

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)	ZONECO RESPONSE	
		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)			Make forms and consider uses to fit the unique descriptions set forth in the Comprehensive Plan for agritourism. This is not a homogenous Focus Area; what applies to Area 1 does not apply to Areas 2, 3 and 4 which are distinct and different from Area 1.		No change in recommendation.	
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. (Existing 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 Alder. Circle to be R-3 zoning standards only. Not the entire northwest corner of Main and Hirst.	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. This Focus Area also has an agritourism use whose transects will be different. Specific		Revised Recommendation: Area 1 (NW corner of Area 1): Per Plan (0.25-0.5 acres) Area 1 (remainder of Area 1): Per MC existing Area 2: Per X existing Area 3: Per X existing Area 4: Per AC existing
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)	25 feet min. per dwelling unit (Existing Code, 3.5) 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.	Same as above.		Revised Recommendation: Area 1 (NW corner of Area 1): Per R-2 existing Area 1 (remainder of Area 1): Per MC existing Area 2: Per X existing Area 3: Per X existing Area 4: Per AC existing
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. (Existing 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.	Same as above.		Revised Recommendation: Area 1 (NW corner of Area 1): Per R-2 existing Area 1 (remainder of Area 1): Per MC existing Area 2: Per X existing Area 3: Per X existing Area 4: Per AC existing
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. (Existing Code, 15.5.3)	Buildings are oriented toward the street and may be located at the front of the lot near the sidewalk or set back with parking lots in front of the buildings with a front lawn. (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	(No recommendation)	Focus on large open spaces with setbacks from the roads and substantial landscaping. (Plan Purcellville, East End, pg. 82)	Area 1 (NW corner): Per R-3 existing Area 1 (remainder): Per MC existing Area 2: Per X existing Area 3: Per X existing Area 4: Per AC existing	Nan Forbes	? See above.	Same as above.		Revised Recommendation: Area 1 (NW corner of Area 1): Per R-2 existing Area 1 (remainder of Area 1): Per MC existing Area 2: Per X existing Area 3: Per X existing Area 4: Per AC existing
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. (Existing Code, 15.5.2) For non-conservancy subdivisions: 40 ft.	(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.	Same as above.		Revised Recommendation: Area 1 (NW corner of Area 1): Per R-2 existing Area 1 (remainder of Area 1): Per MC existing Area 2: Per X existing Area 3: Per X existing Area 4: Per AC existing
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) For non-conservancy subdivisions: 40 ft.	(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			Same as above.		Revised Recommendation: Area 1 (NW corner of Area 1): Per R-2 existing Area 1 (remainder of Area 1): Per MC existing Area 2: Per X existing Area 3: Per X existing Area 4: Per AC existing

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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.	Same as above.		Revised Recommendation: Area 1 (NW corner of Area 1): Per R-2 existing Area 1 (remainder of Area 1): GFA of 0-13,000 sq. ft. by right (Rationale: building in shopping center, except for Harris Teeter, is 13,000 sq. ft.); 13,001-60,000 sq. ft. by SE/SUP (Rationale: Harris Teeter is approx. 60,000 sq. ft.) Area 2: GFA of 0-3,000 sq. ft. by right; GFA of 3,001-5,000 sq. ft. by SE/SUP; barns are exempted from GFA limits Area 3: GFA of 0-3,000 sq. ft. by right; GFA of 3,001-5,000 sq. ft. by SE/SUP; barns are exempted from GFA limits Area 4: GFA of 0-3,000 sq. ft. by right; GFA of 3,001-5,000 sq. ft. by SE/SUP; barns are exempted from GFA limits	
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 height are permitted (Existing Code, 7.8); and	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. 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 rear yards shall be increased one foot for each	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)	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	• Area 2, 3, 4 building heights low. • Comp Plan calls for open spaces, rural agriculture - support small business retail. • No 3 storey buildings are appropriate. • No buildings 60 feet high are appropriate	Same as above.		Revised Recommendation: Area 1 (NW corner of Area 1): Per R-2 existing Area 1 (remainder of Area 1): 0-30 ft. by right (Rationale: Harris Teeter is about 30 ft. tall); 31-40 ft. by SE/SUP Area 2: 0-25 ft. by right; 26-35 ft. by SE/SUP; barns and silos are exempted from height limits Area 3: 0-25 ft. by right; 26-35 ft. by SE/SUP; barns and silos are exempted from height limits Area 4: 0-25 ft. by right; 26-35 ft. by SE/SUP; barns and silos are exempted from height limits		
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: • 10k to 35k too big. • Very limited density.	Same as above.		Revised Recommendation: Area 1 (NW corner of Area 1): Per R-2 existing Area 1 (remainder of Area 1): 0-50% by right; 51-75% by SE/SUP (Rationale: Harris Teeter plaza is about 75% covered); no more than 75% allowed in any circumstance Area 2: 0-20% ft. by right; 21-40% by SE/SUP (Rationale: To allow small agricultural retail) Area 3: 0-20% ft. by right; 21-40% by SE/SUP (Rationale: To allow small agricultural retail) Area 4: 0-20% ft. by right; 21-40% by SE/SUP (Rationale: To allow small agricultural retail)	
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 Area 4 (farm property): (Per Plan) Ex. Continue to support this area as an active agriculture site while preserving streams	Don Dooley	Land-use table for land uses should be reviewed.	Area 1 (exclusive of its northwest corner) is Commercial Medium Scale - not as ZoneCo states. ZoneCo should clarify: no lodging, only small-scale restaurants and uses as set forth on pg. 82 of the Comprehensive Plan.	Revised Recommendation: 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. unique drinking and eating establishments under 1,000 sq. ft. 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 Area 4 (farm property): (Per Plan) Ex. Continue to support this area as an active agriculture site while preserving streams and other resources Area 4 (remainder): (Per Plan) Ex. Most of the area may be used for Agricultural Commercial		
East End	14	Principal Uses									Nan Forbes	Comp Plan does not contemplate big eating establishments. No mention of lodging.			See above.		
East End	14	Accessory Uses	N/A	N/A	N/A	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)			For Areas 2 and 3 we are creating a new zone so we need to define and clarify what the accessory uses are.		The use table will be reviewed after the calibration table is finalized, and recommendations will be provided based on Gap Analysis use tables.	
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.			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.	
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 encouraged. At least 25 percent of all	There is typically one primary arterial street or corridor that buildings and uses are organized around. (Plan Purcellville, Commercial Medium Scale, pg. 55) A curvilinear street network with the use of cul-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.		Okay.			

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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.			Revised Recommendations: Maintain existing outdoor storage regulations.
East End	18	Outdoor Lighting										Don Dooley	On-site exterior lighting shall not exceed 0.5 footcandles along any residential property line.			Revised Recommendations: 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.
East End	19	Outdoor Lighting										Nan Forbes	All outdoor lighting regulations should be reviewed - goal to limit light pollution as much as possible.			See above.
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 area and	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	Permitted "convenience" parking between the building(s) and a front property line (i.e., one row of parking).	OK with regard to convenience parking, but this parking would be very limited.		Revised Recommendations: 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.
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. See Section 15.5.2: Conservancy subdivisions. See, 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).	ZoneCo recommendation should apply to Areas 2, 3 and 4.		Revised Recommendations: Areas 2, 3, and 4: No trees may be removed without a permit, which requires tree canopy cover replacement. To preserve streams, a stream buffer of at least 50 feet in horizontal depth must be provided along any intermittent and perennial stream. Such a stream buffer must not be mowed or cleared except with a permit. All areas: Screening and buffering requirements on page 35 of the Comp Plan will be included in generally applicable standards for all districts.
East End	21	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 tree lawn 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.	Nan Forbes	Not like out Purcellville Gateway which is a big shopping center with a sidewalk.			No change in recommendation.
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 sidewalk.			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.
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.			Revised Recommendation: 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.
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.					See above.