

COURTHOUSE VILLAGE SMALL AREA PLAN

ADOPTED JUNE 12, 2023



COURTHOUSE VILLAGE SMALL AREA PLAN

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I. A VISION FOR COURTHOUSE VILLAGE

The Village Plan establishes a vision for Courthouse Village and serves as a guide for decision making related to future growth and development and public and private investment. The Five Vision Elements below establish the overarching direction for Courthouse Village, looking out approximately 20 years to the year 2045.

Vision Element 1: The Historical & Institutional Heart of Goochland County

In 2045, Courthouse Village continues to be the institutional center of government and public services for Goochland County. New buildings within the Village harmoniously coexist alongside historic buildings. New development is appropriately scaled to complement historic development patterns and the Village Core is a vibrant place for County residents and visitors to engage with local government services while enjoying local places to dine and shop.

Vision Element 2: Economic Vitality

In 2045, population growth and new households within Courthouse Village has spurred business growth within the Village. The Village Core is home to a variety of small local businesses, which contribute to a strong sense of place and provide residents with convenient access to goods and services.

Vision Element 3: Well Planned Infrastructure & Services

In 2045, Courthouse Village residents enjoy a high quality of life. By directing new growth to the Villages, the County has efficiently delivered infrastructure and services to County residents and business owners. Through thoughtful land use and transportation planning, the County has leveraged new growth and development to create a connected network of public spaces, including parks, streets, and trails, and a first-rate public school system.

Vision Element 4: A Mixed Use & Walkable Village

In 2045, shops and restaurants within Courthouse Village are within close proximity to housing and workplaces. Residents are able to conveniently access their daily needs on foot and visitors enjoy a 'park once' environment in the Village Core, where they can park and walk to County facilities and local businesses. Additional sidewalks and new streets have been designed as complete streets that are safe for walkers and bicyclists.

Vision Element 5: Resource Protection & Growth Absorption

In 2045 Courthouse Village continues to add new homes and commercial building space, preserving Goochland County's farms, open spaces, forests, and waterways. Greenways and parks within Courthouse Village provide connectivity to the broader network of County open space and greenways, including the James River.

THE VILLAGE BOUNDARIES

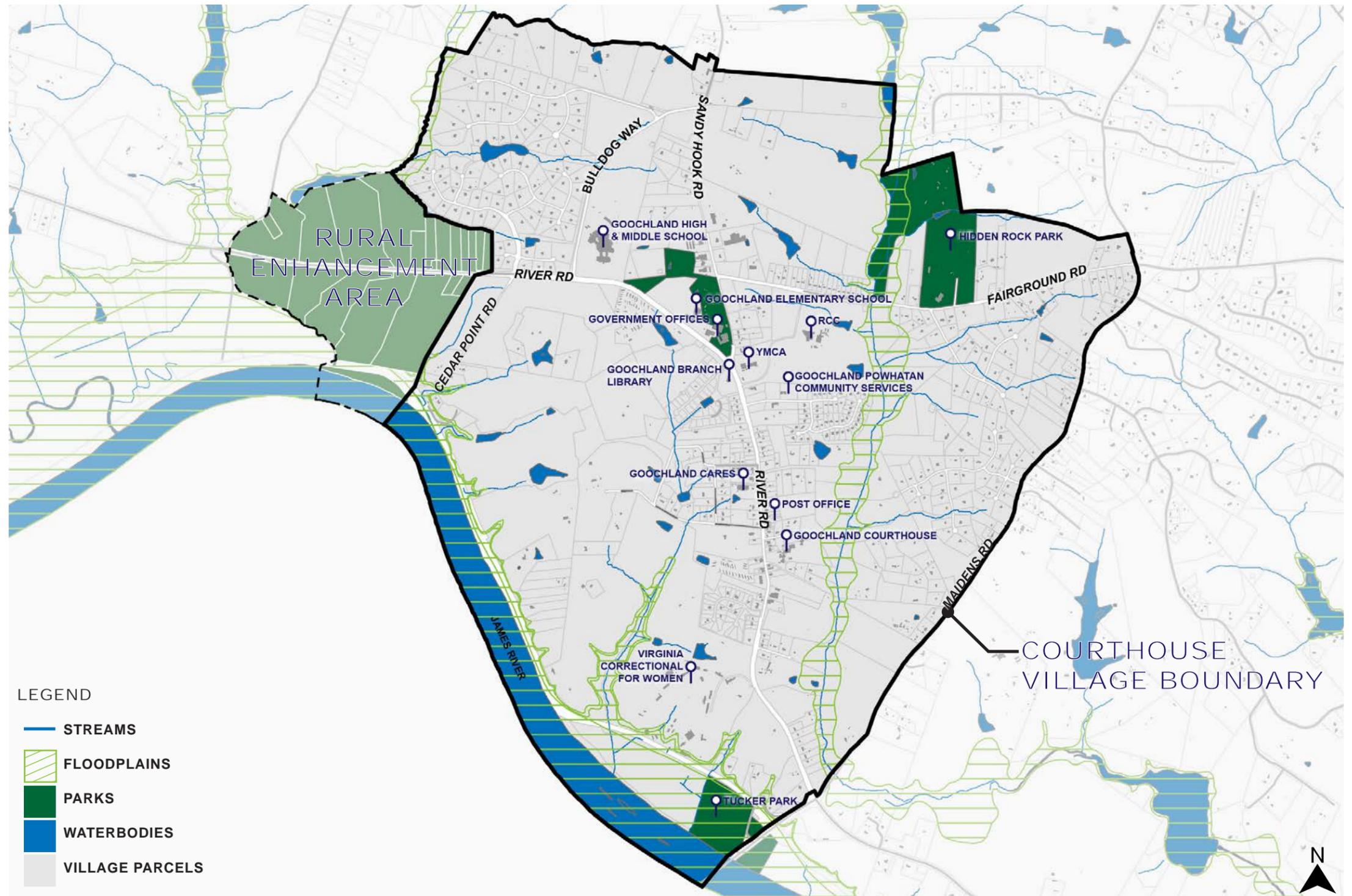
Updated Village Boundary

The 2035 Comprehensive Plan Courthouse Village boundary includes a portion of land along River Road West between Cheney's Creek and the James River, shown in Green on the map.

This area has been designated as a Rural Enhancement Area to better align with the 2020 Goochland County Utility Master Plan and 2018 Master Transportation Plan. The Comprehensive Plan recommends that the Rural Enhancement Area be dedicated to the protection of farms, forests, and open spaces. The area shown on the map consists of large forested parcels, which should be protected and or carefully reviewed to ensure minimal impacts if developments are proposed.

Moving forward, the land use for the parcels shown in green will be Rural Enhancement Area, as described in the 2035 Comprehensive Plan.

The updated Courthouse Village Growth Area is within the black solid boundary on the map and is approximately 3,800 acres. This new boundary is used throughout this Plan and should be used for future depictions of Courthouse Village.



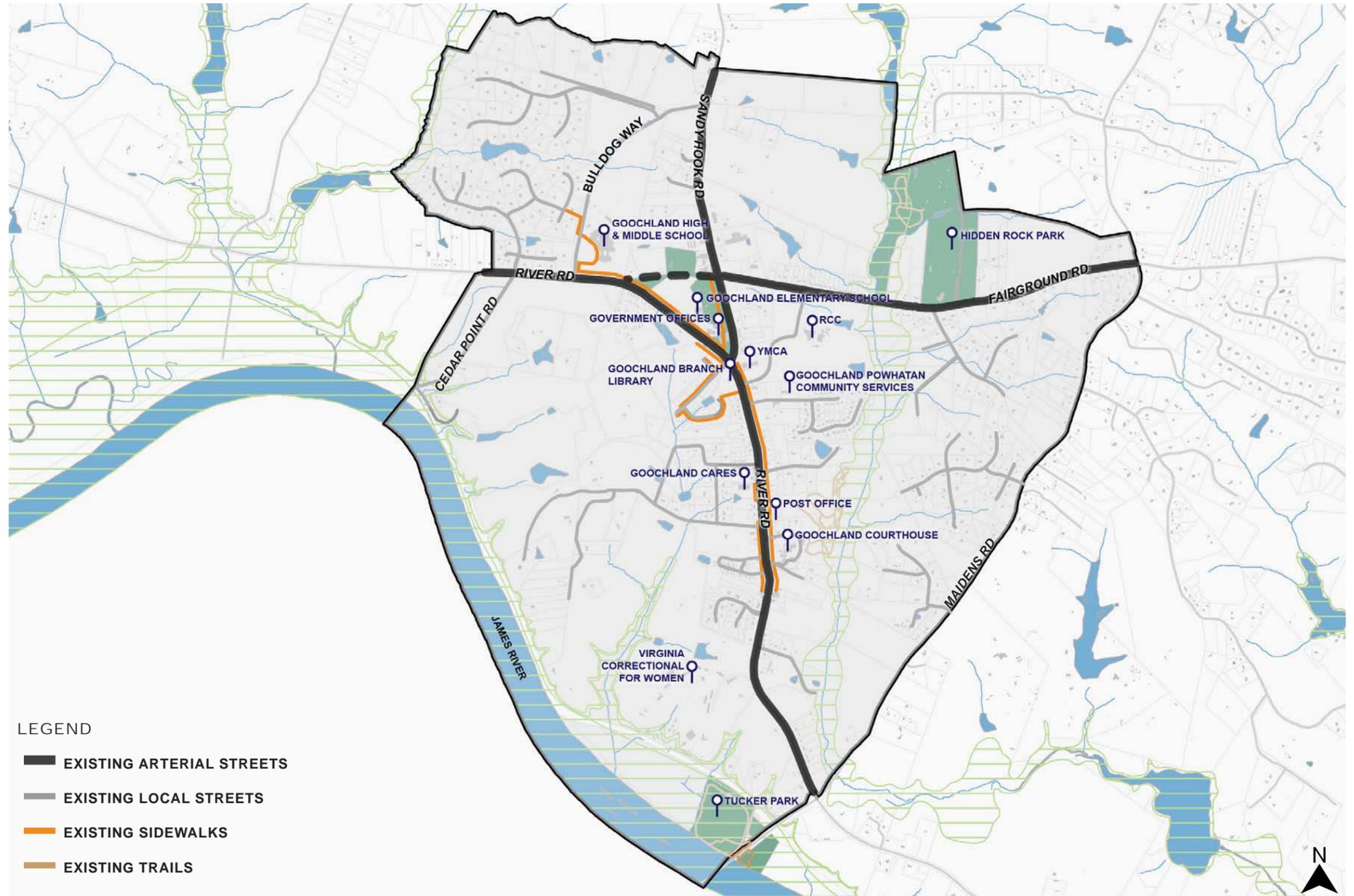
II. TRANSPORTATION

Existing conditions

There are four main roadways traversing to and through Courthouse Village: Sandy Hook Road (U.S. Route 522), River Road West (Virginia State Route 6), Fairgrounds Road (Virginia State Route 632), and Maidens Road (Virginia State Route 634). The backbone of Courthouse Village is River Road West, which enters the planning area from the northwest and traverses south and generally bisects the Village, including the Village Core, from east to west.

Bulldog Way & Dickinson Road are shorter streets that provide interconnectivity within the Courthouse Village.

Most other Village streets handle low volumes of predominantly local traffic that were built to serve residential subdivisions. These streets generally lack interconnectivity leaving Village neighborhoods with one or two points of ingress and egress onto higher volume roadways.



The proposed roundabout and extension at Fairground Road and River Road is currently funded by the Virginia Department of Transportation (VDOT) and under construction.

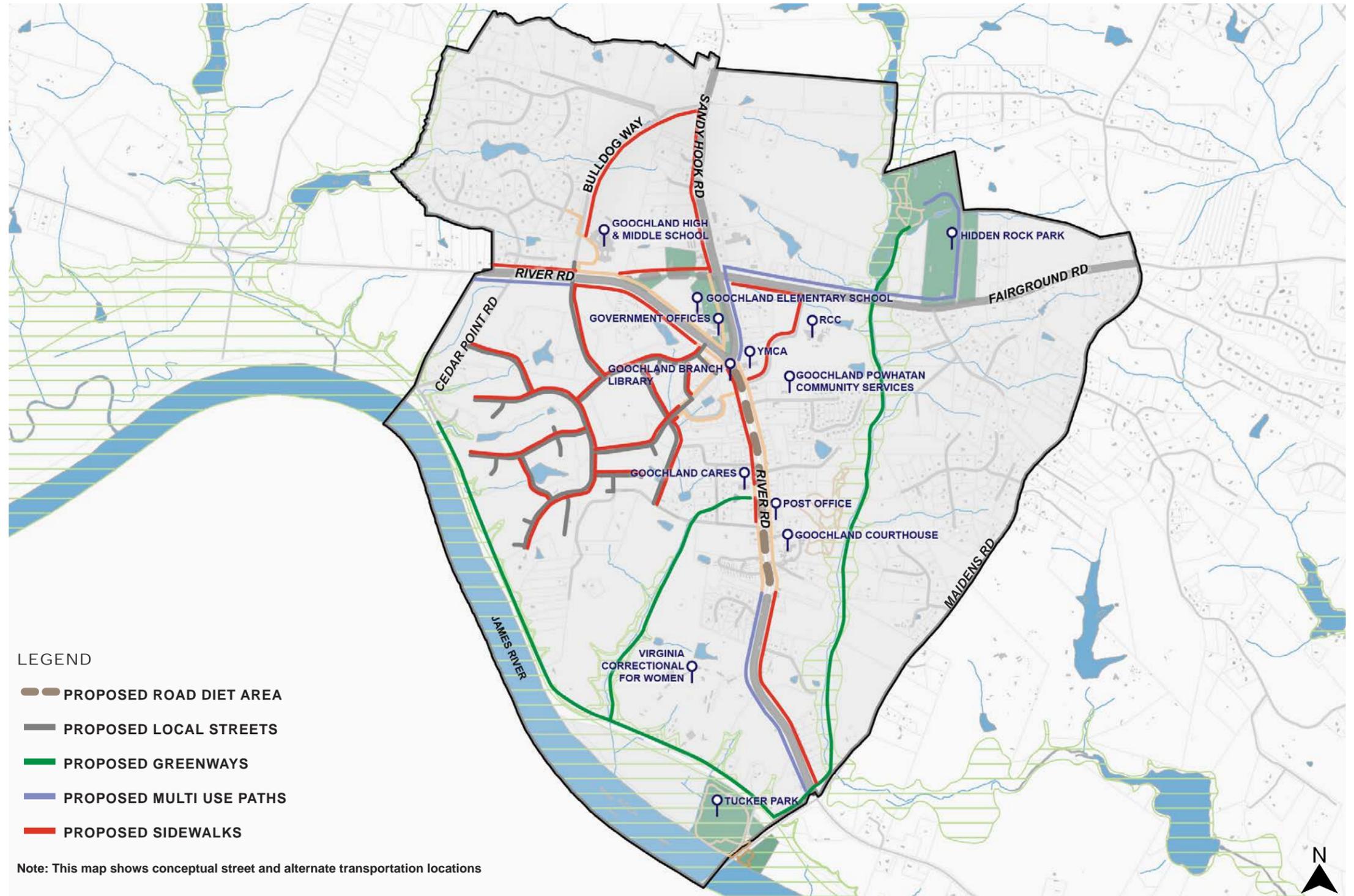
PROPOSED NETWORK

Enhancing mobility

The proposed transportation network highlights how a few key improvements can enhance mobility in Courthouse Village and create safer conditions for walking and bicycling.

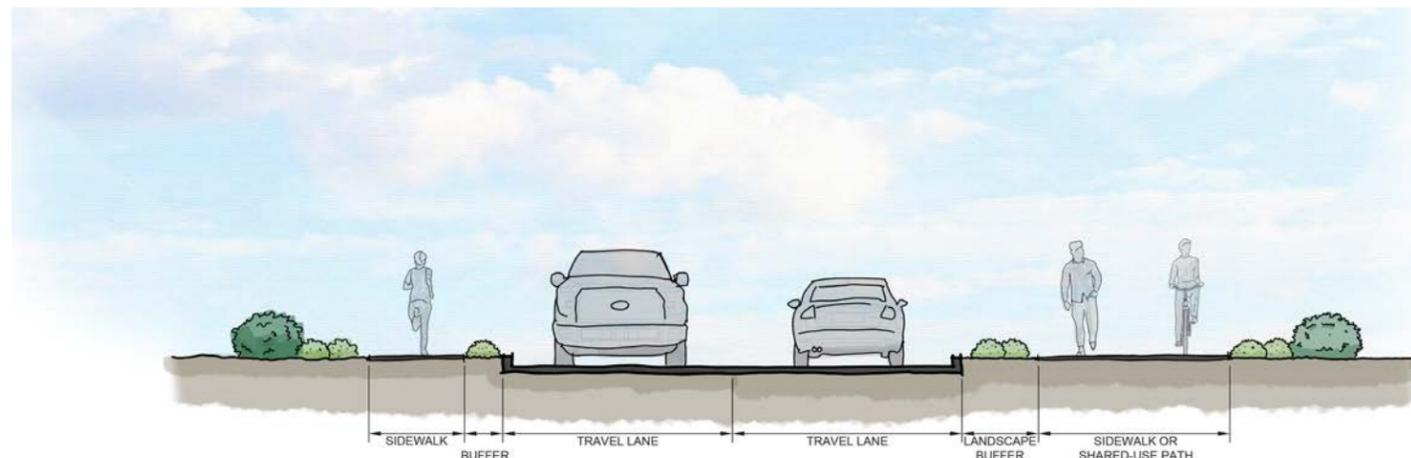
New street connections on the south and west sides of River Road West will provide more direct connections between neighborhoods and the Village Core. These connections will shorten distances to Village destinations for walkers and improve traffic flow along River Road by decreasing pass-through trips from residents and visitors.

The proposed pedestrian network focuses on closing existing gaps and adding new paths and greenways to connect public facilities such as parks and schools. A proposed greenway will connect Hidden Rock Park to the James River and Tucker Park. Sidewalks and paths along River Road, Bulldog Way, and Sandy Hook Road will create a contiguous on-street pedestrian network between the Courthouse and schools.



ARTERIAL STREETS

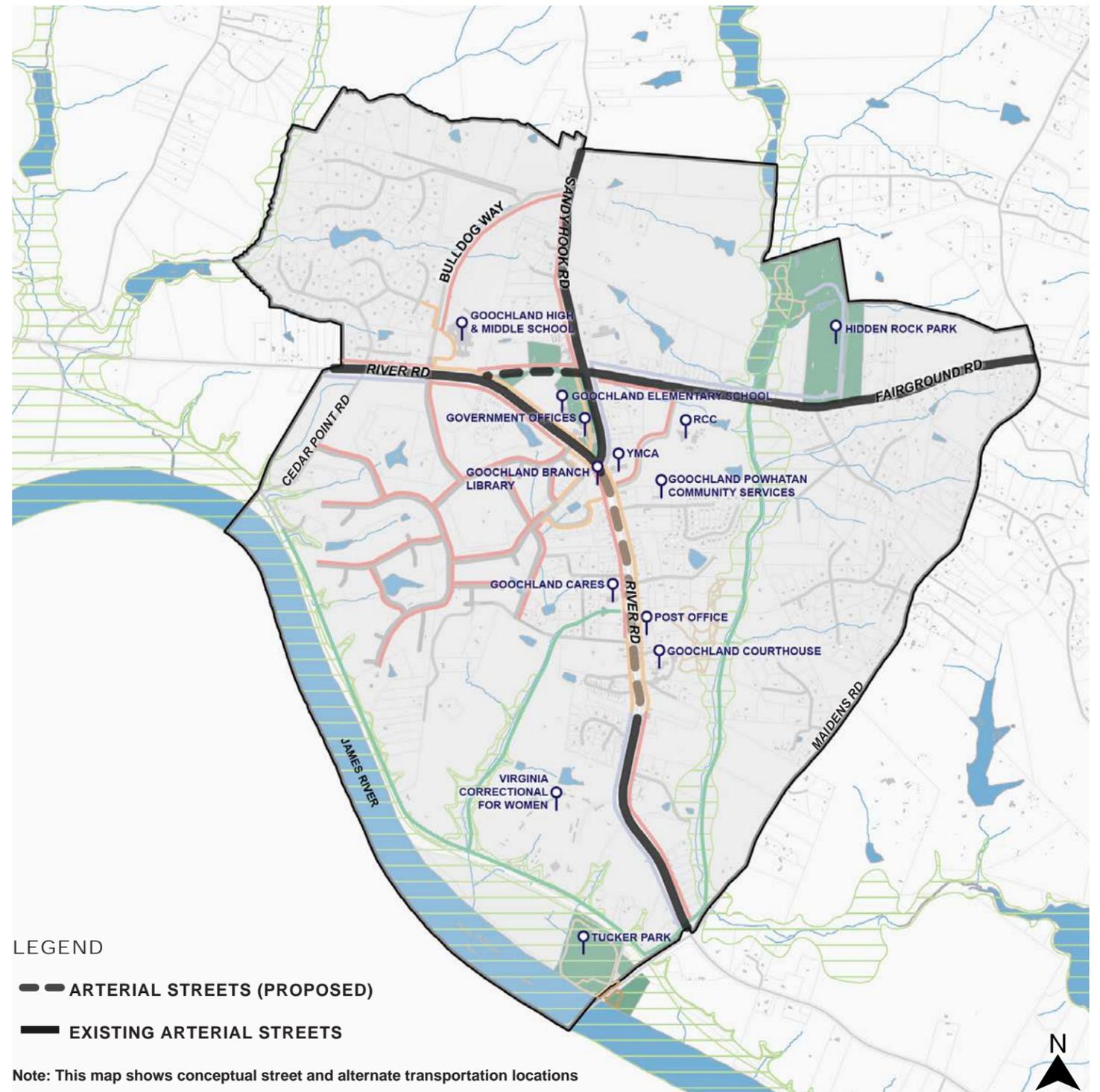
The Proposed Network shows a hierarchy of streets based on street's function and capacity (how many people, cars, bikes it can accommodate). The scale and design of a street should be both a reflection of its capacity, the level of access it provides, and its role in the overall network.



Conceptual Arterial Street Section (typ.)

Medium capacity main-streets

Three Arterial Streets exist within Courthouse Village: River Road West, Sandy Hook Road, and Fairground Road. The function of Arterial Streets is to serve as "the main streets" for Courthouse Village. They connect the Village to other places within and beyond Goochland County, and often carry regional pass through traffic. Due to their multiple functions, Arterials are designed to handle a higher volume of traffic than the Local Streets. Arterial Street sections vary depending on the street's context and location. Arterials outside of the Village may have no sidewalks and a posted speed limit of 55 mph. However, within the Village the Arterial Streets are main streets where destinations and businesses are concentrated. Within the Village Core, Arterials should include dedicated sidewalks or shared use paths, crosswalks, and have posted speeds of 25 miles per hour.



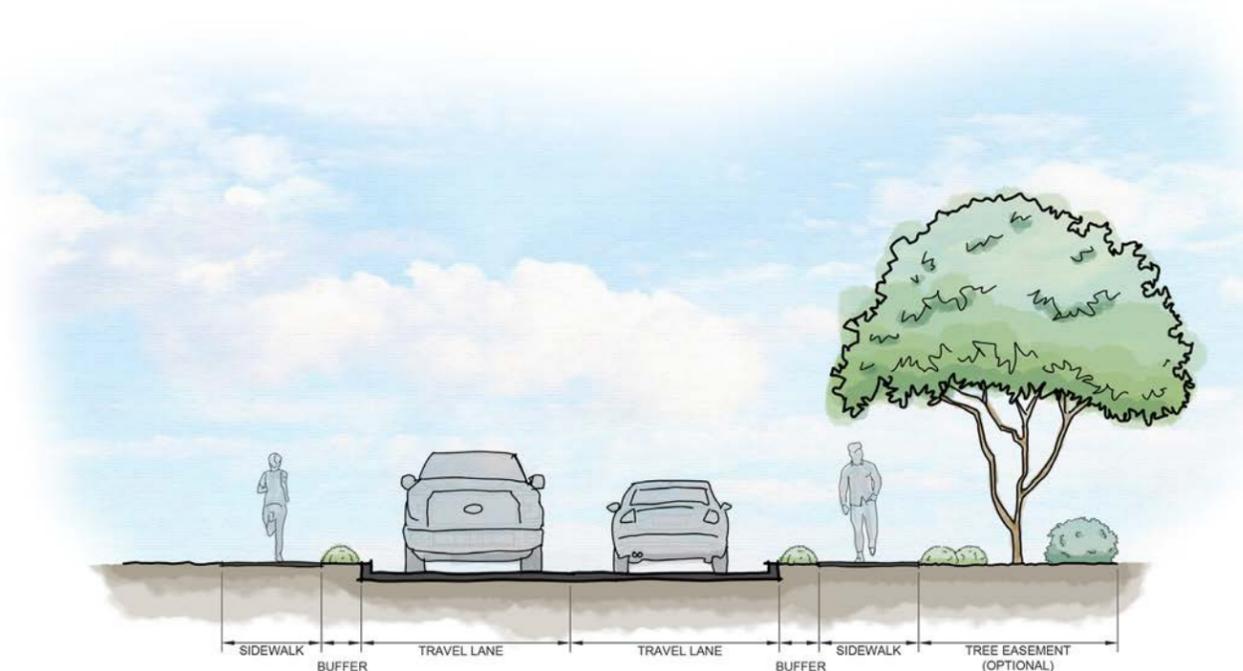
LEGEND

- ARTERIAL STREETS (PROPOSED)
- EXISTING ARTERIAL STREETS

Note: This map shows conceptual street and alternate transportation locations

The proposed roundabout and extension at Fairground Road and River Road is currently funded by the Virginia Department of Transportation (VDOT) and under construction.

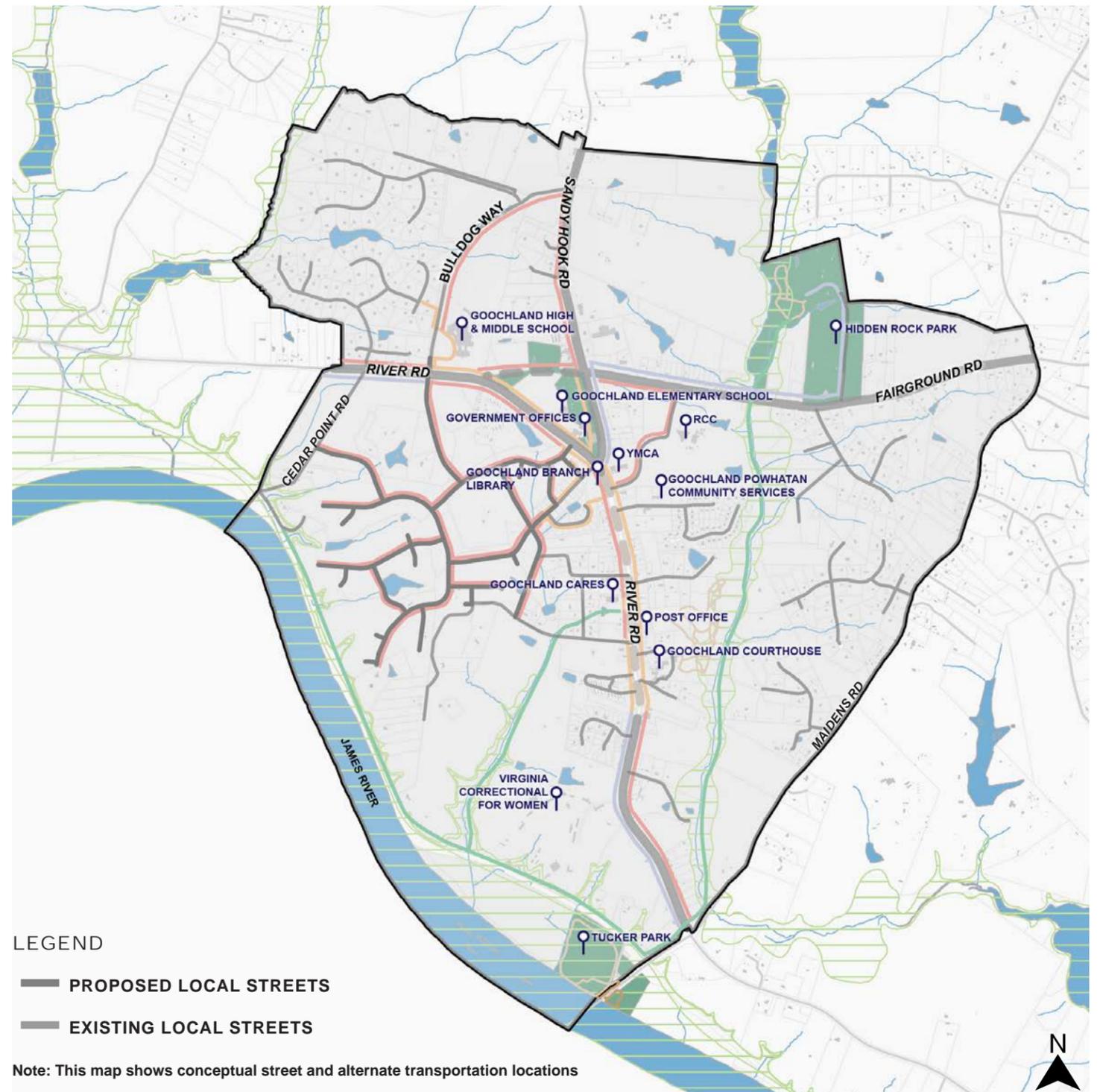
LOCAL STREETS



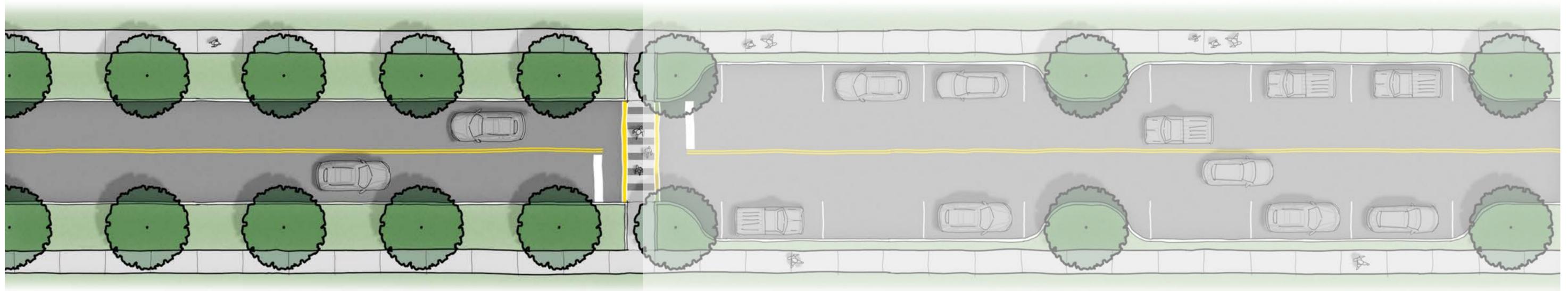
Conceptual Local Street Section (typ.)

Low capacity neighborhood and rural streets

Local Streets are low-capacity, low speed streets that form the majority of the Village’s street network. They serve mostly local traffic within neighborhoods and are connections between neighborhoods or to rural home sites. A well-connected Local Street network distributes traffic by providing multiple routes to destinations and enhances walkability by creating more direct routes within the Village. The Proposed Network shows new Local Streets on the west and south sides of River Road to enhance connectivity between Village neighborhoods, the schools, and the Village Core. Local streets within the Village should have dedicated sidewalks, landscaping to buffer between vehicles and walkers, and street trees along the back of sidewalks. New development along local streets should fill in existing sidewalk gaps and new neighborhoods should be designed with a connected street grid and to avoid dead-end streets.



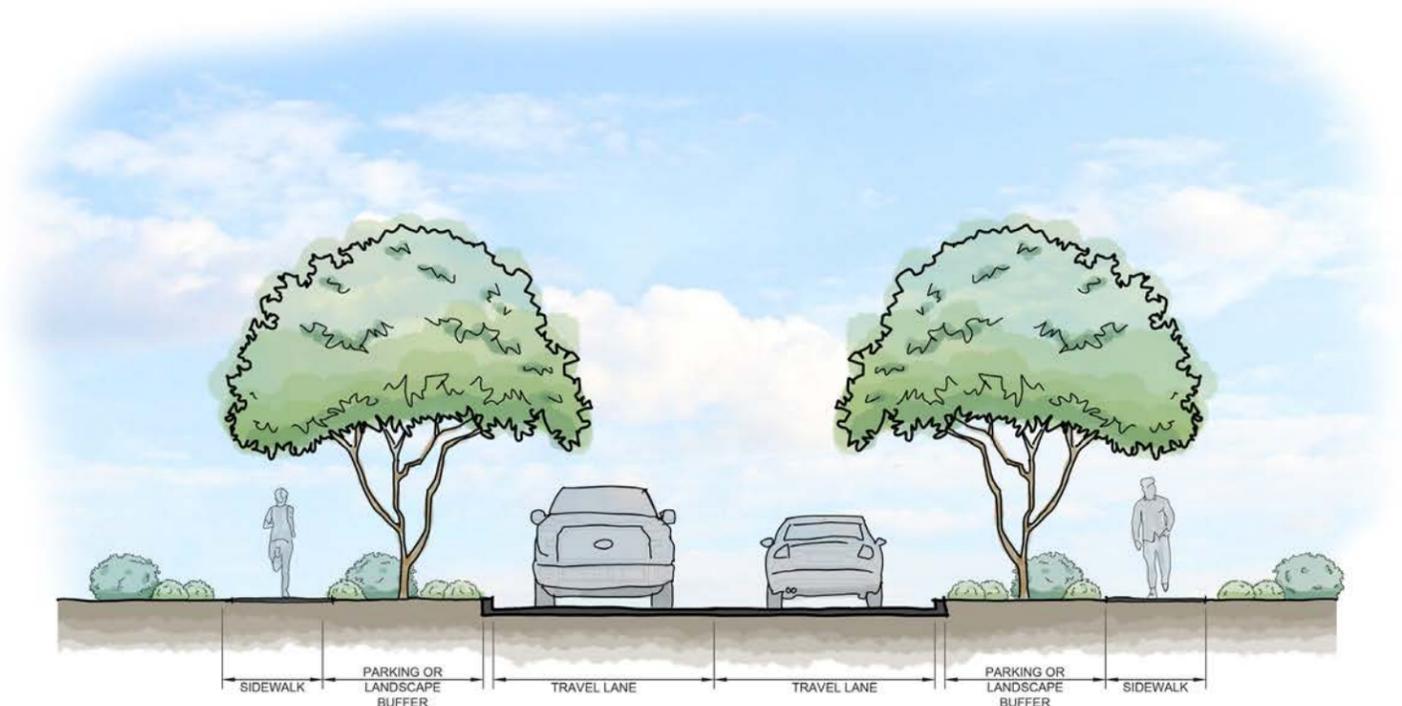
SPECIAL STREET PROJECTS



Conceptual Road Diet Option A (highlighted above left)

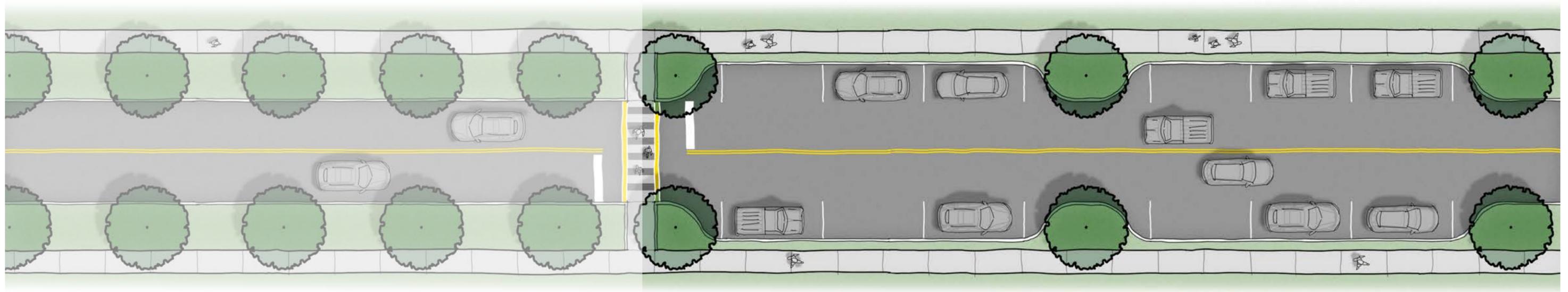
Core Area - Road Diet Option A

As part of the future network enhancements, a road diet is proposed for the segment of River Road that traverses through the Village Core. The proposed road diet is intended to slow traffic and thus enhance safety and mobility for road users, especially walkers. The road diet will also serve to create a more vibrant and active street front within the mixed use Village Core. Two street sections are proposed for the road diet. Option A (the northernmost segment) proposes narrowing the travelways to 11 feet in both directions, which will encourage vehicles to safely travel at slower speeds through the Village Core. The road diet will allow space for landscaping strips with street trees between the new curb line and sidewalks. The combination of street trees and a contiguous sidewalk will create a safe and comfortable pedestrian experience along River Road West. Street trees enhance beautification within the historic Village Core.



Conceptual Road Diet Option A (typ.)

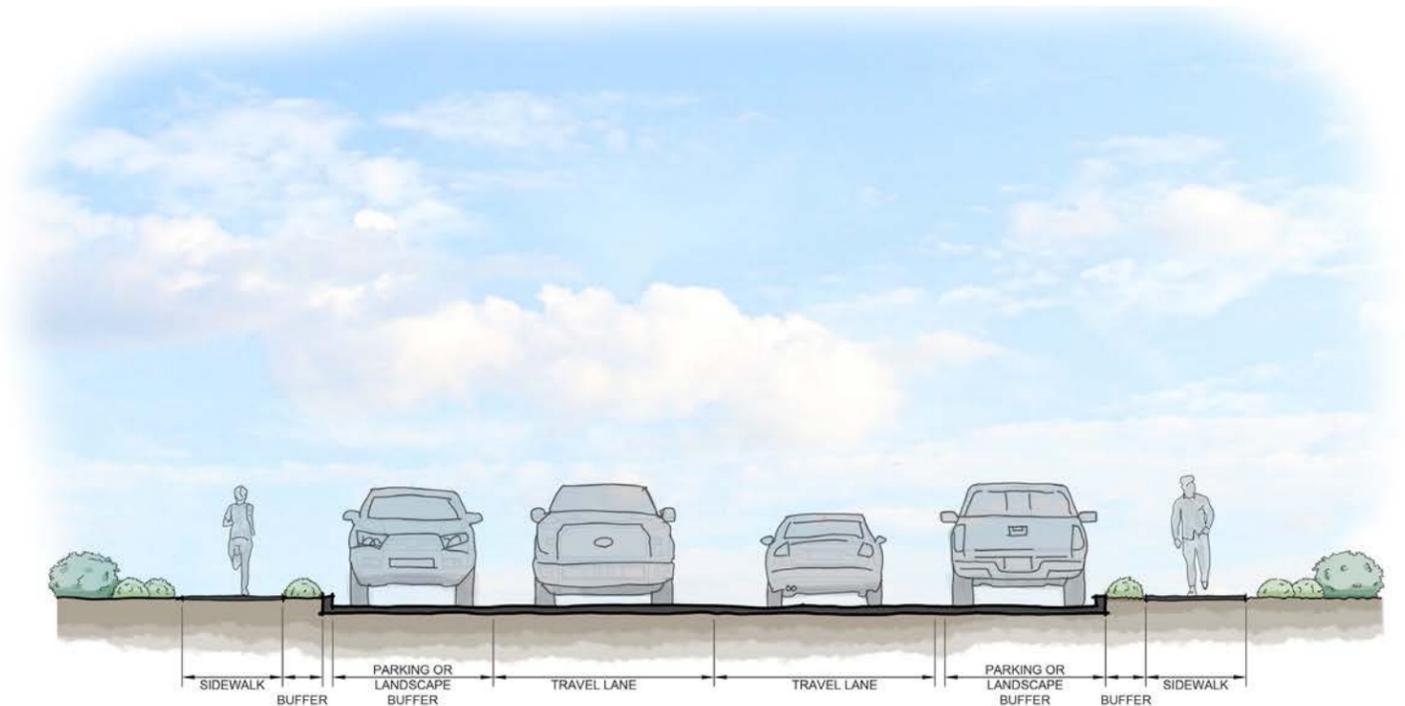
SPECIAL STREET PROJECTS



Conceptual Road Diet Option B (highlighted above right)

Core Area - Road Diet Option B

Road Diet Option B is proposed for the southern segment of River Road through the Village Core. This segment continues the same 11-foot travel lanes, but adds space for on street parking. Street trees can be planted within intermittent bumpouts between parking spaces, as shown in the plan view (above right). The southern segment of River Road is expected to have a higher concentration of active uses such as shops, restaurants, and offices, with a higher need for parking. The availability of street parking can facilitate private investment in the Village Core and reduce costs for local business by not requiring them to provide for all of their parking needs on site. On street parking can also free up space for infill development, outdoor seating areas, and landscaping in front of shops and restaurants. Wider sidewalks may also be desirable, where space allows, to accommodate a higher volume of foot traffic.



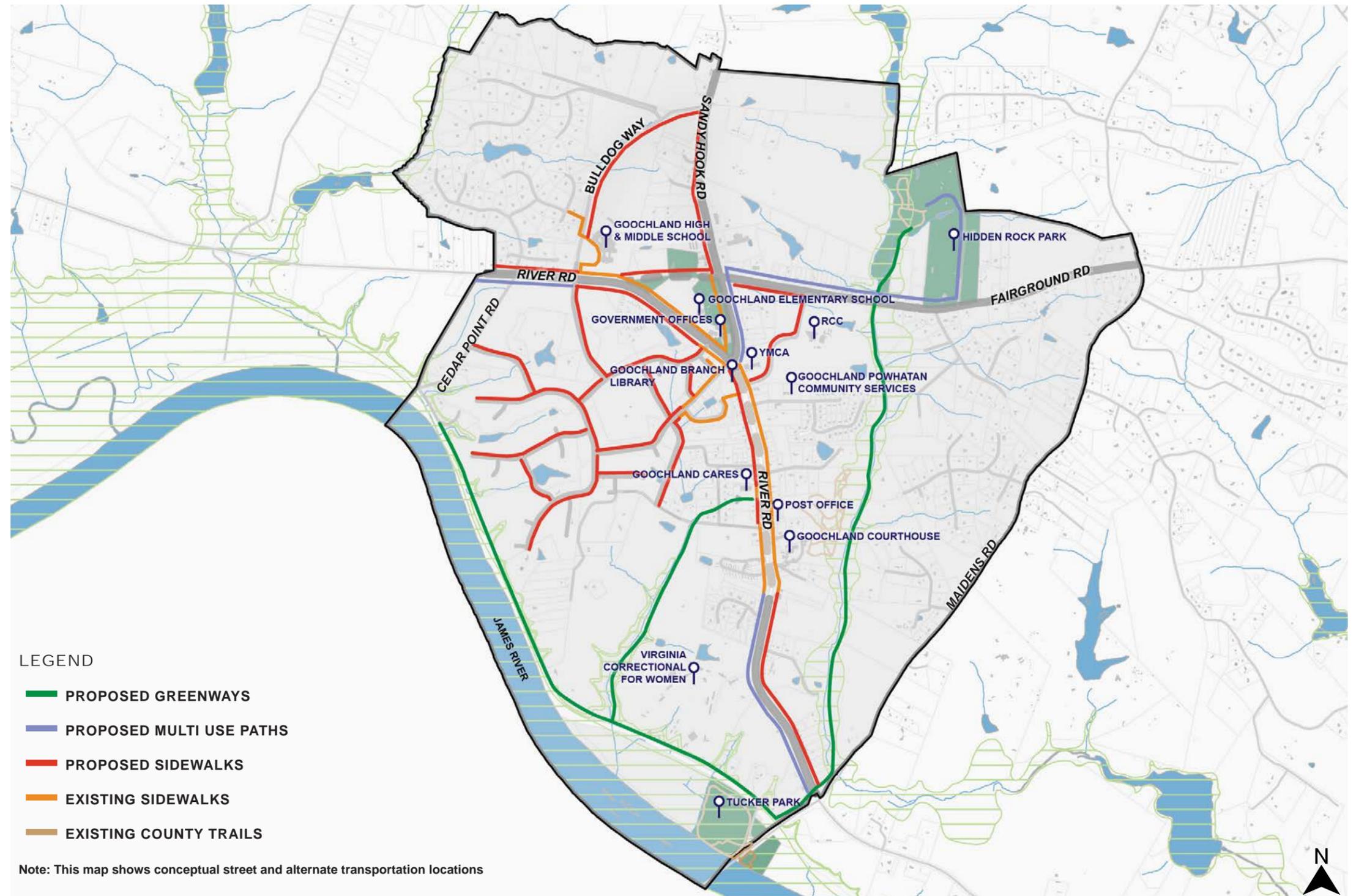
Conceptual Road Diet Option B (typ.)

ALTERNATE TRANSPORTATION

Proposed network

Alternative transportation within Courthouse Village focuses on enhancing opportunities for walking and bicycling and creating a connected network of Village trails and amenities. The existing alternative transportation network consists of intermittent sidewalks segments concentrated along River Road West, on school properties, and within selected subdivisions.

The Proposed Network emphasizes closing existing gaps within the sidewalk network and adding paths and greenways in strategic locations to create a contiguous bicycle/pedestrian network from the James River, through the Village Core, and north to the Schools and Hidden Rock Park. Closing sidewalk gaps along River Road, Bulldog Way, and Sandy Hook Road will create a completed sidewalk network from Maidens Road north to the School properties. New greenways are focused in locations that will connect existing parks and natural systems, such as a greenway along the James River and along Courthouse Creek between Tucker and Hidden Rock Park.



ALTERNATE TRANSPORTATION

Greenways



Paved Paths

Paved paths are accessible paths that are a minimum width of 8 feet. The wider surface provides space for both pedestrians and bicyclists. The paved path surface is usually asphalt, but can also be crushed gravel. Paved paths are typically designed to be ADA-accessible and are shared by people walking, running, or riding bikes. Paved paths are intended to offer routes for commuters, often directly adjacent to a road network. They can also provide recreational opportunities for residents and visitors, when designed as part of a completed network.



Trail (natural)

A trail is a primitive path with a typical width of at least 5 feet. Some trails may be narrower, especially “spur trails” which provide connections from main trails to neighborhoods or streets. Trail surfaces can be stone dust, gravel, mulch, or earth. Trails can provide opportunities for walking and/or mountain biking, but are often not thought of as commuter routes, as they may meander and have steeper grades than paved paths. Some trails within Courthouse Village, such as along Courthouse Creek do provide connectivity between Goochland Courthouse and points north along Fairground Road.



Boardwalks

Boardwalks provide a low impact opportunity for trails within environmentally sensitive areas, such as wetlands, areas prone to flooding, or poorly draining areas. Boardwalks are elevated pathways that are typically made with wood planks or recycled materials. Similar to paved paths, boardwalks should be designed to be ADA accessible with a minimum of a 10 foot clear travel width, and railing when elevated above the ground. As part of the alternative transportation network improvements, the proposed network should be evaluated to determine where boardwalks are needed in place of paths or trails.

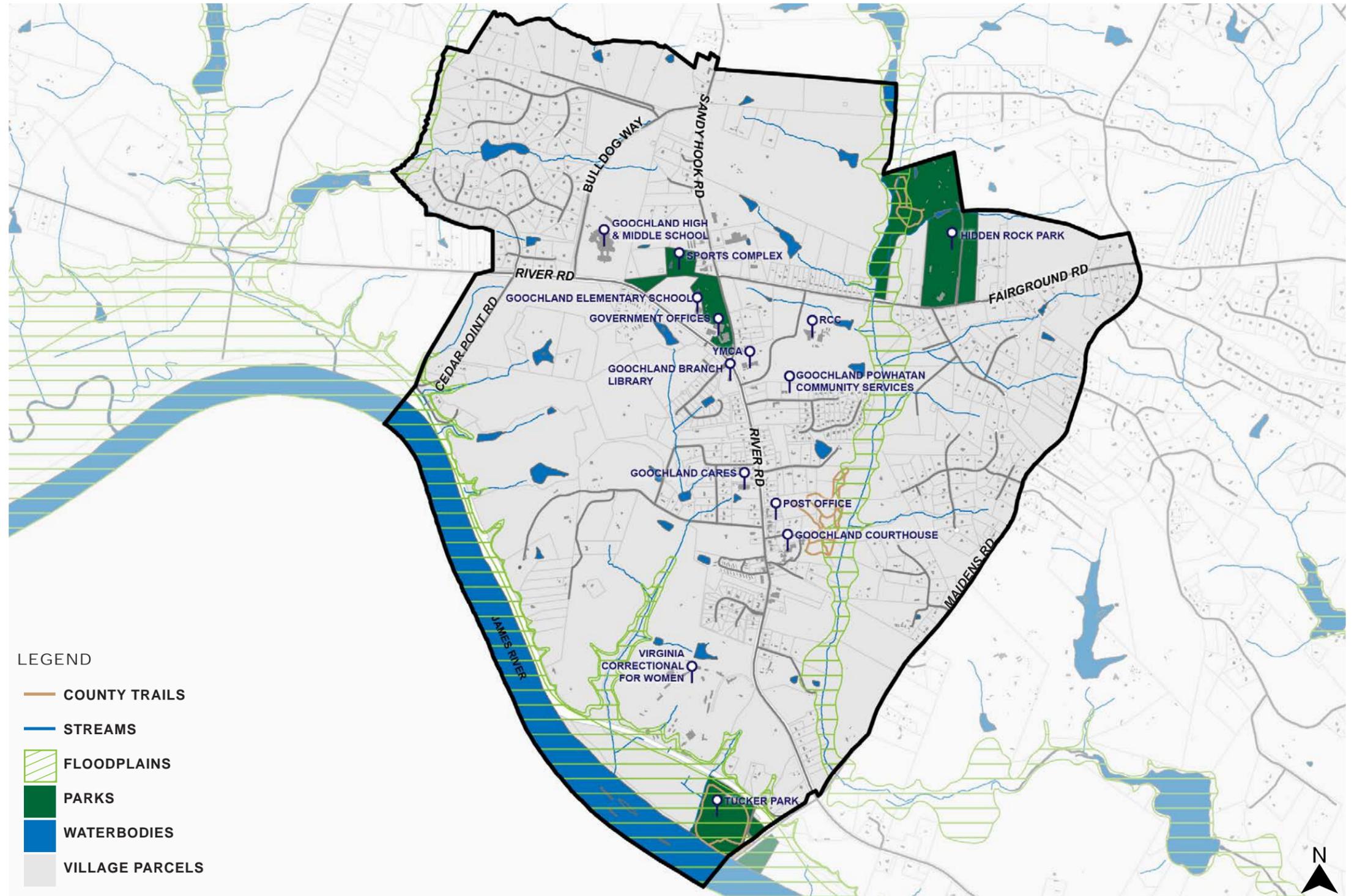
III. PARKS/RECREATION/OPEN SPACE

Existing conditions

Courthouse Village has a strong foundation of public parks and recreational facilities. Public Parks include Tucker Park, along the James River, and Hidden Rock Park in the northeast. The Goochland Sports Complex (GSC) has a variety of indoor and outdoor recreational facilities and sports fields, including a public skate park and is host to a variety of County Parks and Rec classes. The Goochland Courthouse grounds currently serves as a passive public space with large canopy trees, benches, and signage.

The James River is a highly valued scenic, environmental, and recreational feature of Courthouse Village and Goochland County. The river flows along the southeastern border of the Village and there is an existing non-motorized boat ramp in Tucker Park.

In addition to parks, the map at right shows areas of floodplain (hatched green), which could be an opportunity for a future greenway network connecting Hidden Rock Park to Tucker Park and the James River.



PROPOSED PUBLIC SPACES

Village Core Public Spaces

This section outlines opportunities to enhance the public realm within the Village Core.

Farmer's Market

Community members would like to see a permanent location and facilities for the Farmer's Market. A new space for the Market should be identified within the Village Core that can also serve as a central gathering space. Improvements for the market property could include vendor canopies, parking, and an event stage.

Pedestrian Enhancement Zone

The Village Core road diet is an opportunity to reclaim street frontage as a public space. The proposed road diet will have dual benefits of improving walkability and relocating parking from individual properties to shared, on-street parking. Property owners will have the opportunity to retrofit existing parking areas to add amenities such as outdoor seating and landscaping.



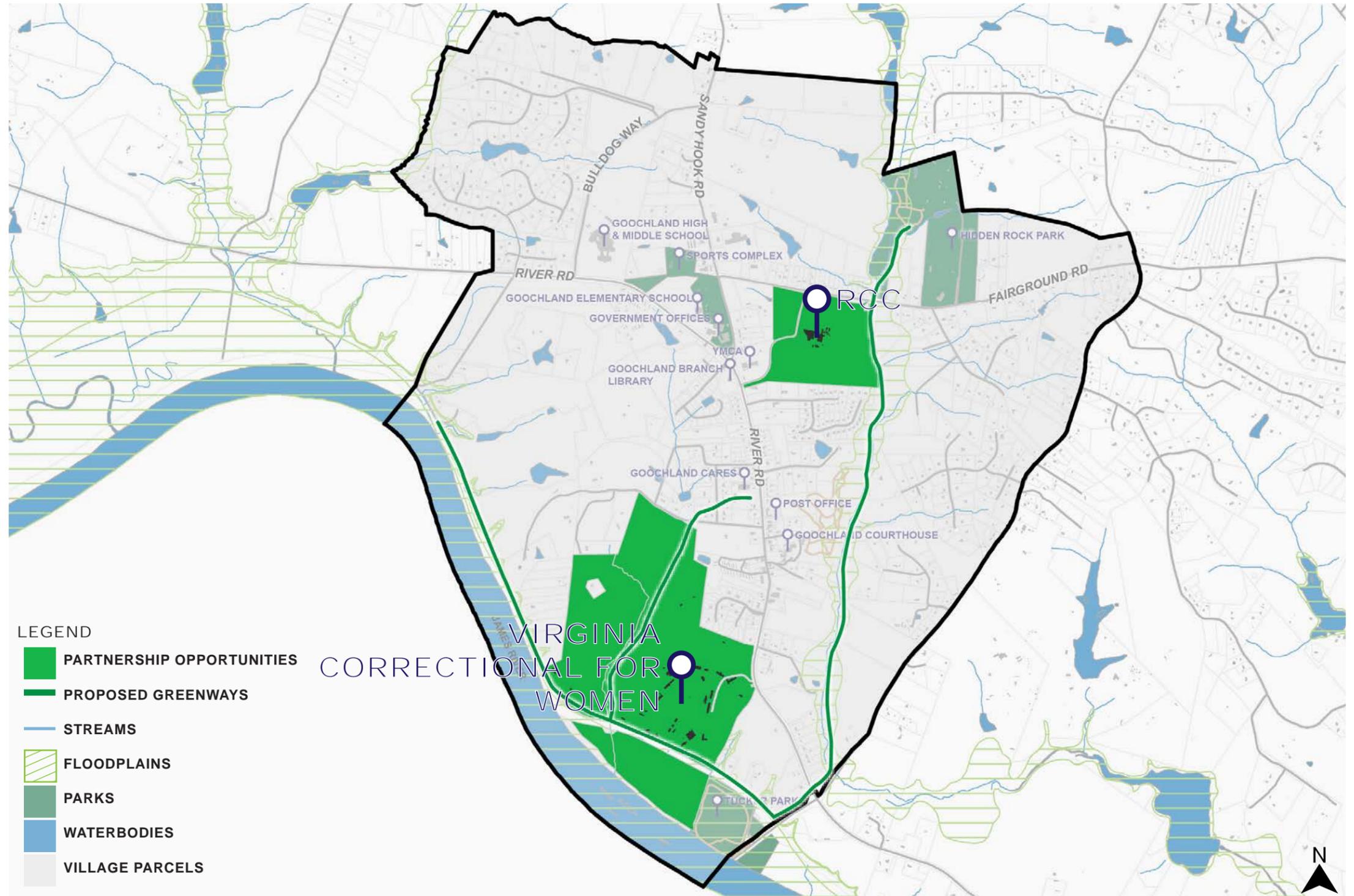
GREENWAY PRIORITIES

Greenway Priorities & Public Partnerships

Greenway trails are an essential component of a connected parks and open space network. Three greenway trails are proposed for the Village: Courthouse Creek Greenway, the James River Greenway, and a greenway running southwest along the unnamed tributary from the Village Core to the James River. A first priority should be to work with public partners of Reynolds Community College (RCC) and Virginia Correctional Center for Women (VCCW) to establish greenway easements and trails along their properties.

RCC owns a 90-acre parcel south of Fairground Road. Establishing a greenway trail along its eastern border adjacent to Courthouse Creek will begin the trail network between the Courthouse and Hidden Rock Park.

VCCW is 260-acre parcel along the James River. Due to the nature of the use, a public trail may be more challenging here. The County should explore opportunities for trails on the periphery of the property with separation from actively used spaces and structures.



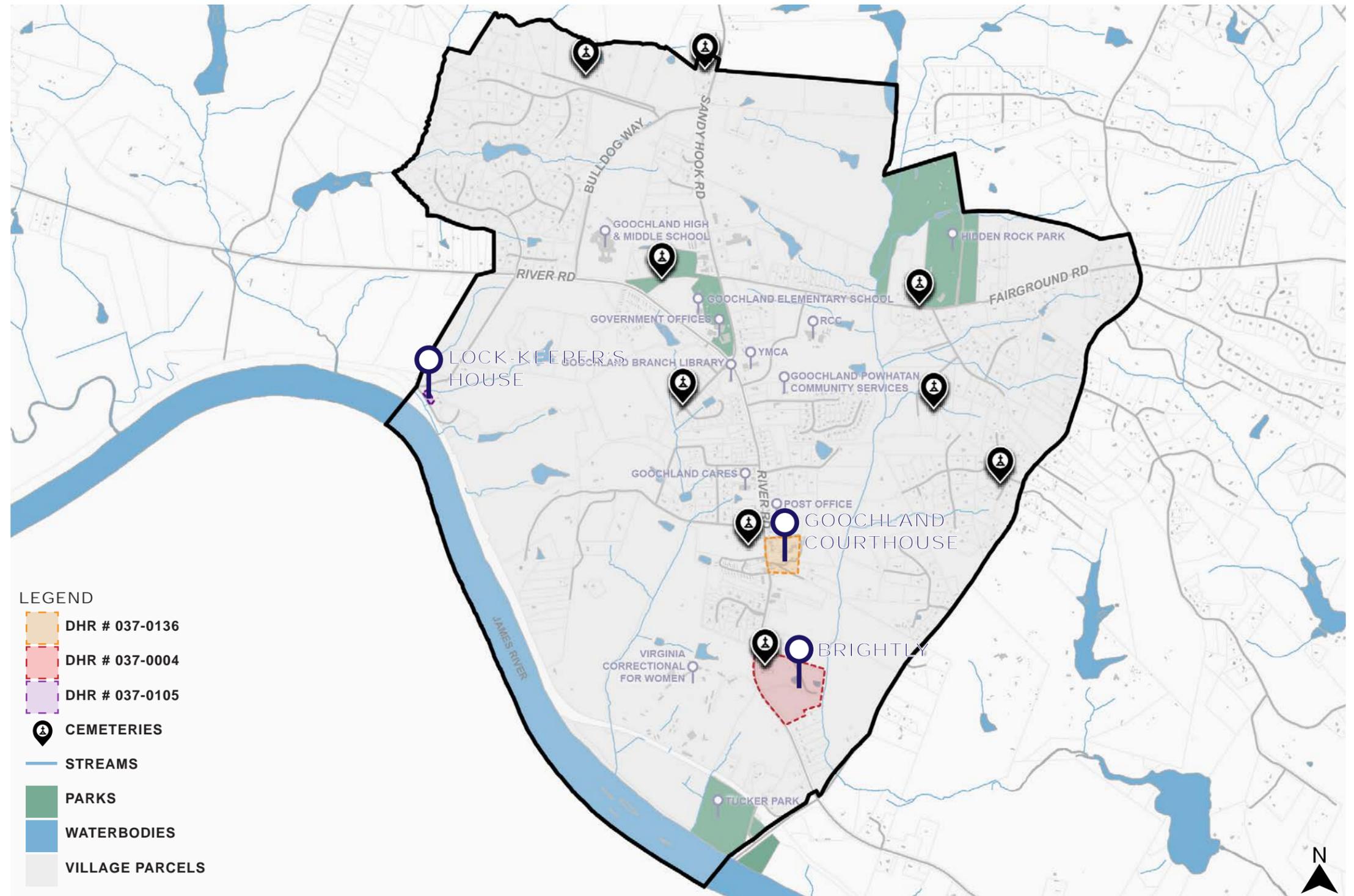
IV. HISTORICAL RESOURCES

Options for Protection

The map shows properties that are listed on the National Register of Historic Places and local cemeteries. Though not yet listed, the Village is also home to several historically significant structures, mostly clustered within the Village Core. Community members shared the importance of protecting the Village's historic and cultural resources. Two options for protecting historic resources could be considered:

- **A National Register Historic District:** a voluntary program that may qualify property owners for tax credit or grant funding for historic preservation.
- **Local Historic District:** a local zoning overlay that would impose restrictions about how historic properties can be altered.

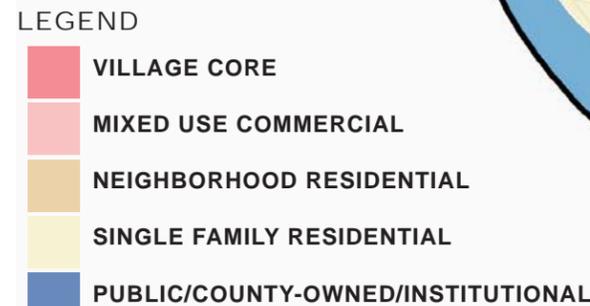
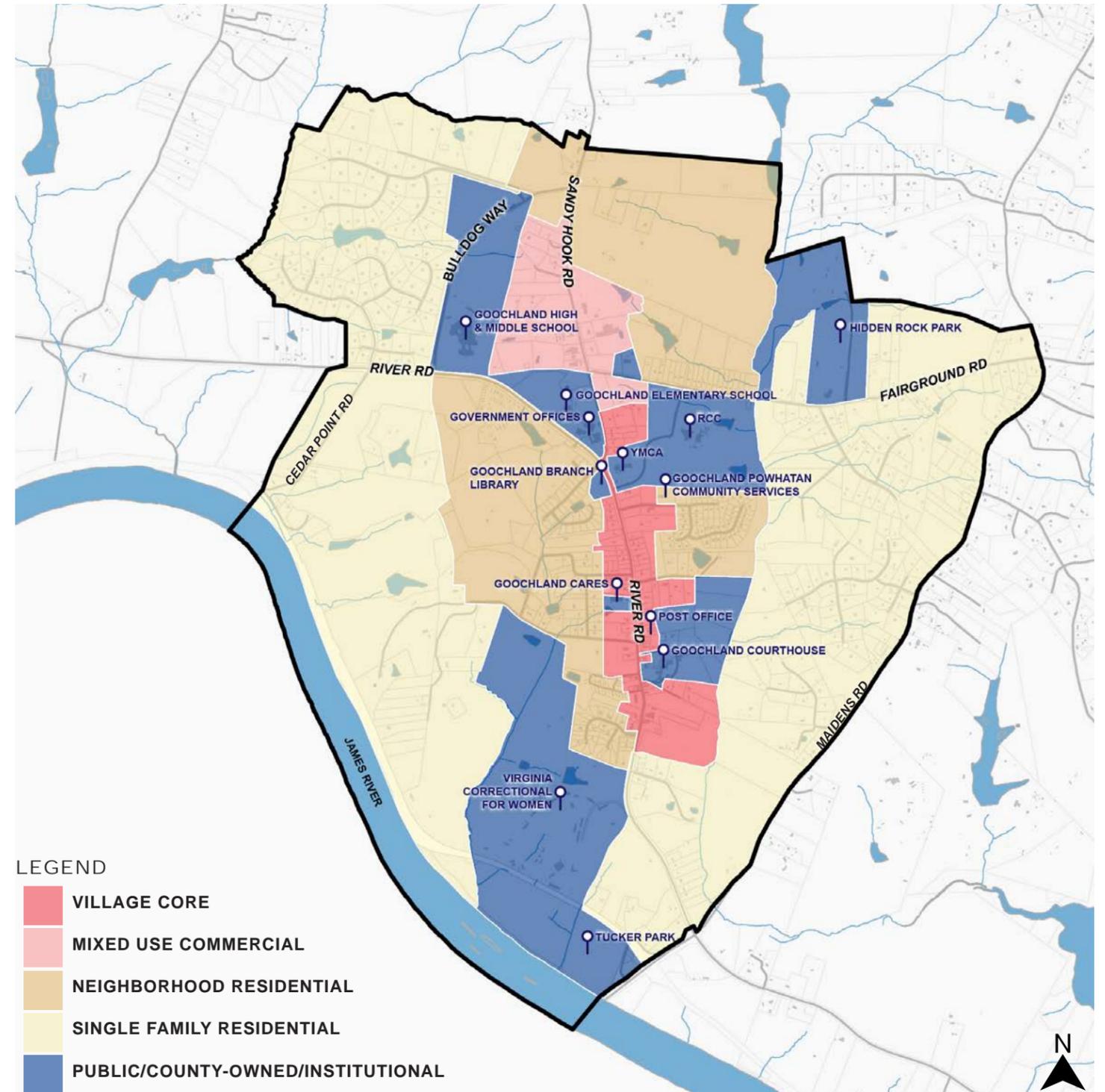
These two options could be pursued individually or in tandem. As next steps towards resource protection, the County should conduct a survey of the architectural and cultural resources within the Village and conduct community engagement to gauge local preferences for historic protection measures.



V. LAND USE

The Future Land Use Plan conveys a long term vision for the built environment within Courthouse Village. The table below and the following pages describe and illustrate the intent for each Land Use category and should be used to guide and inform future development patterns, forms, and uses within the Village.

LAND USE	INTENT	USE & DENSITY	HEIGHT	BUILDING MASSING & STREET RELATIONSHIP	PARKING
VILLAGE CORE	A vibrant mixed-use village that has a preserved historic fabric and new infill development that is appropriately scaled to historic development patterns.	Primary: retail, service, office, lodging, and residential (townhouses, multi-family, live/work units) Secondary: entertainment and service	1-2	Buildings are encouraged to be oriented to the street with pedestrian entrances and little to no setback. Buildings should be smaller in size and have transparency along the street to activate the street. Buildings may be setback to allow for seating, landscaping, or patio space along the street.	A park once/shared parking environment is expected with a mix of on street and shared private or public parking. Parking is encouraged to be relegated to the back or sides of buildings. Parking that is along a street should be screened with landscaping.
MIXED USE COMMERCIAL	A place designated for retail and service uses where community members can conveniently access daily needs.	Primary: retail, service, lodging, and entertainment Secondary: office, residential (townhouses, multi-family, live/work units), service and drive-through uses should be relegated to behind buildings.	1-3	New buildings should be oriented to arterial streets. Building massing can vary from small standalone commercial buildings to large box retail stores. Large buildings adjacent to residential areas should be screened with landscaping.	Parking should be relegated to the sides and rear of buildings. Parking along streets or adjacent to residential areas should be screened with landscaping.
NEIGHBORHOOD RESIDENTIAL	Residential areas with small to medium lots and a mix of housing types and sizes. Housing should be clustered to protect existing tree canopy and provide shared neighborhood open spaces.	Primary: Residential housing at an overall density of 2-4 units/acre. Housing types including single family, townhouses, accessory dwelling units, and small-scale multiplexes such as duplexes and triplexes. Secondary: small scale retail, civic, or service uses such as coffee shops, small daycares, or religious assembly.	1-3	Houses are encouraged to be built close to the street with front porches or stoops and pedestrian entrances. Setbacks less than 30 feet are encouraged.	Parking may be a combination of on-street, private garages, or driveways. Garages are encouraged to be in the rear of houses or side loading, not facing the street.
SINGLE FAMILY RESIDENTIAL	Residential areas with large lots and single family detached housing. Areas of housing are encouraged to be clustered to protect sensitive environmental features and farmland.	Primary: Single family detached housing at an overall density of <2 units/acre. Secondary: civic uses such as schools and religious assembly uses may be appropriate in certain locations.	1-3	Buildings may be set back from the street up to 50 feet or more.	Parking is expected in private garages or driveways.
PUBLIC/COUNTY-OWNED/INSTITUTIONAL	Areas dedicated to government and civic buildings and/or publicly accessible parks and open spaces.	Primary: Schools, colleges, civic buildings, hospitals, parks, employment, and community serving uses, and open space. Secondary: office and residential uses may be appropriate when ancillary to primary uses or when offering a public benefit.	1-3 up to 4 stories in some areas	New buildings should be built to and oriented to arterial streets and landscaping, building façade articulation, and/or transparency should be used to break up the appearance of large blank walls along the street. Buildings may be set back from local streets.	Parking is encouraged to be relegated to the back or sides of buildings. Parking that is along a street should be screened with landscaping.

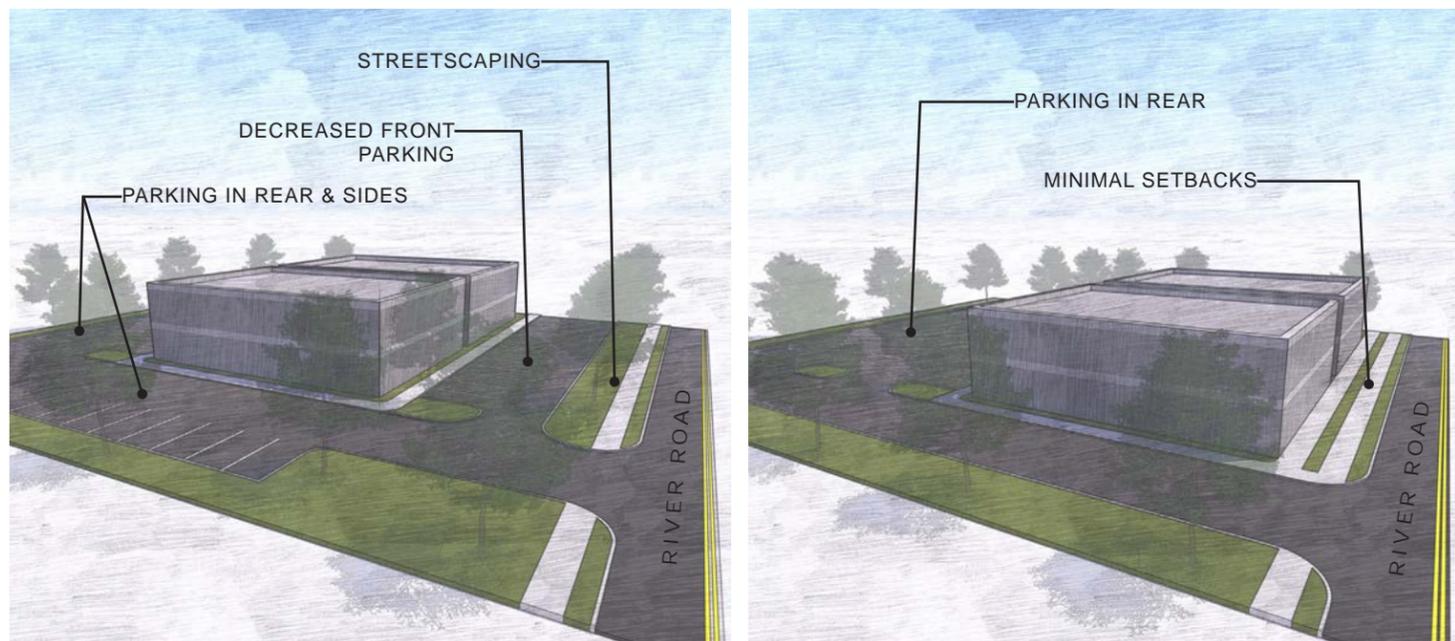


VILLAGE CORE

The historic heart of Goochland County

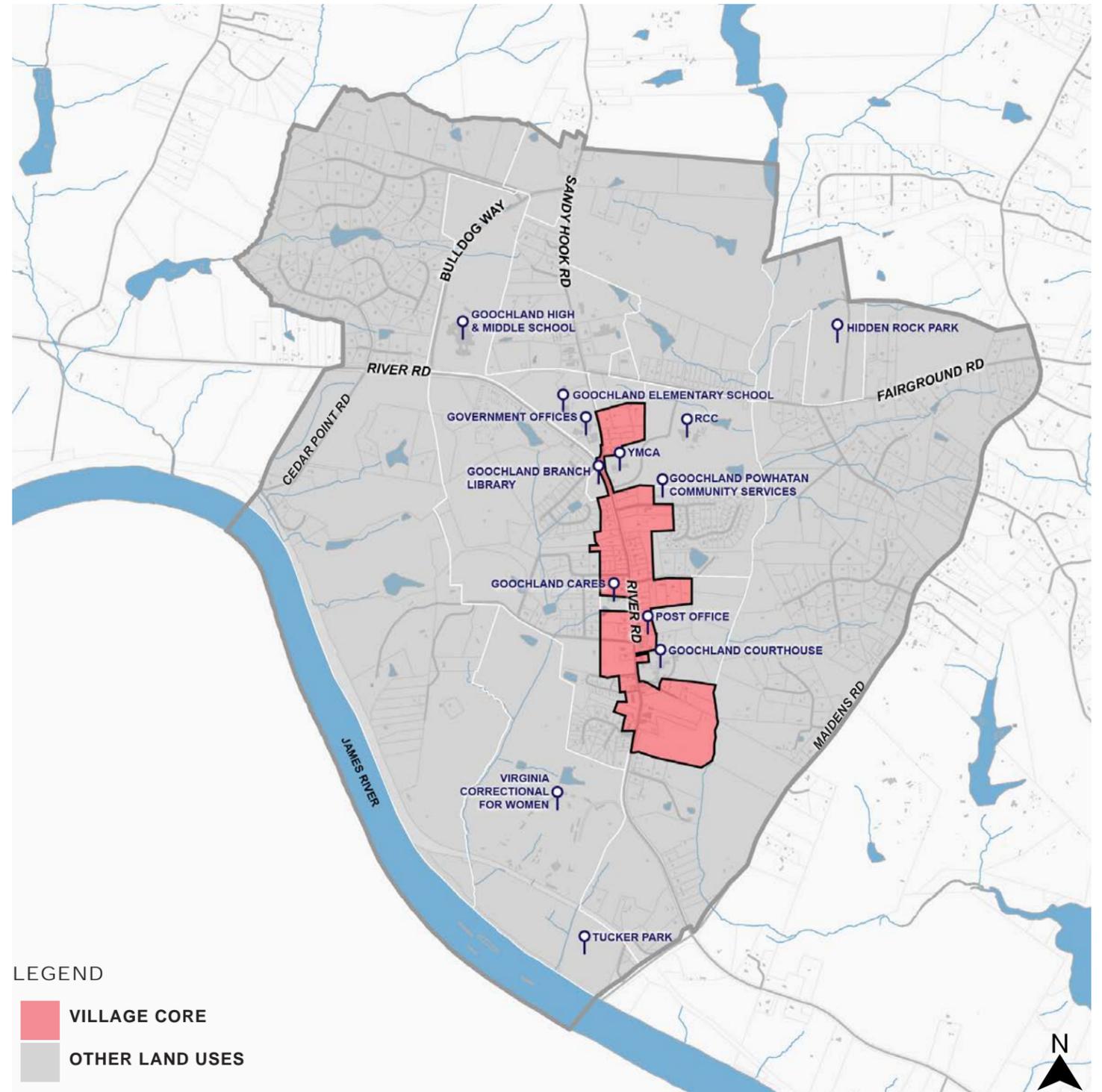
Historic Fabric. The Village Core has been home to Goochland County’s local government functions since its founding. Court Square is a national register historic site, and though not officially listed, there are several historically significant structures along River Road. Future development in the Village Core should provide architectural continuity at a scale that celebrates the beginnings of Goochland County. New infill development is encouraged to be consistent in scale to existing historic structures, with small 1-2 story buildings that orient towards River Road West.

Recommended Uses. The Village Core is a mixed use district where people can access a variety of shops, services, commercial uses, and public government functions. Residential and office uses are also expected, though are likely to be relegated to the edges of the district and upper stories of buildings.



Conceptual Building Massing

These images are intended to convey general building heights and orientation only. Detailed architectural design and review is part of the Plan of Development Review Process.

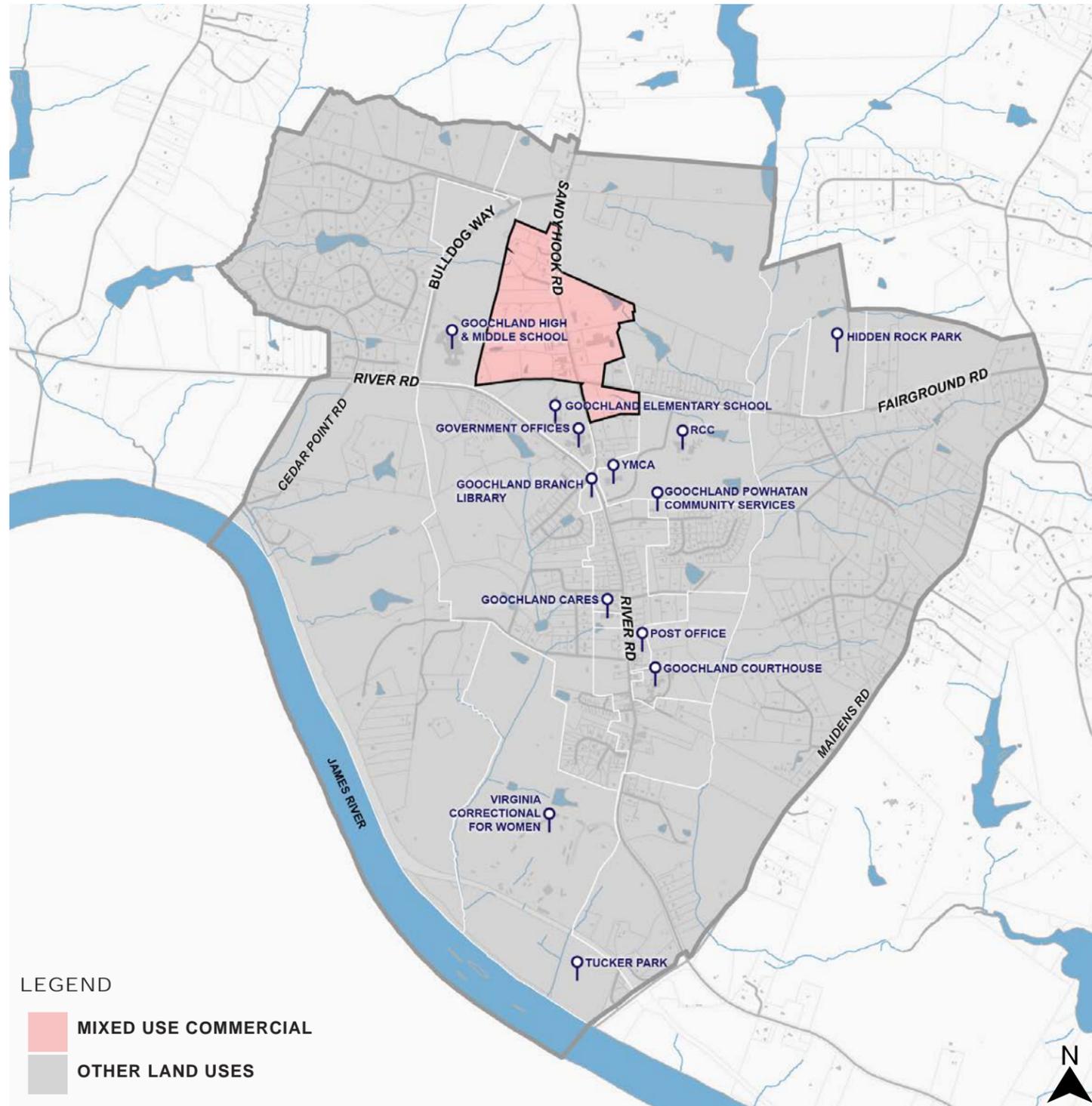


LEGEND

- VILLAGE CORE
- OTHER LAND USES



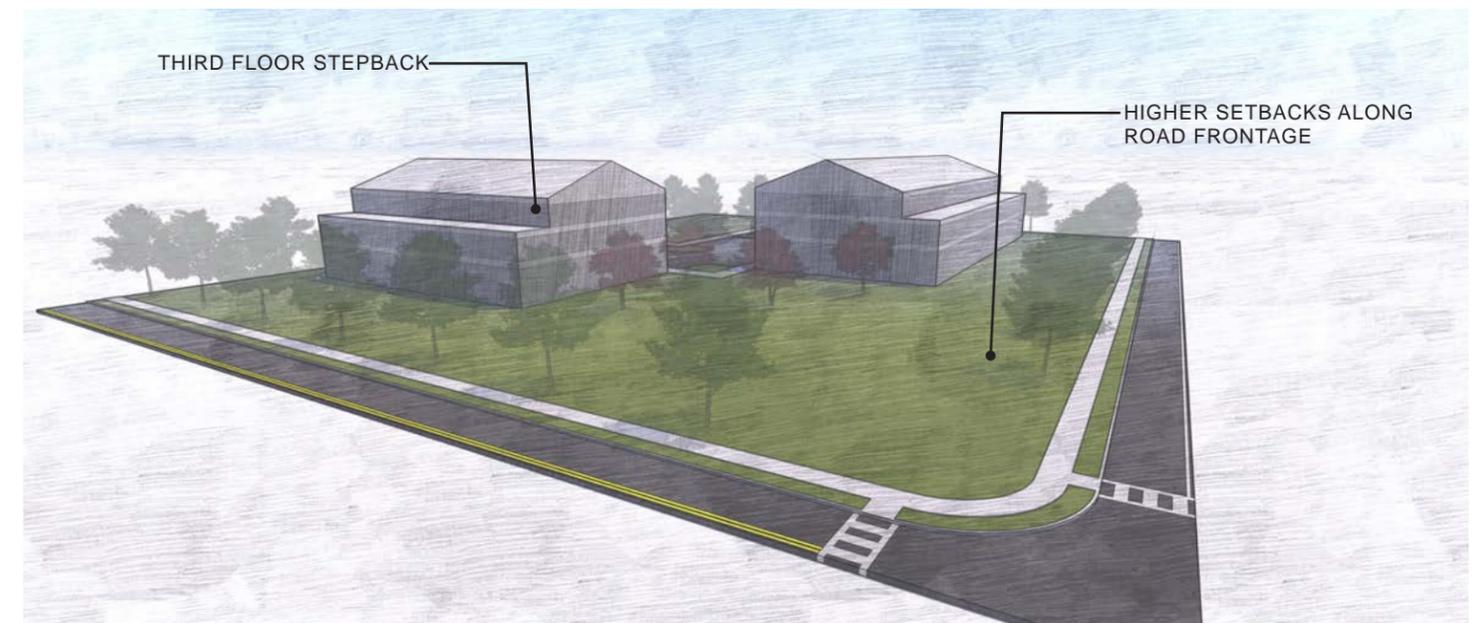
MIXED USE COMMERCIAL



Convenient goods & services

Flexibility & Form. The Mixed Use Commercial designation is a place where community members can conveniently access daily needs and services. Building forms that exist today are designed to be convenient for driving, including commercial strip centers. Future infill development and redevelopment should improve safety for pedestrians by adding sidewalks to new streets and along existing streets where there are sidewalk gaps. Existing underutilized parking lots could provide an opportunity for infill commercial development, with human scaled buildings and new street connections.

Recommended Uses. Today, the area designated for Mixed Use Commercial is predominantly commercial uses and includes restaurants, an auto service center, and a grocery store. Future infill development could provide an opportunity for residential or office uses to create a true mixed use place.



Conceptual Building Massing

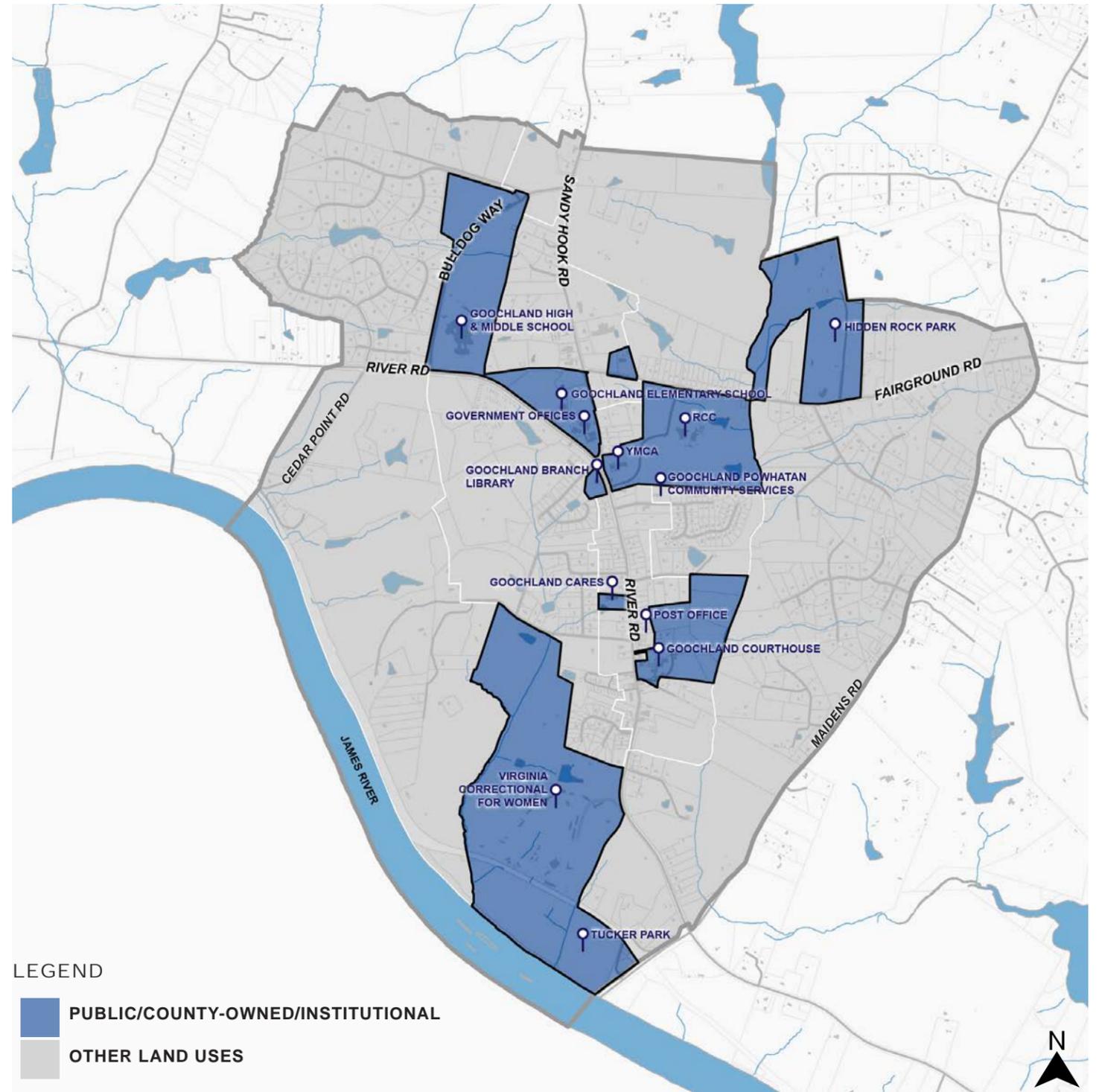
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PUBLIC/COUNTY-OWNED/INSTITUTIONAL

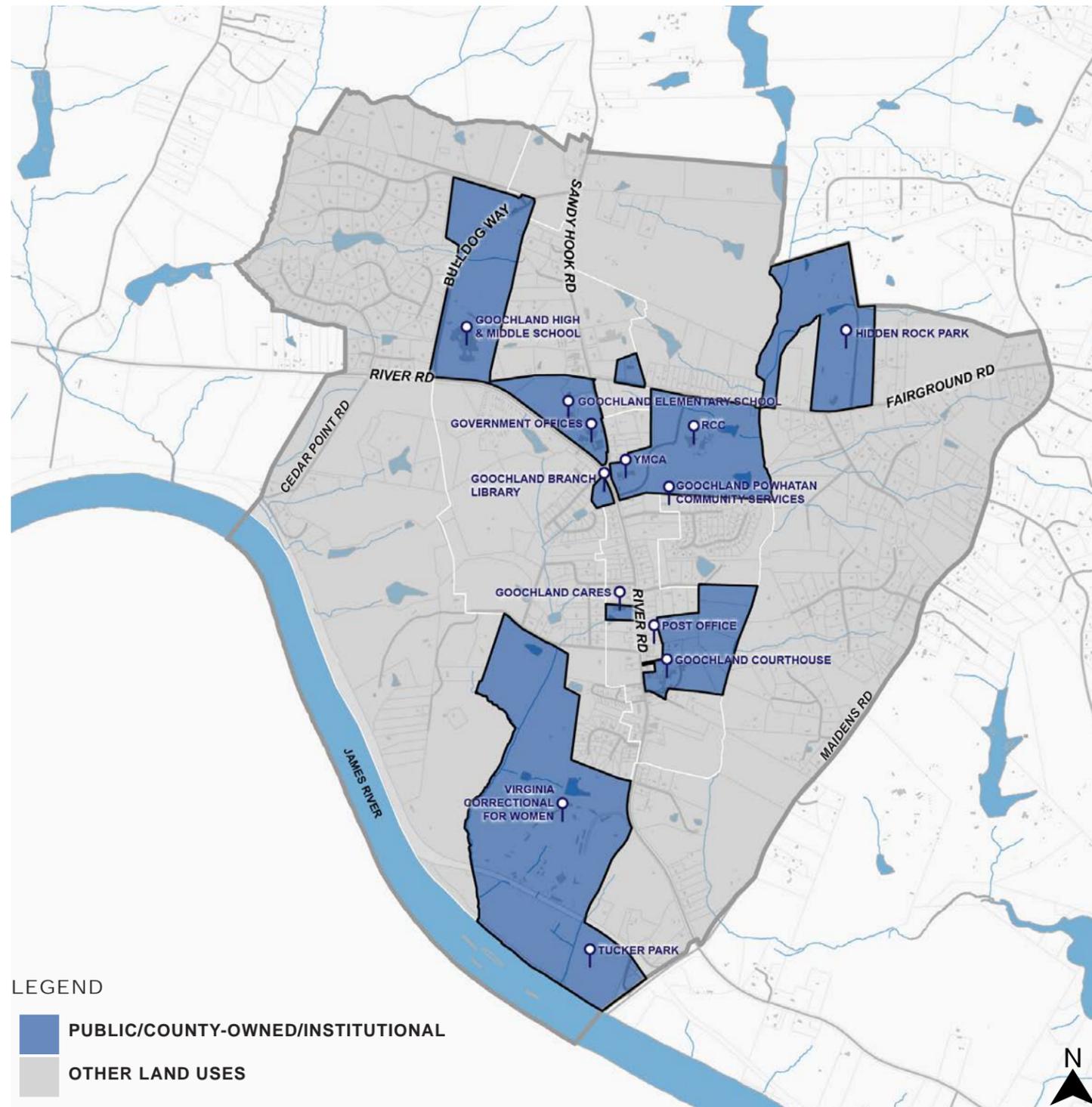
Drivers of civic and public life

Use and Location. As the main center of local government services within the County, much of the land within the Village is dedicated to public and institutional uses. Courthouse Village contains the County’s courthouse, municipal buildings, a library, and schools, which all have access and entrances along River Road. Public uses also include County Parks, and semi-public uses, including RCC, the YMCA, and the Virginia Correctional Center for Women. Private uses may be appropriate within this designation, especially when a public benefit exists, such as workforce housing or employment uses.

Building Form. Public and Institutional uses are important drivers of community activity, local employment, and civic engagement, and as such, they should strive to create vibrant and accessible spaces. New buildings should orient to public streets, and where possible, parking should be relegated to the back and sides of buildings to activate Village streets and encourage walking.



PUBLIC/COUNTY-OWNED/INSTITUTIONAL



Property opportunities

With the substantial amount of publicly owned and institutional land within Courthouse Village, there may be opportunities for semi-public or private uses on these properties that serve a public benefit. An example of this could include uses supportive of the local workforce, such as job training, new employment uses, or workforce housing. Other opportunities could be healthcare facilities, meeting or gathering spaces, or social service uses. Two examples of properties that may be appropriate for ancillary uses are described below, but other opportunities for these uses and programming may also exist within the Village.

Reynolds Community College, or RCC, is located on a 90-acre parcel between River Road and Fairground Road. RCC is interested in developing underutilized portions of its property, which may present an opportunity for the County and RCC to explore partnerships. Potential uses for RCC land could be space for local businesses and startups, such as incubator space, workforce training facilities and programs. Other services could include support services for agricultural businesses and other targeted industries for campus area, centers of employment, or workforce housing. Additional uses could include youth programming in tandem with the YMCA. RCC is along the proposed Courthouse Creek Greenway, and land for this greenway should be reserved with any new development.

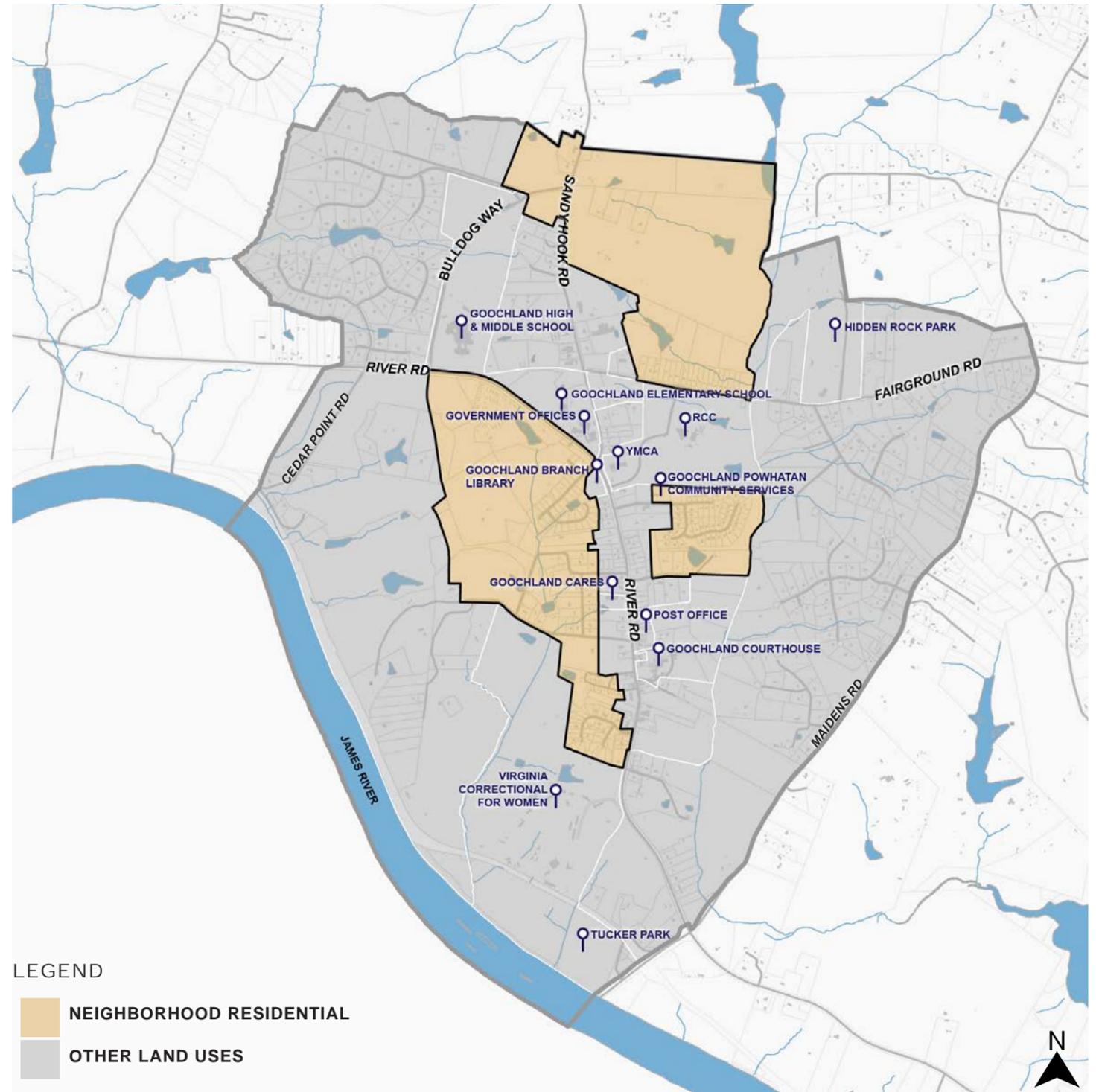
Goochland Elementary School building and property are expected to be vacated for the 2024-2025 school year, after the new elementary school is completed. The County should solicit community input to help determine an appropriate future use of the vacant school building and grounds. Consideration should be given to economic development opportunities, uses that support the County's needs for affordable or workforce housing, parks and recreation needs, or uses that provide historic and cultural programming.

NEIGHBORHOOD RESIDENTIAL

Walkable neighborhoods

Form & Location. Neighborhood Residential areas are for future and existing neighborhoods that are adjacent to the Village Core as well as Public & Institutional Land Use designations. While these neighborhoods are intended to be predominantly residential, their location makes them walkable to village amenities. As such, these neighborhoods are expected to have houses that are built closer to the streets, containing front porches or stoops with pedestrian entrances to encourage walking.

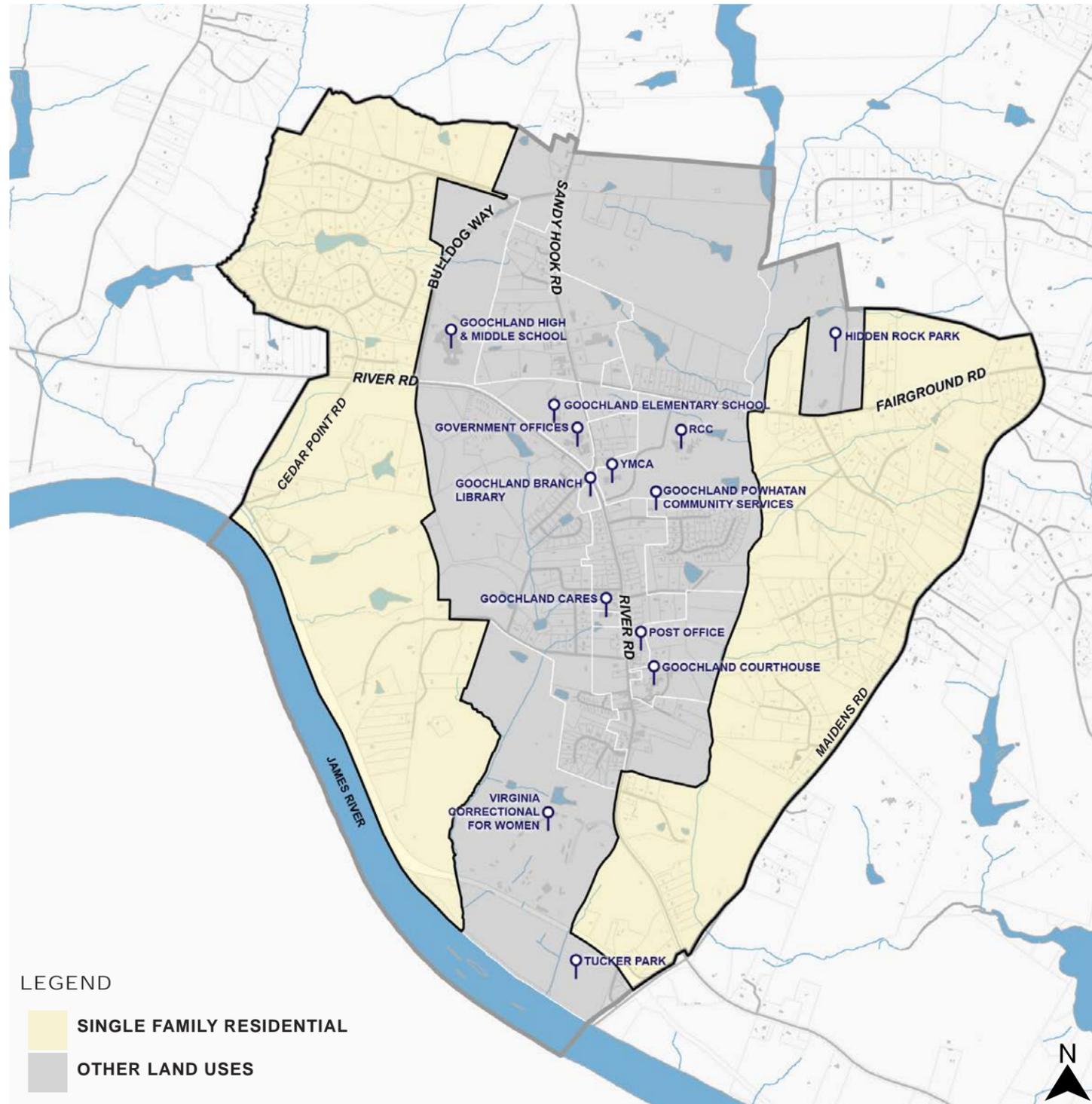
Housing Types & Densities. Neighborhood Residential areas are recommended for an overall density of 2-4 units per acre, however, housing can be clustered at higher densities to preserve wooded areas and open spaces. Recommended housing types are single family detached, single family attached, accessory dwelling units, and small-scale multiplexes such as duplexes and triplexes.



LEGEND
 NEIGHBORHOOD RESIDENTIAL
 OTHER LAND USES



SINGLE FAMILY RESIDENTIAL



Large lot rural homesites

Location & Landscape. Single Family Residential areas are on the periphery of Courthouse Village and provide a transition between the Village Core and the rural and agricultural lands of the County. Areas designated for Single Family Residential typically have rural landscapes, including active farms and existing rural home sites. Some areas also contain sensitive environmental features such as floodplain and stream buffers.

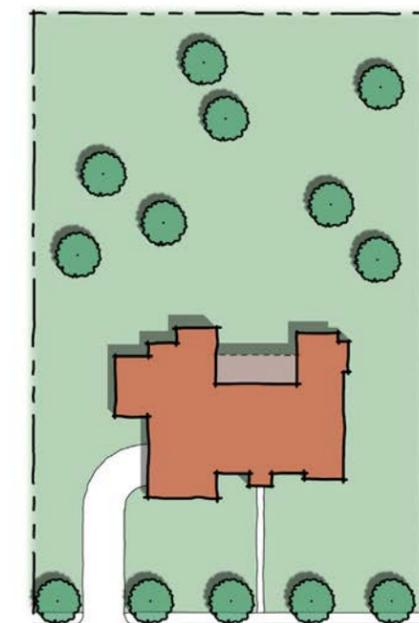
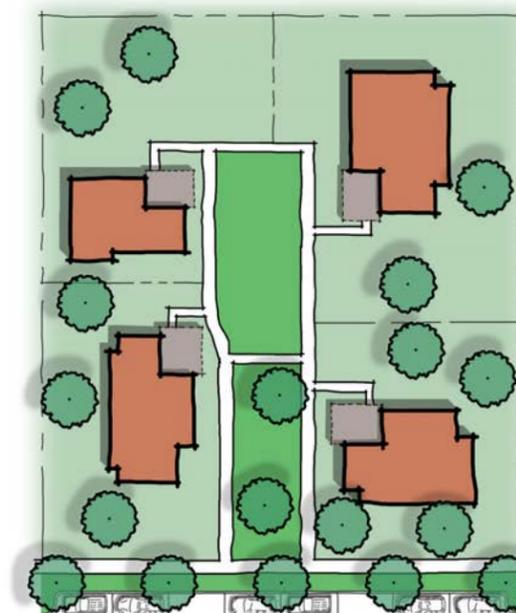
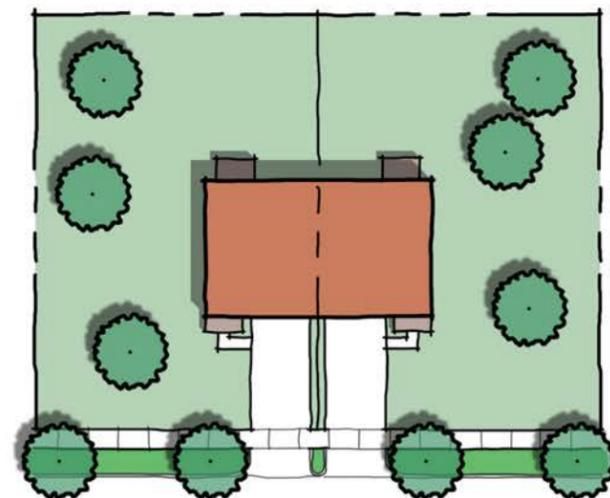
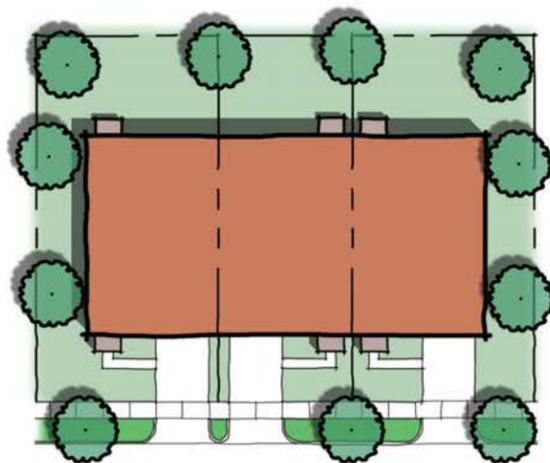
Housing Types & Densities. Single Family Residential neighborhoods are expected to have larger lots and single family detached housing. The recommended density is less than two units an acre, but areas of new housing are encouraged to be clustered to protect existing forests, floodplain, and farmland. Civic uses such as small schools and religious assembly uses may be appropriate in certain locations, as long as impacts can be properly mitigated.



RESIDENTIAL DEVELOPMENT FORMS

Housing types/forms

This page shows housing types that are recommended for Courthouse Village. Having a multiple types of houses in the Village can increase housing choice for community members who may not be able to afford the single family homes that make up the majority of the County's housing stock. It also offers community members the ability to age in place, with the option to downsize to smaller, lower maintenance homes within the Village. Images below show a two dimensional birds eye sketch of recommended housing types in the Village to demonstrate typical home size, lot size, and relationship to the street.



Townhome

Description. Attached houses consisting of units placed side-by-side or stacked on small lots.

Land Uses. Neighborhood Residential and as a secondary use in Village Core, Mixed Use Commercial, Public/County-Owned/Institutional

Duplex

Description. Two attached houses that share a side wall, or can be stacked.

Land Uses. Neighborhood Residential and as a secondary use in Village Core, Mixed Use Commercial, Public/County-Owned/Institutional

Single Family (Cluster)

Description. A group of small, single-unit structures or duplexes on smaller lots. They can be arranged around a shared amenity space.

Land Uses. Neighborhood Residential and Single Family Residential

Single Family (Large Lot)

Description. Large single unit structures on large lots, typically one acre or more. Lots can also be smaller and clustered to preserve natural areas.

Land Uses. Neighborhood Residential and Single Family Residential

LAND USE REGULATORY CONTROLS

This section focuses on options for implementation of the land use recommendations within the Village Plan.

LAND USE	INTENT	USE & DENSITY	RELATIONSHIP TO EXISTING ZONING
VILLAGE CORE	A vibrant mixed-use village that has a preserved historic fabric and new infill development that is appropriately scaled to historic development patterns.	Primary: retail, service, office, lodging, and residential (townhouses, multi-family, live/work units) Secondary: entertainment and service	B-N MPUD
MIXED USE COMMERCIAL	A place designated for retail and service uses where community members can conveniently access daily needs.	Primary: retail, service, lodging, and entertainment Secondary: office, residential (townhouses, multi-family, live/work units), service and drive-through uses should be relegated to behind buildings.	B-N B-1 B-3 MPUD
NEIGHBORHOOD RESIDENTIAL	Residential areas with small to medium lots and a mix of housing types and sizes. Housing should be clustered to protect existing tree canopy and provide shared neighborhood open spaces.	Primary: Residential housing at an overall density of 2-4 units/acre. Housing types including single family, townhouses, accessory dwelling units, and small-scale multiplexes such as duplexes and triplexes. Secondary: small scale retail, civic, or service uses such as coffee shops, small daycares, or religious assembly.	R-1 R-3 R-N RPUD
SINGLE FAMILY RESIDENTIAL	Residential areas with large lots and single family detached housing. Areas of housing are encouraged to be clustered to protect sensitive environmental features and farmland.	Primary: Single family detached housing at an overall density of <2 units acre. Secondary: civic uses such as schools and religious assembly uses may be appropriate in certain locations.	R-R R-P R-1
PUBLIC/COUNTY-OWNED/ INSTITUTIONAL	Areas dedicated to government and civic buildings and/or publicly accessible parks and open spaces.	Primary: Schools, colleges, civic buildings, hospitals, parks, employment, and community serving uses, and open space. Secondary: office and residential uses may be appropriate when ancillary to primary uses or when offering a public benefit.	B-N R-O R-N

Entrance Corridor Overlays

The County has established design overlay districts along River Road, Sandy Hook Road, and Fairground Road. The Zoning Overlay contains regulations about building and site design, however, the current regulations lack specificity and clarity. One possibility for implementation is to update the Courthouse Village Overlay to add building height maximums, setback/build-to lines, building transparency requirements, and updated parking standards to encourage a shared parking environment.

Design Standards

An alternative option for implementation is to develop a new set of Design Standards, specific to Courthouse Village. Design Standards can be in the form of a pattern book with visualizations and standards for the expected building forms, architecture, and site design features within the Village Core. The Design Standards could be optional or implemented through the Design Review Committee.

Zoning Text Amendments

The most direct way to implement design control within the Village is through zoning. The County should consider zoning text amendments that include site design and form regulations to achieve the desired development patterns. Existing zoning districts could be updated to add regulations such as minimum and maximum building heights, maximum setbacks or build-to lines, sidewalk and street tree requirements, updated parking requirements, and permitted uses. The County could also consider developing a new zoning district that aligns with the Village Core area that contains additional design requirements to ensure new development is compatible with the historic character of the Village Core. New zoning districts could also be added for Neighborhood Residential and Mixed Use Commercial areas. Alternatively, the existing PUD districts could be updated to reduce minimum acreage size and increase flexibility for future development.

VI. RECOMMENDED NEXT STEPS

Implementation

TRANSPORTATION

Priority 1: Complete the sidewalk network. Sidewalk segments that close gaps along River Road, Bulldog Way, and Sandy Hook Road should be prioritized to create a completed sidewalk network between the Courthouse and school properties, and to activate the Village Core, which serves as the hub of civic life and commerce for Courthouse Village. Upgrades will improve mobility and create a more walkable downtown environment.

Priority 2: Courthouse Creek & James River Greenways. Adding greenway trails along Courthouse Creek and the James River will provide greater connectivity between Village amenities.

PARKS/RECREATION/OPEN SPACE

Priority 1: Farmers Market. Upgrades to the Farmer's Market should be prioritized to create permanent space for the weekly market and to double as a central gathering space for other Village events.

Priority 2: Pedestrian Enhancement Zone. The Village Core Road diet is expected to add on-street parking within the Core. With this added capacity, existing parking areas can be retrofitted with landscaping and outdoor seating, and areas for gathering.

Priority 3: Greenway Priorities. Key segments of the Parks and Greenways network are through land owned by RCC and VCCW. The County should work with these partners to find workable solutions that support a connected greenway network.

HISTORICAL RESOURCES

Priority 1: Architectural and Cultural Resources Survey. The County should conduct a survey of the architectural and cultural resources within the Village Core to determine eligibility for a National Register Historic district designation to cover multiple historic properties within Courthouse Village. A historic district should be pursued for qualifying properties.

Priority 2: Resource Protection. After the survey, the County can conduct community engagement to determine the best path for protection of historic resources, either to support and encourage voluntary protections of historic buildings or to develop a local historic district ordinance that regulates how historic buildings can be altered.

LAND USE

Priority 1: Design Standards. The Courthouse Village architectural style and forms should be studied and documented (this study can coincide with Architectural and Cultural Resources Survey above). A pattern book to guide future development can include visualizations for the expected building forms, architectural styles, and site design features within the Village Core.

Priority 2: Zoning Updates. The County should engage community members to determine the best path to implement land use regulations, either through creating new zoning designations or to update existing zoning districts to include more site design regulations (including updating the Courthouse Village Overlay, PUD districts, and applicable commercial and residential zoning districts).