

	Row Nbr.	Hirst - West	EXISTING DISTRICT REGULATIONS	FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN	FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONECO RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High, Medium, Low)	ZONECO RESPONSE
			CM-1 Local Service Industrial (from existing code)	Industrial Business (from Plan Purcellville)	Hirst West (from Plan Purcellville)	Hirst - West					
Hirst West	1	Purpose Statement:	The purpose of this district is to provide for a wide variety of local and farm service industrial operations, including repair services, building supplies, and open or enclosed storage of products, supplies and equipment, but to restrict or prohibit those service industries which have characteristics likely to produce serious adverse effects within or beyond the limits of the district, in accordance with the purposes and goals of the comprehensive plan. Limited manufacturing is also permitted, including open storage of products and materials. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, retail and business service uses are limited primarily to those which will be useful to	(No recommendation)	This area is the Town's primary industrial park and accommodates larger footprint buildings with some outdoor uses. (Plan Purcellville, Hirst West, pg. 68)	(Per Plan)	Nedim Ogelman	Need to capture in the Zoning Ordinance rewrite, the recommendations and desire for beautification and environmental protections articulated for Hirst West in the Comprehensive Plan. From the Gap Analysis: "Hirst West comprises roughly three dozen mostly light industrial and business structures in an area, which the new Comprehensive Plan envisions beautifying and aligning to the Town's character through building design standards and landscaping and by filling out the few remaining undeveloped lots with light industrial business uses." From Comp Plan Guiding Statement: "Additional improvements to landscaping and building design should be pursued through redevelopment activities." Green space, preservation of Catoctin Creek are key recommendations for Hirst West.	These comments apply to rows 3 (Lot area) through rows 1 (Lot Coverage): Establish thresholds for the parameters (e.g., building height, open space ratio, etc.) implied in these rows below which development would be by-right, and above which development would be by Special Exception/Special Use Permit. Also establish maximum values which cannot be exceeded even by SE/SUP. These parameters and limits should be developed for each land use type in the district/Focus Area in accordance with the citizens' desire as expressed in the Comp Plan. Scale is embedded in the land use category names. Parameters are needed to ensure definitions of neighborhood, medium, single- and multi-family, for example, are consistent. Specific reference is made to Commissioner Ogelman's work in this area.		Revised Recommendation: The purpose of the Hirst West district is to encourage opportunities for new light industrial and business infill development to compliment existing light industrial and business uses in the district through enhanced building design and landscaping standards. Uses that 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 should be prohibited. Attention should be paid to preserving green space along Catoctin Creek.
Hirst West	3	Lot Area	N/A	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Establish 20,000 sf as min. lot area for CM-1 Zone. Industrial properties need sufficient area to manufacture. Same min. lot area as M-1 zone.	Existing does not establish minimum lot size. Approve comment vis-à-vis Industrial Business.		Revised Recommendation: Include 20,000 sq. ft. minimum lot size
Hirst West	3	Lot Area	N/A	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.		See above.
Hirst West	4	Frontage	N/A	(No recommendation)	(No recommendation)		Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.		This type of regulation is typically included to avoid panhandle lots. If not an issue, then recommend not including a lot frontage requirement.
Hirst West	5	Lot Depth	N/A	(No recommendation)	(No recommendation)		Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.		Don't see a need for this in this district. Recommend not including a lot depth requirement.
Hirst West	6	Front Yard Setback	20 ft. min. (Existing Code, 10.6)	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.		Allowing flexibility for building location is positive for infill development. In line with existing conditions in the district.
Hirst West	7	Side Yard Setback	10 ft. min. (Existing Code, 10.6)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Establish a secondary front yard setback for corner lots to match front yard setback.	Same as above.		Add corner yard setback equal to front yard setback.
Hirst West	7	Side Yard Setback	10 ft. min. (Existing Code, 10.6)	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.		The existing parameters do not conflict with the Comp Plan.
Hirst West	8	Rear Yard Setback	20 ft. min.; or 50 ft. min. when rear yard abuts a residential district (Existing Code, 10.6)	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.		This is appropriate for the district.
Hirst West	9	Building Scale	N/A	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Same as above.		Building scale can be handled through height and setback standards.
Hirst West	10	Structure Height	60 ft. max.; 75 ft. max. if all portions of the building higher than 35 ft. are set back from any lot line at least 1 ft. per additional ft. of height above 35 ft. (Existing Code, 10.8)  Cupolas, monuments, water towers, chimney flues, and flag poles of any height are permitted (Existing Code, 10.8)  Television antennas up to 125 ft. in height are permitted. (Existing Code, 10.8)  Parapet walls are permitted to exceed the height of the building on which the walls rest by up to 4 ft. (Existing Code, 10.8)	(No recommendation)	(No recommendation)	(Per existing)	Boo Bennett	Two stories (no higher)	By-right maximums: two stories and 35 feet. Higher and/or more stories up to 75 feet by SE/SUP.	High	Will include 35 ft. max. by right to top of parapet wall; up to 75 ft. with SE/SUP.
Hirst West	10	Structure Height		(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Reduce building height from max. of 75 feet to 45 feet in CM-1 zone. 60' max if located at least 100 feet from any lot line. Same standards as M-1 zone.			See above.
Hirst West	10	Structure Height		(No recommendation)	(No recommendation)	(Per existing)	Nan Forbes	Is this consistent with recent Town Council approval of new regulations re: height? Should they apply to this area?			
Hirst West	10	Structure Height		(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?			
Hirst West	11	Lot Coverage	N/A	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Establish form-based parameters (e.g., FAR, ISR, etc.) per the Comprehensive Plan for this Focus Area.		Can establish a FAR for this focus area. Need to discuss appropriate FAR.
Hirst West	12	No. of Principal Uses per Lot	N/A	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Clarify intent.		Options: one principal use per lot or no restriction on number of principal uses per lot.

Hirst West	13	Principal Uses	See Existing Code 4.1	Common uses are light manufacturing, office, services, distribution, and warehousing (Plan Purcellville, Industrial Business, pg. 57)  No heavy manufacturing or processing will be allowed (Plan Purcellville, Industrial Business, pg. 57)	Work to retain existing businesses (Plan Purcellville, Hirst West, pg. 68)  A mix of light industrial and office/employment uses (Plan Purcellville, Hirst West, pg. 69)	(Per Plan) Ex. Light industrial, light manufacturing, office, services, distribution, and warehousing uses are permitted. Heavy manufacturing and processing uses are prohibited.	Boo Bennett	Eliminate these uses: * Communication Tower * Drive-thru Facility * Eating Establishment * Hotel * Kennel * Petroleum, propane, etc. -- one is enough, dangerous * Playground * Outdoor Storage Unit Change these uses from Permitted to Special Use Permit: * Brewery, winery, or distillery * Parking Lot * Recreational facility, commercial indoor, less or equal to 10K square feet	The area east of Hatcher Ave. should not be Industrial Business, but should be Commercial Neighborhood Scale or Commercial Medium Scale. The area to the west of Hatcher Ave. to the lumber yard and the flooring company should also be Commercial Neighborhood Scale or Commercial Medium Scale. There may need to be a Comprehensive Plan amendment for this. In the alternative, the area to the east of Hatcher Ave. should be permitted more limited uses; i.e., office, retail, restaurants. To the east of buildings that front on Bailey Lane, have more limited uses; i.e., retail, bank, services. Need SUP for certain identified uses to be determined.	High	Revised Recommendation: Follow Gap Analysis use table for Hirst-West.  Some of the recommendations are included below: Communication Tower should be prohibited; brewery, winery or distillery should be SUP; drive-thru facility should be prohibited; eating establishment should be prohibited; hotel should be prohibited; kennel should be prohibited; outdoor storage unit should be SUP; parking lot should be SUP; petroleum, propane, etc., should be prohibited; playground should be prohibited; recreational facility, commercial indoor, less or equal to 10,000 sq. ft., should be prohibited
Hirst West	13	Principal Uses				(Per Plan) Ex. Light industrial, light manufacturing, office, services, distribution, and warehousing uses are permitted. Heavy manufacturing and processing uses are prohibited.	Don Dooley	Land-use table for uses should be reviewed.			See above.
Hirst West	13	Principal Uses				(Per Plan) Ex. Light industrial, light manufacturing, office, services, distribution, and warehousing uses are permitted. Heavy manufacturing and processing uses are prohibited.	Nedim Ogelman	Please consider the Use Change recommendations included in the Hirst West Gap Analysis that all 7 Planning Commissioners supported unanimously (as with all of the other Gap Analyses). The Hirst West Gap Analysis suggests eliminating or making special uses of 11 uses.			See above.
Hirst West	14	Accessory Uses	ATM; fuel pump; retail sales, accessory; (Ex)	(No recommendation)	(No recommendation)	(Per existing)	Boo Bennett	No ATM or banking, retail sales or fuel pumps (gas station.)	See comment above.	High	Revise to follow comments here and in gap analysis.
Hirst West	15	Screening	All fencing shall have a uniform and durable character and shall be properly maintained. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	All non-landscaping screening material shall consist of a solid material without gaps or spaces.			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.  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 West	15	Screening				(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?			
Hirst West	16	Roadways	N/A	Internal streets need to be designed to adequately accommodate semi-trucks and heavy vehicular traffic (Plan Purcellville, Industrial Business, pg. 57)	(No recommendation)	(Per Plan)	Don Dooley	Permit limited "convenience" parking between the building and a front property line (i.e., one row of parking).			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.
Hirst West	16	Roadways				(Per Plan)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?			
Hirst West	17	Outdoor Storage	All uses shall be conducted within a completely enclosed building of permanent and durable construction, with no open storage of waste material. Products or equipment used, manufactured or maintained on the premises may be stored in the open if screened from the street or from a residential district by landscaping, fences or walls. (Existing Code, 10.7)			(Per existing)	Don Dooley	Require and provide consistent outdoor storage requirements for all non-single-family residential zoning classifications in the Town.			Revised Recommendations: Maintain existing outdoor storage regulations.
Hirst West	17	Outdoor Storage	All uses shall be conducted within a completely enclosed building of permanent and durable construction, with no open storage of waste material. Products or equipment used, manufactured or maintained on the premises may be stored in the open if screened from the street or from a residential district by landscaping, fences or walls. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?			
Hirst West	18	Outdoor Lighting	N/A	Outdoor lighting should minimize light intrusion (Plan Purcellville, Industrial Business, pg. 57)	(No recommendation)	(Per Plan)	Don Dooley	On-site exterior lighting shall not exceed 0.5 footcandles along any residential property line.			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 West	18	Outdoor Lighting				(Per Plan)	Nan Forbes	All outdoor lighting regulations should be reviewed - goal to limit light pollution as much as possible.			
Hirst West	18	Outdoor Lighting				(Per Plan)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?			

Hirst West	19	Parking Area	See Existing Code 6.1	Vehicular access to buildings and loading docks, as well as parking areas for employees, should be oriented to the rear and side. If needed, small parking lots for customers may be located in front of buildings with significant landscaping (Plan Purcellville, Industrial Business, pg. 57)	Encourage infill development and redevelopment of sites with a predominance of surface parking (Plan Purcellville, Hirst West, pg. 69)	(Per Plan) Ex. No more than 30% of parking spaces on a lot may be located closer to the right-of-way than the principal structure.	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	Need clarification.		Two issues: parking location and count. Need to discuss.
Hirst West	20	Landscaping	Any part of the front yard not used for parking or accessways shall be landscaped with grass, trees, shrubs or pedestrian walks. (Existing Code, 10.7)	(No recommendation)	Increase landscaping and tree planting throughout the development by requiring additional green space in parking lots and open spaces and provide evergreen trees along the southern border; improve tree canopy cover along the frontage of Hirst Road (Plan Purcellville, Hirst West, pg. 69)  Desire to maintain the creek in a natural state (Plan Purcellville, Hirst West, pg. 68)	(Per Plan) Ex. 1 shade tree is required to be planted in the front yard per 40 feet of lot frontage or fraction thereof.	Don Dooley	Develop universal interior parking lot landscaping standards for all zoning classifications (except single-family).			Screening and buffering requirements on page 35 of the Comp Plan will be included in generally applicable standards for all districts.
Hirst West	20	Landscaping				(Per Plan) Ex. 1 shade tree is required to be planted in the front yard per 40 feet of lot frontage or fraction thereof.	Nan Forbes	~Why 1 shade tree per 40 ft.? ~Why not more evergreens? ~Shrubs? ~Can there be regulations to protect the creek?			
Hirst West	20	Landscaping				(Per Plan) Ex. 1 shade tree is required to be planted in the front yard per 40 feet of lot frontage or fraction thereof.	Nedim Ogelman	Need to focus on preserving old growth trees as well. From Gap Analysis Recommendations: Any redevelopment that occurs should reflect the architectural design standards reflective of the small town character captured in the Community Design section of the new Comprehensive Plan (v7.5 pp. 31-40). This would include increased landscaping and tree planting.			
Hirst West	21	Sidewalk Connectivity	N/A	(No recommendation)	Promote trail and sidewalk connections within the development to both Hirst Road and toward downtown and the W&OD Trail; explore opportunities to provide trail access along the south fork of Catoctin Creek (Plan Purcellville, Hirst West, pg. 69)		Nan Forbes	Why not have language about sidewalks and trails?	Recognize trails, pedestrian pathways and infrastructure.		Would you like to have a required 6-foot-wide public access easement from the road to the trail along all properties that front the W&OD Trail? Other cities have done this along public waters.
Hirst West	21	Sidewalk Connectivity					Nedim Ogelman	Does ZoneCo agree with and will ZoneCo work to ensure that the Zoning Ordinance promotes trail and sidewalk connections to W&OD hike and bike trail as well as towards the downtown?			See above.
Hirst West	22	Design Guidelines	N/A	Architecture serves a more utilitarian purpose in the area but is still of a high quality using locally appropriate materials (Plan Purcellville, Industrial Business, pg. 57)  Office buildings and office portions of warehouses are more commonly designed to present an attractive facade and clear entrance (Plan Purcellville, Industrial Business, pg. 57)	Improve architectural design and consistency with "Design Guidelines" through redevelopment and expansion (Plan Purcellville, Hirst West, pg. 69)	(Per Plan) Ex. All new construction, redevelopment, and expansions of existing development must conform to the "Design Guidelines."	Boo Bennett	Designs must stay consistent with current development.		High	Will follow recommendations in gap analysis and comp.
Hirst West	22	Design Guidelines				(Per Plan) Ex. All new construction, redevelopment, and expansions of existing development must conform to the "Design Guidelines."	Nedim Ogelman	Agree with ZoneCo focus from Comp Plan on ensuring that architectural design in this area become more consistent with the Design Guidelines or Standards to compensate for the fact that many buildings in this area were constructed prior to adoption of Design Guidelines. From Gap Analysis Recommendations: Any redevelopment that occurs should reflect the architectural design standards reflective of the small town character captured in the Community Design section of the new Comprehensive Plan (v7.5 pp. 31-40). This would include increased landscaping and tree planting.			Revised Recommendation: All new construction, redevelopment, and expansions of existing development must conform to the "Design Guidelines."  The architectural design guidelines of the Comp Plan (pgs. 33-34) will be included in generally applicable standards for all Focus Areas.
Hirst West	23	Refuse Storage	Refuse containers or refuse storage shall be located in a paved area and hidden from general public view, either from within or outside the premises, by means of fences, walls, or landscaping planting. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	Require all trash enclosures to be constructed of 6-foot height masonry block or concrete with a metal gate.			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.
Hirst West	23	Refuse Storage				(Per existing)	Nedim Ogelman	Do the existing parameters comply with the Comp Plan?			