

	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)	ZONECO RESPONSE
			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	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.		<i>Revised Recommendation:</i> The Hirst East area offers significant development opportunities in Purcellville. 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. Area 1's redevelopment should be consistent with small format buildings compatible with the neighboring residential area, with sufficient surface parking and loading not adjacent to existing residential. Area 2's redevelopment should be consistent with industrial or lesser intensity uses with sufficient surface parking. Area 3's development should be small format professional office buildings. (From Gap Analysis)
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.	<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 which</u> 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. Specific reference is made to Commissioner Ogelman's work in this area.		<i>Revised Recommendation:</i> Area 1: 20,000 sq. ft. min. by right; 0-19,999 sq. ft. by SE/SUP Area 2: 20,000 sq. ft. min. by right; 0-19,999 sq. ft. by SE/SUP Area 3: 20,000 sq. ft. min. by right; 0-19,999 sq. ft. by SE/SUP
Hirst East	3	Lot Area							(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.		The Comp Plan does not identify minimum lot areas for Hirst-East, other than that they should be larger than surrounding residential lots yet smaller than the Commercial Medium Scale lots. 20,000 sq. ft. min. seems appropriate. The CM-1 District does not currently have a minimum lot area.
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.		I have revised the standards to reflect the current M-1 district, as instructed with the lot area standards two cells above this cell.  The Comp Plan does not identify minimum lot frontages for Hirst-East, other than saying that lots are located along street frontage. The Gap Analysis similarly does not recommend a specific frontage minimum.  <i>Revised Recommendation:</i> Area 1: 100 ft. min. by right; 50-99 ft. by SE/SUP; all lots must front a street Area 2: 100 ft. min. by right; 50-99 ft. by SE/SUP; all lots must front a street Area 3: 100 ft. min. by right; 50-99 ft. by SE/SUP; all lots must front a street
Hirst East	5	Lot Depth								Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.		I have revised the standards to reflect the current M-1 district, as instructed with the lot area standards three cells above this cell.  The Comp Plan does not identify minimum lot depths for Hirst-East. The Gap Analysis similarly does not specify a lot depth.  <i>Revised Recommendation:</i> Area 1: 100 ft. min. by right; 50-99 ft. by SE/SUP; all lots must front a street Area 2: 100 ft. min. by right; 50-99 ft. by SE/SUP; all lots must front a street Area 3: 100 ft. min. by right; 50-99 ft. by SE/SUP; all lots must front a street
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.		The Comp Plan does say that, for Area 1, buildings may be located at the front of the lot near the sidewalk. For Areas 2 and 3, current zoning regulations for the M-1 District were used.  <i>Revised Recommendation:</i> Area 1: 0 ft. min. by right if a sidewalk separates the street and the building; 10 ft. by right if no sidewalk separates the street and the building; lots with multiple frontages must provide front yard setbacks along on every frontage Area 2: 15 ft. min. by right; 15-24 ft. by SE/SUP; lots with multiple frontages must provide front yard setbacks along on every frontage Area 3: 15 ft. min. by right; 15-24 ft. by SE/SUP; lots with multiple frontages must provide front yard setbacks along on every frontage  All Areas: Maintain setback from creek of 200 ft. min.; native vegetation must be preserved within 100 ft. min. of the creek
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.		See 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.		<i>Revised Recommendation:</i> Area 1: 0 ft. min. by right if side yard does not abut a residential use or a residential-only district; 40 ft. min. by right if side yard abuts a residential use or a residential-only district; 30-39 ft. by SE/SUP if side yard abuts a residential use or a residential-only district Area 2: 0 ft. min. by right if side yard does not abut a residential use or a residential-only district; 40 ft. min. by right if side yard abuts a residential use or a residential-only district; 30-39 ft. by SE/SUP if side yard abuts a residential use or a residential-only district Area 3: 0 ft. min. by right (Rationale: Area 1 is unlikely to abut a residential use)  All Areas: Maintain setback from creek of 200 ft. min.; native vegetation must be preserved within 100 ft. min. of the creek

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.		I have increased the setbacks from the original recommendation (which reflected the current regulations of the C-1 District). The Comp Plan does emphasize connectivity, cohesive design, and density within this Focus Area--small setbacks could encourage such aims.
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.		To comply more fully with the Comp Plan, I have added the creek setback to protect this natural feature.  <i>Revised Recommendation:</i> Area 1: 20 ft. min. by right if rear yard does not abut a residential use or a residential-only district; 40 ft. min. by right if rear yard abuts a residential use or a residential-only district; 30-39 ft. by SE/SUP if rear yard abuts a residential use or a residential-only district Area 2: 20 ft. min. by right if rear yard does not abut a residential use or a residential-only district; 40 ft. min. by right if rear yard abuts a residential use or a residential-only district; 30-39 ft. by SE/SUP if rear yard abuts a residential use or a residential-only district Area 3: 20 ft. min. by right (Rationale: Area 1 is unlikely to abut a residential use)  All Areas: Maintain setback from creek of 200 ft. min.; native vegetation must be preserved within 100 ft. min. of the creek
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.		To comply more fully with the Comp Plan, I have added more detailed parameters for building scale.  <i>Revised Recommendation:</i> Area 1: 0-3,000 sq. ft. footprint by right (Rationale: most residential character structures have footprints of 3,000 sq. ft. or less); 3,001-16,000 sq. ft. footprint by SE/SUP (Rationale: existing building in Area 1 has a footprint of 16,000 sq. ft.); not to exceed 16,000 sq. ft. footprint under any circumstances Area 2: 0-8,000 sq. ft. footprint by right (Rationale: most existing structures in Area 2 have footprints of 8,000 sq. ft. or less); 8,001-25,000 sq. ft. footprint by SE/SEU (Rationale: current largest building in Area 2 has a footprint of 25,000 sq. ft.) Area 3: 0-15,000 sq. ft. footprint by right (Rationale: Other "small-format professional office buildings" in Purcellville, such as Trust Bank, have footprints of approximately 15,000 sq. ft.); 15,001-25,000 sq. ft. footprint by SE/SUP (Rationale: Must comply with "small-format" as mentioned in the Comp Plan, and 25,000 sq. ft. was chosen as the upper limit of small-format)
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.		To comply more fully with the Comp Plan, I have added more detailed parameters for structure height, split into each area and for "by right" and "by SE/SUP".  <i>Revised Recommendation:</i> Area 1: 1-2 stories by right; 2.5-3 stories by SE/SUP; not to exceed 45 ft. under any circumstances Area 2: 1-2 stories by right; 2.5-3 stories by SE/SUP; not to exceed 45 ft. under any circumstances (Rationale: From Comp Plan for Industrial Business type) Area 3: 45 ft. max. by right (Rationale: Comp Plan says that Professional Office types should allow up to 45 ft.); 46-60 ft. by SE/SUP only when at least 100 horizontal ft. from any lot line (Rationale: As suggested by DD)
Hirst East	10	Structure Height							(Per Plan) Ex. 3 stories max.	Nan Forbes	2 storey in Area 1.	Same as above.		See 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.		See 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.		Okay.
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.			Okay.
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)	(Per Plan)	Don Dooley	Land use table for C-1 and CM-1 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.
Hirst East	14	Accessory Uses							(Per existing)					No change in recommendation.
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.			<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.  Landscape buffering is required for sites that are within or abut the floodplain, and must include fences and added vegetation to screen from the creek. (Rationale: Gap Analysis says "Landscape buffering regulations including fences and added vegetation in wooded [floodplain] areas might be helpful.)

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.	Revised Recommendation: All vehicle use areas shall be oriented to the side or rear of the principal structure. No parking shall be on the side of the building that faces 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.		Revised Recommendations: Maintain existing outdoor storage regulations.
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.		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.
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		See above.
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.	See 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).		Screening and buffering requirements on page 35 of the Comp Plan will be included in generally applicable standards for all districts.
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	(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.				Revised Recommendation: Use forms most reflective of the Town's historical and architectural character; in particular, development and redevelopment opportunities should encourage structures with a less-industrial appearance; 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.		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.