

m. Bonus points may be granted for elements deemed positive and beneficial but not otherwise categorized by the above criteria.

a. — Open space.

i. — 2 percent: For each 2 acres of parkland dedicated to residences, or monetary contribution to the county in lieu of, over and above that required by the subdivision ordinance.

ii. — 2 percent: Twelve-foot right-of-way provision for approved bridle, hiking and bicycling trails.

iii. — 10 percent: Dedication of an acceptable public school site (minimum of 20 acres) or monetary contribution in lieu of the amount to be determined at the time of subdivision review by the board of supervisors.

b. — Site planning design.

i. — 2 percent: Excellence in use of existing topography and/or land recontouring.

ii. — 3 percent: Excellence in siting buildings and building groupings which may include variations in building setbacks.

iii. — 2 percent: Provision in design for usable courtyards, gardens and patios.

iv. — 1 percent: Proper consideration of sun and wind orientations.

v. — 4 percent: Right-of-way provisions for riding, hiking and bicycling.

c. — Landscape planting and screening.

i. — 1 percent: Provision of a landscaped buffer strip at least 10 feet wide between structures, in addition to that required by Article 11, section 3.5c on all peripheral lot lines with a less restricted use (i.e., commercial). (Ord. of 3-21-95(2))

ii. — 5 percent: For the retention of planting of 12 trees of 4 or more inches in caliper per residential unit.

d. — Facilities and amenities.

i. — 5 percent: Recreational facilities which may or may not include a golf course and occupying 1 square foot of residential floor area.

ii. — 5 percent: Swimming pool (5 percent for each pool; not to exceed 10 percent).

iii. — 1 percent to 3 percent: Tennis courts (1 percent for each court) and playground recreation equipment.

iv. — 5 percent: Community center building and/or activities center.

v. — 2 percent: Land area dedicated for public building site such as a fire station.

vi. — 3 percent: Manmade lakes and water features (3 percent for lake of 5 to 10 acres, 4 percent for lake of 10 to 15 acres, 5 percent for lake of more than 15 acres (not to exceed 5 percent total credit lake)).

vii. — 1 percent: Provisions for pedestrian leisure facilities, such as plazas, bicycle racks, benches, etc.

e. — Reserved.

PROPOSED AMENDMENTS TO THE GOOCHLAND COUNTY COMPREHENSIVE PLAN, pages 195-200, **Att. #28**

The following amendments have been drafted in an effort to discourage rezonings in the rural enhancement areas and to strongly discourage further divisions of by right subdivisions. In addition, the screening and buffering of subdivisions is encouraged in an effort to preserve rural character. These amendments further support strategies identified as 3.21c, 3.21d and 3.23b on page 42 of the Comprehensive Plan. The amendments are as follows:

- **Page 42 - Strategy 3.2.1c:** ~~Encourage new major subdivisions outside village areas designated growth centers to develop in a cluster pattern that sets aside open space in a conservation easement~~

~~and causes fewer disturbances to the surrounding environment than traditional site design practice. When permitted and appropriate, major subdivisions in rural enhancement areas should be developed in a cluster pattern in order to preserve the rural viewshed along roads and other publicly visible areas. Cluster patterns set aside open space in a conservation easement and cause fewer disturbances to the surrounding environment than traditional site design practices. Guidelines for alternative development patterns are reflected in the zoning ordinance classifications such as Rural Preservation (R-P) and Rural Planned Unit Development (RPUD)."~~

- **Page 42** - Add a new Strategy 3.2.1d: Discourage rezonings in the rural enhancement areas. By right developments of A-1 and A-2 zoning districts will be allowed but further rezonings, divisions and recuts of residual parcels will be strongly discouraged to preserve the rural character of the area.
- **Page 42** - Strategy 3.2.3b: Proper screening and buffers at entrances to new subdivisions should be enforced through the county subdivision ordinance. Residential structures and accessory structures should be located at least three hundred fifty (350) feet from existing public roads for major subdivisions ~~and two hundred fifty (250) feet from existing public roads for minor subdivisions and a depth of seventy five (75) feet~~ should be landscaped between the public road and structures in a manner to enhance the rural environment. Should lot size or configuration prohibit compliance with such requirements, efforts should be taken to preserve the character with attention given to the natural vegetation and topography. Landscaping suggestions should be listed in a set of design standards to be developed by the county staff.

AN ORDINANCE TO AMEND THE GOOCHLAND COUNTY CODE, CHAPTER 14 ("WATER AND SEWERS"), ARTICLE III ("SEWAGE DISPOSAL SYSTEMS"), SECTION 14-186 ("APPROVAL OF PRIVATE SEWAGE SYSTEMS") AND SECTION 14-127 ("EXTENSIONS TO EXISTING LINES") TO SPECIFY THE PROCESS AND STATE LAW OF CONSTRUCTING OR ADDING EXTENSIONS TO THE SEWAGE SYSTEM, pages 201-203, **Att. #29**

AN ORDINANCE TO AMEND THE GOOCHLAND COUNTY CODE, CHAPTER 14 ("WATER AND SEWERS"), ARTICLE II ("WATER"), SECTION 14-116 ("APPROVAL OF PRIVATE WATER SUPPLY SYSTEMS") AND SECTION 14-37 ("EXTENSIONS TO EXISTING LINES") TO SPECIFY THE PROCESS AND STATE LAW OF CONSTRUCTING OR ADDING EXTENSIONS TO WATER SUPPLY LINES, pages 204-206, **Att. #30**

Other Business:

Adjournment/Recess: