



**County of Powhatan,
Virginia**

Application:
Development Design
Pattern Book

For Office Use Only

Case Number

Date of Approval

Powhatan County, Virginia
Department of Community Development
3834 Old Buckingham Road: Suite F
Powhatan, VA 23139

In accordance with Sec. 83-477(f) of the Powhatan County Zoning Ordinance, a *Development Design Pattern Book* must be reviewed and approved by the Planning Commission for all commercial and mixed-use development (prior to site plan approval).

For ideas regarding recommended design elements, review the [Countywide Development Guidebook](#), which is available online at www.powhatanva.gov.

Applicant Information	
Name of Applicant	
Mailing Address	
Phone Number	
Email Address	
Owner Information (Complete this section if the applicant is not the current property owner)	
Name of Owner	
Mailing Address	
Phone Number	
Email Address	
Parcel Information	
Tax Map Number(s)	
Physical Address	
General Description of Property Location	

Project Description	
Ordinance Requirements	<p>Sec. 83-477(f) states that:</p> <ul style="list-style-type: none"> The Development Design Pattern Book shall include: <ul style="list-style-type: none"> Written descriptions and graphics explaining how the development complements existing development in the surrounding area and relates to recommendations made in the comprehensive plan and Countywide Development Guidebook; and Written descriptions and graphics explaining the theme and physical form of the project’s architectural design. The written description shall identify specific materials, colors, and architectural details that are permitted within the development.
Explanations	
<p>Describe the architectural theme and physical form of the development.</p> <p>Additional information regarding building materials, roofing, and other design elements will be provided on the following pages.</p>	

Tips

The [Countywide Development Guidebook](#) identifies and describes preferred architectural styles, including:

- | | |
|--|---|
| Georgian | Craftsman Inspired |
| Classical Revival | Rustic Revival Inspired |
| Cape Cod Inspired | Folk Victorian |
| Main Street Commercial | Piedmont Vernacular |

The styles and associated design elements should be referenced in this application

Relationship with Surrounding Development and County Policies	
<p>Ordinance Requirements</p>	<p>Sec. 83-477(f) states that:</p> <ul style="list-style-type: none"> • The Development Design Pattern Book shall include: <p>Written descriptions and graphics explaining how the development complements existing development in the surrounding area and relates to recommendations made in the comprehensive plan and Countywide Development Guidebook; and</p> <p>Written descriptions and graphics explaining the theme and physical form of the project’s architectural design. The written description shall identify specific materials, colors, and architectural details that are permitted within the development.</p>
Explanations	
<p>Describe how the architectural design of the proposed development complements existing development and/or the character of the surrounding area. Identify architectural features and materials used on nearby buildings and how these features will be incorporated into building(s) that are part of the proposed project.</p> <p>Attach photos of nearby buildings, particularly those that include design elements similar to those that will be used within the proposed development.</p>	
Empty space for explanation	
<p>Describe how the architectural design of the proposed development relates to policies identified in the current comprehensive plan (refer to specific land use policies listed in Chapter 8 for the appropriate land use designation) and recommendations made in the Countywide Development Guidebook.</p>	
Empty space for explanation	

Building Materials and Colors

Ordinance Requirements

Sec. 83-477(h) states that:

- Building façade materials shall be limited to wood, brick, stone, decorative block, stucco, or other materials with a similar appearance, durability, and quality. The use of metal or vinyl siding is subject to review and approval by the director.
- At least 70 percent of building façades visible from existing or planned roadways shall be constructed of wood, brick, stone, and/or other materials with a similar appearance, durability, and quality.
- No more than 30 percent of building facades visible from existing or planned roadways shall be adorned with stucco or decorative block.

Sec. 83-477(i) states that:

- Façade colors for all portions of the building shall be low reflectance, subtle, neutral or earth-tone colors (no primary colors). Building trim and accent areas may feature brighter colors that complement the building’s overall appearance.

List materials that will be used on building facades, including permitted colors.

Attach photos and/or samples of these materials to this application.

(Note: Information regarding roofing materials will be provided on p. 5).

Material Type (Ex.: Wood, Brick, Stone)	Material Color	Material Location (Ex.: Foundation, Front Façade, Front Accent)

Roofing

Ordinance Requirements	<p>Sec. 83-477(j) states that:</p> <ul style="list-style-type: none"> • Principal buildings shall incorporate roof pitches between 3:12 and 12:12, or incorporate a parapet at least three feet high with a three-dimensional cornice around a flat roof. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features. • Any roof visible from an adjoining street or property shall be constructed of wood, tile, standing seam metal, heavy-grade architectural fiberglass shingles, slate, or other materials with a similar appearance, durability, and quality. • All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street. • Buildings with multiple uses or in excess of 25,000 square feet shall have alternating roof structures to give the appearance of multiple buildings unless a different design is approved by the director.
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List materials that will be used on roofs, including permitted colors.
 Attach photos and/or samples of these materials to this application.

Material Type (Ex.: Wood, Tile, Slate)	Material Color

Permitted Roof Pitches

Permitted Roof Types
(Ex.: Gable, Hip, Mansard, Flat)

Roof Features
(Ex. Dormers, Cupolas, Chimneys, etc.)

Design Features: Windows and Transparency

Ordinance Requirements

Sec. 83-477(l) states that:
At least 30 percent of the street-facing façade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by doorways or transparent windows. Upon request by the property owner or applicant, the director may approve modifications to this subsection, provided that other architectural features are incorporated into street-facing façades to add visual interest, and such approval is in writing with justification for the modification.

Attach photos and/or samples of permitted windows and doors to this application.

Question

Explanation

Will windows on front and side facades have muntins or dividers?

What color(s) will be used for window trim?

Will doors that serve as public entrances be transparent?

What colors will be used for doors?

Other Design Features

List and describe other specific design features that will be incorporated into the proposed development. Examples of other design features include porches, pergolas, awnings, shutters, specially-designed exterior lighting, and other building components that add interest to the building's exterior.

Attach photos and/or samples of these features to this application.

Feature Number	Feature Type	Description
Example	Covered Porches	Covered porches with metal roofs will be constructed at each entrance to the building that is located on the front and side facades. Each porch shall be at least 8 ft. wide and 8 ft. deep with the roof supported by square white columns.
Feature #1		
Feature #2		
Feature #3		
Feature #4		
Feature #5		

Attachments	
Submit the following materials and documentation with this application for review by the Planning Commission.	
	Photos of Existing Nearby Buildings
	Proposed Elevations (or Photos of Similar Existing Buildings)
	Photos and/or Samples of Building Materials and Colors
	Photos and/or Samples of Roofing Materials
	Photos of Windows and Doors
	Photos of Other Design Features (If Applicable)

Applicant Signature	
<p>By signing this application, the applicant:</p> <ul style="list-style-type: none"> • Acknowledges that they are the owner or lessee of the property, or an authorized representative of the owner or lessee. • Acknowledges that they have familiarized themselves with the rules and regulations pertaining to preparing and completing this application. • Declares that all statements provided throughout the various sections of this application are in all respects true and correct to the best of their knowledge. • Understands that a Development Design Pattern Book must be approved by the Planning Commission prior to approval of any site plan within the development, and that all structures within the development must adhere to guidelines established by the approved Development Design Pattern Book. 	
Signature of Applicant	
Name of Applicant (Printed)	
Date	