


	Row Nbr.	West 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 <i>(with Ed Neham's Round 2 Comments)</i>	Round 2 Reviewer Name	Round 2 Reviewer Name	Round 2 Priority (High, Medium, Low)
			MC Mixed Commercial (from existing code) (for West End Areas 1 and 2)	Mixed-Use Neighborhood Scale (from Plan Purcellville) (for West End Areas 1 and 2)	West End (from Plan Purcellville)									
West End	1	Purpose Statement:	<i>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 appearance of the district. To enhance the general character of the district, its function of local and neighborhood service, and its compatibility with surrounding uses, the size of certain by-right uses is limited and special standards are included to address automobile intensive uses. (Existing Code, 7.1)</i>	<i>Mixed-Use developments are blends of residential, together with: (1) commercial, (2) cultural, and/or (3) institutional uses. They should also be walkable and incorporate parks and open space. Mixed-Use Neighborhood Scale reflects the character for mixed-use activity-centered developments in areas close to existing neighborhoods and in the historic downtown. It focuses on smaller physical structures, often former residential or other buildings of similar size, singly or in small groups. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)</i>	<i>The West End presents the perfect opportunity to incorporate a compact small-scale development to make better use of the land and reduce the visual impacts of large parking lots and older commercial buildings at a critical gateway into the community. (Plan Purcellville, West End, pg. 73)</i>	(Per Plan) Ex. The West End presents the perfect opportunity to incorporate a compact small-scale development to make better use of the land and reduce the visual impacts of large parking lots and older commercial buildings at a critical gateway into the community.	Ed Neham	<p>The vision of a western gateway to the Town, given in the Comprehensive Plan, is the transition from the rural countryside to the town environment passing through non-industrial properties. The West End Focus Area seemed ideally suited to bring this vision to life. We found a suitable model for this in the Great Falls Village Centre shopping mall located in Great Falls, VA. The land area is a third larger than the West End's but it seems that the pruning away of some of the buildings would allow this design of curvilinear streets, small buildings and numerous plantings to fit.</p> <p>This new shopping area, with a "good selection" of stores would provide some much needed retail opportunities for Western Loudoun (Hillsboro, Round Hill, Bluemont, Airmont, Philomont, Shannondale, and more). This "catchment population" will only increase as Western Loudoun succumbs to expansion pressures. The existing Paint and Paper, Saddlery and Tack, and Flower shops would fit in nicely with the new opportunities to "fill in" with wanted businesses, such as clothing and shoes (especially children's), artisanal butcher, cheese, wine and specialty stores (like the gourmet Locke Store In Millwood, VA) and restaurants. The area would also easily allow for professional office space (doctor, lawyer, consultation, etc.). Some stores could offer things not usually found between Purcellville and Tysons, and thus</p>	NOTE: Reference is made throughout the West End discussion to the Great Falls Village Center. ZoneCo should pay particular attention to that development's characteristics.	<i>Revised Recommendation:</i> The West End regulations are intended to encourage a small-scale, diverse, walkable commercial area that acts as a destination for western Loudoun County and a transition between the rural countryside and the town environment.				
West End	3	Lot Area	<i>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)</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per existing)	Ed Neham	<p>1. As is for the existing historical buildings, less small bits of land that may be needed for the shopping mall.</p> <p>2. As would be required by the shopping center design TBD.</p>		<i>Revised Recommendation:</i> 2,000-30,000 sq. ft. by right; 30,001-50,000 sq. ft. by SE/SUP; no more than 50,000 sq. ft. under any circumstances (Rationale: Great Falls shopping center has lots between approximately 2,000 and 30,000 square feet) <i>{ED: 30,000 sq. ft. may be too big; discuss.}</i> <i>{ED: Especially discuss the by right and SE/SUP parameters mentioned within this column.}</i>	Nedim Ogelman	Don't see any need to go up to 50K sq feet by the rationale consultant provided of Great Falls max being 30K. 2,000-10,000 sq. ft. by right; 10,001-30,000 sq. ft. by SE/SUP; no more than 30,000 sq. ft. under any circumstances (Rationale: Great Falls shopping center has lots between approximately 2,000 and 30,000 square feet)"	High	
West End	4	Frontage	<i>150 ft. min. (Existing Code, 7.6)</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per existing)	Ed Neham	As would be given for a shopping center district TBD; see Building Scale.		<i>Revised Recommendation:</i> All lots must front a common open space on the interior and must front a sidewalk on the exterior. Common open space may include lawn, trees, bandshell, fountains, promenades, or other conventional park amenities, but does not include sports courts or fields. Common open space shall be interpreted as not requiring special permission, appointment, or reservation by members of the public for entry and full use of the space between the hours of 8:00am and 9:00pm and shall require clearly-visible signage on the public sidewalk that directs visitors to the open space and indicates its public nature with font larger than 150 point. {ED: Will this be "normal" (retroactively) for all shooping centers?} Common open space must have a contiguous area of at least 1 acre and may not have a width dimension that is				
	5	Lot Depth	<i>10 ft. min. (Existing Code, 7.6)</i>	<i>Buildings can be set to the sidewalk edge without front lawns if compatible with the surrounding neighborhood scale. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)</i>	<i>Establish a consistent setback from Main Street and maintain front lawns and trees to make the corridor inviting to pedestrians. (Plan Purcellville, West End, pg. 73)</i>	(Per existing)	Ed Neham	As would be given for a shopping center district TBD; see Building Scale.		<i>Revised Recommendation:</i> 60-200 ft. by right; 201-400 ft. by SE/SUP; no more than 400 ft. in any circumstance (Rationale: most lots are between 60 and 200 feet deep in Great Falls) <i>{ED: Correlate with Lot Area limits.}</i>				
West End	6	Front Yard Setback	<i>0 ft. min.; or 15 ft. min. if side yard abuts a residential district (Existing Code, 7.6)</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per Plan) Ex. Front setback for lots fronting Main Street is determined by the average front setback of immediately adjacent on the same blockface. Front setback for other lots: 0 ft. min.	Don Dooley	Along Main Street, require front yard setback to be a minimum of 10-feet, but not to exceed 15 feet instead adopting an average front yard setback per Zoneco recommendation.		<i>Revised Recommendation:</i> 10-15 ft. by right, unless otherwise required by VDOT along state route; 16-80 ft. by SE/SUP; no more than 80 ft. in any circumstance, unless otherwise required by VDOT along state route (Rationale: most lots in the shopping area in Great Falls have a setback of 15 feet from the sidewalk, except much larger setbacks along Georgetown Pike and Walker Road)				

West End	6	Front Yard Setback				(Per Plan) Ex. Front setback for lots fronting Main Street is determined by the average front setback of immediately adjacent on the	Ed Neham	Similar to residential housing district with front yards and street parking.	<== In interior of development. Consider VDOT right-of-way requirements along Main Street if necessary.		See above.			
West End	6	Front Yard Setback				(Per Plan) Ex. Front setback for lots fronting Main Street is determined by the average front setback of immediately adjacent on the same blockface. Front setback for other lots: 0 ft. min.	Nan Forbes	Similar to residential housing district with front yards and street parking. ▲ If Comp Plan calls for consistent setback from Main St., we should consider one setback. ▲ Plan calls for sidewalks on both sides so setback should consider this. ▲ 10 feet is not enough.			See above.			
West End	7	Side Yard Setback	0 ft. min.; or 15 ft. min. If side yard abuts a residential district (Existing Code, 7.6)	(No recommendation)	(No recommendation)	(Per existing)	Ed Neham	Per existing, or as would be required by the shopping center design TBD.			Revised Recommendation: 0 ft. min.; or 15 ft. min. If side yard abuts a residential district (Existing Code, 7.6)	Nedim Ogelman	Given that we are looking to model the feel of Great Falls shopping center, what are the side yard setbacks there?	High
West End	8	Rear Yard Setback	20 ft. min.; or 40 ft. min. If rear yard abuts a residential district (Existing Code, 7.6)	(No recommendation)	(No recommendation)	(Per existing)	Ed Neham	Per existing, or as would be required by the shopping center design TBD.	Could be 0 ft.		Revised Recommendation: 0 ft. min. where rear yard abuts a common open space; 20 ft. min. where rear yard does not abut a common open space but does abut only non-residential uses; 40 ft. min. where a rear yard does not abut a common open space but does abut a residential use {ED: OK, but validate.}	Nedim Ogelman	Town's consolidated comment does not reflect PC Neham's comment as adopted by PC. What are the rear yard setbacks in Great Falls? What would ensure that we are transitioning properly from rural to town on West End?	High
West 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)	Lots adjacent to existing residential properties are generally compatible with the surrounding neighborhood scale. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53) Architecture tends to be traditional and of a small- to medium-scale with two to three story buildings having footprints between 2,000 and 10,000 square feet, with smaller footprints predominating in downtown. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)	A mix of small-scale commercial uses for an appropriate transition to surrounding neighborhoods. (Plan Purcellville, West End, pg. 73) Area 1: Maintain commercial development in this area and encourage infill when appropriate. Redevelopment should occur consistent with neighborhood scale. (Plan Purcellville, West End, pg. 73) Area 1: If property owners desire redevelopment, consider consolidation and redevelopment with small format retail, commercial, or hospitality uses. (Plan Purcellville, West End, pg. 73) Area 1: Maintain existing residential structures, and incorporate single-family	(Per Plan) Ex. Small-scale commercial uses with an appropriate transition to surrounding neighborhoods.	Ed Neham	Per selected existing, plus ZoneCo recommendation.			"Revised Recommendation: FAR of 0.1-1.6 by right (Rationale: Buildings in the Great Falls shopping center have FARs of approximately 0.5-1.6; Task Force recommended FAR of 0.12); FAR of 1.7-2.5 by SE/SUP; FAR of no more than 2.5 in any circumstance (Rationale: An FAR of 2.5 would facilitate a 50-foot height building permitted by SE/SUP (see height restrictions below)) GFA of 0-5,000 sq. ft. by right (Rationale: Recommendation by Task Force); GFA of 5,001-22,000 sq. ft. by SE/SUP (Rationale: Great Falls has buildings in the shopping area with GFAs of approximately 22,000 sq. ft.); GFA of no more than 22,000 sq. ft. in any circumstance in Area 1 (Rationale: Limiting scale to ""small-scale"" is preferred by the Comp Plan); GFA of no more than 10,000 sq. ft. in any circumstance in Area 2 (Rationale: Task Force reiterated need for	Nedim Ogelman	GFA of 5,001-10,000 sq. ft. by SE/SUP (Rationale: Comp Plan defines neighborhood scale and we don't necessarily want/need to be as big as Great Falls); GFA of no more than 10,000 sq. ft. in any circumstance in Area 2 (Rationale: Task Force reiterated need as reflected in Comp Plan for buildings to be smaller scale than in medium-scale commercial)	High
West End	9	Building Scale				(Per Plan) Ex. Small-scale commercial uses with an appropriate transition to surrounding neighborhoods.	Nan Forbes	• Small-scale should be defined. • Buildings 2 storeys. ▲ Where does Comp Plan say footprint 2,000-10,000 sq. ft.? Should be on low end of this in West end.	Design should appear to be small and individual with square footage up to 5,000. For construction modules above 5,000 square feet, Special Use Permit process including public hearings.		See above.	Nedim Ogelman	see above	High
West End	9	Building Scale				(Per Plan) Ex. Small-scale commercial uses with an appropriate transition to surrounding neighborhoods.	Nedim Ogelman	Consider working with the following Form-based parameters: Open Space Ratio 1.4730 (built/nonbuilt) Impervious Surface Ratio 0.5956 (covered surface/entire site) Floor Area Ratio 0.1242 (sq feet of floor area/entire site) Separate Property-1 0.0534 Separate Property-2 0.0954 Separate Property-3 0.1508 Village Condominium 0.1325 Visual Appearance Detail: natural burms, trees along roads, height 1-2 stories (mostly 2), inner parking lots gabled roofs, differentiated architecture.	We should have a by-right set of parameters (these); if greater, then invoke SUP process.		See above. {ED: Nedim, how do these parameters compare with the ones indicated in the several rows above?}	Nedim Ogelman	see above	High
West 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 Television antennas up to 50 ft. in height are permitted. (Existing Code, 7.8); and	2-3 stories (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)	(No recommendation)	(Per Plan) Ex. 2-3 stories	Ed Neham	Per Comprehensive Plan.	For values above (by-right) limit, Special Use Permit process including public hearings.		Revised Recommendation: 0-35 ft. by right; 36-50 ft. by SE/SUP; no more than 60 ft. in any circumstance in Area 1; no more than 40 ft. in any circumstance in Area 2.	Nedim Ogelman	We are wanting to have a transition from rural to village/town. Why would we want to have taller structures at the western gateway? 0-35 ft. by right; 36-50 ft. by SE/SUP; no more than 40 ft. in any circumstance	High

			<p>Parapet walls are permitted to exceed the height of the building on which the walls rest by up to 4 ft. (Existing Code, 7.8); and</p> <p>No accessory structure which is within 10 ft. of any adjoining property line shall be more than 1 story high, and all accessory structures shall be of less height than the main buildings on the lot (Existing Code, 7.8).</p>										
West End	10	Structure Height				(Per Plan) Ex. 2-3 stories	Nan Forbes	2 storeys maximum.	Consistent with flow and level of surroundings. Ability to go up using SUP process. Area 2 heights should generally be lower than Area 1.	See above.	Nedim Ogelman	see above	High
West End	11	Lot Coverage	40% max. (Existing Code, 7.8)	(No recommendation)	(No recommendation)	(Per existing)	Ed Neham	Per existing, or as would be required by the shopping center design TBD.	Consistent with flow and level of surroundings, with the ability to increase coverage using SUP process.	Revised Recommendation: 0-40% by right if not abutting common open space; 40%-60% by SE/SUP if not abutting common open space; 0-75% by right if abutting common open space (Rationale: Several buildings in Great Falls have lot coverage of 75%); 75-100% by SE/SUP if abutting common open space	Nedim Ogelman	How does this work with out Comp Plan desire to have this be a gateway for transitioning from rural to town? We do not have to adopt every dimension of Great Falls. I prefer 0-40% by right if not abutting common open space; 40-60% by right if abutting common open space (Rationale: Comp Plan envisions this as a gateway from rural to Town and we want to use that transect model); 60-75% by SE/SUP if abutting common open space	High
West End	12	No. of Principal Uses per Lot	N/A	(No recommendation)	(No recommendation)	(Per existing)	Ed Neham	Qne2	Review land use tables with regard to the types of uses desired for this area and be consistent with the surrounding area.	No change in recommendation.			
West End	13	Principal Uses	See Existing Code 4.1	Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)	Area 1: Maintain existing residential structures, and incorporate single-family residential uses along the eastern and northern boundaries. (Plan Purcellville, West End, pg. 73)	(Per Plan) Ex. Area 1: Incorporate single-family residential uses along the eastern and northern boundaries. Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. Commercial uses on the ground floor of a building with residential uses in upper stories. Ex. Area 2: Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. Commercial uses on the ground floor of a building with residential uses in upper stories.	Don Dooley	Land-use table for land uses should be reviewed.		No change in recommendation.			
West End	13	Principal Uses				(Per Plan) Ex. Area 1: Incorporate single-family residential uses along the eastern and northern boundaries. Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. Commercial uses on the ground floor of a building with residential uses in upper stories. Ex. Area 2: Vertically and horizontally mixed uses including commercial, retail, office, institutional/civic, services, and multi-family residential. Commercial uses on the ground floor of a building with residential uses in upper stories.	Ed Neham	If the Great Falls Village Centre shopping mall concept is implemented, there could be some horizontal mixed use with the greater majority of lots being devoted to retail, commercial and institutional uses. It would be ideal if Area 2 could be integrated into Area 1 TBD.	Area 2 should be smaller in scale and height than Area 1.	No change in recommendation.			
West End	14	Accessory Uses	N/A	(No recommendation)	(No recommendation)	(Per existing)	Ed Neham	None? TBD.	Formulate regulations and standards for accessory uses. Limit the impact of the secondary use so that it doesn't become the primary use.	No change in recommendation.			
West End	15	Screening	<p>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)</p> <p>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 desian. (Existina Code, 7.9)</p>	(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.				
West End	15	Screening				(Per existing)	Ed Neham	Per existing, except that screening would be minimal/street trees due to the attractiveness of the project		No change in recommendation.			
West 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)	Streets vary in width and typically include sidewalks that may be wider than others in surrounding neighborhoods or along the rest of the corridor. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)	Require sidewalks along both sides of Main Street and maintain a buffer from	(Per Plan) Ex. Area 1: Dead-end streets are not permitted, except where streets "stub-end" 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.		Revised Recommendation: Dead-end streets are prohibited, except where streets "stub-end" or cul-de-sac at a lot line.	Nedim Ogelman	Disagree and do not concur with this suggested change. The assumption that such interconnectivity promotes the health, safety and welfare of a community is false. 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, health, safety and welfare concerns related to cut-through traffic that has or could/would result from connecting dead-end streets is causing significant problems for the Town. In some instances the solutions have	High
					car traffic to provide a safe pedestrian environment. (Plan Purcellville, West End, pg. 73) Require internal sidewalks along all streets within the development. (Plan Purcellville, West End, pg. 73) Area 1: Require internal connectivity and streets to create a few blocks of development that feel like a district rather than a corridor and extend the traditional development pattern of Purcellville. (Plan Purcellville, West End, pg. 73) Area 2: Consolidate Main Street access to the west for three parcels to improve traffic flow and safety. (Plan Purcellville, West End, pg. 73)								
West End	16	Roadways				(Per Plan) Ex. Area 1: Dead-end streets are not permitted, except where streets "stub-end" at a lot line.	Ed Neham	Per ZoneCo recommendation.		See above.	Nedim Ogelman	See above.	High
West End	17	Outdoor Storage	N/A	(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.			
West End	17	Outdoor Storage				(Per existing)	Ed Neham	Per ZoneCo recommendation.		See above.			
West End	18	Outdoor Lighting	N/A	(No recommendation)	(No recommendation)	(Per existing)	Don Dooley	On-site exterior lighting shall not exceed 0.5 footcandles along any residential property line.		See above.			
West End	18	Outdoor Lighting				(Per existing)	Ed Neham	Existing Code, Article 6, Section 9.		Revised Recommendations: Maintain existing outdoor lighting regulations.			
West End	18	Outdoor Lighting				(Per existing)	Nan Forbes	All outdoor lighting regulations should be reviewed - goal to limit light pollution as much as possible.		See above.			
West 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)	Parking is provided on the street and in small shared parking lots located to the rear of buildings. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)	Area 1: Consider parking in the interior of the redevelopment on the north side of Main Street to accommodate multi-use buildings. (Plan Purcellville, West End, pg. 73)	(Per Plan) Ex. Parking is limited to shared lots to the rear of buildings.	Don Dooley	Permit limited "convenience" parking between the building and a front property line (i.e., one row of parking).	Majority of parking to the rear.	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.).	Nedim Ogelman	I want to revisit this issue, particularly in the context of rural-to-town transition at the Town's gateways. How does this parking model ensure that the Town's character and the rural to town transition in Western Loudoun is preserved?	High

										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.)			
West End	19	Parking Area				(Per Plan) Ex. Parking is limited to shared lots to the rear of buildings.	Ed Neham	Per Comprehensive Plan.		See above.	Nedim Ogelman	See above.	High
West End	20	Landscaping	<i>For parcels 2 acres or less: A min. of 15% of lot area shall be landscaped (Existing Code, 7.8)</i> <i>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)</i> <i>For parcels 6 acres or greater: A min. of 25% of lot area shall be landscaped (Existing Code, 7.8)</i>	<i>(No recommendation)</i>	<i>Encourage the planting of large shade species of native or heritage trees in front yards and throughout the sites to remain consistent with the historic parts of the Main Street Corridor. (Plan Purcellville, West End, pg. 73)</i>	(Per Plan) Ex. 1 large shade tree of a native or heritage species 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.			
West End	20	Landscaping				(Per Plan) Ex. 1 large shade tree of a native or heritage species is required to be planted in the front yard per 40 feet of lot frontage or fraction thereof.	Ed Neham	Per ZoneCo recommendation.		See above.			
West End	20	Landscaping				(Per Plan) Ex. 1 large shade tree of a native or heritage species is required to be planted in the front yard per 40 feet of lot frontage or fraction thereof.	Nan Forbes	<ul style="list-style-type: none">• Why not require other screening?• Shrubs• Small street trees between big trees.	But do not block sightlines.	See above.			
West End	21	Sidewalk Connectivity	N/A	<i>Streets vary in width and typically include sidewalks that may be wider than others in surrounding neighborhoods or along the rest of the corridor. (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)</i>	<i>Require sidewalks along both sides of Main Street and maintain a buffer from car traffic to provide a safe pedestrian environment. (Plan Purcellville, West End, pg. 73)</i> <i>Consider an off-road bike/pedestrian trail instead of sidewalks to connect W&OD Trail to Franklin Park to the west. (Plan Purcellville, West End, pg. 73)</i> <i>Require internal sidewalks along all streets within the development. (Plan Purcellville, West End, pg. 73)</i> <i>Area 1: Require internal connectivity and streets to create a few blocks of development that feel like a district rather than a corridor and extend the traditional development pattern of Purcellville. (Plan Purcellville, West End, pg. 73)</i>	(Per Plan) Ex. Sidewalks are required on both sides of all streets. A tree lawn is required between the sidewalk and the street in order to buffer pedestrians from car traffic.	Ed Neham	Per ZoneCo recommendation.		No change in recommendation.			
West End	22	Design Guidelines	<i>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)</i> <i>Solid walls, dull or minimal facades shall be avoided along public streets or pedestrian ways. (Existing Code, 7.9)</i>	<i>(No recommendation)</i>	<i>Bury power lines along Main Street. (Plan Purcellville, West End, pg. 73)</i>	(Per Plan) Ex. Power lines along Main Street must be buried.	Don Dooley	Bury power lines along Main Street. (Plan Purcellville, West End, pg. 73) - This requirement should be evaluated for timing and potential costs to property owner.		<i>Revised Recommendation:</i> 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) All power lines must be buried (Plan Purcellville, West End, pg. 73).			
West End	22	Design Guidelines				(Per Plan) Ex. Power lines along Main Street must be buried.	Ed Neham	Per existing, rather than per Plan.		See above.			
West End	23	Refuse	<i>Refuse containers and refuse storage shall be</i>	<i>(No recommendation)</i>	<i>(No recommendation)</i>	(Per existing)	Don Dooley	Require all trash enclosures to be constructed		<i>Revised Recommendation:</i>			

		Storage	<i>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)</i>				of 6-foot height masonry block or concrete with a metal gate.		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.			
West End	23	Refuse Storage			(Per existing)	Ed Neham	Per ZoneCo recommendation.		See above.			