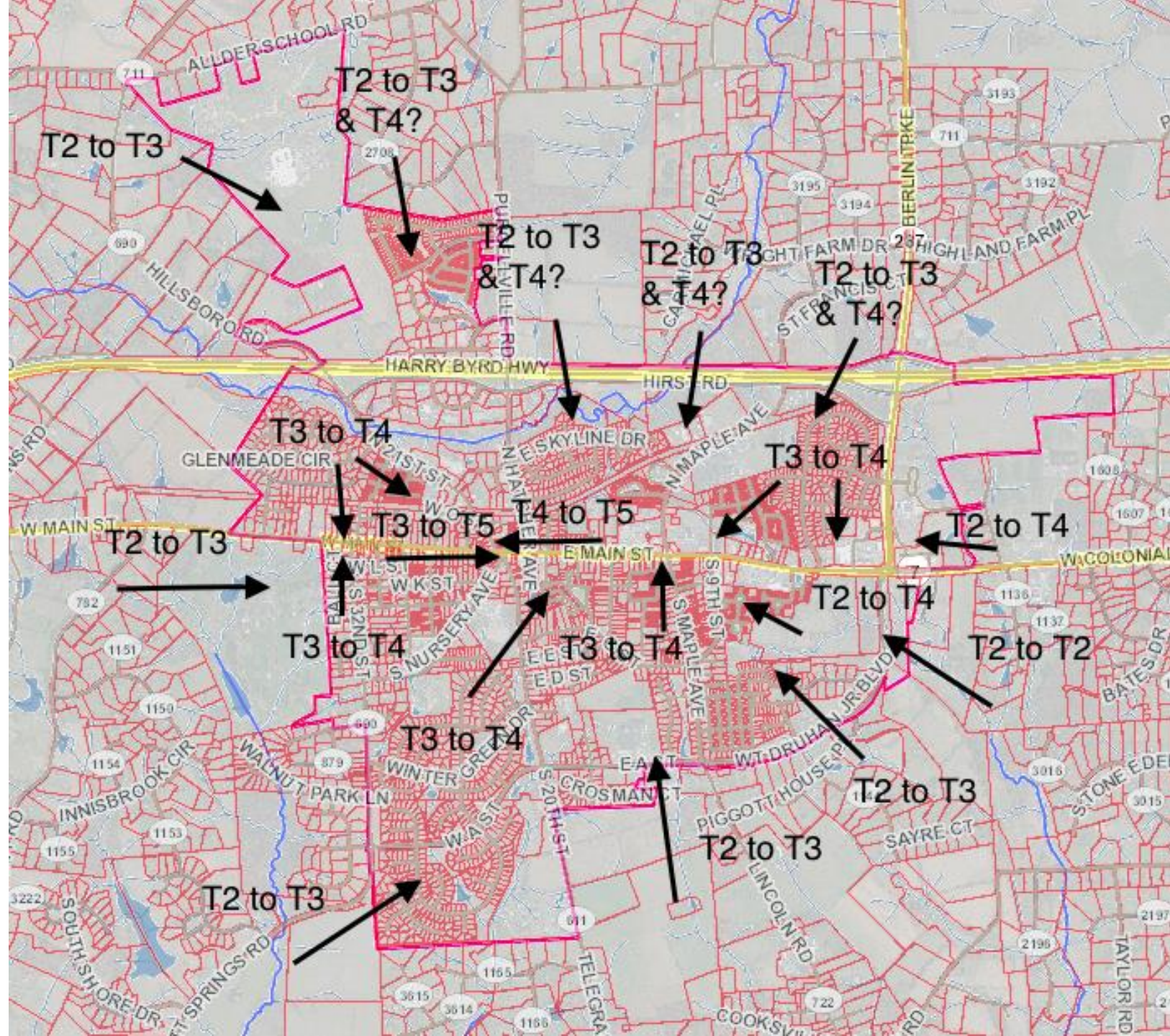







The rural-to-urban Transect is divided into six zones: natural (T1) , rural (T2), sub-urban (T3), general urban (T4), center (T5), and core (T6). The 2010 Landmark and Preservation Conference-Innovative Approaches to Local Preservation Planning presentation on Form-Based Zoning for Small Towns and Historic Neighborhoods frames the core transects for a small-town as general residential (T3), village district (T4), and town center district (T5).

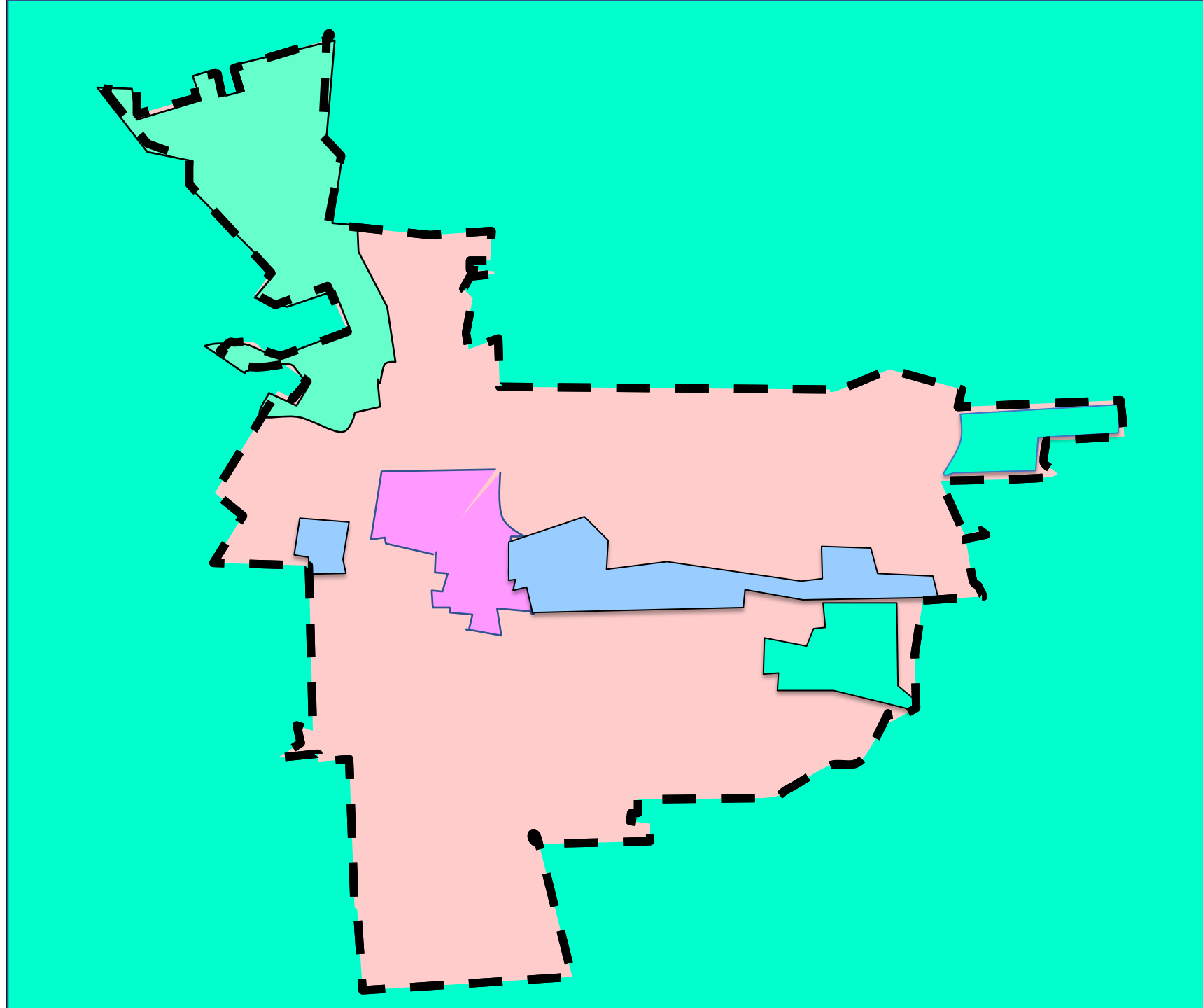
In Purcellville, we have:

- T2 = Agriculture Tourism Commercial (Rural-Town/County-Town Edge Transect)
- T3 = Single Family Detached Traditional & Suburban Scale (General/Core Residential Transect)
- T4 = Single Family Attached & Multi-Family & Mixed-Use Neighborhood Scale (Village District Transect)
- T5 = Commercial Neighborhood & Commercial Medium Scale, Professional Office, Industrial Business (Town Center Transect)

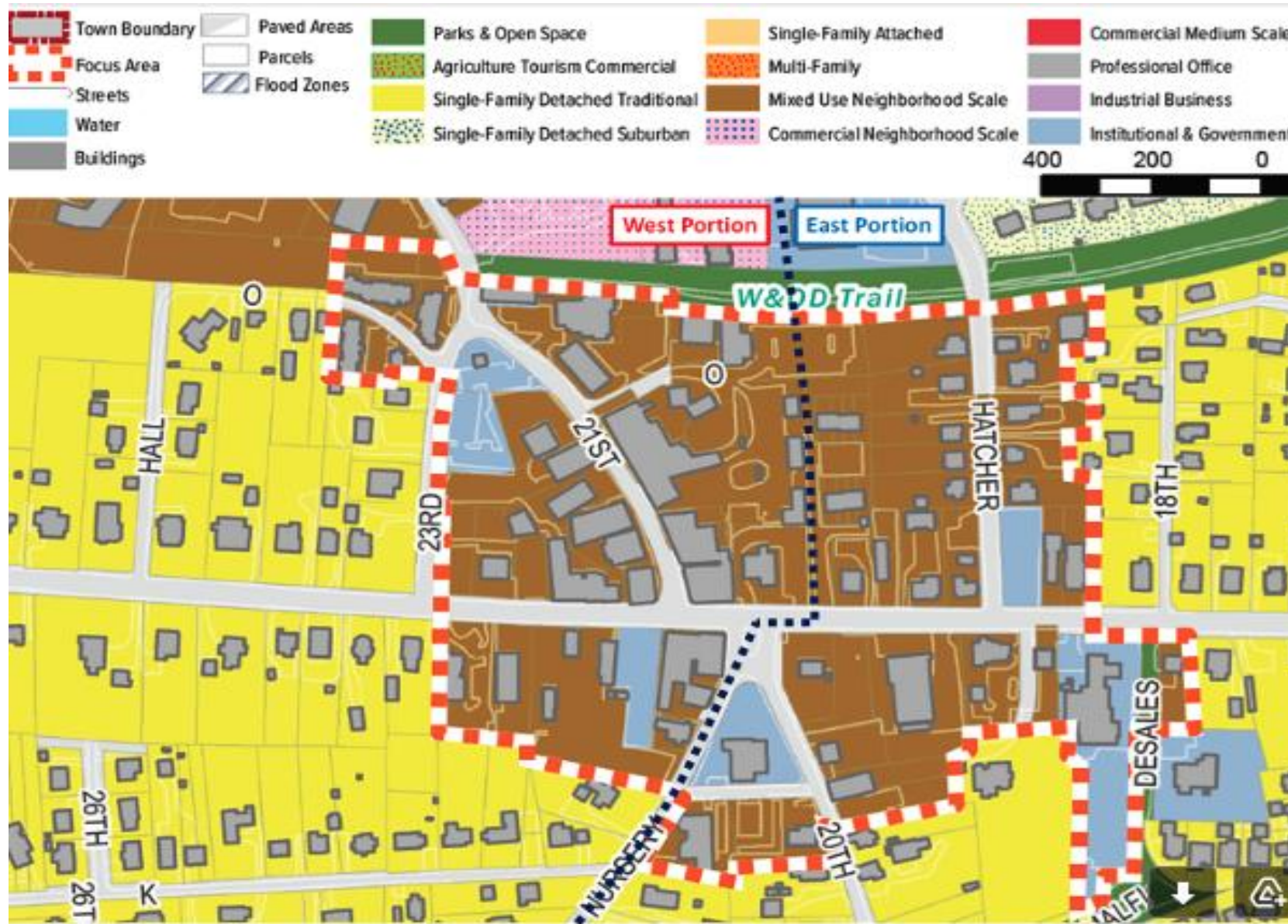


Transects

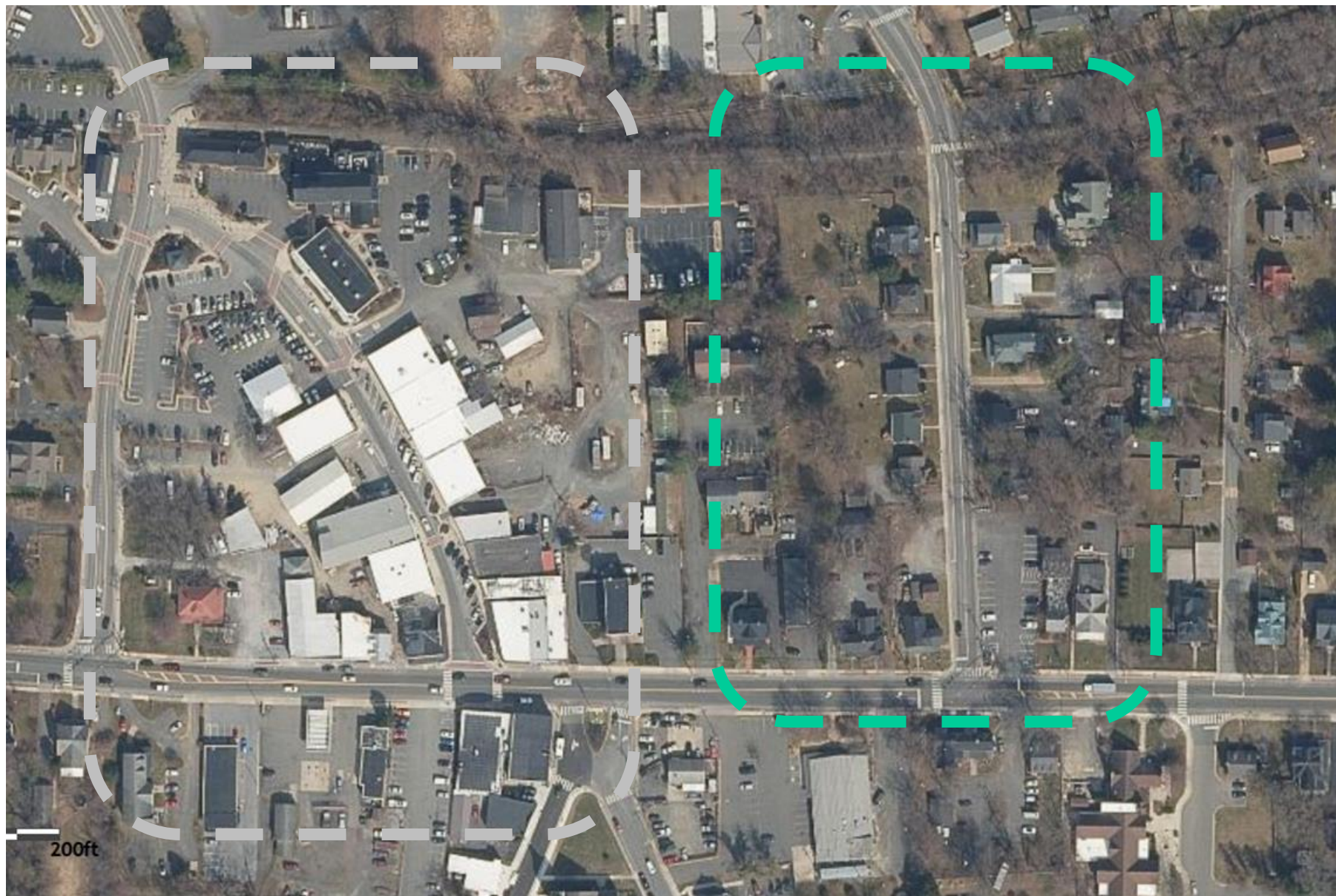
-  T2 Rural
-  T3 General Residential
-  T4 Village
-  T5 Town Center
-  Town Boundary



Split Downtown South into 2 Separate Districts Based on Existing Development



Satellite Images Shows Distinction



Differences in floor area ratios, impervious surface ratios and setbacks are obvious

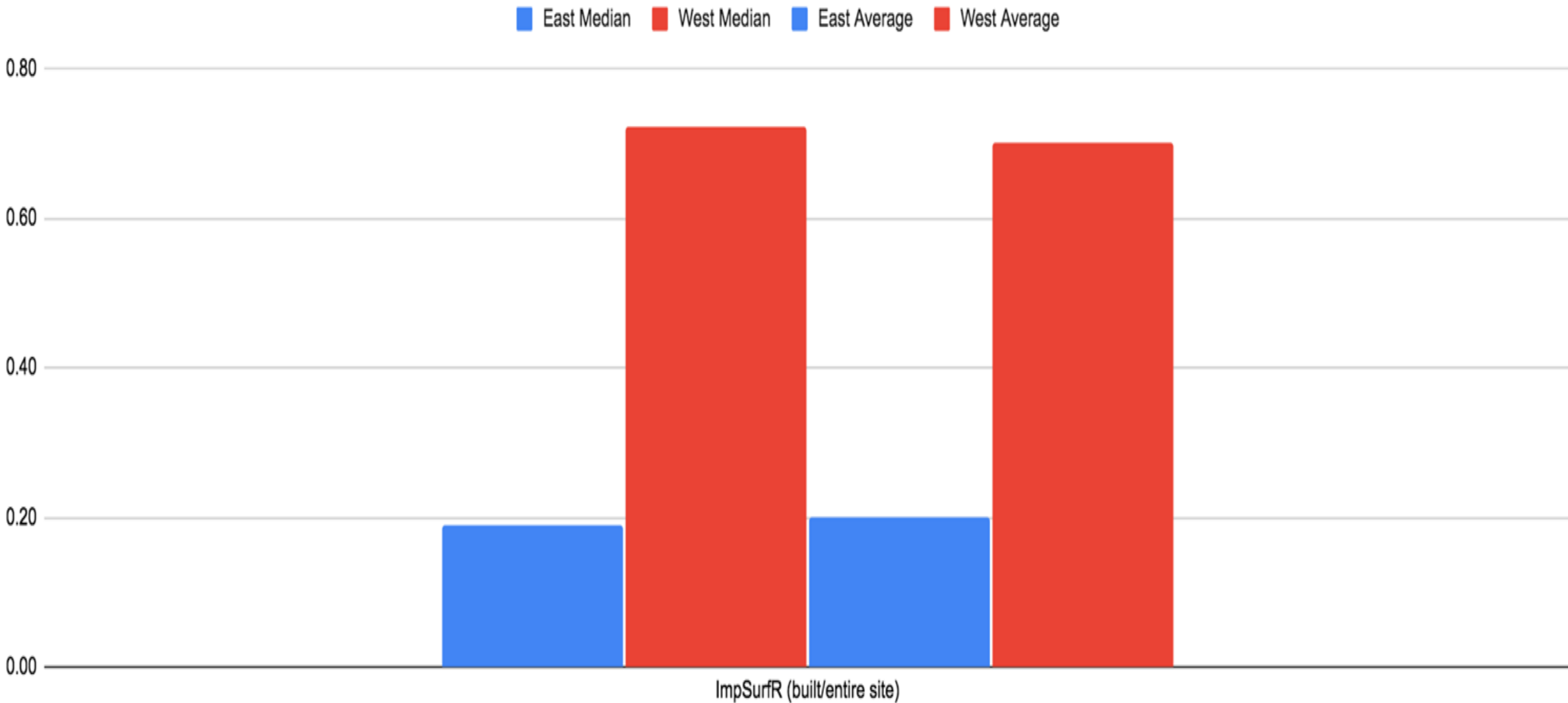
21st Street: commercial appearance



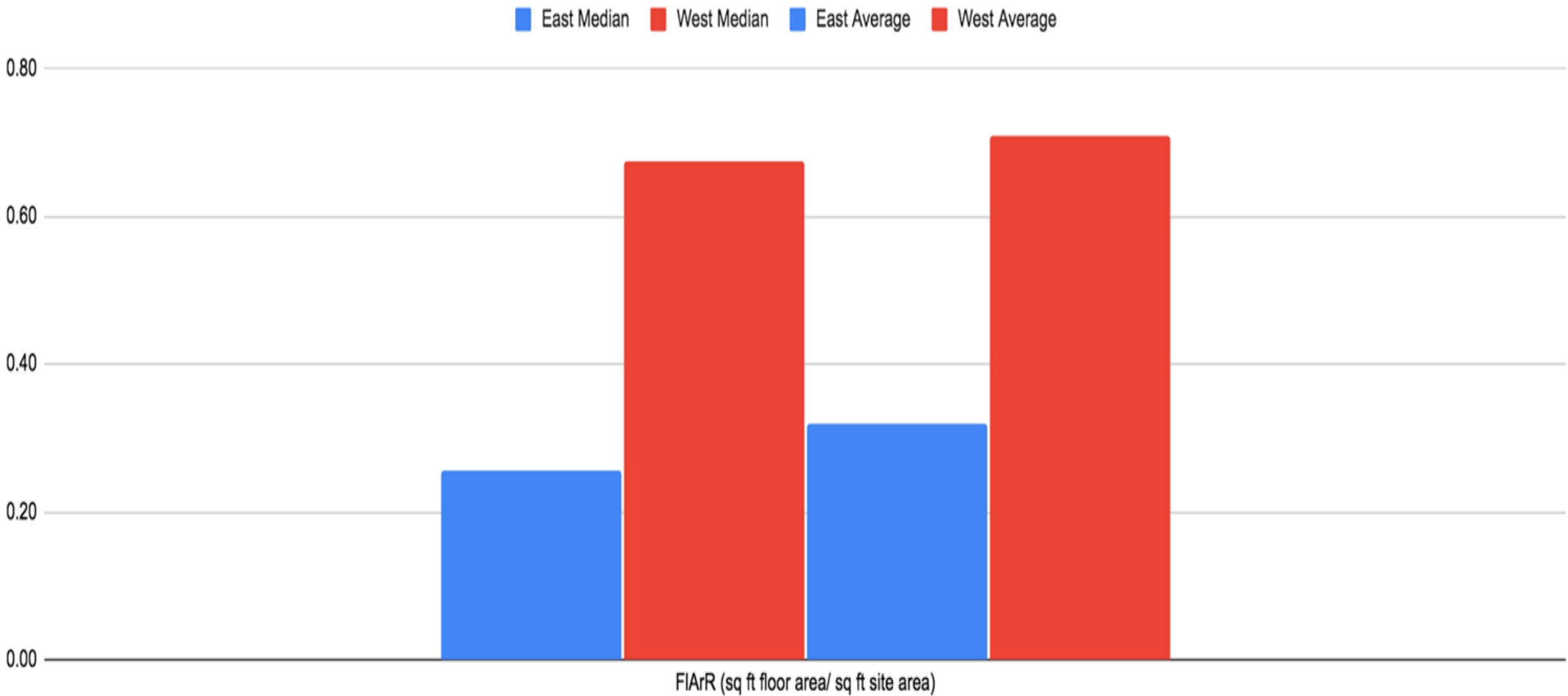
Hatcher Avenue: residential appearance



Impervious Surface Ratios Significantly Higher in the Western Part of Downtown South



Floor Area Ratios in Western Part of Downtown South Are Significantly Greater Than in the Eastern Part of Downtown South



Key Standards for Neighborhood Scale Commercial Areas to Sustain in East Main Focus Area

Address#	Address Name	OpnSpcR (built/nonbuilt)	ImpSurfR (built/entire site)	FIaR (sq ft floor area/ sq ft site area)	Scale (stories)	Parking	Historic District	Architecture	Use
431	East Main	1.74377353	0.6355384331	0.1821516215	1	surround	Yes	full gabled roof, brick masonry bank building	commercial
441	East Main	3.413124388	0.707013315	0.3885445363	1	surround	Yes	flat roof, brick masonry bank building	commercial
501	East Main	1.513256826	0.5016397744	0.3442214351	1	front & side	Yes	ca. 1930s garage	commercial
440	East Main	1.39	0.58	0.05	1	surround	Yes	full gabled roof, brick masonry bank building	commercial
500	East Main	0.67	0.40	0.21	2	back & side	Yes	ca. 1875 Colonial	commercial
510 & 512	East Main	3.21	0.76	0.36	2	surround	Yes	full gabled roof	commercial
520	East Main	1.41	0.59	0.21	2	back & side	Yes	full gabled roof, brick masonry church building	church
530	East Main	0.61	0.38	0.29	1	back	Yes	full gabled roof	commercial
540	East Main	0.66	0.40	0.15	1	back	Yes	full gabled roof	commercial
550	East Main	1.04	0.51	0.18	2	back & side	Yes	ca. 1900 colonial with wood siding	commercial
600	East Main	0.54	0.35	0.13	2	side	Yes	ca. 1935 gabled metal roof house & barn	commercial
610	East Main	1.49	0.60	0.29	2	front, back & side	Yes	full gabled roof	commercial
Median		1.04	0.51	0.21	2				
3rd Quartile		1.41	0.59	0.29	2				
1st Quartile		0.66	0.40	0.15	1				

East Main Focus Area Median 1st & 3rd Quartile Examples Based on Key Standards (The Small Town Planning Handbook: Third Edition, Daniels, et al, p.219)

540 East Main (Low End Threshold):



550 East Main (Median):



520 East Main (High End Threshold):

