

<u>West End</u>	<u>EXISTING DISTRICT REGULATIONS</u>	<u>FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN</u>	<u>FOCUS AREA RECOMMENDATIONS FROM COMP PLAN</u>	<u>ZONECO RESPONSE</u>
	<i>MC Mixed Commercial (from existing code) (for West End Areas 1 and 2)</i>	<i>Mixed-Use Neighborhood Scale (from Plan Purcellville) (for West End Areas 1 and 2)</i>	<i>West End (from Plan Purcellville)</i>	West End
Purpose Statement: Standard	<i>The purpose of this district is to provide sufficient space in appropriate locations for a variety of retail shopping, office uses and miscellaneous recreational and service activities, generally serving the town, its neighborhoods and the surrounding area of the county and to implement the town's comprehensive plan. These uses should be developed as compact centers in or near developed areas where retail and service activities now exist or are planned. Since these areas are generally located along major thoroughfares and at the major gateways to the town, the district includes site design standards to minimize traffic congestion and conflict and landscaping and sign standards to minimize distracting visual clutter and to enhance the appearance of the district. To enhance the general character of the district, its function of local and neighborhood service, and its compatibility with surrounding uses, the size of certain by-right uses is limited and special standards are included to address automobile intensive uses. (Existing Code, 7.1)</i>	<i>Mixed-Use developments are blends of residential, together with: (1) commercial, (2) cultural, and/or (3) institutional uses. They should also be walkable and incorporate parks and open space. Mixed-Use Neighborhood Scale reflects the character for mixed-use activity-centered developments in areas close to existing neighborhoods and in the historic downtown. It focuses on smaller physical structures, often former residential or other buildings of similar size, singly or in small groups. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)</i>	<i>The West End presents the perfect opportunity to incorporate a compact small-scale development to make better use of the land and reduce the visual impacts of large parking lots and older commercial buildings at a critical gateway into the community. (Plan Purcellville, West End, pg. 73)</i>	(Per Plan)
Lot Area	<i>20,000 sq. ft. min. (Existing Code, 7.5)</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per existing)
Frontage	<i>50 ft. min. when measured at the front lot line, except that the frontage may be reduced to 30 ft. for one lot of a two-lot subdivision provided that any resulting lot with frontage less than 50 ft. shall not require new individual access to a public street for ingress and egress of vehicular traffic, but rather shall share use of a previously existing legal access to a public street with a contiguous parcel; 100 ft. min. when measured at the minimum front yard building restriction line (Existing Code, 7.5)</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per existing)
Lot Depth	<i>150 ft. min. (Existing Code, 7.6)</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per existing)
Front Yard Setback	<i>10 ft. min. (Existing Code, 7.6)</i>	<i>Buildings can be set to the sidewalk edge without front lawns if compatible with the surrounding neighborhood scale. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)</i>	<i>Establish a consistent setback from Main Street and maintain front lawns and trees to make the corridor inviting to pedestrians. (Plan Purcellville, West End, pg. 73)</i>	(Per Plan) Ex. Front setback for lots fronting Main Street is determined by the average front setback of immediately adjacent on the same blockface. Front setback for other lots: 0 ft. min.
Side Yard Setback	<i>0 ft. min.; or 15 ft. mion. If side yard abuts a residential district (Existing Code, 7.6)</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per existing)
Rear Yard Setback	<i>20 ft. min.; or 40 ft. mion. If rear yard abuts a residential district (Existing Code, 7.6)</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per existing)

Building Scale	FAR: 0.6 max. (Existing Code, 7.8)			<i>A mix of small-scale commercial uses for an appropriate transition to surrounding neighborhoods. (Plan Purcellville, West End, pg. 73)</i>
	<i>Projects containing many buildings or a variety of functions shall provide variety in building size and massing. A general transition from small or low buildings along street frontages to larger and taller buildings on the interior of the site shall be achieved. On large commercial sites, development of several smaller buildings to create visual interest, human scale and variety, shall be achieved, rather than a single large building. The use of smaller buildings, appropriately positioned and sited as a means of breaking up large parking expanses shall be achieved. (Existing Code, 7.9)</i>	<i>Lots adjacent to existing residential properties are generally compatible with the surrounding neighborhood scale. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)</i>	<i>Area 1: Maintain commercial development in this area and encourage infill when appropriate. Redevelopment should occur consistent with neighborhood scale. (Plan Purcellville, West End, pg. 73)</i>	
	<i>45 ft. max. and 3 stories max, except that:</i>	<i>Architecture tends to be traditional and of a small-to medium-scale with two to three story buildings having footprints between 2,000 and 10,000 square feet, with smaller footprints predominating in downtown. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)</i>	<i>Area 1: If property owners desire redevelopment, consider consolidation and redevelopment with small format retail, commercial, or hospitality uses. (Plan Purcellville, West End, pg. 73)</i>	
	<i>Office buildings and financial institutions within 200 ft. of an R-2 or R-3 residential district shall not exceed 2 stories and 30 ft. in height (Existing Code, 7.8); and</i>		<i>Area 1: Maintain existing residential structures, and incorporate single-family residential uses along the eastern and northern boundaries. (Plan Purcellville, West End, pg. 73)</i>	(Per Plan) Ex. Smale-scale commercial uses with an appropriate transition to surrounding neighborhoods.
Structure Height	<i>A public or semi-public building, such as a school, church, or library, may be erected to a height of 60 ft. from grade provided that the setback from the property line for that portion of the building exceeding 45 ft. shall be increased 1 ft. per each ft. in height over 35 ft. (Existing Code, 7.8); and</i>			
	<i>Cupolas, monuments, water towers, chimney flues, and flag poles of any height are permitted (Existing Code, 7.8); and</i>			
	<i>Television antennas up to 50 ft. in height are permitted. (Existing Code, 7.8); and</i>			
Lot Coverage	<i>Parapet walls are permitted to exceed the height of the building on which the walls rest by up to 4 ft. (Existing Code, 7.8); and</i>			
	<i>No accessory structure which is within 10 ft. of any adjoining property line shall be more than 1 story high, and all accessory structures shall be of less height than the main buildings on the lot (Existing Code, 7.8).</i>	<i>2-3 stories (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)</i>	<i>(No recommendation)</i>	(Per Plan) Ex. 2-3 stories
	<i>40% max. (Existing Code, 7.8)</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per existing)

					(Per Plan) Ex. Area 1: Incorporate single-family residential uses along the eastern and northern boundaries. Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. Commercial uses on the ground floor of a building with residential uses in upper stories.
Principal Uses	See Existing Code 4.1	Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)		Area 1: Maintain existing residential structures, and incorporate single-family residential uses along the eastern and northern boundaries. (Plan Purcellville, West End, pg. 73)	Ex. Area 2: Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. Commercial uses on the ground floor of a building with residential uses in upper stories.
Accessory Uses	N/A Parking lots shall be screened from view through the use of such elements as earthen berms, landscaping and/or street trees. (Existing Code, 7.9)	(No recommendation)		(No recommendation)	(Per existing)
Screening	Mechanical equipment, including rooftop equipment, such as generators and air conditioning units, shall be screened from public view in a manner compatible with the site and using material similar to the buildings and harmonious with the overall design. (Existing Code, 7.9)	(No recommendation)		(No recommendation) Require sidewalks along both sides of Main Street and maintain a buffer from car traffic to provide a safe pedestrian environment. (Plan Purcellville, West End, pg. 73) Require internal sidewalks along all streets within the development. (Plan Purcellville, West End, pg. 73) Area 1: Require internal connectivity and streets to create a few blocks of development that feel like a district rather than a corridor and extend the traditional development pattern of Purcellville. (Plan Purcellville, West End, pg. 73)	(Per existing)
Roadways	Vehicular entrances/exits shall be consolidated and shared among adjacent properties to minimize traffic conflicts. Individual points of access along major roadways shall be avoided. Access shall be provided by secondary roads and common driveways wherever possible. (Existing Code, 7.9)	Streets vary in width and typically include sidewalks that may be wider than others in surrounding neighborhoods or along the rest of the corridor. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)		Area 2: Consolidate Main Street access to the west for three parcels to improve traffic flow and safety. (Plan Purcellville, West End, pg. 73)	(Per Plan) Ex. Area 1: Dead-end streets are not permitted, except where streets "stub-end" at a lot line.
	Parking shall be designed to the rear of the lot when possible. Shared entrances shall be used wherever possible and, when parking lots are adjacent, the lots shall be connected to parking areas on adjacent sites and integrated with each other whenever possible. (Existing Code, 7.9)				
Parking Area	Parking lots shall be screened from view through the use of such elements as earthen berms, landscaping and/or street trees. (Existing Code, 7.9) Loading and service areas shall be oriented away from public views. (Existing Code 7.9)	Parking is provided on the street and in small shared parking lots located to the rear of buildings. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)		Area 1: Consider parking in the interior of the redevelopment on the north side of Main Street to accommodate multi-use buildings. (Plan Purcellville, West End, pg. 73)	(Per Plan) Ex. Parking is limited to shared lots to the rear of buildings.

Landscaping	For parcels 2 acres or less: A min. of 15% of lot area shall be landscaped (Existing Code, 7.8)			
	For parcels more than 2 acres but less than 6 acres: A min. of 20% of lot area shall be landscaped (Existing Code, 7.8)		Encourage the planting of large shade species of native or heritage trees in front yards and throughout the sites to remain consistent with the historic parts of the Main Street Corridor. (Plan Purcellville, West End, pg. 73)	(Per Plan) Ex. 1 large shade tree of a native or heritage species is required to be planted in the front yard per 40 feet of lot frontage or fraction thereof.
	For parcels 6 acres or greater: A min. of 25% of lot area shall be landscaped (Existing Code, 7.8)	(No recommendation)	Require sidewalks along both sides of Main Street and maintain a buffer from car traffic to provide a safe pedestrian environment. (Plan Purcellville, West End, pg. 73)	
Sidewalk Connectivity			Consider an off-road bike/pedestrian trail instead of sidewalks to connect W&OD Trail to Franklin Park to the west. (Plan Purcellville, West End, pg. 73)	
			Require internal sidewalks along all streets within the development. (Plan Purcellville, West End, pg. 73)	
	N/A New commercial developments incorporating multiple buildings shall be designed to provide a cohesive appearance, using materials, detailing and colors to provide overall similarity and compatibility among structures. Design features of individual buildings, structures or storefronts shall be subordinate to the overall design of the development as a whole. (Existing Code, 7.9)	Streets vary in width and typically include sidewalks that may be wider than others in surrounding neighborhoods or along the rest of the corridor. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)	Area 1: Require internal connectivity and streets to create a few blocks of development that feel like a district rather than a corridor and extend the traditional development pattern of Purcellville. (Plan Purcellville, West End, pg. 73)	(Per Plan) Ex. Sidewalks are required on both sides of all streets. A tree lawn is required between the sidewalk and the street in order to buffer pedestrians from car traffic.
Design Guidelines	Solid walls, dull or minimal facades shall be avoided along public streets or pedestrian ways. (Existing Code, 7.9)	(No recommendation)	Bury power lines along Main Street. (Plan Purcellville, West End, pg. 73)	(Per Plan) Ex. Power lines along Main Street must be buried.
Refuse Storage	Refuse containers and 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 landscape planting. (Existing Code, 7.9)	(No recommendation)	(No recommendation)	(Per existing)