



# Montgomery County, Virginia Planned Unit Development Residential District (PUD-RES)

**Planned Unit Development Residential District (PUD-RES):** Established to provide for the development of planned residential communities that incorporate a variety of housing options as well as commercial and office uses. This district is intended to allow greater flexibility than is generally possible under conventional zoning district regulations. The end result of design is to support a superior neighborhood environment and promote a sense of community. The protection of important natural and cultural resources is to be accomplished in exchange for development flexibility and economies. Design must have equal or less impact on surrounding areas than a standard residential district.

Lands qualifying for inclusion in the PUD-RES district shall be mapped as village, village expansion, urban expansion, or urban development area in the comprehensive plan which are served by or planned for connections to public sewer and water. The minimum area required to create a district shall be ten (10) net acres of total contiguous land in the urban expansion area and five (5) net acres in the village or village expansion area.

## What can I do by right in a PUD-RES district?

There are uses that are designated as "by right" which means you do not have to apply for a special use permit. The uses do, however, have to comply with all approved plans and permits, development standards, and performance standards included in the Montgomery County Zoning Ordinance and with all other applicable regulations. The "by right" uses include:

- Amateur radio tower
- Cemetery
- Church
- Civic club
- Conference or training center
- Congregate care facility
- Convenience store, without motor fuel sales
- Day care center
- Dwelling, multifamily (apartment)
- Dwelling, single-family
- Dwelling, single-family attached (townhouse)
- Dwelling, two-family (duplex)
- Financial services
- Fire, police, and rescue station
- Funeral home
- Golf course
- Home occupation (new)
- Library
- Medical care facility
- Mobile home, Class A
- Nursing home
- Office, administrative, business or professional
- Park, lighted or unlighted
- Park and ride lot of 50 or fewer spaces
- Pet, household
- Playground, lighted or unlighted
- Post office
- Public utility lines, water, sewer or other.
- Recreation establishment
- Recycling collection point
- Restaurant with gross floor area of less than two thousand (2,000) square ft.
- Retail sales and services
- School
- Senior living facility
- Solar energy system, minor (no more than 50% of parcel or 1 acre, whichever is less)
- Telecommunications tower, attached
- Urban Agriculture\*

\*Subject to the requirements of Sec. 10-41 (19), Urban Agriculture.

Accessory structures are also allowed, subject to the requirements of Sec. 10-41 (1).

## What uses require a Special Use Permit?

- Park and ride lot of more than 50 spaces
- Public use/public facility
- Solar energy system, major (more than 50% of parcel or greater than 1 acre in project area)
- Other use types that are not listed above and that are determined to be appropriate and compatible with the proposed development and surrounding uses may be specifically approved by the board of supervisors in concurrent rezoning and special use permit applications or in a subsequent special use permit application.

## Building & Lot Requirements

Each zoning district has different lot and building requirements; which are meant to insure the compatibility of new development with the existing development in the surrounding area.

### Minimum Lot Area, Density:

Lot area shall be determined by designation of one (1) or more base district designations on each land bay in the approved concept development plan. Variations from base district lot area may be permitted by the Board of Supervisors when amenities and landscaping/open space in excess of minimum requirements are provided. Density shall be a maximum of four (4) dwelling units per net residential acre in urban expansion areas and three (3) dwelling units per acre in village or village expansion areas.

### Lot Access:

Lots shall be accessed by a road in the VDOT system or from a hard surfaced road designed by a professional engineer to accommodate projected volumes, loads and vehicle types and approved by the zoning administrator and the fire marshal.

## **Building & Lot Requirements Cont'd:**

Maximum Coverage by Buildings: Twenty (20) percent.

Total Impervious Surface:

Determined as part of the approved concept development plan.

Minimum Width, Setback, and Yards:

Determined by the designation of a base district on each land bay in the approved concept development plan.

Maximum Building Height:

Thirty-five (35) feet in height unless authorized by special use permit.

## **Use Limitations:**

Public water and wastewater: Public water and wastewater service are required for all development.

Off-street parking and loading: Off-street parking and loading must be provided in accordance with section 10-44.

Commercial and/or office criteria: The maximum area for commercial and/or office uses shall be ten (10) percent of the net area of the project. Commercial and office uses shall be screened and landscaped as for base districts in accord with the buffer/landscape matrix. Construction of commercial and office uses shall not begin until twenty-five (25) percent of the residential units or two hundred twenty (220) dwelling units, whichever is less, of the total project have been issued certificates of occupancy. Safe and convenient pedestrian access is required between the residential commercial, and office uses within the project. Commercial and office uses shall be oriented away from adjoining residential uses and access shall avoid impact on residential subdivisions from primary access and through traffic. Lighting shall be designed and arranged to be oriented away from adjacent residential uses.

Open Space: A minimum of twenty (20) percent of the total gross area of the development shall be reserved as a common open space and/or recreation areas. A minimum of twenty thousand (20,000) square feet of usable, active recreation space shall be contiguous. Trails and walkways shall not be included in this calculation. Common open space shall not include existing and/or proposed street rights-of-way, parking areas as required or established under a county ordinance, driveways, or sites reserved for places of religious assembly. Common open space shall be arranged in a fashion to allow all residential areas within the development pedestrian access to the open space. A minimum of thirty (30) percent of the common open space should be suitable for active recreational usage such as playgrounds, ballfields, bike paths, and trails. Suitable active open space should be of usable size, shape, location, and topography. A minimum of two hundred dollars (\$200.00) per dwelling unit (1997 dollars) shall be expended on active recreation facilities not including site preparation.

Width, setbacks and yards: Other than those determined for base districts, shall be established during the review and approval of the concept development plan. *See complete guidelines in 10-34(7)(e).*

Streets: Streets serving dwellings, commercial uses, and office uses shall be subject to the standards of the PUD-RES district. Public streets shall be designed and constructed in accordance with the minimum standards of the VDOT. Privately owned and maintained streets may be approved provided they are in compliance with section 10-35(7)(f)(3).

**For additional information contact:  
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A zoning permit and/or site plan may be required to proceed with the uses listed on this data sheet. See section 10-53 of the Montgomery County Code, or call the Planning Department, to determine the required development approvals.

This sheet is intended to only be a guide for development regulations in this zoning district. Please see Chapter 10 of the Montgomery County Code for the specific regulations. The full texts of the zoning and subdivision ordinances are available at the Planning Department Webpage or at [www.municode.com](http://www.municode.com).