



APPENDIX A – DESIGN GUIDELINES

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PURPOSE AND INTENT

The purpose of the following guidelines is to coach every design and construction activity into creating a united village. Overall, development must enhance the Goochland Courthouse’s existing small-town character, as discussed throughout the master plan, in its design.

Therefore, the intent of the guidelines is to:



1. Preserve and bring attention to **historic and natural resources**



2. Create **community gathering places, identity spaces, and amenities**



3. Increase multi-modal **connectivity**



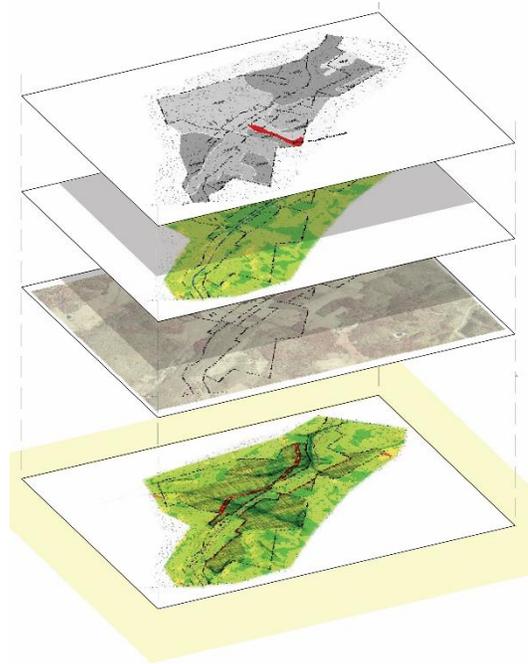
4. Use building **forms and materials** to create a design that emphasizes the unique sense of place

The guidelines below outline each of these intentions and provide a process for how to develop a site in Goochland Courthouse.

HOW TO USE THE GUIDELINES

The guidelines are set up to create a conversation between the public, local officials, and developers. The public comments strongly encourage developers to emphasize the existing small-town character and contribute to a cohesive village. To that end, the Goochland County zoning administrator will offer village development incentives for meeting the intent of the guidelines. The process is outlined below:

- Use a base map provided by the zoning administrator, create existing footprint maps showing existing features. Show all significant natural, cultural, and historic features, as well as all existing structures, parking, entry points, and roads.
- Show how tree rows, the flood plain, wooded lots and open fields are accommodated.
- Review features on existing footprint map, including **historic and natural resources**, as well as proposed footprint overlay map with zoning administrator, who will offer recommendations on preserving, maintaining, or incorporating key existing features.
- Develop plans that are compatible with and do not detract from adjacent property site features.
- Display how **community gathering spaces, identity spaces, and amenities** are accommodated and fit in to the site plan.
- Create a proposed “footprint” overlay of proposed new buildings, roads and circulation, parking, and other proposed built structures.
- Outline the use of “complete” streets, parking design, and other pedestrian friendly design elements to promote **connectivity**.
- Show the building **forms and materials** including lighting, signage, and landscaping.
- Create an operations and management plan for any community amenities, streets, and medians.

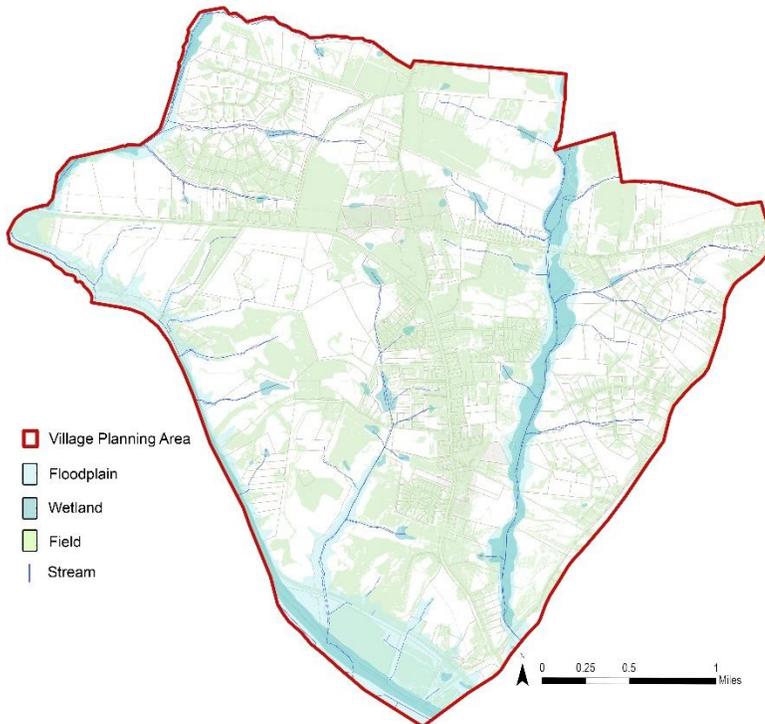
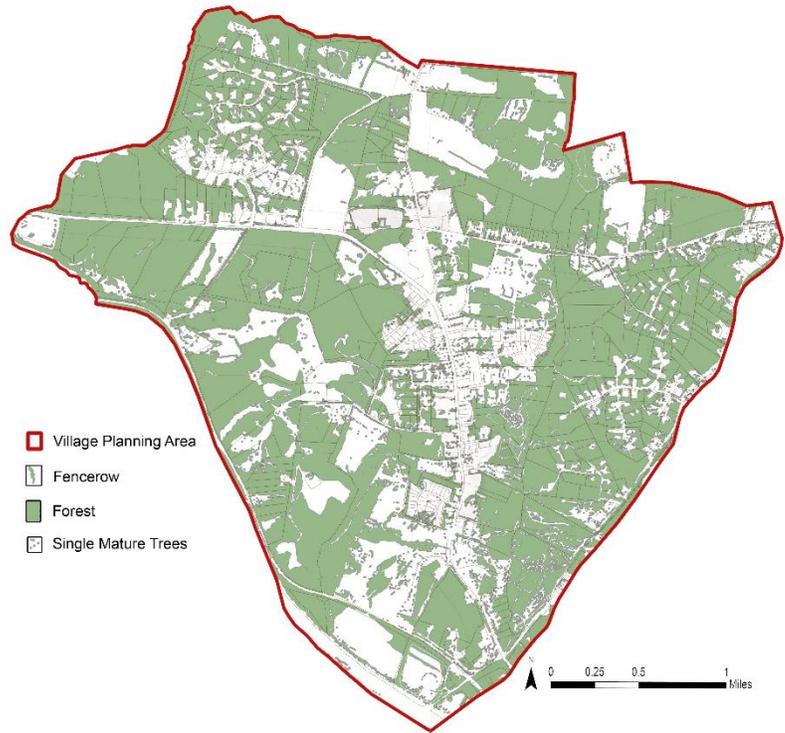


1. HISTORIC AND NATURAL RESOURCES

Natural Resources

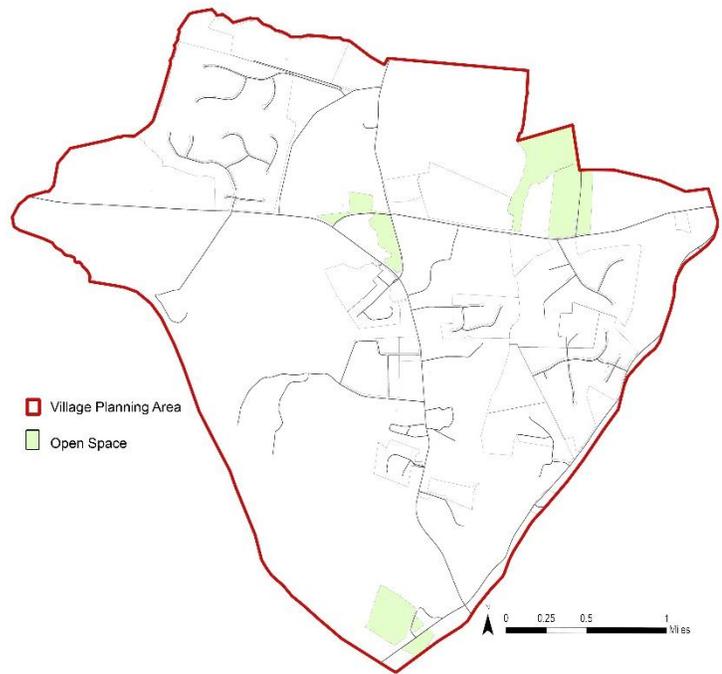
General Principles of site planning and development should include consideration of all natural features of the site as potential contributors to the design, instead of constraints that must be worked around. Any development will preserve Goochland Courthouse Village’s natural features including:

- Iconic tree rows that typically follow historic fence lines and often include mature oak trees
- Wooded lots with dense tree canopy



- Flood plain which also includes wetland areas and the existing wildlife habitat
- Connection to the James River and historic Kanawha Canal

- Open fields and greenspaces



Historic Resources

The historic places in Courthouse Village are unique assets that provide a sense of place and community character, as discussed in the master plan. The Goochland Courthouse Historic District is listed in the National Register of Historic Places (NRHP) and represents the historic governmental core of Courthouse Village. Historic resources in Courthouse Village are concentrated near US Route 522 and the James River. Several late 19th and early 20th century vernacular buildings--including a former bank, stores, houses, and a church--that developed near the courthouse survive and represent opportunities for rehabilitation and serve as stylistic examples for future infill development.





The sensitive rehabilitation of historic commercial buildings coupled by sensitive infill development on vacant lots can help to preserve the unique character of Goochland Courthouse Village. First documenting and then using these resources to guide development will help to preserve the underlying rural character of the village and fit new development into the exceptional historic and natural resources of Goochland Courthouse Village.



2. COMMUNITY GATHERING PLACES, IDENTITY SPACES, & AMENITIES

In rural communities, people come to the village to buy and sell goods but also to engage with their community. Goochland Courthouse Village aims to increase the existing “village feel” by creating defined space for community events, places to play, and connect with unique history.



The following list of example amenities to include in the village:

Village gathering spaces

- Amphitheater/Performance venue
- Farmer’s market stalls
- Event space
- Park Space
- Food truck plaza
- Swimming pool



- Inclusive playground

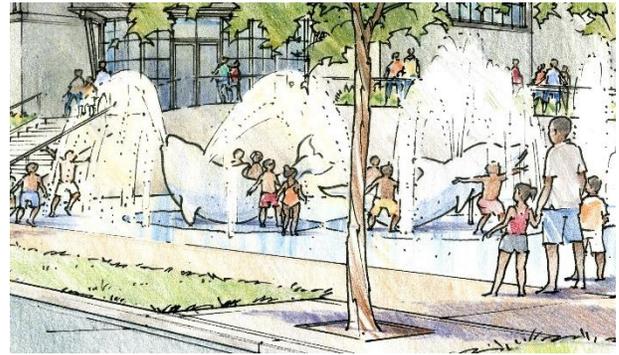
Neighborhood-level gathering spaces

- Outdoor dining patios
- Picnic tables/pavilions
- Splash pads
- Roof-top open spaces
- Small green areas
- Plazas (possible dark skies theme with opportunity for stargazing)
- Community garden (including raised beds for accessibility)



Identity Spaces

- Murals
- Sculptures
- Walkability signage (“It’s a 5 minute walk to...”)
- Interactive art (natural boulders, fountains)
- Horse-themed playground
- Interpretive signs for historic sites



Amenities

- Trail development/river walk
- Hiking trails/greenways
- Athletic fields
- Pop-up business incubator
- River access/boat launch
- Public restrooms

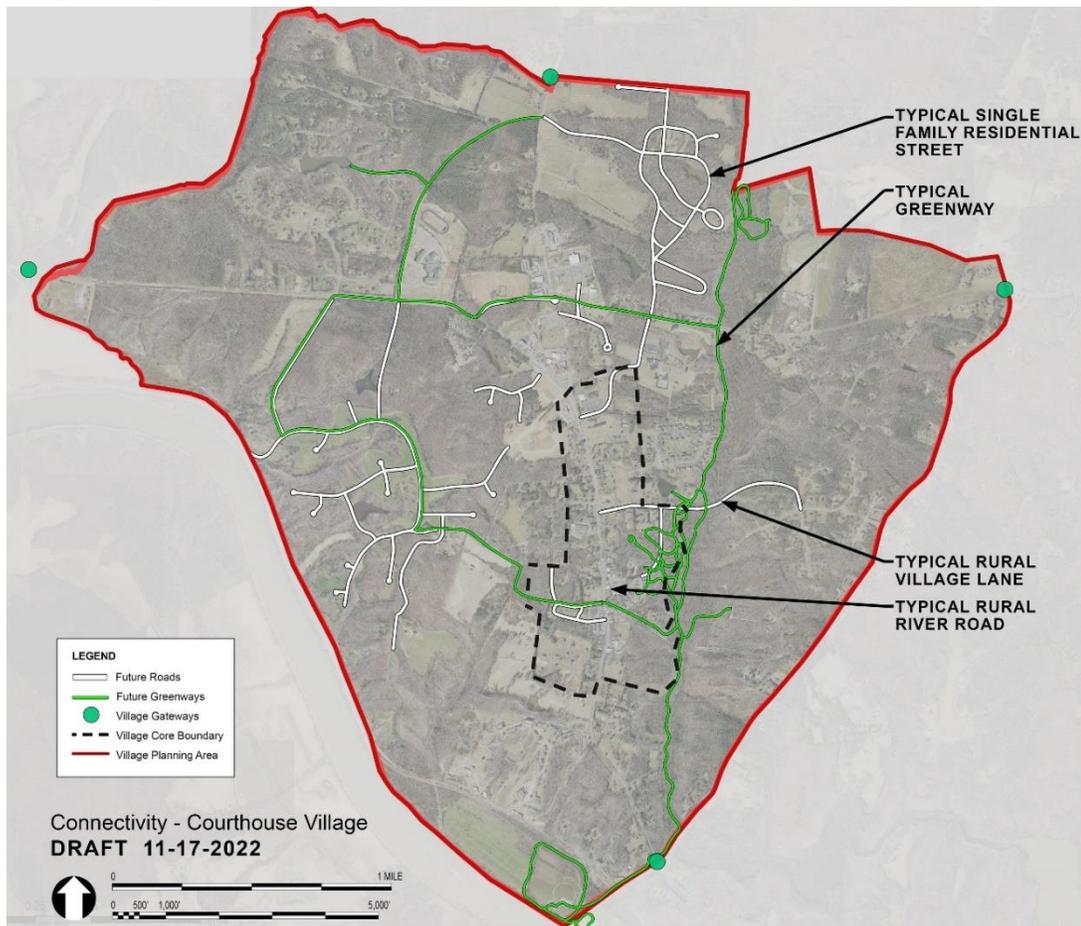


3. CONNECTIVITY

Complete Streets

The guidelines continue the orientation towards the James River while creating “complete” streets which balance the needs of pedestrians, cyclists, and motorists throughout the village.

- Private access roads should be limited and well defined; new commercial development should have a maximum of one exit and one entrance per town street to minimize traffic conflicts. Shared entrances and exits with adjacent properties in order to minimize traffic conflicts is strongly encouraged and should anticipate, to the extent possible, future nearby development.
- Provide public walkways for convenient and safe pedestrian access.
- Meet VDOT standards on all public roads.
- Maximize on-street parking in all core village area. Parallel parking is preferred, but angled parking can also be implemented.
- Utilize well-designed traffic calming measures, such as pinch points, bump outs, and medians, to encourage slow, cautious driving. Speed bumps are generally not appropriate.
- When medians are used, they should generally include plantings designed to soften their appearance and enhance the overall landscaping. All medians need and operations and management plan.



Walkability

A key strategy for increasing activity and overall “village feeling” is to create outdoor environments that are safe, comfortable, and interesting for pedestrians. Vibrant and active “complete” streets will allow people to engage, and see others engage, with the built environment of their village.



Goochland Courthouse Village will increase walkability for its residents and visitors by requiring the following:

- Provide safe sidewalks and/or trails, as well as connections to adjacent property sidewalks and trails in new development or redevelopment.
- Locate sidewalks throughout the site along connector streets, in front of the front facades of buildings.
- Create connections to existing and planned trails for bikes and pedestrians. This includes connecting the village core to the outlying parts of the village.
- Design sites with personal safety considerations in mind.
- Consider crosswalks as locations for public art.
- Install walkability signage directing pedestrians to local amenities.
- Locate bike racks near intersections, building entries, and parks and open spaces.

Parking

- On-street parking is required throughout the village.
- Use parking structures is encouraged. On-site parking must be designed to be subordinate to the pedestrian experience.
- Locate parking behind buildings that front the street. Where there is a view of parking lots from a street and/or private access way, the parking lot/spaces must be buffered with landscaping or low walls.
- Minimize the visual impact of parking structures on surrounding pedestrian spaces and streets. Locate active, pedestrian spaces such as shops, offices or public art along the ground-level street frontage. When this is not possible, provide an activated pedestrian space in the building transition zone using landscaping, seating, coverings or other similar elements to create an active street edge.
- Integrate the design of public art and lighting with the architecture of the parking structure to reinforce its unique identity

- Encourage creative solutions to minimize the parking requirements. The zoning administrator can reduce on-site parking requirements for plan which provide:

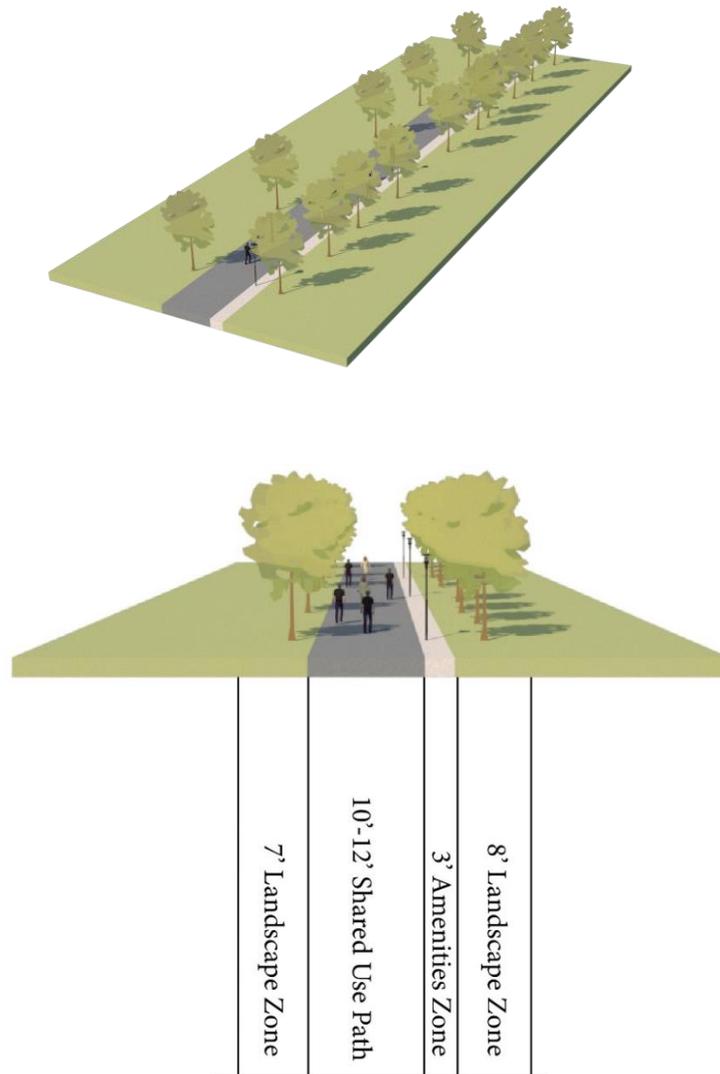
- Five-minute loading zones
- On-street parking
- Drop-off/curbside pickup areas
- Bicycle parking
- Motorcycle parking
- EV charging stations
- Greenway/trail connections



“COMPLETE” STREETS TYPOLOGY

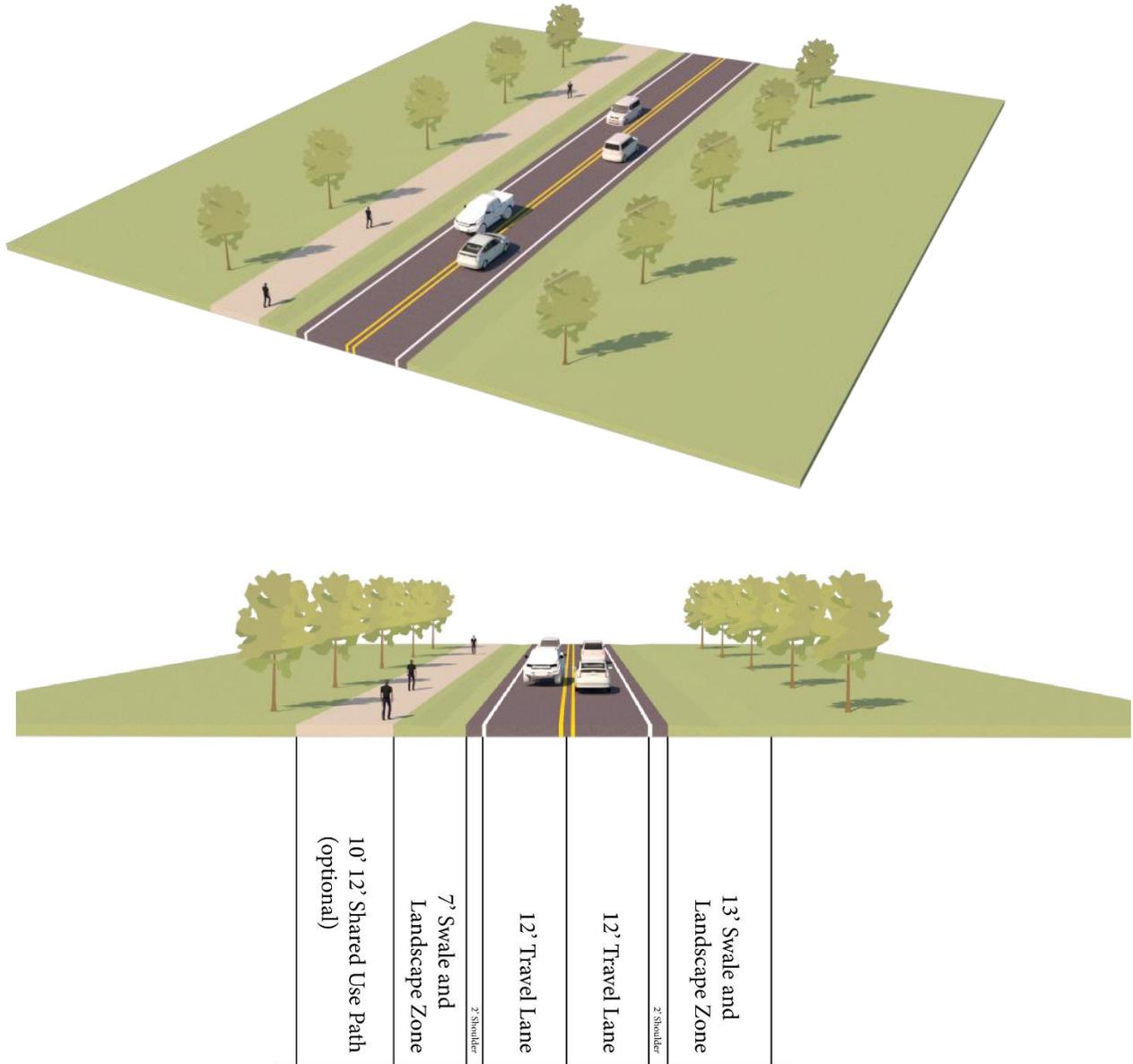
Trail/Greenway

A unique opportunity exists to create a network of off street trails and greenways within both the Courthouse Village and Centerville small areas. In Courthouse Village, a trail connection along the James River can be a signature trail facility, connecting parks along the river to the Village Center. IN both Courthouse Village and Centerville, the trail network could also use utility rights of way to provide connections between residential neighborhoods and existing and new commercial centers. It is critical that the trails be designed to accommodate all users, and with adequate width to accommodate growth in interest and use. The section proposed at 12 feet wide reflects current best practices in trail design, and will also include provisions for lighting, shade, and furnishing areas for trash receptacles and rest stops with benches and tables.



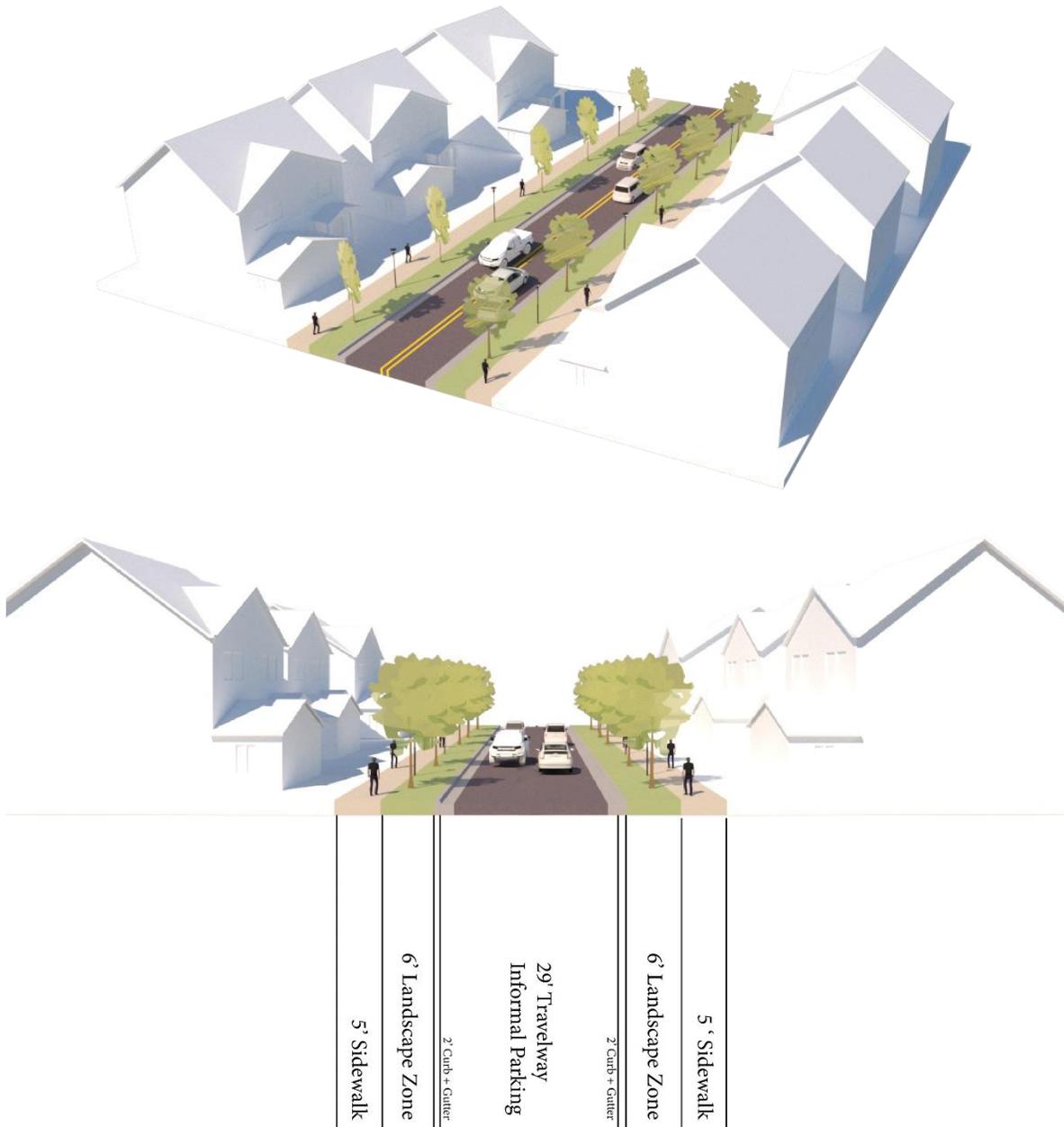
Rural Village Lane

Both small areas include accesses to regional facilities via two-lane rural roadways, many with canopy and a distinctly “Goochland County countryside” character. These facilities such as Fairgrounds Road in the Courthouse Village and Ashland Road in Centerville serve as gateways to both small areas as well as a role in regional access to major connector routes such as US 250, I-64, and US 522. The concept for the Rural Village Lane preserves the canopy character of the roadway while providing bicycle and pedestrian facilities from each Village Center to outer areas and regional trail facilities.



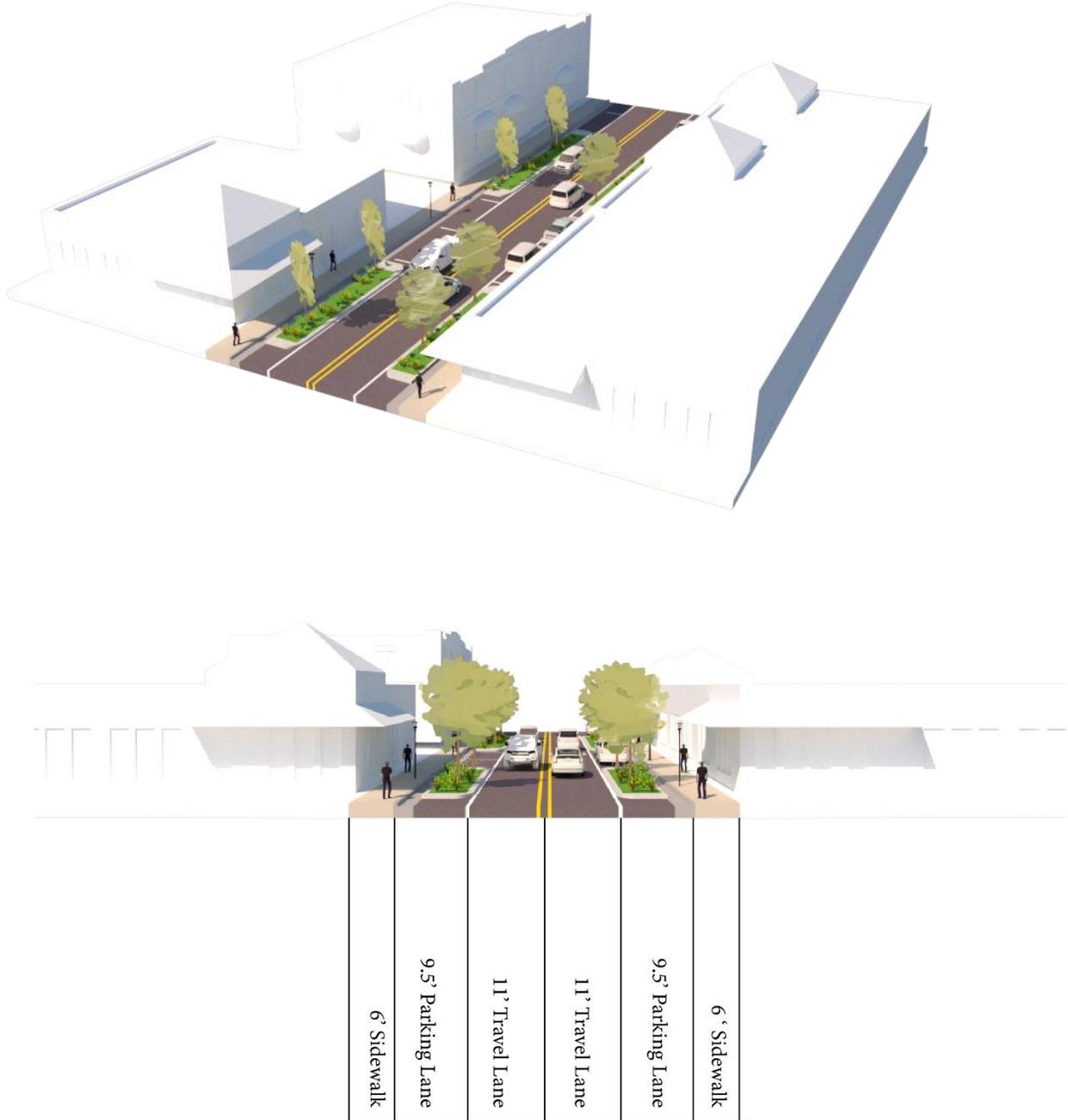
Single Family Residential Street

This street type is intended to serve single family residential frontages and is characterized by low traffic volumes and speeds. Sidewalks are provided on both sides and bicyclists are intended to share the street due to the low volume and speeds of vehicle traffic. Within the 26-foot curb face to curb face width, occasional informal parking will be allowed and will create a yield condition when two traveling vehicles meet with a parked vehicle; this creates a traffic calming effect which will reinforce the low speed nature of the street. Street trees will be provided in both the verge and behind the sidewalk to provide shade to sidewalk users; the back of sidewalk landscape may be determined by the property owner and may not be formal. Pedestrian scale lighting will also be provided.



River Road

River Road (Route 6/Route 522) serves as the “Main Street” for the Courthouse Village area. Currently characterized by a 36-foot curb face to curb face cross section, the concept reallocates space for formal on-street parallel parking while providing areas for planting and shade structure in curb bulbouts; this enclosure will also serve as a speed management measure. Vibrant and active “complete” streets will allow people to engage, and see others engage, with the built environment of their village.



4. FORMS AND MATERIALS

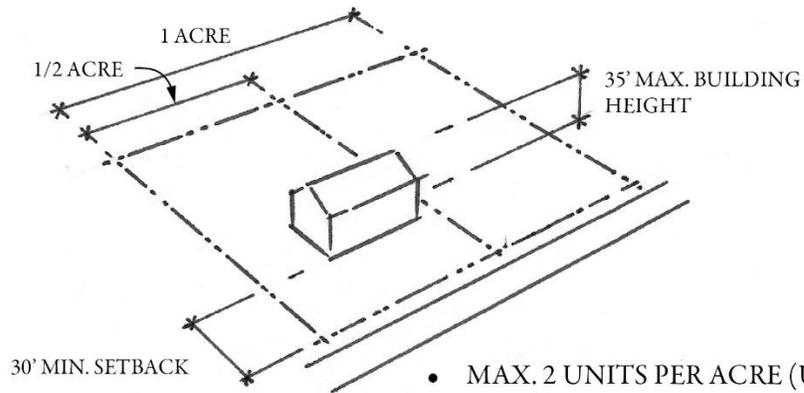
Building Placement

Use new buildings to enhance the site and create a strong sense of place. Buildings should be placed in prominent locations and incorporate public spaces. Strategies for achieving these goals might include:

- Create well-defined building entrances that welcome visitors/residents and integrate the building into the broader sites.
- Use spaces between buildings for pedestrian circulation corridors, with openings for side access.
- Arrange buildings to complement existing site resources, such as large trees, open spaces, and other site features.
- Integrate indoor and outdoor spaces through well-defined public and private uses.
- Buildings within the same development should generally follow consistent setbacks to reinforce the streetscape and sense of place. Any divergence from this pattern should be used intentionally to accentuate certain buildings or define public spaces.
- Back of house and service areas should be concealed at rear of buildings or within parking areas using landscaped screening elements.

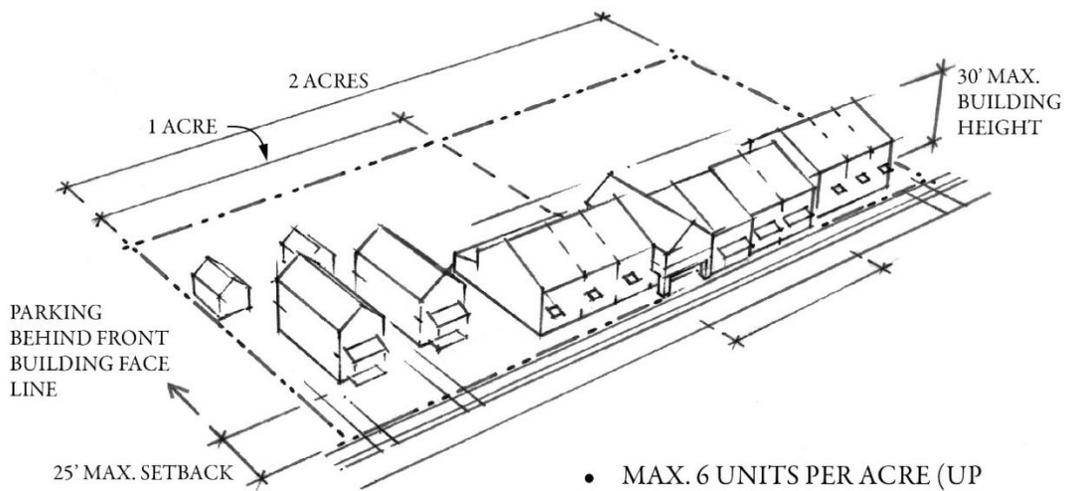


Building Placement Diagrams by Land Use



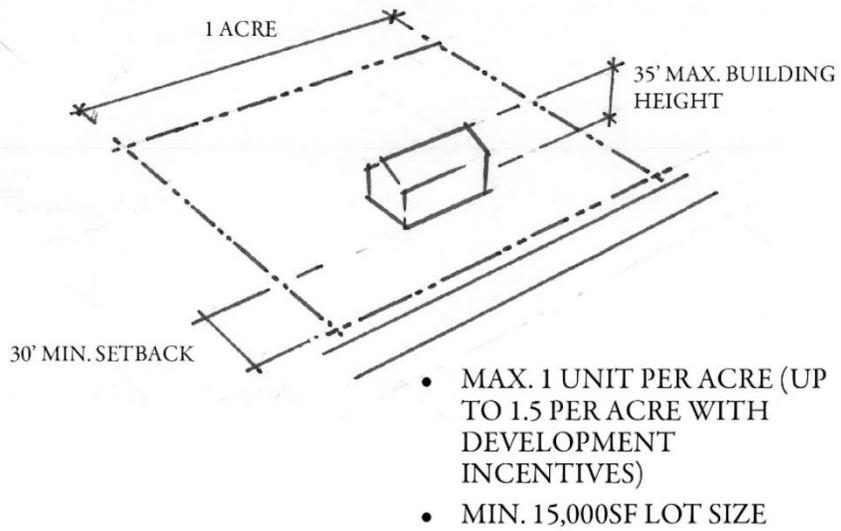
- MAX. 2 UNITS PER ACRE (UP TO 2.5 PER ACRE WITH DEVELOPMENT INCENTIVES)
- COMPENSATING OPEN SPACE FOR LOTS UNDER 20,000SF
- MIN. 15,000SF LOT SIZE

COURTHOUSE PLANNED UNIT DEVELOPMENT (CH-PUD)



- MAX. 6 UNITS PER ACRE (UP TO 8 WITH DEVELOPMENT INCENTIVES)

COURTHOUSE MIXED USE (CH-MU) VILLAGE CORE

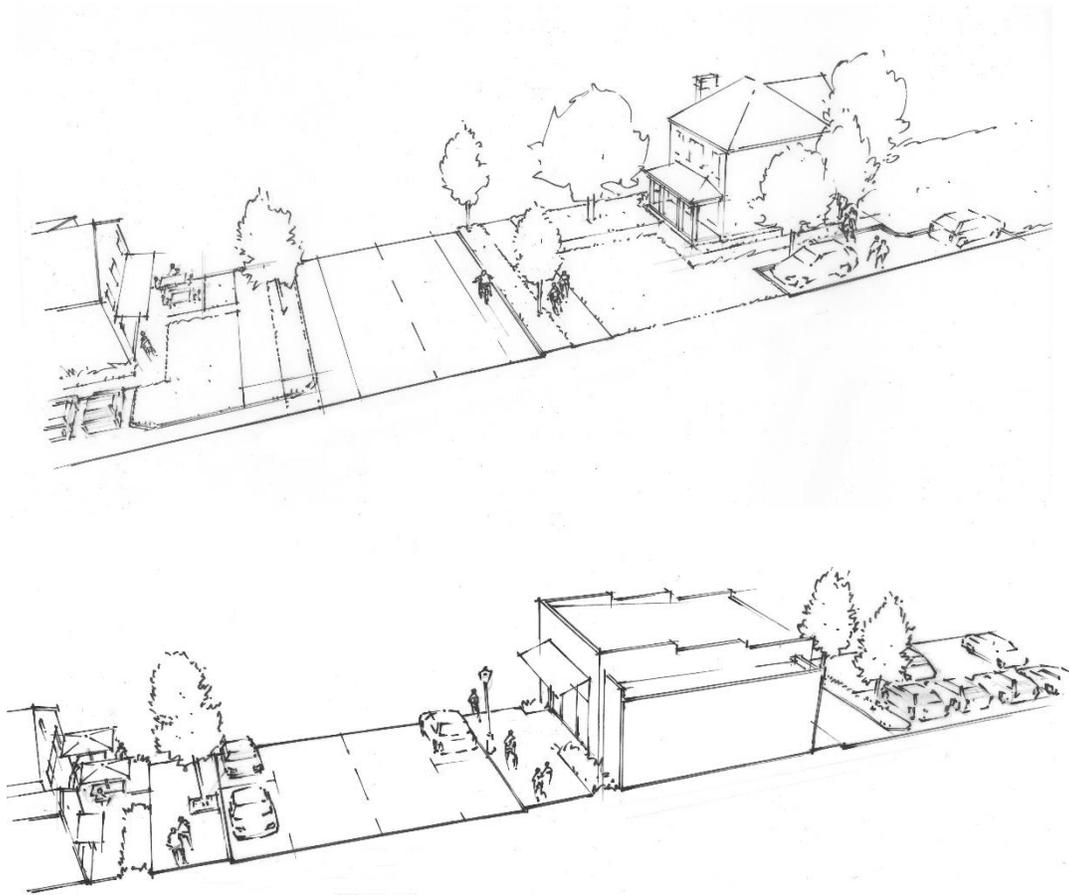


COURTHOUSE RESIDENTIAL (CH-R)

River Road Setbacks

The buildings along River Road are placed closer to the right of way in the village core and farther away in throughout the rest of village. The guidelines seek to recognize and continue this pattern along River Road.

- From the edge of Goochland Courthouse Village to the Village Core – Minimum 25' setback for buildings and parking
- Core Edge (For the first 1,000' of core on north and south sides) – Maximum 25' setback for buildings and parking
- Central Village Core – 0'-25'



Village Core

Landscaping

The rural landscape plays a crucial role in Goochland Courthouse Village’s identity.

- Retain and maintain mature trees (greater than 20” diameter).
- If mature trees must be removed, replace them with similar species.
- Design landscaping to reflect typical community landscape patterns, which are natural, or agrarian-based, rather than stylized.
- Plants should be either native, or historically well-established in Goochland Courthouse Village. Hardy, non-invasive species should be used.
- New landscaping should blend with existing landscaping and complement the architecture and site. Plantings should be appropriate to anticipated site uses.



Typical rural scene in Goochland County

Signage

Overall signage should be limited and emphasize the “village” feel.

- Keep monument signs to a minimum, installed only at main entry points, and consolidating multiple commercial signs onto the same monument sign.
- Signage should be designed to enhance the site and landscape.
- Building signage should be limited and unobtrusive.



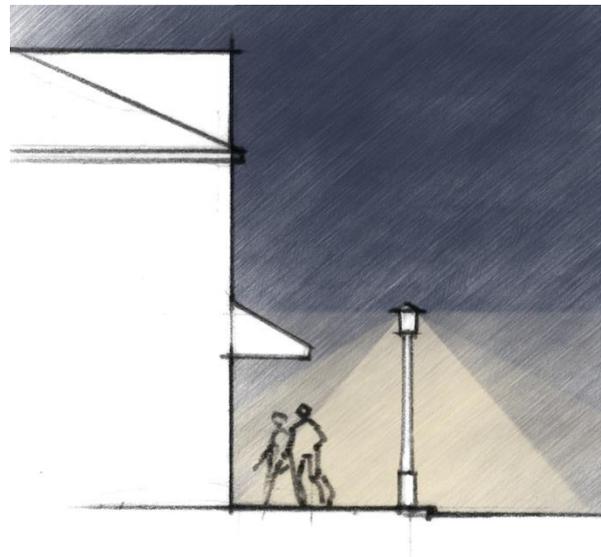
- All signage should be compatible in scale, size, materials, color, and character to the buildings they serve. Sign text should be simple; decoration and ornamentation should be limited.
- Signage should complement the architectural style and not obscure architectural details.
- Avoid back lighting, internal illumination, flashing, or rotating signs.
- Rooftop signage is not allowed.
- Signage must comply with the Goochland County Municipal Code Chapter 15 Article 26 – Signs.



Lighting

The ability to view the night sky as well as the safety of the village are both priorities for lighting design.

- Design lighting for the pedestrian scale.
- Make lighting fixtures and poles compatible in scale and materials with the building, landscape, and surroundings.
- Encourage consistent lighting throughout the site.
- Spotlights, floodlights, and high intensity lighting are generally not appropriate.
- Use the lowest lighting feasible for each need in order to preserve night sky viewing.
- Comply with the Goochland County Dark Sky Ordinance as outline in Article 25 of the zoning code.



Architectural Character

The variety of architectural styles, materials, and periods of construction exhibits the development and special character of Goochland Courthouse as a rural village. New buildings should reinforce and respond to the primary design elements of historic buildings in the area, while reflecting their own time in the town's evolution. New development should not create a false sense of history but be inspired by Goochland County's architectural history and rural identity.



Village Core

- Design infill buildings to be compatible with the historic architecture in Goochland Courthouse in terms of siting, size, scale, and materials.
- Respond to the historic setting help to preserve the town's unique character as a rural village.
- Pursue new interpretations of traditional designs that contribute to the overall variety of development within the town.

Commercial/Mixed Use Buildings

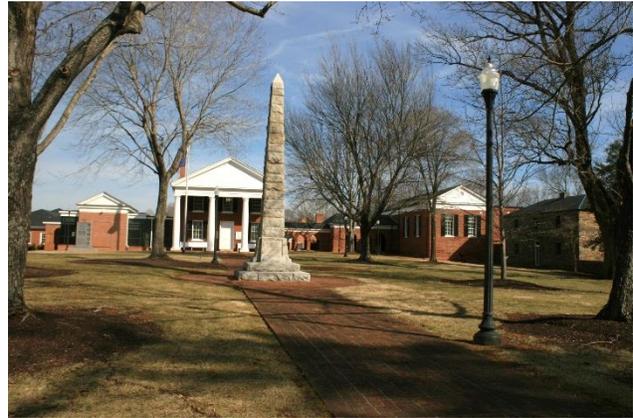
- Activate the ground floor of the building by making the use happening inside the building visible from the sidewalk.
- For buildings on corner lots, accentuate the corner's unique location with architectural features that actively engage the public realm and create a visual presence at the corner, such as: »
 - Chamfered or rounded corners
 - Projecting and recessed balconies and entrances
 - Accentuating features such as embellished doorways and volumetric manipulations (e.g., corner tower)
 - Enhanced window designs that may include floor-to-ceiling windows, display windows, clerestory windows, or distinctive glass design or colors



- Use horizontal and vertical articulation to help define and differentiate the street level of the building and to express façade widths that are compatible with adjacent context.
- Encourage functional balconies to allow for view of landscape and village activity. False balconies that serve no purpose beyond decoration should not be permitted.
- Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area

Courthouse Square

The design and placement of any new construction within Courthouse Square should be done in a way that does not compete for attention with the existing historic buildings. A new building should be a product of its time and not try to “match” the historic buildings, creating a false sense of history.



- The setback of any new construction within the historic Courthouse Square should be in line with the existing historic courthouse building or set further back.
- Any new construction or addition to the historic Courthouse Square must comply with the Secretary of Interior’s Standards for Rehabilitation (36 CFR Part 67, 1990). These standards specific to new construction are as follows:
 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 - New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPLICATION OF VILLAGE DEVELOPMENT INCENTIVES

Any new development may request modification in density, parking, or height requirements by showing that the development surpasses the goals of the guidelines and seeks to create a unified village. The applicant must outline the existing requirement, proposed modification to requirement, and how the development furthers the efforts of village development by responding to these questions:

- How does the development preserve and bring attention to **historic and natural resources**?
 - Specifically show how the development preserves tree rows, flood plain areas, tree lots, and open fields
- What **community gathering places, identity spaces, and amenities** does this development include?
 - Describe how the overall impact these will have on the village including projected use and maintenance plans
- How does the development increase multi-modal **connectivity** and prioritize pedestrians?
 - Describe the creation of “complete” streets, trail connections, parking reduction measures.
- How do the building **forms and materials** create a design that emphasizes the unique sense of place?
 - Describe the overall feel of the development including the architectural design, landscaping, signage, and lighting.



Site Planning Specific to Land Uses

Listed below are the development standards. The zoning administrator may grant flexibility based on Village Development Incentives.

Land Use	Color	Residential Density	Height	Front Setbacks (from edge of ROW)	Parking*	Lot Size	Additional Notes
Courthouse Residential (CH-R)	Pale Yellow	Max 1 unit/acre (Compensating open space for lots under 1 acre) (Up to 1.5 unit/acre with Village Density Incentives)	Max 35'	30' minimum		Min 15,000 SF	
Courthouse Planned Unit Development (CH-PUD)	Yellow	Max 2 units/acre (compensating open space for lots under 20,000 SF) (up to 2.5 units/acre with Village Development Incentives), Up to 15,000 SF neighborhood-specific commercial	Max 35'	30' minimum (per existing code for RPUD Sec. 15-193)		Min 15,000 SF	
Courthouse Mixed Use (CH-MU)	Red	Max 6 units/acre (up to 8 with Village Development Incentives), Min 30% commercial	Max 30' in Village Core, Max 55' outside Village Core	See River Road Setbacks	2 spaces per unit, 1 space per 300SF commercial (flexibility with Village Development Incentives)		
Public	Blue	None	No defined height. Design with minimal impact on	No defined setback	Dependent on use (flexibility with Village Development Standards and possibilities)		50% open space

			view shed and existing historic structures		for shared parking)		
Village Institutional Mixed Use	Brown						50% open space
Village Core	Dashed Line			See River Road Setbacks			

** 1/300 SF is based on commercial retail parking standard in Goochland County code. Parking will differ based on commercial use.*