

Hirst - East	EXISTING DISTRICT REGULATIONS			FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN		FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RESPONSE
	C-1 Office Commercial (from existing code) (For Hirst East Area 1 and Hirst East Area 3)	CM-1 Local Service Industrial (from existing code) (For Hirst East Area 2)	Commercial Neighborhood (from Plan Purcellville) (for Hirst East Area 1)	Industrial Business (from Plan Purcellville) (for Hirst East Area 2)	Professional Office (from Plan Purcellville) (for Hirst East Area 3)	Hirst East (from Plan Purcellville)	Hirst - East
Purpose Statement: Standard	The purpose of this district is to provide for planned office parks or for offices and similar business buildings and limited office support uses, in attractive surroundings with types of uses, structures, plantings, and signs so controlled as to be generally compatible with medium density or low density residential surroundings. (Existing Code, 6.1)	The purpose of this district is to provide for a wide variety of local and farm service industrial operations, including repair services, building supplies, and open or enclosed storage of products, supplies and equipment, but to restrict or prohibit those service industries which have characteristics likely to produce serious adverse effects within or beyond the limits of the district, in accordance with the purposes and goals of the comprehensive plan. Limited manufacturing is also permitted, including open storage of products and materials. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, retail and business service uses are limited primarily to those which will be useful to employees in the district and future residential uses are restricted.	This category represents the commercial development appropriate for infill in specified corridors and for new small scale developments to serve the community. It focuses on smaller physical structures, often former residential or other buildings of similar size, singly or in small groups, located in close proximity to residential neighborhoods, that are compatible with the architectural styles of the neighborhood. (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	This area is the Town's primary industrial park and accommodates larger footprint buildings with some outdoor uses. (Plan Purcellville, Hirst West, pg. 68)	(Per Plan) Ex. This area is the Town's primary industrial park and accommodates larger footprint buildings with some outdoor uses.
Lot Area	20,000 sq. ft. min. (Existing Code, 6.5)	N/A	Lots are larger than surrounding residential lots, but not as large as Commercial Medium Scale lots, deep and wide to accommodate small or medium format buildings with sufficient surface parking. (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)
Frontage	50 ft. min. (Existing Code, 6.5)	N/A	Blocks are not the base component for this development type. Lots are located along street frontage. (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)
Front Yard Setback	35 ft. min. (Existing Code, 6.6)	20 ft. min. (Existing Code, 10.6)	Buildings are oriented toward the street and may be located at the front of the lot near the sidewalk or set back with a front lawn. (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	(No recommendation)	(Per Plan)
Side Yard Setback	0 ft. min.; and 15 ft. min. when side yard abuts a residential district (Existing Code, 6.6)	10 ft. min. (Existing Code, 10.6)		(No recommendation)	(No recommendation)	(No recommendation)	(Per existing) Ex. 0 ft. min; and 15 ft. min. when side yard abuts a residential district.
Rear Yard Setback	20 ft. min.; and 40 ft. min. when rear yard abuts a residential district (Existing Code, 6.6)	20 ft. min.; and 50 ft. min. when rear yard abuts a residential district (Existing Code, 10.6)	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing) Ex. 20 ft. min; and 40 ft. min. when side yard abuts a residential district.
Building Scale	N/A	N/A	Buildings are typically one to two-stories having residential character and proportioning and with smaller footprints are the preferred type of non - residential development. (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	Area 2: Redevelopment consistent with industrial or lesser intensity uses with sufficient surface parking (Plan Purcellville, Hirst East, pg. 71)	
	each ft. in height over 45 ft.; or 35 ft. max. and 2 stories max. for building or part of building within 50 ft. of an R-2 or R-3 residential district (Existing Code, 6.8)					Area 3: Development with small format professional office buildings (Plan Purcellville, Hirst East, pg. 71)	(Per Plan)
	Cupolas, monuments, water towers, chimney flues, and flag poles of any height are permitted (Existing Code, 6.8)	60 ft. max.; 75 ft. max. if all portions of the building higher than 35 ft. are set back from any lot line at least 1 ft. per additional ft. of height above 35 ft. (Existing Code, 10.8)					
	Television antennae up to 60 ft. in height are permitted. (Existing Code, 6.8)	Cupolas, monuments, water towers, chimney flues, and flag poles of any height are permitted (Existing Code, 10.8)					
Structure Height	Parapet walls are permitted to exceed the height of the building on which the walls rest by up to 4 ft. (Existing Code, 6.8)	Television antennae up to 125 ft. in height are permitted. (Existing Code, 10.8)					
	Accessory structures: When within 10 feet of lot line, may not exceed one story or 15 ft.; all accessory structures must have less height than main buildings on the lot (Existing Code, 6.8)	Parapet walls are permitted to exceed the height of the building on which the walls rest by up to 4 ft. (Existing Code, 10.8)	Buildings are typically one to two-stories having residential character and proportioning and with smaller footprints are the preferred type of non - residential development. (Plan Purcellville, Commercial Neighborhood, pg. 54)	1-2 stores (Plan Purcellville, Industrial Business, pg. 57)	Professional office buildings: 45 ft. max. (Plan Purcellville, Professional Office, pg. 56) buildings and parking areas occupy no more than 60 percent of the lot (Plan Purcellville, Professional Office, pg. 56)	Allow 2-3 story buildings (Plan Purcellville, Hirst East, pg. 71)	(Per Plan) Ex. 3 stories max.
Lot Coverage	40% max. for buildings (Existing Code, 6.6)	N/A	(No recommendation)	(No recommendation)	FAR of 1.0 max. (Plan Purcellville, Professional Office, pg. 56)	(No recommendation) Hirst East, pg. 70)	(Per Plan) Ex. 60% max.
Principal Uses							
Accessory Uses	N/A	ATM; fuel pump; retail sales, accessory; (Existing Code, 4.1)	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)
Screening	N/A	All fencing shall have a uniform and durable character and shall be properly maintained. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	Screen parking from public view (Plan Purcellville, Professional Office, pg. 56)	from adjacent residential neighborhoods. (Plan Purcellville, Hirst East, pg 71)	(Per Plan) Ex. Screen parking from public view.
Roadways							
	N/A	N/A	Typically one primary arterial street or corridor that buildings and uses are organized around (Plan Purcellville, Commercial Neighborhood, pg. 54)	Internal streets need to be designed to adequately accommodate semi-trucks and heavy vehicular traffic (Plan Purcellville, Industrial Business, pg. 57)	(No recommendation)	Limit curb cuts along Hirst Road to provide a pedestrian friendly environment (Plan Purcellville, Hirst East, pg. 71)	All vehicle use areas shall be oriented to the side or rear of the principal structure.
Outdoor Storage	N/A	All uses shall be conducted within a completely enclosed building of permanent and durable construction, with no open storage of waste material. Products or equipment used, manufactured or maintained on the premises may be stored in the open if screened from the street or from a residential district by landscaping, fences or walls. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)
Outdoor Lighting	N/A	N/A	(No recommendation)	Outdoor lighting should minimize light intrusion (Plan Purcellville, Industrial Business, pg. 57)	(No recommendation)	(No recommendation)	(Per Plan)

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Parking Area	N/A	N/A		<div>Designated off-street parking areas are typically located to the side or rear of each building. (Plan Purcellville, Commercial Neighborhood, pg. 54)</div>		<div>Parking that is screened from view (Plan Purcellville, Professional Office, pg. 56)</div> <div>attractive landscaping, architectural features, and parking that is screened from view (Plan Purcellville, Professional Office, pg. 56)</div> <div>Street frontages should be landscaped (Plan Purcellville, Professional Office, pg. 56)</div> <div>No development should be permitted within the floodway or the 100-year floodplain (Plan Purcellville, Professional Office, pg. 56)</div>	<div>Require parking lots to be located to the side or rear of buildings (Plan Purcellville, Hirst East, pg. 71)</div> <div>Maintain the Cataoctin Creek as a natural area (Plan Purcellville, Hirst East, pg. 70)</div> <div>Make public improvements to the Hirst Road right-of-way including street trees (Plan Purcellville, Hirst East, pg. 71)</div> <div>Require protection and maintenance of the stream corridor and waterway (Plan Purcellville, Hirst East, pg. 71)</div> <div>Use the natural topography to provide trails and green space within the development while protecting the stream corridor (Plan Purcellville, Hirst East, pg. 71)</div> <div>Improve pedestrian connectivity between Hirst Road and Maple Avenue (Plan Purcellville, Hirst East, pg. 71)</div> <div>Make public improvements to the Hirst Road right-of-way including wide sidewalks (Plan Purcellville, Hirst East, pg. 71)</div> <div>Enhance trail and connectivity to adjacent neighborhoods including trail connections between Chapman DeMary Trail and the W&amp;OD Trail and support the buildout of trails identified on the Pedestrian and Bicycle Trail Map (Plan Purcellville, Hirst East, pg. 71)</div>	<div>(Per Plan) Ex. All vehicle use areas shall be oriented to the side or rear of the principal structure.</div> <div>(Per Plan) Ex. No development is permitted within the 100-year floodplain.</div> <div>(Per Plan) Ex. Sidewalks must be included on both sides of streets.</div>		
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