



	Row Nbr.	Downtown South	EXISTING DISTRICT REGULATIONS CM-1 Local Service Industrial (from existing code)	FUTURE LAND-USE RECOMMENDATIONS		ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High, Medium, Low)
				FROM COMP PLAN Industrial Business (from Plan Purcellville)	FOCUS AREA RECOMMENDATIONS FROM COMP PLAN Hirst West (from Plan Purcellville)					
Downtown South	1	<b>Purpose Statement:</b>	<i>The purpose of this district is to provide for a wide variety of local and farm service industrial operations, including repair services, building supplies, and open or enclosed storage of products, supplies and equipment, but to restrict or prohibit those service industries which have characteristics likely to produce serious adverse effects within or beyond the limits of the district, in accordance with the purposes and goals of the comprehensive plan. Limited manufacturing is also permitted, including open storage of products and materials. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, retail and business service uses are limited primarily to those which will be useful to</i>	<i>(No recommendation)</i>	<i>This area is the Town's primary industrial park and accommodates larger footprint buildings with some outdoor uses. (Plan Purcellville, Hirst West, pg. 68)</i>	(Per Plan) Ex. Commercial buildings in the southern portion of Downtown are close together and sit right against the sidewalk edge with no green space or lawns. The parking lots are either located behind or to the side of the building. These attributes make the Downtown a very safe and charming place for shoppers. Historic and new homes sit close to Downtown making it a primary pedestrian, biking, and automotive destination in the heart of Purcellville. Many of the Town's long standing historic businesses are located in this area, along with significant historic buildings including the train depot and the mill buildings.			Subdivide this Focus Area into at least two districts (i.e., East and West) per its Gap Analysis; possibly add a southern district south of Main St. [Commission] 	
Downtown South	3	<b>Lot Area</b>	N/A	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per C-4 existing)			Identify the distinctions in the forms and account for them in the zoning {Nedim}.	
Downtown South	4	<b>Frontage</b>	N/A	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per C-4 existing)			Identify the distinctions in the forms and account for them in the zoning {Nedim}.	
Downtown South	5	<b>Lot Depth</b>	N/A	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per existing)			Identify the distinctions in the forms and account for them in the zoning {Nedim}.	
Downtown South	6	<b>Front Yard Setback</b>	20 ft. min. (Existing Code, 10.6)	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per Plan) Ex. 0 ft. min.	Nan Forbes	<ul style="list-style-type: none"><li>• Distinguish 21st St, Hatcher, Main St., Nursery, 20th St and 23rd St.</li><li>• No front yard setback on 21st St.</li><li>• Keep existing setbacks on Hatcher and Main St. east of 21st St. and 23rd St.</li></ul>		
Downtown South	7	<b>Side Yard Setback</b>	10 ft. min. (Existing Code, 10.6)	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per C-4 existing)			Identify the distinctions in the existing forms and account for them in the zoning {Nedim}.	
Downtown South	8	<b>Rear Yard Setback</b>	20 ft. min.; or 50 ft. min. when rear yard abuts a residential district (Existing Code, 10.6)	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per C-4 existing)			Identify the distinctions in the existing forms and account for them in the zoning {Nedim}.	
Downtown South	9	<b>Building Scale</b>	N/A	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per Plan) Ex. Small to medium scale with two to three story buildings having footprints between 2,000 and 10,000 square feet, with small footprints predominating downtown.	Nan Forbes	<ul style="list-style-type: none"><li>• Scale of buildings should be different on 21st St. than on Hatcher.</li><li>• Scale smaller on Main St., Nursery, 20th St. and Hatcher.</li></ul>	Identify the distinctions in the existing forms and account for them in the zoning {Nedim}.	

	Row Nbr.	Downtown South	EXISTING DISTRICT REGULATIONS CM-1 Local Service Industrial (from existing code)	FUTURE LAND-USE RECOMMENDATIONS		ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High, Medium, Low)
				FROM COMP PLAN Industrial Business (from Plan Purcellville)	COMP PLAN Hirst West (from Plan Purcellville)					
Downtown South	10	Structure Height	<p>60 ft. max.; 75 ft. max. if all portions of the building higher than 35 ft. are set back from any lot line at least 1 ft. per additional ft. of height above 35 ft. (Existing Code, 10.8)</p> <p>Cupolas, monuments, water towers, chimney flues, and flag poles of any height are permitted (Existing Code, 10.8)</p> <p>Television antennas up to 125 ft. in height are permitted. (Existing Code, 10.8)</p> <p>Parapet walls are permitted to exceed the height of the building on which the walls rest by up to 4 ft. (Existing Code, 10.8)</p>	(No recommendation)	(No recommendation)	(Per Plan) Ex. 3 stories max.	Don Dooley	In C-4 Zone, use Town's recently adopted C-4 building height zoning standards contained in Article 9.8 (Height Standards) - 2-1/2 stories, 35 feet.	Identify the distinctions in the existing forms and account for them in the zoning {Nedim}.	
Downtown South	10	Structure Height					Nan Forbes	No more than 2 storeys on Hatcher, Main St., Nursery and 20th St.		
Downtown South	11	Lot Coverage	N/A	(No recommendation)	(No recommendation)	(Per existing)			Identify the distinctions in the existing forms and account for them in the zoning {Nedim}.	
Downtown South	12	No. of Principal Uses per Lot	N/A	(No recommendation)	(No recommendation)	(Per Plan) Ex. The sites may contain a single building and use or a group of buildings with multiple uses in a campus design on one parcel.			Note: We need to go through the zoning code use table. Eliminate confusing/confounding uses.	
Downtown South	13	Principal Uses	See Existing Code 4.1	<p>Common uses are light manufacturing, office, services, distribution, and warehousing (Plan Purcellville, Industrial Business, pg. 57)</p> <p>No heavy manufacturing or processing will be allowed (Plan Purcellville, Industrial Business, pg. 57)</p>	<p>Work to retain existing businesses (Plan Purcellville, Hirst West, pg. 68)</p> <p>A mix of light industrial and office/employment uses (Plan Purcellville, Hirst West, pg. 69)</p>	(Per Plan) Ex. Mixed-use, residential-style office (along the borders of the district), small-scale commercial, retail, services, small-scale multi-family dwellings (north of Main Street), government buildings, schools, colleges, public facilities, community centers, religious organizations, libraries, museums, other public uses, single-family homes (along the borders of the district)	Don Dooley	Land-use table for land uses should be reviewed.		
Downtown South	14	Accessory Uses	ATM; fuel pump; retail sales, accessory; (Ex	(No recommendation)	(No recommendation)	(Per existing)			Need standards.	
Downtown South	15	Screening	All fencing shall have a uniform and durable character and shall be properly maintained. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	(Per IP existing)	Don Dooley	All non-landscape screening material for mechanical equipment shall consist of a solid material without gaps or spaces.	.. and other applications of screening and buffering as given on page 35 of the Comp Plan. [Ed]	
Downtown South	16	Roadways	N/A	Internal streets need to be designed to adequately accommodate semi-trucks and heavy vehicular traffic (Plan Purcellville, Industrial Business, pg. 57)	(No recommendation)	(Per Plan) Ex. To improve street connectivity north of Main Street, dead-end streets are prohibited, except for "stub-ended" streets that terminate at a lot line.	Don Dooley	(Per Plan) Ex. Area 1: Dead-end streets are not permitted, except where streets "stub-end" or cul-de-sac at a lot line.		
Downtown South	16	Roadways					Nan Forbes	This needs clarification and discussion. <b>We need to talk about O St.; not recommended.</b>	The Town is looking into a town-wide traffic study. Also, see the roadway recommendations given on page 99 of the Comp Plan. Walking trails, pathways.	

	Row Nbr.	Downtown South	EXISTING DISTRICT REGULATIONS CM-1 Local Service Industrial (from existing code)	FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN Industrial Business (from Plan Purcellville)	FOCUS AREA RECOMMENDATIONS FROM COMP PLAN Hirst West (from Plan Purcellville)	ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High, Medium, Low)
Downtown South	17	Outdoor Storage	All uses shall be conducted within a completely enclosed building of permanent and durable construction, with no open storage of waste material. Products or equipment used, manufactured or maintained on the premises may be stored in the open if screened from the street or from a residential district by landscaping, fences or walls. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	(Per C-4 existing)	Don Dooley	Require and provide consistent outdoor storage requirements for all non-single-family residential zoning classifications in the Town.		
Downtown South	18	Outdoor Lighting	N/A	Outdoor lighting should minimize light intrusion (Plan Purcellville, Industrial Business, pg. 57)	(No recommendation)	(Per existing)	Don Dooley	See Article 9 of the Zoning Ordinance for standards and limitations.		
Downtown South	19	Parking Area	See Existing Code 6.1	Vehicular access to buildings and loading docks, as well as parking areas for employees, should be oriented to the rear and side. If needed, small parking lots for customers may be located in front of buildings with significant landscaping (Plan Purcellville, Industrial Business, pg. 57)	Encourage infill development and redevelopment of sites with a predominance of surface parking (Plan Purcellville, Hirst West, pg. 69)	(Per Plan) Ex. Along Main St. and 21st St., no parking is permitted in front of buildings.	Nan Forbes	Should be no parking in front of buildings on 23rd St., Hatcher, Nursery or 20th St.		
Downtown South	20	Landscaping	Any part of the front yard not used for parking or accessways shall be landscaped with grass, trees, shrubs or pedestrian walks. (Existing Code, 10.7)	(No recommendation)	Increase landscaping and tree planting throughout the development by requiring additional green space in parking lots and open spaces and provide evergreen trees along the southern border; improve tree canopy cover along the frontage of Hirst Road (Plan Purcellville, Hirst West, pg. 69)  Desire to maintain the creek in a natural state (Plan Purcellville, Hirst West, pg. 68)	(Per Plan) Ex. For any development that exceeds 1 acre, 20% of the development area must be dedicated to open space, small park areas, or event spaces.	Don Dooley	Develop ubiquitous interior parking lot landscaping standards for all zoning classifications (except single-family).		
Downtown South	21	Sidewalk Connectivity	N/A	(No recommendation)	Promote trail and sidewalk connections within the development to both Hirst Road and toward downtown and the W&OD Trail; explore opportunities to provide trail access along the south fork of Catoclin Creek (Plan Purcellville, Hirst West, pg. 69)	(Per Plan) Ex. Sidewalks are required to be installed on both sides of all streets.			Sidewalks required in THIS Focus Area.	
Downtown South	22	Design Guidelines	N/A	Architecture serves a more utilitarian purpose in the area but is still of a high quality using locally appropriate materials (Plan Purcellville, Industrial Business, pg. 57)  Office buildings and office portions of warehouses are more commonly designed to present an attractive facade and clear entrance (Plan Purcellville, Industrial Business, pg. 57)	Improve architectural design and consistency with "Design Guidelines" through redevelopment and expansion (Plan Purcellville, Hirst West, pg. 69)	(Per Plan) Ex. Small-scale architectural articulation that is consistent with the historic buildings in this area is required. Demolition of historically relevant architecture that is important to the character is prohibited. Any other buildings that are replaced or built as infill should reference the scale, proportion, style, and bulk and massing of the existing buildings, with the exception of the mills. Vertical articulation of facades to reinforce appropriate proportions and scale is required. The use of traditional storefront elements is required.	Don Dooley	Alter proposed language to "Prohibit the demolition or alteration of important character defining features of a historic resource that would adversely impact its historic integrity to convey its significance. " Additions to historic resources shall be compatible but visually distinctive from the original building.	Iteration in this Focus Area.	

	Row Nbr.	Downtown South	EXISTING DISTRICT REGULATIONS CM-1 Local Service Industrial (from existing code)	FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN Industrial Business (from Plan Purcellville)	FOCUS AREA RECOMMENDATIONS FROM COMP PLAN Hirst West (from Plan Purcellville)	ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High, Medium, Low)
Downtown South	23	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 landscaping planting. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	(Per IP existing)	Don Dooley	Require all trash enclosures to be constructed of 6-foot height masonry block or concrete with a metal gate.	Applicable to business and multi-family uses.	

Row Nbr.	West End	EXISTING DISTRICT REGULATIONS MC Mixed Commercial (from existing code) (for West End Areas 1 and 2)	FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN Mixed-Use Neighborhood Scale (from Plan Purcellville) (for West End Areas 1 and 2)	FOCUS AREA RECOMMENDATIONS FROM COMP PLAN West End (from Plan Purcellville)	ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High, Medium, Low)
West End	1	<b>Purpose Statement:</b> 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	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)	The West End presents the perfect opportunity to incorporate a compact small-scale development to make better use of the land and reduce the visual impacts of large parking lots and older commercial buildings at a critical gateway into the community. (Plan Purcellville, West End, pg. 73)	(Per Plan) Ex. The West End presents the perfect opportunity to incorporate a compact small-scale development to make better use of the land and reduce the visual impacts of large parking lots and older commercial buildings at a critical gateway into the community.	Ed Neham	The vision of a western gateway to the Town, given in the Comprehensive Plan, is the transition from the rural countryside to the town environment passing through non-industrial properties. The West End Focus Area seemed ideally suited to bring this vision to life. We found a suitable model for this in the Great Falls Village Centre shopping mall located in Great Falls, VA. The land area is a third larger than the West End's but it seems that the pruning away of some of the buildings would allow this design of curvilinear streets, small buildings and numerous plantings to fit. This new shopping area, with a "good selection" of stores would provide	<b>NOTE: Reference is made throughout the West End discussion to the Great Falls Village Center. ZoneCo should pay particular attention to that development's characteristics.</b>	
West End	3	<b>Lot Area</b> 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)	(No recommendation)	(No recommendation)	(Per existing)	Ed Neham	1. As is for the existing historical buildings, less small bits of land that may be needed for the shopping mall. 2. As would be required by the shopping center design TBD.		
West End	4	<b>Frontage</b> 150 ft. min. (Existing Code, 7.6)	(No recommendation)	(No recommendation)	(Per existing)	Ed Neham	As would be given for a shopping center district TBD; see Building Scale.		
West End	5	<b>Lot Depth</b> 10 ft. min. (Existing Code, 7.6)	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)	Establish a consistent setback from Main Street and maintain front lawns and trees to make the corridor inviting to pedestrians. (Plan Purcellville, West End, pg. 73)	(Per existing)	Ed Neham	As would be given for a shopping center district TBD; see Building Scale.		
West End	6	<b>Front Yard Setback</b> 0 ft. min.; or 15 ft. min. if side yard abuts a residential district (Existing Code, 7.6)	(No recommendation)	(No recommendation)	(Per Plan) Ex. Front setback for lots fronting Main Street is determined by the average front setback of immediately adjacent on the same blockface. Front setback for other lots: 0 ft. min.	Don Dooley	Along Main Street, require front yard setback to be a minimum of 10-feet, but not to exceed 15 feet instead adopting an average front yard setback per Zoneco recommendation.		
West End	6	<b>Front Yard Setback</b>			(Per Plan) Ex. Front setback for lots fronting Main Street is determined by the average front setback of immediately adjacent on the same blockface. Front setback for other lots: 0 ft. min.	Ed Neham	Similar to residential housing district with front yards and street parking.	<= In interior of development. Consider VDOT right-of-way requirements along Main Street if necessary.	
West End	6	<b>Front Yard Setback</b>			(Per Plan) Ex. Front setback for lots fronting Main Street is determined by the average front setback of immediately adjacent on the same blockface. Front setback for other lots: 0 ft. min.	Nan Forbes	<ul style="list-style-type: none"> <li>• If Comp Plan calls for consistent setback from Main St., we should consider <u>zero</u> setback.</li> <li>• Plan calls for sidewalks on both sides, so setback should consider this.</li> <li>• 40 feet is not enough.</li> </ul> 		
West End	7	<b>Side Yard Setback</b> 0 ft. min.; or 15 ft. min. if side yard abuts a residential district (Existing Code, 7.6)	(No recommendation)	(No recommendation)	(Per existing)	Ed Neham	Per existing, or as would be required by the shopping center design TBD.		
West End	8	<b>Rear Yard Setback</b> 20 ft. min.; or 40 ft. min. if rear yard abuts a residential district (Existing Code, 7.6)	(No recommendation)	(No recommendation)	(Per existing)	Ed Neham	Per existing, or as would be required by the shopping center design TBD.	Could be 0 ft.	
West End	9	<b>Building Scale</b> 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 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)	<p>Lots adjacent to existing residential properties are generally compatible with the surrounding neighborhood scale. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)</p> <p>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)</p> <p>Area 1: If property owners desire redevelopment, consider consolidation and redevelopment with small format retail, commercial, or hospitality uses. (Plan Purcellville, West End, pg. 73)</p> <p>Area 1: Maintain existing residential</p>	<p>A mix of small-scale commercial uses for an appropriate transition to surrounding neighborhoods. (Plan Purcellville, West End, pg. 73)</p> <p>Area 1: Maintain commercial development in this area and encourage infill when appropriate. Redevelopment should occur consistent with neighborhood scale. (Plan Purcellville, West End, pg. 73)</p> <p>Area 1: If property owners desire redevelopment, consider consolidation and redevelopment with small format retail, commercial, or hospitality uses. (Plan Purcellville, West End, pg. 73)</p> <p>Area 1: Maintain existing residential</p>	(Per Plan) Ex. Small-scale commercial uses with an appropriate transition to surrounding neighborhoods.	Ed Neham	Per selected existing, plus ZoneCo recommendation.		
West End	9	<b>Building Scale</b>			(Per Plan) Ex. Small-scale commercial uses with an appropriate transition to surrounding neighborhoods.	Nan Forbes	<ul style="list-style-type: none"> <li>• Small-scale should be defined.</li> <li>• Buildings 2 stories.</li> <li>• <u>Where does Comp Plan say footprint 2,000 – 10,000 sq ft?</u> Should be on low end of this in West End.</li> </ul>	Design should appear to be small and individual with square footage up to 5,000. For construction modules above 5,000 square feet, Special Use Permit process including public hearings.	
West End	9	<b>Building Scale</b>			(Per Plan) Ex. Small-scale commercial uses with an appropriate transition to surrounding neighborhoods.	Nedim Ogelman	Consider working with the following Form-based parameters: Open Space Ratio 1.4730 (built/nonbuilt) Impervious Surface Ratio 0.5956 (covered surface/entire site) Floor Area Ratio 0.1242 (sq feet of floor area/entire site) Separate Property-1 0.0534 Separate Property-2 0.0954 Separate Property-3 0.1508 Village Condominium 0.1325 Visual Appearance Detail: natural bums, trees along roads, height 1-2 stories (mostly 2), inner parking lots graded roads, differentiated architecture.	We should have a by-right set of parameters (these); if greater, then invoke SUP process.	
West End	10	<b>Structure Height</b> 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	2-3 stories (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)	(No recommendation)	(Per Plan) Ex. 2-3 stories	Ed Neham	Per Comprehensive Plan.	For values above (by-right) limit, Special Use Permit process including public hearings.	
West End	10	<b>Structure Height</b>			(Per Plan) Ex. 2-3 stories	Nan Forbes	2 storeys maximum.	Consistent with flow and level of surroundings. Ability to go up using SUP process. Area 2 heights should generally be lower than Area 1.	
West End	11	<b>Lot Coverage</b> 40% max. (Existing Code, 7.8)	(No recommendation)	(No recommendation)	(Per existing)	Ed Neham	Per existing, or as would be required by the shopping center design TBD.	Consistent with flow and level of surroundings, with the ability to increase coverage using SUP process.	
West End	12	<b>No. of Principal Uses per lot</b> N/A	(No recommendation)	(No recommendation)	(Per existing)	Ed Neham	One?	Review land use tables with regard to the types of uses desired for this area and be consistent with the surrounding areas.	

West End	13	Principal Uses	See Existing Code 4.1	Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)  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 existing residential structures, and incorporate single-family residential uses along the eastern and northern boundaries. (Plan Purcellville, West End, pg. 73)	(Per Plan) Ex. Area 1: Incorporate single-family residential uses along the eastern and northern boundaries. Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. Commercial uses on the ground floor of a building with residential uses in upper stories.  Ex. Area 2: Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. Commercial uses on the ground floor of a building with residential uses in upper stories.	Don Dooley	Land-use table for land uses should be reviewed.		
West End	13	Principal Uses				(Per Plan) Ex. Area 1: Incorporate single-family residential uses along the eastern and northern boundaries. Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. Commercial uses on the ground floor of a building with residential uses in upper stories.  Ex. Area 2: Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. Commercial uses on the ground floor of a building with residential uses in upper stories.	Ed Neham	If the Great Falls Village Centre shopping mall concept is implemented, there could be some horizontal mixed use with the greater majority of lots being devoted to retail, commercial and institutional uses. It would be ideal if Area 2 could be integrated into Area 1 TBD.	Area 2 should be smaller in scale and height than Area 1.	
West End	14	Accessory Uses	N/A	(No recommendation)	(No recommendation)	(Per existing)	Ed Neham	None? TBD.	Formulate regulations and standards for accessory uses. Limit the impact of the secondary use so that it doesn't become the primary use.	
West End	15	Screening	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)  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)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	All non-landscaping screening material shall consist of a solid material without gaps or spaces.		
West End	15	Screening				(Per existing)	Ed Neham	Per existing, except that screening would be minimal/street trees due to the attractiveness of the project		
West End	16	Roadways	Vehicle 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)	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)	Require sidewalks along both sides of Main Street and maintain a buffer from car traffic to provide a safe pedestrian environment. (Plan Purcellville, West End, pg. 73)  Require internal sidewalks along all streets within the development. (Plan Purcellville, West End, pg. 73)  Area 1: Require internal connectivity and streets to create a few blocks of development that feel like a district rather than a corridor and extend the traditional development pattern of Purcellville. (Plan Purcellville, West End, pg. 73)  Area 2: Consolidate Main Street access to the	(Per Plan) Ex. Area 1: Dead-end streets are not permitted, except where streets "stub-end" at a lot line.	Don Dooley	(Per Plan) Ex. Area 1: Dead-end streets are not permitted, except where streets "stub-end" at a lot line.		
West End	16	Roadways				(Per Plan) Ex. Area 1: Dead-end streets are not permitted, except where streets "stub-end" at a lot line.	Ed Neham	Per ZoneCo recommendation.		
West End	17	Outdoor Storage	N/A	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Require and provide consistent outdoor storage requirements for all non-single-family residential zoning classifications in the Town.		
West End	17	Outdoor Storage				(Per existing)	Ed Neham	Per ZoneCo recommendation.		
West End	18	Outdoor Lighting	N/A	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	On-site exterior lighting shall not exceed 0.5 footcandle along any residential property line.		
West End	18	Outdoor Lighting				(Per existing)	Ed Neham	Existing Code, Article 6, Section 9.		
West End	18	Outdoor Lighting				(Per existing)	Nan Forbes	All outdoor lighting regulations should be reviewed - goal to limit light pollution as much as possible.		
West End	19	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)	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 1: Consider parking in the interior of the redevelopment on the north side of Main Street to accommodate multi-use buildings. (Plan Purcellville, West End, pg. 73)	(Per Plan) Ex. Parking is limited to shared lots to the rear of buildings.	Don Dooley	Permit limited "convenience" parking between the building and a front property line (i.e., one row of parking).	Majority of parking to the rear.	
West End	19	Parking Area				(Per Plan) Ex. Parking is limited to shared lots to the rear of buildings.	Ed Neham	Per Comprehensive Plan.		
West End	20	Landscaping	For parcels 2 acres or less: A min. of 15% of lot area shall be landscaped (Existing 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)  For parcels 6 acres or greater: A min. of 25% of lot area shall be landscaped (Existing Code, 7.8)	(No recommendation)	Encourage the planting of large shade species of native or heritage trees in front yards and throughout the sites to remain consistent with the historic parts of the Main Street Corridor. (Plan Purcellville, West End, pg. 73)	(Per Plan) Ex. 1 large shade tree of a native or heritage species is required to be planted in the front yard per 40 feet of lot frontage or fraction thereof.	Don Dooley	Develop universal interior parking lot landscaping standards for all zoning classifications (except single-family).		
West End	20	Landscaping				(Per Plan) Ex. 1 large shade tree of a native or heritage species is required to be planted in the front yard per 40 feet of lot frontage or fraction thereof.	Ed Neham	Per ZoneCo recommendation.		
West End	20	Landscaping				(Per Plan) Ex. 1 large shade tree of a native or heritage species is required to be planted in the front yard per 40 feet of lot frontage or fraction thereof.	Nan Forbes	<ul style="list-style-type: none"> <li>Why not require other screening?</li> <li>Shrubs</li> <li>Small street trees between big trees.</li> </ul>	But do not block sightlines.	

West End	21	<b>Sidewalk Connectivity</b>	N/A	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)	Require sidewalks along both sides of Main Street and maintain a buffer from car traffic to provide a safe pedestrian environment. (Plan Purcellville, West End, pg. 73)  Consider an off-road bike/pedestrian trail instead of sidewalks to connect W&OD Trail to Franklin Park to the west. (Plan Purcellville, West End, pg. 73)  Require internal sidewalks along all streets within the development. (Plan Purcellville, West End, pg. 73)  Area 1: Require internal connectivity and streets to create a few blocks of development that feel like a district rather than a corridor and extend the traditional	(Per Plan) Ex. Sidewalks are required on both sides of all streets. A tree lawn is required between the sidewalk and the street in order to buffer pedestrians from car traffic.	Ed Neham	Per ZoneCo recommendation.		
West End	22	<b>Design Guidelines</b>	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)  Solid walls, dull or minimal facades shall be avoided along public streets or pedestrian ways. (Existing Code, 7.9)	(No recommendation)	Bury power lines along Main Street. (Plan Purcellville, West End, pg. 73)	(Per Plan) Ex. Power lines along Main Street must be buried.	Don Dooley	Bury power lines along Main Street. (Plan Purcellville, West End, pg. 73) - This requirement should be evaluated for timing and potential costs to property owner.		
West End	22	<b>Design Guidelines</b>				(Per Plan) Ex. Power lines along Main Street must be buried.	Ed Neham	Per existing, rather than per Plan.		
West End	23	<b>Refuse Storage</b>	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 fences, walls, or landscape planting. (Existing Code, 7.9)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Require all trash enclosures to be constructed of 6-foot height masonry block or concrete with a metal gate.		
West End	23	<b>Refuse Storage</b>				(Per existing)	Ed Neham	Per ZoneCo recommendation.		



	Row Nbr.	Downtown North	EXISTING DISTRICT REGULATIONS		FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN			FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High, Medium, Low)
			IP Institutional and Public Use District (from Existing Code, Section 14)	C-4 Central Commercial District (from Existing Code, Section 9)	Commercial Neighborhood Scale (from Plan Purcellville) (for Downtown North Area 1)	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				
Downtown North	1	Purpose Statement:	<i>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:</i> <i>1. Recognize the unique needs of institutional and public uses and their relationship with neighboring land uses;</i> <i>2. Minimize the potential for adverse impacts of institutional and public uses on adjacent land uses, including traffic congestion, adequate parking, and</i>	<i>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)</i>	<i>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)</i>	<i>(No recommendation)</i>	<i>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)</i>	<i>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)</i>	<i>(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.</i>	Carol Luke	Compact, walkable, including housing. Only as existing.		
Downtown North	3	Lot Area	<i>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)</i>  <i>0 sq. ft. min. for parcels without a substantial structure, such as well sites, park sites, and public streets (Existing Code, 14.5)</i>	<i>0 sq. ft. min. (Existing Code, 9.5)</i>	<i>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)</i>	<i>Lots are usually larger than surrounding neighborhood lots. (Plan Purcellville, Institutional and Government, pg. 58)</i>	<i>(No recommendation)</i>	<i>Area 2: Encourage infill opportunities for the frontage along 21st Street. (Plan Purcellville, Downtown North, pg. 77)</i>	<i>(Per C-4 existing)</i>	Carol Luke	Encourage infill to match existing styles.	<b>These comments apply to rows 3 (Lot area) through rows 1 (Lot Coverage):</b> Establish thresholds for the parameters (e.g., building height, open space ratio, etc.) implied in these rows <u>below</u> which development would be by-right, and <u>above which</u> development would be by Special Exception/Special Use Permit. Also establish maximum values which cannot be exceeded even by SE/SUP. These parameters and limits should be developed for each land use type in the district/Focus Area in accordance with the citizens' desire as expressed in the Comp Plan. Scale is embedded in the land use category names. Parameters are needed to ensure definitions of neighborhood, medium, single- and multi-family, for example, are consistent. <b>Specific reference is made to Commissioner Ogelman's work in this area.</b>	
Downtown North	4	Frontage	N/A	<i>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&amp;OD trail shall be exempt from either of these requirements. (Existing Code, 9.6)</i>	<i>Blocks are not the base component for this development type. Lots are located along street frontage. (Plan Purcellville, Commercial Neighborhood, pg. 54)</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	<i>Area 2: Encourage infill opportunities for the frontage along 21st Street. (Plan Purcellville, Downtown North, pg. 77)</i>	<i>(Per C-4 existing)</i>			Same as above.	
Downtown North	5	Lot Depth	N/A	N/A	<i>(No recommendation)</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	<i>(Per existing)</i>			Same as above.	
Downtown North	6	Front Yard Setback	<i>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</i>	<i>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&amp;OD railroad right-of-way, as shown on Map 9.1, are excepted from this provision. (Existing Code, 9.6)</i>	<i>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)</i>	<i>Buildings are typically situated near the center of the lot. (Plan Purcellville, Institutional and Government, pg. 58)</i>	<i>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)</i>	<i>(No recommendation)</i>	<i>(Per C-4 existing)</i>	Carol Luke	Be consistent with neighborhood.	Same as above.	
Downtown North	7	Side Yard Setback	<i>0 ft. min. for a side yard that does not abut a residential district</i> <i>10 ft. min. for a side yard that does abut a residential district</i> <i>For additions to an existing building: yard requirement for the addition may match the exiting yard of the existing building (Existing Code, 14.6)</i>	<i>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)</i>	<i>(No recommendation)</i>	<i>Buildings are typically situated near the center of the lot. (Plan Purcellville, Institutional and Government, pg. 58)</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	<i>(Per C-4 existing)</i>			Same as above.	
Downtown North	8	Rear Yard Setback	<i>0 ft. min. for a rear yard that does not abut a residential district</i> <i>10 ft. min. for a rear yard that does abut a residential district</i> <i>For additions to an existing building: yard requirement for the addition may match the exiting yard of the existing building (Existing Code, 14.6)</i>	<i>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.</i>  <i>For dwellings: there shall be a rear yard of at least 20 ft. for the first floor.</i>  <i>All buildings: there shall be a rear yard of at least 20 ft. at and above the second floor level. (Existing Code, 9.6)</i>	<i>(No recommendation)</i>	<i>Buildings are typically situated near the center of the lot. (Plan Purcellville, Institutional and Government, pg. 58)</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	<i>(Per C-4 existing)</i>	Carol Luke	As per Comp Plan.	Same as above.	



			EXISTING DISTRICT REGULATIONS		FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN			FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High,
Downtown North	Row Nbr. 9	Downtown North Building Scale	N/A	N/A	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)	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.	Carol Luke	Keep to 35' or less; style of 21st Street.	Same as above.	
Downtown North	10	Structure Height	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.  Church spires, belfries, cupolas, monuments, water towers, chimneys, and flues are exempt from height regulations. (Existing Code, 14.8)	Up to three stories and 45 ft., except that: 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)	(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	Don Dooley	In C-4 Zone, use Town's recently adopted C-4 building height zoning standards contained in Article 9.8 (Height Standards) - 2-1/2 stories, 35 feet.	Same as above.	
Downtown North	11	Lot Coverage	N/A	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)			Same as above.	
Downtown North	12	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)	(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.  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.	Carol Luke	Residential upstairs.		
Downtown North	13	Principal Uses	See Existing Code 4.1	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)  Adaptive reuse of residential structures for business uses is common. (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)	Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)  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 1: Re-examine zoning to better reflect the current use (Plan Purcellville, Downtown North, pg. 77)	(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.  Area 2: Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, multi-family residential.	Carol Luke	Maintain 1-2 stories; maximum 35'. Restrict residences by size; 1,000 sq.ft.		
Downtown North	13	Principal Uses							(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.  Area 2: Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, multi-family residential.	Don Dooley	Land-use table for land uses should be reviewed.		
Downtown North	14	Accessory Uses	N/A	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)				
Downtown North	15	Screening	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)  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)	(No recommendation)	(Per IP existing)	Don Dooley	All non-landscape screening material for mechanical equipment shall consist of a solid material without gaps or spaces.		
Downtown North	15	Screening							(Per IP existing)	Nan Forbes	Comp Plan recommends trees, evergreens.		

	Row Nbr.	Downtown North	EXISTING DISTRICT REGULATIONS		FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN			FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High,
Downtown North	16	Roadways	N/A	N/A	Typically one primary arterial street or corridor that buildings and uses are organized around (Plan Purcellville, Commercial Neighborhood, pg. 54)	(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)	Promote internal connectivity (Plan Purcellville, Downtown North, pg. 77)	(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	Carol Luke	Maintain existing or improve major roads.		
Downtown North	16	Roadways							(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	Don Dooley	(Per Plan) Ex. Area 1: Dead-end streets are not permitted, except where streets "stub-end" or cul-de-sac at a lot line.		
Downtown North	17	Outdoor Storage	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)	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per C-4 existing)	Don Dooley	Require and provide consistent outdoor storage requirements for all non-single-family residential zoning classifications in the Town.		
Downtown North	18	Outdoor Lighting	N/A	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	On-site exterior lighting shall not exceed 0.5 footcandles along any residential property line.		
Downtown North	18	Outdoor Lighting							(Per existing)	Nan Forbes	All outdoor lighting regulations should be reviewed - goal to limit light pollution as much as possible.		
Downtown North	19	Parking Area	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)  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)  Pedestrian and vehicular circulation shall be coordinated with that on adjacent	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)  Designated off-street parking areas are typically located to the side or rear of each building. (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)	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)  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.	(Per Plan) Ex. Area 1: Designated off-street parking areas shall be located only to the side or rear of buildings.	Don Dooley	Permit limited "convenience" parking between the building and a front property line (i.e., one row of parking).	Consider the mixed use area near Wegmans in Leesburg as a possible model. Other possible models are the mixed use development on Harrison Street across from Rafo Park, and the walking mall on Loudoun Street in Winchester. We need to learn more about how parking may look in this area.	
Downtown North	20	Landscaping	See Existing Code Article 7	See Existing Code Article 7	Tree lawns or landscaped areas shall buffer parking lots from the street (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	Require planting and maintenance of large native shade trees and evergreens to buffer between residential and nonresidential uses. (Plan Purcellville, Downtown North, pg. 77)	(Per Plan)	Don Dooley	Develop universal interior parking lot landscaping standards for all zoning classifications (except single-family).		
Downtown North	22	Design Guidelines	The plan shall be designed to promote sensitive use of topography and to promote harmonious relationships with adjacent and nearby properties, developed or undeveloped. (Existing Code, 14.9)  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	N/A	Consolidated architectural details and finishes are common within a development. (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	Use site design and architecture to create a transition between redevelopment and the adjacent residential uses. (Plan Purcellville, Downtown North, pg. 77)  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)	(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.	Carol Luke	Architecture and scale to transition between redevelopment and residential areas. "Small town".		
Downtown North	23	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)	Don Dooley	Require all trash enclosures to be constructed of 6-foot height masonry block or concrete with a metal gate.		

	Row Nbr.	East End	EXISTING DISTRICT REGULATIONS				FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN			FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High, Medium, Low)
			MC Mixed Commercial (from Existing Code) (Applies to Area 1)	R-3 Duplex Residential (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	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 purpose of this district is to provide for low medium-density, single-family detached and duplex residential development together with those public and semi-public uses and accessory uses as may be necessary or are normally compatible with residential surroundings. In general, urbanization is planned and utilities and public services exist or are planned to be adequate for the type or types of development contemplated. Accessory dwellings are permitted by special exception approved by the board of zoning appeals. In addition, certain special care facilities and certain governmental, educational, recreational and utility uses are allowed by special use permit subject to such restrictions and requirements as will ensure compatibility	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)	This district is designed to accommodate and encourage the continuation of 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 areas, 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;	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.				
East End	3	Lot Area	20,000 sq. ft. min. (Existing Code, 7.5)	1. Single-family detached dwelling: a. With both public water service and public sewer service: 10,000 square feet min. b. With public water service but not public sewer service: 12,000 square feet min. c. Without public sewer service or public water service: 20,000 square feet min. 2. Duplex dwelling: 8,500 square feet min. (Existina Code, 3.5)	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)	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)	Areas 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	Don Dooley	Clarify the NWC of the of Area 1 refers to the vacant acreage immediately east of Aldershot Circle to be R-3 zoning standards only. Not the entire northwest corner of Main and Hirst.		
East End	4	Frontage	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)	1. Single-family detached dwelling minimum lot width: a. With both public water service and public sewer service: 75 feet. b. With public water service but not public sewer service: 85 feet. c. Without public sewer service or public water service: 100 feet. 2. Duplex dwelling minimum lot width: 75 feet. *Lot width is measured at the front building setback line. (Existing Code, 3.5)	200 ft. min. (for lot width when measured at the front building setback) (Existing Code, 13.6)	Lot width for SFDD lots in conservancy subdivision up to 20,000 sq. ft.: 60 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)	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	Nan Forbes	? Area 1 is now fully commercial. NW corner - residential single family - not R3.		
East End	5	Lot Depth	150 ft. min. (Existing Code, 7.6)	1. Single-family detached dwelling minimum lot depth: a. With both public water service and public sewer service: 100 feet. b. With public water service but not public sewer service: 125 feet. c. Without public sewer service or public water service: 150 feet. 2. Duplex dwelling minimum lot depth: 100 feet. (Existina Code, 3.5)	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)	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	Nan Forbes	? See above.		
East End	6	Front Yard Setback	10 ft. min. (Existing Code, 7.6)	25 ft. min. Minimum front yard shall be 40 feet measured from the street centerline if street right-of-way is less than 50 feet. (Existing Code, 3.6)	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.: 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. (Existina 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	Nan Forbes	? See above.		
East End	7	Side Yard Setback	0 ft. min.; or 15 ft. min. If side yard abuts a residential district (Existing Code, 7.6)	Single-family detached dwelling: Ten feet. Total width of both side yards shall be at least 25 feet. Duplex dwelling: No requirement for interior lot line for dwelling units with common vertical wall and separate lots; minimum side yard on lot line without common wall shall be 12.5 feet. (Existing Code, 3.6)	12 ft. min. (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. (Existig	(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	Nan Forbes	? See above.		

	Row Nbr.	East End	EXISTING DISTRICT REGULATIONS				FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN			FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High,
East End	8	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, 3.6)	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)	(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				
East End	9	Building Scale	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 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	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)	Nan Forbes	Area 2, 3, 4: Building scale small, rural, unobtrusive.		
East End	10	Structure Height	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	Up to 2½ stories and 35 feet in height except that: a. 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. b. A public or semi-public building, such as a school, church, library, or general hospital, may be erected to a height of 60 feet provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet. c. Church spires, belfries, cupolas,	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	35 ft. max. for residential principal structure (Existing Code, 15.5)  45 ft. max. for non-residential principal structure, except no height restriction for buildings used exclusively for agriculture or horticulture (Existing Code 15.5)  15 ft. max. for residential accessory structure  25 ft. max. for non-residential accessory structure	One to two stories (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 Plan: 1-2 stories Area 2: Per X existing Area 3: Per X existing Area 4: Per AC existing	Nan Forbes	<ul style="list-style-type: none"> <li>Area 2, 3, 4 building heights low.</li> <li>Comp Pln calls for open spaces, rural agriculture - support small business retail.</li> <li>No 3 storey buildings are appropriate.</li> <li>No buildings 60 feet high are appropriate.</li> </ul>		
East End	11	Lot Coverage	40% max. (Existing Code, 7.8)	N/A	N/A	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.	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 (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	Nan Forbes	Area 2, 3, 4 smaller building sizes: <ul style="list-style-type: none"> <li>10k to 35k too big.</li> <li>Very limited density.</li> </ul>		
East End	12	No. of Principal Uses per Lot	N/A	N/A	N/A	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)				
East End	13	Principal Uses	See Existing Code 4.1	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)	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	Area 1: commercial at a medium scale (Plan Purcellville, 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)  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	Area 1 (NW corner): (Per Plan) Ex. single-family detached residential 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 local farm and viticulture community, artist exhibits, specialty shops, and other uses that reflect Purcellville's eclectic character, outdoor amenities and seating, agricultural, farm store, plant nursery, agritourism-related businesses that are compatible with the rural character and will not negatively impact rural or residential areas	Don Dooley	Land-use table for land uses should be reviewed.		

	Row Nbr.	East End	EXISTING DISTRICT REGULATIONS				FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN			FOCUS AREA RECOMMENDATIONS FROM	ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High,
East End	13	Principal Uses								COMP PLAN	Area 1 (NW corner): (Per Plan) Ex. single-family detached residential 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 local farm and viticulture community, artist exhibits, specialty shops, and other uses that reflect Purcellville's eclectic character, outdoor amenities and seating, agricultural, farm store, plant nursery, agritourism-related businesses that are compatible with the rural character and will not negatively impact rural or residential areas	Nan Forbes	Comp Plan does not contemplate big eating establishments. No mention of lodging.		
East End	14	Accessory Uses	N/A	N/A	N/A	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)				
East End	15	Screening	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)  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)	N/A	N/A	N/A	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.	Don Dooley	All non-landscaping screening material shall consist of a solid material without gaps or spaces.		
East End	16	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	N/A	Street design. Street layout shall take into consideration internal open space areas, 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	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.	Don Dooley	Main Street/Colonial Parkway and Berlin Turnpike are VDOT controlled roads. May not be able to limit access. Requires further research by staff.		
East End	17	Outdoor Storage										Don Dooley	Require and provide consistent outdoor storage requirements for all non-single-family residential zoning classifications in the Town.		
East End	18	Outdoor Lighting										Don Dooley	On-site exterior lighting shall not exceed 0.5 footcandles along any residential property line.		
East End	18	Outdoor Lighting										Nan Forbes	All outdoor lighting regulations should be reviewed - goal to limit light pollution as much as possible.		
East End	19	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)	See Existing Code 6.1	See Existing Code 6.1	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)  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	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.	Don Dooley	Permit limited "convenience" parking between the building(s) and a front property line (i.e., one row of parking).		
East End	20	Landscaping	For parcels 2 acres or less: A min. of 15% of lot area shall be landscaped (Existing 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)  For parcels 6 acres or greater: A min. of 25% of lot area shall be landscaped (Existing Code, 7.8)	See Existing Code Article 7	See Existing Code Article 7	For non-conservancy subdivisions: Minimum open space: 25 percent, except for 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)  Every effort shall be made to provide a safe and convenient pedestrian connection to the existing town pedestrian network. (Existing Code, 15.7)	Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercial Medium Scale, pg. 55)	Trees are common on both sides of the street (Plan Purcellville, Single-Family Detached Suburban, pg. 50)	(No recommendation)	Area 3: Maintain tree cover in this area specifically (Plan Purcellville, East End, pg. 82)  Area 4: Continue to support this area as an active agriculture site while preserving streams and other resources. (Plan Purcellville, East End, pg. 82)	(Per Plan) Ex. Area 3: No trees may be removed without a permit, which requires tree canopy cover replacement.  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 perennial stream. Such a stream buffer must not be mowed or cleared except with a permit.	Don Dooley	Develop universal interior parking lot landscaping standards for all zoning classifications (except single-family).		



			EXISTING DISTRICT REGULATIONS				FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN			FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High,
East End		Row Nbr. 21	East End Sidewalk Connectivity	N/A	N/A	N/A	N/A	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)	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)  Areas 1, 2, and 3: Incorporate accessible, safe, pedestrian connections (Plan Purcellville, East End, pg. 82)	(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-foot-wide treelawn that includes one tree planted on each side of the road per 40 linear feet of sidewalk installed or fraction thereof.  Require pedestrian connections in the northeast quadrant to the Patrick Henry College campus.			
East End	22	Design Guidelines	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)  Solid walls, dull or minimal facades shall be avoided along public streets or pedestrian ways. (Existing Code, 7.9)	N/A	N/A	Existing structures. All exterior changes shall be compatible in architectural style, scale and materials with the existing structure and with the historic character of the town. Existing buildings with historic or architectural value on the site must be adaptively re-used to the greatest extent possible. (Existing Code, 15.8)  New structures. The architectural design of all new buildings and structures shall be compatible in architectural style, scale and materials with the historic character of the town and shall avoid a monolithic appearance. (Existing Code, 15.8)	Consolidated architectural details and finishes are common within a development but may be unrelated to other buildings along the corridor. (Plan Purcellville, Commercial Medium Scale, pg. 55)	Materials and architectural features are consistent within a development. (Plan Purcellville, Single-Family Detached Suburban, pg. 50)	The design of structures within this land use category should reflect the agricultural heritage of the Town. (Plan Purcellville, Agriculture Tourism Commercial, pg. 48)	Encourage the use of materials and architectural forms reminiscent of the farms and homes found in the area. (Plan Purcellville, East End, pg. 82)  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)	(Per Plan) Ex. Encourage the use of materials and architectural forms reminiscent of the farms and homes found in the area.  Area 3: (Per Plan) Include gateway features and design to provide a sensitive transition of uses to the County's Rural Planning Area.	Nan Forbes	Not like out Purcellville Gateway which is a big shopping center with a silo.		
East End	23	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 fences, walls, or landscape planting. (Existing Code, 7.9)	N/A	N/A	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.	Don Dooley	Require all trash enclosures to be constructed of 6-foot height masonry block or concrete with a metal gate.		
East End	23	Refuse Storage									(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.				



	Row Nbr.	Hirst - West	EXISTING DISTRICT REGULATIONS	FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN	FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High, Medium, Low)
			CM-1 Local Service Industrial (from existing code)	Industrial Business (from Plan Purcellville)	Hirst West (from Plan Purcellville)	Hirst - West				
Hirst - West	1	Purpose Statement:	The purpose of this district is to provide for a wide variety of local and farm service industrial operations, including repair services, building supplies, and open or enclosed storage of products, supplies and equipment, but to restrict or prohibit those service industries which have characteristics likely to produce serious adverse effects within or beyond the limits of the district, in accordance with the purposes and goals of the comprehensive plan. Limited manufacturing is also permitted, including open storage of products and materials. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future	(No recommendation)	This area is the Town's primary industrial park and accommodates larger footprint buildings with some outdoor uses. (Plan Purcellville, Hirst West, pg. 68)	(Per Plan)	Nedim Ogelman	Need to capture in the Zoning Ordinance rewrite, the recommendations and desire for beautification and environmental protections articulated for Hirst West in the Comprehensive Plan. From the Gap Analysis: "Hirst West comprises roughly three dozen mostly light industrial and business structures in an area, which the new Comprehensive Plan envisions beautifying and aligning to the Town's character through building design standards and landscaping and by filling out the few remaining undeveloped lots with light industrial business uses." From Comp Plan Guiding Statement: "Additional improvements to landscaping and		
	3	Lot Area	N/A	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Establish 20,000 sf as min. lot area for CM-1 Zone. Industrial properties need sufficient area to manufacture. Same min. lot area as M-1 zone.		
	3	Lot Area	N/A			(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		
	4	Frontage	N/A	(No recommendation)	(No recommendation)		Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		
	5	Lot Depth	N/A	(No recommendation)	(No recommendation)		Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		
	6	Front Yard Setback	20 ft. min. (Existing Code, 10.6)	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		
	7	Side Yard Setback	10 ft. min. (Existing Code, 10.6)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Establish a secondary front yard setback for corner lots to match front yard setback.		
	7	Side Yard Setback				(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		
	8	Rear Yard Setback	20 ft. min.; or 50 ft. min. when rear yard abuts a residential district (Existing Code, 10.6)	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		
	9	Building Scale	N/A	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		

	10	Structure Height	60 ft. max.; 75 ft. max. if all portions of the building higher than 35 ft. are set back from any lot line at least 1 ft. per additional ft. of height above 35 ft. (Existing Code, 10.8)  Cupolas, monuments, water towers, chimney flues, and flag poles of any height are permitted (Existing Code, 10.8)  Television antennas up to 125 ft. in height are permitted. (Existing Code, 10.8)  Parapet walls are permitted to exceed the height of the building on which the walls rest by up to 4 ft. (Existing Code, 10.8)	(No recommendation)	(No recommendation)	(Per existing)	Boo Bennett	Two stories (no higher)		High
	10	Structure Height				(Per existing)	Don Dooley	Reduce building height from max. of 75 feet to 45 feet in CM-1 zone. 60' max if located at least 100 feet from any lot line. Same standards as M-1 zone.		
	10	Structure Height				(Per existing)	Nan Forbes	Is this consistent with recent Town Council approval of new regulations re: height? Should they apply to this area?		
	10	Structure Height				(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		
	11	Lot Coverage	N/A	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		
	12	No. of Principal Uses per Lot	N/A	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		
	13	Principal Uses	See Existing Code 4.1	Common uses are light manufacturing, office, services, distribution, and warehousing (Plan Purcellville, Industrial Business, pg. 57)  No heavy manufacturing or processing will be allowed (Plan Purcellville, Industrial Business, pg. 57)	Work to retain existing businesses (Plan Purcellville, Hirst West, pg. 68)  A mix of light industrial and office/employment uses (Plan Purcellville, Hirst West, pg. 69)	(Per Plan) Ex. Light industrial, light manufacturing, office, services, distribution, and warehousing uses are permitted. Heavy manufacturing and processing uses are prohibited.	Boo Bennett	Eliminate these uses: * Communication Tower * Drive-thru Facility * Eating Establishment * Hotel * Kennel * Petroleum, propane, etc. -- one is enough, dangerous * Playground * Outdoor Storage Unit Change these uses from Permitted to Special Use Permit: * Brewery, winery, or distillery * Parking Lot * Recreational facility, commercial indoor, less or equal to 10K square feet		High
	13	Principal Uses				(Per Plan) Ex. Light industrial, light manufacturing, office, services, distribution, and warehousing uses are permitted. Heavy manufacturing and processing uses are prohibited.	Don Dooley	Land-use table for uses should be reviewed.		

	13	Principal Uses				(Per Plan) Ex. Light industrial, light manufacturing, office, services, distribution, and warehousing uses are permitted. Heavy manufacturing and processing uses are prohibited.	Nedim Ogelman	Please consider the Use Change recommendations included in the Hirst West Gap Analysis that all 7 Planning Commissioners supported unanimously (as with all of the other Gap Analyses). The Hirst West Gap Analysis suggests eliminating or making special uses of 11 uses.		
	14	Accessory Uses	ATM; fuel pump; retail sales, accessory	(No recommendation)	(No recommendation)	(Per existing)	Boo Bennett	No ATM or banking, retail sales or fuel pumps (gas station.)		High
	15	Screening	All fencing shall have a uniform and durable character and shall be properly maintained. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	All non-landscaping screening material shall consist of a solid material without gaps or spaces.		
	15	Screening				(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		
	16	Roadways	N/A	Internal streets need to be designed to adequately accommodate semi-trucks and heavy vehicular traffic (Plan Purcellville, Industrial Business, pg. 57)	(No recommendation)	(Per Plan)	Don Dooley	Permit limited "convenience" parking between the building and a front property line (i.e., one row of parking).		
	16	Roadways				(Per Plan)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		
	17	Outdoor Storage	All uses shall be conducted within a completely enclosed building of permanent and durable construction, with no open storage of waste material. Products or equipment used, manufactured or maintained on the premises may be stored in the open if screened from the street or from a residential district by landscaping, fences or walls. (Existing Code, 10.7)			(Per existing)	Don Dooley	Require and provide consistent outdoor storage requirements for all non-single-family residential zoning classifications in the Town.		
	17	Outdoor Storage	All uses shall be conducted within a completely enclosed building of permanent and durable construction, with no open storage of waste material. Products or equipment used, manufactured or maintained on the premises may be stored in the open if screened from the street or from a residential district by landscaping, fences or walls. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		
	18	Outdoor Lighting	N/A	Outdoor lighting should minimize light intrusion (Plan Purcellville, Industrial Business, pg. 57)	(No recommendation)	(Per Plan)	Don Dooley	On-site exterior lighting shall not exceed 0.5 footcandles along any residential property line.		
	18	Outdoor Lighting				(Per Plan)	Nan Forbes	All outdoor lighting regulations should be reviewed - goal to limit light pollution as much as possible.		
	18	Outdoor Lighting				(Per Plan)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		

	19	Parking Area	See Existing Code 6.1	<i>Vehicular access to buildings and loading docks, as well as parking areas for employees, should be oriented to the rear and side. If needed, small parking lots for customers may be located in front of buildings with significant landscaping (Plan Purcellville, Industrial Business, pg. 57)</i>	<i>Encourage infill development and redevelopment of sites with a predominance of surface parking (Plan Purcellville, Hirst West, pg. 69)</i>	(Per Plan) Ex. No more than 30% of parking spaces on a lot may be located closer to the right-of-way than the principal structure.	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		
	20	Landscaping	<i>Any part of the front yard not used for parking or accessways shall be landscaped with grass, trees, shrubs or pedestrian walks. (Existing Code, 10.7)</i>	<i>(No recommendation)</i>	<i>Increase landscaping and tree planting throughout the development by requiring additional green space in parking lots and open spaces and provide evergreen trees along the southern border; improve tree canopy cover along the frontage of Hirst Road (Plan Purcellville, Hirst West, pg. 69)</i>  <i>Desire to maintain the creek in a natural state (Plan Purcellville, Hirst West, pg. 68)</i>	(Per Plan) Ex. 1 shade tree is required to be planted in the front yard per 40 feet of lot frontage or fraction thereof.	Don Dooley	Develop universal interior parking lot landscaping standards for all zoning classifications (except single-family).		
	20	Landscaping				(Per Plan) Ex. 1 shade tree is required to be planted in the front yard per 40 feet of lot frontage or fraction thereof.	Nan Forbes	<ul style="list-style-type: none"> <li>• Why 1 shade tree per 10 ft.?</li> <li>• Why not more evergreens?</li> <li>• Shrubs?</li> <li>• Can there be regulations to protect the creek?</li> </ul>		
	20	Landscaping				(Per Plan) Ex. 1 shade tree is required to be planted in the front yard per 40 feet of lot frontage or fraction thereof.	Nedim Ogelman	Need to focus on preserving old growth trees as well. From Gap Analysis Recommendations: Any redevelopment that occurs should reflect the architectural design standards reflective of the small town character captured in the Community Design section of the new Comprehensive Plan (v7.5 pp. 31-40). This would include increased landscaping and tree planting.		
	21	Sidewalk Connectivity	N/A	<i>(No recommendation)</i>	<i>Promote trail and sidewalk connections within the development to both Hirst Road and toward downtown and the W&amp;OD Trail; explore opportunities to provide trail access along the south fork of Catoctin Creek (Plan Purcellville, Hirst West, pg. 69)</i>		Nan Forbes	Why not have language about sidewalks and trails?		
	21	Sidewalk Connectivity					Nedim Ogelman	Does ZoneCo agree with and will ZoneCo work to ensure that the Zoning Ordinance promotes trail and sidewalk connections to W*&OD hike and bike trail as well as towards the downtown?		

	22	Design Guidelines	N/A	<p>Architecture serves a more utilitarian purpose in the area but is still of a high quality using locally appropriate materials (Plan Purcellville, Industrial Business, pg. 57)</p> <p>Office buildings and office portions of warehouses are more commonly designed to present an attractive facade and clear entrance (Plan Purcellville, Industrial Business, pg. 57)</p>	Improve architectural design and consistency with "Design Guidelines" through redevelopment and expansion (Plan Purcellville, Hirst West, pg. 69)	(Per Plan) Ex. All new construction, redevelopment, and expansions of existing development must conform to the "Design Guidelines."	Boo Bennett	Designs must stay consistent with current development.		High
	22	Design Guidelines				(Per Plan) Ex. All new construction, redevelopment, and expansions of existing development must conform to the "Design Guidelines."	Nedim Ogelman	Agree with ZoneCo focus from Comp Plan on ensuring that architectural design in this area become more consistent with the Design Guidelines or Standards to compensate for the fact that many buildings in this area were constructed prior to adoption of Design Guidelines. From Gap Analysis Recommendations: Any redevelopment that occurs should reflect the architectural design standards reflective of the small town character captured in the Community Design section of the new Comprehensive Plan (v7.5 pp. 31-40). This would include increased landscaping and tree planting.		
	23	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 landscaping planting. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Require all trash enclosures to be constructed of 6-foot height masonry block or concrete with a metal gate.		
	23	Refuse Storage				(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?		

	Row Nbr.	East Main	EXISTING DISTRICT REGULATIONS	FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN		FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High, Medium, Low)
			MC Mixed Commercial (from Existing Code)	Commercial Medium Scale (from Plan Purcellville) (for East Main Areas 6, 7)	Single-Family Attached (from Plan Purcellville) (for East Main Area 5)	East Main (from Plan Purcellville)					
East Main	1	<b>Purpose Statement:</b>	<i>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)</i>	<i>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)</i>	<i>This category reflects the desired character for future townhouse or single family attached developments. (Plan Purcellville, Single-Family Attached, pg. 51)</i>	<i>Redevelopment in the East Main Street area should create a more pedestrian-friendly retail destination where it is easier to walk between surrounding neighborhoods 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 spaces within the redevelopment, should be a top priority. (Plan Purcellville, East Main, pg. 79)</i>	(Per Plan) Ex. Redevelopment in the East Main Street area should create a more pedestrian-friendly retail destination where it is easier to walk between surrounding neighborhoods 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 spaces within the redevelopment, should be a top priority.	Nedim Ogleman	On p. 79, Comp Plan focuses on the full complement of forms and uses in singling out the south side of Main Street, west of Maple Avenue as the standard for the desired character of redevelopment and infill. The Small Town Planning Handbook (Third Edition) by Daniels, Keller, Lapping, Daniels and Segedy (2007), identifies on p. 219 five key standards that can help to ensure overall quality of new development: 1) open space ratio, 2) impervious surface ratio, 3) density measures for residential uses, 4) floor area ratio for nonresidential uses, 5) visual appearance details for buildings, signs, landscaping. The East Main Street Gap analysis from 9/29/2020 provides detailed analysis and identifies parameters related to the key standards for the desired neighborhood scale commercial on the south		Substantial
East Main	3	<b>Lot Area</b>	20,000 sq. ft. min. (Existing Code, 7.5)	<i>Lots are large, deep, and wide (Plan Purcellville, Commercial Medium Scale, pg. 55)</i>	<i>Lots are generally smaller than for detached homes. (Plan Purcellville, Single-Family Attached, pg. 51)</i>	<i>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)</i>  <i>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)</i>	(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 standard for the design character of new infill buildings.	Nedim Ogleman	On p. 79, Comp Plan focuses on the full complement of forms and uses in singling out the south side of Main Street, west of Maple Avenue as the standard for the desired character of redevelopment and infill. The Small Town Planning Handbook (Third Edition) by Daniels, Keller, Lapping, Daniels and Segedy (2007), identifies on p. 219 five key standards that can help to ensure overall quality of new development: 1) open space ratio, 2) impervious surface ratio, 3) density measures for residential uses, 4) floor area ratio for nonresidential uses, 5) visual appearance details for buildings, signs, landscaping. The East Main Street Gap analysis from 9/29/2020 provides detailed analysis and identifies parameters related to the key standards for the desired neighborhood scale commercial on the south		Substantial
East Main	4	<b>Frontage</b>	<i>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)</i>	<i>Lots are located along street frontage (Plan Purcellville, Commercial Medium Scale, pg. 55)</i>	<i>(No recommendation)</i>	<i>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)</i>	(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.	Nedim Ogleman	On p. 79, Comp Plan focuses on the full complement of forms and uses in singling out the south side of Main Street, west of Maple Avenue as the standard for the desired character of redevelopment and infill. The Small Town Planning Handbook (Third Edition) by Daniels, Keller, Lapping, Daniels and Segedy (2007), identifies on p. 219 five key standards that can help to ensure overall quality of new development: 1) open space ratio, 2) impervious surface ratio, 3) density measures for residential uses, 4) floor area ratio for nonresidential uses, 5) visual appearance details for buildings, signs, landscaping. The East Main Street Gap analysis from 9/29/2020 provides detailed analysis and identifies parameters related to the key standards for the desired neighborhood scale commercial on the south		Substantial
East Main	5	<b>Lot Depth</b>	150 ft. min. (Existing Code, 7.6)	<i>Lots are large, deep, and wide (Plan Purcellville, Commercial Medium Scale, pg. 55)</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per existing)	Nedim Ogleman	"On p. 79, Comp Plan focuses on the full complement of forms and uses in singling out the south side of Main Street, west of Maple Avenue as the standard for the desired character of redevelopment and infill. The Small Town Planning Handbook (Third Edition) by Daniels, Keller, Lapping, Daniels and Segedy (2007), identifies on p. 219 five key standards that can help to ensure overall quality of new development: 1) open space ratio, 2) impervious surface ratio, 3) density measures for residential uses, 4) floor area ratio for nonresidential uses, 5) visual appearance details for buildings, signs, landscaping. The East Main Street Gap analysis from 9/29/2020 provides detailed analysis and identifies parameters related to the key standards for the desired neighborhood scale commercial on the south	Same as above.	Substantial
East Main	6	<b>Front Yard Setback</b>	10 ft. min. (Existing Code, 7.6)	<i>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)</i>	<i>(No recommendation)</i>	<i>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)</i>  <i>New construction or redevelopment of existing commercial shall require buildings to be set close to Main Street or Maple Avenue with front lawns consistent with the traditional portions of Main Street. (Plan Purcellville, East Main, pg. 79)</i>  <i>Area 7: Redevelop with improved visibility by moving buildings forward on the site. (Plan Purcellville, East Main, pg. 79)</i>	(Per Plan) Ex. New construction or redevelopment of existing commercial shall require buildings to be set close to Main Street or Maple Avenue with front lawns consistent with the traditional portions of Main Street (10 ft. min. front yard setback; 75 ft. max. front yard setback).	Nan Forbes	Setbacks should vary depending on area; i.e., Main St. west of Maple - larger setbacks consistent with existing houses. Same for Area 1 and 9. Must discuss other areas.	Same as above.	



			EXISTING DISTRICT REGULATIONS	FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN		FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RECOMMENDATION	Reviewer	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority
East Main	6	East Main Front Yard Setback					(Per Plan) Ex. New construction or redevelopment of existing commercial shall require buildings to be set close to Main Street or Maple Avenue with front lawns consistent with the traditional portions of Main Street (10 ft. min. front yard setback; 75 ft. max. front yard setback).	Nedim Ogleman	"On p. 79, Comp Plan focuses on the full complement of forms and uses in singling out the south side of Main Street, west of Maple Avenue as the standard for the desired character of redevelopment and infill. The Small Town Planning Handbook (Third Edition) by Daniels, Keller, Lapping, Daniels and Segedy (2007), identifies on p. 219 five key standards that can help to ensure overall quality of new development: 1) open space ratio, 2) impervious surface ratio, 3) density measures for residential uses, 4) floor area ratio for nonresidential uses, 5) visual appearance details for buildings, signs, landscaping. The East Main Street Gap analysis from 9/29/2020 provides detailed analysis and identifies parameters related to the key standards for the desired neighborhood scale commercial on the south	Same as above.	Substantial
East Main	7	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)	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)	(Per existing)	Nedim Ogleman	"On p. 79, Comp Plan focuses on the full complement of forms and uses in singling out the south side of Main Street, west of Maple Avenue as the standard for the desired character of redevelopment and infill. The Small Town Planning Handbook (Third Edition) by Daniels, Keller, Lapping, Daniels and Segedy (2007), identifies on p. 219 five key standards that can help to ensure overall quality of new development: 1) open space ratio, 2) impervious surface ratio, 3) density measures for residential uses, 4) floor area ratio for nonresidential uses, 5) visual appearance details for buildings, signs, landscaping. The East Main Street Gap analysis from 9/29/2020 provides detailed analysis and identifies parameters related to the key standards for the desired neighborhood scale commercial on the south	Same as above.	Substantial
East Main	8	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)	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)	(Per existing)	Nedim Ogleman	"On p. 79, Comp Plan focuses on the full complement of forms and uses in singling out the south side of Main Street, west of Maple Avenue as the standard for the desired character of redevelopment and infill. The Small Town Planning Handbook (Third Edition) by Daniels, Keller, Lapping, Daniels and Segedy (2007), identifies on p. 219 five key standards that can help to ensure overall quality of new development: 1) open space ratio, 2) impervious surface ratio, 3) density measures for residential uses, 4) floor area ratio for nonresidential uses, 5) visual appearance details for buildings, signs, landscaping. The East Main Street Gap analysis from 9/29/2020 provides detailed analysis and identifies parameters related to the key standards for the desired neighborhood scale commercial on the south	Same as above.	Substantial
East Main	9	Building Scale	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 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)	(No recommendation)	Homes varying in size. (Plan Purcellville, Single-Family Attached, pg. 51)	Use similar scale buildings and use-types to transition from surrounding neighborhoods. (Plan Purcellville, East Main, pg. 79)  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)  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)  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)  Area 6: Small scale buildings, to include commercial, office, and institutional uses. (Plan Purcellville, East Main, pg. 79)  Area 9: Sustain and redevelop with small-scale buildings that are compatible with the architecture of the surrounding neighborhood. (Plan Purcellville, East Main, pg. 79)	(Per Plan) Ex. Buildings should be small-scale.	Nedim Ogleman	"On p. 79, Comp Plan focuses on the full complement of forms and uses in singling out the south side of Main Street, west of Maple Avenue as the standard for the desired character of redevelopment and infill. The Small Town Planning Handbook (Third Edition) by Daniels, Keller, Lapping, Daniels and Segedy (2007), identifies on p. 219 five key standards that can help to ensure overall quality of new development: 1) open space ratio, 2) impervious surface ratio, 3) density measures for residential uses, 4) floor area ratio for nonresidential uses, 5) visual appearance details for buildings, signs, landscaping. The East Main Street Gap analysis from 9/29/2020 provides detailed analysis and identifies parameters related to the key standards for the desired neighborhood scale commercial on the south	Same as above.	Substantial
East Main	10	Structure Height	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 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).	One to two stories (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	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)	(Per Plan) Ex. 1-2 stories	Nedim Ogleman	Agree with 1-2 stories per plan and existing sizes in parts of East Main where citizens aspire to maintain the character.	Same as above.	No change needed

	Row	East Main	EXISTING DISTRICT REGULATIONS	FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN		FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RECOMMENDATION	Reviewer	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority
East Main	11	Lot Coverage	40% max. (Existing Code, 7.8)	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 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)	Areas 1, 2, 3, 4, 5, 8, and 9: (Per existing)  Areas 6 and 7: (Per Plan, pg. 55) Building footprints between 10,000 and 35,000 sq. ft., with smaller footprints being preferential.	Nan Forbes	35,000 sq.ft. is too big.	Same as above.	
East Main	11	Lot Coverage					Areas 1, 2, 3, 4, 5, 8, and 9: (Per existing)  Areas 6 and 7: (Per Plan, pg. 55) Building footprints between 10,000 and 35,000 sq. ft., with smaller footprints being preferential.	Nedim Ogleman	"On p. 79, Comp Plan focuses on the full complement of forms and uses in singling out the south side of Main Street, west of Maple Avenue as the standard for the desired character of redevelopment and infill. The Small Town Planning Handbook (Third Edition) by Daniels, Keller, Lapping, Daniels and Segedy (2007), identifies on p. 219 five key standards that can help to ensure overall quality of new development: 1) open space ratio, 2) impervious surface ratio, 3) density measures for residential uses, 4) floor area ratio for nonresidential uses, 5) visual appearance details for buildings, signs, landscaping. The East Main Street Gap analysis from 9/29/2020 provides detailed analysis and identifies parameters related to the key standards for the desired neighborhood scale commercial on the south	Same as above.	Substantial
East Main	12	No. of Principal Uses per Lot	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogleman	What does this mean? What is the potential effect of the actual number of principal uses per lot? I don't think I understand what this is getting at or why we are measuring this.	Need to review land use tables to see types of uses by-right vs. SE/SUP.	Substantial
East Main	13	Principal Uses	See Existing Code 4.1	Uses commonly include retail, office, service, lodging, and restaurants. (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	Retail/apartment mixed-use buildings (Plan Purcellville, East Main, pg. 78)  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)  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)  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)  Area 6: Small scale buildings, to include commercial, office, and institutional uses. (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.	Don Dooley	Land-use table for land uses should be reviewed	Same as above.	
East Main	13	Principal Uses					(Per Plan) Ex. Retail, apartments, mixed-use, commercial, office, institutional, service, lodging, restaurants, adaptive reuse of residential structures for business use.	Nedim Ogleman	ZONECO RECOMMENDATION makes it seem like all of the uses should be available throughout the East Main Focus Area. In fact, the Comp Plan on p. 79 makes clear in the guiding statement and recommendations that different uses, such as single-family attached be limited to particular areas (ex. Area 5). In addition, it is important to note and adhere to the definition of apartment as defined in the existing zoning ordinance. Apartments are distinct from apartment complexes.	Same as above.	Substantial
East Main	14	Accessory Uses	N/A	(No recommendation)	(No recommendation)	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. 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.	Nan Forbes	Drive through in areas 6 and 7. Must discuss other areas.		
East Main	14	Accessory Uses					(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.	Nedim Ogleman	Agree that we need to consider the feasibility or desirability of continued auto-oriented uses with drive-thru in this area. Need to factor in 2nd and 3rd order effects of added traffic.		Substantial
East Main	15	Screening	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)  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)	Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	Area 7: Provide buffers for residential areas behind. (Plan Purcellville, East Main, pg. 79)	(Per existing)	Don Dooley	All non-landscape screening material for mechanical equipment shall consist of a solid material without gaps or spaces.		
East Main	15	Screening					(Per existing)	Nedim Ogleman	Per Commissioner Paculli's consistent request and emphasis, we should take this opportunity to discuss and address tree buffers throughout. Additionally, this	Be aware of traffic and lines-of-sight issues.	Substantial
East Main	16	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)	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 usually narrow and straight with trees and sidewalks often on both sides of the street. (Plan Purcellville, Single-Family Attached, pg. 51)  Streets connect frequently and provide an interconnected grid. (Plan Purcellville, Single-Family Attached, pg. 51)	Areas 2, 3, and 4: Improve internal circulation and access consolidation to improve safety. (Plan Purcellville, East Main, pg. 79)	(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 apply to curb cuts that are less than 15 feet in length.	Nedim Ogleman	Could you please further explain the ZoneCo recommendation and how it fulfills the desires expressed in the Comp Plan?	Consider commercial areas south of Main Street, but not residential areas.	Substantial
East Main	17	Outdoor Storage	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Require and provide consistent outdoor storage requirements for all non-single-family residential zoning classifications in the Town.		

	Row	East Main	EXISTING DISTRICT REGULATIONS	FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN		FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RECOMMENDATION	Reviewer	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority
East Main	17	Outdoor Storage					(Per existing)	Nedim Ogleman	Is this the language from the zoning ordinance that is "No recommendation" for change and "per existing" as the Zoneco recommendation? From Zoning Ordinance 15.7.6: "Outdoor storage and service areas. No outdoor storage shall be permitted unless the zoning administrator determines that such storage is customarily required and integral to the use and that such storage will be adequately screened from all property lines. Any service area shall be located and designed to minimize its visibility from off-site." I find 19 references to "outdoor storage" in our current Zoning Ordinance. Does this mean that those 19 references and the surrounding language will remain as is?		Substantial
East Main	18	Outdoor Lighting	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	On-site exterior lighting shall not exceed 0.5 footcandles along any residential property line.		
East Main	18	Outdoor Lighting					(Per existing)	Nedim Ogleman	Does this mean Section 9 of the existing Zoning Ordinance will remain as is? I count 17 references to "outdoor lighting" in the zoning ordinance. Will these remain as is including the surrounding context and language?		Substantial
East Main	19	Parking Area	<p>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)</p> <p>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)</p> <p>Loading and service areas shall be oriented away from public views. (Existing Code 7.9)</p>	<p>Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercial Medium Scale, pg. 55)</p> <p>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)</p>	(No recommendation)	<p>Require parking to be located to the side or rear of buildings. (Plan Purcellville, East Main, pg. 79)</p> <p>Require internal open space improvements including pedestrian areas within surface parking lots. (Plan Purcellville, East Main, pg. 79)</p>	<p>(Per Plan) Ex. To improve pedestrian areas within surface parking lots, parking areas must demarcate pedestrian paths to that connect parking areas and sidewalks to building entrances.</p> <p>Parking is required to be located to the side or rear of buildings.</p>	Don Dooley	Permit limited "convenience" parking between the building and a front property line (i.e., one row of parking).	Areas 1 and 9 north and south of Main Street should look different. Try to preserve the south side of Main Street. If redevelopment in Area 1 off of Main Street, then this comment applies.	
East Main	19	Parking Area					<p>(Per Plan) Ex. To improve pedestrian areas within surface parking lots, parking areas must demarcate pedestrian paths to that connect parking areas and sidewalks to building entrances.</p> <p>Parking is required to be located to the side or rear of buildings.</p>	Nedim Ogleman	This looks good to me.		No change needed
East Main	20	Landscaping	<p>For parcels 2 acres or less: A min. of 15% of lot area shall be landscaped (Existing Code, 7.8)</p> <p>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)</p> <p>For parcels 6 acres or greater: A min. of 25% of lot area shall be landscaped (Existing Code, 7.8)</p>	<p>Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercial Medium Scale, pg. 55)</p>	Streets are usually narrow and straight with trees and sidewalks often on both sides of the street. (Plan Purcellville, Single-Family Attached, pg. 51)	Improved green space (Plan Purcellville, East Main, pg. 78)	<p>(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.</p>	Don Dooley	Develop universal interior parking lot landscaping standards for all zoning classifications (except single-family).		
East Main	20	Landscaping					<p>(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.</p>	Nedim Ogleman	From Gap Analysis: Given the Town's designation as a Tree City USA Community by The Arbor Day Foundation, in cooperation with USDA Forest Service and the National Association of State Foresters incorporate into the zoning ordinance protection for healthy old-growth trees against damage and destruction during by-right development and redevelopment. Also from Gap Analysis:		Substantial
East Main	21	Sidewalk Connectivity	N/A	<p>Sidewalks must be located on both sides of the street (Plan Purcellville, Commercial Medium Scale, pg. 55)</p>	<p>Streets are usually narrow and straight with trees and sidewalks often on both sides of the street. (Plan Purcellville, Single-Family Attached, pg. 51)</p>	Require internal open space improvements including pedestrian areas within surface parking lots. (Plan Purcellville, East Main, pg. 79)	<p>(Per Plan) Ex. Sidewalks must be included on both sides of streets.</p>	Nedim Ogleman	This looks good to me.		No change needed
East Main	22	Design Guidelines	<p>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)</p> <p>Solid walls, dull or minimal facades shall be avoided along public streets or pedestrian ways. (Existing Code, 7.9)</p>	<p>Consolidated architectural details and finishes are common within a development but may be unrelated to other buildings along the corridor. (Plan Purcellville, Commercial Medium Scale, pg. 55)</p>	<p>Architecture tends to be traditional. (Plan Purcellville, Single-Family Attached, pg. 51)</p>	<p>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)</p> <p>Improve the appearance of the Maple Avenue and Main Street intersection. (Plan Purcellville, East Main, pg. 79)</p>	<p>(Per Plan) Ex. Consolidated architectural details and finishes shall be common within a development.</p> <p>Architecture shall be traditional.</p> <p>Improve the appearance of the Maple Avenue and Main Street intersection.</p>	Nedim Ogleman	Need to make sure we do not water down the existing requirements in existing code 7.9. Question of design guidelines vs. design standards: Are we giving people options for roof-type, styles, etc. from among a set of codified standards or are we just making suggestions? Seems that the Comp Plan is asking from more than just suggestions. Certainly within the proper scope of zoning according to the Comp Plan. On p. 128: definition of zoning: "The process of classifying land within a locality into areas and districts. (Code of Virginia Section 15.2-2201) in order to prescribe regulations concerning building and structure designs, placement, and land uses for each district or "zone." Comp Plan Ref: p.128, pp.33-34	<ul style="list-style-type: none"> <li>Guidelines are more specific than standards.</li> <li>Architecture/styles shall be consistent with that found throughout Purcellville.</li> <li>Zoning ordinances are mandatory ("shall"). Code should be clear on what is mandatory and what is not.</li> <li>Avoid words may, shall, could; use must.</li> <li>Design guidelines treated as best practices.</li> <li>Look at the Leesburg Barber &amp; Ross mixed use redevelopment; Purcellville may accommodate something like this in a smaller scale.</li> </ul>	Substantial
East Main	23	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 fences, walls, or landscape planting. (Existing Code, 7.9)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Require all trash enclosures to be constructed of 6-foot height masonry block or concrete with a metal gate.		
East Main	23	Refuse Storage					(Per existing)	Nedim Ogleman	Status quo ante is fine. No alternative desires or language in the Comp Plan.		No change needed

	Row Nbr.	Hirst - East	EXISTING DISTRICT REGULATIONS		FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN			FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High, Medium, Low)
			C-1 Office Commercial (from Existing Code) (For Hirst East Area 1 and Hirst East Area 3)	CM-1 Local Service Industrial (from Existing Code) (For Hirst East Area 2)	Commercial Neighborhood (from Plan Purcellville) (for Hirst East Area 1)	Industrial Business (from Plan Purcellville) (for Hirst East Area 2)	Professional Office (from Plan Purcellville) (for Hirst East Area 3)	Hirst East (from Plan Purcellville)					
Hirst East	1	Purpose Statement:	The purpose of this district is to provide for planned office parks or for offices and similar business buildings and limited office support uses, in attractive surroundings with types of uses, structures, plantings, and signs so controlled as to be generally compatible with medium density or low density residential surroundings. (Existing Code, 6.1)	The purpose of this district is to provide for a wide variety of local and farm service industrial operations, including repair services, building supplies, and open or enclosed storage of products, supplies and equipment, but to restrict or prohibit those service industries which have characteristics likely to produce serious adverse effects within or beyond the limits of the district, in accordance with the purposes and goals of the comprehensive plan. Limited manufacturing is also permitted, including open storage of products and materials. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, retail and business service uses are limited primarily to those which will be useful to employees in the district and future residential uses are restricted. (Existing Code, 10.1)	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)	(No recommendation)	It should be developed with green and open spaces, as well as some commercial, office, and light industrial uses that are compatible with the Town's character. (Plan Purcellville, Hirst East, pg. 71)	(Per Plan) Ex. It should be developed with green and open spaces, as well as some commercial, office, and light industrial uses that are compatible with the Town's character.	Nedim Ogelman	It is important per the specifics in the Comp Plan that the distinct areas within Hirst East be developed with the uses and at the scales that the Comp Plan articulates (ex. Area 3 Commercial Office, Area 2 Industrial Business, Area 1 Neighborhood Scale Commercial). Planning Commission's consensus-based Gap Analysis recommendations provide added guidance. How does the Gap Analysis influence the Calibration Table for Hirst East?	Proposed zoning should reflect three different areas in the Comp Plan. We need form-based parameters for them.	
Hirst East	3	Lot Area	20,000 sq. ft. min. (Existing Code, 6.5)	N/A	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)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Establish 20,000 sf as min. lot area for CM-1 Zone. Industrial properties need sufficient area to manufacture. Same min. lot area as M-1 zone.	These comments apply to rows 3 (Lot area) through rows 1 (Lot Coverage): Establish thresholds for the parameters (e.g., building height, open space ratio, etc.) implied in these rows below which development would be by-right, and above which development would be by Special Exception/Special Use Permit. Also establish maximum values which cannot be exceeded even by SE/SUP. These parameters and limits should be developed for each land use type in the district/Focus Area in accordance with the citizens' desire as expressed in the Comp Plan. Scale is embedded in the land use category names. Parameters are needed to ensure definitions of neighborhood, medium, single- and multi-family, for example, are consistent. Specific reference is made to Commissioner Ogelman's work in this area.	
Hirst East	3	Lot Area							(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.	
Hirst East	4	Frontage	50 ft. min. (Existing Code, 6.5)	N/A	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)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.	
Hirst East	5	Lot Depth								Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.	
Hirst East	6	Front Yard Setback	35 ft. min. (Existing Code, 6.6)	20 ft. min. (Existing Code, 10.6)	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)	(No recommendation)	(No recommendation)	(No recommendation)	(Per Plan)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.	
Hirst East	7	Side Yard Setback	0 ft. min.; and 15 ft. min. when side yard abuts a residential district (Existing Code, 6.6)	10 ft. min. (Existing Code, 10.6)	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing) Ex. 0 ft. min; and 15 ft. min. when side yard abuts a residential district.	Don Dooley	Establish a secondary front yard setback for corner lots to match front yard setback.	Same as above.	
Hirst East	7	Side Yard Setback							(Per existing) Ex. 0 ft. min; and 15 ft. min. when side yard abuts a residential district.	Nan Forbes	Seems too close if next to residential.	Same as above.	
Hirst East	7	Side Yard Setback							(Per existing) Ex. 0 ft. min; and 15 ft. min. when side yard abuts a residential district.	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.	
Hirst East	8	Rear Yard Setback	20 ft. min.; and 40 ft. min. when rear yard abuts a residential district (Existing Code, 6.6)	20 ft. min.; and 50 ft. min. when rear yard abuts a residential district (Existing Code, 10.6)	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing) Ex. 20 ft. min; and 40 ft. min. when side yard abuts a residential district.	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.	
Hirst East	9	Building Scale	N/A	N/A	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)	(No recommendation)	Area 1: Redevelopment consistent with small format buildings compatible with the neighboring residential area, with sufficient surface parking and loading not adjacent to existing residential (Plan Purcellville, Hirst East, pg. 71)  Area 2: Redevelopment consistent with industrial or lesser intensity uses with sufficient surface parking (Plan Purcellville, Hirst East, pg. 71)  Area 3: Development with small format professional office buildings (Plan Purcellville, Hirst East, pg. 71)	(Per Plan)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan? How are you gauging scale here?	Same as above.	

Hirst East	10	Structure Height	60 ft. max. provided that any portion of a building greater than 45 ft. in height is set back 1 ft. for each ft. in height over 45 ft.; or 35 ft. max. and 2 stories max. for building or part of building within 50 ft. of an R-2 or R-3 residential district (Existing Code, 6.8)  Cupolas, monuments, water towers, chimney flues, and flag poles of any height are permitted (Existing Code, 6.8)  Television antennas up to 60 ft. in height are permitted. (Existing Code, 6.8)  Parapet walls are permitted to exceed the height of the building on which the walls rest by up to 4 ft. (Existing Code, 6.8)	60 ft. max.; 75 ft. max. if all portions of the building higher than 35 ft. are set back from any lot line at least 1 ft. per additional ft. of height above 35 ft. (Existing Code, 10.8)  Cupolas, monuments, water towers, chimney flues, and flag poles of any height are permitted (Existing Code, 10.8)  Television antennas up to 125 ft. in height are permitted. (Existing Code, 10.8)  Parapet walls are permitted to exceed the height of the building on which the walls rest by up to 4 ft. (Existing Code, 10.8)	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)	1-2 stores (Plan Purcellville, Industrial Business, pg. 57)	Professional office buildings: 45 ft. max. (Plan Purcellville, Professional Office, pg. 56)	Allow 2-3 story buildings (Plan Purcellville, Hirst East, pg. 71)	(Per Plan) Ex. 3 stories max.	Don Dooley	Reduce building height from max. of 75 feet to 45 feet in CM-1 zone. 60' max if located at least 100 feet from any lot line. Same standards as M-1 zone.	Same as above.	
Hirst East	10	Structure Height							(Per Plan) Ex. 3 stories max.	Nan Forbes	2 storey in Area 1.	Same as above.	
Hirst East	10	Structure Height							(Per Plan) Ex. 3 stories max.	Nedim Ogelman	OK. 3 stories by right or 3 stories by special exception? Comp Plan says 45 feet.	Same as above.	
Hirst East	11	Lot Coverage	40% max. for buildings (Existing Code, 6.6)	N/A	(No recommendation)	(No recommendation)	Buildings and parking should occupy no more than 60 percent of the lot (Plan Purcellville, Professional Office, pg. 56)  FAR of 1.0 max. (Plan Purcellville, Professional Office, pg. 56)	(No recommendation)	(Per Plan) Ex. 60% max.	Nedim Ogelman	OK	Same as above.	
Hirst East	12	No. of Principal Uses per Lot	N/A	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	OK.		
Hirst East	13	Principal Uses	See Existing Code 4.1	See Existing Code 4.1	Retail, office, services, lodging, and restaurants (Plan Purcellville, Commercial Neighborhood, pg. 54)  Adaptive reuse of residential structures for business uses is common. (Plan Purcellville, Commercial Neighborhood, pg. 54)	Common uses are light manufacturing, office, services, distribution, and warehousing (Plan Purcellville, Industrial Business, pg. 57)  No heavy manufacturing or processing will be allowed (Plan Purcellville, Industrial Business, pg. 57)	(No recommendation)	Parks; open space; mixed-use development (Plan Purcellville, Hirst East, pg. 70)  Should be developed with green and open spaces, as well as some commercial, office, and light industrial uses that are compatible with the Town's character (Plan Purcellville, Hirst East, pg. 71)  Less emphasis on commercial, industrial, and residential uses; housing for the elderly, college graduates, and assisted living facilities near medical offices (Plan Purcellville, Hirst East, pg. 70)  Allow for senior housing, assisted living, and residential facilities (Plan Purcellville, Hirst East, pg. 71)  Consider mixed-use buildings with commercial, office, and residential uses (Plan Purcellville, Hirst East, pg. 71)	(Per Plan)	Don Dooley	Land-use table for C-1 and CM-1 uses should be reviewed.		
Hirst East	14	Accessory Uses							(Per existing)				
Hirst East	15	Screening	N/A	All fencing shall have a uniform and durable character and shall be properly maintained. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	Screen parking from public view (Plan Purcellville, Professional Office, pg. 56)	Use considerate site design and architecture, as well as landscape buffer, to transition from adjacent residential neighborhoods. (Plan Purcellville, Hirst East, pg. 71)	(Per Plan) Ex. Screen parking from public view.	Don Dooley	All non-landscaping screening material shall consist of a solid material without gaps or spaces.		
Hirst East	16	Roadways	N/A	N/A	Typically one primary arterial street or corridor that buildings and uses are organized around (Plan Purcellville, Commercial Neighborhood, pg. 54)	Internal streets need to be designed to adequately accommodate semi-trucks and heavy vehicular traffic (Plan Purcellville, Industrial Business, pg. 57)	(No recommendation)	Require internal connectivity between drives, parking areas, and uses within each of the identified focus areas (Plan Purcellville, Hirst East, pg. 71)  Improve vehicular connectivity between Hirst Road and Maple Avenue (Plan Purcellville, Hirst East, pg. 71)  Limit curb cuts along Hirst Road to provide a pedestrian friendly environment (Plan Purcellville, Hirst East, pg. 71)	All vehicle use areas shall be oriented to the side or rear of the principal structure.	Don Dooley	Permit limited "convenience" parking between the building and a front property line (i.e., one row of parking).	Convenience parking is not necessary for industrial uses. No parking adjacent to residential areas.	
Hirst East	17	Outdoor Storage	N/A	All uses shall be conducted within a completely enclosed building of permanent and durable construction, with no open storage of waste material. Products or equipment used, manufactured or maintained on the premises may be stored in the open if screened from the street or from a residential district by landscaping, fences or walls. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Require and provide consistent outdoor storage requirements for all non-single-family residential zoning classifications in the Town.		
Hirst East	18	Outdoor Lighting	N/A	N/A	(No recommendation)	Outdoor lighting should minimize light intrusion (Plan Purcellville, Industrial Business, pg. 57)	(No recommendation)	(No recommendation)	(Per Plan)	Don Dooley	On-site exterior lighting shall not exceed 0.5 footcandles along any residential property line.		
Hirst East	18	Outdoor Lighting							(Per Plan)	Nan Forbes	All outdoor lighting regulations should be reviewed - goal to limit light pollution as much as possible.		

Hirst East	19	Parking Area	See Existing Code 6.1	See Existing Code 6.1	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)  Designated off-street parking areas are typically located to the side or rear of each building. (Plan Purcellville, Commercial Neighborhood, pg. 54)	Vehicular access to buildings and loading docks, as well as parking areas for employees, should be oriented to the rear and side. If needed, small parking lots for customers may be located in front of buildings with significant landscaping (Plan Purcellville, Industrial Business, pg. 57)	Parking that is screened from view (Plan Purcellville, Professional Office, pg. 56)	Require parking lots to be located to the side or rear of buildings (Plan Purcellville, Hirst East, pg. 71)	(Per Plan) Ex. All vehicle use areas shall be oriented to the side or rear of the principal structure.	Don Dooley	Permit limited "convenience" parking between the building and a front property line (i.e., one row of parking).	Same as "Roadways" above.	
Hirst East	20	Landscaping	Stream Buffer: a planted buffer strip of at least 100 feet in width must be provided between any existing stream that drains a watershed area of 100 or more acres, and all proposed buildings and paved parking areas. However, the developer may submit a plan for approval by the zoning administrator to reduce the buffer to not less than 50 feet, provided that the plan includes alternative measures that would achieve the same level of protection for water quality and wildlife habitat as would a 100-foot wide buffer (Existing Code, 6.6)	Any part of the front yard not used for parking or accessways shall be landscaped with grass, trees, shrubs or pedestrian walks. (Existing Code, 10.7)	Tree lawns or landscaped areas shall buffer parking lots from the street (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	Should include development provisions for attractive landscaping, architectural features, and parking that is screened from view (Plan Purcellville, Professional Office, pg. 56)  Street frontages should be landscaped (Plan Purcellville, Professional Office, pg. 56)  No development should be permitted within the floodway or the 100-year floodplain (Plan Purcellville, Professional Office, pg. 56)	Maintain the Catactin Creek as a natural area (Plan Purcellville, Hirst East, pg. 70)  Make public improvements to the Hirst Road right-of-way including street trees (Plan Purcellville, Hirst East, pg. 71)  Require protection and maintenance of the stream corridor and waterway (Plan Purcellville, Hirst East, pg. 71)	(Per Plan) Ex. No development is permitted within the 100-year floodplain.	Don Dooley	Develop universal interior parking lot landscaping standards for all zoning classifications (except single-family).		
Hirst East	21	Sidewalk Connectivity	N/A	N/A	Sidewalks should be located on both sides of the street (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	Use the natural topography to provide trails and green space within the development while protecting the stream corridor (Plan Purcellville, Hirst East, pg. 71)  Improve pedestrian connectivity between Hirst Road and Maple Avenue (Plan Purcellville, Hirst East, pg. 71)  Make public improvements to the Hirst Road right-of-way including wide sidewalks (Plan Purcellville, Hirst East, pg. 71)  Enhance trail and connectivity to adjacent neighborhoods including trail connections between Chapman DeMary Trail and the W&OD Trail and support the buildout of trails identified on the Pedestrian and Bicycle Trail Map (Plan Purcellville, Hirst East, pg. 71)	(Per Plan) Ex. Sidewalks must be included on both sides of streets.				
Hirst East	22	Design Guidelines	N/A	N/A	Consolidated architectural details and finishes are common within a development. (Plan Purcellville, Commercial Neighborhood, pg. 54)	Architecture serves a more utilitarian purpose in the area but is still of a high quality using locally appropriate materials (Plan Purcellville, Industrial Business, pg. 57)  Office buildings and office portions of warehouses are more commonly designed to present an attractive facade and clear entrance (Plan Purcellville, Industrial Business, pg. 57)	(No recommendation)	(No recommendation)	(Per Plan) Ex. Locally appropriate materials are encouraged.				
Hirst East	23	Refuse Storage	N/A	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 landscaping planting. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Require all trash enclosures to be constructed of 6-foot height masonry block or concrete with a metal gate.		