Extension of Land Development Plan and Plat)

3.3 Community Unit Types

3.3.2 Village (VIL)

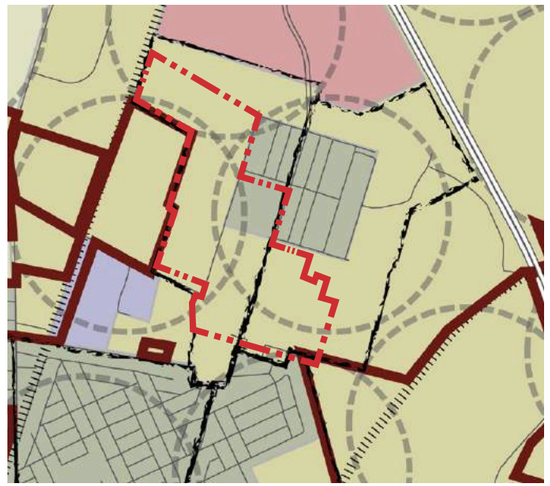
a. A village (VIL) shall be permitted within the G-2 Controlled Growth Sector, the G-3 Intended Growth Sector, and the G-4 Infill Growth Sector.

Property in G-3 Intended Growth Sector

b. A VIL within the G-2 Controlled Growth Sector and the G-3 Intended Growth Sector shall be structured by one short, standard or linear pedestrian shed and shall be no fewer than 40 acres and no more than 200 acres, as allocated on Table 2. See Article 4 for infill VIL acreage requirements in the G-4 Infill Growth Sector.

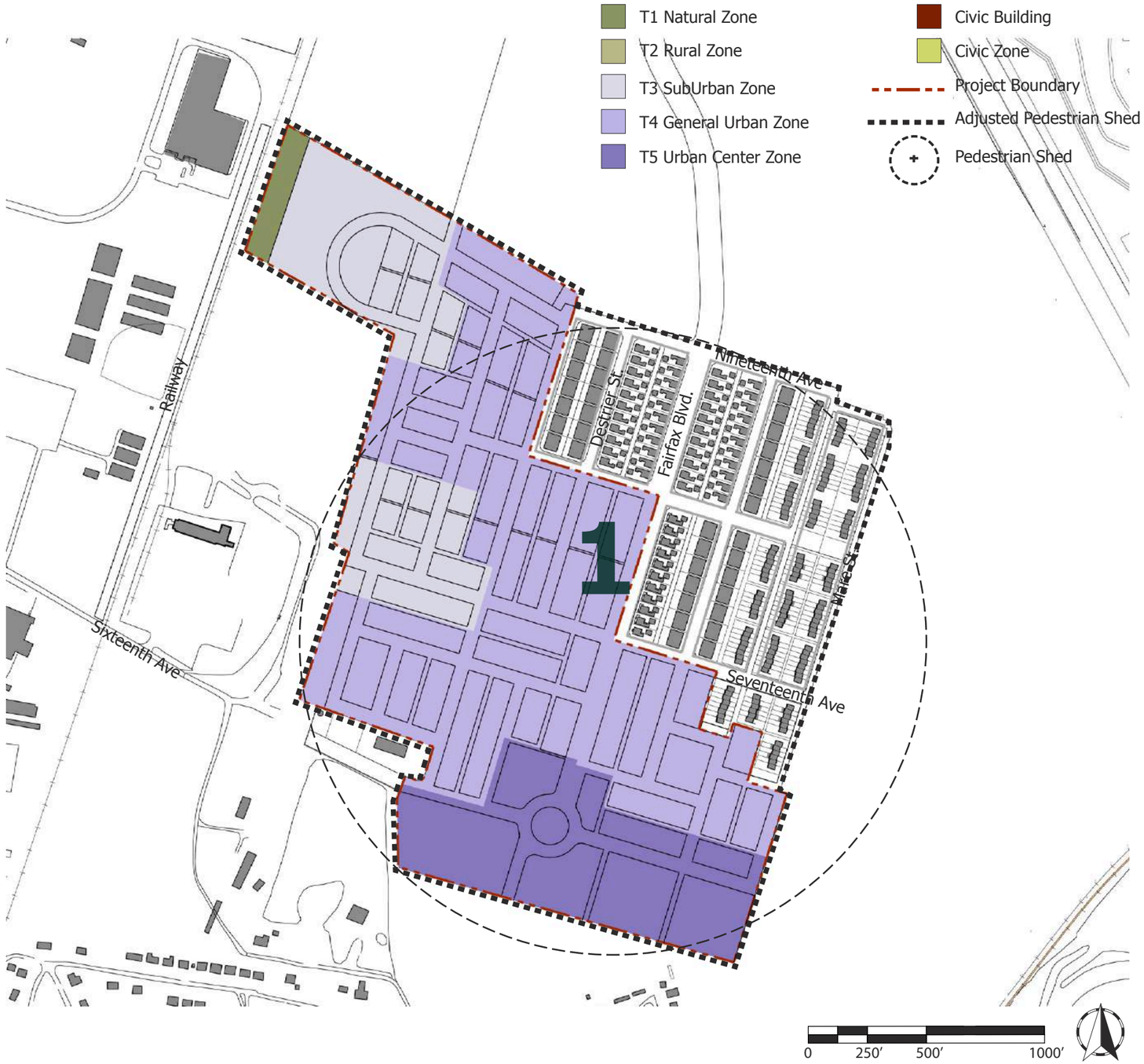
Community 1 - Village (Med): 83.77 acres

d. Larger sites shall be designed and developed as multiple communities, each subject to the individual Transect District requirements for its type as allocated on Table 3. The simultaneous planning of adjacent parcels is encouraged.



SECTOR PLAN

- G2 - Controlled Growth
- G3 - Intended Growth
- G4 - Redevelopment / Infill Growth Sector
- S3 - Industrial
- S2 - Suburban Commercial Sector
- City Limits



LAKELAND PLACE RANSON, WEST VIRGINIA
LAND DEVELOPMENT PLAN & PLAT APPLICATION
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COMMUNITY UNIT TYPES
Scale 1" = 500'

Attachment: approved_LakelandPlace_LDPP (1087 : Extension of Land Development Plan and Plat)

3.4 Transect Districts

3.4.1 Transect District subdistricts shall be assigned and mapped on each new community regulating plan according to the percentages allocated on Table 3.

Table 3 Compliance:

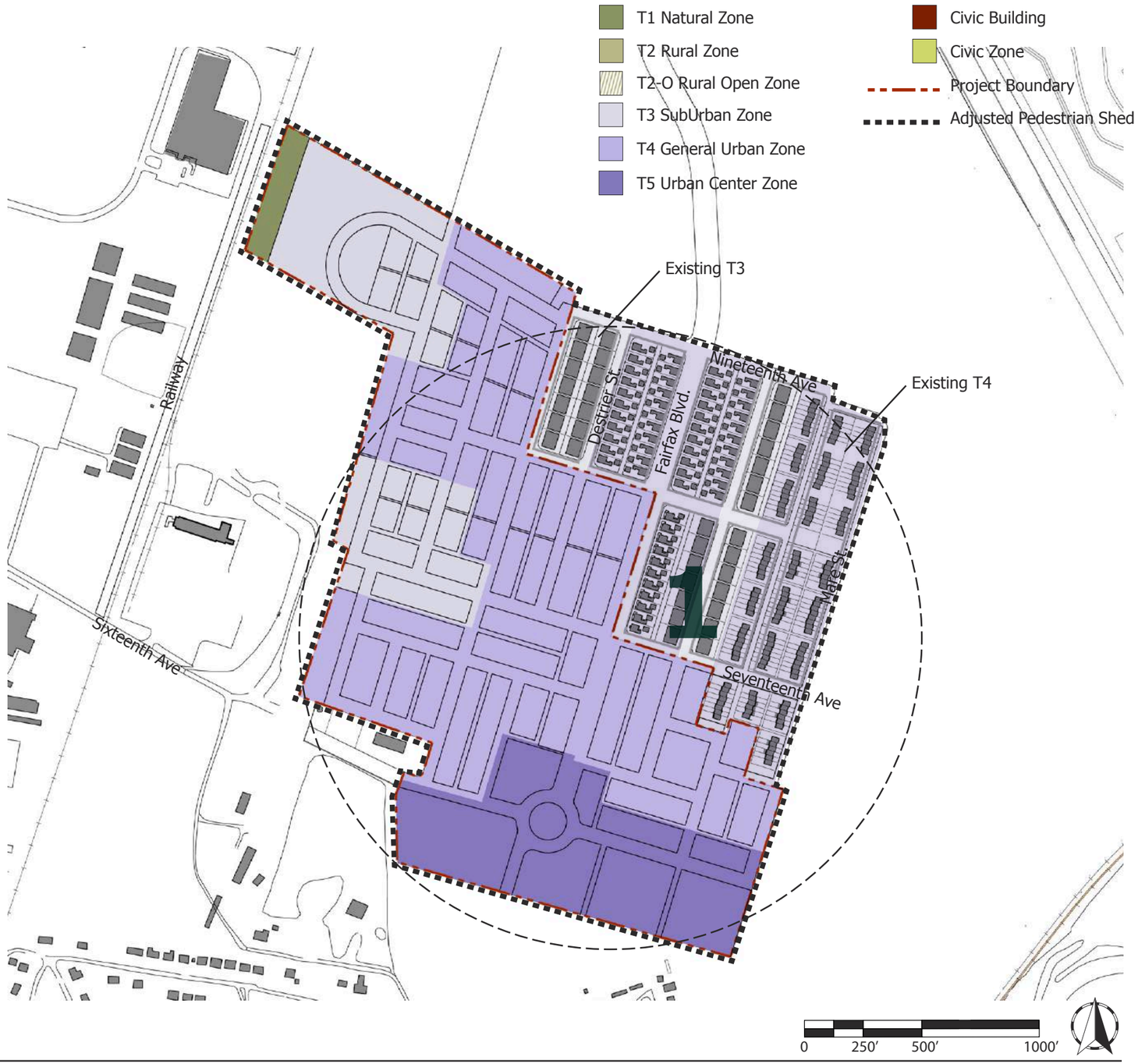
COMMUNITY 1: VILLAGE – MEDIUM INTENSITY

TRANSECT ZONE COMPLIANCE			REQUIRED
T-zones			
	Acreage	Percentage	
T1	1.36	N/A	N/A
T3	17.71	21.14%	30% max.
T4	48.71	58.15%	30 – 60%
T5	17.35	20.71%	5 – 25%
Net Site Area	83.77	100.0%	

*net site area does not include T1

TRANSECTS IN ADJUSTED PEDESTRIAN SHED

TRANSECT ZONE COMPLIANCE			REQUIRED
T-zones			
	Acreage	Percentage	
T1	1.36	N/A	N/A
T3	25.64	21.39%	30% max.
T4	76.88	64.14%	30 – 60%
T5	17.35	14.47%	5 – 25%
Net Site Area	119.87	100.0%	



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TRANSECT DISTRICTS

Scale 1"=500'

Attachment: approved_LakelandPlace_LDPP (1087 : Extension of Land Development Plan and Plat)

3.5 Thoroughfares and Block Standards

3.5.1 The thoroughfare network shall be structured to define blocks with the following maximum block face lengths and block perimeters:

a. T2O 660 ft. max / perimeter n/a
b. T3 2640 ft. perimeter
c. T4 2400 ft. perimeter
d. T5 2000 ft. perimeter

3.5.2 Block faces exceeding 500 feet shall be subdivided with a pedestrian passage that is a minimum of 8 ft. in width.

3.5.3 Blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete blocks may be exempt from block face length and block perimeter requirements by administrative waiver.

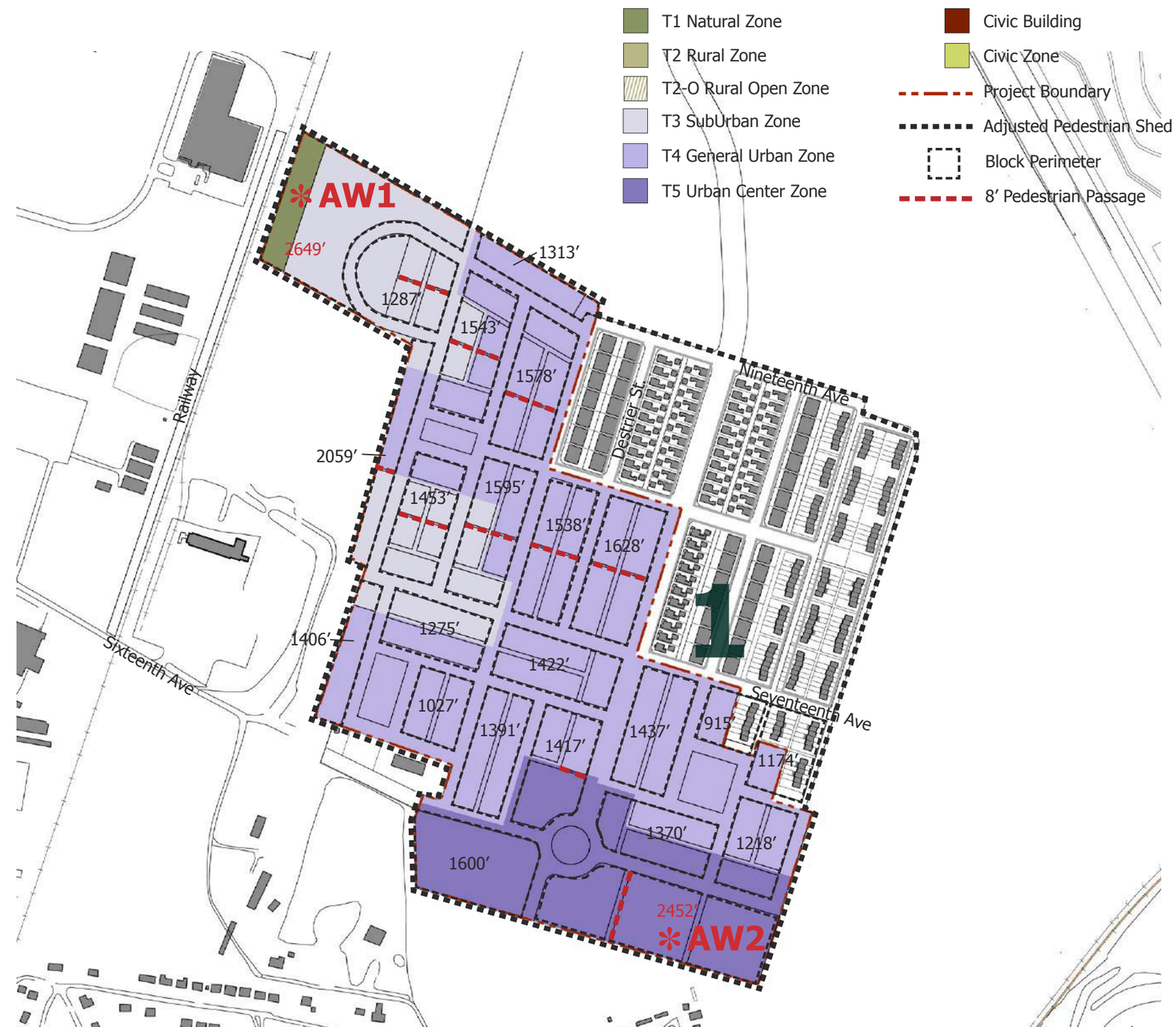
3.5.5 Rear access for all lots within T4 shall be provided by a rear lane or rear alley.

3.5.6 Rear access for all lots within T5 shall be provided by a rear alley.

3.5.7 Blocks with more than one Transect District designation shall use the highest designation to determine the block face length, block perimeter, and rear alley or rear lane requirements.

✻ Administrative Waiver #1 per 3.5.3 for edge condition with existing railway

✻ Administrative Waiver #2 per 3.5.3 for pre-existing incomplete blocks.



Thoroughfares are A-grid unless otherwise not-

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THOROUGHFARES AND BLOCK STRUCTURE
Scale 1" = 500'

Attachment: approved_LakelandPlace_LDPP (1087 : Extension of Land Development Plan and Plat)

3.6 Lot Structure

3.6.1 Within each Transect District, lots shall be platted to have the following minimum and maximum lot widths, measured at the frontage line:

a. T2O 40 ft. min. - 96 ft. max. Flag lots shall be permitted. (See Table 16.)

b. T3 50 ft. min. - 150 ft. max.

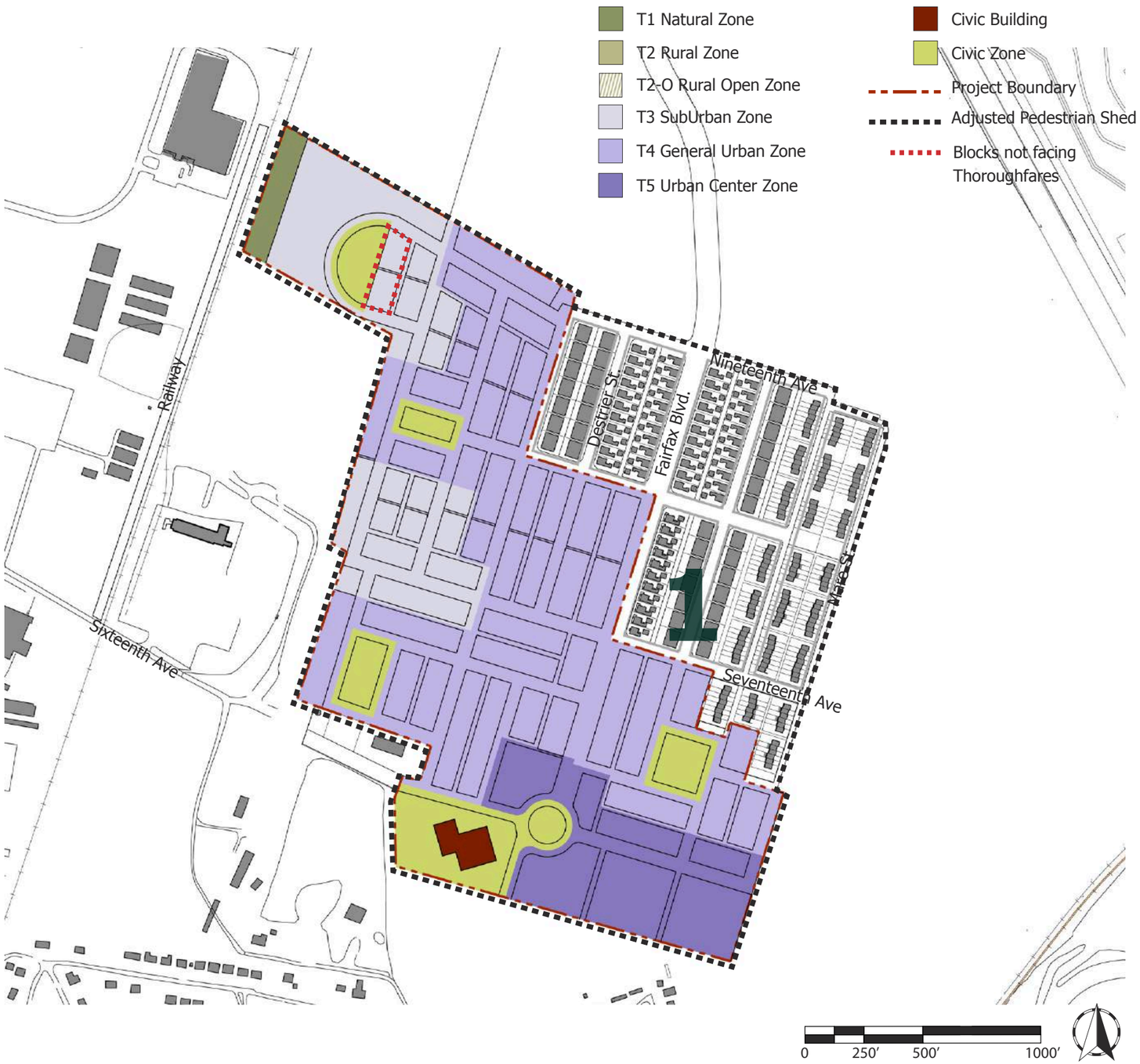
c. T4 20 ft. min. - 96 ft. max.

d. T5 20 ft. min. - 150 ft. max.

3.6.2 Each lot shall have a primary frontage abutting a vehicular thoroughfare, except that 20% of the lots by number within the SC-NC District may have their primary frontage along a publicly accessible passage, or sidewalk. Rear alleys and rear lanes do not count as thoroughfares. If a lot fronts an alley or lane, such as a mews unit, it counts toward the 20% maximum.

3.6.3 Lots may have multiple frontages as illustrated on Table 17. One frontage line is designated the principal frontage line and all remaining frontage lines are designated as secondary.

LOTS NOT FACING THOROUGHFARE		
Area	**Area of Lots not facing Thoroughfare**	**Percentage**
83.77	0.78	0.93%



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LOT STRUCTURE
Scale 1″ = 500′

Attachment: approved_LakelandPlace_LDPP (1087 : Extension of Land Development Plan and Plat)

3.7 Thoroughfare Network Standards

3.7.1 Community plans must map a thoroughfare network plan including the following:

a. The major thoroughfare network

b. Modifications to existing thoroughfares, if any

3.7.3 The thoroughfare network plan must map thoroughfares and intersections according to Section 3.5.1.

a. Thoroughfare assemblies must be included for each mapped thoroughfare in accordance with Article 7.

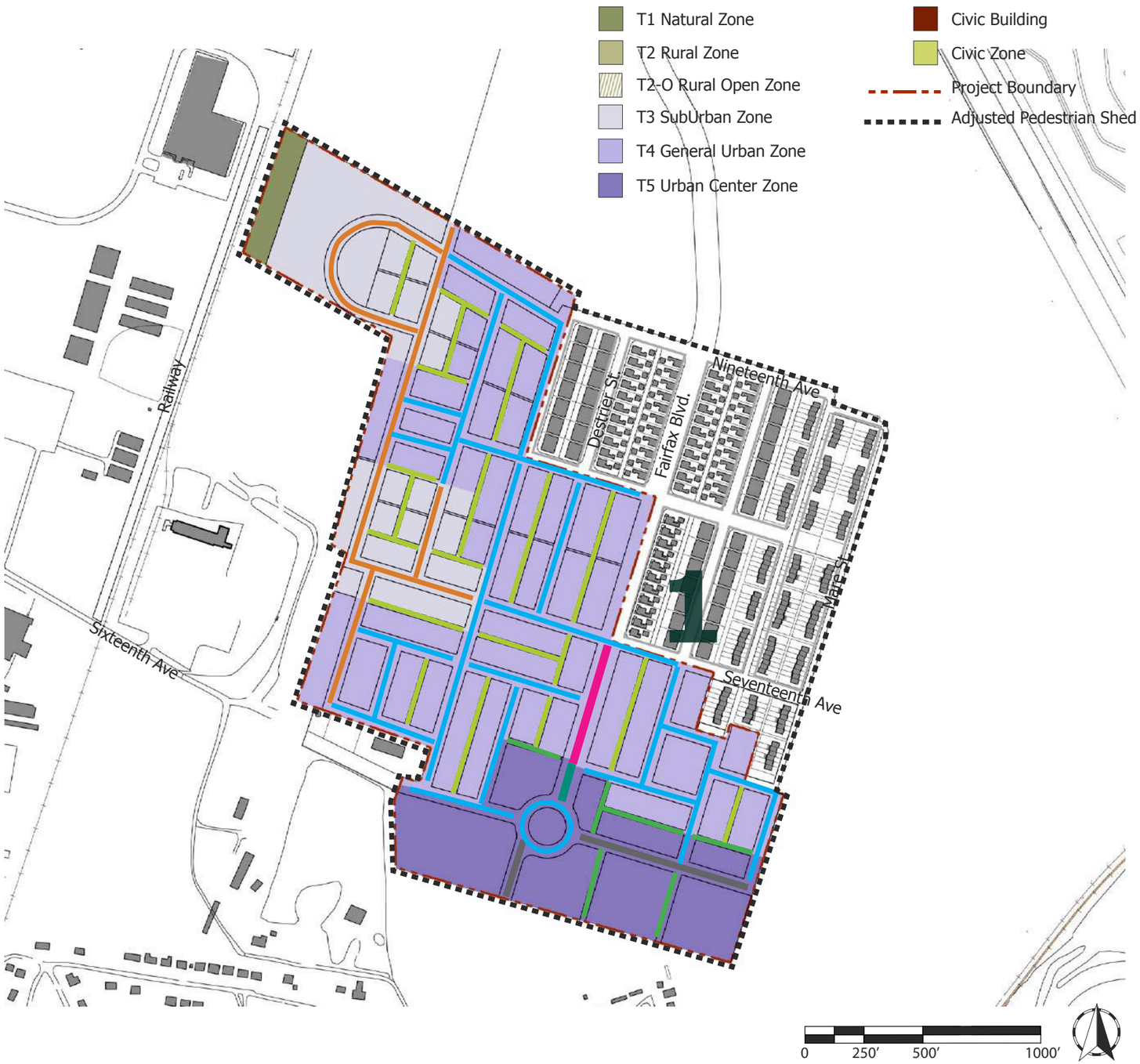
b. All thoroughfares must connect to other thoroughfares, forming a network.

c. New thoroughfares must connect wherever possible to thoroughfares outside of the community unit.

d. The thoroughfares must be configured as a network creating blocks sized according to Section 3.5.1.

e. The thoroughfares may deviate from the network outside of the pedestrian shed, to accommodate natural conditions, and to intersect major thoroughfares.

Key	Thoroughfare	Approved T-zones
	AV-100-58	T3, T4, T4O
	CAV-100-58	T4O, T5
	CS-60-36	T4O, T5
	ST-58-36	T2O, T4, T4O, T5
	ST-54-32	T3, T4
	RA-24-24	T4, T4O, T5L, T5
	RL-20-10	T2O, T3, T4



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THOROUGHFARES
Scale 1" = 500'

Attachment: approved_LakelandPlace_LDPP (1087 : Extension of Land Development Plan and Plat)

3.8 Civic Standards

3.8.1 Civic Space (CS) Specific to T3 - T5 Districts

a. Each pedestrian shed shall assign 5 - 20% of its urbanized area to civic space

Village 1:

Total Civic Space	10.38 acres
Urbanized acres	83.77 acres
Urbanized area % Civic	12.4%

b. Civic spaces shall be designed as described and distributed throughout Transect District as permitted in Table 31.

d. Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within 800 feet of the geographic center of each pedestrian shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances prevent such location. A main civic space shall conform to one of the types specified in Table 31.b, Table 31.c, or Table 31.d.

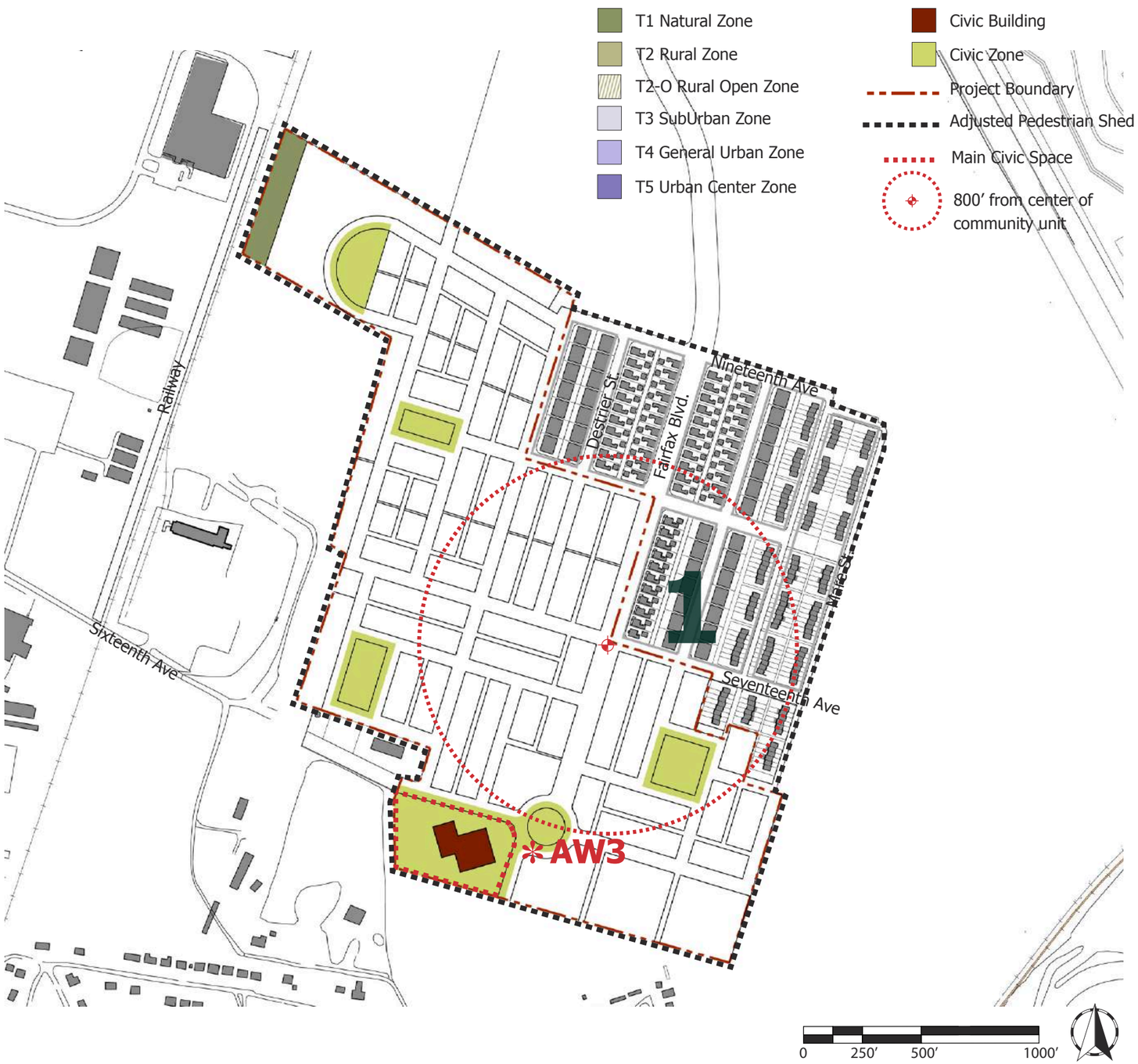
f. Each civic space of type Table 31.c or Table 31.d shall have a minimum of 50% of its perimeter enfronting a Thoroughfare.

3.8.2 Civic Buildings (CB) Specific to T2O - T5 Districts

a. The owner shall covenant to construct a meeting hall or a third place in proximity to the main civic space of each pedestrian shed. Its corresponding public frontage shall be equipped with a shelter and bench for a transit stop, if on an existing or planned transit route.

b. Civic building sites shall not occupy more than 20% of the area of each pedestrian shed.

✻ Administrative Waiver #3 per 3.8.1d as this main civic space was a predetermined location between the City and the developer previous to this design.



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CIVIC STANDARDS
Scale 1" = 500'

Attachment: approved_LakelandPlace_LDPP (1087 : Extension of Land Development Plan and Plat)

3.8 Civic Standards

e. Playgrounds shall be located so that every residential lot is within 1,000 feet of an entry to a playground, as measured along sidewalks that do not cross major thoroughfares. A playground shall conform to Table 31.e.

f. Each civic space of type Table 31.c or Table 31.d shall have a minimum of 50% of its perimeter enfronting a Thoroughfare.

Village 1:

CS	Permitted Area	Area	Perimeter	Type	Permitted T-zone	T-zone
1a	.5 – 8	1.43	NA	Green	T1 – T4	T3
1b	.25 – 5	0.94	100%	Square	T3 – T5	T4
1c	.25 – 5	1.45	100%	Square	T3 – T5	T4
1d	.5 – 8	5.68	NA	Green	T1 – T5	T5
1e	.25 – 5	0.81	100%	Square	T3 – T5	T5
1f	.25 – 5	1.52	100%	Square	T3 – T5	T4

3.8.2 Civic Buildings (CB) Specific to T2O - T5 Districts

a. The owner shall covenant to construct a meeting hall or a third place in proximity to the main civic space of each pedestrian shed.

b. Civic building sites shall not occupy more than 20% of the area of each pedestrian shed.

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CIVIC STANDARDS
Scale 1" = 500'

Attachment: approved_LakelandPlace_LDPP (1087 : Extension of Land Development Plan and Plat)

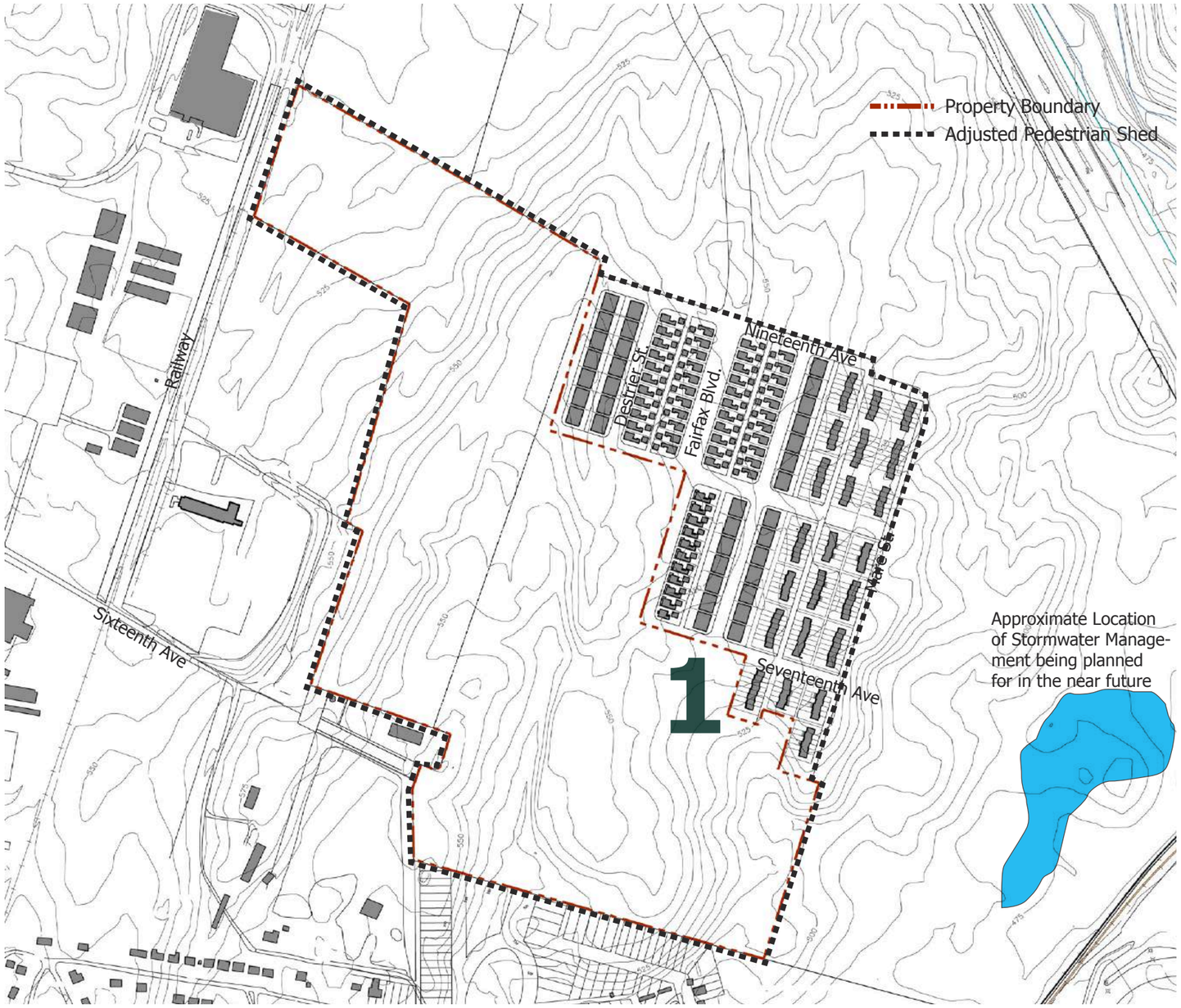
STORMWATER

On-site infiltration will be encouraged in T3, and structured systems utilized throughout. The stormwater pond to the east is entitled and is being built in the near future. Planned improvements include: a dam and a new spillway culvert under highway.

Total impervious cover for the completion of the neighborhood is expected to be less than 70%.

UTILITIES

Water and sewer shall be provided by connections to the adjacent systems of the Charles Town Waste Water Treatment Plant (WWTP) and the Charles Town Utility Board water supply.



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STORMWATER AND UTILITIES
Scale 1" = 500'

Attachment: approved_LakelandPlace_LDPP (1087 : Extension of Land Development Plan and Plat)

Planning Commission
312 South Mildred Street
Ranson WV, 25438
REQUEST FOR COMMISSION ACTION www.cityofransonwv.net

TO: Planning Commission

FROM: Maria Dula, Associate Planner

SUBJECT: Residential Market Study

Ranson is undergoing a transition from a small industrial town to a community that blends commercial and residential growth this is attracting national attention. The City has positioned itself with the investment and support of multiple federal grants. These grants have improved sites for redevelopment, upgraded public infrastructure, and outlined a community vision and code to guide private investment.

The Council contracted with a residential market analysis firm to get a better understanding of the housing market's role in community planning and economic development. While Ranson's Smart Code is very builder-friendly, the best methods for developer solicitation and attraction are not always apparent. To this end, a comprehensive market study of the for-sale and for-rent residential markets in Ranson to guide the City in understanding key housing issues, market opportunities and barriers, and other issues that may impact community development was commissioned. Ultimately, the analysis will provide insight on housing priorities and what steps should be taken to ensure adequate provision of housing over the short- and mid-terms.

Attached to this agenda item is the Ranson, West Virginia Housing Market Analysis. Included in the report are the background and objectives sought by the Council, a thorough analysis of the housing market, including comparisons of different development patterns, and recommendations to the City as to how the City can maximize capturing the housing demands in the City.

Attachments:

1. **Ranson, WV Housing Study 1.25.17**

No action needed by the Planning Commission.

Ranson, West Virginia Housing Market Analysis

January 24, 2017

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

DUGGAL
REAL ESTATE ADVISORS

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17-30	Economic and Demographic Overview
31-40	Market for Smart Growth
41-54	For-Sale Residential Market Analysis
55-61	For-Rent Residential Market Analysis

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Background and Objectives

- Ranson is undergoing an interesting transition from a small industrial town to a community that blends a developing commercial district, major corporations, and quiet residential neighborhoods. The City has seen progress in local development activity as a result of federal grants and recognition. DOT's Tiger II Planning Grant allowed for a Complete Streets plan for the important Fairfax Blvd-George Street corridor, which will ensure safe and easy downtown access. A HUD Challenge Planning Grant helped Ranson develop a smart building code that encourages more compact, walkable development patterns. Finally, an EPA Brownfields Areawide Planning Grant allowed Ranson to prioritize cleanup and reuse of contaminated lots.

- Ranson has had much success with these grants; a recent recognition of effort was the regional Phoenix Award for Excellence in Brownfield Redevelopment, in 2013. As a result of this success, many developers are planning new housing construction, bringing thousands of new units to market over the next several years. Similarly, a proposed new hotel development could bring approximately 500 rooms to market.

- With this in mind, the City of Ranson requires a better understanding of the housing market's role in community planning and economic development. While Ranson's Smart Code is very builder-friendly, the best methods for developer solicitation and attraction are not always apparent. To this end, Duggal Real Estate Advisors conducted a comprehensive market study of the for-sale and for-rent residential markets in Ranson to guide the City in understanding key housing issues, market opportunities and barriers, and other issues that may impact community development. Ultimately, the analysis will provide insight on housing priorities and what steps should be taken to ensure adequate provision of housing over the short- and mid-terms.

- The key questions that guided this engagement include:

    - What housing stock does the City of Ranson currently have and how can it be characterized? Based on units available for-sale or for-rent, what are the price, quality, and housing type of options available to consumers if they were currently seeking housing?

    - What new housing, both for-rent and for-sale, is being provided by the open market?

    - How is housing demand from current City residents segmented according to household type, income, age, and tenure (own/rent)? Where do new City residents come from?

    - Where might there be a supply-demand mismatch between City/County households and available quality housing supply? Which product types need public intervention to become feasible?

    - What is the need from the existing population, and what product types, such as rear-loaded townhouses or urban/in-town rowhouses, would be needed to attract additional households?

    - How might economic activity from beyond the City's limits influence the housing market and drive housing demand within Ranson?

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Methodology and Assumptions

- This report was prepared by Melina Duggal of Duggal Real Estate Advisors, LLC and Lee Sobel , a nationally known expert smart growth issues related to land use and economics.
- The data was collected in December 2016 and January 2017.

- We utilized projections and information supplied by others and gathered by ourselves. We assume this information is complete, correct, and reliable. Any projections regarding the future are the best estimate from the date they were prepared. Projections, by their nature, are best estimates of the future, and inevitably will be inaccurate to some degree.
- We assume the economy and housing market will continue to grow as projected. Real estate markets are cyclical, so there are bound to be times within the planning timeframe (out to 2025) that the housing market performs better (boom) or worse (downturn) than projected. Over the course of the study period, we assume the average annual growth projected will materialize.

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Executive Summary

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Executive Summary – Ranson SmartCode and Smart Growth Principles

- The Ranson SmartCode is a form-based zoning system for more than 5,000 acres of undeveloped and underutilized areas inside the municipal boundary but outside Ranson's central downtown area. It was adopted by the Ranson City Council to ensure that future development in the city is **traditional-neighborhood, mixed-use, green-focused development**.
- TND Communities Offer:
  - Great **range of housing choices** and prices.
  - Viable alternatives to driving.
  - Greater emphasis on a **sense of place**.
  - **Walkable** interconnected street pattern providing convenient access throughout the development.
  - A **mix of uses** including residential, commercial, recreational, and civic.
- Conventional Communities Offer:
  - **Larger yards**, especially back yards.
  - More single-family detached. Conventional communities typically only **offer one type of housing**, and no commercial uses.
  - Front facing garages.
  - May or may not have sidewalks.
  - Typically **not walkable to anywhere** (although you can walk in them).

TND Style

Conventional Style

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Executive Summary – Key Findings

- Future demand for housing in Ranson is stable and strong.
  - Demand for new for-sale homes in Ranson is 35-45 per year, on average.
    - This is consistent with the historical average.
  - For-rent opportunities in the city will be sporadic and opportunistic. The demand for rental is limited.
- Housing demand can be segmented by tenure (for-sale versus for-rent), community type (TND versus conventional), and product type (single-family detached versus townhome versus multifamily).
- The SmartCode in Ranson allows for a variety of product types and tenure within a TND-style community. The only product type it excludes is a front-load townhome (meaning the garage is in the front of the unit). It does allow for rear-load townhomes and townhomes with no garages.
- Buyer Preferences:
  - 80% of buyers in areas like Ranson prefer conventional and 20% of buyers prefer TND communities.
    - Buyer preference can be increased by providing the type of TND that is allowed in the Ranson SmartCode. The SmartCode allows for some front-facing single-family detached product. In some cases, up to 60% to 70% of product in a project could be front-facing single-family detached product since it is allowed in the T2 and T3 Transect Districts.
    - This will allow Ranson to capture a higher percentage of demand than would have been possible with an alley-loaded only SmartCode.
  - 85% of re-sale homes purchased in Jefferson County are for single-family detached (SFD), and 15% are for attached homes. Excluding apartments and mobile homes, 70% of the homes in Ranson are SFD and 30% are attached. It is reasonable to expect between 15-25% of demand in the city will be for attached homes.

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Executive Summary – SmartCode Considerations

- The Smart Code, adopted in 2012, does not appear to have had an impact on SF permits. From 2008-2011, the average was 29, and from 2012-2016, the average was 34. In Jefferson County, without a SmartCode, the trend was very similar.
    - The housing market is down across the country due to lingering impacts of the recession, general consumer unease, and problems with down payments, etc.
    - The slowdown in the housing market in Ranson cannot be blamed only on the SmartCode.
- The SmartCode is somewhat difficult to navigate and understand. The City should consider streamlining some of the sections and making it clearer for the development community what is allowed in each of the Community Units and Transect Districts.
- The builder community appears to be confused about what is allowed in the SmartCode. There is the perception that front-load SFD is not allowed, and this is just not the case. The City should consider a builder/developer/landowner education process about the SmartCode. Part of this could include a sheet with allowable floor plans by some popular builders.
- Although the SmartCode allows front-load garages, they need to be set back 20'. This amount seems high, and shortening the setback on the garage should be considered.

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Conclusions and Recommendations

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

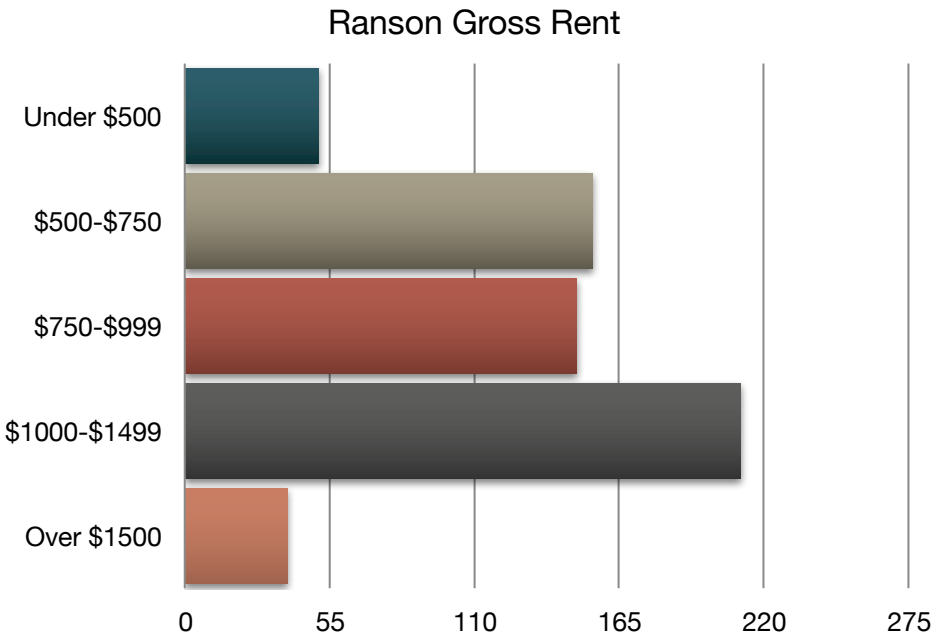
Conclusions

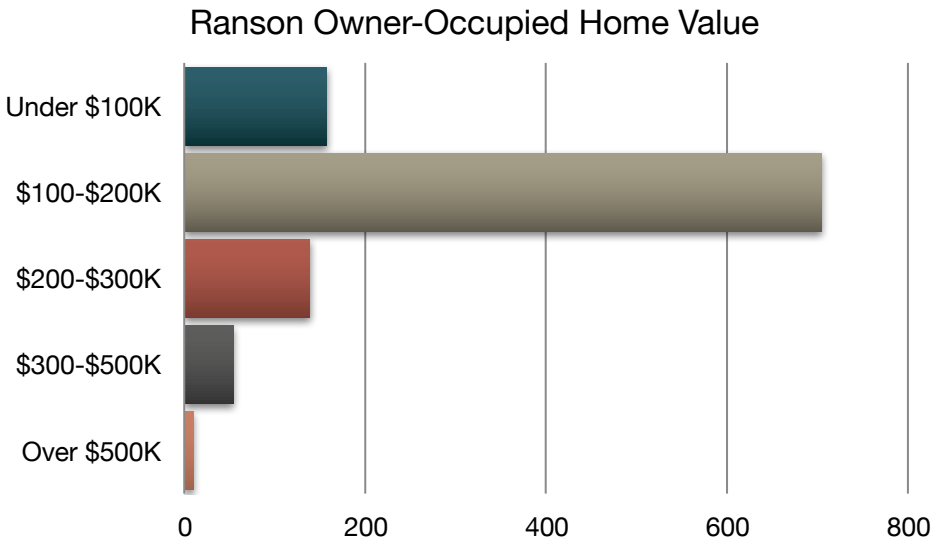
- The market for new housing in Ranson should continue to be stable and strong.
- Demand forecasts suggest between 35-45 new for-sale housing units could be in demand annually, on average. The realization of demand is heavily tied to the supply of product, and some years is likely to be higher and some years is likely to be lower.
- The majority of this demand would be for single-family detached (SFD) homes.
- For-rent opportunities in the city will be sporadic and opportunistic. The demand for rental in the county is limited.
- Our research suggests that between 10-20% of buyers in Jefferson County would consider a Smart Growth/Traditional Neighborhood Design (TND) product.
- The statistical demand model suggests that even with primarily TND product in Ranson, the demand for housing should stay similar to the past.
    - TND projects in the market are accepted and sell as well as conventional product (in the Huntfield project, for example). While some buyers will not consider TND, there are other locations within the county or even the city for them to purchase conventional product.
    - There is limited supply of TND product in the county, and those buyers that would like that lifestyle will likely gravitate to Ranson, including those that otherwise might not have considered Ranson City living.
- It will be critical for the projects to be well-executed and truly walkable, so that buyers giving up a large yard, will have the trade-off of walkability, good design, and access to services and amenities. This includes items such as public amenities (parks, library, school, etc.) and in some instances, retail.

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Key Questions Answered

- What housing stock does the City of Ranson currently have and how can it be characterized?
    - The majority of housing stock in the city was built before 2010. Just over half of the housing is single-family detached (54%), followed by townhomes (22%), and small apartment buildings (19%).
- Based on units available for-sale or for-rent, what are the price, quality, and housing type of options available to consumers if they were currently seeking housing?
    - Rental: Based upon the new Jefferson Crossing Apartments, there is a wide range of rental housing options available for consumers. Rents at Jefferson Crossing (the top of the rental market) range from $1,000-$1,500 per month. There are many affordable options in the market as well. See Pages 49 to 55.
    - For-Sale: There is a wide range of for-sale housing options for consumers as well. Re-sale prices in the city for SFD average $250,000 and townhomes currently average $140,000. There are a number of new home communities selling in and around Ranson. Shenandoah Springs is the largest community currently selling in the city and prices are in the $300,000s. See Pages 35-48.





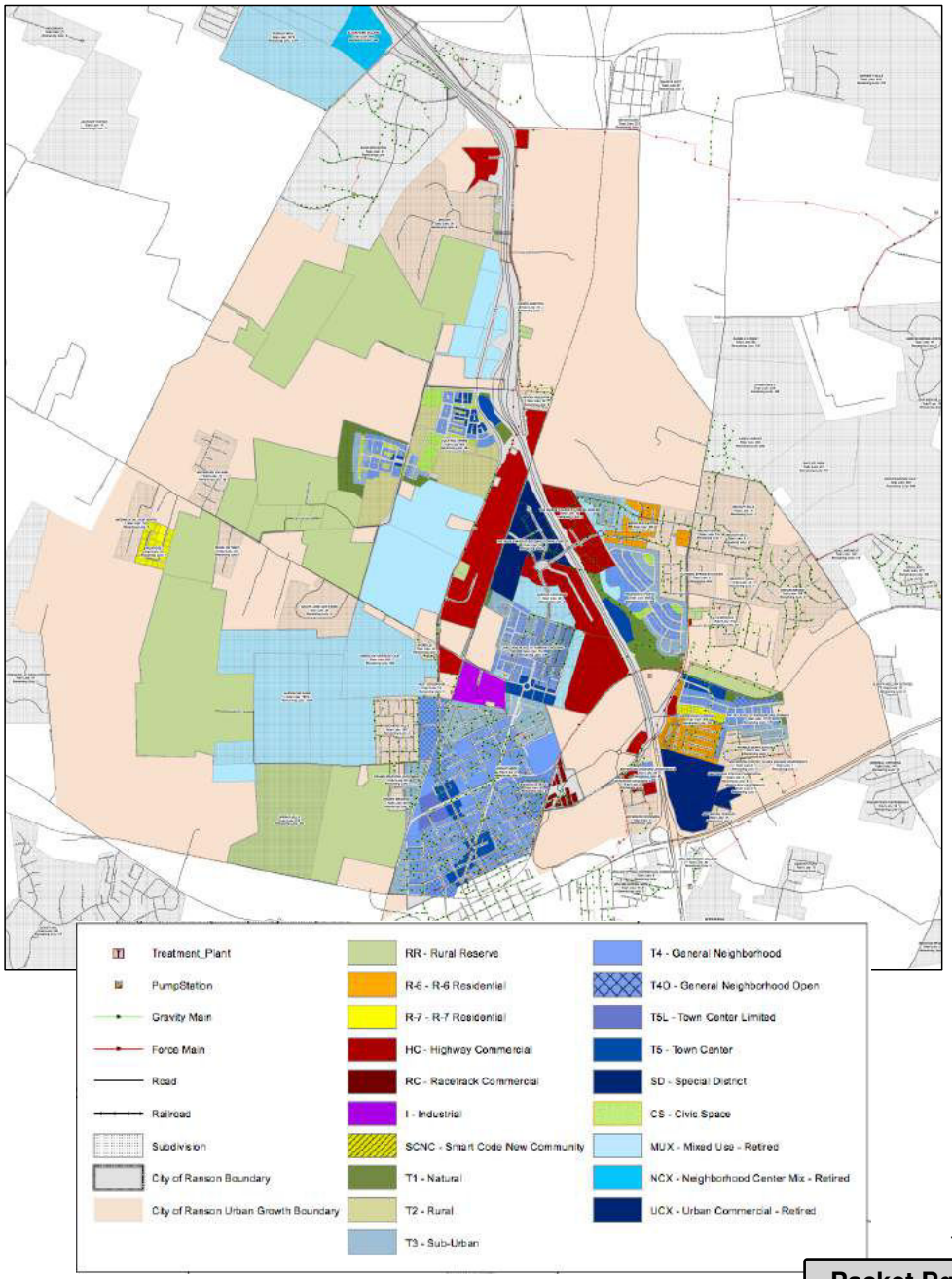
Source: American Community Survey, 2014, 5 Year Estimates

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Key Questions Answered Continued

- What new housing, both for-rent and for-sale, is being provided by the open market?
  - Rental: Jefferson Crossing (see Page 54 for more detail).
  - For-Sale: New housing is available in and around Ranson for between $250,000 and $500,000. See Pages 42 to 45.
  - The majority of platted and/or Land Development Plan and Plat lots in the City are currently TND-style lots (approximately 3,700). As discussed earlier, this could include both rear and front-facing product as well as SFD and townhomes.
  - There are a large number of conventional lots in the County that are close to Ranson (almost 850), and even more conventional style product further away from Ranson in Jefferson County.
  - The market is providing a wide-range of options to potential homebuyers.

Location	Conventional		TND	
	Built	Available	Build	Available
Ranson	521	73	346	3,728
Jefferson County Close to Ranson	377	833	0	0



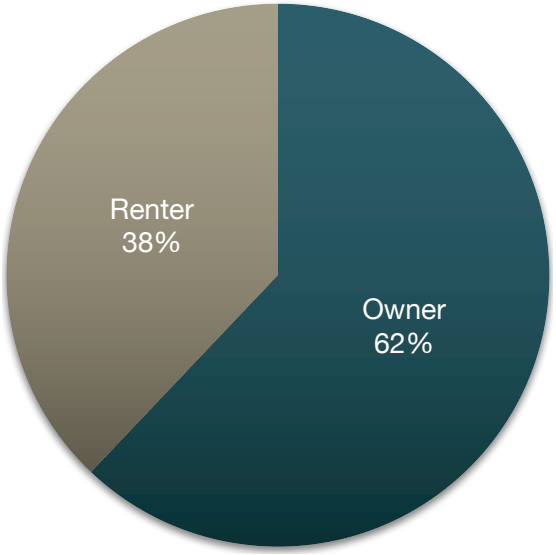
Source: City of Ranson

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

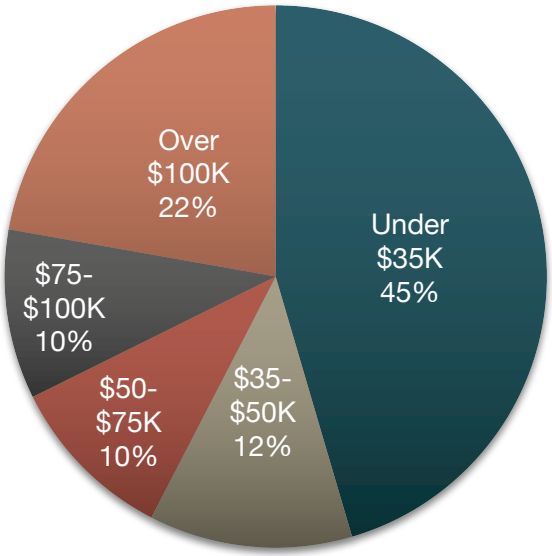
Key Questions Answered Continued

- How is housing demand from current City residents segmented according to household type, income, age, and tenure (own/rent)? Where do new City residents come from?
  - 63% of households do not have kids.
  - 62% of households own.
  - Married couples under the age of 64 are the largest group of households, followed by female-headed household between the ages of 35 and 64.
  - More than 50% of households make less than $50,000 per year.
  - The majority of people who move into Ranson come from somewhere else in Jefferson County.
  - See Pages 19 to 25 for additional information.

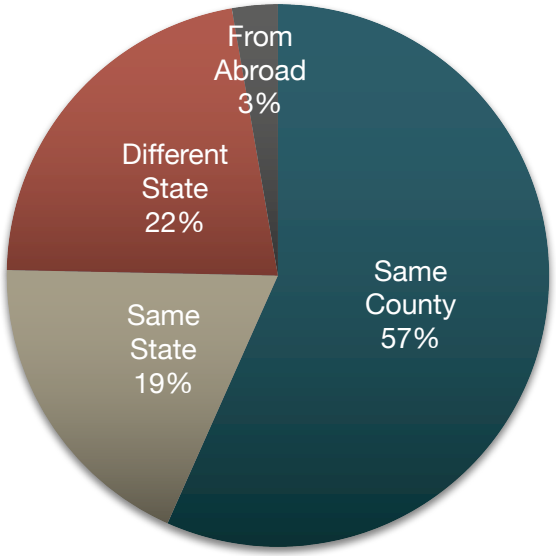
Ranson Tenure



Ranson Household Income



Ranson Where Moved From

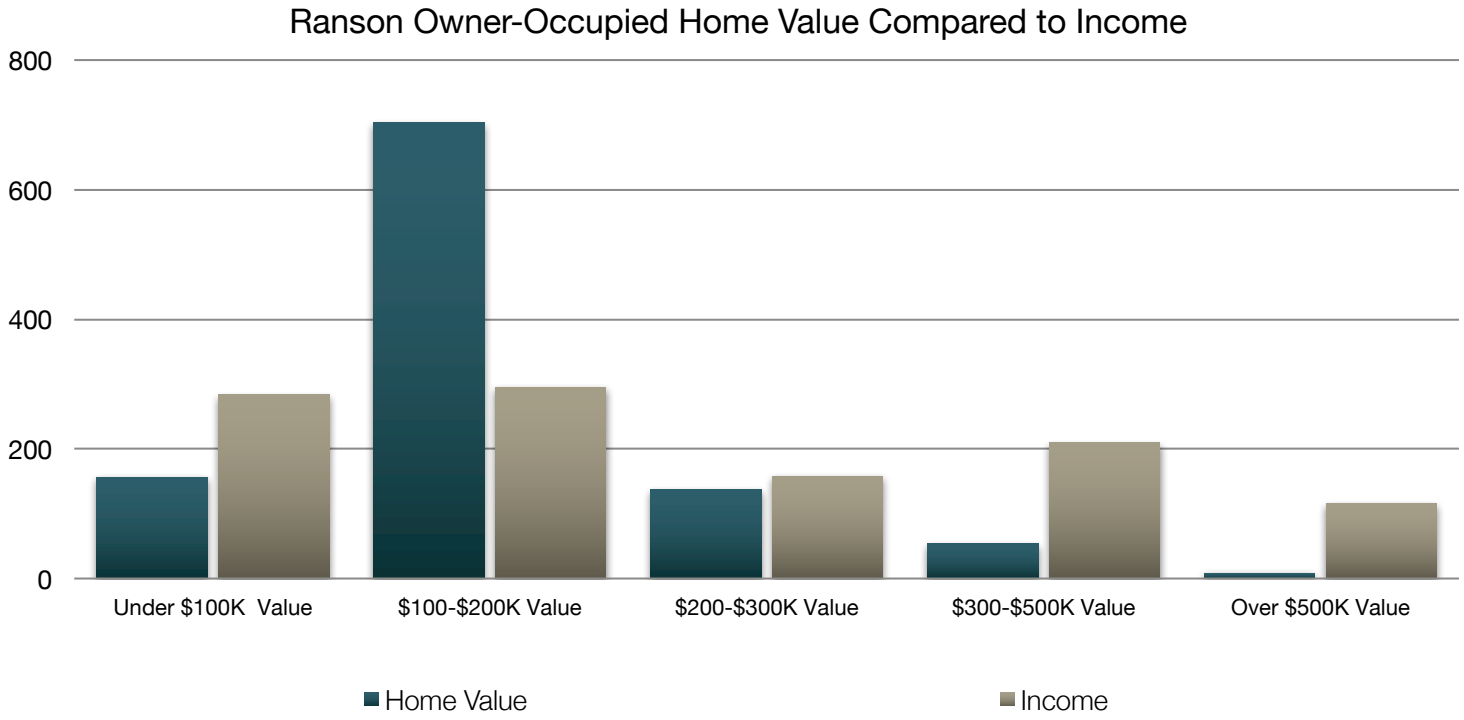


Source: American Community Survey, 2014, 5 Year Estimates

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Key Questions Answered Continued

- Where might there be a supply-demand mismatch between City/County households and available quality housing supply? Which product types need public intervention to become feasible?
  - There appears to be a fairly good match between the for-sale housing that is available and the housing that is offered and is available in the City, with the exception of homes valued $100,000 to $200,000 compared to the income.
  - The data on the chart suggests that households in Ranson are spending less money on their housing than they theoretically could.
  - It suggests that there is plenty of housing available for between $100,000 and $200,000, and that more affordable (under $100,000) and less affordable (over $300,000) could be underserved.

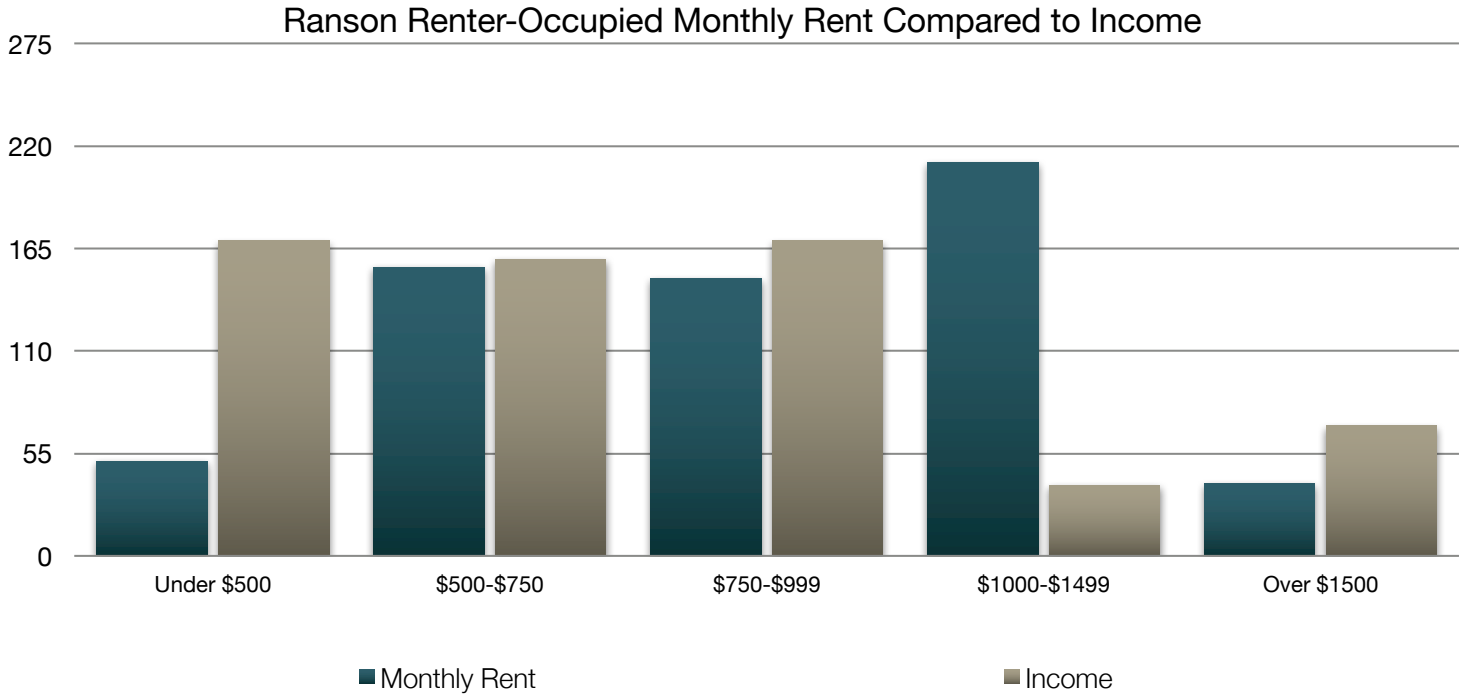


Source: American Community Survey, 2014, 5 Year Estimates, Duggal Real Estate Advisors

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Key Questions Answered Continued

- Where might there be a supply-demand mismatch between City/County households and available quality housing supply? Which product types need public intervention to become feasible?
  - With the exception of the very low income and higher incomes, there is a fairly even match between incomes and monthly rent in Ranson. Those who make less than $20,000 (equivalent of under $500/month in rent) may be stretching to pay for more expensive rent, while those making over $75,000 per year (equivalent of over $1500/month in rent) are likely renting in the lower rental band.
  - This suggests that households earning over $75,000 are living in less expensive housing than they can afford based upon their income, and that this, in turn, is pushing each income band down into a lower rent level than they can afford, contributing to the shortage at the lowest income band.
  - As with for-sale housing, it suggests the very low end and the very high end could be underserved.



Source: American Community Survey, 2014, 5 Year Estimates, Duggal Real Estate Advisors

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Key Questions Answered Continued

- What is the need from the existing population, and what product types, such as rear-loaded townhouses or urban/in-town rowhouses, would be needed to attract additional households?
    - Given the wide-range of households that live in the city and the surrounding Jefferson County, there is a wide-range of demand for various products.
    - There are a variety of home styles, both front and rear load available in the market. Some of it is not available in Ranson currently (such as a rear load or no garage townhome).
    - Continuing to provide a range of housing types is the best manner in which to meet the future demand of households.
- How might economic activity from beyond the City's limits influence the housing market and drive housing demand within Ranson?
    - The Eastern Panhandle is one of the strongest economic regions in the state of West Virginia.
    - Jefferson County accounts for approximately 30% of all the jobs in the Eastern Panhandle.
    - Job growth is projected to remain stable in the foreseeable future and is influenced by manufacturing, trade, and services.
    - In addition, Jefferson County residents had the highest per capita income levels in the Eastern Panhandle since a larger share of workers commute into the Washington, DC metro area where wages and salaries tend to be higher.

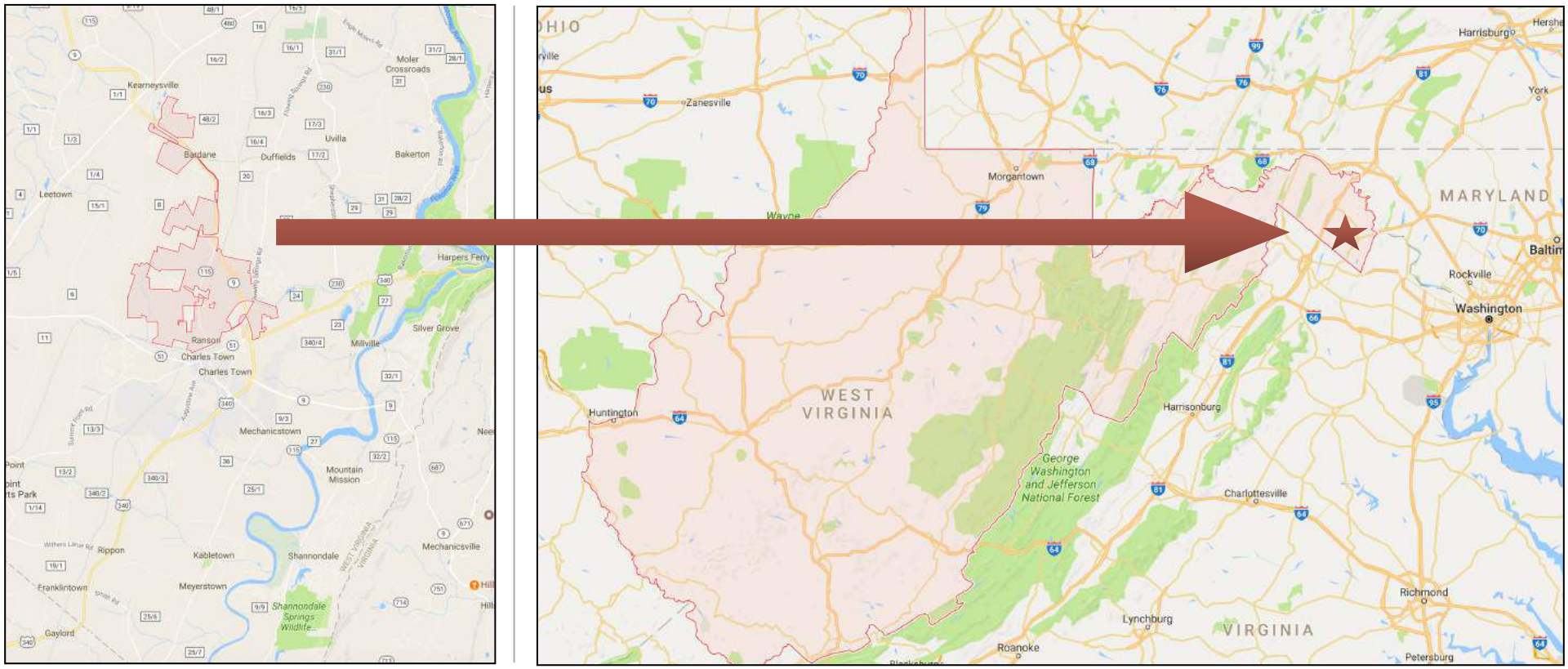
Where Residents of Ranson Work	Count	Share
All Places	2,284	100.0%
Ranson Corporation, WV	340	14.9%
Charles Town City, WV	184	8.1%
Martinsburg City, WV	94	4.1%
Leesburg Town, VA	54	2.4%
Winchester City, VA	53	2.3%
Frederick City, MD	50	2.2%
Reston CDP, VA	34	1.5%
Washington City, DC	29	1.3%
Ballenger Creek CDP, MD	28	1.2%
Germantown CDP, MD	23	1.0%
Other Locations	1,395	61.1%

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Economic and Demographic Overview

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Ranson, West Virginia Location



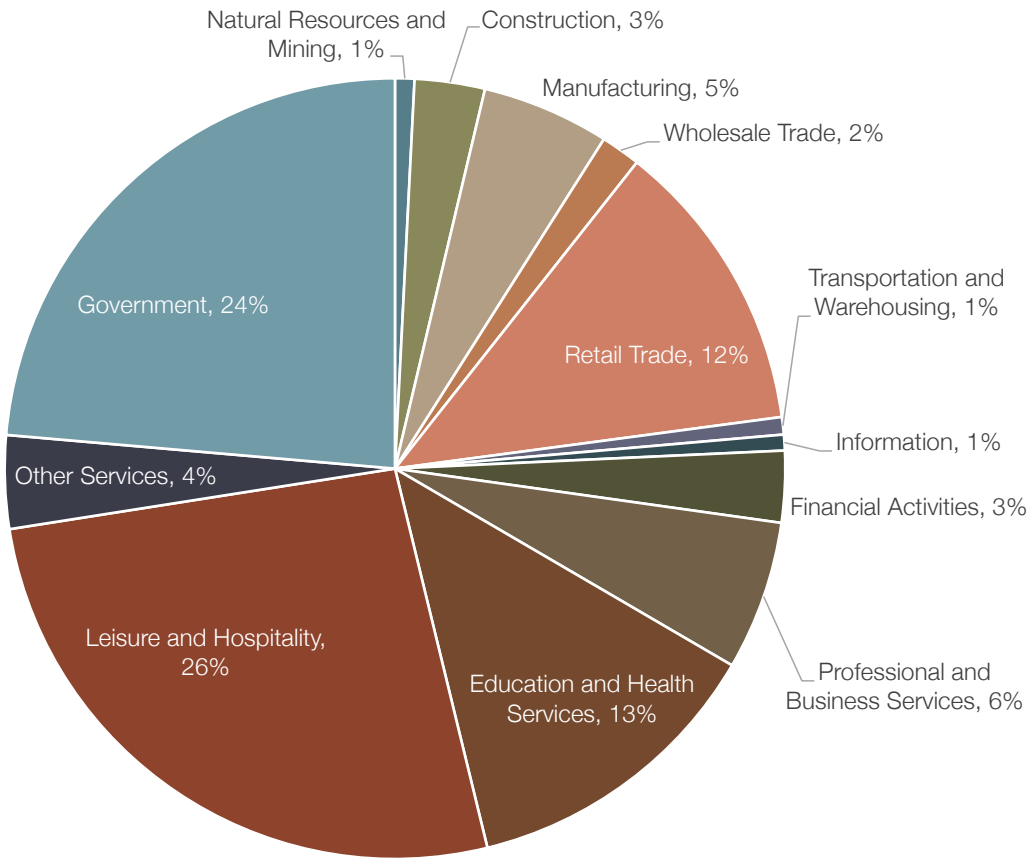
- Ranson is located in Jefferson County, and is a part of the Eastern Panhandle of West Virginia. This is one of the strongest economic regions of the state.
- The area relates to Washington, D.C., and is part of the Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area.

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Economic Summary

- As stated, Ranson is located in Jefferson County.
  - Jefferson County accounts for approximately 30% of the jobs in the Eastern Panhandle.
  - Employment has come back after the Great Recession, and projections for future employment are stable to strong, depending on the source (see Pages 15 and 16).
  - Unemployment is very low (2.6% in November 2016), significantly below the statewide average.
- Employment in Jefferson County is dominated by Leisure and Hospitality (26%), Government (24%), Education and Health Services (13%), and Retail Trade (12%).

Employment by Industry, Jefferson County



Source: WorkForce West Virginia, 2014

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Historical and Projected Employment in Jefferson County

- Employment has come back after the Great Recession, and projections for future employment are stable to strong.
  - WorkForce West Virginia projects a 0.47% annual increase in Workforce Investment Area 7 (which is larger than the Eastern Panhandle). These projections are likely too low for Jefferson County given its historical performance compared to other counties in the Investment Area.
  - West Virginia University College of Business and Economics projects a 0.8% to 0.9% annual increase in jobs in Jefferson County between 2016 and 2021.
  - The Metropolitan Washington Council of Government (MWCOG) projects a 1.7% annual increase in jobs between 2015 and 2020, and 1.4% annual increase in jobs between 2020 and 2025 in Jefferson County.
- All of these projections bode well for the future of housing in Jefferson County and Ranson as the demand for housing is closely tied to the employment growth in the region.
- The WorkForce West Virginia projections are likely too low for Jefferson County as stated above. West Virginia University projections for the county are higher than the rest of the state (which they project at a statewide growth of 0.6%) and on-par with the projected national average (0.9%). MWCOG are higher than historical growth rates from 2000-2015 (1.4% annual growth), and are likely too high. An average of the historical growth (1.4%), WVU (0.85%), and MWCOG (1.5%) suggests an employment growth rate of 1.31%, for an average annual employment growth in Jefferson County of approximately 220 jobs.

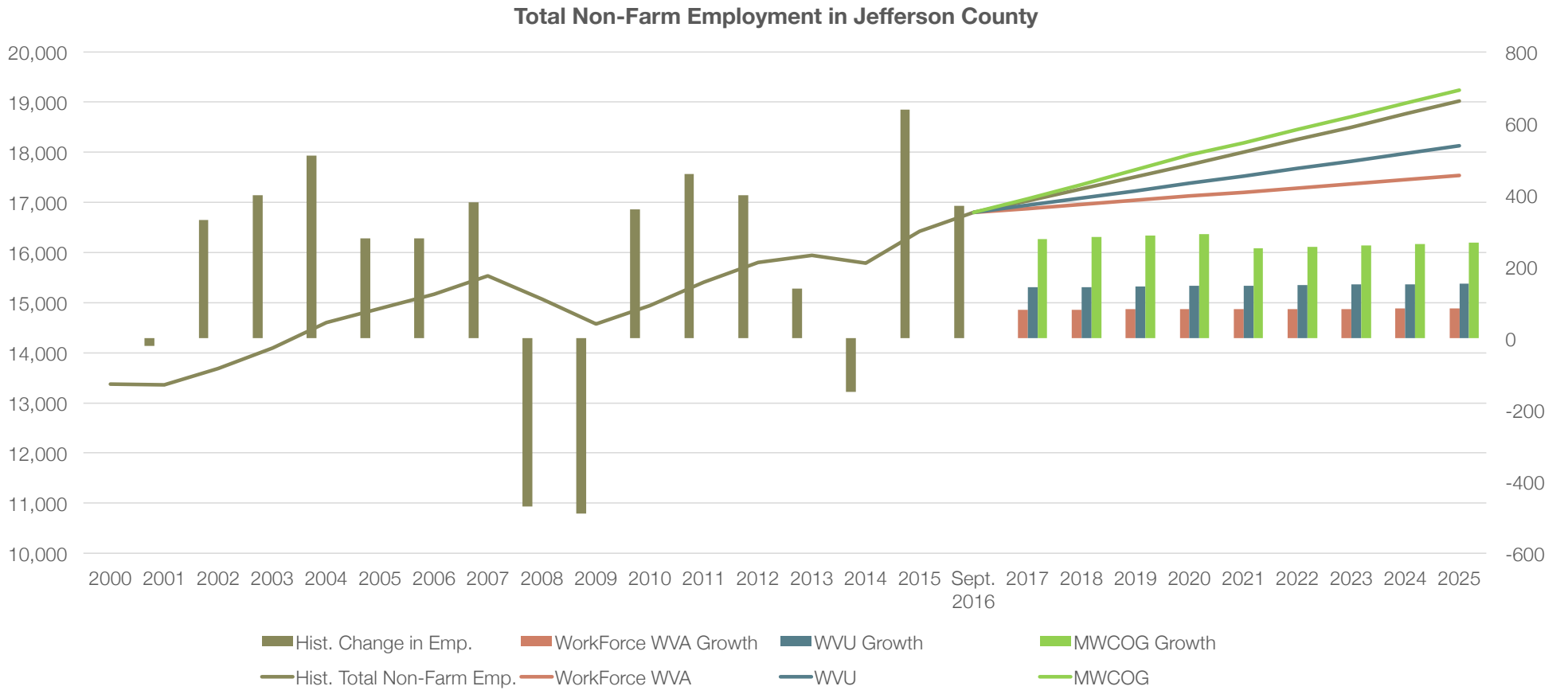
Employment Projections	2017	2018	2019	2020	2021	2022	2023	2024	2025	Growth Rate
1. WorkForce WVA	16,880	16,961	17,042	17,124	17,206	17,288	17,371	17,454	17,537	0.48%
WorkForce WVA Growth	80	81	81	82	82	82	83	83	84	
2. WVU	16,943	17,087	17,232	17,379	17,526	17,675	17,825	17,977	18,130	0.85%
WVU Growth	143	144	145	146	148	149	150	152	153	
3. MWCOG	17,078	17,361	17,648	17,941	18,193	18,449	18,709	18,972	19,239	1.5%
MWCOG Growth	278	283	287	292	252	256	260	263	267	
4. Historical Pattern	17,034	17,270	17,510	17,754	18,001	18,251	18,505	18,762	19,023	1.4%
Historical Growth	234	237	240	243	247	250	254	257	261	
Average of WVU, MWCOG, Hist.	**17,018**	**17,239**	**17,464**	**17,691**	**17,907**	**18,125**	**18,346**	**18,570**	**18,797**	
Average Growth	**218**	**221**	**224**	**227**	**216**	**218**	**221**	**224**	**227**	**1.3%**

Source: WorkForce West Virginia, West Virginia University College of Business and Economics, Metropolitan Washington Council of Governments

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Chart of Historical and Projected Employment in Jefferson County

- Based upon the four different sources (Work Force WVA, WVU, MWCOG, and the historical average), the number of jobs in Jefferson County is projected to grow by 80 to 270 jobs per year. An average of WVU, MWCOG, and the historical average suggests a reasonable number of jobs to plan for annually in the county is 220 to 230.
- These projections are shown on the chart below.



Source: WorkForce West Virginia, West Virginia University College of Business and Economics, Metropolitan Washington Council of Governments, Duggal Real Estate Advisors

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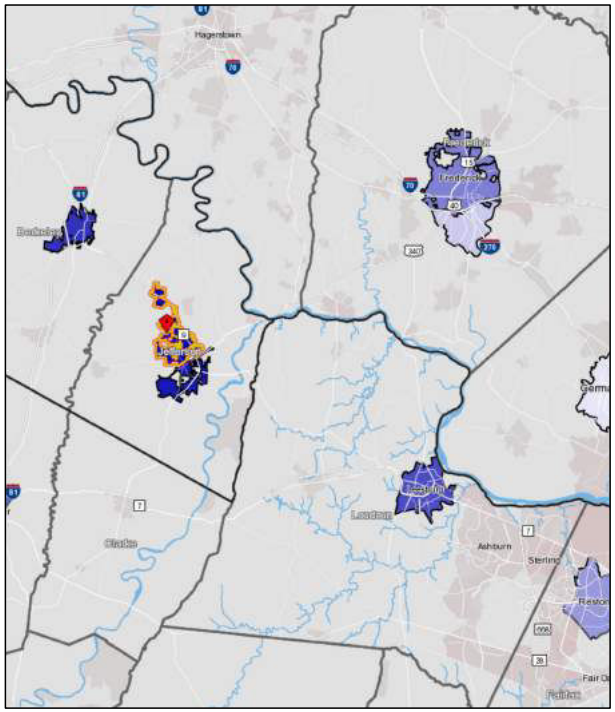
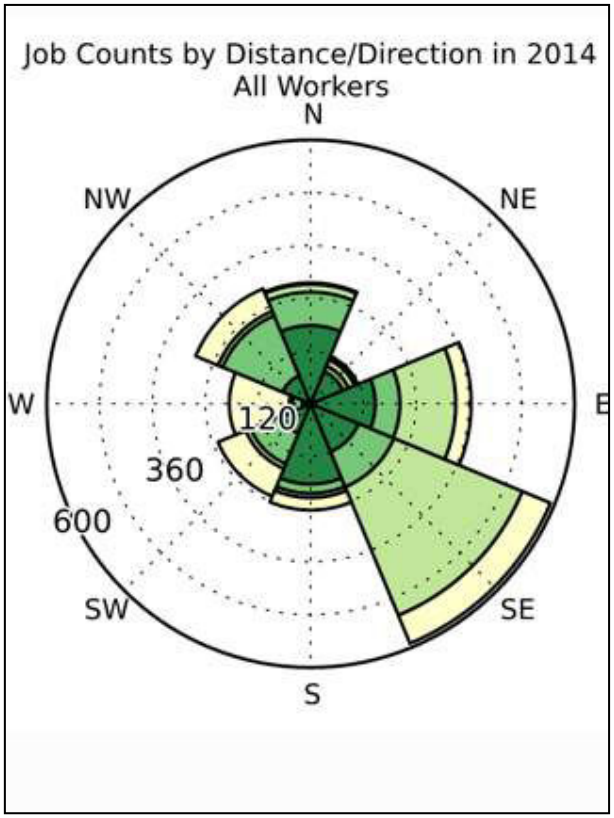
Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Commuting Patterns in Ranson, WV





Where Residents of Ranson Work	Count	Share
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Frederick City, MD	50	2.2%
Reston CDP, VA	34	1.5%
Washington City, DC	29	1.3%
Ballenger Creek CDP, MD	28	1.2%
Germantown CDP, MD	23	1.0%
Other Locations	1,395	61.1%

Source: Census on the Map. Based upon 2014 data.

- Of the people who live in Ranson, approximately 15% of them work in the city as well. The next most significant concentrations of employment are in Charles Town and Martinsburg.
- Looking at the map and the radar chart suggests that most people work fairly close to Ranson and are not commuting into job centers outside of the region. 40% of workers who live in Ranson commute less than 10 miles to their job.

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Historical and Projected Households in Jefferson County and Ranson

- From 2000 to 2010, Jefferson County added approximately 400 households per year, and Ranson added 50 households per year. The number dropped from 2010 to 2016 to 85 in the county per year and less than 10 new households per year in Ranson. This drop is likely due to a number of factors including the lingering impact of the recession and the high growth rate experienced pre-recession.
- As with the employment growth projections, both the West Virginia University College of Business and Economics and MWCOG has made projections for household growth in Jefferson County. MWCOG is projecting a 2.1% growth rate from 2015-2020 and a 2.0% growth rate from 2020 to 2025. WVU is projecting a 1.0% growth rate from 2016 to 2021. Duggal Real Estate Advisors took an average of these two growth rates to project the Jefferson County household growth from 2016 to 2025. We utilized 1.6% from 2016 to 2025.

Historical and Projected Household Growth in Jefferson County and Ranson

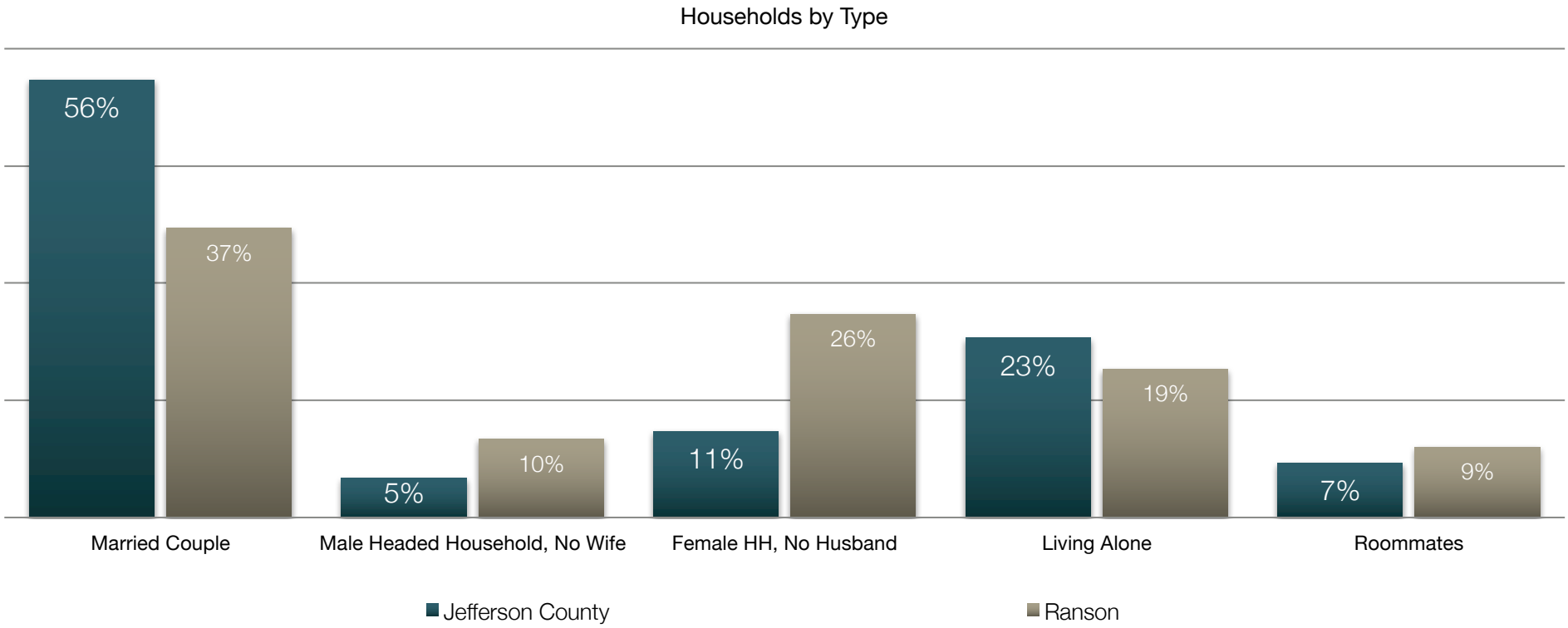
	Census Data			Projections >>>									
Total Households	2000	2010	2014	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Jefferson County	16,165	19,931	20,126	20,439	20,756	21,079	21,406	21,739	22,163	22,596	23,038	23,488	23,947
Annual Growth in County		377	49	156	318	322	327	333	425	433	441	450	459
Ranson	1,208	1,699	1,712	1,739	1,766	1,793	1,821	1,849	1,885	1,922	1,960	1,998	2,037
Annual Growth in Ranson		49	3	13	27	27	28	28	36	37	38	38	39
Ranson as a % of Co.	7.5%	8.5%	8.5%	8.5%	8.9%	9.4%	9.8%	10.3%	10.8%	11.4%	12.0%	12.6%	13.2%

Source: Duggal Real Estate Advisors, West Virginia University College of Business and Economics, Metropolitan Washington Council of Governments

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Households by Type - Jefferson County Versus Ranson

- Ranson has less married couples as a percentage of households compared to the county (37% in Ranson compared to 55% in the county).
- Ranson has a higher share of male and female heads of households (typically a single parent).
- This suggests that attached products could be appealing to the demographic living in Ranson, given that households living alone, with roommates, and single-parent headed often choose to live in attached product.



Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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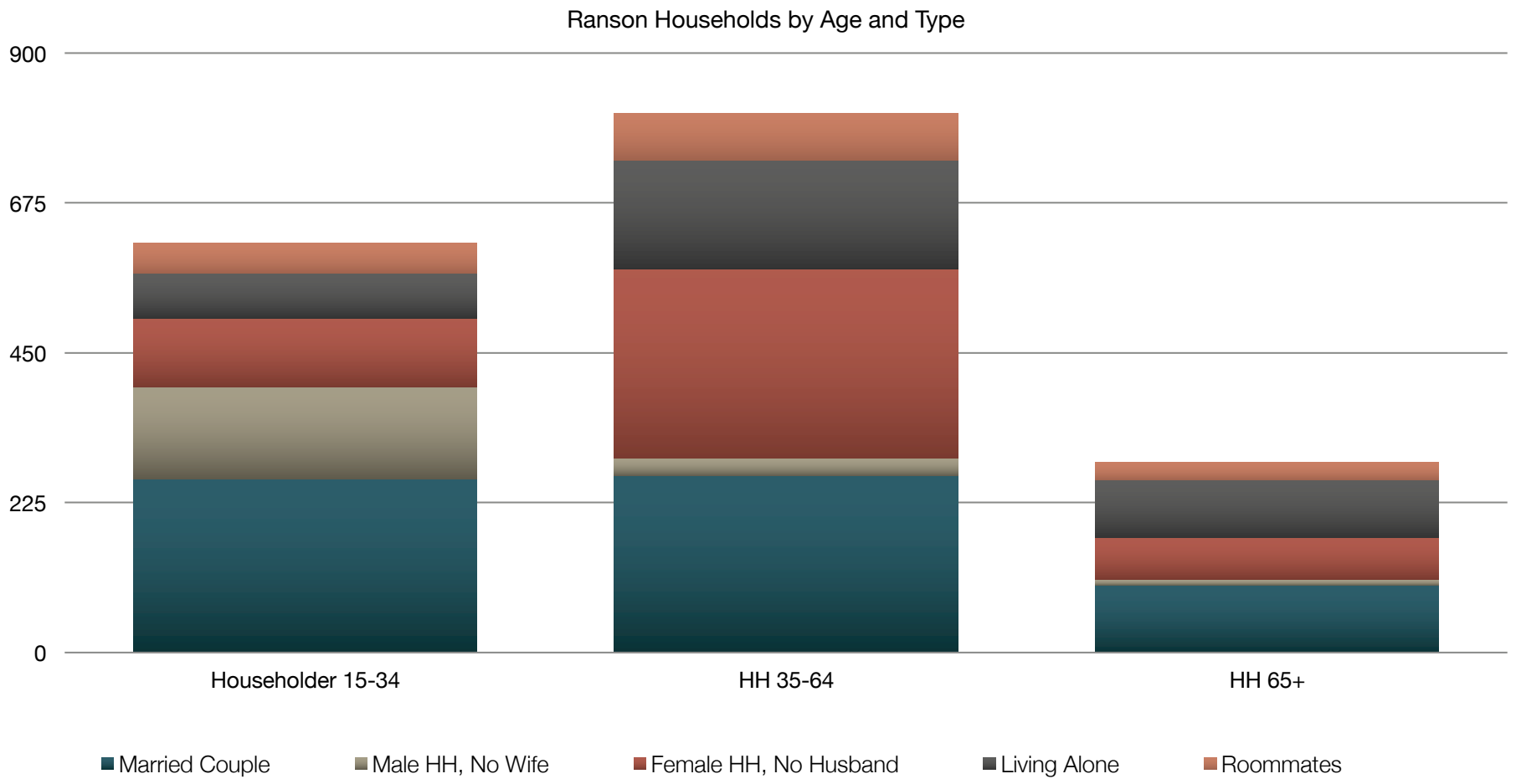
Source: American Community Survey, 2014, Five Year Estimates

Ranson Households by Type by Age

- The largest number of households by age in Ranson are between the ages of 35 and 64, followed by 15 to 34.
- Married Couples are similarly sized between the two age groups, but there are a significant amount of female headed households between the ages of 35 to 64.



Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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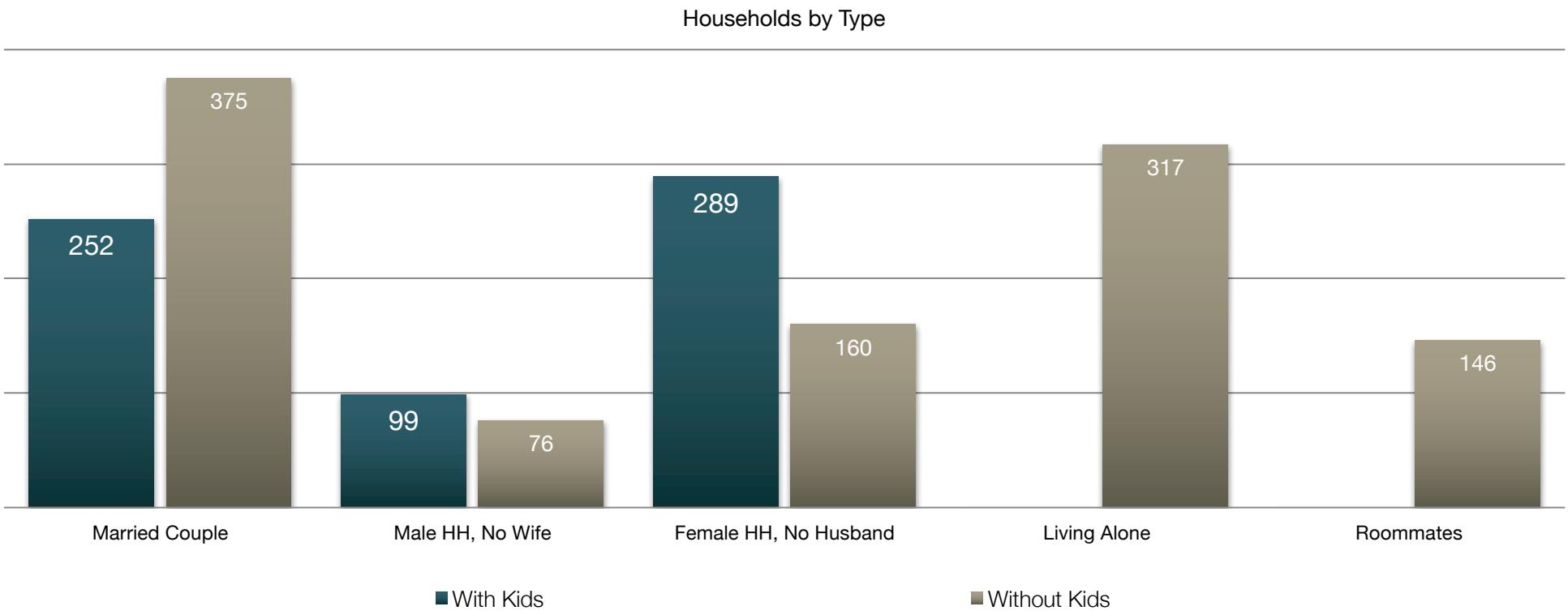
Source: American Community Survey, 2014, Five Year Estimates

Ranson Households by Type - Presence of Children

- A large number of households (63%) do not have children.
  - 40% of Married Couples have kids
  - 57% of Male Headed Households have kids
  - 64% of Female Headed Households have kids
- All of this suggests that attached housing in Ranson should be appealing to many of the households given their type, age, and lack of children.

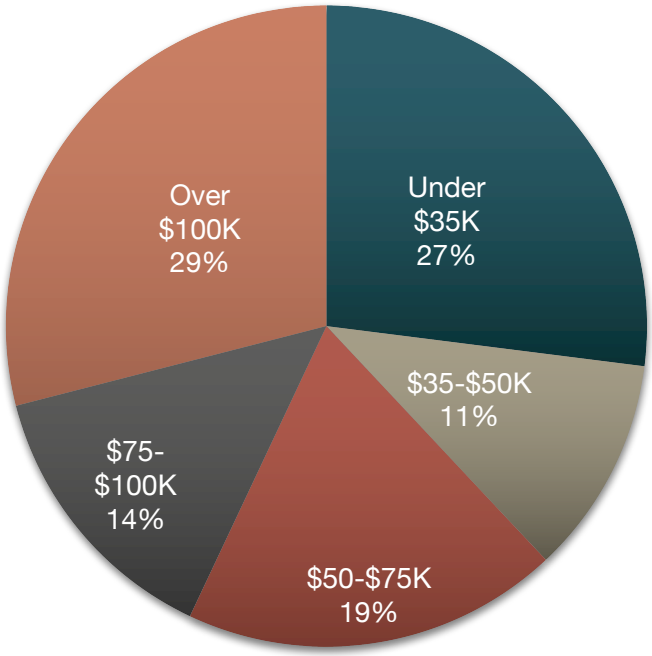


Source: American Community Survey, 2014, Five Year Estimates

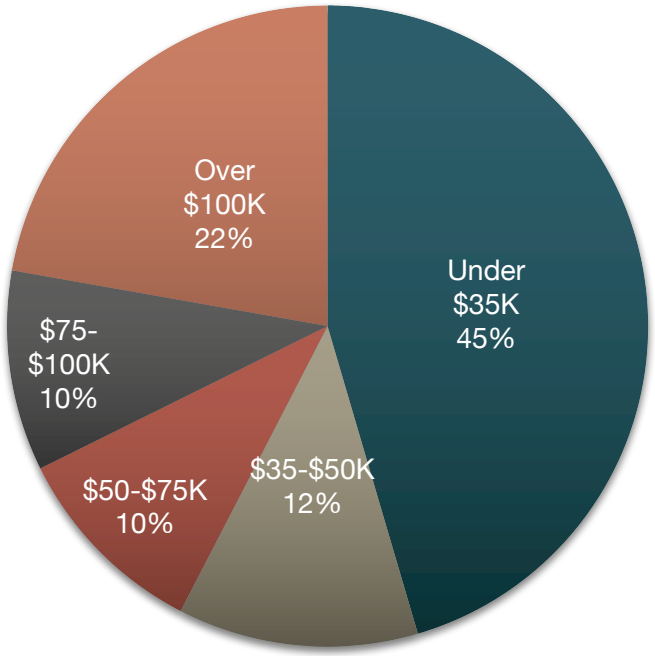
Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Households by Income Jefferson County Compared to Ranson

Jefferson County Household Income



Ranson Household Income



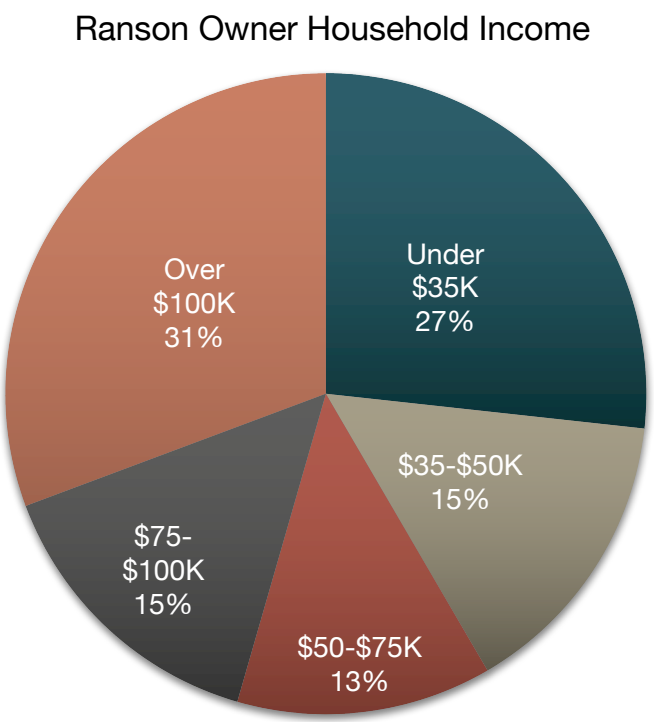
- Almost half of all households in Ranson make less than $35,000 per year (45%). Another 12% make between $35,000 and $50,000 per year. These households could represent a market for attached, more urban product in Ranson.
- Jefferson County has higher incomes, on average, than Ranson. The median household income in Jefferson County is $66,205, and it is $40,556 in Ranson. The average household incomes are closer (approximately $80,000 in Jefferson County and $70,000 in Ranson). This suggests that while there are a large number of lower income households in Ranson, there are also a large number of higher income households that are pulling the average household income up.
- Approximately 20% of Ranson households earn over $100,000 per year. In Jefferson County almost 30% of households earn over $100,000 per year.

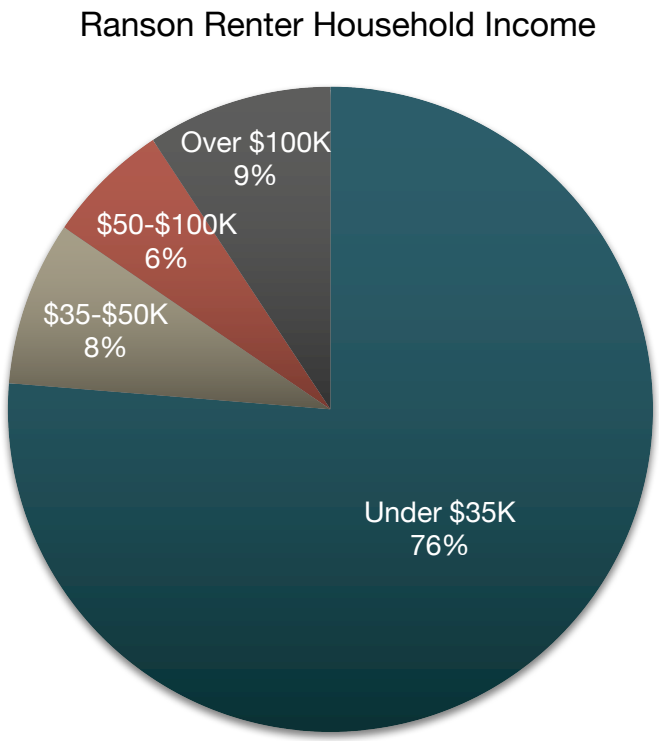
Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

DUGGAL REAL ESTATE ADVISORS

Source: American Community Survey, 2014, Five Year Estimates

Households by Income Ranson Renters Compared to Owners





- Owner household income is fairly evenly distributed. While there are a large number of owner households that earn less than $35,000 per year, there is an equally large number of owner households that earn over $100,000 per year.
- Renter households, on the other hand, overwhelmingly make less than $35,000 per year. There is a small percentage of renter households that earn over $50,000 per year, that would typically look for market-rate rental product.

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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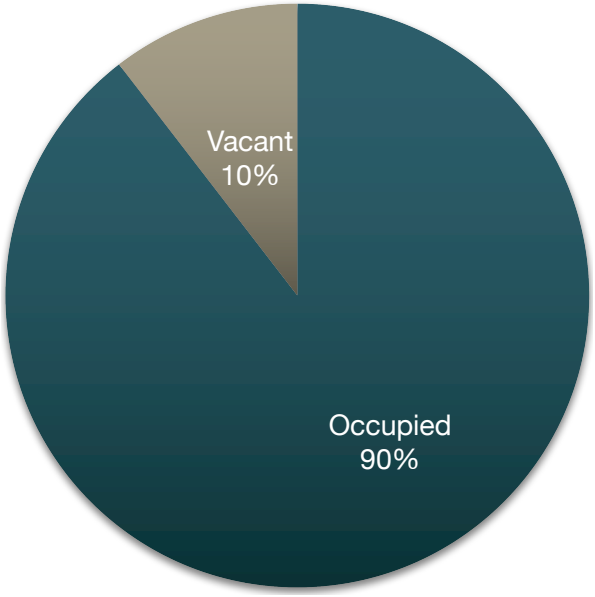
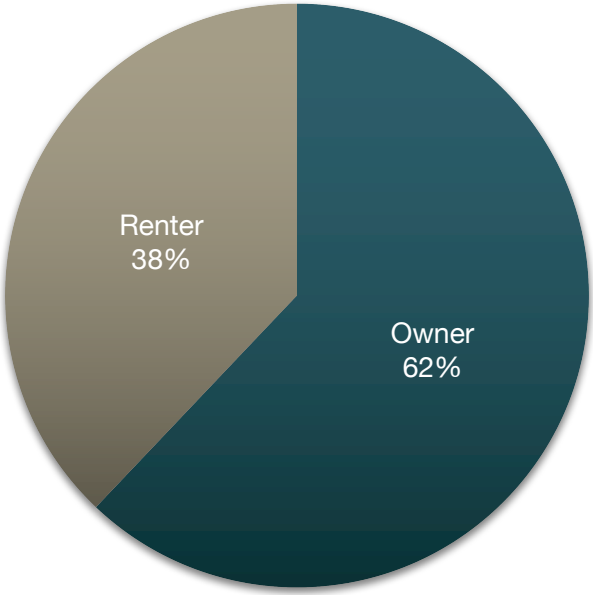
Source: American Community Survey, 2014, Five Year Estimates

Ranson Census Housing Data

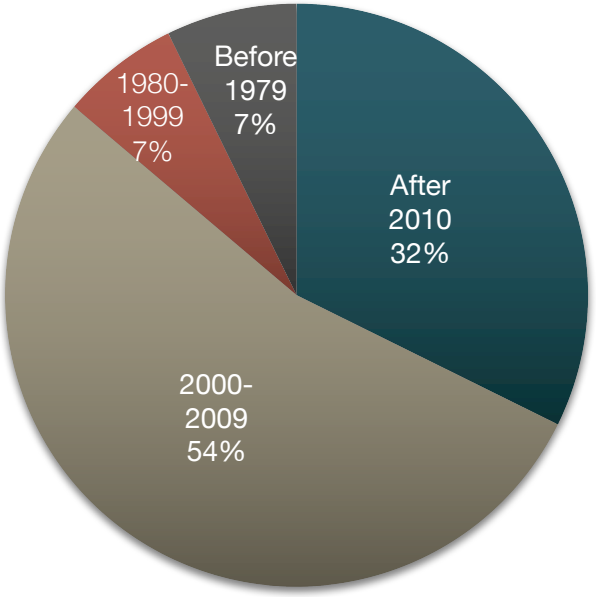
Ranson Housing Occupancy



Ranson Tenure



Ranson Year Householder Moved into Unit



- The census provides a significant amount of data regarding the housing in different geographies.
- In Ranson, 90% of all housing units are occupied.
- Approximately 60% of household own, and 40% rent. This is a fairly high renter population.
- Approximately a third of households moved into their unit after 2010, and another 50% moved between 2000 and 2009.

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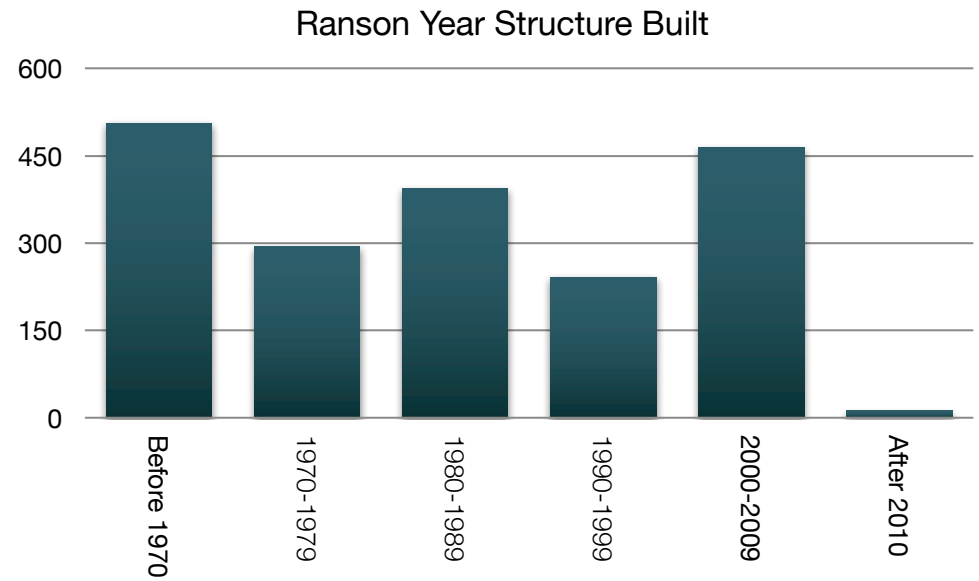
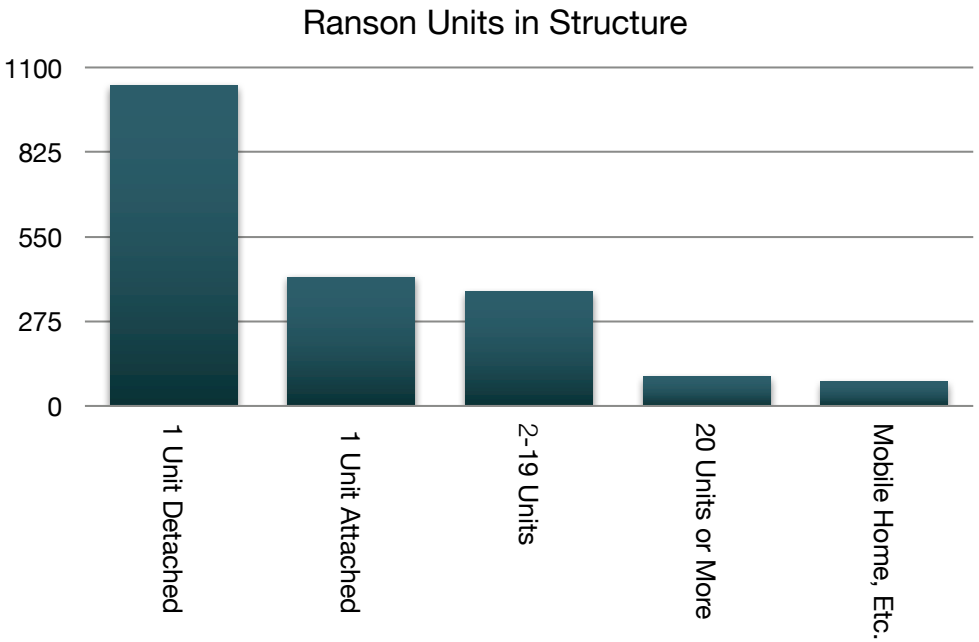
Source: American Community Survey, 2014, Five Year Estimates

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Ranson Census Housing Data Continued

- Between 1970 and 2010, each decade between 250 and 450 units were built. This has dropped since 2010. The reasons for this are the recession, coupled with the fact that the census could be slightly behind on their estimates.
- This suggests that on average, 350 units are added each decade, depending on the economic climate and housing market dynamics.
- The majority of the units in Ranson are one unit detached (54%), followed by one unit attached, which is a townhouse (22%). There are a limited number of larger buildings in Ranson.





Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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Source: American Community Survey, 2014, Five Year Estimates

Market for Smart Growth

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Ranson SmartCode

- Ranson acquired federal funding for the development and implementation of a comprehensive SmartCode planning, zoning and incentives system to direct growth around the Green Corridor, the downtown brownfields revitalization area, and the undeveloped areas outside of the urban core.
- A form-based SmartCode zoning system for more than 5,000 acres of undeveloped and underutilized areas inside the municipal boundary but outside Ranson's central downtown area, to ensure that future development in this region is traditional-neighborhood, mixed-use, green-focused development.
- “In an unprecedented week-long mega-workshop in 2011, city officials, residents, business interests, and a team of international consultants considered ideas and actions to help guide Ranson, Charles Town, and Jefferson County, West Virginia, towards a future rich in opportunity for its families and businesses.” — Ranson Renewed
- On April 17, 2012, the Ranson City Council members unanimously approved a new zoning code and Comprehensive Plan for the city.

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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Source: City of Ranson website and Ranson Renewed website

Housing Purchase Decisions are Complicated and Often Require Trade-Offs

- Consumers make “trade-offs” when choosing housing. They typically have a set amount of money they can spend on their housing, and have to choose what is important to them when making housing decisions. Not all consumers choose the same thing, which is one of the reasons we have a wide variety of housing choice in a wide variety of locations.
    - Larger lot, privacy and seclusion with a long commute or a shorter commute to work with a smaller lot in a mixed-use neighborhood.
    - Larger home of lower quality or a smaller home of better quality.
    - Walk, bike, or drive to goods and services within a neighborhood with denser housing versus the limitation to only drive in a low density planned community.
    - SFD in a farther out location or a townhome in a closer-in location.
    - New home distant from work or re-sale home closer to work.
    - Rather than a single dominant housing preference, there is a significant market for a variety of housing alternatives in Ranson, Jefferson County, and throughout the country.

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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Smart Growth Versus Conventional Developments

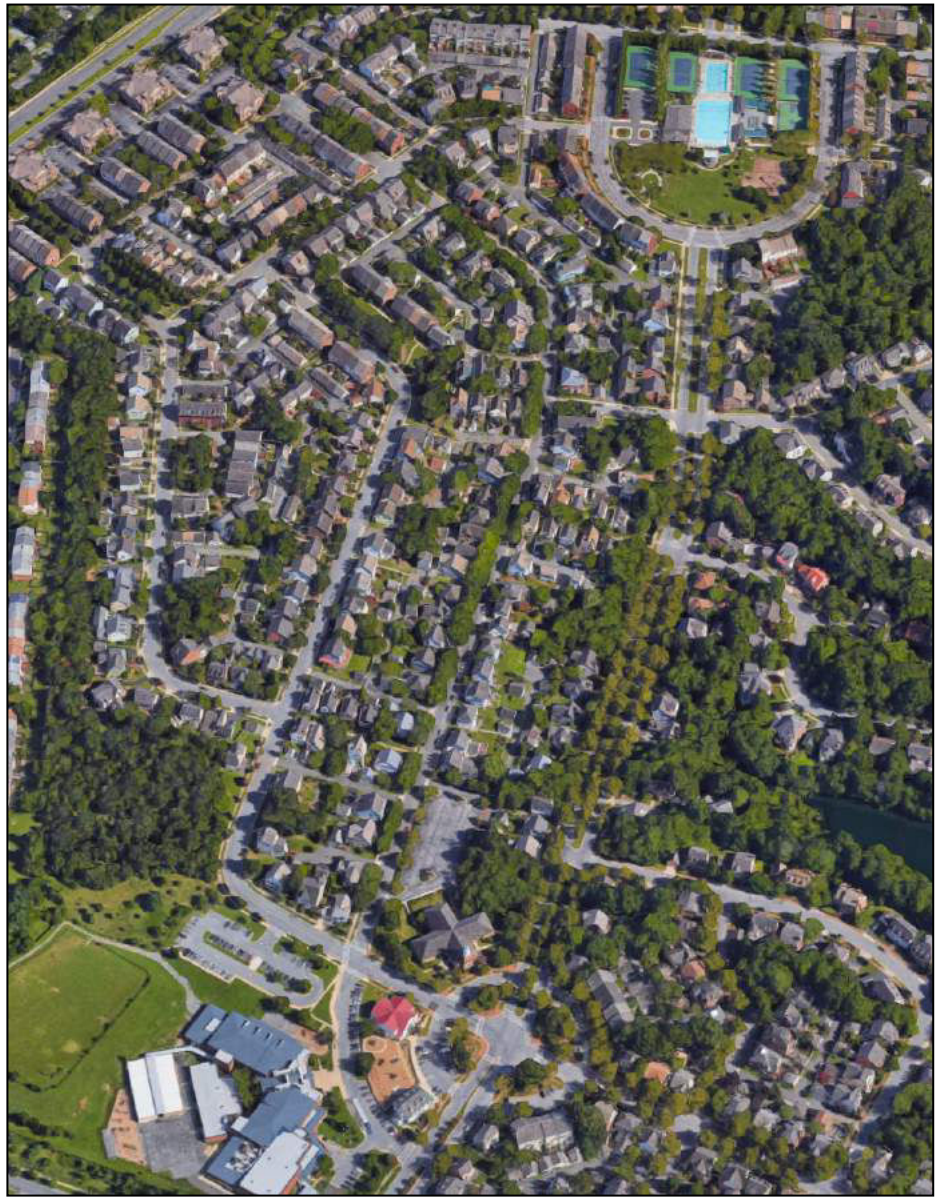
Smart Growth developments differ from conventional suburban developments. These communities can be called Smart Growth, New Urbanist, TND, and/or Neo-Traditional. They offer:

- Great range of housing choices and prices.
- Viable alternatives to driving.
- Greater emphasis on a sense of place.
- Walkable interconnected street pattern providing convenient access throughout the development.
- A mix of uses including residential, commercial, recreational, and civic.

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Smart Growth Principles

- Mix Land Uses
- Take Advantage of Compact Building Design
- Create a Range of Housing Opportunities and Choices
- Create Walkable Neighborhoods
- Foster Distinctive, Attractive Communities with a Strong Sense of Place
- Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas
- Strengthen and Direct Development Towards Existing Communities
- Provide a Variety of Transportation Choices
- Make Development Decisions Predictable, Fair and Cost Effective
- Encourage Community and Stakeholder Collaboration in Development Decisions



SOURCE: Smart Growth Network.
http://smartgrowth.org/smart-growth-principles/

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

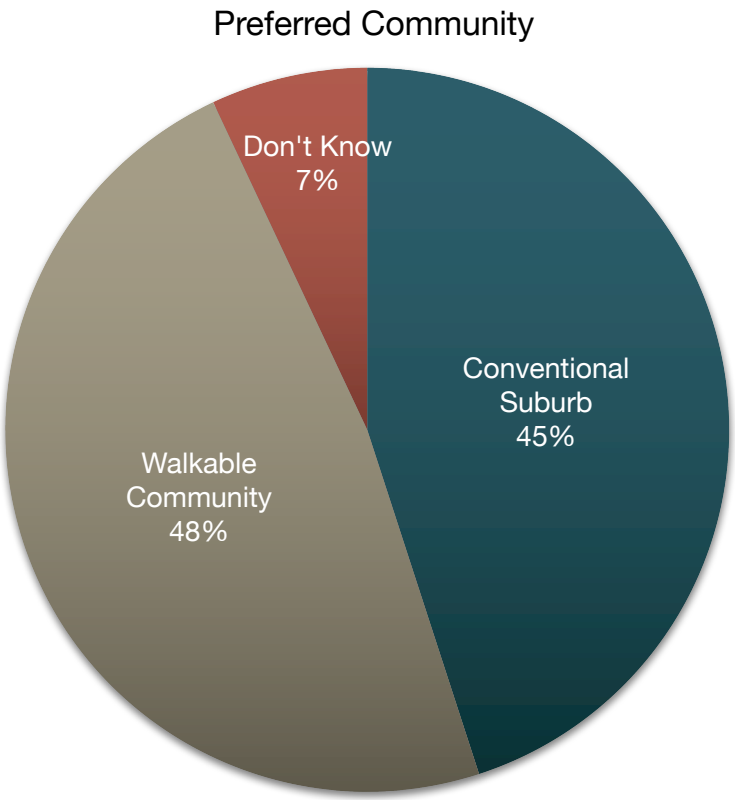
Summary of Studies on the Demand for Smart Growth or TND Development

- Over the years, there has been a lot of literature written about the market acceptance and/or demand for Smart Growth.
- For many years, the National Association of Realtors has completed a survey of potential home buyers.
  - The results of their most recent survey in 2015 are shown on the following pages. The results of the earlier surveys are located on the page after that.
  - They ask respondents a large number of questions about their home buying preferences. They have a trade-off question that asks respondents if they would rather live in a walkable community close to their job in a house on a smaller lot or live in a conventional community with larger yards that requires a drive.
  - They have changed the definition of the trade-off communities (walkable versus conventional) between their surveys, but for the most part, the interest in a walkable community versus a conventional community is split.
  - 75% of respondents would prefer single-family detached housing.
- The United States Environmental Protection Agency (EPA) published a paper in 2011, *Market Acceptance of Smart Growth*. The found that smart growth developments enjoy market acceptance as evidenced by stability in prices over time, and homes in smart growth developments often enjoy greater resale appreciation than their conventional suburban counterparts. The results of their research show consumer acceptance of smart growth projects based on long-term housing values. In 10 of 18 case studies communities, the smart growth community showed higher resale appreciation than the conventional subdivision.
- RCLCO, a national real estate advisory firm, published a paper in 2007 that suggests approximately one-third of buyers would consider a new urbanist community. This varies by geography, economic and demographic fundamentals and buyer profiles. Households in more rural areas typically have a lower interest in new urbanist communities.
- John Burns Real Estate Consulting, a national real estate advisory firm, conducted a national survey in 2011 of 20,000 potential homebuyers. 25% of the respondents indicated they would be interested in a TND community. In the same survey, 87% of potential buyers would prefer single-family detached.

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Americans Split on Preference Between Walkable, Mixed-Use Community and Conventional Suburban Community

- The National Association of Realtors (NAR) completed a survey with Portland State University in May 2015. They had 1,000 respondents by phone and 2,000 respondents on-line. They surveyed adults living in the 50 largest metropolitan areas, including Jefferson County.
- Respondents were asked about community preferences.
  - To own/rent an apartment/townhouse in a community with an easy walk to shops and restaurants and have a shorter commute (Walkable Community)
  - To own/rent a detached single-family house in a community with a drive to shops and restaurants and a longer commute (Conventional Suburb)
- The same preference question was asked in the following manner and yielded the same results:
  - Houses with large yards and you have to drive (Conventional Suburb)
  - Houses with small yards and you can easily walk (Walkable Community)
- Respondents were split nearly equally between the two types of communities.
- The results did not vary significantly by generation.



Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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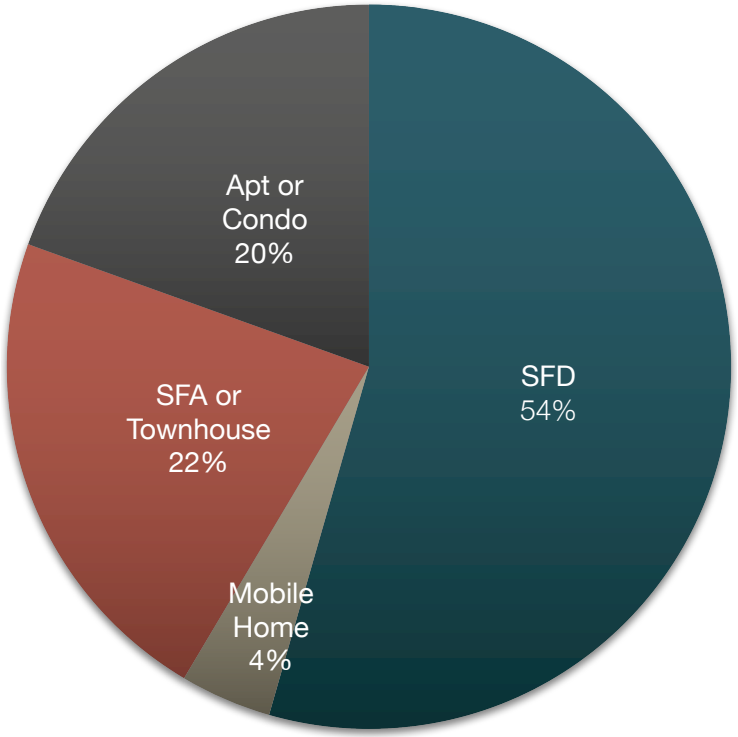
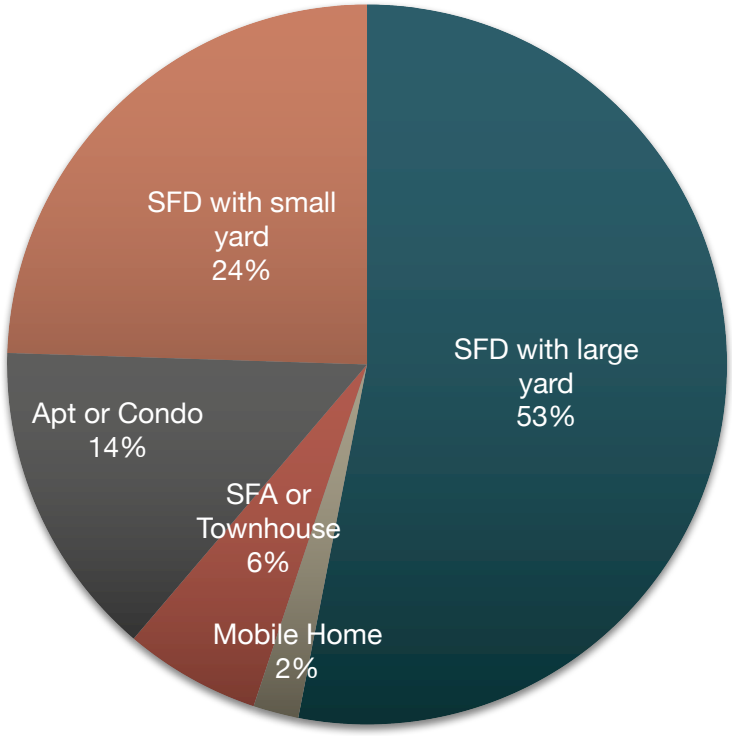
Source: National Association of Realtors, Community & Transportation Preferences Survey, 2015

People Prefer to Live in Single-Family Detached (SFD) Homes

Existing Housing Type, Ranson



Preferred Housing Type, National NAR Survey



- More than 75% of NAR respondents prefer to live in a single-family detached home. Of those, roughly 30% prefer a small yard.
- In Ranson, with the current Smart Code, builders and developers would be targeting the households that prefer single-family detached on a small yard (24%), townhomes (6%), and apartments/condominiums (14%).
- The current housing type in Ranson (pie chart on left above), suggests that some of the typical demand for small lot SFD is being met with a townhome product, and there are more renters than typical nationally (since almost all of the multifamily product in Ranson is rental, not for-sale).

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Source: National Association of Realtors, National Community Preference, 2013

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Conclusion Regarding the Demand for Smart Growth or TND Development

- An overwhelming majority of buyer still prefer single-family detached homes (75-87%).
  - Ranson is unique in that it has a large percentage of attached product as shown on the previous page.
  - New buyers in Ranson are likely to accept both attached (townhome) and SFD product.
- **Likely 10-20% of buyers in Jefferson County would consider a home in a hybrid TND community**.
  - Many buyers coming to the county and the City of Ranson are moving for the rural nature and available land.
  - However, evidence from development such as Huntfield in Charles Town and Lovettsville Town Center in Lovettsville, VA indicate that buyers in the region would be willing to live in a TND community that is walkable, has attractive architecture, and is well-maintained.
  - One of the earlier TND developments in Ranson, Fairfax Crossing, has had some struggles. Based upon our understanding of the project, we don't believe this is due to lack of interest in TND-style development in Ranson, but rather the problems the project has had with bankruptcy, mismanagement, and not delivering the TND lifestyle with parks and open space.

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

NAR National Preference Survey Results

- The definition of the communities change slightly each year.
- Community A – Conventional
  - 45% (2004), 43% (2011), 45% (2013) 45% (2015)
  - Single-family homes, large lots
  - No sidewalks
  - Drive to shopping and schools within a few miles
  - Commute to work in 45 minutes or less (2004)
  - Enough parking
  - Public transportation distant or unavailable
- Community B – Walkable
  - 55% (2004), 56% (2011), 50% (2013), 48% (2015)
  - Mix of single-family and other housing
  - SFD on small lots (2015)
  - Sidewalks
  - Shopping and schools are close, walkable
  - Commutes less than 45 min (2004)
  - Not enough parking
  - Public transportation is available

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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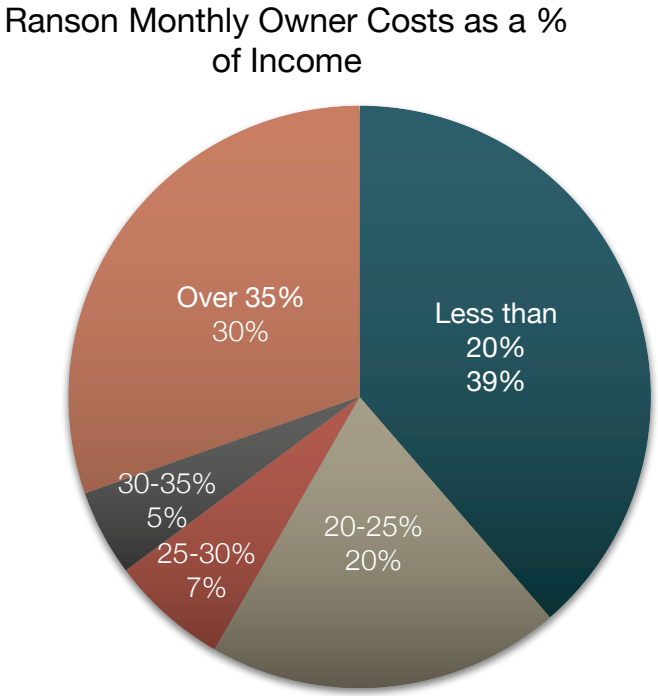
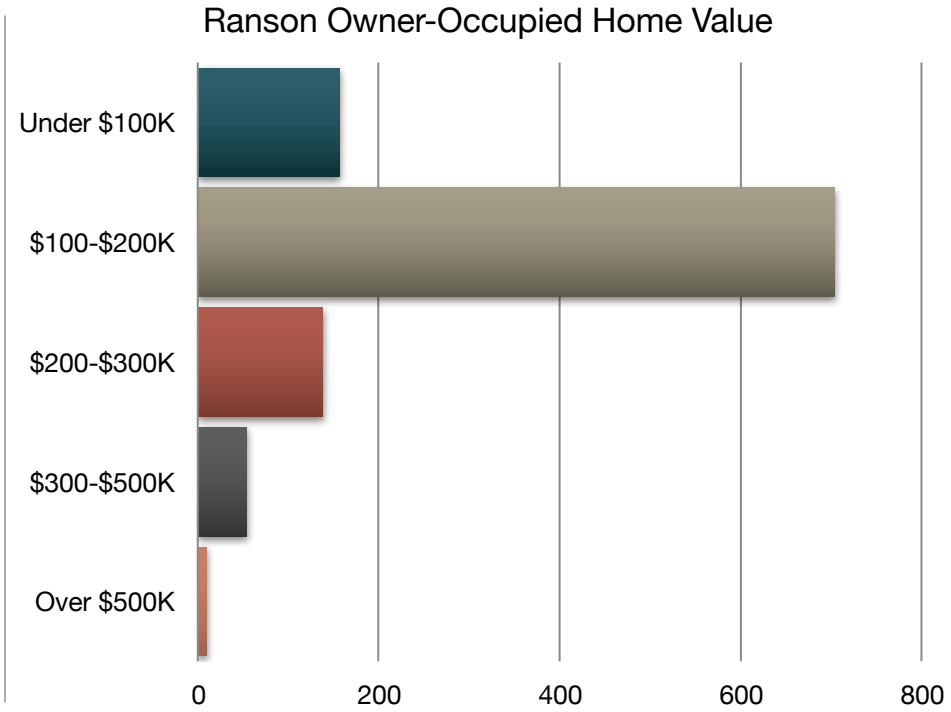
Source: National Association of Realtors, 2004, 2011, 2013, and 2015

For-Sale Residential Market Analysis

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

For-Sale Housing Data from the Census





- The majority of homes in Ranson are reported to be worth between $100,000 and $200,000.
- Almost 40% of owners pay less than 20% of their income on housing costs, while 30% pay more than 35% of their income on housing costs.

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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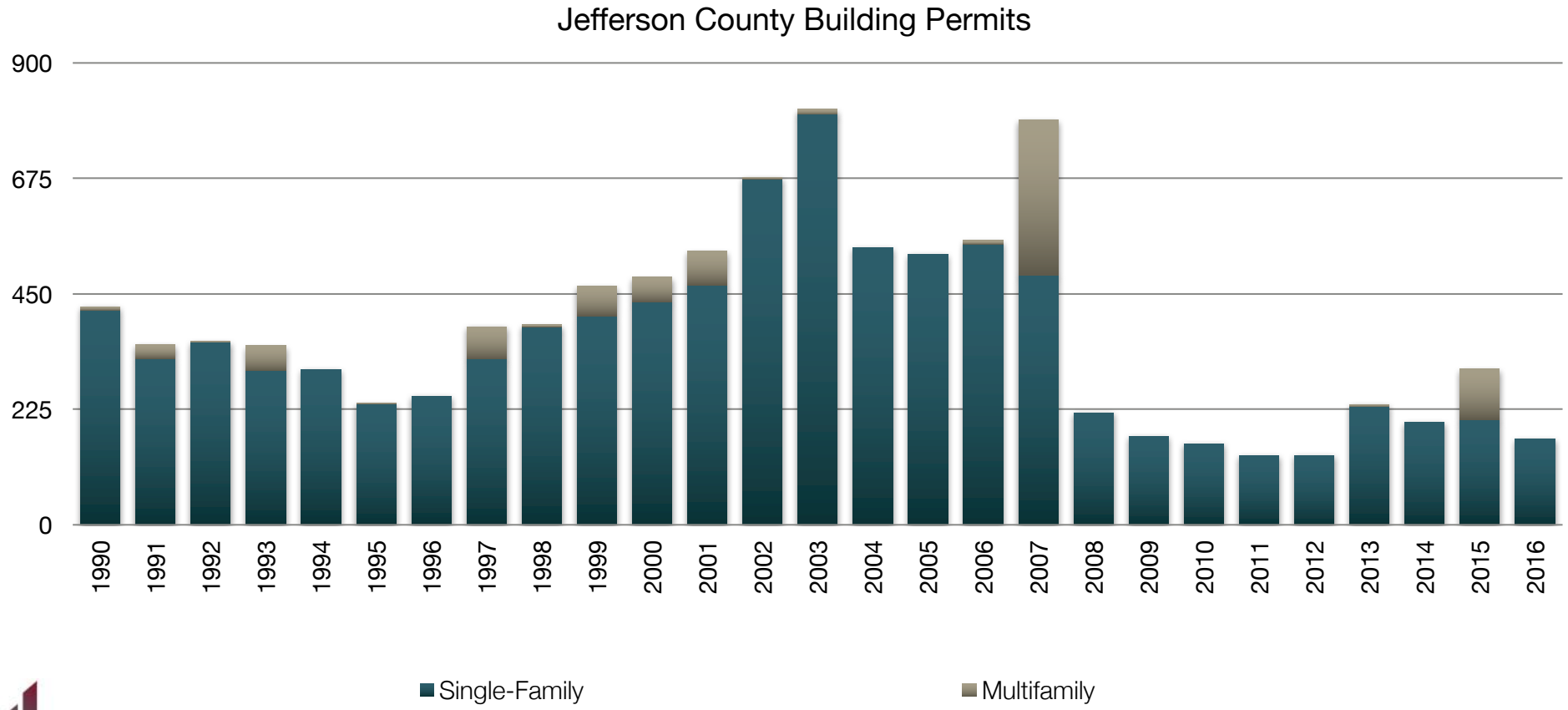
Source: American Community Survey, 2014, Five Year Estimates

Building Permits in Jefferson County

- Building permits in Jefferson County have not recovered since the recession.
  - From 1990 to 1999 the average was 330 single-family permits
  - From 2000 to 2007 the average was 560 single-family permits
  - From 2008 to 2016 the average was 180 single-family permits
  - From 1990 to 2016, there have been 30 multifamily permits annually
- While it is unlikely in the short-term that the real estate market will heat up again to the level it was from 2000-2007, it is reasonable to expect it to be similar to the 1990s, given future projected employment and households growth.

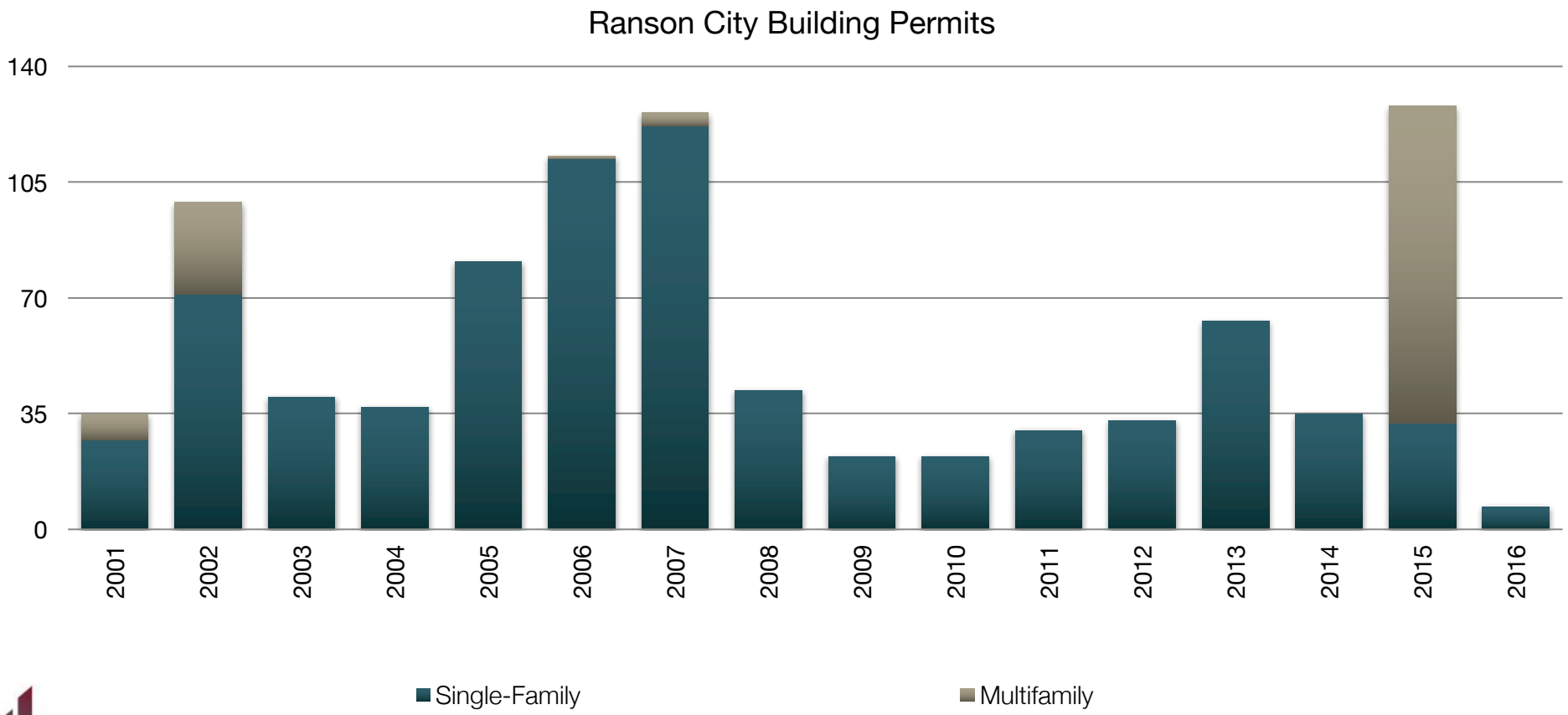


Source: HUD, State of the Cities Data Systems (SOCDS)

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Building Permits in Ranson City

- Building permits in the City of Ranson have followed a similar pattern to that in Jefferson County, although data from the 1990s is not available.
  - From 2001 to 2007 the average was 70 single-family permits
  - From 2008 to 2016 the average was 32 single-family permits
  - From 2001 to 2016, there have been 9 multifamily permits annually
- The Smart Code, adopted in 2012, does not appear to have had an impact on SF permits. From 2008-2011, the average was 29, and from 2012-2016, the average was 34. In Jefferson County, without a SmartCode, the trend was very similar.

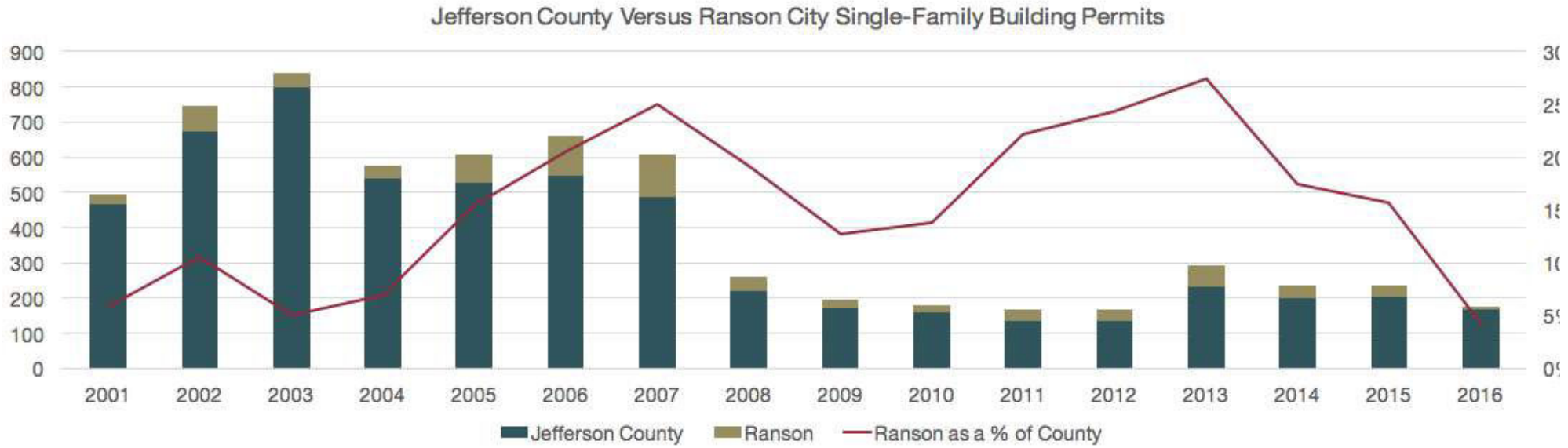


Source: City of Ranson

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Single-Family Building Permits Ranson City Compared to Jefferson County

- Building permits in Ranson have ranged from 4% of Jefferson County permits in 2016 to 25% of Jefferson County permits in 2007. On average, from 2001 to 2016, Ranson has captured 14% of all permits in Jefferson County, higher than the percentage of households in the county (8.5%). This suggests that Ranson is a popular place for people to buy homes in the county.
- Ranson as a percentage of the county during different time periods:
  - 2001-2016: 14%
  - 2001-2007 (pre-recession): 13%
  - 2008-2016 (recession, post-recession): 17%
  - 2008-2012 (pre SmartCode): 18%
  - 2013-2016 (post SmartCode): 16% (20% without 2016)



Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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Source: HUD, State of the Cities Data Systems (SOCDS), City of Ranson

Jefferson County Re-Sale Home Data

- According to Long & Foster, the number of single-family detached (SFD) re-sale homes sold in Jefferson County has steadily increased since 2010 from 533 to 799 in 2016.
- Attached re-sale home sales have remained relatively steady with approximately 90 attached homes sold per year in the county.
- Condominium sales are virtually nonexistent, with only two reported sales in seven years.
- As a comparison, Redfin has a similar number of homes sold each year in Jefferson County.
- In addition to total re-sale homes, Redfin also lists the total number of homes that were built in the same year as they were sold. This will not include all new home sales in the county since not all new homes are listed on the MLS system, and not all new homes are sold the same year they were built.
    - Based upon this data, it would suggest approximately 10% of all SFD detached homes sold in the county are new, and 5% of all townhomes sold in the county are new. These numbers are likely higher given the statement above.

Jefferson County, WV Re-Sale Homes - Long & Foster

	2010	2011	2012	2013	2014	2015	2016
Detached	533	539	646	680	615	633	799
Attached	103	78	83	105	77	101	94
Condo	0	0	0	1	0	0	1

Source: Market Minute, Long & Foster

Jefferson County, WV Re-Sale Homes - Redfin

	2014	2015	2016
Detached	669	727	811
Attached	81	104	114
Condo	8	7	13

Source: Redfin

Jefferson County, WV New Home Sales

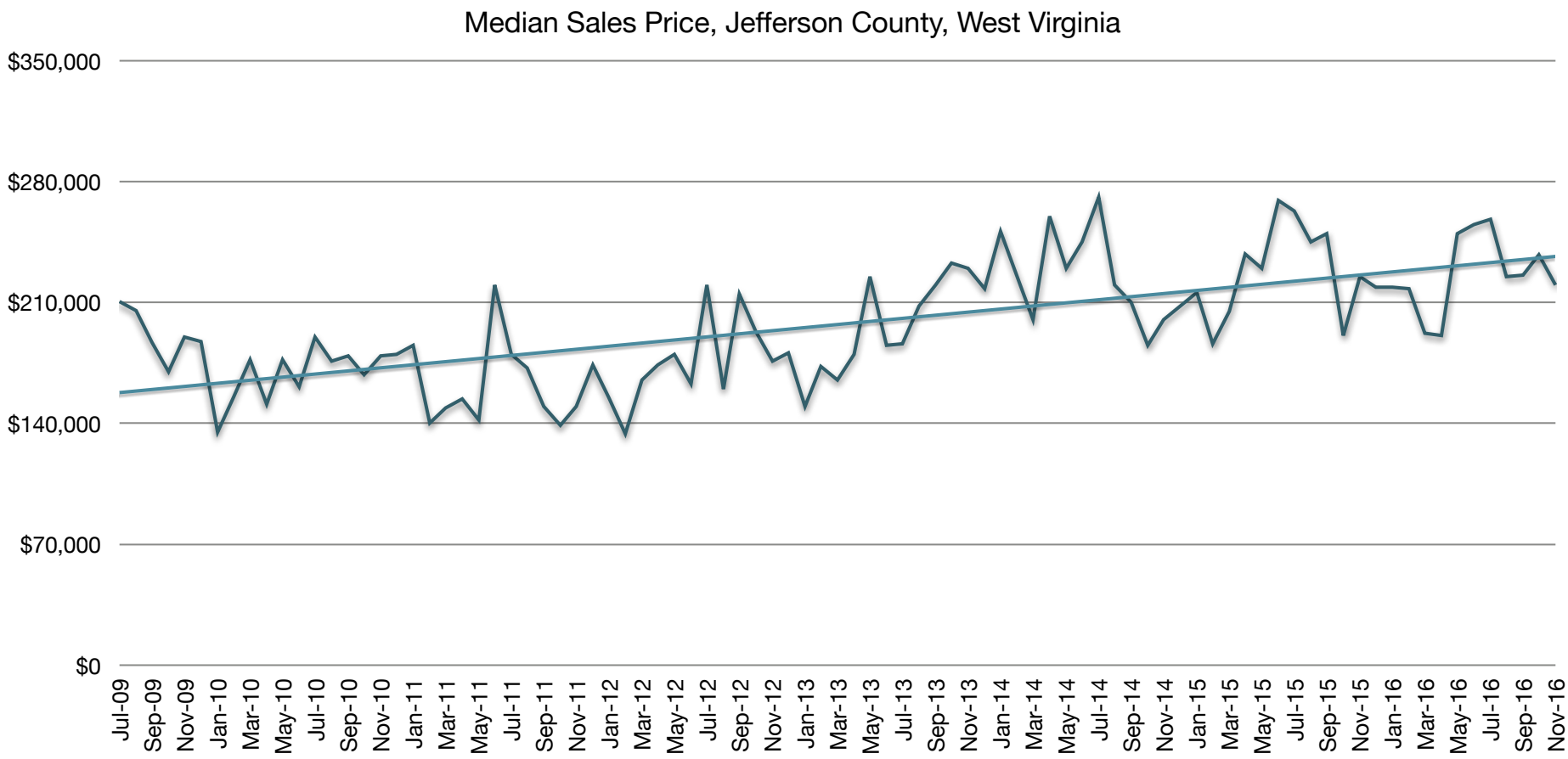
	2015	2016
Detached	104	35
Attached	7	3
Condo	0	0

Source: Redfin

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Re-Sale For-Sale Homes Median Sales Price

- The median sales prices for a re-sale home in Jefferson County was approximately $220,000 in November 2016. While there is variation by month, the general trend for pricing has been up since July 2009.



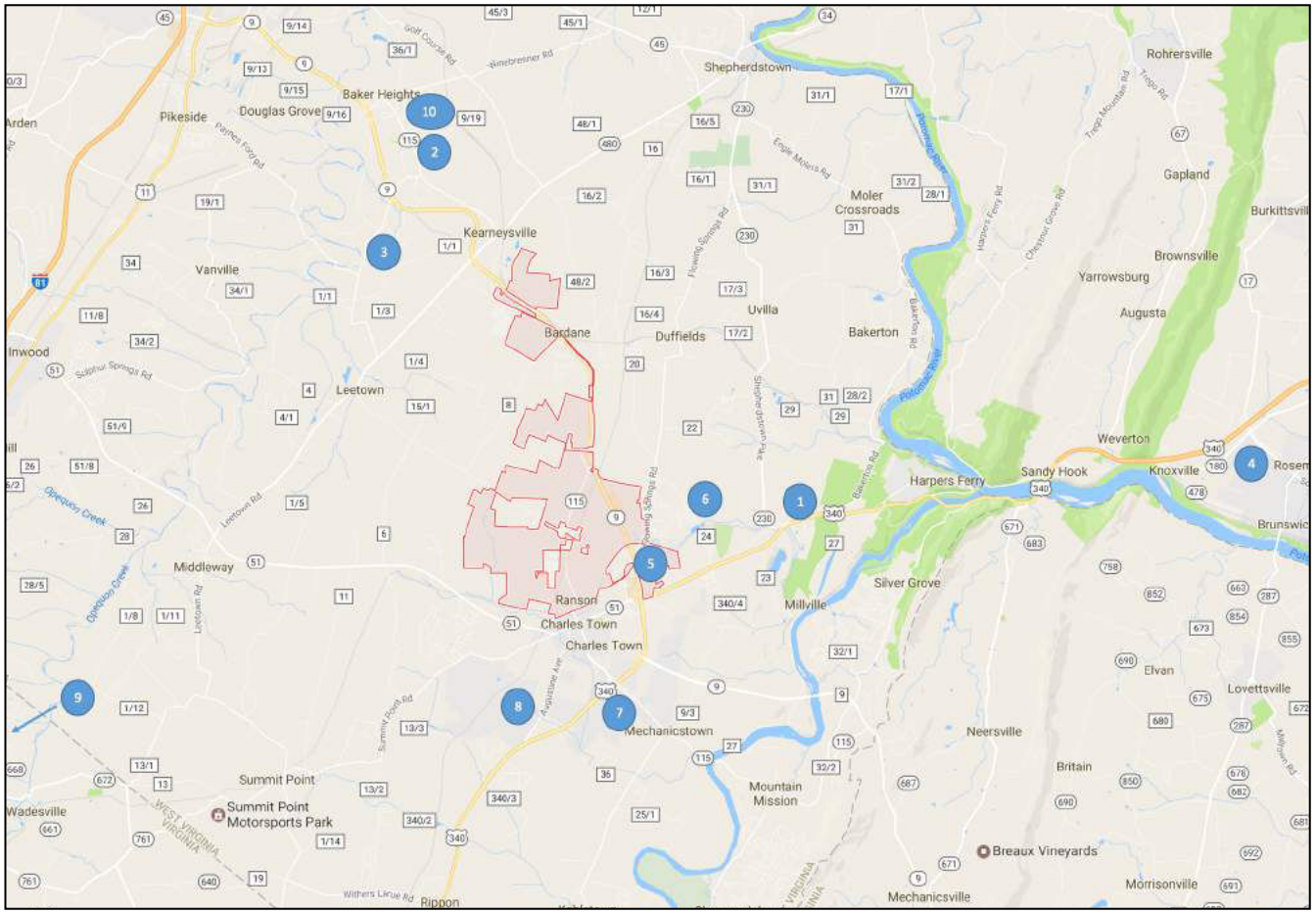
Source: Market Minute, Long & Foster

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Relevant For-Sale Home Communities

- We examined a number of actively selling for-sale home communities in and around Ranson. They were selected either for their location close to Ranson and/or being a traditional neighborhood design (TND) project.
- TND projects tend to have smaller lots and are alley loaded. Conventional product communities typically have larger lots with front-facing garages.
- Based upon the data collected, the TND projects are selling as well as the conventional product. The pricing on the TND product is comparable to the conventional products.

Map	Name	SFD Avg. Close Price 2016	Type
1	Sheridan Estates	$385,492	Conv.
2	Village of Washington Trail	$275,058	Conv.
3	Chapel View	$290,402	Conv.
4	Brunswick Crossing	$414,238	TND
5	Shenandoah Springs	$319,500	Conv.
6	Beallair	$483,975	Conv.
7	Crosswinds	$264,227	Conv.
8	Huntfield	$327,578	TND
9	Snowden Bridge	$372,557	Both
10	Arcadia Springs	$192,200	Conv.



Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Detailed Data on For-Sale Residential Communities

Map Key	Community Name	Builder	Style	Type	Built/Closed Year 2016	2015	2014	2013	2012	2011	2010	Avg. Closing Price/Year 2016	2015	2
1	Sheridan Estates	Dan Ryan Builders	Conventional	SFD	5	21	10	0	0	0	2	$385,492	$326,817	$295,
2	The Village of Washington Trail	Dan Ryan Builders	Conventional	SFD	13	10	3	0	0	0	4	$275,058	$259,406	$265,
3	Chapel View	Dan Ryan Builders	Conventional	SFD	4	0	0	0	0	0	0	$290,402	n/a	
4	Brunswick Crossing	Ryan Homes	Hybrid TND	SFD	5	9	7	17	39	18	26	$414,238	$441,929	$447,
				TH (det. garage)	8	3	9	15	11	0	0	$282,701	$287,300	$279,
5	Villages of Shenandoah Springs	Ryan Homes	Conventional	SFD	2	5	7	2	0	0	2	$319,500	$336,588	$323,
		KHovnanian		TH (no garage)	0	0	0	3	0	4	0	n/a	n/a	
6	Beallair	Wormald Companies	Conventional	SFD	0	2	1	2	0	2	2	n/a	$483,975	$537,
7	Crosswinds	Marcus Homes	Conventional	SFD	2	0	0	0	0	0	0	$264,227	n/a	
8	Huntfield	Khonvnanian Not currently building	Hybrid TND	SFD	5	18	6	0	0	2	7	$327,578	$310,321	$283,
9	Snowden Bridge	Ryan Homes	Conventional	SFD	5	7	12	19	8	4	4	$372,557	$395,130	$374,
		Brookfield Residential Integrity	w/limited TND	TH (front load)	16	21	24	14	14	0	0	$251,547	$242,867	$240,
10	Arcadia Springs	Ryan Homes	Conventional	SFD	Just opened		Avg. Model Base P	$192,200						
Planned & Proposed														
	Lakeland Place	Likely Dan Ryan	Hybrid TND	600 units										
	President's Pointe	Stanley Martin	Conventional	Up to 995 lots										
	Briar Run	Likely Dan Ryan	Conventional	80 TH										

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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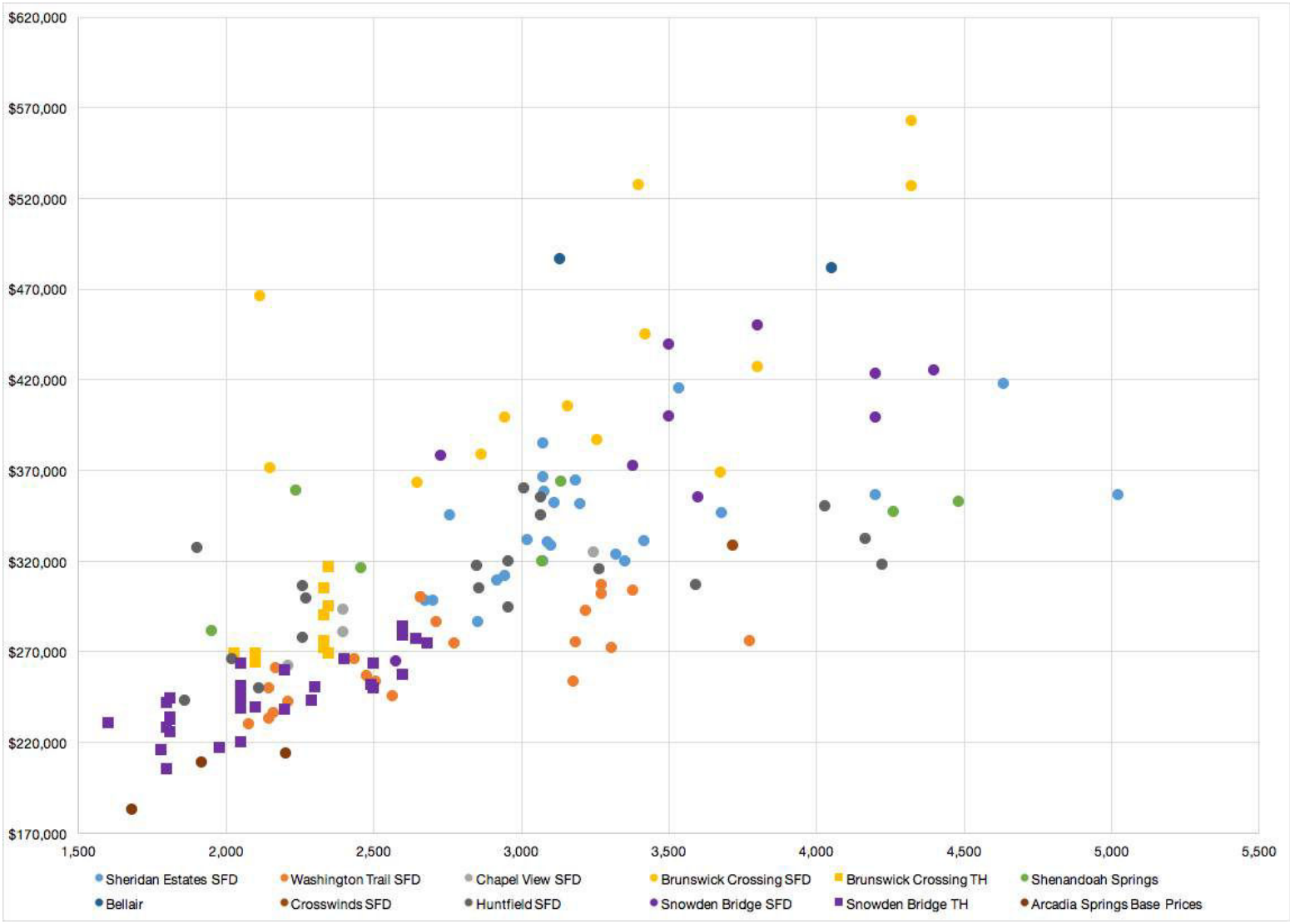
Source: Redfin, Duggal Real Estate Advisors

Price to Size Relationship of For-Sale Residential Projects - All Projects Considered

- This graph demonstrates the home price to size relationship of homes closed in the comparable for-sale projects in 2015 and 2016.
- Brunswick Crossing in Maryland has the highest home positioning. The lowest home positioning is Crosswinds.



Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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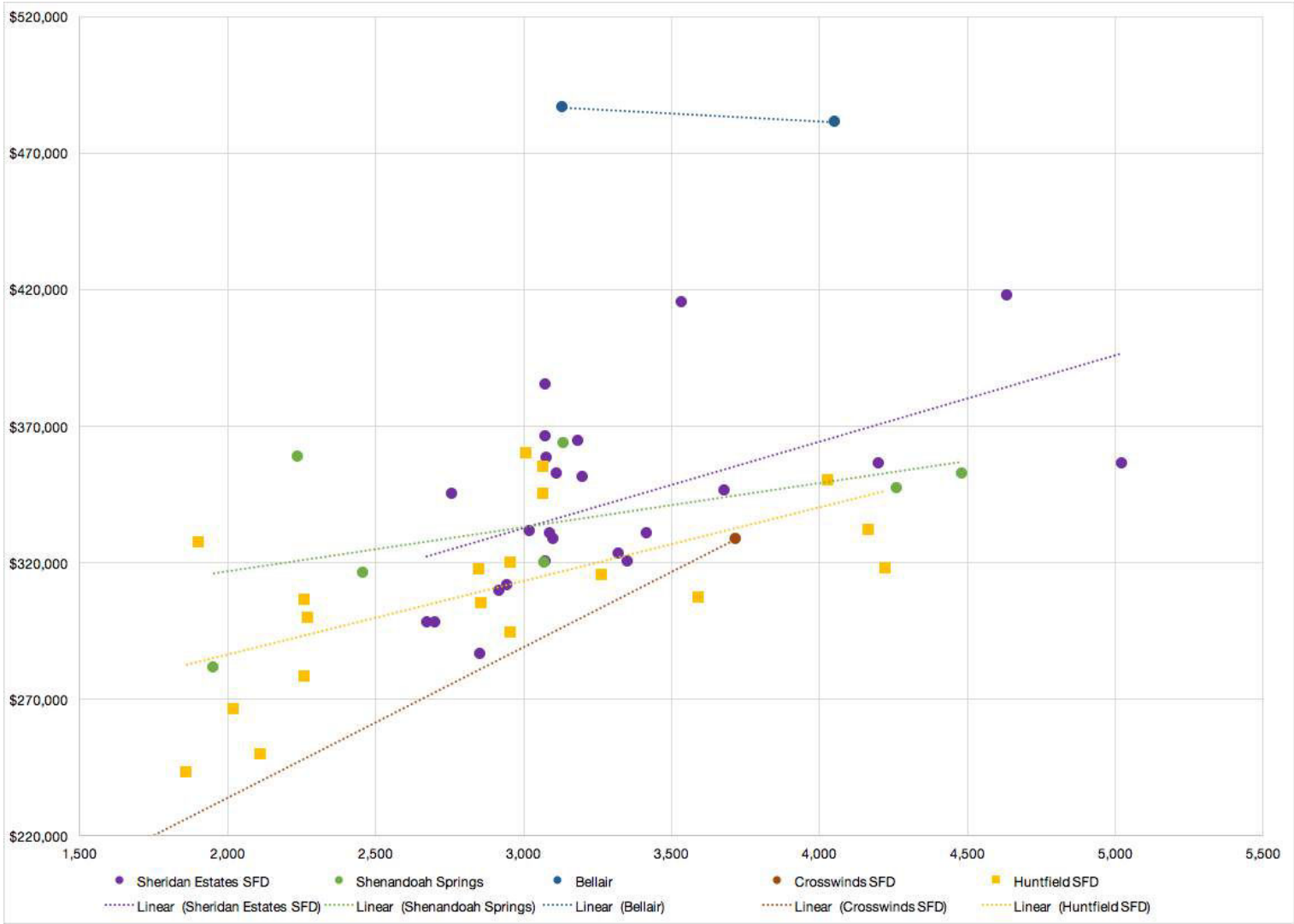
Price to Size Relationship of For-Sale Residential Projects - Projects in and Near Ranson Only

- Bellair, a conventional project, is priced significantly above the market. It is selling slower than other Ranson-area projects.
- Huntfield is the TND project. It is priced comparably to the other product in the Ranson area. This suggests that buyers in the area are willing to pay a similar amount of money for a house in a TND community versus a house in a conventional community.



Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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Demand for For-Sale Housing in Ranson

- We completed two different housing demands for Ranson. The first takes into account structural demand and the second is a short-term, project-level demand that utilizes Ranson as the project.
  - Structural Demand (Located on Page 47)
    - Measures net growth in demand
    - Useful for area-wide analyses
    - Can help determine structural supply-demand balance
  - Project-Level/Short-Term Demand (Located on Page 48)
    - Measures all sources of demand that can be captured including turnover
    - Typically a short-term demand model
    - Useful to determining potential demand at specific site
- We note that a particular development project could impact the annual demand in Ranson. We utilized capture rates based upon historical and projected growth in the city. A particular development project could do better or worse than what we are utilizing for the overall demand potential in the city.
- Based upon both of these models, it is reasonable to plan for 35-45 new for-sale households per year in the city on average (including both SFD and towhome product). Some years will be higher and some will be lower.

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Structural Demand

- This demand model takes into account projected household growth in Jefferson County (based upon an average of MWCOG and WVU projections). From there, it considers four different methods to determine household growth in Ranson.
- The models suggests between 28 and 49 new households per year in Ranson, on average. Considering the different methods, between 35 and 45 new households annually is a reasonable amount to plan for. This is consistent with the short-term demand on Page 48 as well.
- It should be noted that the Smart Growth methods yield a similar number of households in Ranson as a demand method that does not take it into account. All of the evidence suggests that the SmartCode could decrease the interest in some buyers, but with limited supply of this product in Jefferson County, if a project is well-executed, it should attract buyers that might have located in other parts of the county. In addition, the SmartCode allows for front-load product.

	Census Data			Projections >>>										Avg
	2000	2010	2014	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2016-2
Jefferson Co. Households	16,165	19,931	20,126	20,555	20,874	21,199	21,528	21,862	22,202	22,547	22,897	23,253	23,614	
Annual Growth in County		377	49	215	319	324	329	334	340	345	350	356	361	
Ranson Households Method 1 - Constant % of HH in County														
Ranson Households	1,208	1,699	1,712	1,747	1,774	1,802	1,830	1,858	1,887	1,916	1,946	1,976	2,007	
Annual Growth in Ranson		49	3	18	27	28	28	28	29	29	30	30	31	
Ranson as a % of Co.	7.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8.5%	8
Ranson Households Method 2 - Based upon Permit Capture														
Ranson Households	1,208	1,699	1,712	1,742	1,787	1,832	1,878	1,925	1,973	2,021	2,070	2,120	2,170	
Annual Growth in Ranson				30	45	45	46	47	48	48	49	50	51	
Ranson as a % of Co.	7.5%	8.5%	8.5%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14
Ranson Households Method 3 - Based upon Demand-Drivers														
Annual Growth in County				215	319	324	329	334	340	345	350	356	361	
Interest in Smarth Growth				15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	
New County Households Interested in Smart Growth				32	48	49	49	50	51	52	53	53	54	
Likely to Choose Ranson				75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	
Annual Growth in Ranson				24	36	36	37	38	38	39	39	40	41	
Ranson Households Method 4 - Based upon Demand-Drivers														
Annual Growth in County				215	319	324	329	334	340	345	350	356	361	
Interest in Smarth Growth				20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	
New County Households Interested in Smart Growth				43	64	65	66	67	68	69	70	71	72	
Likely to Choose Ranson				75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	
Annual Growth in Ranson				32	48	49	49	50	51	52	53	53	54	

Source: Duggal Real Estate Advisors, MWCOG, WVU, SOCDS, Census

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Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

For-Sale Housing Short-Term Demand (5 Years)

Income: / Home Price [2]: / SOURCES OF DEMAND	Below $35,000 Below $100,000	$35,000 $50,000 $100,000 $165,000	$50,000 $75,000 $165,000 $200,000	$75,000 $100,000 $200,000 $300,000	$100,000 $150,000 $300,000 $450,000	$150,000 $200,000 $450,000 $600,000	$200,000 and above $600,000 and above	TOTAL
New Household Growth, 2016-2021								
Total Annual New Households [1]	330	330	330	330	330	330	330	330
x Projected Distribution of Home Price [2]	27%	11%	19%	14%	18%	7%	5%	101%
= Income Qualified	89	36	63	46	59	23	17	333
x OwnerPropensity [3]	45%	70%	80%	90%	95%	97%	97%	76%
=New Households Seeking For-Sale Units	40	25	50	42	56	22	16	252
Existing Renter Household Annual Turnover								
Total Households [1]	20,555	20,555	20,555	20,555	20,555	20,555	20,555	20,555
x Projected Distribution of Home Price [2]	27%	11%	19%	14%	18%	7%	5%	101.0%
x Owner Propensity [3]	40%	70%	80%	95%	97%	99%	99%	76%
Total Owner Households	2,220	1,583	3,124	2,734	3,589	1,424	1,017	15,692
x Annual Turnover Rate [3]	10%	10%	13%	13%	13%	10%	10%	12%
=Demand From Existing Households in Turnover	222	158	406	355	467	142	102	1,853
Annual For-Sale Demand By Home Price Range	**262**	**184**	**456**	**397**	**523**	**165**	**118**	**2,105**
Preference for New [4]	0%	10%	10%	15%	25%	25%	25%	15%
Annual Demand for New	0	18	46	60	131	41	29	325
Potential for Traditional Neighborhood Design [5]	15%	15%	15%	15%	15%	15%	15%	15%
Annual Demand for TND	0	3	7	9	20	6	4	49
Potential for Ranson [6]	75%	75%	75%	75%	75%	75%	75%	75%
Annual Demand for TND	0	2	5	7	15	5	3	37

[1] Based upon projection by MWOCG and WVU.
[2] Based on bankrate.com mortgage calculator, utilizing a 30 year fixed loan with a 4.5% interest rate.
[3] American Community Survey, 2014, 5 year estimates for Jefferson County.
[4] Based on permits as a percentage of total home sales in Jefferson County as well as Redfin data.
[5] Based national surveys for interest in smart growth, modified for more rural location of Jefferson County.
[6] Based on historic capture of households in Ranson and the lack of availability of TND produt in other parts of the county.

SOURCE: Duggal Real Estate Advisors, American Community Survey, Redfin

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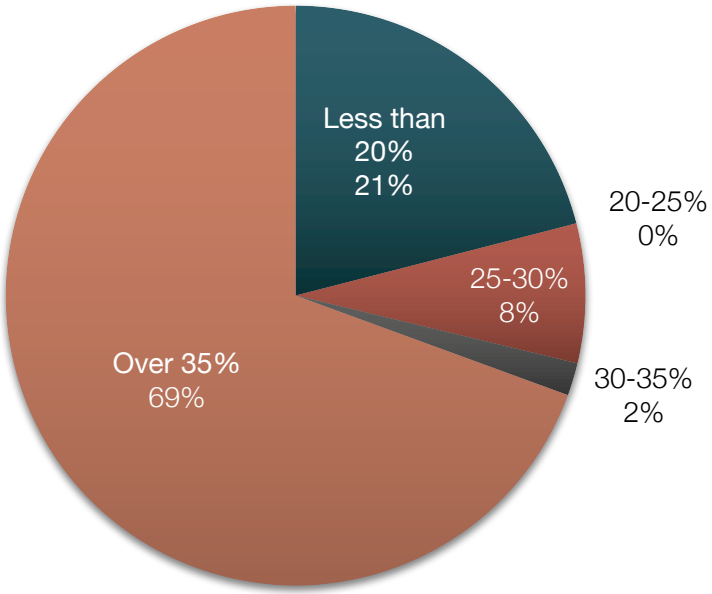
Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

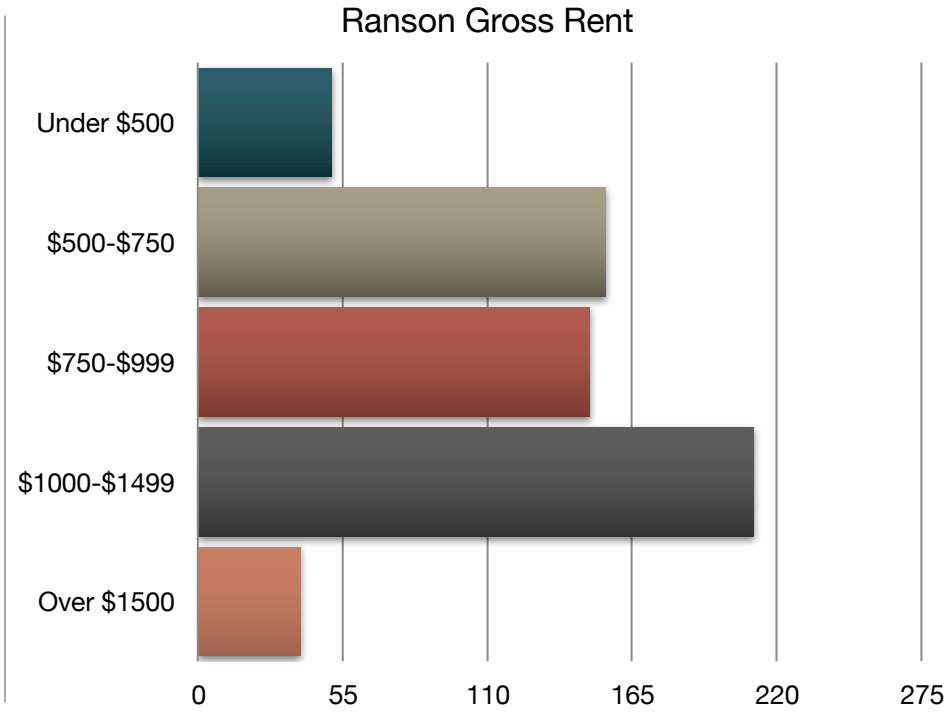
For-Rent Residential Market Analysis

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

For-Rent Housing Data from the Census

Ranson Monthly Renter Costs as a % of Income





- The majority of renters pay between $500 and $1,500 per month in rent.
- Almost 70% of renters in Ranson pay over 35% of their income in rent. This compares to 41% of renters in Jefferson County that pay over 35% of their income in rent.
- 54% of renters in Ranson have household incomes of less than $25,000.

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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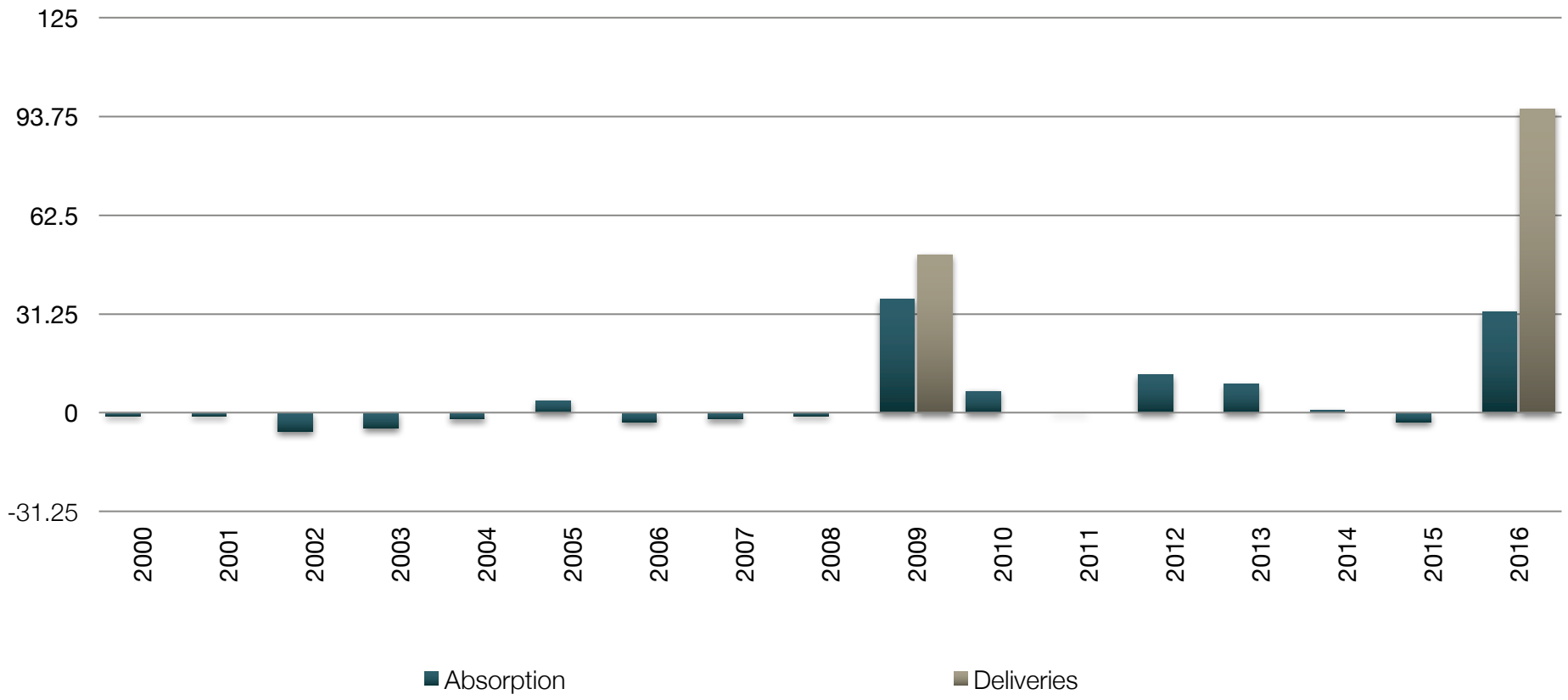
Source: American Community Survey, 2014, Five Year Estimates

Apartment Data - Absorption and Deliveries

- Between 2000 and 2016, 77 apartment units were absorbed in Jefferson County, and 146 units were delivered.
- The county has a very small apartment market.
- A new project was added in September 2016, Jefferson Crossing, with 96 units. It is reportedly doing well, and leasing up at approximately 10-12 units per month, suggesting there was pent-up demand for new apartments in the market.



Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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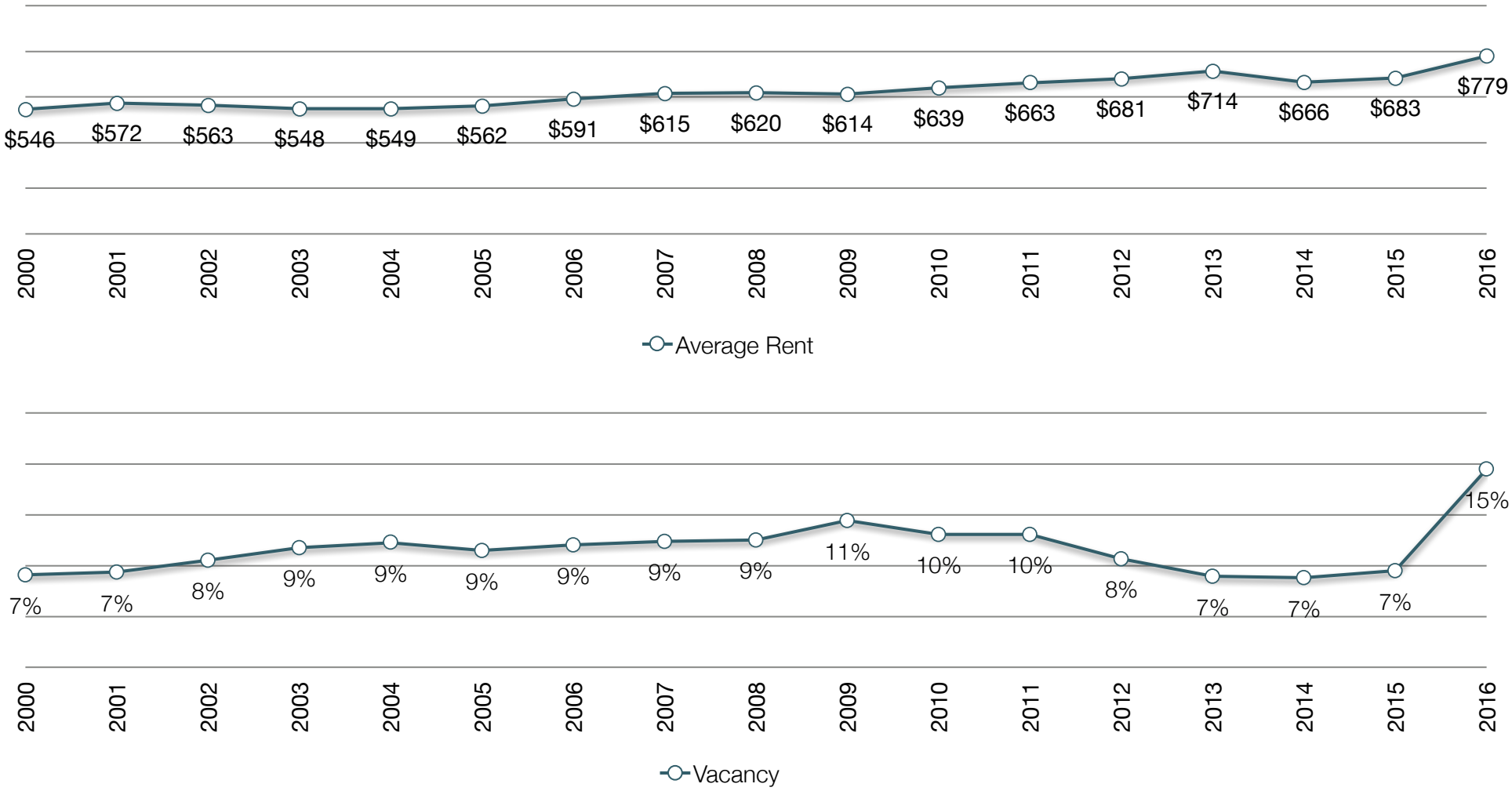
Source: CoStar

Apartment Data - Rent and Vacancy

- Vacancy has averaged around 8.5% since 2000. There were a couple of spikes in 2009 and 2016 when new product was brought on the market.
- Average rent in Jefferson County has increased from $546 in 2000 to $779 in 2016.



Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

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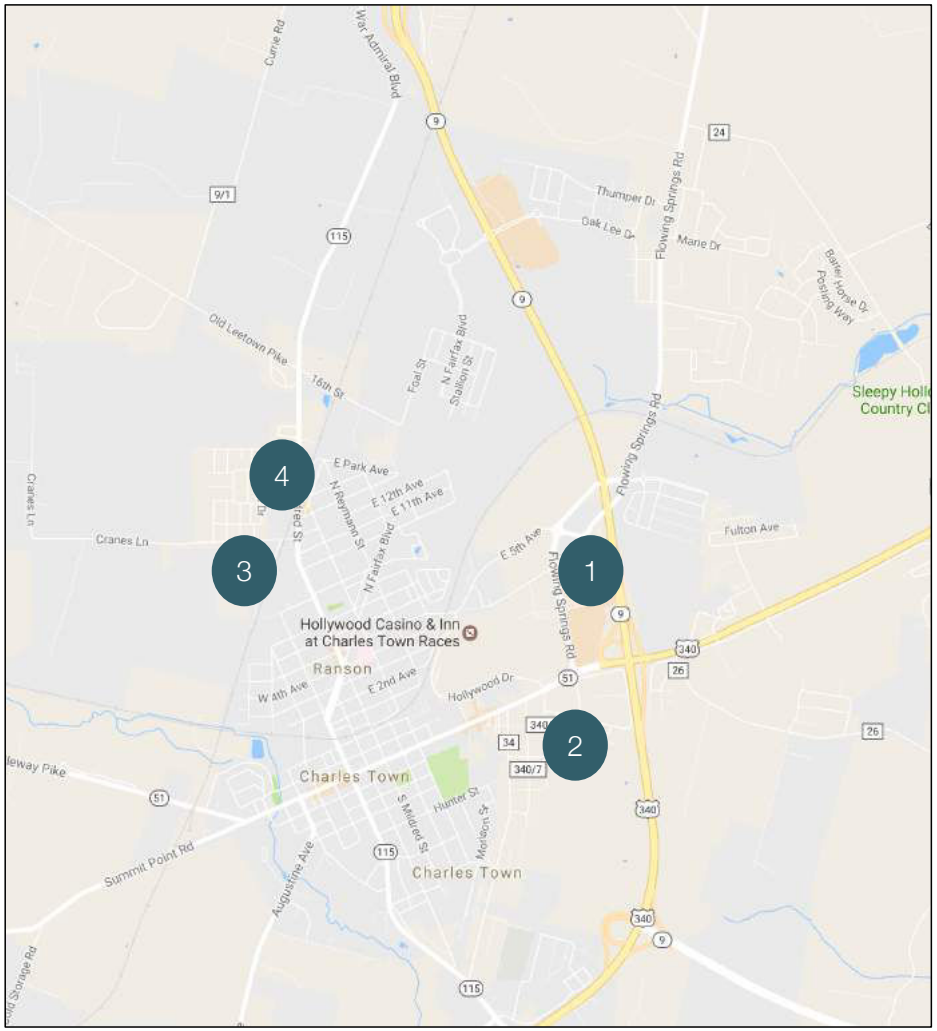
Source: CoStar

Apartment Projects Near Ranson

- In all of Jefferson County, there are 802 apartment units in complexes that are tracked by CoStar, a national secondary data provider.
    - Overall in Jefferson County, there are 4,815 rental units counted by the census. Many of these are mobile homes or single-family homes that are rented. The census has 663 units that are in buildings with more than 10 units.
- The majority of rental units in the county are located in and around Ranson and Charles Town. The other concentrations of apartments are in Shepardstown and Harpers Ferry.
- We collected information on four of the apartment buildings located in and around Ranson that were the newest, largest, and/or had the highest rents. Details on these projects is located on the next page.
- The only new apartment building that is market-rate and has been built in the last 20+ years is Jefferson Crossing.
    - It opened in September 2016, and has leased 40 units as of January 3, 2017, for an average of 10-12 units leased per month.
    - Renters are coming from all over, but many of them are from Northern Virginia. Many renters are waiting for homes to be built in the area.
    - They did not have many one bedroom units, and those are no longer available. Two bedroom units have been most popular.
    - Rents average $1.31/square foot. All other apartment projects in the area are under $1.00/SF.



Map	Project Name
1	Jefferson Crossing
2	Willow Spring Farm VI
3	Cranes Meadow I&II
4	Apple Tree Gardens

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Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

Detailed Data on Newest and Highest Rent Apartments Near Ranson

Map	Name	Type	Year Built	Total Units	Acres	Units/ Acre	Vacant Units	Vacancy Rate	Bed Type	Mix	Rent	Size	$/SF
1	Jefferson Crossing Apartments	Market	Sep-16	96	2.5	38	56	58.3%		Avg.	$1,285	983	$1.31
	159 Pimlico Drive, Charles Town, WV 25414				Lease-up: +/- 10-12 units/month				1B	31%	$1,049	760	$1.38
									2B	42%	$1,349	1,048	$1.29
									3B	27%	$1,454	1,136	$1.28
2	Willow Spring Farm VI	Affordable	2009	50	3.36	15	8	16.2%		Avg.	$732	870	$0.84
	20 Mulberry Tree St, Charles Town, WV 25414								1B	32%	$560	750	$0.75
									2B	52%	$789	875	$0.90
									3B	16%	$890	1,095	$0.81
3	Cranes Meadow I & II	Affordable	1998	114	4.59	25	8	6.7%		Avg.	$781	795	$0.98
	229 Autumn Dr., Ranson, WV 25438								1B	39%	$676	630	$1.07
									2B	39%	$804	840	$0.96
									3B	23%	$921	1,000	$0.92
4	Apple Tree Gardens	Affordable	1973	93	6.2	15	2	2.5%		Avg.	$836	903	$0.93
	821 Mildred St. Ranson, WV 25438								1B	13%	$744	686	$1.08
									2B	54%	$828	882	$0.94
									3B	33%	$884	1,021	$0.87

Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)

For-Rent Demand

- There is limited demand in the county for new rental product. The demand suggests approximately 30-40 new rental units in demand annually in the county. This has been the historical pattern. Between 1990 and 2016, 30 multifamily permits have been pulled on average annually. These are sporadic, with some years a large number of multifamily permits, and other years none.

Income:	Below $25,000	$25,000 $50,000	$50,000 $75,000	$75,000 $100,000	$100,000 $150,000	$150,000 $200,000	$200,000 and above	
Rent [2]:	Below $800	$800 $1,000	$1,000 $1,300	$1,300 $1,500	$1,500 and above	$1,500 and above	$1,500 and above	
SOURCES OF DEMAND								**TOTAL**
New Household Growth, 2016-2021								
Total Annual New Households [1]	330	330	330	330	330	330	330	330
x Projected Distribution of Rent [2]	27%	11%	19%	14%	18%	7%	5%	101%
= Income Qualified	89	36	63	46	59	23	17	333
x Renter Propensity [3]	55%	30%	20%	10%	5%	3%	3%	24%
=New Households Seeking Rental Units	49	11	13	5	3	1	0	81
Existing Renter Household Annual Turnover								
Total Households [1]	20,555	20,555	20,555	20,555	20,555	20,555	20,555	20,555
x Projected Distribution of Rent [2]	27%	11%	19%	14%	18%	7%	5%	101.0%
x Renter Propensity [3]	55%	30%	20%	10%	5%	3%	3%	25%
Total Renter Households	3,052	678	781	288	185	43	31	5,059
x Annual Turnover Rate [3]	25%	25%	30%	30%	30%	15%	10%	26%
=Demand From Existing Households in Turnover	763	170	234	86	55	6	3	1,318
Annual Rental Demand By Rent Range	**812**	**180**	**247**	**91**	**58**	**7**	**4**	**1,400**
Preference for New, Multifamily Buildings [4]	1%	5%	5%	5%	5%	7%	7%	3%
Annual Rental Demand for New Apartments	**8**	**9**	**12**	**5**	**3**	**1**	**0**	**38**

[1] Based upon projection by MWOCG and WVU.
[2] Based on rents as a percent of household income demonstrated in market assuming that renters spend 10% to 40% of household income on rent, the higher the income, the lower the percentage spent on rent annually.
[3] American Community Survey, 2014, 5 year estimates for Jefferson County.
[4] Based on apartment absorption and permits.

SOURCE: Duggal Real Estate Advisors, CoStar, American Community Survey

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Attachment: Ranson, WV Housing Study 1.25.17 (1095 : Residential Market Study)