

HIGHLIGHTS OF THE DAMASCUS MASTER PLAN

Approved and adopted in 2006, the Damascus Master Plan aims to enhance the Town Center as the heart of the community. This Plan's recommendations support its overall vision:

LAND USE & ZONING

The Master Plan recommends a moderate level of residential growth, strengthening the potential for multifamily residential and mixed-use development in the Town Center. Mixed-use and residential developments are encouraged in the Town Center and closely spaced, cluster development is preferred in the Transition Areas immediately beyond the Town Center. In addition, this Plan supports the continuing viability of institutional uses, such as churches and schools. In the Rural Areas, the Plan supports ongoing agricultural activities and recognizes existing rural villages.

TOWN CENTER

The recommended mixed-use zoning emphasizes proportion, design and architectural context. Commercial uses concentrated along Main Street and at major downtown intersections will create opportunities for residential development that will support retail and service businesses in the core. Added residential densities are achieved mainly through transfer of development rights. Guidelines for future development and redevelopment are designed to improve mobility and connectivity along Main Street, and enhance community open space.

TRANSITION AREAS

Cluster designs, such as townhouses, are encouraged on properties immediately accessible to the Town Center. These closely spaced properties allow for additional growth and will establish a strong edge between the town and rural areas. Most growth potential is tied to receiving areas for transferable development rights. The Plan recommends the use of Transferable Development Rights (TDRs) in the current Rural Neighborhood Cluster (RNC) Zone.

RURAL AREA

The Plan supports the existing Rural Density Transfer (RDT) Zone (Agricultural Reserve) with adjustments for rural village centers. Guidelines are provided for development in the RDT Zone for protecting rural vistas and enhancing subdivision design. The Plan recommends the Rural Village Center Overlay Zone in designated rural villages to protect and maintain the existing scale of development through appropriate types of uses and limited levels of intensity.



TOTAL DWELLINGS

5,854*



TOTAL POPULATION

17,284*

*Source: 2010 CENSUS

RESIDENTIAL DEVELOPMENT (2000-2015)



APPROVED UNITS

268



UNBUILT UNITS

49

NON-RESIDENTIAL DEVELOPMENT (2000-2015)



APPROVED PROJECTS

221,000
SQUARE FEET

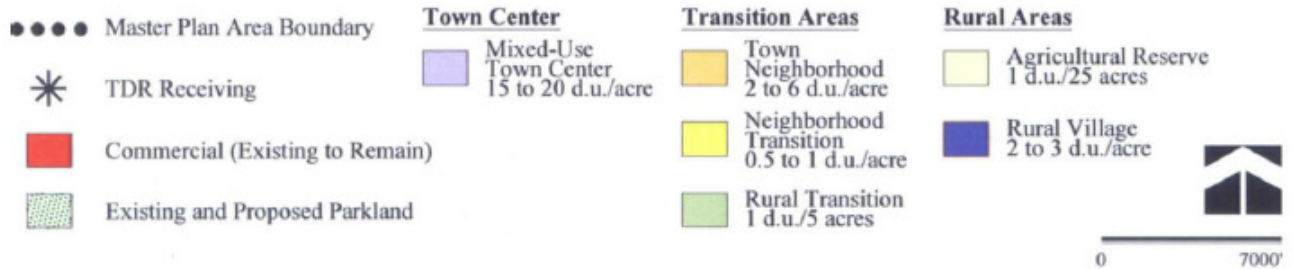
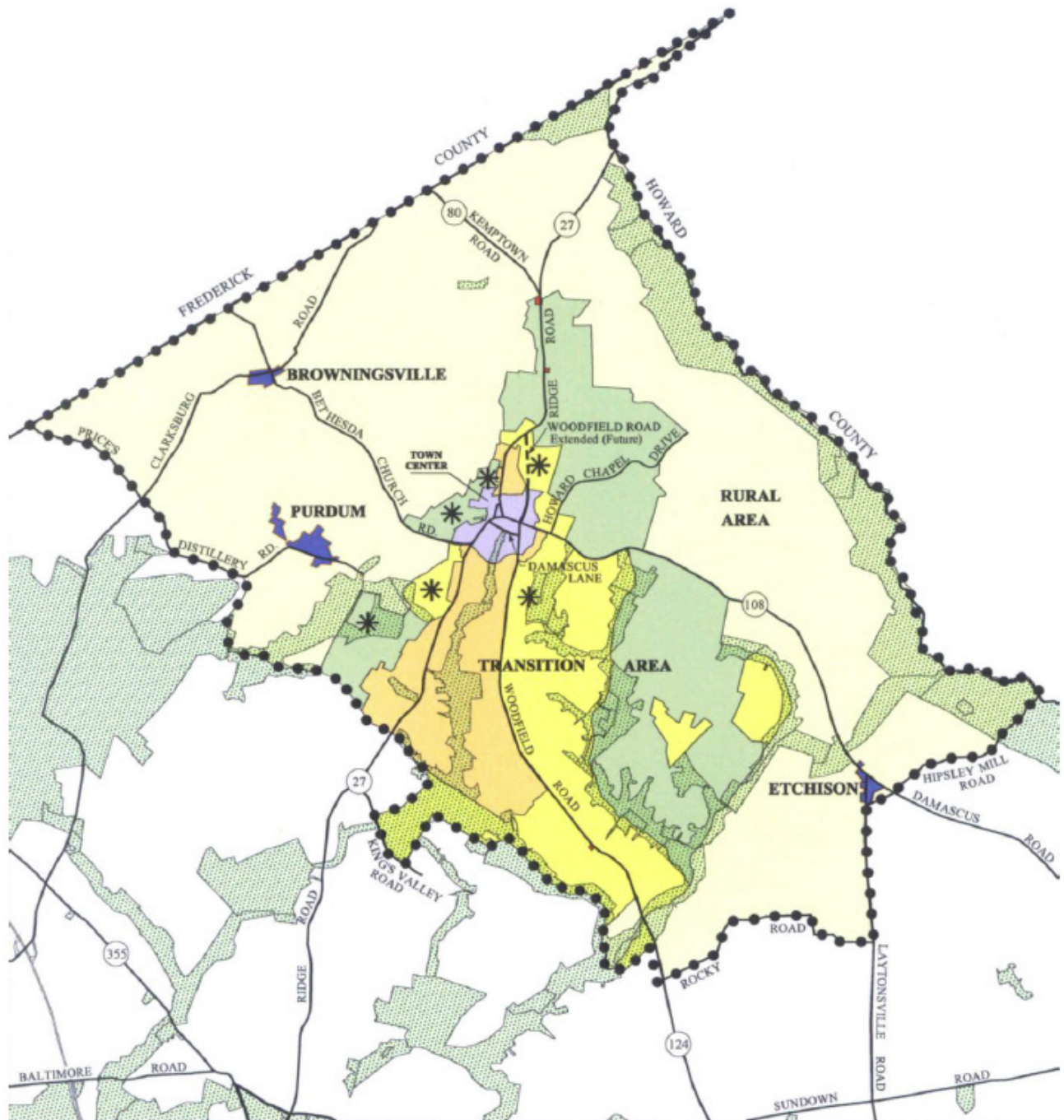


UNBUILT PROJECTS

26,115
SQUARE FEET

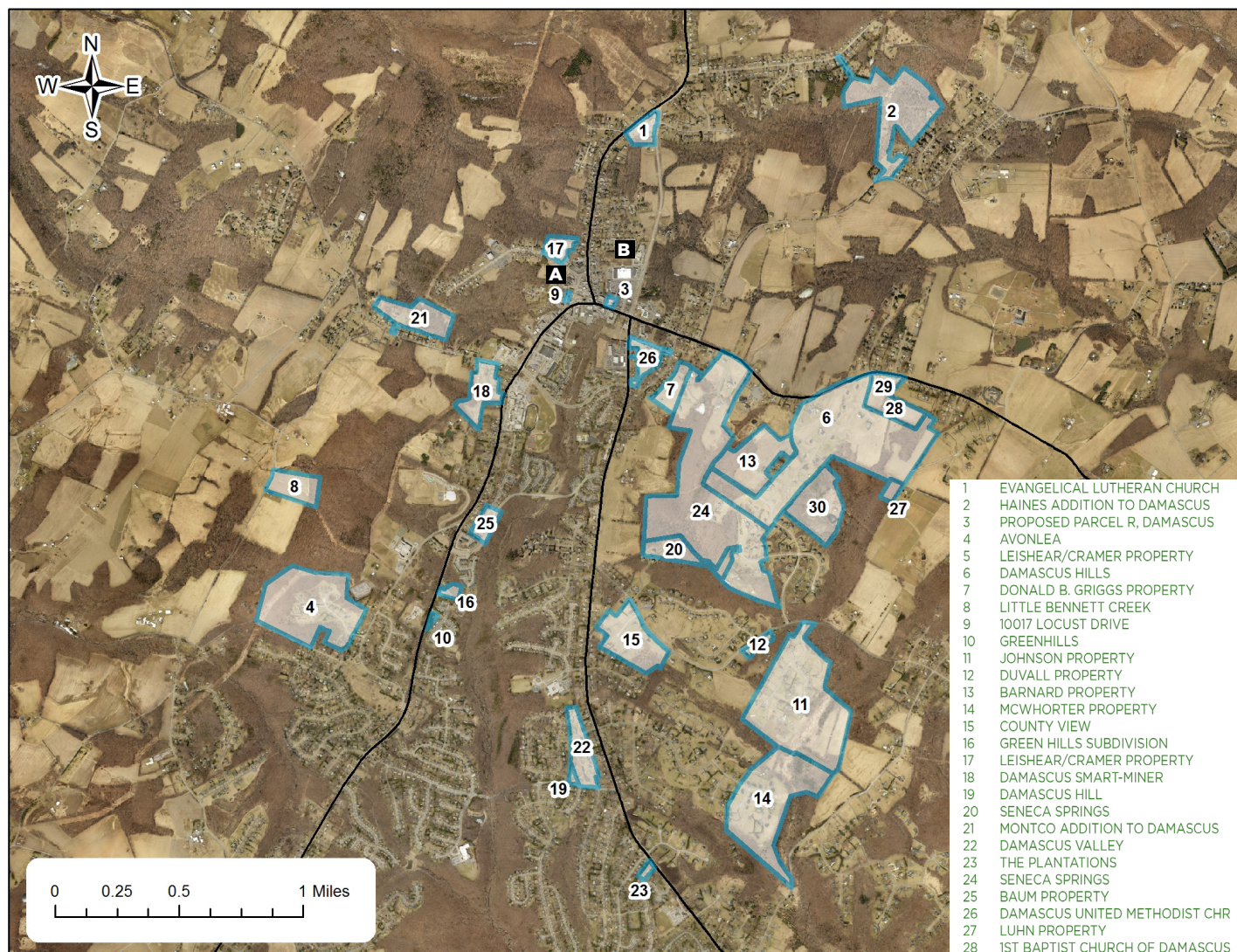
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ADOPTED LAND USE



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APPROVED DEVELOPMENTS (2000-2015)



PENDING DEVELOPMENT APPLICATIONS

A. ARMSTRONG PROPERTY

PRELIMINARY PLAN OF SUBDIVISION

 **7.25** ACRES

 **40** MARKET-RATE TOWNHOUSES WITH 1-CAR GARAGE

 **8** MARKET-RATE, SINGLE FAMILY DETACHED HOUSES WITH 2-CAR GARAGE

 **7** MODERATELY PRICED DWELLING UNIT TOWNHOUSES WITH 1-CAR GARAGE

 **18** VISITOR PARKING SPACES

 **2.59** ACRES OF SAVED FOREST

B. WOODFIELD COMMONS

PRELIMINARY PLAN OF SUBDIVISION AND SITE PLAN

 **3.88** ACRES

 **84** APARTMENTS
- 75 MODERATELY PRICED DWELLING UNITS
- 9 MARKET-RATE UNITS

 **95** PARKING SPACES

 **17,058** SQUARE FEET OF PUBLIC OPEN SPACE



For more information about the Damascus Master Plan, contact our team:
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