

NEABSCO CREEK WATERFRONT AREA SECTOR PLAN

The Neabsco Creek Waterfront Area Sector Plan serves as a separate chapter of the Comprehensive Plan and the Sector Plan action strategies represent additions or modifications to any previously adopted action strategies. The Comprehensive Plan components and action strategies remain applicable, but where the Sector Plan conflicts with the Comprehensive Plan, the Sector Plan applies.

GOAL: To achieve high quality new development and protect existing marina and marina-related uses along the Neabsco Creek waterfront.

OBJECTIVES:

1. Encourage the continued viability and appropriate expansion of the existing marinas, and marina-related and supportive commercial facilities along the waterfront.
2. Encourage new development and redevelopment that provide a neighborhood-scale commercial node.

ACTION STRATEGIES:

1. Encourage the use of traditional architecture on all new construction in the study area. New development should use a variety of features such as clapboard siding, cedar and cedar-style shingles and shakes, peaked roofs, gabled and shed dormers, jigsaw ornamentation, covered porches, and maritime-oriented materials.
2. Discourage the use of prefabricated materials such as metal siding, split block, and other modern building materials unless such materials simulate traditional materials (no metal warehouses that look like metal warehouses).
3. Encourage public parking in central locations to encourage pedestrian activity. Encourage pedestrian connections between all the waterfront properties. Discourage any new construction that acts as a barrier to pedestrian traffic.
4. Encourage signage that uses a traditional or vernacular theme. Prohibit backlit signage, multicolored lighting, banners, flags, and similar attention-getting advertising that are not commonly coordinated. Nautical banners and flags, however, are appropriate.

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