

flood heights and velocities, and the adequacy of the plans for flood protection and other related matters.

1. Variances shall be issued only after the Town Council has determined that the granting of such will not result in (a) unacceptable or prohibited increases in flood heights, (b) additional threats to public safety, (c) extraordinary public expense; and will not (d) create nuisances, (e) cause fraud or victimization of the public, or (f) conflict with local laws or ordinances.
2. No variance shall be granted for any proposed use, development, or activity within any Floodway District that will cause any increase in the one hundred (100) year flood elevation.

Variances shall be issued only after the Town Council has determined that variance will be the minimum required to provide relief from hardship to the applicant.

The Zoning Administrator shall notify the applicant in writing, that the issuance of a variance to construct a structure below the one hundred (100) year flood elevation (a) increases the risks to life and property and (b) will result in increased premium rates for flood insurance.

A record shall be maintained of the above notification as well as all variance actions, including justification for the issuance of the variances. Any variances that are issued shall be noted in the annual or biennial report submitted to the Federal Insurance Administrator

3-5.2 PUD - Planned Unit Development District

3-5.2.1 Legislative Intent

It is the intent of this Article is to encourage innovations in residential and nonresidential development so that the growing demands of Warrenton may be met by greater variety in type, design and layout of buildings and housing types and to achieve the purposes set out in Section 15.2-2283 of the Code of Virginia, the Town's Comprehensive Plan, and the following specific purposes of:

3-5.2.1.1 Residential Planned Unit Development (R-PUD)

1. Providing increased flexibility in the laws governing the development of those areas in Warrenton which are now substantially open land and encouraging such development in directions that will recognize both the changes in design and technology in the building industry and the new demands in the housing market;
2. Ensuring that the uniform regulations appropriate to previously developed residential neighborhoods do not operate to discourage efficient and imaginative

development of said substantially open areas consistent with the reasonable enjoyment of neighboring properties;

3. Encouraging the more efficient allocation and maintenance by private initiative of Common Open Space ancillary to new residential areas;
4. Encouraging the more efficient use of those public facilities required in connection with new residential development;
5. Encouraging the creation of human-scaled development with pedestrian-friendly streets, in a traditional neighborhood pattern;
6. Encouraging compatible infill development; and
7. Encouraging the development of affordable housing for local residents.

3-5.2.1.2 Commercial or Industrial Planned Unit Development

1. Increasing economic opportunities through planned communities that include light industrial and/or commercial business parks with on-site residential development conducive to implementing the Goals and Objectives of the Comprehensive Plan.
2. Developing gateway communities to maintain and convey a sense of the Town's unique character by utilizing mixed-use development compatible with Warrenton's historic environment.
3. Discouraging stereotypical "strip development" and encouraging creative urban design through zoning and subdivision regulations that incorporate flexible design standards, incentives and bonuses. Therefore, the PUD process shall permit a freer placement of buildings within the project area than the conventional subdivision system. In consideration of the unified development concept, the total project parcel shall be the unit of regulation and density shall be calculated on a project-wide basis to permit the clustering of buildings to create open space and preserve natural site features.
4. Maintaining and encouraging efficient land use patterns that integrate residential, commercial, public and employment in planned neighborhoods.
5. Targeting and recruiting new private sector employers in specific commercial and industrial uses to maintain and enhance a balanced tax base through the expansion of employment opportunities that complement and support Main Street.
6. Promoting professional offices and their contributions to a balanced mix of employment opportunities.
7. Balancing multi-modal transportation needs including motor vehicles, bicycles and pedestrians.
8. Reducing vehicular traffic by locating employment and housing within one development.

3-5.2.2 Applicability

The PUD Overlay District is hereby established as an overlay district, as shown on the Town's Official Zoning Map. All regulations of the applicable underlying regular base zoning district shall apply to each parcel within the overlay district, except as modified by the provisions of the overlay district and any proffers or other limitations associated with the approval of a specific

overlay district application by the Town. Hereinafter, the term PUD shall refer to residential and business planned unit developments; residential planned unit developments may be referenced as R-PUD and business developments may be further characterized as C-PUD (those PUDs with an underlying commercial zoning designation) or I-PUD (those PUDs with an underlying industrial base zoning district).

3-5.2.3 General Planning Considerations

3-5.2.3.1 Residential Planned Unit Development (R-PUD)

In considering an application for a Residential Planned Unit Development (R-PUD) with a primary residential component, the Town Council may request information which will aid in determining that:

1. The population density of the R-PUD is consistent with the recommended population density embodied in the Comprehensive Plan and zoning for that area.
2. The incorporation of the development with existing land use and the proposed land uses adjacent to the site has been attempted.
3. The conditions and availability of adjacent streets to efficiently and safely afford movement of the volume of vehicles to be generated by development have been met.
4. Additional community facilities made necessary by the proposed development will be provided in accord with the Town's plans and policies.
5. Additional public services made necessary by the proposed development will be provided or funds reserved for them in accord with the Town's plans and policies.
6. The adequacy of utility services is sufficient for the proposed uses.
7. The amount and relationship of the various types of dwellings proposed by the development are documented.
8. The ratio of dwelling units to be owner occupied and rental is documented.
9. The amount, location, and proposed use of permanent open space achieved by the development are illustrated.
10. The preservation of trees, groves, watercourses, scenic points, historic spots, and other community assets and landmarks will be incorporated.
11. Streets and sidewalks that are safe and convenient for pedestrian activity are provided within the development and connected to existing or proposed networks adjoining the development.