

	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)	ZONECO RESPONSE
			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	<b>Purpose Statement:</b>	<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</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.			The comment supports the proposed purpose statement.
Downtown North	3	<b>Lot Area</b>	<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>(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>	Carol Luke	Encourage infill to match existing styles.	<i>These comments apply to rows 3 (Lot area) through rows 1 (Lot Coverage):</i> <i>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.</i>		<i>Revised Recommendation:</i> <i>0-3 acres by right; 3.1-5 acres by SE/SUP; no more than 5 acres in any circumstance (Rationale: 3 acres is approximately the acreage of the site of Amazing Outdoors)</i>
Downtown North	4	<b>Frontage</b>	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.		<i>Revised Recommendation:</i> <i>20-550 ft. by right; 551-1000 ft. by SE/SUP; no more than 1000 ft. in any circumstance (Rationale: 550 feet is approximately the length of the frontage of 222 N 21st Street)</i>
Downtown North	5	<b>Lot Depth</b>	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.		Don't see a need for this in this district. Recommend not including a lot depth requirement.
Downtown North	6	<b>Front Yard Setback</b>	<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.		<i>Revised Recommendation:</i> <i>Front setbacks shall be context specific. Principal structures must provide a front setback equal to 80-120% of the average front setback of principal structures on the same side of the street within 150 feet of the lot in question. 60-79% and 121-150% of context shall be permitted by SE/SUP.</i>
Downtown North	7	<b>Side Yard Setback</b>	<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.		<i>Revised Recommendation:</i> <i>Side setbacks shall be context specific. Principal structures must provide a side setback equal to 80-120% of the average smaller side setback of principal structures on the same side of the street within 150 feet of the lot in question. 60-79% and 121-150% of context shall be permitted by SE/SUP.</i>
Downtown North	8	<b>Rear Yard Setback</b>	<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.		<i>Revised Recommendation:</i> <i>Rear setbacks shall be context specific. Principal structures must provide a rear setback equal to 80-120% of the average rear setback of principal structures on the same side of the street within 150 feet of the lot in question. 60-79% and 121-150% of context shall be permitted by SE/SUP.</i>

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Downtown North	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)	(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.	Carol Luke	Keep to 35' or less; style of 21st Street.	Same as above.		No change recommended.
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.		Revised Recommendation: 0-35 ft. by right; 36-50 ft. by SE/SUP; no more than 60 ft. in any circumstance
Downtown North	11	Lot Coverage	N/A	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)			Same as above.		Revised Recommendation: 0-75% by right (Rationale: Monk's BBQ is approximately 75%); 75-100% by SE/SUP (Rationale: Southern States is approximately 90%)
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.			Keep original recommendation.
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.			The use table will be reviewed after the calibration table is finalized, and recommendations will be provided based on Gap Analysis use tables.
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.			The use table will be reviewed after the calibration table is finalized, and recommendations will be provided based on Gap Analysis use tables.
Downtown North	14	Accessory Uses	N/A	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)					No change recommended.
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.			Revised Recommendation: All non-landscape screening material for mechanical equipment shall consist of a solid material without gaps or spaces.  The perimeter of all parking lots should be screened from adjacent off-site streets, pedestrian circulation systems, open space areas, and adjacent residential uses through the use of canopy trees, landscape screening, opaque fences or walls, berms or other methods.  Other screening and buffering requirements on page 35 of the Comp Plan will be included in generally applicable standards for all districts.



	Row Nbr.	Downtown North Screening	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)	ZONECO RESPONSE
Downtown North	15								(Per IP existing)	Nan Forbes	Comp Plan recommends trees, evergreens.			<i>Revised Recommendation:</i> All non-landscape screening material for mechanical equipment shall consist of a solid material without gaps or spaces.  The perimeter of all parking lots should be screened from adjacent off-site streets, pedestrian circulation systems, open space areas, and adjacent residential uses through the use of canopy trees, landscape screening, opaque fences or walls, berms or other methods.  Other screening and buffering requirements on page 35 of the Comp Plan will be included in generally applicable standards for all districts.
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.			The improvement of major roadways falls outside of zoning code jurisdiction.
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.			<i>Revised Recommendation:</i> Dead-end streets are prohibited, 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.			<i>Revised Recommendations:</i> Maintain existing outdoor storage regulations.
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.			<i>Revised Recommendations:</i> On-site exterior lighting shall not exceed 0.5 footcandles along any property line shared with a residential lot, when the light meter is held horizontally or vertically.
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.			See above.
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-	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)	(Per Plan) Ex. Area 1: Designated off-street parking areas shall be located only to the side or rear of buildings.  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.	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 Rafto Park, and the walking mall on Loudoun Street in Winchester. We need to learn more about how parking may look in this area.		<i>Revised Recommendations:</i> Parking in front of a commercial use is limited to one parking space per 20 ft. of lot frontage. All parking areas must comply with minimum front setback requirements applicable to principal structures.  No parking area in the front of a commercial use may be deeper than one drive aisle (20 ft. in depth max.) and one row of parking (20 ft. in depth max.).  Every parking space shall front a pedestrian walkway that connects to an existing sidewalk network and/or to the main entrance to the building on the lot. The pedestrian walkway shall be elevated or otherwise protected from vehicle trespass; shall be visually distinguished from vehicle use areas by elevation, paint, signage, and/or colored pavement; and shall have a width of 5 ft. clear of any vehicle bumper overhang.
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).			Screening and buffering requirements on page 35 of the Comp Plan will be included in generally applicable standards for all districts.
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".			Design standards will be clear and will set forth required design components to be incorporated into all new development and any substantial alteration, based on those recommendations on pages 33 and 34 in the Comp Plan. Some design standards will be applicable only to specific districts, while others will be universally applicable.
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.			<i>Revised Recommendation:</i> Trash storage areas for business and multi-family residential uses must be screened by an enclosure at least 6 feet in height. The enclosure shall consist of masonry block or concrete, with a metal gate.