

<u>Downtown South</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>IP Institutional and Public Use District (from Existing Code, Section 14)</i>	<i>C-4 Central Commercial District (from Existing Code, Section 9)</i>	<i>Mixed-Use Neighborhood Scale (from Plan Purcellville)</i>	<i>Institutional & Government (from Plan Purcellville)</i>	<i>Downtown South (from Plan Purcellville)</i>	Downtown South
Purpose Statement: Standard	<p><i>This district is intended to permit the location and growth of public and private educational, institutional, public, and semi-public uses in areas appropriate for such uses. The district is intended to encourage the retention or adaptive reuse of larger public and institutional uses on sites identified for such uses in the adopted comprehensive plan. The regulations within this district are intended to achieve the following specific purposes:</i></p> <ol style="list-style-type: none"><i>Recognize the unique needs of institutional and public uses and their relationship with neighboring land uses;</i><i>Minimize the potential for adverse impacts of institutional and public uses on adjacent land uses, including traffic congestion, adequate parking, and pedestrian linkages;</i><i>Facilitate the creation of a convenient and harmonious development of buildings, parking, and open spaces for individual institutional and public uses; and</i><i>Facilitate the proper functioning of such institutional and public uses. (Existing Code, 14.1)</i>	<p><i>The purpose of this district is to provide for an appropriate variety of uses in the historic center for commercial, financial, professional, governmental, recreation, entertainment, and cultural activities, in accordance with the purposes and goals of the comprehensive plan. It is intended to promote a convenient and relatively compact arrangement of uses and buildings that enhance the sense of place and pedestrian orientation of the downtown area, and to this end required yards are minimal and permitted building bulk and coverage is relatively high. Medium density residential development is permitted to encourage housing convenient to places of shopping and work. Signing and outdoor storage are restricted in order to promote an attractive and stable urban environment. (Existing Code, 9.1)</i></p>	<p><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></p>	<p><i>(No recommendation)</i></p>	<p><i>(No recommendation)</i></p>	
Lot Area	<p><i>10,000 sq. ft. min. for any parcel with a structure for human occupancy, such as offices, meeting rooms, places of assembly, but not including storage buildings, restrooms, or gazebos (Existing Code, 14.5)</i></p>	<p><i>0 sq. ft. min. (Existing Code, 9.5)</i></p>	<p><i>(No recommendation)</i></p>	<p><i>Lots are usually larger than surrounding neighborhood lots. (Plan Purcellville, Institutional and Government, pg. 58)</i></p>	<p><i>(No recommendation)</i></p>	<p>(Per C-4 existing)</p>
Frontage	<p><i>N/A</i></p>	<p><i>The front facade of the principal structure must extend across at least 50 percent of the lot width at the front setback, unless less frontage is required due to required driveway access or to preserve existing vegetation. The front facade must enclose a full height, habitable interior space. However, existing parcels with existing principal structures and front lot widths of more than 80 feet at the time of adoption of these standards, need only have front facades across 35 percent of the front lot width. Properties to the north of the W&OD trail shall be exempt from either of these requirements. (Existing Code, 9.6)</i></p>	<p><i>(No recommendation)</i></p>	<p><i>(No recommendation)</i></p>	<p><i>(No recommendation)</i></p>	<p>(Per C-4 existing)</p>
Front Yard Setback	<p><i>0 ft. min.; For yards adjacent to a residential district, the front yard setback must be equal to the setback of the adjoining residential district or, in built-up areas, may match the average setback of adjacent structures</i></p> <p><i>0 ft. min. for a side yard that does not abut a residential district</i></p>	<p><i>0 ft. min.; 15 ft. max., except that (1) permitted outdoor public use spaces such as outdoor cafe seating are exempt from this requirement, and (2) for expansions to existing principal structures, the setback may be greater than 15 feet as long as it is bringing the existing setback into equal or greater conformity with the regulations than the existing structure and (3) all lots zoned C-4 and located north of the former W&OD railroad right-of-way, as shown on Map 9.1, are excepted from this provision. (Existing Code, 9.6)</i></p>	<p><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></p>	<p><i>Buildings are typically situated near the center of the lot. (Plan Purcellville, Institutional and Government, pg. 58)</i></p>	<p><i>Encourage infill on available lots to match the zero front yard setbacks on 21st Street (Plan Purcellville, Downtown South, pg. 75)</i></p>	<p>(Per Plan) Ex. 0 ft. min.</p>
Side Yard Setback	<p><i>10 ft. min. for a side yard that does abut a residential district</i></p> <p><i>For additions to an existing building: yard requirement for the addition may match the existing yard of the existing building (Existing Code, 14.6)</i></p>	<p><i>0 ft. min., except that for the side of a lot abutting a residential district there shall be a side yard of at least 10 feet. (Existing Code, 9.6)</i></p>	<p><i>(No recommendation)</i></p>	<p><i>Buildings are typically situated near the center of the lot. (Plan Purcellville, Institutional and Government, pg. 58)</i></p>	<p><i>(No recommendation)</i></p>	<p>(Per C-4 existing)</p>
Rear Yard Setback	<p><i>0 ft. min. for a rear yard that does not abut a residential district</i></p> <p><i>10 ft. min. for a rear yard that does abut a residential district</i></p> <p><i>For additions to an existing building: yard requirement for the addition may match the existing yard of the existing building (Existing Code, 14.6)</i></p>	<p><i>For business and mixed-use buildings: 0 ft. min. for the first floor, except that the rear of a lot abutting a residential district shall have a rear yard of at least 20 ft. for the first floor.</i></p> <p><i>For dwellings: there shall be a rear yard of at least 20 ft. for the first floor.</i></p>	<p><i>All buildings: there shall be a rear yard of at least 20 ft. at and above the second floor level. (Existing Code, 9.6)</i></p>	<p><i>(No recommendation)</i></p>	<p><i>Buildings are typically situated near the center of the lot. (Plan Purcellville, Institutional and Government, pg. 58)</i></p>	<p>(Per C-4 existing)</p>

							Buildings that are replaced or built as infill should reference the scale, proportion, style, and bulk and massing of the existing buildings, with the exception of the mills. (Plan Purcellville, Downtown South, pg. 75)	
				Lots adjacent to existing residential properties are generally compatible with the surrounding neighborhood scale. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)			Limit the bulk of redevelopment and infill in the district to small footprint buildings similar to existing buildings. (Plan Purcellville, Downtown South, pg. 75)	
				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)	Buildings typically have a landmark architectural quality with grander scale than surrounding residential buildings. (Plan Purcellville, Institutional and Government, pg. 58)		Allow for small-scale multi-family development north of Main Street. (Plan Purcellville, Downtown South, pg. 75)	
Building Scale	N/A	N/A	Within 50 ft. of any residential district: height max. of the residential district applies					(Per Plan) Ex. Small to medium scale with two to three story buildings having footprints between 2,000 and 10,000 square feet, with small footprints predominating downtown.
			For a public or semi-public building, such as a school, church, or library: 60 ft. max., provided that the required front, side, and rear yards shall be increased 1 ft. for each ft. of height over 50 ft.	1. Any business building or part of such building which is located within 50 feet of any residential district shall not exceed 35 feet in height. 2. Publicly owned buildings and places of worship may be erected to a maximum height of 60 feet provided that required front, side and rear yards shall be increased one foot for each foot in height over 50 feet. 3. Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, and flag poles of any height, and television antennas up to 125 feet in height, are exempt from height regulations. Parapet walls may be up to a maximum of four feet above the height of the building on which the walls rest.	2-3 stories (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)		Maximum of three-story buildings (Plan Purcellville, Downtown South, pg. 75)	
Structure Height			Church spires, belfries, cupolas, monuments, water towers, chimneys, and flues are exempt from height regulations. (Existing Code, 14.8)			(No recommendation)	Limit buildings to no more than three stories (Plan Purcellville, Downtown South, pg. 75)	(Per Plan) Ex. 3 stories max.
						The sites may contain a single building and use or a group of buildings with multiple uses in a campus design on one parcel. (Plan Purcellville, Institutional and Government, pg. 58)		(Per Plan) Ex. The sites may contain a single building and use or a group of buildings with multiple uses in a campus design on one parcel.
No. of Principal Uses per Lot	N/A	N/A			(No recommendation)		(No recommendation)	
				Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)			Allow for mixed-use buildings that contain residential, office, and commercial uses. (Plan Purcellville, Downtown South, pg. 75)	
			See Existing Code 4.1				Allow for small-scale multi-family development north of Main Street. (Plan Purcellville, Downtown South, pg. 75)	
Principal Uses	See Existing Code 4.1 The site plan shall provide effective screening along side and rear property lines by means of fences, walls, hedges, planting screen or natural vegetation in accordance with the requirements of this ordinance. (Existing Code, 14.9)		Similar uses permitted. Other commercial, financial, professional, governmental, recreation, entertainment, cultural and service uses which, in the opinion of the zoning administrator, are of the same general character as those uses permitted in the district, shall be permitted, provided that these uses shall be permitted only in accordance with the development standards of this ordinance. (Existing Code, 9.7)		Blocks are typically square or rectangular, with commercial uses sometimes sharing a property line with residential uses, or on the ground floor of a building with residential uses in upper stories. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)	Typical uses include government buildings, schools, colleges, public facilities, community centers, religious organizations, libraries, museums, and other public uses. (Plan Purcellville, Institutional and Government, pg. 58)	Allow single-family homes or residential-style office buildings along the borders of the district as an appropriate transition to existing residential areas. (Plan Purcellville, Downtown South, pg. 75)	(Per Plan) Ex. Mixed-use, residential-style office (along the borders of the district), small-scale commercial, retail, services, small-scale multi-family dwellings (north of Main Street), government buildings, schools, colleges, public facilities, community centers, religious organizations, libraries, museums, other public uses, single-family homes (along the borders of the district)
Screening			Parking lots shall be screened from view through the use of such elements as earthen berms, landscaping and/or street trees. (Existing Code, 14.9)	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(Per IP existing)
					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)			
Roadways	N/A	N/A				(No recommendation)	Improve street connectivity north of Main Street. (Plan Purcellville, Downtown South, pg. 75)	(Per Plan) Ex. To improve street connectivity north of Main Street, dead-end streets are prohibited, except for "stub-ended" streets that terminate at a lot line.
				Except as provided in the regulations for this district, all uses shall be conducted within completely enclosed buildings of permanent and durable construction, with no open storage of raw, in process, or finished products or material and supplies or waste material, except products on temporary display for sale. This provision does not preclude outdoor eating areas accessory to a permitted use. (Existing Code, 9.7)				
Outdoor Storage	N/A		Shared entrances shall be used wherever possible and, when parking lots for uses permitted in this district are adjacent, the lots shall be connected to parking areas on adjacent sites and integrated with each other whenever possible. (Existing Code, 14.9)		(No recommendation)	(No recommendation)	(No recommendation)	(Per C-4 existing)
			Parking lots shall be screened from view through the use of such elements as earthen berms, landscaping and/or street trees. (Existing Code, 14.9)					
			Access shall be provided by secondary roads and common driveways wherever possible. (Existing Code, 14.9)	New on-site surface parking lots may not be located closer to the front lot line than the front facade of any new principal structure, with the following exceptions: a. That not more than one row of parallel or angled parking is permitted in the front yard if the sidewalk is between such parking and any new principal structure and such parking directly abuts an approved public street without any intervening open space or physical improvements, and b. Existing areas of existing parking lots are exempt from this provision. c. One expansion of not more than nine new parking spaces to an existing parking lot is exempt from these provisions. d. All lots zoned C-4 and located north of the former W&OD railroad right-of-way, as shown on Map 9.1. are excepted from this provision. (Existing Code, 9.6)				
			Pedestrian and vehicular circulation shall be coordinated with that on adjacent properties. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site. (Existing Code, 14.9)					
Parking Area			Loading and service areas shall be oriented away from public views. (Existing Code, 14.9)		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)	Landscaped parking lots are typically included in the site plan to provide the majority of necessary parking for the uses. Shared public parking lots may be included on these sites. (Plan Purcellville, Institutional and Government, pg 58)	Do not allow parking lots in front of buildings along Main Street or 21st Street. (Plan Purcellville, Downtown South, pg. 75)	(Per Plan) Ex. Along Main St. and 21st St., no parking is permitted in front of buildings.

Landscaping	N/A	N/A	(No recommendation) 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)	(No recommendation)	Incorporate open spaces, small parks, and event spaces into any redevelopment in this area in accordance with public input for the Plan. (Plan Purcellville, Downtown South, pg. 75)	(Per Plan) Ex. For any development that exceeds 1 acre, 20% of the development area must be dedicated to open space, small park areas, or event spaces.
Sidewalk Connectivity	N/A	N/A	(No recommendation)	(No recommendation)	Require sidewalks on both sides of any new connecting streets. (Plan Purcellville, Downtown South, pg. 75)	(Per Plan) Ex. Sidewalks are required to be installed on both sides of all streets.
Design Guidelines	N/A	N/A	(No recommendation)	(No recommendation)	Require small-scale architectural articulation that is consistent with the historic buildings in this area. Preservation of the historically relevant architecture is important to the character. Any other buildings that are replaced or built as infill should reference the scale, proportion, style, and bulk and massing of the existing buildings, with the exception of the mills. (Plan Purcellville, Downtown South, pg. 75)	(Per Plan) Ex. Small-scale architectural articulation that is consistent with the historic buildings in this area is required. Demolition of historically relevant architecture that is important to the character is prohibited. Any other buildings that are replaced or built as infill should reference the scale, proportion, style, and bulk and massing of the existing buildings, with the exception of the mills. Vertical articulation of facades to reinforce appropriate proportions and scale is required. The use of traditional storefront elements is required.
Refuse Storage			(No recommendation)	(No recommendation)	(No recommendation)	(Per IP existing)