

| Hirst - West | EXISTING DISTRICT REGULATIONS | FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN | FOCUS AREA RECOMMENDATIONS FROM COMP PLAN | ZONE/CO RESPONSE |
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| (Plan at pp. 68-69) | CM-1 Local Service Industrial (from existing code) 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. | Industrial Business (from Plan Purcellville) (No recommendation) | Hirst West (from Plan Purcellville) This area is the Town’s primary industrial park and accommodates larger footprint buildings with some outdoor uses. (Plan Purcellville, Hirst West, pg. 68) | Hirst - West (Per Plan) |
| Purpose Statement: Standard | | | | |
| Lot Area | N/A | (No recommendation) | (No recommendation) | (Per existing) |
| Front Yard Setback | 20 ft. min. (Existing Code, 10.6) | (No recommendation) | (No recommendation) | (Per existing) |
| Side Yard Setback | 10 ft. min. (Existing Code, 10.6) | (No recommendation) | (No recommendation) | (Per existing) |
| Rear Yard Setback | 20 ft. min.; or 50 ft. min. when rear yard abuts a residential district (Existing Code, 10.6) | (No recommendation) | (No recommendation) | (Per existing) |
| Building Scale | N/A No building, including any portion of, and nothing higher than 35 ft. in height, shall be permitted at least 1 ft. per additional ft. of height above 35 ft. (Existing Code, 10.8) Cupolas, monuments, water towers, chimney flues, and flag poles of any height are permitted (Existing Code, 10.8) Television antennas up to 125 ft. in height are permitted. (Existing Code, 10.8) | (No recommendation) | (No recommendation) | (Per existing) |
| 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, 10.8) | (No recommendation) | (No recommendation) | (Per existing) |
| Lot Coverage | N/A | (No recommendation) | (No recommendation) | (Per existing) |
| No. of Principal Uses per Lot | N/A | (No recommendation) | (No recommendation) | (Per existing) |
| Principal Uses | See Existing Code 4.1 | Common uses are light manufacturing, office, services, distribution, and warehousing (Plan Purcellville, Industrial Business, pg. 57) No heavy manufacturing or processing will be allowed (Plan Purcellville, Industrial Business, pg. 57) | Work to retain existing businesses (Plan Purcellville, Hirst West, pg. 68) A mix of light industrial and office/employment uses (Plan Purcellville, Hirst West, pg. 69) | (Per Plan) Ex. Light industrial, light manufacturing, office, services, distribution, and warehousing uses are permitted. Heavy manufacturing and processing uses are prohibited. |

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| Accessory Uses | ATM; fuel pump; retail sales, accessory; (Existing Code, 4.1) | (No recommendation) | (No recommendation) | (Per existing) |
| Screening | All fencing shall have a uniform and durable character and shall be properly maintained. (Existing Code, 10.7) | (No recommendation) | (No recommendation) | (Per existing) |
| Roadways | N/A | Internal streets need to be designed to adequately accommodate semi-trucks and heavy vehicular traffic (Plan Purcellville, Industrial Business, pg. 57) | (No recommendation) | (Per Plan) |
| Outdoor Storage | 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) | (Per existing) |
| Outdoor Lighting | N/A | Outdoor lighting should minimize light intrusion (Plan Purcellville, Industrial Business, pg. 57) | (No recommendation) | (Per Plan) |
| Parking Area | N/A | Vehicular access to buildings and loading docks, as well as parking areas for employees, should be oriented to the rear and side. If needed, small parking lots for customers may be located in front of buildings with significant landscaping (Plan Purcellville, Industrial Business, pg. 57) | Encourage infill development and redevelopment of sites with a predominance of surface parking (Plan Purcellville, Hirst West, pg. 69) | (Per Plan) Ex. No more than 30% of parking spaces on a lot may be located closer to the right-of-way than the principal structure. |
| Landscaping | Any part of the front yard not used for parking or accessways shall be landscaped with grass, trees, shrubs or pedestrian walks. (Existing Code, 10.7) | (No recommendation) | Increase landscaping and tree planting throughout the development by requiring additional green space in parking lots and open spaces and provide evergreen trees along the southern border; improve tree canopy cover along the frontage of Hirst Road (Plan Purcellville, Hirst West, pg. 69) | (Per Plan) Ex. 1 shade tree is required to be planted in the front yard per 40 feet of lot frontage or fraction thereof. |
| Sidewalk Connectivity | N/A | (No recommendation) | Desire to maintain the creek in a natural state (Plan Purcellville, Hirst West, pg. 68) Promote trail and sidewalk connections within the development to both Hirst Road and toward downtown and the W&OD Trail; explore opportunities to provide trail access along the south fork of Catoctin Creek (Plan Purcellville, Hirst West, pg. 69) | |
| Design Guidelines | N/A | Architecture serves a more utilitarian purpose in the area but is still of a high quality using locally appropriate materials (Plan Purcellville, Industrial Business, pg. 57) | Improve architectural design and consistency with "Design Guidelines" through redevelopment and expansion (Plan Purcellville, Hirst West, pg. 69) | (Per Plan) Ex. All new construction, redevelopment, and expansions of existing development must conform to the "Design Guidelines." |
| Refuse Storage | Refuse containers or refuse storage shall be located in a paved area and hidden from general public view, either from within or outside the premises, by means of fences, walls, or landscaping planting. (Existing Code, 10.7) | (No recommendation) | (No recommendation) | (Per existing) |