<u>East Main</u>	EXISTING DISTRICT REGULATIONS MC Mixed Commercial (from Existing Code)	<u>FUTURE LAND-USE RECO</u> Commercial Neighborhood Scale (from Plan Purcellville) (for East Main Areas 1, 2, 3, 4, 8, 9)	MMENDATIONS FROM COMP PLAN Commercial Medium Scale (from Plan Purcellville) (for East Main Areas 6, 7)	Single-Family Attached (from Plan Purcellville) (for East Main Area 5)	FOCUS ARE COMP PLA
Purpose Statement:	The purpose of this district is to provide sufficient space in appropriate locations for a variety of retail shopping, office uses and miscellaneous recreational and service activities, generally serving the town, its neighborhoods and the surrounding area of the county and to implement the town's comprehensive plan. These uses should be developed as compact centers in or near developed areas where retail and service activities now exist or are planned. Since these areas are generally located along major thoroughfares and at the major gateways to the town, the district includes site design standards to minimize traffic congestion and conflict and landscaping and sign standards to minimize distracting visual clutter and to enhance the appearance of the district. To enhance the general character of the district, its function of local and neighborhood service, and its compatibility with surrounding uses, the size of certain by-right uses is limited and special standards are included to address automobile intensive uses. (Existing Code, 7.1)		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 desired character for future townhouse or singlefamily attached developments. (Plan Purcellville, Single- Family Attached, pg. 51)	Redevelopment more pedestriar to walk betweer commercial use: remain compati Purcellville. Enh along Main Stre more open spac priority. (Plan P
Standard					Use the size, des
					buildings on the Avenue (i.e. tho standard for the (Plan Purcellville
Lot Area	20,000 sq. ft. min. (Existing Code, 7.5)	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 large, deep, and wide (Plan Purcellville, Commercial Medium Scale, pg. 55)	Lots are generally smaller than for detached homes. (Plan Purcellville, Single-Family Attached, pg. 51)	Allow for densit increase availab consuming addi 79)
Frontage Lot Depth	50 ft. min. when measured at the front lot line, except that the frontage may be reduced to 30 ft. for one lot of a two-lot subdivision provided that any resulting lot with frontage less than 50 ft. shall not require new individual access to a public street for ingress and egress of vehicular traffic, but rather shall share use of a previously existing legal access to a public street with a contiguous parcel; 100 ft. min. when measured at the minimum front yard building restriction line (Existing Code, 7.5) 150 ft. min. (Existing Code, 7.6)	Blocks are not the base component for this development type. Lots are located along street frontage. (Plan Purcellville, Commercial Neighborhood, pg. 54)	Lots are located along street frontage (Plan Purcellville, Commercial Medium Scale, pg. 55) Lots are large, deep, and wide (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation) (No recommendation)	Use the size, des buildings on the Avenue (i.e. thos standard for the (Plan Purcellville (No recommena
					Use the size, des buildings on the Avenue (i.e. tho standard for the (Plan Purcellville
			Buildings are oriented toward the street and may be located at the front of the lot near the sidewalk		New constructions shall require buit Avenue with fro portions of Main
Front Yard Setback	10 ft. min. (Existing Code, 7.6)	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)	or set back with parking lots in front of the buildings with a front lawn. (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	Area 7: Redevelo buildings forwaı pg. 79)
Side Yard Setback	0 ft. min.; and 15 ft. min. If side yard abuts a residential district (Existing Code, 7.6)	(No recommendation)	(No recommendation)	(No recommendation)	Use the size, des buildings on the Avenue (i.e. thos standard for the (Plan Purcellville
Rear Yard Setback	20 ft. min.; and 40 ft. min. If rear yard abuts a residential district (Existing Code, 7.6)	(No recommendation)	(No recommendation)	(No recommendation)	Use the size, des buildings on the Avenue (i.e. tho standard for the (Plan Purcellville
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rom Plan Purcellville)

East Main

rian-friendly retail destination where it is easier veen surrounding neighborhoods and uses. The scale of development should still patible with the rural residential character of Enhancing the green space and tree canopy Street and Maple Avenue, as well as providina n Purcellville, East Main, pg. 79)

(Per Plan) Ex. Redevelopment in the East Main Street area should create a more pedestrianfriendly retail destination where it is easier to walk between surrounding neighborhoods ent in the East Main Street area should create a and commercial uses. The scale of development should still remain compatible with the rural residential character of Purcellville. Enhancing the green space and tree canopy along Main Street and Maple Avenue, as well as providing more open paces within the redevelopment, should be a top spaces within the redevelopment, should be a top priority.

ZONECO RESPONSE

design, and mix of uses of the commercial the south side of Main Street, west of Maple those in the Commerce Area to Sustain) as the the desired character of new or infill buildings. lville, East Main, pg. 79)

nsities that would support structured parking to ilable homes, office, or retail spaces without

design, and mix of uses of the commercial the south side of Main Street, west of Maple those in the Commerce Area to Sustain) as the r the desired character of new or infill buildings. lville, East Main, pg. 79)

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design, and mix of uses of the commercial the south side of Main Street, west of Maple those in the Commerce Area to Sustain) as the the desired character of new or infill buildings. lville, East Main, pg. 79)

ction or redevelopment of existing commercial (Per Plan) Ex. New construction or e buildings to be set close to Main Street or Maple redevelopment of existing commercial shall

evelop with improved visibility by moving

design, and mix of uses of the commercial the south side of Main Street, west of Maple those in the Commerce Area to Sustain) as the the desired character of new or infill buildings. lville, East Main, pg. 79)

design, and mix of uses of the commercial the south side of Main Street, west of Maple those in the Commerce Area to Sustain) as the the desired character of new or infill buildings. lville, East Main, pg. 79)

(Per Plan) Ex. Use the size of commercial buildings on the south side of Main Street, west of Maple Avenue, (10,000 sq. ft. min. lot area; 50,000 sq. ft. max. lot area) as the additional land. (Plan Purcellville, East Main, pg. standard for the design character of new infill buildings.

> (Per Plan) Ex. Use the size of commercial buildings on the south side of Main Street, west of Maple Avenue, (60 ft. min. frontage; 150 ft. max. frontage) as the standard for the design character of new infill buildings.

(Per existing)

Main Street. (Plan Purcellville, East Main, pg. 79) require buildings to be set close to Main Street or Maple Avenue with front lawns consistent with the traditional portions of ward on the site. (Plan Purcellville, East Main, Main Street (10 ft. min. front yard setback; 75 ft. max. front yard setback).

(Per existing)

(Per existing)

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Use the size, design, and mix of uses of the commercial buildings on the south side of Main Street, west of Maple Avenue (i.e. those in the Commerce Area to Sustain) as the standard for the desired character of new or infill buildings. (Plan Purcellville, East Main, pg. 79)

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Areas 2, 3, and 4: Sustain and redevelop with small-scale buildings. (Plan Purcellville, East Main, pg. 79)

Area 5: Redevelop with multi-family buildings that are compatible with the scale and architectural styles of the surrounding neighborhood. (Plan Purcellville, East Main, pg. 79)

pg. 79)

a 9: Sustain and redevelop with small-scale buildings that compatible with the architecture of the surrounding hborhood. (Plan Purcellville, East Main, pg. 79)

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)	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)	Homes varying in size. (Plan Purcellville, Single- Family Attached, pg. 51)	Area 9: 5 are com neighbo
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				
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 antennes 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				Use the
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).	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)	One to two stories (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	building Avenue standard (Plan Pu
40% max. (Existing Code, 7.8)	(No recommendation)	Building footprints between 10,000 and 35,000 square feet, with smaller footprints being preferential (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	Use the building Avenue standard (Plan Pu
	as a means of breaking up large parking expanses shall be achieved. (Existing Code, 7.9) 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 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 antennes 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).	7.9) development. (Plan Purcellville, Commercial Neighborhood, pg. 54) 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 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 ore 53 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 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 fores sheight than the main buildings on the lot (Existing Code, 7.8); 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)	as means of breaking up large parking expanses shall be achieved. (Existing Code, rapportioning and with smaller footprints are the preferred type of non - residential development. (Plan Purcellville, Commercial Neighborhood, pg. 54) (No recommendation) 45 ft. max. and 3 stories max, except that: (No recommendation) (No recommendation) Office buildings and financial institutions within 200 ft. of an R-2 or R-3 residential district shall no texceed 2 stories and 30 ft. In height (Existing Code, 7.8); and (No recommendation) A public or semi-public building, such as a school, church, or library, may be erected to the building exceeding 45 ft. shall be increased 1 ft. per each ft. in height of 60 ft. from grade provided that the setback from the property line for that partition of the building exceeding 45 ft. shall be increased 1 ft. per each ft. in height are permitted (Existing Code, 7.8); and	rs areas of breaking up large parking expanses shall be achieved. (Existing code, 7.8); and reagenation of weith smaller footprints are the proferred type of non - residential development. (Pion Purcellville, Commercial Neighborhood, pg. 54) (No recommendation) Homes warying in state. (Plan Purcellville, Commercial Neighborhood, pg. 54) 4 5ft. max. and 3 staries max, except that:

FAR: 0.6 max. (Existing Code, 7.8)

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

Use similar scale buildings and use-types to transition from surrounding neighborhoods. (Plan Purcellville, East Main, pg

Allow for densities that would support structured parking to increase available homes, office, or retail spaces without consuming additional land. (Plan Purcellville, East Main, pg.

Area 6: Small scale buildings, to include commercial, office, and institutional uses. (Plan Purcellville, East Main,

(Per Plan) Ex. Buildings should be small-scale.

the size, design, and mix of uses of the commercial lings on the south side of Main Street, west of Maple nue (i.e. those in the Commerce Area to Sustain) as the dard for the desired character of new or infill buildings. n Purcellville, East Main, pg. 79)

the size, design, and mix of uses of the commercial lings on the south side of Main Street, west of Maple nue (i.e. those in the Commerce Area to Sustain) as the Areas 6 and 7: (Per Plan, pg. 55) Building n Purcellville, East Main, pg. 79)

(Per Plan) Ex. 1-2 stories

Areas 1, 2, 3, 4, 5, 8, and 9: (Per existing)

dard for the desired character of new or infill buildings. footprints between 10,000 and 35,000 sq. ft., with smaller footprints being preferential.

Main, pg. 78)

Allow for densities that would support structured parking to increase available homes, office, or retail spaces without consuming additional land. (Plan Purcellville, East Main, pg. 79)

Area 1: Redevelop with commercial neighborhood scale including commercial, and office uses. (Plan Purcellville, East Main, pg. 79)

79)

pg. 79)

Streets are usually narrow and straight with trees and sidewalks often on both sides of the street. (Plan Purcellville, Single-Family Attached, pg. 51) Vehicular entrances/exits shall be consolidated and shared among adjacent There is typically one primary arterial street or properties to minimize traffic conflicts. Individual points of access along major Streets connect frequently and provide an Areas 2, 3, and 4: Improve internal circulation and access corridor that buildings and uses are organized consolidation to improve safety. (Plan Purcellville, East Main, apply to curb cuts that are less than 15 feet in roadways shall be avoided. Access shall be provided by secondary roads and common Typically one primary arterial street or corridor that buildings and uses are around. (Plan Purcellville, Commercial Medium interconnected grid. (Plan Purcellville, Single-Roadways driveways wherever possible. (Existing Code, 7.9) organized around (Plan Purcellville, Commercial Neighborhood, pg. 54) Family Attached, pg. 51) Scale, pg. 55) pg. 79) 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 Tree lawns or landscaped areas dividing parking Lots are larger than surrounding residential lots, but not as large as Commercial lots from the street (Plan Purcellville, Commercial whenever possible. (Existing Code, 7.9) Medium Scale lots, deep and wide to accommodate small or medium format Medium Scale, pg. 55) Require parking to be located to the side or Parking lots shall be screened from view through the use of such elements as earthen buildings with sufficient surface parking. (Plan Purcellville, Commercial Neighborhood, pg. rear of buildings. (Plan Purcellville, East Main, pg. 79) berms, landscaping and/or street trees. (Existing Code, 7.9) 54) Designated off-street parking areas are typically located in front of or to the rear of each building. Require internal open space improvements including (Plan Purcellville, Commercial Medium Scale, pg. Loading and service areas shall be oriented away from public views. (Existing Code Designated off-street parking areas are typically located to the side or rear of each pedestrian areas within surface parkina lots. (Plan **Parking Area** *building.* (*Plan Purcellville, Commercial Neighborhood, pg. 54*) (No recommendation) Purcellville, East Main, pg. 79) 7.9) 55) יוטן אמונכוז 2 מנוכז טו וכזז. א ווווו. טן בסיזי טן וטג מוכמ זומוו אב ומוומזנמאבט (באוזמוון Code, 7.8) For parcels more than 2 acres but less than 6 acres: A min. of 20% of lot area shall be landscaped (Existina Code, 7.8) Tree lawns or landscaped areas dividing parking Streets are usually narrow and straight with trees For parcels 6 acres or greater: A min. of 25% of lot area shall be landscaped (Existing Tree lawns or landscaped areas shall buffer parking lots from the street (Plan Purcellville, lots from the street (Plan Purcellville, Commercial and sidewalks often on both sides of the street. Landscaping Code, 7.8) Commercial Neighborhood, pg. 54) Medium Scale, pg. 55) (Plan Purcellville, Single-Family Attached, pg. 51) Improved green space (Plan Purcellville, East Main, pg. 78)

Uses commonly include retail, office, service,

Tree lawns or landscaped areas dividing parking

lots from the street (Plan Purcellville, Commercial

(No recommendation)

(No recommendation)

(No recommendation)

lodging, and restaurants. (Plan Purcellville,

Commercial Medium Scale, pg. 55)

(No recommendation)

Medium Scale, pg. 55)

Sidewalks must be located on both sides of the Streets are usually narrow and straight with trees Require internal open space improvements including Sidewalks should be located on both sides of the street (Plan Purcellville, Commercial street (Plan Purcellville, Commercial Medium and sidewalks often on both sides of the street. pedestrian areas within surface parking lots. (Plan Neighborhood, pg. 54) Scale, pg. 55) (Plan Purcellville, Single-Family Attached, pg. 51) Purcellville, East Main, pg. 79)

Retail, office, services, lodging, and restaurants (Plan Purcellville, Commercial

Adaptive reuse of residential structures for business uses is common. (Plan Purcellville,

Neighborhood, pg. 54)

(No recommendation)

(No recommendation)

Commercial Neighborhood, pg. 54)

Principal Uses See Existing Code 4.1

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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

berms. landscaping and/or street trees. (Existing Code, 7.9)

design. (Existing Code, 7.9)

Accessory Uses N/A

Screening

Sidewalk

Connectivity

N/A

Use the size, design, and mix of uses of the commercial buildings on the south side of Main Street, west of Maple Avenue (i.e. those in the Commerce Area to Sustain) as the standard for the desired character of new or infill buildings. (Plan Purcellville, East Main, pg. 79)

Area 5: Redevelop with multi-family buildings that are compatible with the scale and architectural styles of the surrounding neighborhood. (Plan Purcellville, East Main, pg.

Area 6: Small scale buildings, to include commercial, office, and institutional uses. (Plan Purcellville, East Main,

Drive-thrus: Consider the feasibility or desirability of continued auto-oriented uses with drive-thru in this area. If still desired, create site design development regulations that de-emphasize these features from Main Street and Maple Avenue. (Plan Purcellville, East Main, pg. 79)

(Per Plan) Ex. Retail, apartments, mixed-use, commercial, office, institutional, service, lodging, restaurants, adaptive reuse of residential structures for business use.

(Per Plan) Ex. Consider the feasibility or desirability of continued auto-oriented uses with drive-thru in this area. If still desired, create site design development regulations that de-emphasize these features from Main Street and Maple Avenue.

Area 7: Provide buffers for residential areas behind. (Plan Purcellville, East Main, pg. 79)

(Per existing)

(Per Plan) Ex. To improve internal circulation and access consolidation, no curb cut may be constructed unless such curb cut is at least 150 feet from a curb cut on that side of the street, except that this regulation does not length.

(Per Plan) Ex. To improve pedestrian areas within surface parking lots, parking areas must demarkate pedestrian paths to that connect parking areas and sidewalks to building entrances.

Parking is required to be located to the side or rear of buildings.

(Per Plan) Ex. To improve green space, 1 shade tree is required to be planted in the front yard per 40 feet of lot frontage or fraction thereof.

(Per Plan) Ex. Sidewalks must be included on both sides of streets.

	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)		Consolidated architectural details and finishes are common within a development but may be		Use the size, desi buildings on the s Avenue (i.e. thos standard for the (Plan Purcellville,
Design Guidelines	Solid walls, dull or minimal facades shall be avoided along public streets or pedestrian ways. (Existing Code, 7.9) Refuse containers and refuse storage shall be located in a paved area and hidden	Consolidated architectural details and finishes are common within a development. (Plan Purcellville, Commercial Neighborhood, pg. 54)	unrelated to other buildings along the corridor. (Plan Purcellville, Commercial Medium Scale, pg. 55)	Architecture tends to be traditional. (Plan Purcellville, Single-Family Attached, pg. 51)	Improve the appo Street intersectio
Refuse Storage	from general public view, either from within or outside the premises, by means of fences, walls, or landscape planting. (Existing Code, 7.9)	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendo

, design, and mix of uses of the commercial the south side of Main Street, west of Maple those in the Commerce Area to Sustain) as the the desired character of new or infill buildings. lville, East Main, pg. 79)

endation)

(Per Plan) Ex. Consolidated architectural details and finishes shall be common within a development.

Architecture shall be traditional.

e appearance of the Maple Avenue and Main section. (Plan Purcellville, East Main, pg. 79) Improve the appearance of the Maple Avenue and Main Street intersection.

(Per existing)