



TOWN COUNCIL & PLANNING COMMISSION

Joint Work Session

November 9, 2022

Cape Charles Civic Center

6:30 PM

1. Town Council Call to Order:
 - A. Roll Call

2. Planning Commission Call to Order:
 - A. Roll Call

3. Discussion Item:
 - [Draft Comprehensive Plan](#)
 - Review and Discussion of [Comments Received](#)

4. Adjournment:
 - A. Planning Commission
 - B. Town Council



PLANNING COMMISSION & TOWN COUNCIL STAFF REPORT

Meeting Date: November 9, 2022

Prepared by: Katie H. Nunez, Planning & Zoning Administrator

Date: November 3, 2022

JOINT WORK SESSION with TOWN COUNCIL RE: COMP PLAN –
Continuation of Review of Public Comments

At the October 27, 2022 Joint Work Session of Town Council & Planning Commission, we completed a review of all of the comments submitted with the exception of those for the Land Use & Community Design Chapter, including the Future Land Use Map as well as the Existing Zoning Map.

I have provided the Land Use Chapter as an attachment to this report so that you do not have to bring the full packet from the 10/27/22 Joint Work Session, if you don't want to.

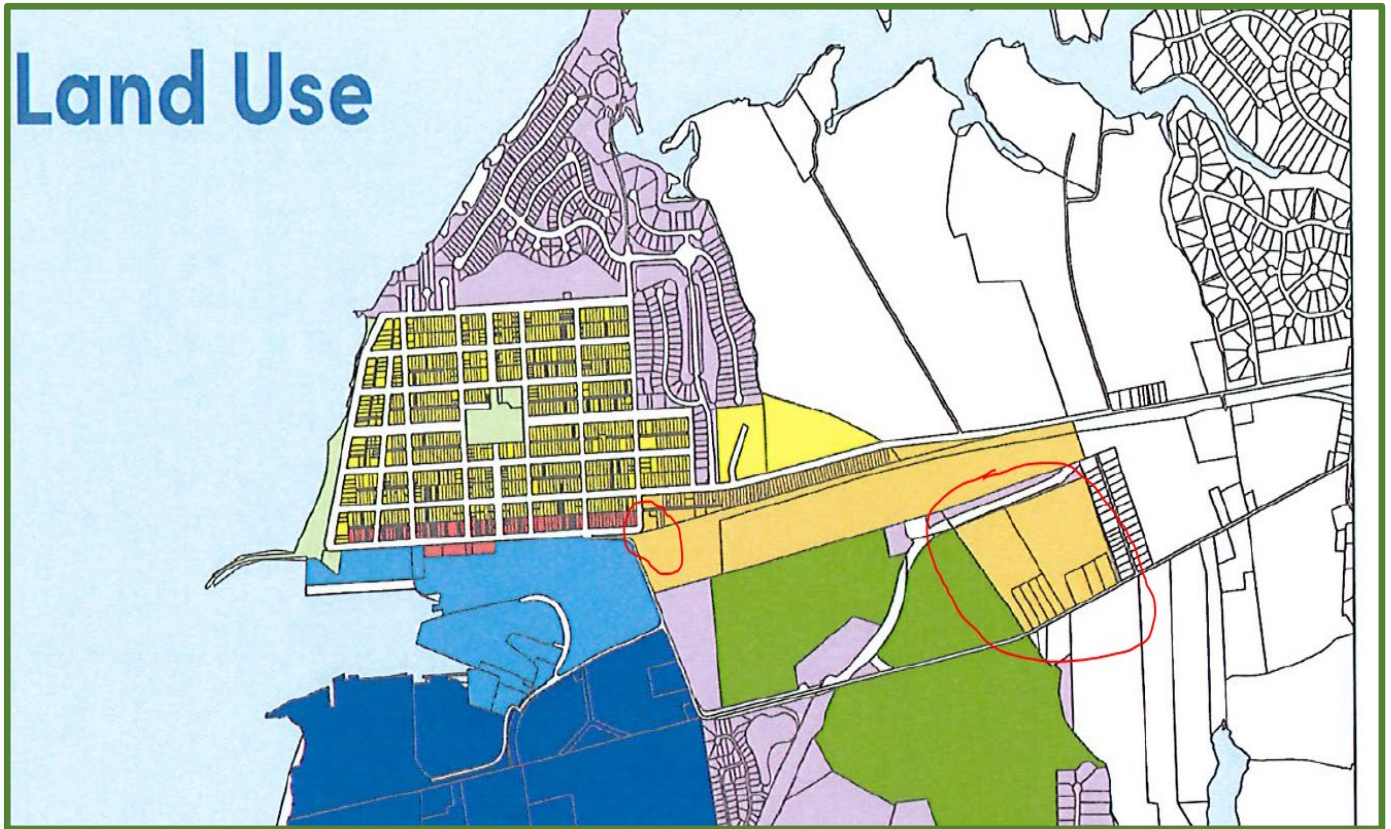
I. ITEMS DISCUSSED ON 11/9/2022 – NEED TO RE-AFFIRM

While discussion started on the Future Land Use components, we finally agreed to end the meeting and come back on 11/9/2022 to take up this chapter. It appeared that we did have some discussion about the need to create two additional, new Future Land Use Designation Categories: SEE PICTURE 1 on next page to assist in this discussion.

- Residential – while there is a Land Use Designation of Historic Downtown Residential, there is not a more “generic” residential category which could be applicable on the Keck/Angelo Manuel/workforce housing possible project off of Old Cape Charles Road. This was based upon the position that these two parcels should not be shown as Entrance Corridor
- Mixed Use - with characteristics of Commercial and Residential along with Community Facilities – this could also be applicable to the Keck/Angelo Manuel/workforce housing possible project off of Old Cape Charles Road as well as the lot next to Rayfield's Pharmacy where there has been interest from the Town residents to locate some recreational services/amenities there.

We need to discuss the potential two new Land Use Designations and any specific criteria (Consultant will assist with fleshing out the description fully) and the land(s) that should receive these designations.

PICTURE 1

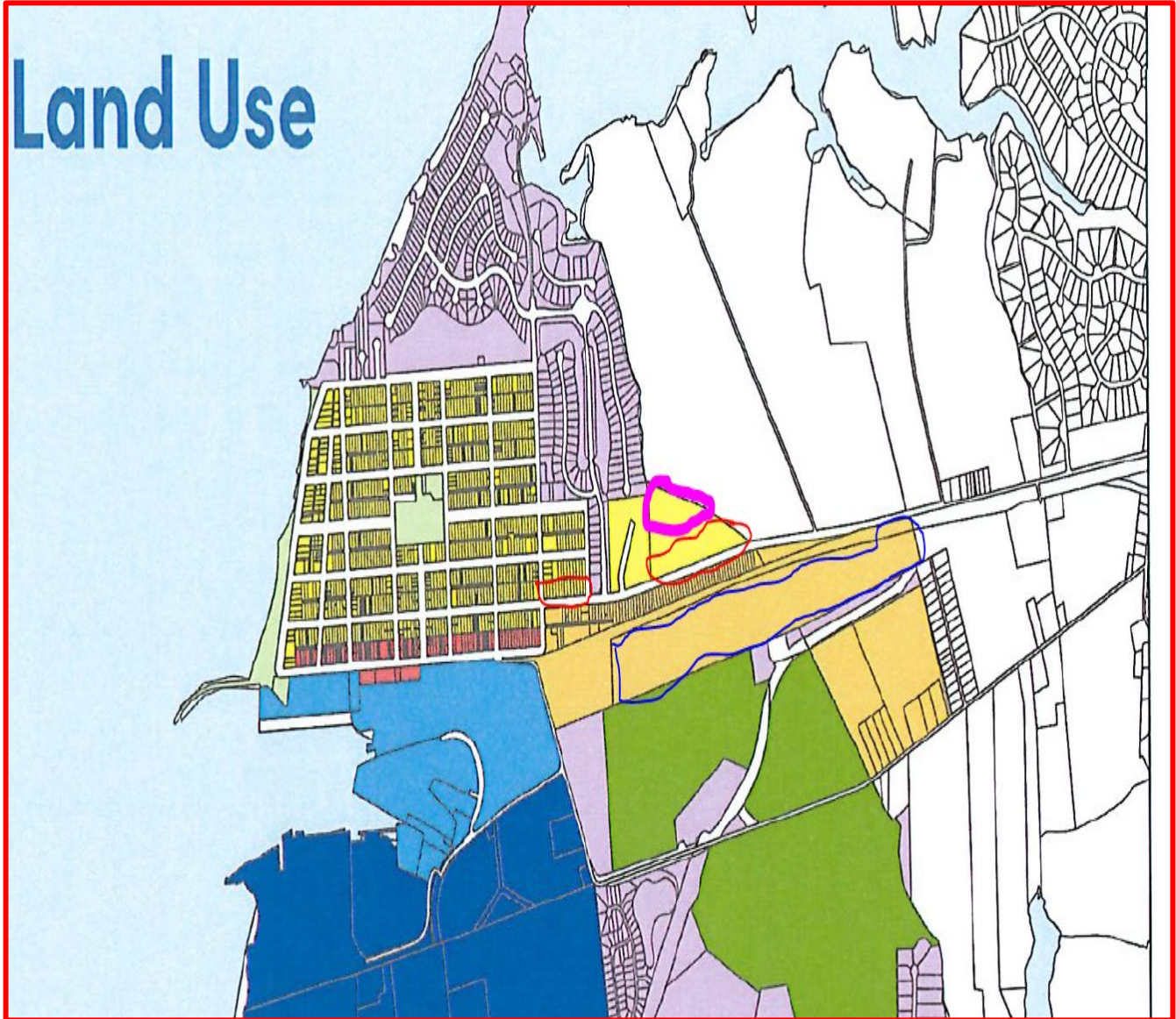


II. REMAINING ITEMS FOR DISCUSSION re: FUTURE LAND USE COMPONENTS

A. Entrance Corridor

Consider expanding this designation to also be on the north side of Stone Road, except to exclude the Myrtle Landing property (which should be Mixed Use), and continue to the corner of Fig & Randolph and to run one block's distance (140 ft) from Randolph/Stone north into all of the property - All of the red circled areas in PICTURE 2 below.

PICTURE 2



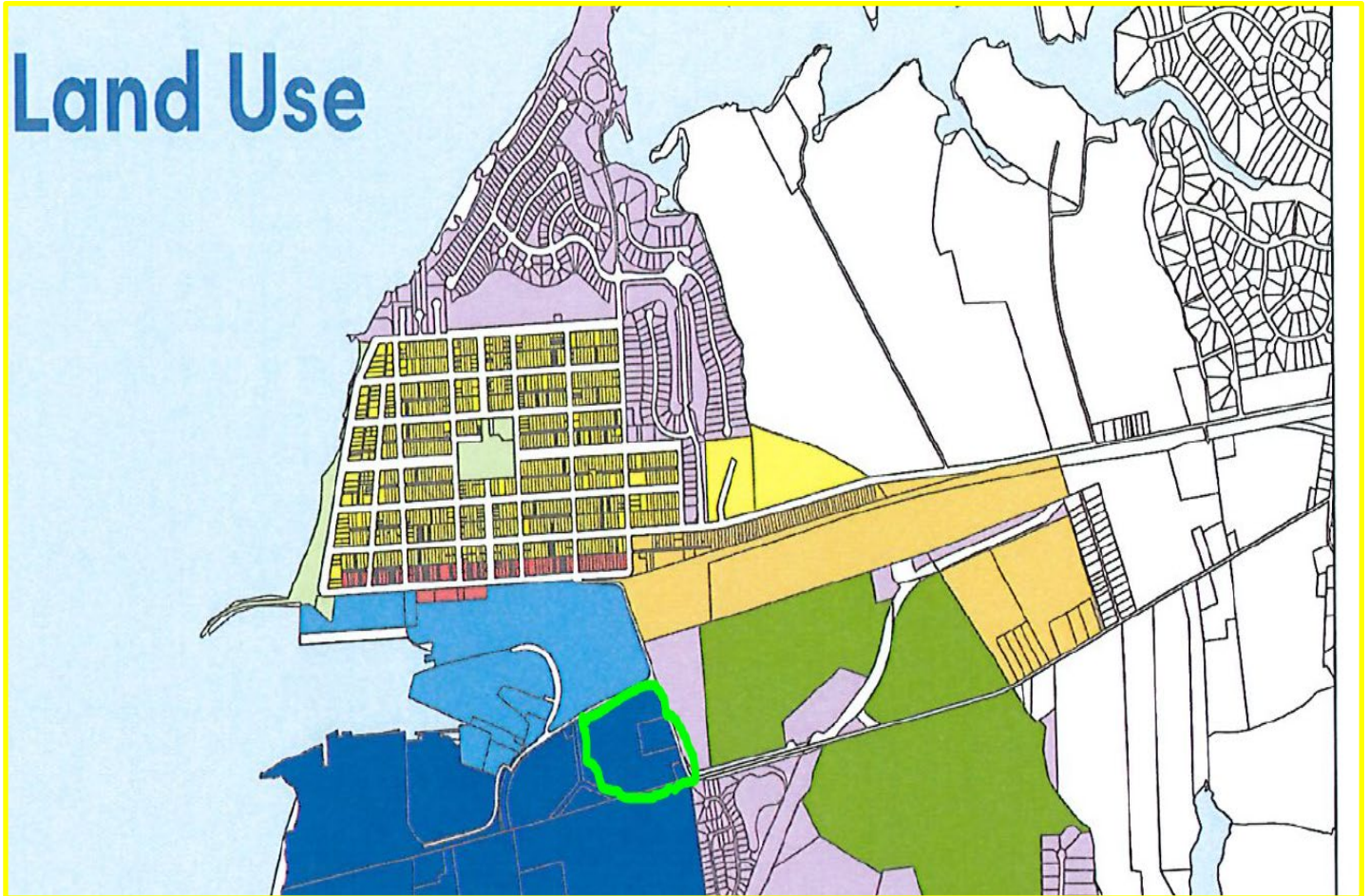
If this is acceptable, then we need to deal with the “residual triangle lot” as you come into town and determine if the remainder should be the bright yellow (Historic Downtown Residential) or one of the other Future Land Use Designations – the pink circled area in PICTURE 2 above

Lastly, we should discuss the area circled in blue in PICTURE 2 above – the Spoils Site and consider changing that from Entrance Corridor to Conservation/Open Space

B. Harbor District Industrial – Town Parcel

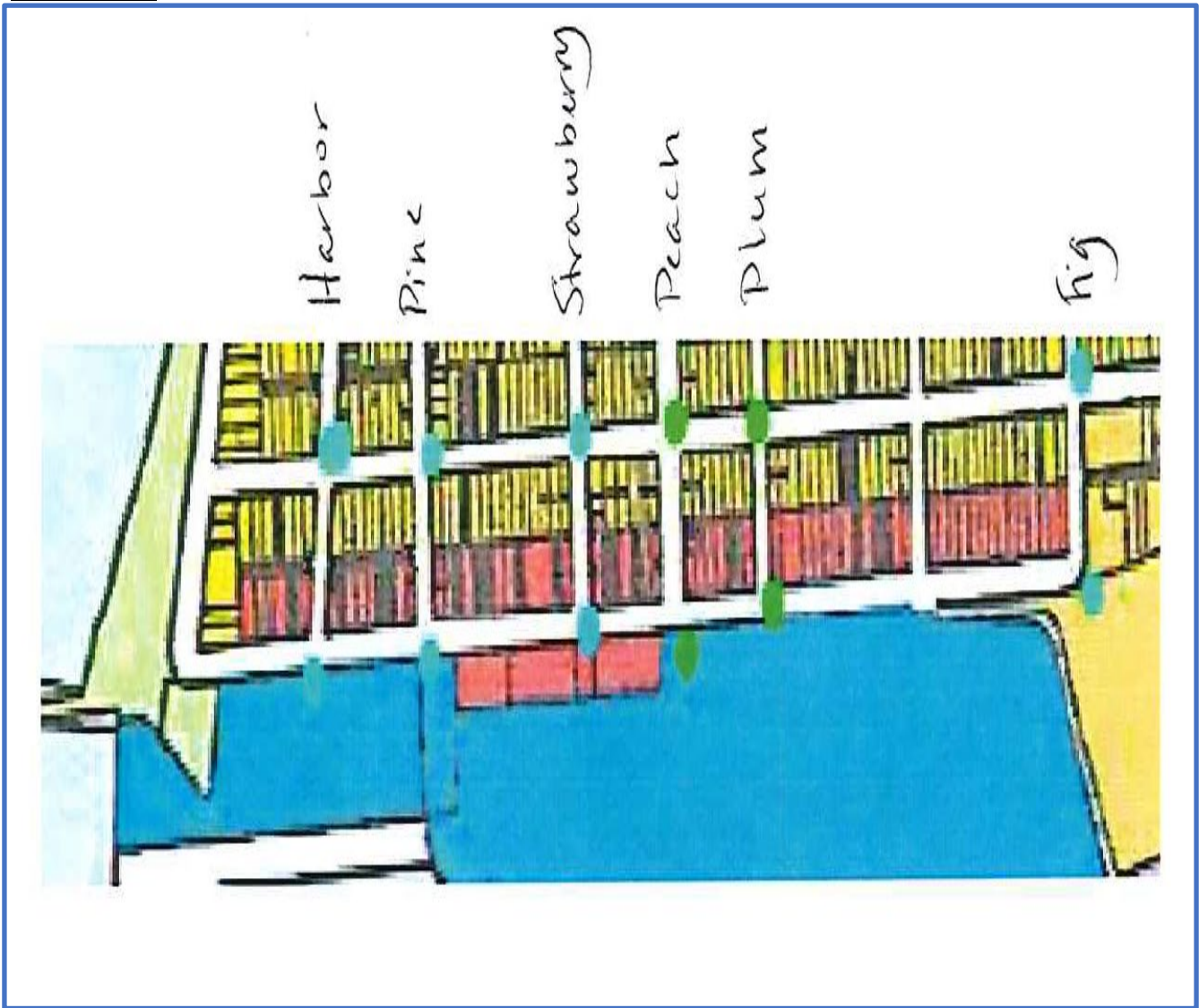
The Town Parcel where Wastewater Treatment Plant is located which is outlined in Neon Green in PICTURE 3 below – this area will also be the new home for the Municipal Building and the Rosenwald School property is the square lot within that outlined area fronting Old Cape Charles Road: we should discuss whether this should be moved to light blue or Harbor District Future Land Use Designation.

PICTURE 3



- C. Existing Commercially Zoned “perpendicular” streets off of Mason Avenue (Harbor, Pine, Strawberry and Fig) – just the one block back to Randolph Avenue: These should show the Historic Downtown Mixed Use Future Land Use Designation in keeping with their already existing zoning district designation.

PICTURE 4



Additionally, we should consider doing the same for Peach and Plum Street, especially since Peach is truly established as a full commercial street with the parking layout and Plum should be considered as such, since the Town Hall will be relocated in the near future and the re-use of the building as well as the remainder of the block should be considered with both residential and commercial as possibilities.

- D. Any other areas that the Town Council or Planning Commission would like to discuss further.

III. Existing Zoning Map

Thru this process on the Comprehensive Plan, I wanted to make you aware that I have had conversation with several property owners in the downtown area about possible rezonings.

- 1) On the corner of Harbor & Mason, there are 3 undeveloped lots and an adjacent building that I would like to propose in the near future when we look to amend the Zoning Ordinance and Zoning Map that the first half of that block from the corner of Harbor and going up Mason Avenue be rezoned from Commercial-1 to Commercial-Residential. **HIGHLIGHTED IN BLUE on LEFT SIDE OF PICTURE 5**
- 2) On the corner of Peach and Randolph and going up Peach to the corner of Mason, I would like to propose that this section of Peach Street have some level of Commercial designation, probably Commercial-Residential. **HIGHLIGHTED IN BLUE on RIGHT SIDE OF PICTURE 5**

PICTURE 5



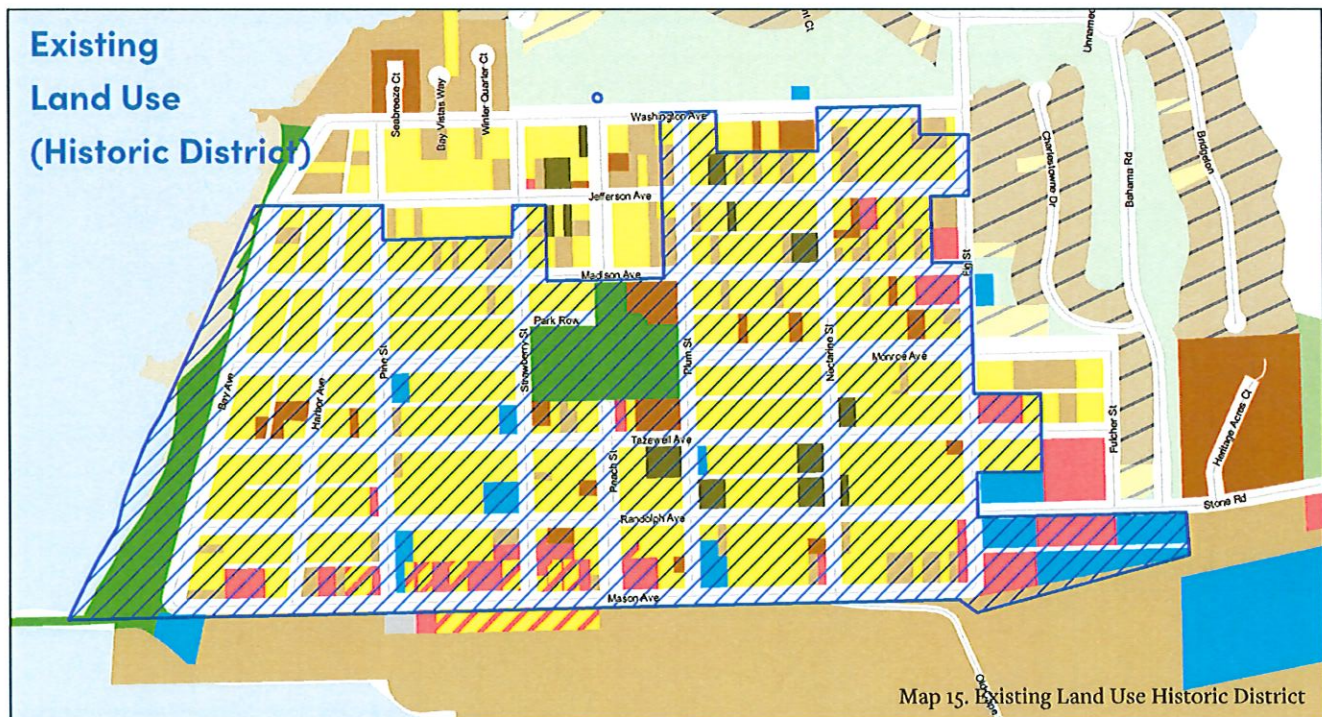
Land Use & Community Design

- Land Use and Community Design Overview
- Existing Land Use Map
- Land Use and Design Policies

Land Use & Community Design

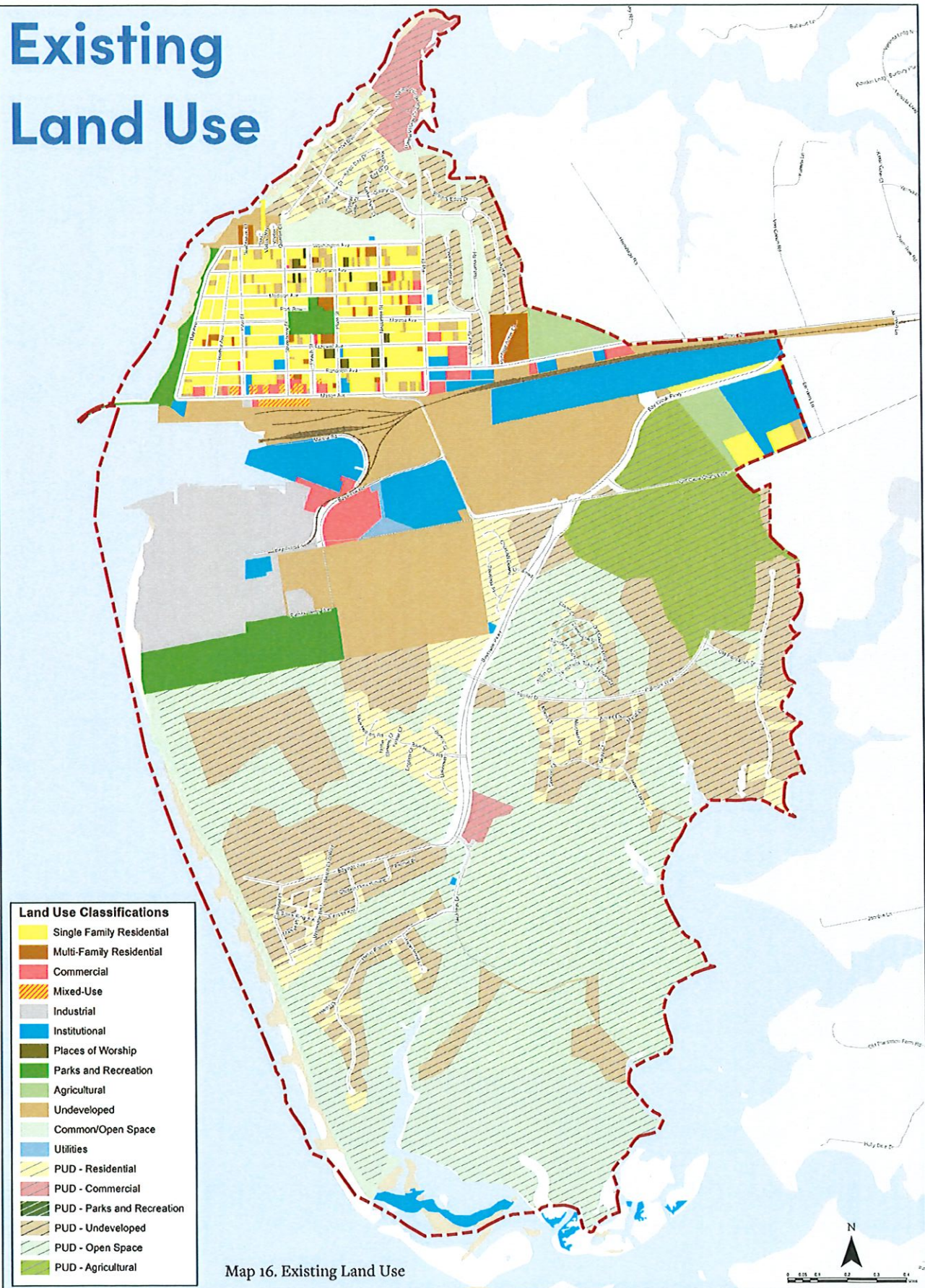
Land Use and Community Design Framework

From 2019 to 2021, the Town of Cape Charles held a series of workshops and meetings to begin updating the Town's Comprehensive Plan. In March 2021, Town Council approved a new Community Strategic Plan that would set the vision, goals, and objectives for Cape Charles. Throughout the meetings and discussions, several common threads or themes emerged. These themes form the cornerstone of the planning process and the source of the fundamental policy direction promoted in the Plan. Many of these themes are directly concerned with basic land use and Town design issues, such as preserving historic character, maintaining the integrity of views and entrance corridors, and ensuring compatible economic development in the future. Others are less tangible but equally important and relevant to planning, such as the preservation of open space, the maintenance and improvement of public infrastructure, and maintenance of an effective transportation network. The following policy recommendations are intended to establish a positive vision for future development, conservation and a sense of community in Cape Charles. They are intended to help implement the townspeople's desires, as expressed in the public meetings and work sessions, to protect the Town's unique and historic smalltown character through land use and design policies that keep the best of the old and incorporate innovative new development that will keep the town vibrant long into the future.



Map 15. Existing Land Use Historic District

Existing Land Use



A. LAND USE AND DESIGN POLICIES

1. Preserve and enhance the integrity of the Historic District.

The general layout of the Town, in terms of scale, grid network, the central park, and streetscape amenities (such as sidewalks, alleys, planted medians and street edges, and large canopy trees) greatly contribute to the character of the Historic District. The integrity of this district should be preserved and enhanced through streetscape improvements along Mason Avenue, median restoration and landscaping, and sidewalk improvements. In addition, the Town's central park should be maintained as an urban/civic amenity that provides a multipurpose space for town events and individual recreation.

2. Promote compatible infill development and renovation within established neighborhoods.

Infill development or renovation within established neighborhoods should be compatible with adjacent structures and the neighborhood as a whole. Accessory dwelling units add diversity to housing types, while maintaining the character and providing affordable options. New development in undeveloped areas should match the prevailing style and character of traditional buildings in Cape Charles. The scale, massing, and materials of new buildings should be traditional and compatible with the Town's historic architectural fabric.

3. Create new centers of activity to address the commercial, civic and recreational needs of residents and visitors.

New centers of activity should be created to serve the commercial, recreational and civic needs of both residents and visitors. Potential new activity centers include new commercial nodes in Bay Creek, the Harbor area, the area around the Cape Charles Elementary School (also referred to as the Cape Charles Rosenwald School), and the plaza on Strawberry Street. These areas have the potential to become vibrant pedestrian, mixed-use centers that provide a range of recreational, commercial and civic uses to the Town. It is also important to ensure future vehicular and pedestrian connections between these centers. The form and design character of these activity centers should be based on the scale and character of existing centers (i.e. Mason Avenue District).

B. OPEN SPACE POLICIES

Open spaces and scenic views, both in and around the Town enhance the quality of life for all townspeople and visitors in Cape Charles. The Town should take steps to preserve its valued natural assets and environmental resources, such as woodlands, shorelines, tributary creeks, marsh grasses. In addition, protection and enhancement of both scenic and recreational open space should be of primary importance in planning for the future of the Town. Specific natural resource policies are addressed in other portions of the Comprehensive Plan. The policies below are intended to address those aspects of the natural and open space features that are part of the overall land use and Town design framework.

1. Preserve the integrity and accessibility of the water's edge.

Public waterfront access should be an important amenity and identifying feature for the Town. Waterfront areas include the Harbor, the Cape Charles beach, the municipal pier and the Coastal Dune Natural Area Preserve. King's Creek Marina and areas in Bay Creek also provide waterfront access. Preserving the integrity and accessibility of the water's edge is critical to maintaining the quality of life within the Town. This should be accomplished through measures that integrate the Harbor walkway with the historic core and control shoreline erosion, as well as by enhancing the municipal pier and beach as an amenity for residents and visitors.

2. Protect the viewsheds along Town entrance corridors.

Views along entrance roadways have a significant impact on how the community is perceived. Attractive entryways help entice tourists into the community and leave a positive impression to encourage future visits. Route 184 and Route 642, which serve as the entry roads into Cape Charles, have a rural identity characterized by open farm fields and relatively narrow road widths. The Town should continue to protect the scenic viewsheds along the Route 184 and Route 642 corridors through land use regulations, setback requirements, design standards and landscaping requirements. Because a significant portion of the corridors is governed by County regulations, the Town should work cooperatively with the County to plan for the future character of the corridors. The Town should pursue

the ability to jointly review proposals for properties within the County that influence the Town's entry corridors.

3. Strengthen and enhance the Town's green infrastructure.

The Town contains a number of passive and active recreational facilities that serve as an attraction for residents and visitors alike, as well as important environmental functions. The town should strengthen the existing "Green" focal points, such as the Town Park, Coastal Dune Natural Area, and various landscaped open spaces in Bay Creek. New focal points within the Harbor area should be created with greenway connections between these focal points that incorporate environmental features such as wetlands and drainage ways, and urban streetscapes with landscaping and street trees. Connections can either be built in as part of specific revitalization programs or as part of the approval of new development proposals in critical areas. A new YMCA opened at Stone Rd and US 13 in 2021 and serves as a regional recreation center.

4. Protect the Town's scenic, recreational, and open space resources.

The Town's location along the Chesapeake Bay and its abundant natural resources are a critical part of the Town's identity and way of life. The Town should protect its scenic, recreational and open space resources by using environmentally sensitive design techniques in new development, preserving existing features during the site plan review process, incorporating low impact development techniques, and restoring and re-vegetating natural areas. In addition, the Town should continue to support efforts to restore and enhance critical habitat and promote the use of native plants in the Town.

5. Encourage support for landscape enhancements in and around Town.

The Town should enhance its current infrastructure of landscaping and green amenities, by promoting a Town-wide street tree program, buffer standards, and specific landscape enhancements for sites such as the Lift Station and Central Park.

Future Land Use

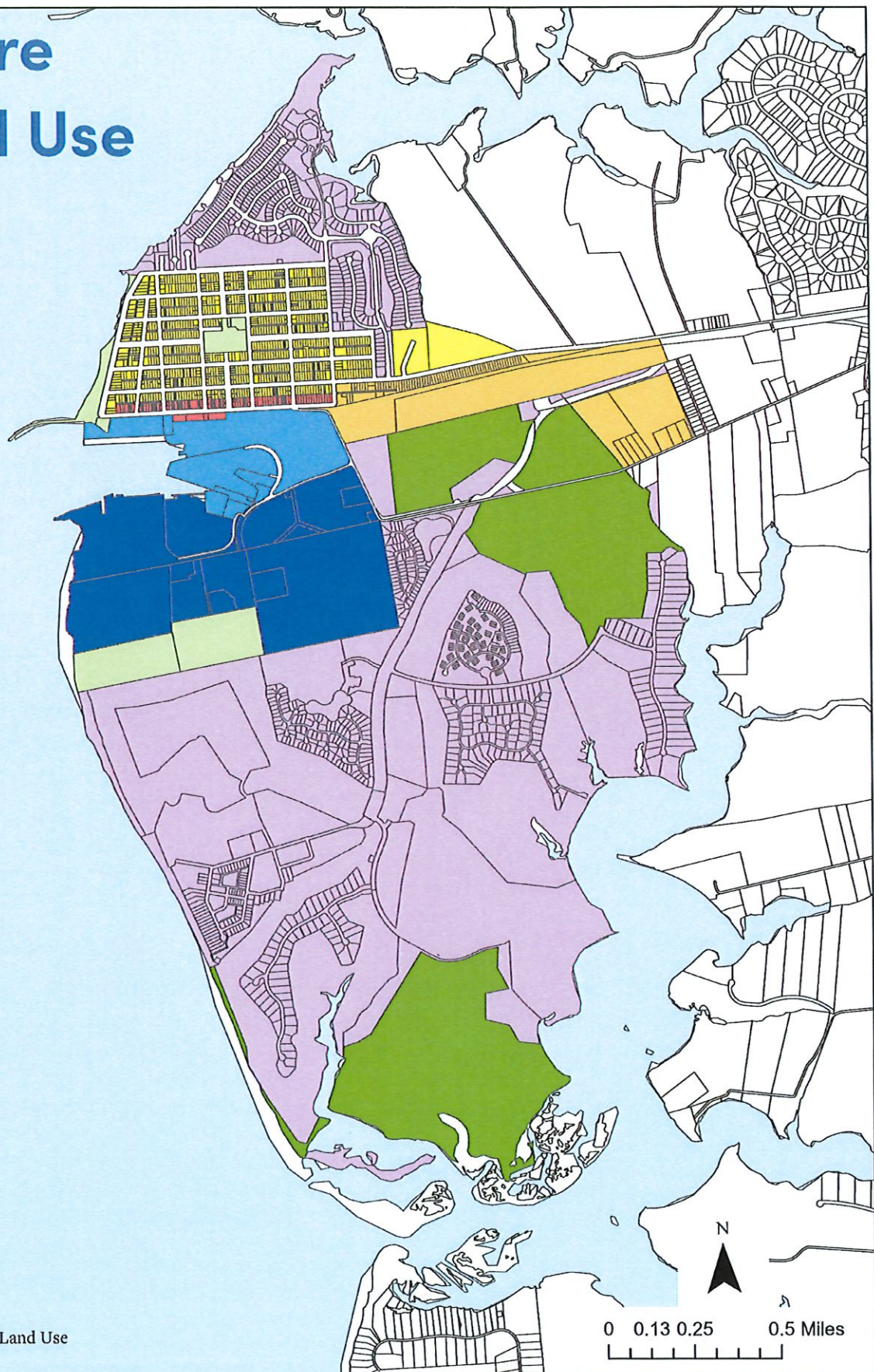
- Future Land Use Map Description
- Future Land Use Map
- Future Land Use Designations

Future Land Use

Introduction

This vision for the Future Land Use Plan was developed by the citizens and stakeholders of the Town during public Town Meetings with the Town Council and the Planning Commission. Surveys were also conducted by both the town and Cape Charles Main Street. The recommendations of the townspeople were incorporated in both the overall policies and in the Future Land Use Plan of the Comprehensive Plan. Specifically, the first meetings focused on identifying a vision for the values we hold and the quality and character of development. Ideas about levels of growth and intensity of development were affirmed at the second public workshop where participants were asked to identify a preferred development concept. Workshop participants overwhelmingly preferred a “low growth” concept, featuring activity centers at Marina Village, Bayside Village, Mason Avenue, and the Harbor. The Future Land Use Plan is intended to generally maintain and enhance the traditional settlement patterns of Cape Charles. Overall, the guiding principle is to mirror and extend the existing historic pattern of development in the Town as it grows and adapts to new land uses and building types over time. The Future Land Use Plan continues to allow for new and infill development in the existing developed and undeveloped portions of Town. At the same time, the Plan reinforces the current form of the Town and recommends that new development should be an extension of the traditional patterns of growth in Cape Charles. The accompanying map (Future Land Use Map) represents potential land uses, development character and densities as part of the Comprehensive Plan. This Future Land Use map depicts land use designations and districts that are designed to support the overall policies and neighborhood design principles desired by the Town. It is important to note that this map only addresses broad density and land use objectives, not detailed standards. The map is not a standalone document and is to be used in conjunction with the future land use policy language. In most cases, proposed densities and intensities are expressed in terms of ranges that are appropriate for the types of uses proposed. These ranges are intended to provide flexibility in the application of these policies to individual properties on a case-by-case basis, as the unique characteristics of a parcel are evaluated during the review of a specific development proposal. The following Future Land Use Plan policies propose land use designations and districts that are designed to support the overall policies and traditional neighborhood design principles desired by the Town.

Future Land Use



Map 17. Future Land Use

Future Land Use Designations



Conservation/Open Space: These areas are intended for the conservation of natural resources and protection of open space. These areas include parks, recreational areas, and agricultural land.



Entrance Corridor: The Entrance Corridor is intended for the development of a mix of commercial and residential uses with appealing visual aesthetics, quality architecture, and high quality landscaping that enhance the character and first impressions of the Town.



Historic Downtown Mixed Use: The Historic Downtown Mixed Use category covers part of the existing downtown historic area of Cape Charles along Mason Avenue. Development in this area is intended to reflect the diversity of historic architectural features present in the Town and incorporate the diversity of uses that bring Main Street to life.

This plan allows for more flexible use of historic properties across the district. Rehabilitation of existing historic buildings and infill development should comply with Historic District guidelines with particular attention to how the buildings address the streetscape.

Buildings should be between two and four stories with minimal (if any) setbacks and ground floor uses that engage pedestrians with visually appealing facades.



Historic Downtown Residential: The Historic Downtown Residential category covers the majority of the original street grid in Cape Charles. Any new development in this area is intended to reflect the historic character of the core residential area and compliment features of existing structures.

This plan recognizes that some historic homes have been converted into lodging and other uses. As such, the plan intends flexibility in use while maintaining the character of the area and quality of life for residents.



Planned Unit Development / PUD Conservation: The Planned Unit Development surrounding the historic area of Cape Charles is intended to accomplish specific development goals, while being complementary to the Town's broader Vision and Objectives.



Harbor District: Further master planning will be conducted to create a strong vision for the Harbor District. The area is intended to develop in a way that mirrors the success of Mason Avenue and nearby historic residential blocks. The district could include structures between two and four stories with a mix of uses on an extension of the highly walkable street grid. Specific Harbor District design guidelines should be developed with particular attention to how buildings address the streetscape and the harbor front to create a lively and attractive extension of historic Cape Charles.



Harbor District Industrial: This category is for existing and future commercial and industrial uses along the southern area of the harbor. Although these uses may intense, the proximity to the deep water harbor is necessary for their function and for the economic diversity of the Town.

Conservation / Open Space

These areas are intended for the conservation of natural resources and protection of open space. These areas include parks, recreational areas, and agricultural land.

a. Function

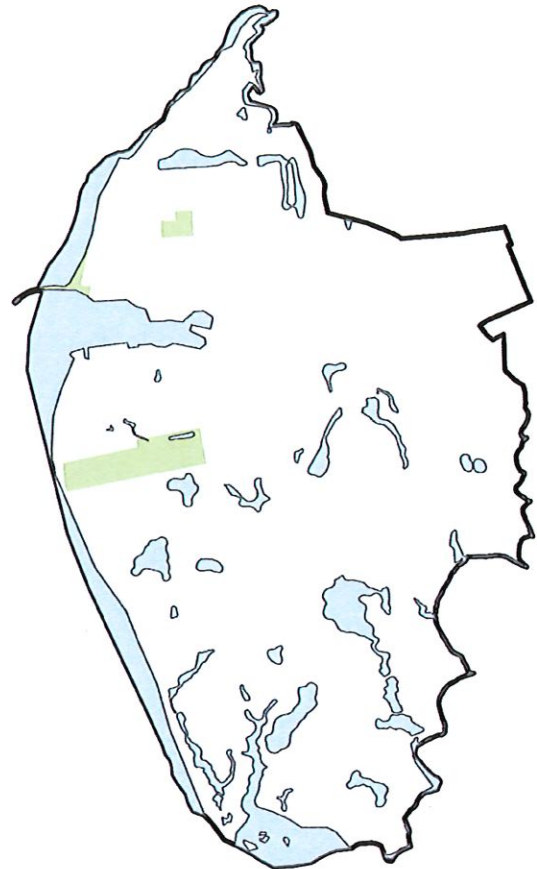
1. To provide open space and conservation areas to meet the physical and environmental needs of the Town.
2. To enhance the Town's aesthetic appeal along transportation corridors.

b. Preferred Uses

1. Land Use in the Open Space designation should consist of critical natural resources, such as shorelines and wetlands, as well as agricultural/forestral resources.
2. Open Space areas should also include parks, private golf courses, and other recreational amenities, such as multi-use paths, promenades and plaza.

c. Design Character and Scale

1. Open space areas should retain existing vegetation, particularly trees, where feasible and reforestation and revegetation of open areas of the site with native plant materials.
2. Where feasible, currently damaged or degraded landscapes and wildlife habitats should be restored and enhanced creating new natural areas and wetlands on the site.
3. Site elements should be arranged to protect and enhance special land characteristics, natural features, rare or endangered species areas, archeological sites, and other unusual natural or man-made site characteristics.



Entrance Corridor

The Entrance Corridor is intended for the development of a mix of commercial and residential uses with appealing visual aesthetics, quality architecture, and high quality landscaping that enhance the character and first impressions of the Town.

a. Function

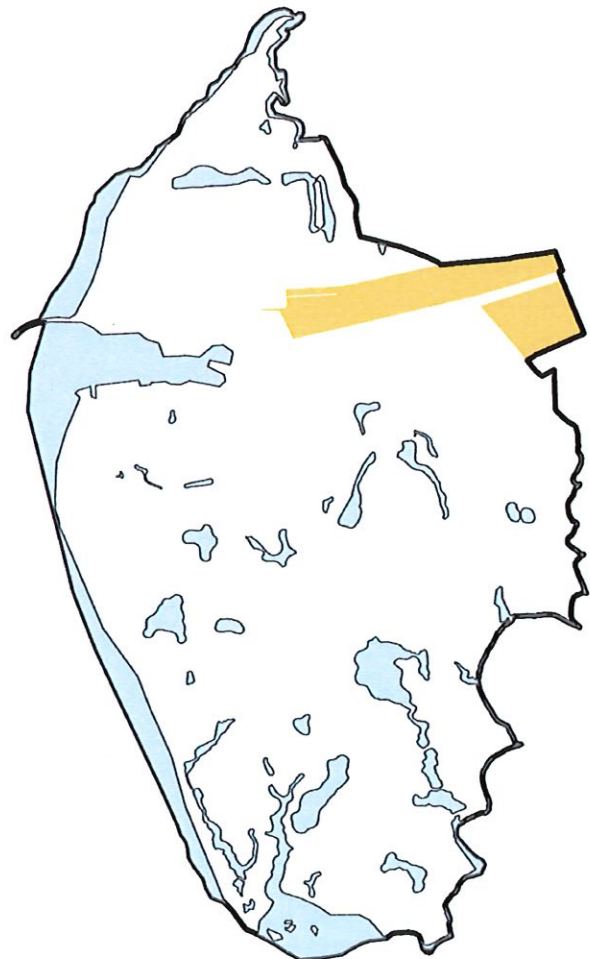
1. To provide a strong sense of a downtown “main street” character and to promote the continuing concentration of retail businesses and services in predominantly commercial areas.
2. To promote a diverse mix of compatible commercial, entertainment, governmental and residential uses.
3. To continue the traditional character of a commercial and mixed-use main street, as exemplified by Mason Avenue in the Town.

b. Preferred Uses

1. Land uses in this district should be small-scale mixed uses including shopfronts, workshops, small offices, housing, and specialty shops catering to local and regional customers, as well as tourists and visitors.
2. In general, residential uses should be located above the first floor, reserving first floor storefront space for activity-generating uses such as retail shops, restaurants or grocery stores.

c. Design Character and Scale

1. Development should generally have a small-town main street character, such as that found along Mason Avenue, with a fine-grained land use pattern at a human scale. Blocks should generally not be more than 600 foot long.
2. Development should combine uses vertically, as well as horizontally (i.e. mixing uses among buildings and within individual buildings), to achieve convenience, variety and walkability in the district.
3. Design elements should be integrated with wide sidewalks, street trees, benches, and entrances to buildings at the edges of street rights-of-way. Bicycle facilities, on-street parking, and usable public spaces should be provided.
4. Vehicular and pedestrian links should extend into the surrounding development.
5. Land use or intensity/density transitions should be provided between nonresidential uses and existing residential areas.



Historic Downtown Mixed Use

The Historic Downtown Mixed Use category covers part of the existing downtown historic area of Cape Charles along Mason Avenue. Development in this area is intended to reflect the diversity of historic architectural features present in the Town and incorporate the diversity of uses that bring Main Street to life.

This plan allows for more flexible use of historic properties across the district. Rehabilitation of existing historic buildings and infill development should comply with Historic District guidelines with particular attention to how the buildings address the streetscape.

Buildings should be between two and four stories with minimal (if any) setbacks and ground floor uses that engage pedestrians with visually appealing facades.

a. Function

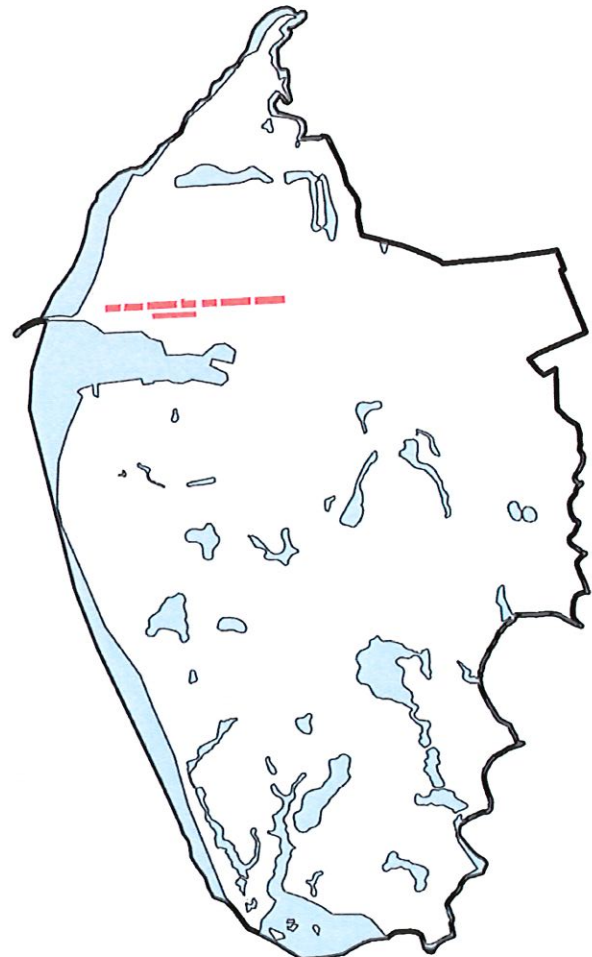
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2. Development should combine uses vertically, as well as horizontally (i.e. mixing uses among buildings and within individual buildings), to achieve convenience, variety and walkability in the district.
3. Design elements should be integrated with wide sidewalks, street trees, benches, and entrances to buildings at the edges of street rights-of-way. Bicycle facilities, on-street parking, and usable public spaces should be provided.



4. Vehicular and pedestrian links should extend into the surrounding development.

5. Land use or intensity/density transitions should be provided between nonresidential uses and existing residential areas.6. It is important to maintain and improve the aesthetics of the downtown area for continued economic revival, and to protect historic buildings from demolition or renovation which would damage their historical integrity.

6. In general, buildings should be two to three stories.

7. Most of the site may be developed as building, parking or paved plaza and access areas. However, there should generally be 10-20% of the site in amenity open space, such as public plazas, landscaping or decoratively paved wide sidewalks or sitting areas.

8. Consideration should be given to lowering the parking requirements in this district to allow the development of a dense downtown pattern of buildings, rather than wide expanses of surface parking.

9. Alleys, thoroughfares, and service ways should be utilized to ensure trash pickup and deliveries for commercial establishments do not take place along public right of ways.

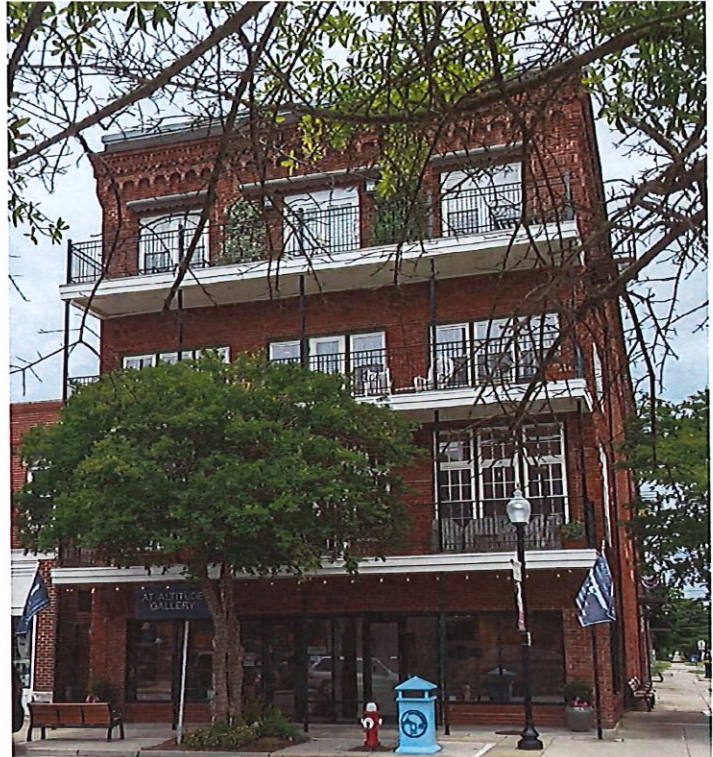
d. Building Design

1. Buildings should generally be located at the edge of the street right-of-way with minimal front setbacks. In scattered locations setbacks should be increased to allow for public outdoor seating for restaurants.

2. All facades of buildings should be designed with architectural detail consistent with that of the front elevation of the building.

3. Architectural treatment, materials, and colors should be compatible with adjacent commercial and residential architecture.

4. The scale, massing, colors and materials of new buildings should be traditional and compatible with the Town's historic architectural fabric.



Historic Downtown Residential

The Historic Downtown Residential category covers the majority of the original street grid in Cape Charles. Any new development in this area is intended to reflect the historic character of the core residential area and compliment features of existing structures.

This plan recognizes that some historic homes have been converted into lodging and other uses. As such, the plan intends flexibility in use while maintaining the character of the area and quality of life for residents.

Note: Refer to the Historic District Guidelines for more detailed guidelines for development in this district.

a. Function

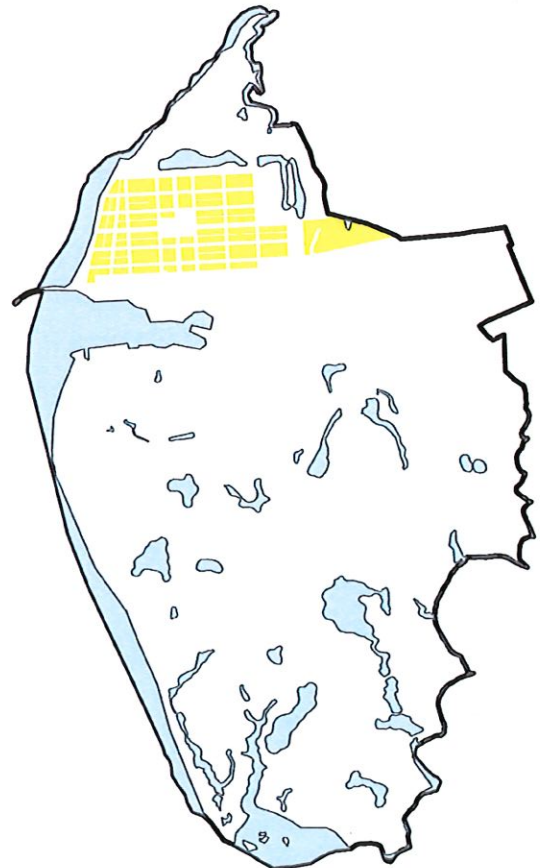
1. To meet the housing needs for the citizens of Cape Charles, while maintaining the single-family residential character of the Historic District.
2. To allow for the diverse mix of compatible commercial, entertainment, governmental and residential uses that currently exist in the Historic District.

b. Preferred Uses

1. Land uses in this designation should consist primarily of single-family dwellings with some multifamily houses, including row houses containing two to four dwelling units per structure, and single-family houses which have been converted into two-family or multi-family dwelling units.
2. A number of publicly owned lands and buildings, such as the Town Hall, the library, and Central Park, currently exist in this district. Uses that support the civic and recreational needs of Town residents should be compatible with the existing residential character of the area.

c. Design Character and Scale

1. Traditional Residential Mixed-Use projects should be compatible with the existing residential character, such as that found along the Town's historic residential streets, with a fine-grained land use pattern at a human scale.
2. All development should be sympathetic with the existing character of the area.
3. Infill development should be compatible with existing residential structures, and promote historic preservation and improve dilapidated properties.
4. Future consideration for multi-family dwellings should be based upon architectural compatibility with the Historic District guidelines.
5. Vehicular, pedestrian and bicycle circulation should tie the district together internally and with surrounding areas.



6. Landscaping should be compatible with the large canopy and flowering trees located along streets, in private yards and in public rights-of-way, and should contribute to the visual character of the area.

7. Design elements that contribute to the character of the residential area should be considered, such as sidewalks and fencing.

d. Building Design

1. Architecture should be compatible with and reflective of character, materials, and form of the existing traditional residential and commercial buildings in the Historic District.

2. Existing historic structures should be preserved and adapted for reuse over time.

3. New dwellings should complement the historic structures.



Planned Unit Development

The Planned Unit Development (PUD) surrounding the historic area of Cape Charles is intended to accomplish specific development goals, while being complementary to the Town's broader Vision and Objectives. The PUD includes areas designated for conservation to conserve ecological function, recreational amenities, and natural aesthetics.

a. Function

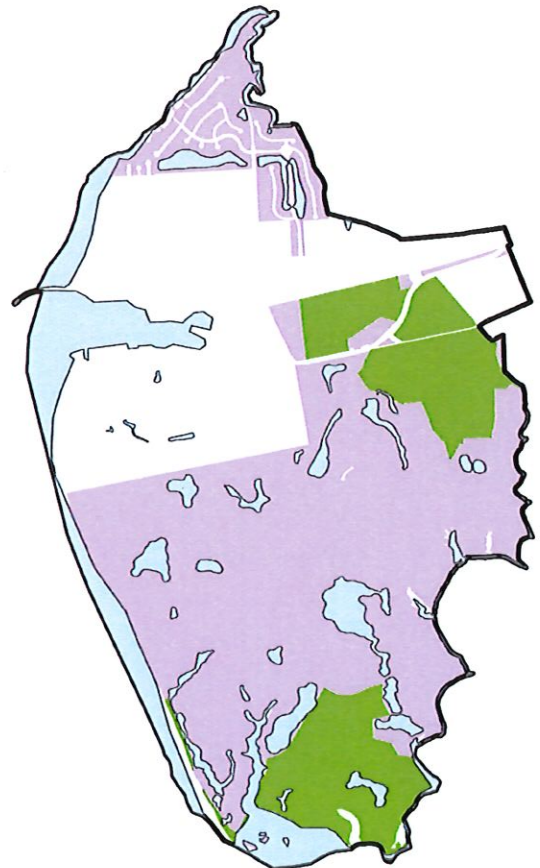
1. To allow the continued development of the Planned Unit Development in harmony with the Town.

b. Preferred Uses

Land uses in this area should follow the vision of the Planned Unit Development and work in harmony with the development of the Town rather than seeking to provide an alternatives to Mason Avenue and the rest of Town.

c. Design Character and Scale

1. Uses shall be designed in keeping with the PUD approval, maintaining high quality natural landscapes and architectural aesthetics.





Harbor District

Further master planning will be conducted to create a strong vision for the Harbor District. The area is intended to develop in a way that mirrors the success of Mason Avenue and nearby historic residential blocks. The district could include structures between two and four stories with a mix of uses on an extension of the highly walkable street grid. Specific Harbor District design guidelines should be developed with particular attention to how buildings address the streetscape and the harbor front to create a lively and attractive extension of historic Cape Charles.

Note: Refer to the Harbor Area Conceptual Master Plan and Design Guidelines

a. Function

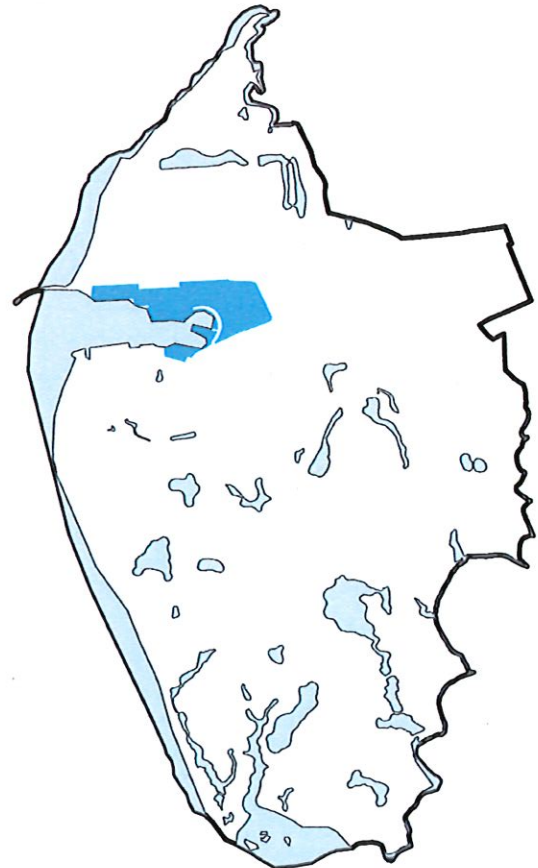
1. To provide a vibrant working waterfront that is both a strong economic benefit to the Town and encourages compatible new industry and employment uses.
2. To provide places with strong public and recreational value, with public gathering places and access to the water.
3. To provide a place for people to conduct business and to live, meet, relax, encounter nature, and learn of Cape Charles' working maritime and rail heritage and its historic traditions.

b. Preferred Uses

1. Land uses in this district should be mixed, including resort and tourism-related retail, waterfront industrial and employment, associated residences, and accessory uses and should support the existing harbor uses.
2. In general, residential uses should be located above the first floor, reserving first floor storefront space for activity-generating uses such as retail shops, restaurants or recreational amenities.
3. Berthing and marina uses should correspond to the available water depth that exists in the Harbor.
4. Open space and recreational uses, such as walkways, greenways, and public plazas and promenades, that provide access to the water should be provided.

c. Design Character and Scale (Also see Harbor Area Master Plan and Design Guidelines)

1. Harbor Mixed-Use projects should be architecturally and visually compatible with the Town's historic built fabric and design character, with a fine-grained land use pattern at a human scale, while still reflecting the best contemporary design and development practices. Blocks should generally not be more than 600 foot long.
2. Development should combine uses vertically, as well as horizontally (i.e. mixing uses among buildings and within individual buildings), to achieve convenience, variety and walkability in the district.
3. Building edges should be set similar to the existing section of Mason Avenue to create a more orderly pattern of buildings



and develop an urban “main street” character.

4. Public access and views to the waterfront should be integrated in a way that is compatible with the function of the maritime activity.
5. Vehicular, pedestrian and bicycle circulation should tie the district together internally and with surrounding areas and should recognize the unique historic and waterfront environment of the site.
6. Alleys, thoroughfares, and service ways should be utilized to ensure trash pickup and deliveries for commercial establishments do not take place along public right of ways.
7. Design elements should be integrated with wide sidewalks, street trees, benches, and entrances to buildings at the edges of street rights-of-way. Bicycle facilities, on street parking, and usable public spaces should be provided.
8. Landscaping should be provided according to the approved Town landscape plan (if available) or the Harbor Area Design Guidelines.
9. Most of the site may be developed as building, parking or paved plaza and access areas. However, there should generally be 20-30% of the site in amenity open space, as public plazas, landscaping or decoratively-paved wider sidewalks or sitting areas.
10. Development on the north side of the harbor should be of a scale similar to that of the Historic Downtown Mixed Use Category, while taller heights may be allowed on the south side of the harbor with a gradual height transition between the north and south sides.

d. Building Design (Also see Harbor Area Master Plan and Design Guidelines)

1. Architecture should be compatible with and reflective of character, materials, and form of the existing traditional residential, commercial and industrial buildings in the Town of Cape Charles.
2. Structures and improvements on the site should generally be clustered and compactly designed to allow for minimal disturbance and extensive open space and public areas.
3. The traditional gridded layout of streets in the Harbor Area should be reinforced through the placement and design of buildings, travelways, and landscape elements. New streets should extend the existing historic street grid of the Town.
4. Development along new or existing public streets should foster a walkable and enjoyable pedestrian environment. New development should avoid large expanses of blank walls, should provide frequent street level entries, and should provide sidewalk amenities such as street furniture and lighting that encourage year-round pedestrian use.

Harbor District Industrial

This category is for existing and future commercial and industrial uses along the southern area of the harbor. Although these uses may be intense, the proximity to the deepwater harbor is necessary for their function and for the economic diversity of the Town.

a. Function

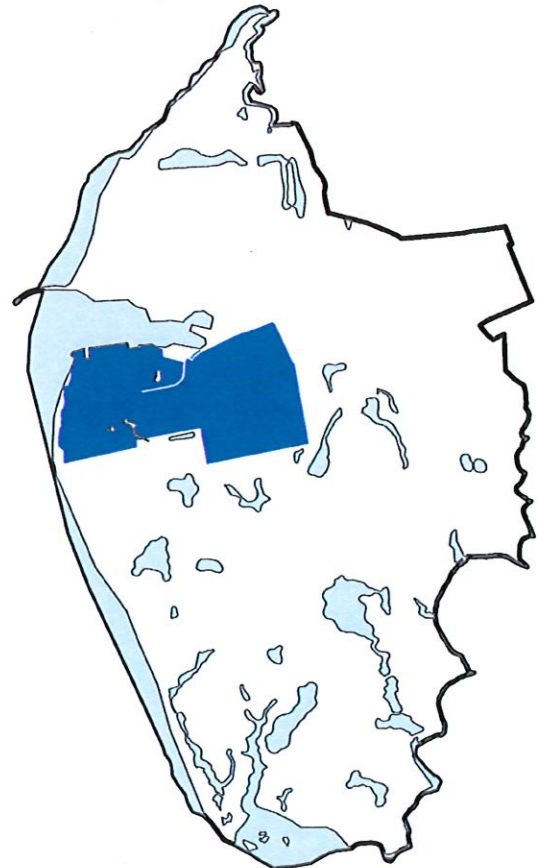
1. To provide a broad spectrum of local and regional employment that offers living wage jobs and supports a balanced tax base.
2. To provide a high degree of regional and local transportation accessibility, including automobile, pedestrian, and bicycle modes of transportation.
3. To provide access to some of the daily retail and service needs within walking distance of the primary office/industrial uses.
4. To encourage cost effective approaches to resource conservation, wise use of renewable resources, and ecologically based industrial development.
5. To serve as a model for advancing the traditional settlement patterns of the Eastern Shore's towns and employment centers.

b. Preferred Uses

1. Land uses in the designation should consist of office and flexible industrial uses, including corporate headquarters, emerging technologies facilities, and light manufacturing, that support local and regional employment opportunities consistent with the Town's small town historic character.
2. Residential mixed-use areas should be encouraged to complement existing and future employment opportunities.
3. Open space and recreational uses, such as walkways, greenways, and public plazas and promenades, should be maintained as an important amenity to the Town.

c. Design Character and Scale

1. Projects should be designed architecturally and functionally as a well-integrated unit. Vehicular, pedestrian and bicycle circulation should tie the district together internally and with surrounding areas.
2. Office buildings should be located close to the roadways with parking behind, or underneath and/or located in the interior of the development, so that building fronts and entrances face on the street.
3. In general, buildings should be two to three stories.
4. Development along new or existing public streets should foster a walkable and enjoyable pedestrian environment. New development should avoid large expanses of blank walls, should



provide frequent street level entries, and should provide sidewalk amenities such as street furniture and lighting that encourage year round pedestrian use.

5. Design elements should be integrated with wide sidewalks, street trees, benches, and entrances to buildings at the edges of street rights-of-way. Bicycle facilities and usable public spaces should be provided.

6. Most of the site may be developed as building, parking or paved plaza and access areas. However, there should generally be 30-40% of the site in amenity open space, as public plazas, landscaping, greenways or recreational facilities.

7. Alleys, thoroughfares, and service ways should be utilized to ensure trash pickup and deliveries for commercial establishments do not take place along public right of ways.

d. Building Design

1. Architecture should be compatible with and reflective of character, materials, and features of Cape Charles, while still reflecting the best contemporary design and development practices.

2. Structures and improvements on the site should generally be clustered and compactly designed to allow for minimal disturbance and extensive open space and public areas.

3. Along major street frontages, buildings should be 2 to 3 stories and may decrease in height as they become less visible from the street.

4. Building facades should have compatible architectural detail when visible from public areas.



Existing Zoning

