


	Row Nbr.	Downtown South	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 (with Ed Neham's Round 2 Comments)	Round 2 Reviewer Name	Round 2 Reviewer Comment	Round 2 Priority (High, Medium, Low)
			CM-1 Local Service Industrial (from existing code)	Industrial Business (from Plan Purcellville)	Hirst West (from Plan Purcellville)									
Downtown South	1	Purpose Statement:	<i>The purpose of this district is to provide for a wide variety of local and farm service industrial operations, including repair services, building supplies, and open or enclosed storage of products, supplies and equipment, but to restrict or prohibit those service industries which have characteristics likely to produce serious adverse effects within or beyond the limits of the district, in accordance with the purposes and goals of the comprehensive plan. Limited manufacturing is also permitted, including open storage of products and materials. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, retail and business service uses are limited primarily to those which will be useful to employees in the district and future</i>	<i>(No recommendation)</i>	<i>This area is the Town's primary industrial park and accommodates larger footprint buildings with some outdoor uses. (Plan Purcellville, Hirst West, pg. 68)</i>	(Per Plan) Ex. Commercial buildings in the southern portion of Downtown are close together and sit right against the sidewalk edge with no green space or lawns. The parking lots are either located behind or to the side of the building. These attributes make the Downtown a very safe and charming place for shoppers. Historic and new homes sit close to Downtown making it a primary pedestrian, biking, and automotive destination in the heart of Purcellville. Many of the Town's long standing historic businesses are located in this area, along with significant historic buildings including the train depot and the mill buildings. with some outdoor uses. (Plan Purcellville, Hirst West, pg. 68)			Subdivide this Focus Area into at least two districts (i.e., East and West) per its Gap Analysis; possibly add a southern district south of Main St. (Commission) 		The Downtown South Focus Area can be divided into three sub-Focus Areas as shown in the diagram in this Calibration Table. (ED: I don't see it in the diagram - do you mean the piece south of Main Street?)	Nedim Ogelman	The ""FOCUS AREA RECOMMENDATIONS FROM COMP PLAN Hirst West (from Plan Purcellville)"" description of this district remains incorrect. I pointed this out in the Town's first discussion with the consultant of its Calibration Matrix. The consultant said it would correct this issue on the Calibration Matrix. The description is that of Hirst West instead of Downtown South. Downtown South is not "the Town's primary industrial park and accommodates larger footprint buildings with some outdoor uses. (Plan Purcellville, Hirst West, pg. 68)"	High
Downtown South	3	Lot Area	N/A	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per C-4 existing)			Identify the distinctions in the forms and account for them in the zoning (Nedim).		Lot area is not a critical development standard in downtown areas. We recommend removing this standard altogether. (ED: The current code states: There are no minimum lot size standards for dwellings or business uses in the C-4 central commercial district.)	Nedim Ogelman	Disagree. Substantial changes in this parameter would open opportunities to substantially change the character of the Town. Comp Plan indicates Town wants to preserve its character.	High
Downtown South	4	Frontage	N/A	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per C-4 existing)			Identify the distinctions in the forms and account for them in the zoning (Nedim).		This type of regulation is typically included to avoid panhandle lots. If not an issue, then recommend not including a lot frontage requirement. (ED: On Hatcher Ave. too?)	Nedim Ogelman	Disagree. Substantial changes in this parameter would open opportunities to substantially change the character of the Town. Comp Plan indicates Town wants to preserve its character.	High
Downtown South	5	Lot Depth	N/A	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per existing)			Identify the distinctions in the forms and account for them in the zoning (Nedim).		Don't see a need for this in this district. Recommend not including a lot depth requirement. (ED: On Hatcher Ave. too?)	Nedim Ogelman	I don't understand this response or how it relates to the Town's comment.	High
Downtown South	6	Front Yard Setback	20 ft. min. (Existing Code, 10.6)	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per Plan) Ex. 0 ft. min.	Nan Forbes	<ul style="list-style-type: none">• Distinguish 21st St, Hatcher, Main St., Nursery, 20th St and 23rd St.• No front yard setback on 21st St.• Keep existing setbacks on Hatcher and Main St. east of 21st St. and 23rd St.			<i>Revised Recommendation:</i> 20 ft. min. along Hatcher and Main St. and east of 21st St. and 23rd St. 0 ft. min. on 21st St.	Nedim Ogelman	Disagree. Substantial changes in this parameter would open opportunities to substantially change the character of the Town. Comp Plan indicates Town wants to preserve its character.	High
Downtown South	7	Side Yard Setback	10 ft. min. (Existing Code, 10.6)	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per C-4 existing)			Identify the distinctions in the existing forms and account for them in the zoning (Nedim).		<i>Revised Recommendation:</i> 0 ft. min. on lots fronting 21st St.; 5 ft. min. for lots fronting any other street; where a lot fronts multiple streets, apply the most permissive standard.	Nedim Ogelman	How did consultant decide on this value parameter (5 ft. min for lots facing any other street.)? Does this map what is already existing on other streets (Hatcher, etc.) in Downtown South? Need to know this to agree in principle.	High
Downtown South	8	Rear Yard Setback	20 ft. min.; or 50 ft. min. when rear yard abuts a residential district (Existing Code, 10.6)	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per C-4 existing)			Identify the distinctions in the existing forms and account for them in the zoning (Nedim).		<i>Revised Recommendation:</i> 0 ft. min. where rear yard abuts commercial use or mixed use.; 40 ft. min. where rear yard abuts residential use. (ED: Discuss.)	Nedim Ogelman	How did consultant decide on this value parameter? Does this map what is already existing on other streets (Hatcher, etc.) in Downtown South? How will this allow for change in the character of the district? Need to know this to agree in principle.	High
Downtown South	9	Building Scale	N/A	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per Plan) Ex. Small to medium scale with two to three story buildings having footprints between 2,000 and 10,000 square feet, with small footprints predominating downtown.	Nan Forbes	<ul style="list-style-type: none">• Scale of buildings should be different on 21st St. than on Hatcher.• Scale smaller on Main St., Nursery, 20th St. and Hatcher.	Identify the distinctions in the existing forms and account for them in the zoning (Nedim).		Scale can be differentiated between 21st St. and Hatcher, with 21st St. having the largest scale, and smaller scale on Main, Nursery, Hatcher, and 20th Streets. <i>Revised Recommendation:</i> 2-3 stories for lots fronting 21st St.; 1-2 stories for lots fronting any other street; where a lot fronts multiple streets, apply the most permissive standard.	Nedim Ogelman	Disagree with recommendation. The Town has already adjusted the height regulations to account for this exactly in the way that we are recommending. This suggestion would introduce new uncertainty where we have already addressed the issue as a Town.	High
Downtown South	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)	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per Plan) Ex. 3 stories max.	Don Dooley	In C-4 Zone, use Town's recently adopted C-4 building height zoning standards contained in Article 9.8 (Height Standards) - 2-1/2 stories, 35 feet.	Identify the distinctions in the existing forms and account for them in the zoning (Nedim).		See above	Nedim Ogelman	See above	High

			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)										
Downtown South	10	Structure Height					Nan Forbes	No more than 2 storeys on Hatcher, Main St., Nursery and 20th St.		See above	Nedim Ogelman	See above	High
Downtown South	11	Lot Coverage	N/A	(No recommendation)	(No recommendation)	(Per existing)			Identify the distinctions in the existing forms and account for them in the zoning (Nedim).	Different lot coverage maximums can be applied for 21st Street and all other streets. <i>Revised Recommendation:</i> 100% lot coverage max. for lots fronting 21st Street; 50% lot coverage max. for lots fronting any other street; where a lot fronts multiple streets, apply the most permissive standard. <i>(ED: Is 50% an arbitrary number? What about Main Street?)</i>	Nedim Ogelman	How did consultant decide on this value parameter? Need to know this to agree in principle.	High
Downtown South	12	No. of Principal Uses per Lot	N/A	(No recommendation)	(No recommendation)	(Per Plan) Ex. The sites may contain a single building and use or a group of buildings with multiple uses in a campus design on one parcel.			Note: We need to go through the zoning code use table. Eliminate confusing/confounding uses.	The use table will be reviewed after the calibration table is finalized, and recommendations will be provided based on Gap Analysis use tables.	Nedim Ogelman	OK	High
Downtown South	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. Mixed-use, residential-style office (along the borders of the district), small-scale commercial, retail, services, small-scale multi-family dwellings (north of Main Street), government buildings, schools, colleges, public facilities, community centers, religious organizations, libraries, museums, other public uses, single-family homes (along the	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.	Nedim Ogelman	OK	High
Downtown South	14	Accessory Uses	ATM; fuel pump; retail sales, accessory; (Existi	(No recommendation)	(No recommendation)	(Per existing)			Need standards.	Accessory use standards will be provided for discussion during the Codifi module.	Nedim Ogelman	OK	High
Downtown South	15	Screening	All fencing shall have a uniform and durable character and shall be properly maintained. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	(Per IP existing)	Don Dooley	All non-landscape screening material for mechanical equipment shall consist of a solid material without gaps or spaces.	.. and other applications of screening and buffering as given on page 35 of the Comp Plan. [Ed]	<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. <i>(ED: Where parking is at a premium, can we afford to give up parking space for screening? As an example, consider the triangular parking area between 21st and 23rd Streets.)</i> Other screening and buffering requirements on page 35 of the Comp Plan will be included in generally applicable standards for all districts.	Nedim Ogelman	How does the ZoneCo response account for PC Neham's comment regarding other applications of screening and buffering as given on p.34 of the Comp Plan?	High
Downtown South	16	Roadways	N/A	Internal streets need to be designed to adequately accommodate semi-trucks and heavy vehicular traffic (Plan Purcellville, Industrial Business, pg. 57)	(No recommendation)	(Per Plan) Ex. To improve street connectivity north of Main Street, dead-end streets are prohibited, except for "stub-ended" streets that terminate at a lot line.	Don Dooley	(Per Plan) Ex. Area 1: Dead-end streets are not permitted, except where streets "stub-end" or cul-de-sac at a lot line.		<i>Revised Recommendation:</i> To improve street connectivity north of Main Street, dead-end streets are prohibited, except where streets "stub-end" or cul-de-sac at a lot line. <i>(ED: "Traffic flow" rather than "connectivity", and shouldn't dead-end streets be considered uno a case-by-case basis rather than in a general statement?)</i>	Nedim Ogelman	Disagree. Premise of using Comp Plan recommendation for Industrial Business from p.57 in the Downtown South district (our Town's historic business district) is flawed and contradicts the fundamental desire to preserve Purcellville's small town character. We have multiple cases of where dead-end streets have protected the Town from higher order impacts detrimental to the health, safety and welfare of Purcellville residents and introducing through streets to those areas have generated some of the greatest citizen grievances. Ex. connecting Country Club neighborhood to Catoctin Meadows neighborhoods. Ongoing concerns of residents of Mayfair neighborhood. In both cases, heath, safety and welfare concerns related to cut-through traffic that has or could/would result from connecting dead-end	High
Downtown South	16	Roadways					Nan Forbes	This needs clarification and discussion. We need to talk about O St.; not recommended.	The Town is looking into a town-wide traffic study. Also, see the roadway recommendations given on page 99 of the Comp Plan. Walking trails, pathways.	Revisions to roadways would only fall into the zoning code in the case of subdivision, which is unlikely in this district. <i>(ED: We cannot ignore "O" Street.)</i> Walking trails and pathways can be required in parking lots and will be recommended. During subdivision and renovation, sidewalks are required on both sides of all streets in the Downtown South Focus Area.	Nedim Ogelman	See comment on dead-end streets above.	High
Downtown South	17	Outdoor Storage	All uses shall be conducted within a completely enclosed building of permanent and durable construction, with no open	(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 South	18	Outdoor Lighting	N/A	Outdoor lighting should minimize light	(No recommendation)	(Per existing)	Don Dooley	See Article 9 of the Zoning Ordinance for		<i>Revised Recommendations:</i>			

				intrusion (Plan Purcellville, Industrial Business, pg. 57)				standards and limitations.		Maintain existing outdoor lighting regulations. (ED: Not if they're going to change as part of the zoning code rewrite.)			
Downtown South	19	Parking Area	See Existing Code 6.1	Vehicular access to buildings and loading docks, as well as parking areas for employees, should be oriented to the rear and side. If needed, small parking lots for customers may be located in front of buildings with significant landscaping (Plan Purcellville, Industrial Business, pg. 57)	Encourage infill development and redevelopment of sites with a predominance of surface parking (Plan Purcellville, Hirst West, pg. 69)	(Per Plan) Ex. Along Main St. and 21st St., no parking is permitted in front of buildings.	Nan Forbes	Should be no parking in front of buildings on 23rd St., Hatcher, Nursery or 20th St.		Revised Recommendation: No parking in front of buildings throughout all sub-Focus Areas. (ED: I believe this is an impractical requirement.) 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.). (ED: Please explain.) 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. (ED: Elevated pedestrian walkways may be neither safe nor practical.)			
Downtown South	20	Landscaping	Any part of the front yard not used for parking or accessways shall be landscaped with grass, trees, shrubs or pedestrian walks. (Existing Code, 10.7)	(No recommendation)	Increase landscaping and tree planting throughout the development by requiring additional green space in parking lots and open spaces and provide evergreen trees along the southern border; improve tree canopy cover along the frontage of Hirst Road (Plan Purcellville, Hirst West, pg. 69) Desire to maintain the creek in a natural state (Plan Purcellville, Hirst West, pg. 68)	(Per Plan) Ex. For any development that exceeds 1 acre, 20% of the development area must be dedicated to open space, small park areas, or event spaces.	Don Dooley	Develop ubiquitous interior parking lot landscaping standards for all zoning classifications (except single-family).		Screening and buffering requirements on page 35 of the Comp Plan will be included in generally applicable standards for all districts.			
Downtown South	21	Sidewalk Connectivity	N/A	(No recommendation)	Promote trail and sidewalk connections within the development to both Hirst Road and toward downtown and the W&OD Trail; explore opportunities to provide trail access along the south fork of Catoctin Creek (Plan Purcellville, Hirst West, pg. 69)	(Per Plan) Ex. Sidewalks are required to be installed on both sides of all streets.			Sidewalks required in THIS Focus Area.	Sidewalks are required to be installed on both sides of all streets within the Downtown South Focus Area.			
Downtown South	22	Design Guidelines	N/A	Architecture serves a more utilitarian purpose in the area but is still of a high quality using locally appropriate materials (Plan Purcellville, Industrial Business, pg. 57) Office buildings and office portions of warehouses are more commonly designed to present an attractive facade and clear entrance (Plan Purcellville, Industrial Business, pg. 57)	Improve architectural design and consistency with "Design Guidelines" through redevelopment and expansion (Plan Purcellville, Hirst West, pg. 69)	(Per Plan) Ex. Small-scale architectural articulation that is consistent with the historic buildings in this area is required. Demolition of historically relevant architecture that is important to the character is prohibited. Any other buildings that are replaced or built as infill should reference the scale, proportion, style, and bulk and massing of the existing buildings, with the exception of the mills. Vertical articulation of facades to reinforce appropriate proportions and scale is required. The use of traditional storefront elements is required.	Don Dooley	Alter proposed language to "Prohibit the demolition or alteration of important character defining features of a historic resource that would adversely impact its historic integrity to convey its significance." Additions to historic resources shall be compatible but visually distinctive from the original building.	Iteration in this Focus Area.	Revised Recommendation: Small-scale architectural articulation that is consistent with the historic buildings in this area is required. The demolition or alteration of important, character-defining features of a historic resource that would adversely impact its historic integrity to convey its significance is strictly prohibited. Additions to historic resources shall be compatible but visually distinctive from the original building. Any other buildings that are replaced or built as infill should reference the scale, proportion, style, and bulk and massing of the existing buildings, with the exception of the mills. Vertical articulation of facades to reinforce appropriate proportions and scale is required. The use of traditional storefront elements is required.			
Downtown South	23	Refuse Storage	Refuse containers or refuse storage shall be located in a paved area and hidden from general public view, either from within or outside the premises, by means of fences, walls, or landscaping planting. (Existing Code, 10.7)	(No recommendation)	(No recommendation)	(Per IP existing)	Don Dooley	Require all trash enclosures to be constructed of 6-foot height masonry block or concrete with a metal gate.	Applicable to business and multi-family uses.	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.			