

7.0 Guidelines for the Transitional Planning Area

The guidelines for the Transitional Planning Area are intended to be less specific than for the other districts. The main goals are to: (1) protect the visual and rural character of the viewshed along the main routes to Spotsylvania Courthouse and (2) facilitate pedestrian/bicycle connections to the village district. See [Section 6.4 for Guidelines for New Subdivision Development within the Transition District](#).

7.1. Greenway Trail Opportunities

The development of greenway and trail systems within the transition area is particularly important, as there will be fewer sidewalks along the main roads. Trails can potentially provide alternate routes, even shortcuts, for pedestrians and cyclists traveling to and from the village core. Primary opportunities for trails and greenways fall into two categories, utility easements and stream corridors.

7.1.1. Utility Easements

Existing [utility easements](#) may parallel the road or cross the countryside independently of the road network. In both cases they are typically twenty feet or more in width and are mowed or managed to keep vegetation low. This provides excellent conditions for construction of a pedestrian/bike trail. There is little conflict between the trail and the easement except for potential disturbance of the trail if repair work has to be done on the utilities. This may be partially avoided with careful siting of the trail within the easement

7.1.2. Stream Corridors

There is usually little development in close proximity to stream corridors in rural settings. Again this provides a potential location for trail systems though more work is generally required, as there may be conflicts with existing vegetation or problems with access.

The Transitional Planning Area provides several opportunities for trail development along stream and creek corridors. The *Natural Features* Map (prepared by the Spotsylvania County Planning Department, Division of Mapping, 9/95) graphically illustrates the area's hydrology system. Watercourses classified as perennial streams or creeks are protected by the Chesapeake Bay management program through the designation of a 100' wide buffer from the centerline of the stream. No land disturbance activities are allowed within this zone with the exception of water-dependent facilities, such as bulkheads, docks, etc. Trail development is also allowed within this zone provided the paths are constructed of a nonimpervious material.