							FOCUS AREA RECOMMENDATIONS FROM	1
East End		EXISTING DISTRICT REGULATIONS			FUTURE LAND-USE RECOMMEND	ATIONS FROM COMP PLAN	COMP PLAN	ZONECO RESPONSE
	MC Mixed Commercial (from Existing Code) (Applies to Area 1) 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 culture and to	X Transitional (from Existing Code) (Applies to Areas 2 and 3)	AC Agricultural Conservancy/Commercial (from Existing Code) (Applies to Area 4) agricultural uses within the town, to permit clustered single-family residential development, to permit certain low-intensity non-residential uses that would maintain the majority of open space in these creas, and to accommodate uses that would complement and enhance the historic character of the town. It is intended that uses in this district will be designed in a manner that: 1. Conserves open land around the town's periphery, including those areas containing historic resources or sensitive natural features such as woodlands, prime farmland, steep slopes, streams, floodplains and wetlands, by setting them aside from development; 2. Promotes agricultural and equestrian uses; Protects productive agricultural soils for continued or future agricultural use and conserves blocks of land large enough to allow for efficient farm operations; 3. Reduces erosion and sedimentation by the retention of existing vegetation; 4. Provides for the maintenance of open land within the town which can help to provide opportunities for recreation, protect scenic and historic views, minimize the visual impact of new development from existing roads, and preserve the historic rural setting surrounding the town; 5. Promotes a traditional development pattern that is compatible with the existing historic character of the town and which is connected to the existing fabric of the town, and 6. Provides greater design flexibility and efficiency in the siting of infrastructure, including the opportunity to reduce street lengths, utility runs, and the amount of	This category represents small town medium scale commercial development for Purcellville. It	Single-Family Detached Suburban (from Plan Purcellville) (for East End Area 1)	Agriculture Tourism Commercial (from Plan Purcellville) (for East End Areas 2, 3, and 4) This category marks a transition from the rural agricultural and large-lat residential		(Per Plan) Ex. Development and redevelopment in the East End would
Purpose Statement:		The purpose of this district is to provide for the reasonable and orderly interim regulation of use and development of land annexed or brought into the town via a boundary line adjustment. (Existing Code 13.1)	paving. 7. Provides for commercial development compatible with agricultural and horticultural uses to serve as a transition toward more dense commercial development within the town. (Existing Code, 15.1)	larger than Neighborhood Scale, compatible with their surroundings architecture, but not approaching the size of "big box" stores. (Plan Purcellville, Commercial Medium Scale, pg. 55)	subdivisions and is appropriate for infill in these existing neighborhoods. (Plan Purcellville, Single-	properties surrounding the Town to the small town of Purcellville, and defines important gateways into the Town. It blends one or more rural, agricultural, or viticultural components, tagether with office, retail, cultural, institutional, or tourism-oriented uses. (Plan Purcellville, Agriculture Tourism Commercial, pg. 48)	character with architectural elements like wood siding,	specifically reflect the more rural aspects of Purcellville's character with architectural elements like wood siding, gambrel roofs, silo/towers, and the like.
Standard							Areas 2 and 3: very limited density (Plan Parcellville, East	
Lot Area	20,000 sq. ft. min. (Existing Code, 7.5)	3 acres min. (Existing Code, 13.6)	10 acre min. for agriculture uses (Existing Code, 1.5.5.3) 1 acre min. for other non-conservancy subdivision uses (Existing Code, 15.5.3) 10 acre min. for conservancy subdivision (Existing Code, 15.5.2) 15,000-40,000 sq. ft. for SFDD lots in a conservancy subdivision (Existing Code, 15.5.2) 10 acre min. for conservancy lots (Existing Code, 15.5.2)	Lots are large, deep, and wide (Plan Purcellville, Commercial Medium Scale, pg. 55)	0.25-0.5 acres (Plan Purceliville, Single-Family Detached Suburban, pg. 50)	(No recommendation)	End, pg. 82) Area 3: Size of property in this area offers the opportunity for mix of small footprint uses that provide for a unique gateway entrance to the Town. (Plan Purceliville, East End, pg. 82)	Area 1 (NW corner): Per Plan (0.25-0.5 acres) Area 1 (remainder): Per MC existing Area 2: Per X existing Area 3: Per X existing Area 4: Per AC existing
	SO J.: min. when measured at the Jront to time, except that the Jrontage may be reduced to 30 ft. for one lot of a two-lot subdivision provided that any resulting lot with frontage less than S0 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	200 ft. min. (for lat width when measured at the front building setback) (Existing	Lot water for SFDD iots in conservancy subarivision up to 20,000 sq. Jt.: ou Jt. mim. at front yard line and property line (Existing Code, 15.5.2) Lot width for SFDD lots in conservancy subdivision over 20,000 sq. ft.: 75 ft. min. at front yard line (Existing Code, 15.5.2) Lot width for conservancy lots: 200 ft. min. (Existing Code, 15.5.2) Lot width for non-conservancy subdivisions: 100 ft. min. (Internal lot) and 125 ft.	Lots are located alona street frontage (Plan				Area 1 (NW corner): Per R-3 existing Area 1 (remainder): Per MC existing Area 2: Per X existing Area 3: Per X existing
Frontage	Code, 7.5)	Code, 13.6)	min. (corner lot) (Existing Code, 15.5.3)	Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	(No recommendation)	(No recommendation) Focus on large open spaces with setbacks from the roads	Area 4: Per AC existing Area 1 (NW corner): Per R-3 existing Area 1 (remainder): Per MC existing Area 2: Per X existing
Lot Depth	150 ft. min. (Existing Code, 7.6)	No more than 3.5 times lot width (Existing Code, 13.5)	N/A	Lots are large, deep, and wide (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	(No recommendation)	and substantial landscaping. (Plan Purcellville, East End, pg. 82)	Area 3: Per X existing Area 4: Per AC existing
Front Yard Setback	10 ft. min. (Existing Code, 7.6)	35 ft. min.; or, if the ROW is less than 50 ft. wide, 55 ft. min. from centerline of street (Existing Code, 13.6)	For SFDD lats in conservancy subdivision up to 20,000 sq. ft.: 20-35 ft. (Existing Code, 15.5.2) For SFDD lots in conservancy subdivision over 20,000 sq. ft.: 30 ft. min. (Existing Code, 15.5.2) For conservancy lats: No building shall be located within 25 feet of any property line; provided, however, that if such building is located as a logical extension of the clustered dwelling pattern on smaller lots within the subdivision, the minimum yard requirements of Section 15.5.2.6 shall be permitted. (Existing Code, 15.5.2) For non-conservancy subdivisions: 35 ft. min. (Existing Code, 15.5.3)	be located at the front of the lot near the	(No recommendation)	(No recommendation)	Focus on large open spaces with setbacks from the roads and substantial landscaping. (Plan Purceliville, East End, pg. 82)	Area 1 (NW corner): Per R-3 existing Area 1 (remainder): Per MC existing Area 2: Per X existing Area 3: Per X existing Area 4: Per AC existing
			For SFDD lats in conservancy subdivision up to 20,000 sq. ft.: 10 ft. min., and 25 ft. min. when adjacent to a street (Existing Code, 15.5.2) For SFDD lats in conservancy subdivision over 20,000 sq. ft.: 25 ft. min. (Existing Code, 15.5.2) For SFDD lats in conservancy subdivision: Accessory buildings may be located within five feet of any side or rear to line. (Existing Code, 15.5.2) For conservancy lats: No building shall be located within 25 feet of any property line; provided, however, that if such building is located as a logical extension of the clustered dwelling pattern on smaller lats within the subdivision, the minimum yard requirements of Section 15.5.2.6 shall be permitted. (Existing Code, 15.5.2) For non-conservancy subdivisions: 20 ft. min., except that (I) Barns or structures used for the housing or shelter of animals and equestrian rings (Indoor or outdoor) shall not be located within 100 feet of any side or rear late line, and (II) accessory					Area 1 (NW corner): Per R-3 existing Area 1 (remainder): Per MC existing Area 2: Per X existing
Side Yard Setback	0 ft. min.; or 15 ft. mion. If side yard abuts a residential district (Existing Code, 7.6)	12 ft. min. (Existing Code, 13.6)	buildings or uses may be located within five feet of any side or rear lot line, except as provided in subsection (i) above. (Existing Code, 15.5.3)	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	Area 3: Per X existing Area 4: Per AC existing
			For SFDD lots in conservancy subdivision up to 20,000 sq. ft.: 30 ft. min. (Existing Code, 15.5.2) For SFDD lots in conservancy subdivision over 20,000 sq. ft.: 50 ft. min. (Existing Code, 15.5.2) For SFDD lots in conservancy subdivision: Accessory buildings may be located within five feet of any side or rear lot line. (Existing Code, 15.5.2) For conservancy lots: No building shall be located within 25 feet of any property line; provided, however, that if such building is located as a logical extension of the clustered dwelling pattern on smaller lots within the subdivision, the minimum yard requirements of Section 15.2.6 shall be permitted. (Existing Code, 15.5.2) For non-conservancy subdivisions: 40 ft. min., except that (i) Barns or structures used for the housing or shelter of animals and equestrian rings (Indoor or outdoor) shall not be located within 100 feet of any side or rear lot line, and (ii) accessory					Area 1 (NW corner): Per R-3 existing Area 1 (remainder): Per MC existing Area 2: Per X existing
Rear Yard Sethack	20 ft. min.; or 40 ft. mion. If rear yard abuts a residential district (Existing Code, 7.6)	25 ft. min. (Existing Code. 13.6)	shall not be located within 100 feet of any side or rear lot line, and (II) accessory buildings or uses may be located within five feet of any side or rear lot line, except as provided in subsection (I) above. (Existing Code, 15.5.3)	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	Area 3: Per X existing
Setback Building Scale	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	25 ft. min. (Existing Code, 13.6) N/A	as provided in subsection (i) above. (Existing Code, 15.5.3)	(No recommendation) (No recommendation)	(No recommendation) (No recommendation)	(No recommendation) The scale of this land use category should reflect the quaint nature of a small town, balanced with the Town's evolving identity as a weekend tourist destination and center for services in western Loudoun. (Plan Purcellville, Agriculture Tourism Commercial, pg. 48)	(No recommendation)	Area 4: Per AC existing (Per existing)

	45 ft. max. and 3 stories max, except that:							
		Buildings may be erected up to 2% stories and 35 feet in height except that: a. There are no restrictions for buildings used exclusively for agricultural						
	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	purposes.						
	Cupolas, monuments, water towers, chimney flues, and flag poles of any height are permitted (Existing Code, 7.8); and	building height over 35 feet upon granting of a special exception by the board of zoning appeals under Article 9: Board of Zoning Appeals. A public or semi-public building such as a school, church, or library, may be erected to a height of 60 feet from grade provided that required front, side and rear						
	Television antennes up to 50 ft. in height are permitted. (Existing Code, 7.8); and	yards shall be increased one foot for each foot in height over 35 feet. d. Church spires, belfries, cupolas, monuments, water towers, chimneys, flues,	35 ft. max. for residential principal structure (Existing Code, 15.5)					
	rest by up to 4 ft. (Existing Code, 7.8); and	height of the building on which the walls rest.	buildings used exclusively for agriculture or horticulture (Existing Code 15.5)					Area 1 (NW corner): Per R-3 existing Area 1 (remainder): Per Plan: 1-2 stories Area 2: Per X existing
Structure Height	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).	the main buildings on the lot.	15 ft. max. for residential accessory structure 25 ft. max. for non-residential accessory structure For SFDD lats in conservancy subdivision: 35% max. (Existing Code, 15.5.2)	One to two stories (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	(No recommendation)	(No recommendation)	Area 2: Per X existing Area 3: Per X existing Area 4: Per AC existing Area 1: (NW corner): Per R-3 existing
Lot Coverage	40% max. (Existing Code, 7.8)		For conservancy lots: 35% max. of building area (Existing Code 15.5.2) For non-conservancy subdivisions: Agricultural, horticultural and winery uses: 30 percent; all other non-residential uses: Ten percent, except as otherwise specified in this ordinance.	Building footprints between 10,000 and 35,000 square feet, with smaller footprints being preferential (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	(No recommendation)	(No recommendation)	Area 1 (remainder): Per MC existing Area 2: Per AC existing Area 3: Per AC existing Area 4: Per AC existing
-							East End, pg. 82)	
							Area 1: Infill the northwest corner of the Purcellville Gateway development with residential housing (Plan Purcellville, East End, pg. 82)	
							Area 2: Appropriate use of this area is agricultural (Plan Purcellville, East End, pg. 82)	Area 1 (NW corner): (Per Plan) Ex. single- family detached residential
							uses such as a farm store, a plant nursery, agricultural or rural, as well as tourism-related businesses that are compatible with the rural character should be encouraged with a demonstration that proposed uses will not negatively	Area 1 (remainder): (Per Plan) Ex. retail, office, service, lodging, restaurants Areas 2 and 3: (Per Plan) Ex. small-scale lodging, unique drinking and eating establishments serving goods made from the
						and relate to the Town's farming heritage. Examples of uses that support tourism and	pg. 82)	local farm and viticulture community, artist exhibits, specialty shops, and other uses that
						relate to the Town's farming heritage include: small-scale lodging, unique drinking or eating establishments serving goods mode from the local farm and viticulture community, artist exhibits, specialty shops, and other uses that reflect Purcellville's eclectic character. (Plan Purcellville, Agriculture Tourism Commercial, pg. 48)		reflect Purcellville's eclectic character, outdoor amenities and seating, agricultural, farm store, plant nursery, agriturism-related businesses that are compatible with the rural
						Outdoor amenities and seating are encouraged (Plan Purcellville, Agriculture Tourism Commercial, pg. 48)	Area 4: Most of the area may be used for Agricultural	character and will not negatively impact rural or residential areas Area 4 (farm property): (Per Plan) Ex.
						Office space at the ground level is discouraged (Plan Purcellville, Agriculture Tourism Commercial, pg. 48)	Commercial. The farm property is zoned for limited agriculture-related uses. (Plan Purcellville, East End, pg. 82)	Continue to support this area as an active agriculture site while preserving streams and other resources
Principal Uses	See Existing Code 4.1	See Existing Code 4.1	See Existing Code 4.1	Uses commonly include retail, office, service, lodging, and restaurants. (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	Personal Service uses are discouraged (Plan Purcellville, Agriculture Tourism Commercia, pg. 48)	Area 4: Continue to support this area as an active I, agriculture site while preserving streams and other resources. (Plan Purcellville, East End, pg. 82)	Area 4 (remainder): (Per Plan) Ex. Most of the area may be used for Agricultural Commercial
	Parking iots shall be screened from view through the use of such elements as							
	earthen berms, landscaping and/or street trees. (Existing Code, 7.9)							
	earthen berms, landscaping and/or street trees. (Existing Code, 7.9) 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			Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercia	ıl		Require all service and utility infrastructure, and dumpsters to be located to the rear of buildings and screened in a	(Per Plan) Ex. All service and utility infrastructure and dumpsters must be located to the rear of buildings and screened in a
Screening	earthen berms, landscaping and/or street trees. (Existing Code, 7.9) 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	N/A	N/A gateways, and vistas. Both street and pedestrian linkages to the existing town are recommended where possible. a. A minimum of two connections with the existing public street system rated as	Tree lawns or landscaped areas dividing parking		(No recommendation)	Require all service and utility infrastructure, and dumpsters	(Per Plan) Ex. All service and utility infrastructure and dumpsters must be located
Screening	earthen berms, landscaping and/or street trees. (Existing Code, 7.9) 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		N/A gateways, and vistas. Both street and pedestrian linkages to the existing town are recommended where possible. a. A minimum of two connections with the existing public street system rated as at least a collector street shall be provided where possible. Connections giving access to collectors with existing sidewalks or trails shall be required where practicable.	Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercia	ıl		Require all service and utility infrastructure, and dumpsters to be located to the rear of buildings and screened in a	(Per Plan) Ex. All service and utility infrastructure and dumpsters must be located to the rear of buildings and screened in a
Screening	earthen berms, landscaping and/or street trees. (Existing Code, 7.9) 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		N/A gateways, and vistas. Both street and pedestrian linkages to the existing town are recommended where possible. a. A minimum of two connections with the existing public street system rated as at least a collector street shall be provided where possible. Connections giving access to collectors with existing sidewalks or trails shall be required where	Tree lawns or landscaped areas dividing parking lots from the street (Plan Purceliville, Commercia Medium Scale, pg. 55)	ıl		Require all service and utility infrastructure, and dumpsters to be located to the rear of buildings and screened in a	(Per Plan) Ex. All service and utility infrastructure and dumpsters must be located to the rear of buildings and screened in a
Screening	earthen berms, landscaping and/or street trees. (Existing Code, 7.9) 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		N/A gateways, and vistas. Both street and pedestrian linkages to the existing town are recommended where possible. a. A minimum of two connections with the existing public street system rated as at least a collector street shall be provided where possible. Connections giving access to collectors with existing sidewalks or trails shall be required where practicable. b. Use of cul-de-sacs or other streets with a single point of access shall be minimized. c. To calm traffic speeds, the use of T-intersections, where vehicles must stop and turn to the right or left rather than proceeding forward in a straight line, are encouraged. At least 25 percent of all intersections within the subdivision shall take this form, unless other traffic calming measures, such as traffic islands or circles, an employed.	Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercia Medium Scale, pg. 55)	ıl		Require all service and utility infrastructure, and dumpsters to be located to the rear of buildings and screened in a	(Per Plan) Ex. All service and utility infrastructure and dumpsters must be located to the rear of buildings and screened in a
Screening	earthen berms, landscaping and/or street trees. (Existing Code, 7.9) 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		N/A gateways, and vistas. Both street and pedestrian linkages to the existing town are recommended where possible. a. A minimum of two connections with the existing public street system rated as at least a collector street shall be provided where possible. Connections giving access to collectors with existing sidewalks or trails shall be required where practicable. b. Use of cut-de-sacs or other streets with a single point of access shall be minimized. c. To calm traffic speeds, the use of T-intersections, where vehicles must stop and turn to the right or left rather than proceeding forward in a straight line, are encouraged. At least 25 percent of all intersections within the subdivision shall take this form, unless other traffic colming measures, such as traffic islands or circles, an employed. d. Street trees shall be planted along all streets in conformance with Article 7, Section 3: Streetscoping.	Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercia Medium Scale, pg. 55)	ıl		Require all service and utility infrastructure, and dumpsters to be located to the rear of buildings and screened in a	(Per Plan) Ex. All service and utility infrastructure and dumpsters must be located to the rear of buildings and screened in a
Screening	earthen berms, landscaping and/or street trees. (Existing Code, 7.9) 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	N/A	noteways, and vistas. Both street and pedestrian linkages to the existing town are recommended where possible. A minimum of two connections with the existing public street system rated as at least a collector street shall be provided where possible. Connections giving access to collectors with existing sidewalks or trails shall be required where practicable. But set of cul-de-sacs or other streets with a single point of access shall be minimized. To calm traffic speeds, the use of T-intersections, where vehicles must stop and turn to the right or left rather than proceeding forward in a straight line, are encouraged. At least 25 percent of all intersections within the subdivision shall take this form, unless other traffic calming measures, such as traffic islands or circles, an employed. Street trees shall be planted along all streets in conformance with Article 7, Section 3: Streetscaping. Alleys. Where provided, alleys shall be private streets or easements either dedicated to a homeowners association or as common access easements across the rear portions of lots.	Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercia Medium Scale, pg. 55)	ıl		Require all service and utility infrastructure, and dumpsters to be located to the rear of buildings and screened in a	(Per Plan) Ex. All service and utility infrastructure and dumpsters must be located to the rear of buildings and screened in a
Screening	earthen berms, landscaping and/or street trees. (Existing Code, 7.9) 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	N/A	gateways, and vistas. Both street and pedestrian linkages to the existing town are recommended where possible. a. A minimum of two connections with the existing public street system rated as at least a collector street shall be provided where possible. Connections giving access to collectors with existing sidewalks or trails shall be required where practicable. b. Use of cul-de-sacs or other streets with a single point of access shall be minimized. c. To calm traffic speeds, the use of T-intersections, where vehicles must stop and turn to the right or left rather than proceeding forward in a straight line, are encouraged. At least 25 percent of all intersections within the subdivision shall take this form, unless other traffic calming measures, such as traffic islands or circles, are employed. d. Street trees shall be planted along all streets in conformance with Article 7, Section 3: Streetscaping. Alleys. Where provided, alleys shall be private streets or easements either dedicated to a homeowners association or as common access easements across the rear portions of lots. a. Minimum easement width: 22 feet. A five-foot utility easement shall be provided along the alley frontage of all adjacent lots and may overlap the alley easement; by fences shall be permitted within this easement. b. Minimum paved alley width: Ten feet. Parking shall be prohibited on either side of the powed cartway of the alley. Alley faithing. Security lighting shall be provided on all garages or on poles	Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercia Medium Scale, pg. 55)	ıl		Require all service and utility infrastructure, and dumpsters to be located to the rear of buildings and screened in a structural housing. (Plan Purcellville, East End, pg. 82) Limit access in each quadrant to one access point on E. Main Street/Colonial Highway and Berlin Tumplike/William	(Per Plan) Ex. All service and utility infrastructure and dumpsters must be located to the rear of buildings and screened in a
Screening	earthen berms, landscaping and/or street trees. (Existing Code, 7.9) Mechanical equipment, including rooftap 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) Vehicular entrances/exits shall be consolidated and shared among adjacent properties to minimize traffic conflicts. Individual points of access along major roadways shall be vaoided. Access shall be provided by secondary roads and	N/A	goteways, and vistas. Both street and pedestrian linkages to the existing town are recommended where possible. a. A minimum of two connections with the existing public street system rated as at least a collector street shall be provided where possible. Connections giving access to collectors with existing sidewalks or trails shall be required where practicable. b. Use of cul-de-sacs or other streets with a single point of access shall be minimized. c. To calm traffic speeds, the use of T-intersections, where vehicles must stop and turn to the right or left rather than proceeding forward in a straight line, are encouraged. At least 25 percent of all intersections within the subdivision shall take this form, unless other traffic calming measures, such as traffic islands or circles, or employed. d. Street trees shall be planted along all streets in conformance with Article 7, Section 3: Streetscaping. Alleys. Where provided, alleys shall be private streets or easements either dedicated to a homeowners association or as common access easements across the rear portions of jots. a. Minimum easement width: 22 feet. A five-foot utility easement shall be provided along the alley frontage of all adjacent lots and may overlap the alley easement; No fences shall be permitted within this easement. b. Minimum powed alley width: Ten feet. Parking shall be prohibited on either side of the powed curtway of the alley. c. Alley lighting. Security lighting shall be provided on all garages or on poles adolpcent to parking areas to provide allow lighting. Lighting fixtures and poles shall be of consistent architectural style and shall complement the predominant architectural them of the subdivision. Light futures shall conform to Article 6, Section 9: Lighting requirements. Use of motion sensors or other timing devices to minimize lighting when not needed is recommended.	Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercia Medium Scale, pg. 55) There is typically one primary arterial street or corridor that buildings and uses are organized	Streets are typically wide and curving with sidewalks (Plan Purcellville, Single-Family Detached Suburban, pg. 50) A curvilinear street network with the use of culsde-sac creates semi-regular to irregular blacks or	(No recommendation)	Require all service and utility infrastructure, and dumpsters to be located to the rear of buildings and screened in a structural housing. (Plan Purcellville, East End, pg. 82) Limit access in each quadrant to one access point on E.	(Per Plan) Ex. All service and utility infrastructure and dumpsters must be located to the rear of buildings and screened in a structural housing. (Per Plan) Ex. Limit access in each quadrant to one access point on E. Main Street/Colonial Highway and Berlin Turnpike/William T.
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	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)	
Landscaping	For parcels 6 acres or greater: A min. of 25% of lot area shall be landscaped (Existing Code, 7.8)	N/A
Sidewalk		
Connectivity	N/A	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)	
Design Guidelines	Solid walls, dull or minimal facades shall be avoided along public streets or pedestrian ways. (Existing Code, 7.9)	N/A
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	

For parcels 2 acres or less: A min. of 15% of lot area shall be landscaped (Existing

For non-conservancy subdivisions: Minimum open space: 25 percent, except for					(Per Plan) Ex. Area 3: No trees may be removed without apermit, which requires tree canopy cover replacement.	
agricultural, horticultural, winery, recreational, and equestrian uses conducted outside of structures, and residential uses in conservancy subdivisions, the latter of which are governed by Section 15.5.2: Conservancy subdivision: Lot, bulk and open space requirements. (Existing Code, 15.5.3)				Area 3: Maintain tree cover in this area specifically (Plan Purcellville, East End, pg. 82)	Area 4: To preserve streams in this area, a stream buffer of at least 50 feet in depth must be provided along any intermittent and	
	Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercial Medium Scale, pg. 55)		(No recommendation)	Area 4: Continue to support this area as an active agriculture site while preserving streams and other resources. (Plan Purcellville, East End, pg. 82)	perennial stream. Such a stream buffer must not be mowed or cleared except with a permit. (Per Plan) Ex. Sidewalks must be provided on both sides of all streets. To provide accessible and safe pedestrian connections, sidewalks must be buffered from traffic with a 6-footwide treelawn that includes one tree planted	
				Incorporate highly accessible pedestrian connections to facilitate walking from the existing homes to the commercial development. (Plan Purcellville, East End, pg. 82)		
				Require pedestrian connections in the northeast quadrant to the Patrick Henry College campus. (Plan Purcellville, East End, pg. 82)	on each side of the road per 40 linear feet of sidewalk installed or fraction therof. Require pedestrian connections in the	
	Sidewalks must be located on both sides of the street (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	Lands with this designation should be walkable, both internally and in connection to the greater community (Plan Purcellville, Agriculture Tourism Commercial, pg. 48)	Areas 1. 2, and 3: Incorporate accessible, safe, pedestrian connections (Plan Purcellville, East End, pg. 82)	northeast quadrant to the Patrick Henry College campus.	
	Consolidated architectural details and finishes are			Encourage the use of materials and architectural forms reminiscent of the farms and homes found in the area. (Plan Purcellville, East End, pg. 82)	(Per Plan) Ex. Encourage the use of materials and architectural forms reminiscent of the farms and homes found in the area.	
Newstructures.Thearchitecturaldesignofallnewbuildingsandstructuresshallbe		Materials and architectural features are consistent within a development. (Plan Purceliville, Single-Family Detached Suburban, pg. 50)	The design of structures within this land use category should reflect the agricultural heritage of the Town. (Plan Purceliville, Agriculture Tourism Commercial, pg. 48)	Area 3: Include gateway features and design to provide a sensitive transition of uses to the County's Rural Planning Area. (Plan Purcellville, East End, pg. 82)	Area 3: (Per Plan) Include gateway features and design to provide a sensitive transition of uses to the County's Rural Planning Area.	
N/A	(No recommendation)	(No recommendation)	(No recommendation)	Require all service and utility infrastructure, and dumpsters to be located to the rear of buildings and screened in a structural housing. (Plan Purcellville, East End, pg. 82)	(Per Plan) Ex. Require all service and utility infrastructure, and dumpsters to be located to the rear of buildings and screened in a structural housing.	