

Downtown North	EXISTING DISTRICT REGULATIONS	FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN				FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RESPONSE
				Institutional & Government (from Plan Purcellville) (for Downtown North Area 1)	Mixed-Use Neighborhood Scale (from Plan Purcellville) (for Downtown North Area 2)	Downtown North (from Plan Purcellville)	Downtown North
Purpose Statement: Standard	IP Institutional and Public Use District (from Existing Code, Section 14) 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: 1. Recognize the unique needs of institutional and public uses and their relationship with neighboring land uses; 2. Minimize the potential for adverse impacts of institutional and public uses on adjacent land uses, including traffic congestion, adequate parking, and pedestrian linkages; 3. Facilitate the creation of a convenient and harmonious development of buildings, parking, and open spaces for individual institutional and public uses; and 4. Facilitate the proper functioning of such institutional and public uses. (Existing Code, 14.1)	C-4 Central Commercial District (from Existing Code, Section 9) 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)	Commercial Neighborhood Scale (from Plan Purcellville) (for Downtown North Area 1) 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)	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)	Downtown North should be a compact walkable district including housing, office, retail, services, restaurants, and industrial uses at a scale and character that is compatible with Purcellville’s rural town traditions. (Plan Purcellville, Downtown North, pg. 77)	(Per Plan) Ex. Downtown North should be a compact walkable district including housing, office, retail, services, restaurants, and industrial uses at a scale and character that is compatible with Purcellville’s rural town traditions.
Lot Area	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)		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)	Lots are usually larger than surrounding neighborhood lots. (Plan Purcellville, Insitutional and Government, pg. 58)	(No recommendation)	Area 2: Encourage infill opportunities for the frontage along 21st Street. (Plan Purcellville, Downtown North, pg. 77)	(Per C-4 existing)
	0 sq. ft. min. for parcels without a substantial structure, such as well sites, park sites, and public streets (Existing Code, 14.5)	0 sq. ft. min. (Existing Code, 9.5) 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)	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)	Area 2: Encourage infill opportunities for the frontage along 21st Street. (Plan Purcellville, Downtown North, pg. 77)	(Per C-4 existing)
Frontage	N/A						
Front Yard Setback	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)		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)	Buildings are typically situated near the center of the lot. (Plan Purcellville, Institutional and Government, pg. 58)	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)	(No recommendation)	(Per C-4 existing)
	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 0 ft. min. for a side yard that does not abut a residential district						
Side Yard Setback	10 ft. min. for a side yard that does abut a residential district For additions to an existing building: yard requirement for the addition may match the exiting yard of the existing building (Existing Code, 14.6)	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) 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.	(No recommendation)	Buildings are typically situated near the center of the lot. (Plan Purcellville, Institutional and Government, pg. 58)	(No recommendation)	(No recommendation)	(Per C-4 existing)
Rear Yard Setback	0 ft. min. for a rear yard that does not abut a residential district 10 ft. min. for a rear yard that does abut a residential district For additions to an existing building: yard requirement for the addition may match the exiting yard of the existing building (Existing Code, 14.6)	For dwellings: there shall be a rear yard of at least 20 ft. for the first floor. All buildings: there shall be a rear yard of at least 20 ft. at and above the second floor level. (Existing Code, 9.6)	(No recommendation)	Buildings are typically situated near the center of the lot. (Plan Purcellville, Institutional and Government, pg. 58)	(No recommendation)	(No recommendation)	(Per C-4 existing)
Building Scale	N/A Within 50 ft. of any residential district: height max. of the residential district applies 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.	N/A 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.	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)	Buildings typically have a landmark architectural quality with grander scale than surrounding residential buildings. (Plan Purcellville, Institutional and Government, pg. 58)	Lots adjacent to existing residential properties are generally compatible with the surrounding neighborhood scale. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53) 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)	Area 1: Maintain commercial development in this area, and encourage appropriately scaled, in-character infill. (Plan Purcellville, Downtown North, pg. 77) Area 1: Redevelopment should be consistent with Commercial Neighborhood Scale guidelines. (Plan Purcellville, Downtown North, pg. 77) Area 2: Encourage storefronts or office buildings at a scale similar to the character of downtown along 21st Street. (Plan Purcellville, Downtown North, pg. 77)	(Per Plan) Ex. Area 1: Buildings are typically one to two-stories having residential character and proportioning and with smaller footprints are the preferred type of non - residential development. Area 2: Scale of storefronts and office buildings shall be similar to the character of downtown along 21st Street. Buildings should have 2-3 stories and footprints of 2,000-10,000 sq. ft., with smaller footprints predominating downtown.
Structure Height	Church spires, belfries, cupolas, monuments, water towers, chimneys, and flues are exempt from height regulations. (Existing Code, 14.8)		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)	(No recommendation)	2-3 stories (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)	(No recommendation)	(Per Plan) Ex. Area 1: 1-2 stories Area 2: 2-3 stories (Per Plan) Ex. Area 1: 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)	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)	(No recommendation)	(No recommendation)	Area 2: Commercial uses are sometimes sharing a property line with residential uses, or on the ground floor of a building with residential uses in upper stories.

						Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)		(Per Plan) Ex. Area 1: Commercial, retail, office, services, lodging, restaurants, adaptive reuse of residential structures for business uses, government buildings, schools, colleges, public facilities, community centers, religious organizations, libraries, museums, and other public uses.
		See Existing Code 4.1	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)	Retail, office, services, lodging, and restaurants (Plan Purcellville, Commercial Neighborhood, pg. 54)	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)	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)	Area 1: Maintain commercial development in this area, and encourage appropriately scaled, in-character infill. (Plan Purcellville, Downtown North, pg. 77)	Area 2: Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, multi-family residential.
Principal Uses	See Existing Code 4.1							
Accessory Uses	N/A 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)	N/A		(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)
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) 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)	(Per IP existing) (Per Plan) Ex. To promote internal connectivity, no dead-end streets are permitted, except where "stub-ends" are provided that terminate at a lot line
Roadways	N/A	N/A	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)	Typically one primary arterial street or corridor that buildings and uses are organized around (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)		Promote internal connectivity (Plan Purcellville, Downtown North, pg. 77)	
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)	(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)	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)	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)			(Per Plan) Ex. Area 1: Designated off-street parking areas shall be located only to the side or rear of buildings.
Parking Area	Loading and service areas shall be oriented away from public views. (Existing Code, 14.9)			Designated off-street parking areas are typically located to the side or rear of each building. (Plan Purcellville, Commercial Neighborhood, pg. 54)		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 2: Locate parking behind buildings fronting on 21st Street. (Plan Purcellville, Downtown North, pg. 77) Require planting and maintenance of large native shade trees and evergreens to buffer between residential and nonresidential uses. (Plan Purcellville, Downtown North, pg. 77)	Area 2: Locate parking behind buildings fronting on 21st Street. Other parking is provided on the street and in small shared parking lots located to the rear of buildings.
Landscaping	N/A	N/A		Tree lawns or landscaped areas shall buffer parking lots from the street (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(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)		(Per Plan)
Sidewalk Connectivity	N/A harmonious relationships with adjacent and nearby properties, developed or undeveloped. (Existing Code, 14.9)	N/A		Sidewalks should be located on both sides of the street (Plan Purcellville, Commercial Neighborhood, pg. 54)	Provide sidewalks that connect to the community. (Plan Purcellville, Institutional and Government, pg 58)		Improve sidewalks in the right-of-way along 21st Street and provide connections to the W&OD Trail. (Plan Purcellville, Downtown North, pg. 77)	(Per Plan) Ex. Sidewalks should be located on both sides of the street.
	Projects 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 and structures shall be subordinate to the overall design of the development. (Existing Code, 14.9)							
	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. (Existing Code, 14.9)							
	On large 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, 14.9)							
	Buildings shall be finished and have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which they are associated. (Existing Code, 14.9)							
	All utility lines, electric, telephone, cable television lines, etc., and shall be placed underground. (Existing Code, 14.9)						Use site design and architecture to create a transition between redevelopment and the adjacent residential uses. (Plan Purcellville, Downtown North, pg. 77)	(Per Plan) Ex. Use site design and architecture to create a transition between redevelopment and the adjacent residential uses. Maintain the architectural character of design elements that are recognized as "small town" such as conversion of single-family dwelling into business, train stations, etc.
Design Guidelines	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, 14.9)	N/A		Consolidated architectural details and finishes are common within a development. (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	Maintain the architectural character of design elements that are recognized as "small town" such as conversion of single-family dwelling into business, train stations, etc. (Plan Purcellville, Downtown North, pg. 77)	
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 landscape planting. (Existing Code, 14.9)	N/A		(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per IP existing)