

East End	EXISTING DISTRICT REGULATIONS			FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN			FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RESPONSE
	MC Mixed Commercial (from Existing Code) (Applies to Area 1)	X Transitional (from Existing Code) (Applies to Areas 2 and 3)	AC Agricultural Conservancy/Commercial (from Existing Code) (Applies to Area 4)	Commercial Medium Scale (from Plan Purcellville) (for East End Area 1)	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)	East End (from Plan Purcellville)	East End
			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 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)	This category represents small town medium scale commercial development for Purcellville. It contemplates retail and commercial buildings 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)	This category reflects the character of existing subdivisions and is appropriate for infill in these existing neighborhoods. (Plan Purcellville, Single-Family Detached Suburban, pg. 50)	This category marks a transition from the rural agricultural and large-lot residential 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, together with office, retail, cultural, institutional, or tourism-oriented uses. (Plan Purcellville, Agriculture Tourism Commercial, pg. 48)	Development and redevelopment in the East End would specifically reflect the more rural aspects of Purcellville's character with architectural elements like wood siding, gambrel roofs, silo/towers, and the like. (Plan Purcellville, East End, pg. 82)	(Per Plan) Ex. Development and redevelopment in the East End would specifically reflect the more rural aspects of Purcellville's character with architectural elements like wood siding, gambrel roofs, silo/towers, and the like.
Purpose Statement: Standard								
Lot Area	20,000 sq. ft. min. (Existing Code, 7.5) <i>30 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>	3 acres min. (Existing Code, 13.6)	10 acre min. for agriculture uses (Existing Code, 15.5.3) 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) 1 acre min. for conservancy lots (Existing Code, 15.5.2) <i>Lot width for SFDD lots in conservancy subdivision up to 20,000 sq. ft.: 50 ft. min. 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. min. (corner lot) (Existing Code, 15.5.3)</i>	Lots are large, deep, and wide (Plan Purcellville, Commercial Medium Scale, pg. 55)	0.25-0.5 acres (Plan Purcellville, Single-Family Detached Suburban, pg. 50)	(No recommendation)	Area 2 and 3: very limited density (Plan Purcellville, East 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 Purcellville, 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
Frontage		200 ft. min. (for lot width when measured at the front building setback) (Existing Code, 13.6)		Lots are located along street frontage (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	(No recommendation)	(No recommendation)	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 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
Lot Depth	150 ft. min. (Existing Code, 7.6)	No more than 3.5 times lot width (Existing Code, 13.5)	N/A For SFDD lots 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 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 15.5.2.6 shall be permitted. (Existing Code, 15.5.2) For non-conservancy subdivisions: 35 ft. min. (Existing Code, 15.5.3)	Lots are large, deep, and wide (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	(No recommendation)	Focus on large open spaces with setbacks from the roads and substantial landscaping. (Plan Purcellville, 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
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 lots 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 lots in conservancy subdivision over 20,000 sq. ft.: 25 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 15.5.2.6 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 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)	Buildings are oriented toward the street and may be located at the front of the lot near the sidewalk or set back with parking lots in front of the buildings with a front lawn. (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	(No recommendation)	Focus on large open spaces with setbacks from the roads and substantial landscaping. (Plan Purcellville, 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
Side Yard Setback	0 ft. min.; or 15 ft. min. if side yard abuts a residential district (Existing Code, 7.6)	12 ft. min. (Existing Code, 13.6)		(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	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
Rear Yard Setback	20 ft. min.; or 40 ft. min. if rear yard abuts a residential district (Existing Code, 7.6)	25 ft. min. (Existing Code, 13.6)	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 15.5.2.6 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 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 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
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 Code, 7.9)	N/A	N/A	(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)	(Per existing)

	45 ft. max. and 3 stories max, except that:									
	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	Buildings may be erected up to 2½ stories and 35 feet in height except that: a. There are no restrictions for buildings used exclusively for agricultural purposes. b. The height limit for dwellings may be increased up to 45 feet and up to three stories provided there are two side yards for each permitted use each of which is at least 15 feet plus one foot or more for each side yard for each additional foot of building height over 35 feet upon granting of a special exception by the board of zoning appeals under Article 9: Board of Zoning Appeals. c. 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 yards shall be increased one foot for each foot in height over 35 feet. d. Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, and flag poles of any height, and television antennas up to 50 feet in height, are exempt from height regulations. Parapet walls may be up to four feet above the height of the building on which the walls rest. e. No accessory structure which is within ten feet of any party lot line shall be more than one story in height. All accessory structures shall be of less height than the main buildings on the lot.	35 ft. max. for residential principal structure (Existing Code, 15.5)							
Structure Height	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 Cupolas, monuments, water towers, chimney flues, and flag poles of any height are permitted (Existing Code, 7.8); and Television antennas up to 50 ft. in height are permitted. (Existing Code, 7.8); and 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 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).		45 ft. max. for non-residential principal structure, except no height restriction for 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 Area 3: Per X existing Area 4: Per AC existing Area 1 (NW corner): Per R-3 existing Area 1 (remainder): Per MC existing Area 2: Per AC existing Area 3: Per AC existing Area 4: Per AC existing
Lot Coverage	40% max. (Existing Code, 7.8)	N/A	15 ft. max. for residential accessory structure 25 ft. max. for non-residential accessory structure For SFDD lots in conservancy subdivision: 35% max. (Existing Code, 15.5.2) 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.	One to two stories (Plan Purcellville, Commercial Medium Scale, pg. 55) 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)	(No recommendation)	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) Areas 2 and 3: Restrict commercial development except for 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 impact rural or residential areas (Plan Purcellville, East End, pg. 82) The land use mixture within this designation should include uses that support tourism and relate to the Town's farming heritage. Examples of uses that support tourism and relate to the Town's farming heritage include: small-scale lodging, unique drinking or eating establishments serving goods made 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) Outdoor amenities and seating are encouraged (Plan Purcellville, Agriculture Tourism Commercial, pg. 48) Office space at the ground level is discouraged (Plan Purcellville, Agriculture Tourism Commercial, pg. 48) Uses commonly include retail, office, service, lodging, and restaurants. (Plan Purcellville, Commercial Medium Scale, pg. 55) Personal Service uses are discouraged (Plan Purcellville, Agriculture Tourism Commercial, pg. 48)	
Principal Uses	See Existing Code 4.1 <i>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)</i> 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)	See Existing Code 4.1	See Existing Code 4.1		(No recommendation)					
Screening		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 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; No fences shall be permitted within this easement. b. Minimum paved alley width: Ten feet. Parking shall be prohibited on either side of the paved cartway of the alley. c. Alley lighting. Security lighting shall be provided on all garages or on poles adjacent to parking areas to provide alley lighting. Lighting fixtures and poles shall be of consistent architectural style and shall complement the predominant architectural theme of the subdivision. Light fixtures 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. All off-street parking shall be located on driveways or in the side or rear yard for single-family residential uses and in the side or rear yard only for all other uses. (Existing Code, 15.6)	Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercial Medium Scale, pg. 55)	(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. All service and utility infrastructure and dumpsters must be located to the rear of buildings and screened in a structural housing.	
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)	N/A		There is typically one primary arterial street or corridor that buildings and uses are organized around. (Plan Purcellville, Commercial Medium Scale, pg. 55)	Streets are typically wide and curving with sidewalks (Plan Purcellville, Single-Family Detached Suburban, pg. 50) A curvilinear street network with the use of culs-de-sac creates semi-regular to irregular blocks or pods of home sites. (Plan Purcellville, Single-Family Detached Suburban, pg. 50)	(No recommendation)		Limit access in each quadrant to one access point on E. Main Street/Colonial Highway and Berlin Turnpike/William T. Druhan Jr. Boulevard. (Plan Purcellville, East End, pg. 82) Require vehicular connections in the northeast quadrant to the Patrick Henry College campus. (Plan Purcellville, East End, pg. 82)	(Per Plan) Ex. Limit access in each quadrant to one access point on E. Main Street/Colonial Highway and Berlin Turnpike/William T. Druhan Jr. Boulevard. Require vehicular connections in the northeast quadrant to the Patrick Henry College campus.	
Parking Area	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 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)	N/A	Parking lots for agricultural, horticultural, equestrian and other similar uses, including farm markets, may be surfaced with gravel, provided the parking lots are used no more than four days per month as permitted by Article 6, Section 1.6.4.c. (Existing Code, 15.6) At least 20 percent, but no more than 50 percent of the required parking shall be paved with reinforced grass paver block or similar porous paving material to minimize the visual impact of the parking area and maximize the pervious area. (Existing Code, 15.8) Any portion of a parking lot constructed of porous pavement, up to a maximum of 50 percent of the entire parking area, and any sidewalks or trails not providing direct access between the principal building and the parking lot may be included as part of the required open space area. (Existing Code, 15.8)	Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercial Medium Scale, pg. 55) Designated off-street parking areas are typically located in front of or to the rear of each building. (Plan Purcellville, Commercial Medium Scale, pg. 55)	May have on-street parking depending on vehicle traffic volumes. (Plan Purcellville, Single-Family Detached Suburban, pg. 50) Front or side loading attached garages are standard. (Plan Purcellville, Single-Family Detached Suburban, pg. 50)	Parking should be located to the rear of buildings. (Plan Purcellville, Agriculture Tourism Commercial, pg. 48)		Require parking to be located to the rear of buildings away from the frontages of Main Street, Berlin Turnpike, and William T. Druhan Jr. Boulevard. (Plan Purcellville, East End, pg. 82)	(Per Plan) Ex. Require parking to be located to the rear of buildings away from the frontages of Main Street, Berlin Turnpike, and William T. Druhan Jr. Boulevard.	

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