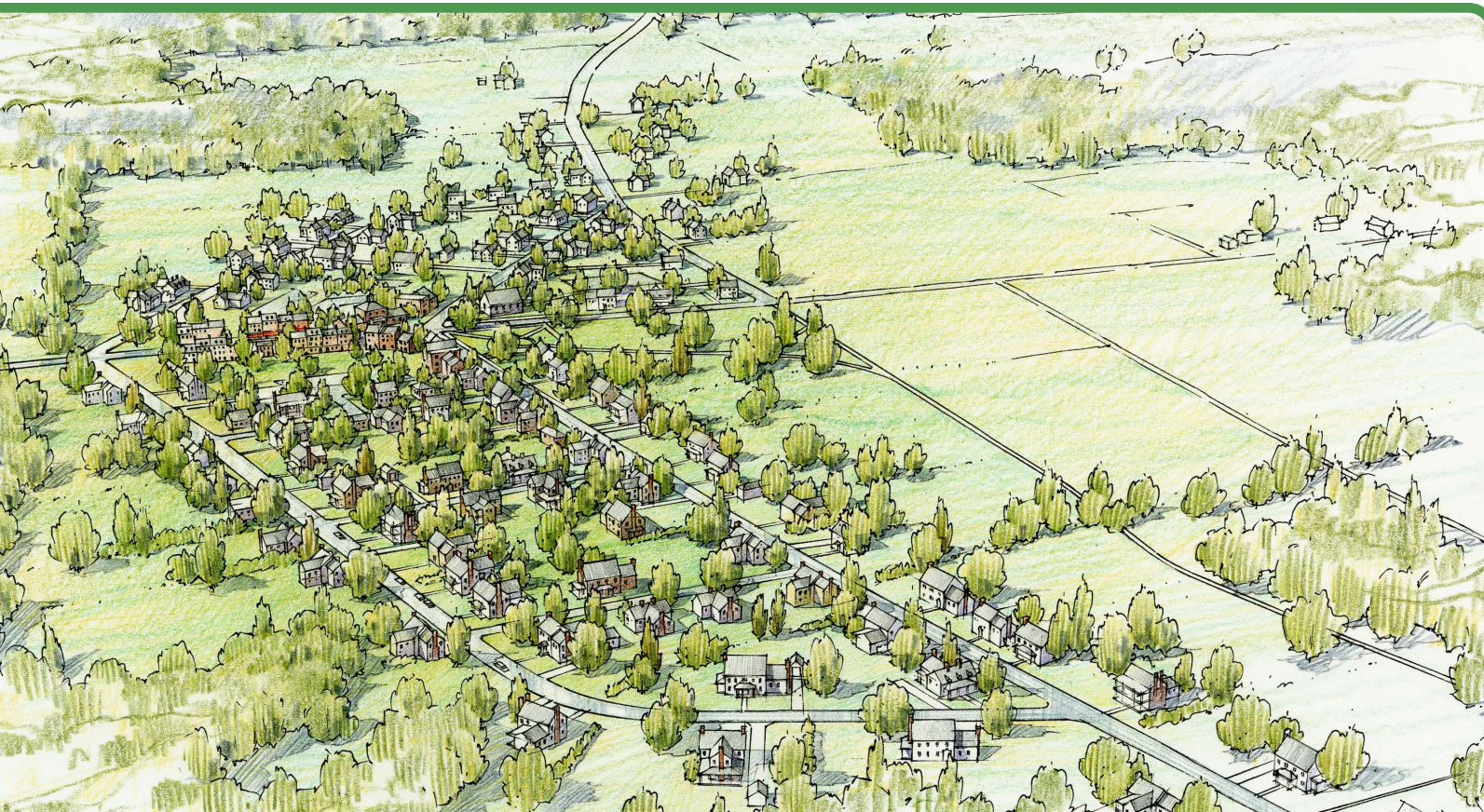
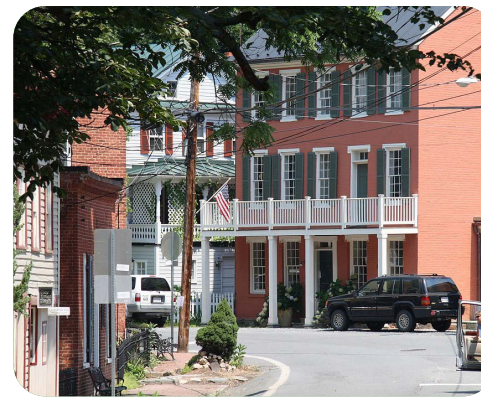




Village plan view showing central business and residential core, adjacent residential neighborhood and surrounding areas of conservation.



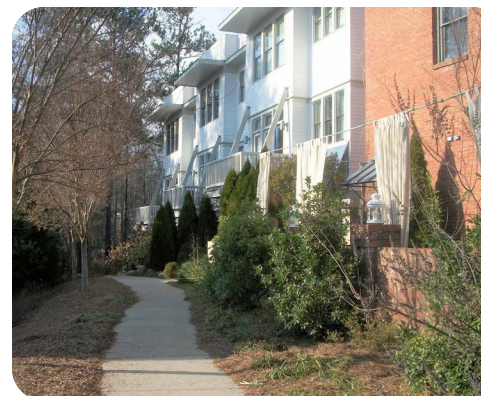
Village perspective view showing core and neighborhood development amid conserved landscape.



Compact building forms, mixed uses



Central green, sidewalks, street trees



Diverse housing types, front landscaping



Dense business core, pedestrian activity

Village

Develop dense, compact villages with mixed-use business and residential cores to conserve rural lands and preserve the surrounding landscape.

A village should be a community social destination with distinctive architectural and cultural features. Circulation should be oriented to safe pedestrian activity. Villages are intended to be served by public utilities.

Village Characteristics

Uses

- Prominent siting of some public use with scenic vistas
- Public utilities
- Diverse uses: business commerce, government services, varying residential housing choices

Buildings

- Dense compact form
- Variety of building types
- Complementary architecture
- Historical buildings featured

Public Spaces

- Organized sense of place & identity
- Scenic vistas and common spaces
- Landscaping of street and building frontages, green spaces, trees
- Architectural lighting, coordinated signage
- Parking carefully placed

Connectivity

- Walk-to commercial buildings
- Connected to everything: sidewalks, trails, wayfinding signage

Activity

- Social & communication hot-spot
- “Center of gravity” to draw people
- Pleasant spaces for events



Above: Hamlet plan view showing compact business and residential groupings sited around park-like spaces and rural area features. The landscaped entrance corridor serves as a welcoming boulevard. Residential density may be expanded using a Traditional Neighborhood Development.



Above: Hamlet perspective view showing compact development pattern and grouping of small residential and commercial buildings around park features and landscaped corridor entrances. A branch public building is shown to the far right. A Traditional Neighborhood Development is to the far left.



Diverse housing types, front landscaping



Small cottages and commercial buildings



Community spaces with character



Clustered housing near core

Hamlet

Develop compact communities in rural landscapes that are smaller than villages to serve as special cultural and social neighborhoods. A hamlet has a limited number of small commercial uses and may include a branch public building.

Housing is grouped in a small core around shared park-like features. A hamlet may contain a larger planned residential development. Typically, a hamlet is not served by public utilities; however it may be served by utilities over time.

Hamlet Characteristics

Uses

- Small commercial uses
- Branch public building(s) (e.g., post office, fire station, market)
- Diverse residential types and choices

Buildings

- Compact development
- Small buildings, cottages
- Grouped patterns around attractive, shared spaces
- Simple architecture
- Historic or cultural features

Public Spaces

- Landscaped entry corridors
- Reflects community character and identity
- Comfortable pedestrian setting
- Small parks, trails, nearby recreational amenity

Connectivity

- Walk-to commercial buildings
- Connected to everything: sidewalks, trails, wayfinding signage

Activity

- Social and communications center



Above: Plan view of Crossroads showing compact development pattern, carefully planned vehicular circulation at road intersection, green frontages, consolidated parking to side and rear, and small corridor businesses at corners. Residential uses, both single-family and low density multi-family, may be present nearby.



Compact business below, residential above



Building with character, green frontage

Crossroads

Encourage the attractive, orderly development of community crossroads to maintain the vehicular safety and scenic qualities of frequently-traveled road corridors.

Emerging crossroads business development requires controlled, compact patterns with careful placement of buildings, parking, and access points.



Above: Perspective view of Crossroads showing organized development pattern, pedestrian crosswalks at intersection (prior to roundabout), and landscaped frontage along the road corridor.

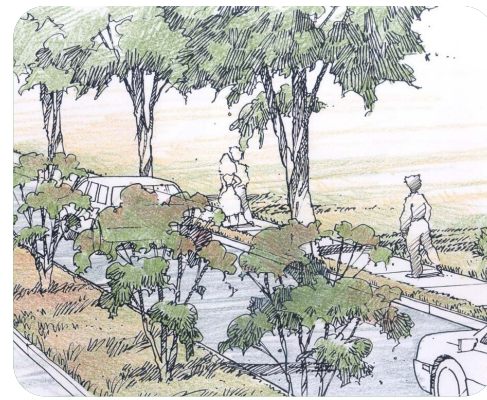
Crossroads Characteristics	
Uses	<ul style="list-style-type: none"> • Small corridor business • Mixed use residential (above) • Service business
Buildings	<ul style="list-style-type: none"> • Neighborhood commercial • Residential cottage • Two-family residential • Townhomes (4 units)
Public Spaces	<ul style="list-style-type: none"> • Landscaped street frontage • Parking oriented side/rear • Minimal signage • Buildings setback with parking screened (side or back) • Green intersections
Connectivity	<ul style="list-style-type: none"> • Roundabout or four-way intersection for traffic circulation • Pedestrian crosswalks • Sidewalks or pedestrian paths
Activity	<ul style="list-style-type: none"> • Social interaction at businesses



Above: Plan view of Interchange Development showing dense business building pattern, landscaped boulevard corridor entrances, connecting green spaces and frontages, and parking positioned at side or rear for minimum pavement visibility.



Above: Perspective view of Interchange Interchange Development looking from the interchange entrance corridor. Note the dense business building pattern and landscaped building frontages and entrance roads.



Landscaped boulevard entrance corridor



Low signs, coordinated landscaped entrances



Coordinated entry signage



Dense, diverse, mixed-use core

Interstate Interchange

Developing areas adjacent to major road corridors should be carefully planned to provide dense business services for residents and the traveling public. These areas should include welcoming entrances with landscaping and trees, coordinated signs and lighting, attractive common spaces, and comfortable pedestrian access. Dense development with clustered uses around attractive green spaces ensure efficient use of valuable land. Typically, a hamlet is not served by public utilities; however it may be served by utilities over time.

Interchange Characteristics

Uses	<ul style="list-style-type: none"> • Retail and service businesses • Diverse businesses • Hospitality • Residential
Buildings	<ul style="list-style-type: none"> • Small commercial buildings • Attractive architecture & features • Buildings setback with green frontages
Public Spaces	<ul style="list-style-type: none"> • Landscaped boulevard corridors • Parking landscaped and carefully placed to side or rear • Common green spaces • Coordinated, low to ground signage • Attractive lighting • Park-like amenities
Connectivity	<ul style="list-style-type: none"> • Safe vehicular circulation • Comfortable for pedestrians • Pedestrian sidewalks & crosswalks • Wayfinding directional signage
Activity	<ul style="list-style-type: none"> • Visitor and resident services • Communication hot spots



Above: Plan view of Business Park Development parcel showing landscaped corridor entrance road and setback, building sited within the landscape, and parking/service carefully placed to minimize visibility from the public road.



Design guidelines to coordinate signage, building setbacks, parking, and amenities



Central amenity center for daycare, convenience retail and services

Business Park

Signature business parks represent economic opportunities for attracting and growing important business employers.

Early site planning for business parks can provide a strong foundation for incorporating natural features, providing appealing entrance approaches, establishing architectural and site development standards, and ensuring an appropriate business mix.

Business Park Characteristics

Uses

- Corporate business
- Clean Industry
- Technology
- Support businesses, as appropriate

Buildings

- Medium to large industrial forms
- Corporate business forms
- Buildings sited in landscape
- Buildings setback with green frontage
- Architectural building standards

Public Spaces

- Landscaped entrance parkway
- Natural environmental and recreational features used as amenities
- Street trees and landscaping
- Parking landscaped and carefully placed away from street views
- Coordinated signage and lighting

Connectivity

- Wayfinding directional signage
- Safe pedestrian and vehicular circulation
- Trail connections to recreational amenities

Activity

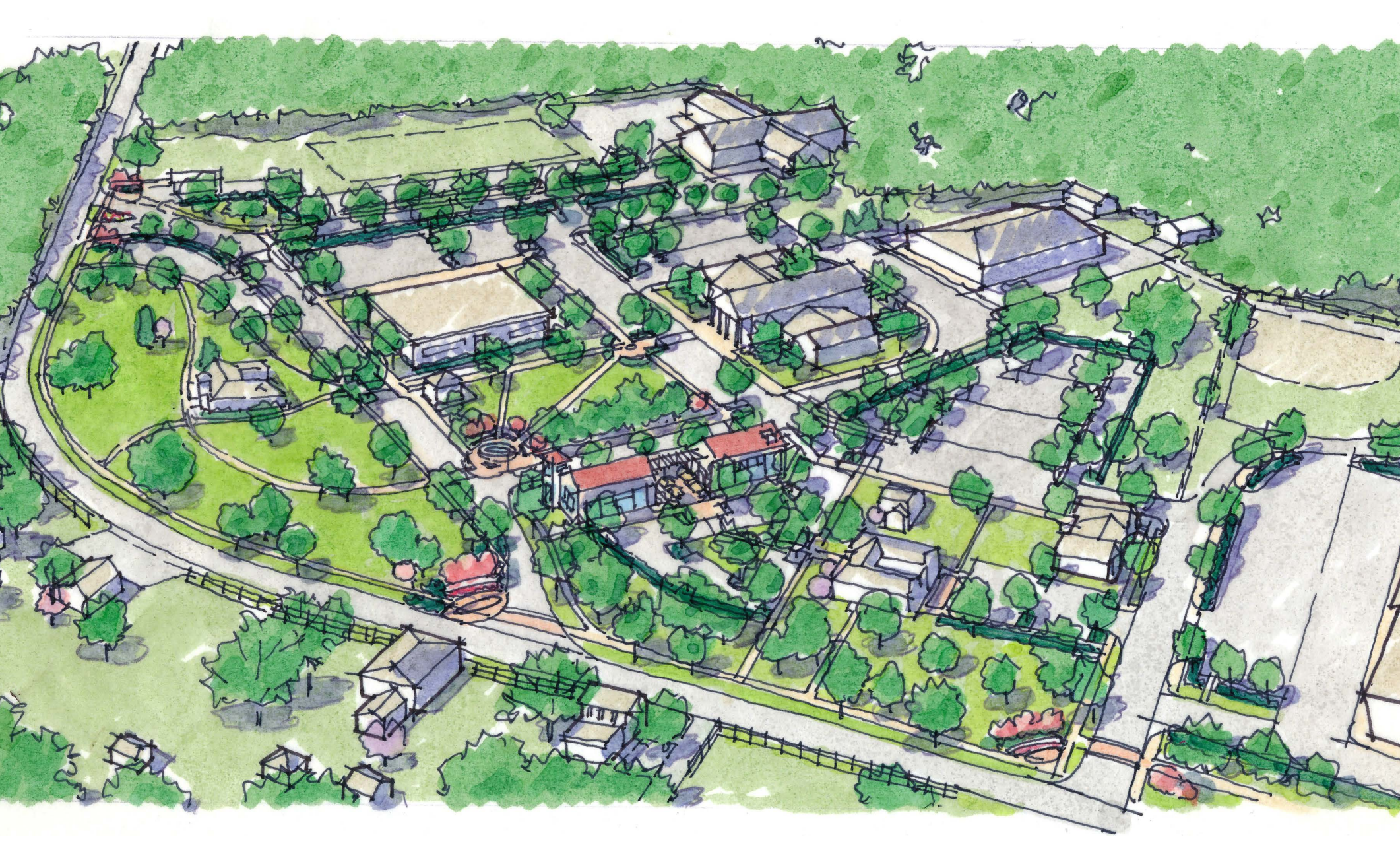
- High-speed tech communications



Above: Plan view of a Business Park showing development footprints (for buildings and parking) that are carefully sited in the landscape. Development takes advantage of a green parkway entrance corridor, natural environmental features, and an incorporated trail system.



Above: Visual graphic of what is visible from the road corridor. Green spaces and landscaping provide an appealing approach for businesses and customers. A bioretention garden can be used as a natural way to manage stormwater runoff from building pads and parking lots.



New Kent Courthouse

The Village of New Kent is in the heart of the County and the center for governmental functions and community commerce. The historic village should be a unique destination for residents and visitors. Character features include scenic vistas, landscaped corridors, public green spaces, historic architecture, pedestrian access, and dense development pattern of mixed uses.

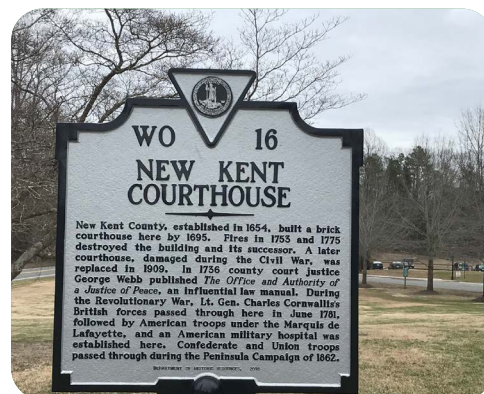
New Kent Courthouse Characteristics

Uses	<ul style="list-style-type: none"> Public and government services Commercial retail Restaurants Office and service businesses Residential, diverse types
Buildings	<ul style="list-style-type: none"> Institutional & governmental Small commercial Single-family residential (small) Multi-family residential (above business or low-density group)
Public Spaces	<ul style="list-style-type: none"> Green common spaces for gathering Landscaped streets and frontages Interpretation of historic places Attractive, pedestrian scale lighting Coordinated signage & wayfinding Parking pavement minimal, selective on street, small lots landscaped and shared for common access, oriented to side or rear
Connectivity	<ul style="list-style-type: none"> Connected paths and walkways Pedestrian oriented business areas Comfortable vehicular circulation
Activity	<ul style="list-style-type: none"> Communication and social center Celebration and event spaces

Above: Perspective aerial view of New Kent Courthouse showing governmental center with landscaped corridor and new green courtyard framing historic buildings. Note the connected walkways and areas for interpretive displays. Parking near government center and historic jail has been carefully tucked to side areas and shared lots. Historic buildings are integrated with new uses and activities in outdoor spaces. Enhanced trail system connects pedestrians to nearby retail center.



Village green frames public buildings



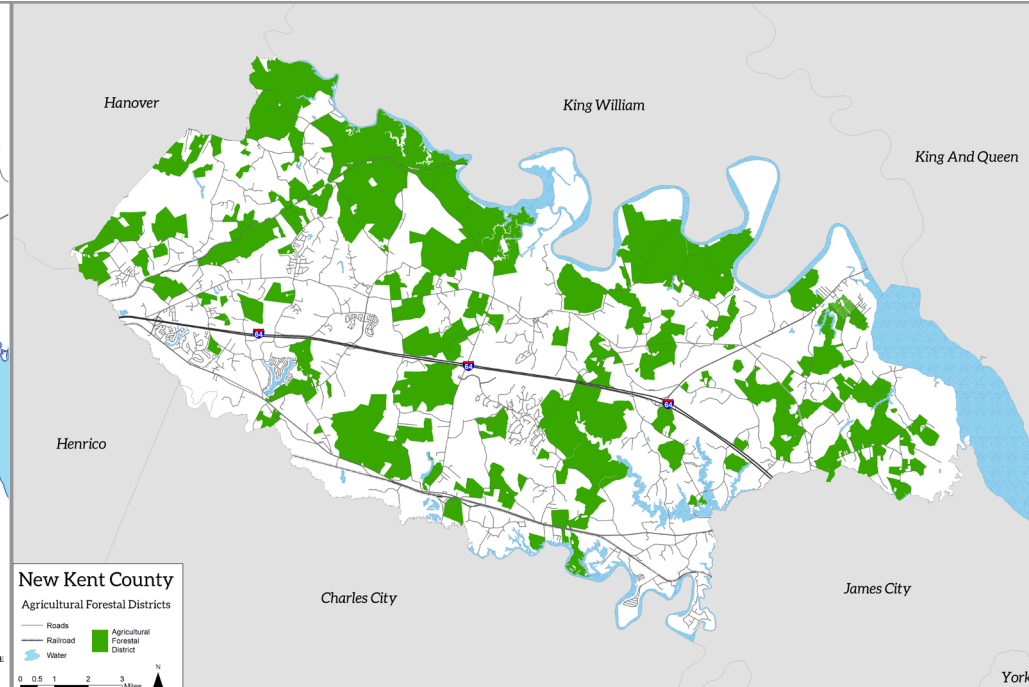
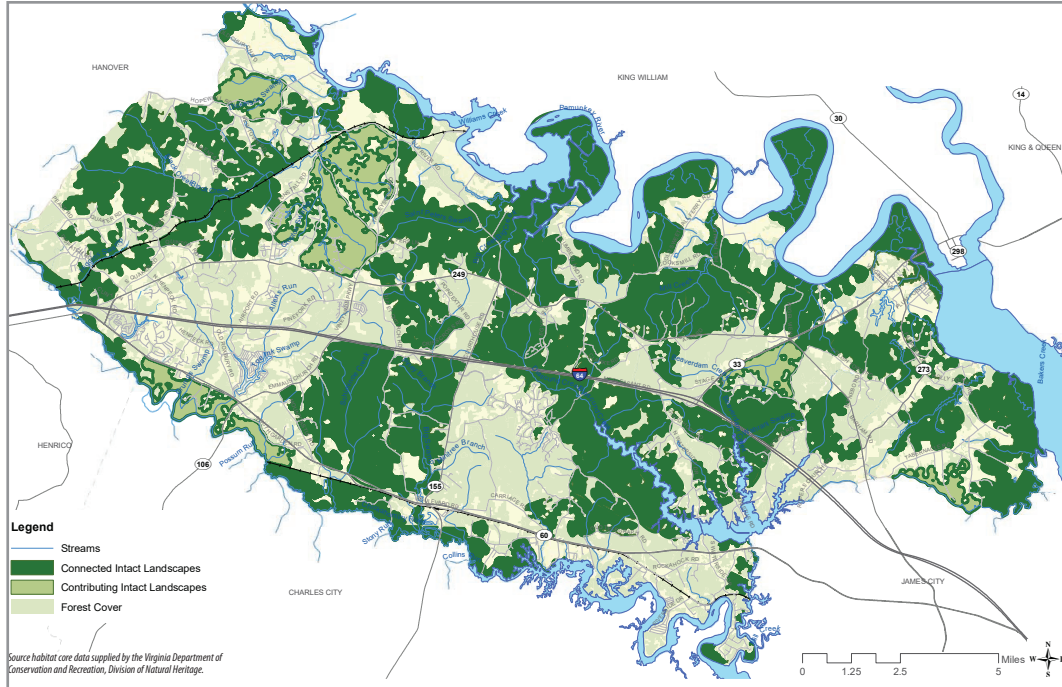
Interpretation of historic places



Historic buildings and residential uses



Dense mixed-use commercial center



Countryside

The natural and rural landscapes of New Kent County are significant for their environmental value and their contribution to the cherished quality of life.

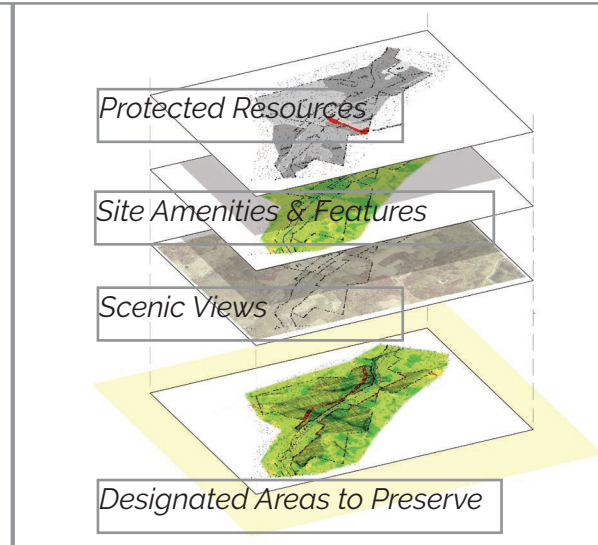
The historic and scenic Pamunkey, York and Chickahominy Rivers and extensive forested and agricultural lands have endured since the County was established in 1652. Careful management of these natural assets are critical to the future of the County.

Above: Map of Green Infrastructure Network of New Kent County showing the intact connected natural landscapes of high ecological value. Conservation easements can be used to preserve important landscapes and habitats.

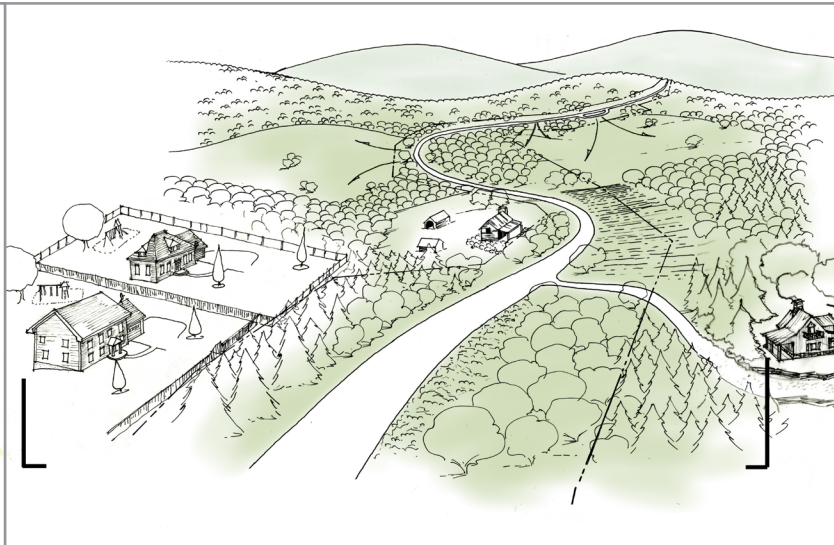
Above: Map of Agricultural and Forestal Districts as of 2020. These areas are part of a voluntary land use program (ten year term) that encourages preservation and conservation of important agricultural and forestal land.



Above: Example of Conservation Subdivision to preserve landscape and views.



Above: Layer graphic illustrating how to consider features in site development.



Above: Example frame of rural landscape development pattern showing buildings setback and clustered amid agricultural views.

Countryside Characteristics

Uses

- Agriculture
- Forestry
- Farms
- Single-family residential
- Small family or limited conservation subdivisions (planned for rural preservation)
- Conservation

Buildings

- Farm buildings
- Small residential homes
- Agritourism structures
- Recreational structures

Public Spaces

- Passive parks
- Natural preserves
- Scenic roads and corridors
- Heritage farms, historic properties
- Community identification
- Common water access

Connectivity

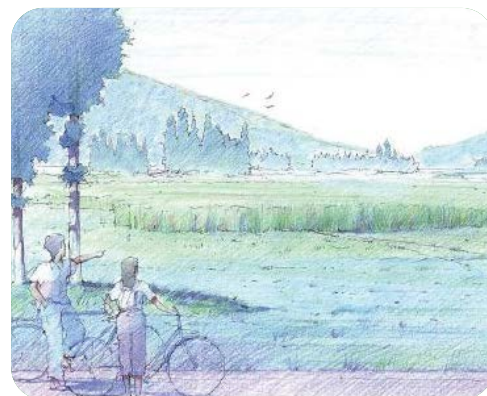
- Trails
- Scenic bike routes
- Scenic byways

Activity

- Passive natural activities



View of fields and farm buildings



Rural landscape Views

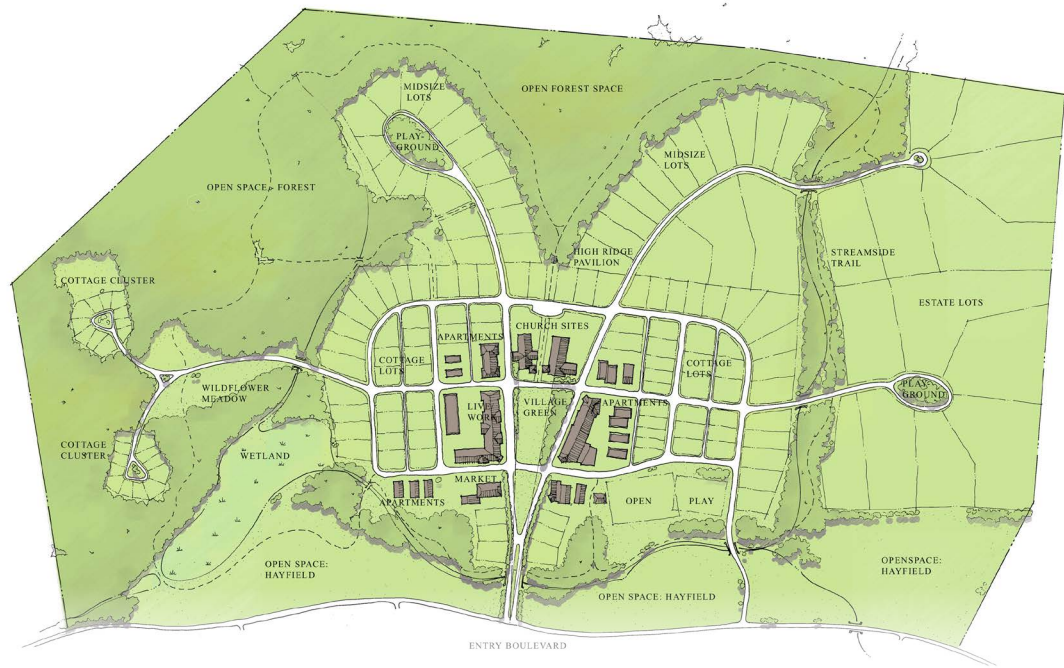


Rural residential farm



Road fencing frames views

People admire the countryside because it provides visible contact with nature, history, and an American way of life enjoyed throughout the Nation.



Planned Unit Development

Above: Planned Unit Development example showing varied types of residential lots and housing types with central, mixed-use commercial component. Note that the development preserves important landscape features and includes connected streets and pedestrian trails to public recreation and facilities.



Planned Unit Development

Above: Aerial View Perspective of Planned Unit Development example showing varied types of residential lots and housing types with central, mixed-use commercial component.

Residential Development

Residential development should be carefully planned to minimize impacts on environmental, historic, and scenic features.

To preserve the special rural character of the County, residential development should be dense in designated growth areas, enhance landscape features, and incorporate community facilities. In the rural countryside, development should be placed sensitively in the landscape and grouped to maintain the rural environs.

Residential Development Characteristics

Uses

- Single family homes
- Multi-family housing of varied types
- Community buildings and facilities
- Small neighborhood support services/businesses

Buildings

- Residential homes and buildings
- Public buildings
- Small neighborhood commercial (essential services, grocery, day care)

Public Spaces

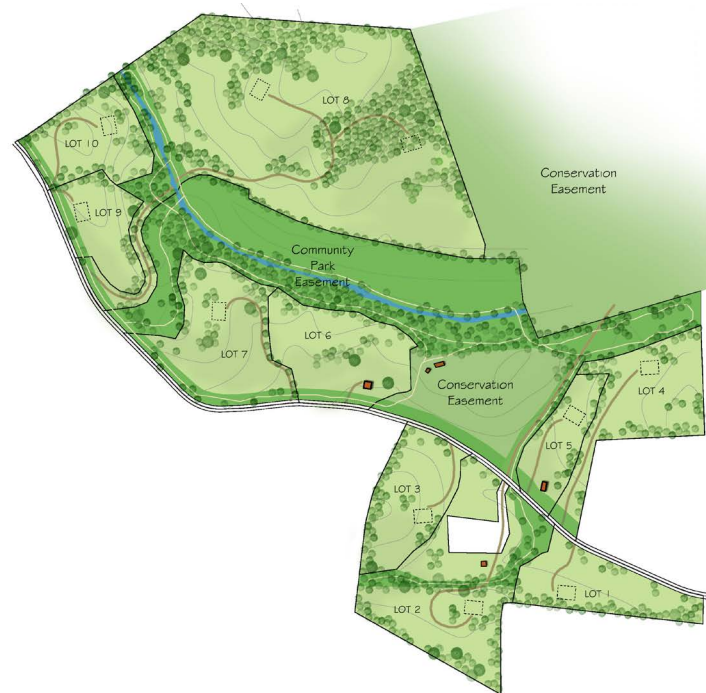
- Natural environmental and recreational features used as amenities
- Landscaped streets, gateways and spaces
- Coordinated signage and lighting
- Public infrastructure, as appropriate

Connectivity

- Connected street and pedestrian networks
- Wayfinding directional signage
- Safe pedestrian and vehicular circulation

Activity

- Social interaction opportunities
- Communication enabled (phone, internet, etc.)



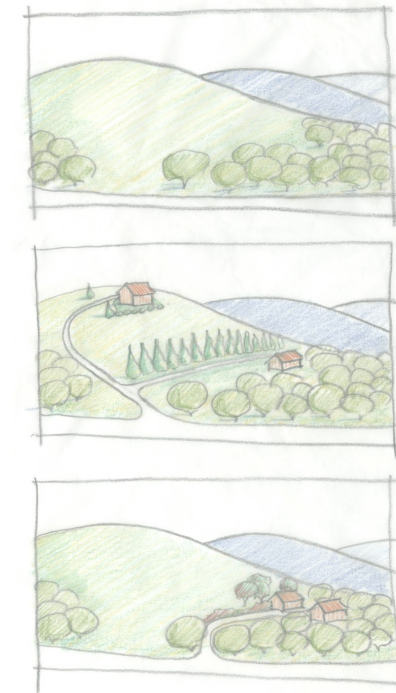
Conservation Subdivision Development

Above: Conservation Subdivision Development provides for grouping of development within a planned community to preserve common open space or important natural features for community use, conservation, and preservation. This type of development scenario is used to preserve important rural landscapes.



Rural Subdivision Development

Above: This clustered rural subdivision development pattern is an alternative to linear, single-lots along a public road. The concept allows for multiple lots arranged on a single, connecting road that provides a pleasant frontage, utilities, and a landscaped gateway.



Examples of development in the landscape.

- Top sketch before development
- Middle sketch dispersed placement
- Bottom sketch preserves landscape