	Row Hirst - East Nbr.	EXISTING DISTRICT REGULATIONS		FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN			FOCUS AREA RECOMMENDATIONS FROM ZONECO RECOMMENDATION COMP PLAN		Reviewer				ound 2 Round 2 Reviewer Name ewer Name Pri
		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 Purceilville) (for Hirst East Area 1)	Industrial Business (from Pian Purcellville) (for Hirst East Area 2)	Professional Office (from Plan Purceliville) (for Hirst East Area 3)	Hirst East (from Plan Purcellville)					Medium, Low)	Me
East	1 Purpose Statement:		wide variety of local and farm service industrial aperations, including repair services, building supplies, and open or enclosed storage of products, supplies and equipment, but to restrict or prahibit those	This category represents the commercial development appropriate for infill in specified corridors and for new small scale developments to serve	(No recommendation)	(No recommendation)	spaces, as well as some commercial, office,	commercial, office, and light industrial uses	Ogelman	It is important per the specifics in the Comp Plan that the distinct areas within Hirst East, to developed with the uses and at the scales that the Comp Plan articulates (ex. Area 3 Commercial Office, Area 2 Industrial Business, Area 1 Neighborhoud 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?	different areas in the Comp Plan. We need form-based parameters for them.	Revised Recommendation: The Hirst East area offers significant development opportunities in Purceibille. It should be developed with green and open space, 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 pathing. Area 3's development abould be ratificient surface pathing. Area 3's development abould be mail format professional office buildings. (From Goap Analysis) [ED: Autention should be paid to preserving green space along Casocial	
				the community, it focuses on smaller physical structures, often farmer residential or other buildings of similar size, singly or in small arouns, located in close proximity to residential neighborhoods, that are compatible with the architectural styles of the neighborhood. (Plan Purcibille, Commercial Neighborhood. (Plan Purcibille, Commercial Neighborhood. (Plan Purcibille, Commercial Neighborhood.)									
	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 Cammercial Medium Scale lots, deep and wide to accommodate small or medium format	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)			through rows 11 (Lot Coverage):	Revised Recommendation: 0-3 acres by right; 3.1-5 acres by SE/SUP; no more than 5 acres in any circumstance (Rationale: 3 acres is approximately the acreage of the site of Amazing Outdoors) (ED: What is Amazing Outdoors?)	1 Ogeiman The Gap Analysis and Comp Plan talk about small format buildings compatible with the neighboring residential area, but the lot sizes only discuss a minitum by right. For Area 1 at least, there should also be a maximum lot size by right above which requires a SE/SUP. 1/2 acre or less should be by right in Area 1.
				buildings with sufficient surface parking. (Plan Purcellville, Commercial Neighborhood, pa. 54)								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	
ast	3 Lot Area							(Per existing)		Do the existing parameters comply with the Comp Plan?	Same as above.	s., ft. by SE/SUP 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 Commerical Medium Scale lots, 20,000 sq. ft. min. seems appropriate. The CM-1 District does not currently have a minimum lot area.	
East	4 Frontage	50 ft. mln. (Existing Code, 6.5)	N/A	Blacks are not the base component for this development type. Lots are located along street frantage. (Plan Purcellville, Commercial Nelahbarhood, pa. 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.	
												Revised Recommendation: (ED: To be discussed.) 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	
ast	5 Lot Depth								Nedim Ogelman	Do the existing parameters comply with the Comp Plan?	name as above.	I have revised the standards to reflect the current Mr. district, an 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. Revised Recommendation: (ED: To be	
ast		35 ft. mio. (Existing Code, 6.6)	20 ft. min. (Existing Code, 10.6)	Buildings are oriented toward the street and	(No recommendation)	(No recommendation)	(No recommendation)	(Per Plan)	Nedim	Do the existing parameters comply with the	Same as above.	discussed.) 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 The Comp Plan does say that, for Area 1,	
	Setback			may be located at the front of the lot near the sidewalk ar set back with a front lawn. (Plan Purceliville, Commercial Neighborhood, pg. 54)					Ogelman	Comp Plan?		buildings may be located at the front of the tot near the sidewalk. For Areas 2 and 3, current ronling regulations for the M-1 District were used.	

												separates the street and the building. 10 ft. by right if no sidewalk separates the street and the building jots with multiple frontages must provide front yard setbacks along on every frontage Area 2:25 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: 25 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: 25 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	
	Side Yard Setback	Oft. mln.; 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.		Establish a secondary front yard setback for corner lots to match front yard setback	Same as above.	See above.	
	Side Yard Setback							(Per existing) Ex. Oft. min; and 15 ft. min. when side yard abuts a residential district.	Nan Forbes	Seems too close if next to residential	Same as above.	Revised Recommendation: Area 1: 0 ft. min. by right if side yard does not abut a recidental use or a recidential-only district; 40 ft. min. by right if side yard abuts a residential use or a residential-only district; 30 s9 ft. by sSFSUP 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-only district; 30 s9 ft. by SE/SUP if side yard abuts a residential-only district; 30 s9 ft. by SE/SUP if side yard abuts a residential-only district; 30 s9 ft. by SE/SUP if side yard abuts a residential use or a residential-only district; 30 s9 ft. by SE/SUP if side yard abuts a residential-only district to the side yard abuts a residential use or a residential-only district. Area 3: 0 ft. min. by right (flationale: Area 1 is unlikely to abut a residential use) All Areas: Maintain setback from creek of 200	
												ft. min.; native vegetation must be preserved	
	Side Yard Sethack							(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.	within 100 ft. min, of the creek I have increased the setbacks from the original recommendation (which reflected the current regulations of the C-I District). The Comp Plan does emphasize connectivity, cohesive design, and density within this Focus Area-small setbacks could encourage such aims.	
	Serback	abuts a residential district (Existing Code, 6.6)	10.6)		(No recommendation)	(No recommendation)	(No recommendation)	when side yard abuts a residential district.	Ogelman	Do the existing parameters comply with the Comp Plan?		To comply more fully with the Comp Plan, I have added the creek setback to protect this natural feature. Revised Recommendation: 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. 39 ft. by S/SUP if rear yard abuts a residential one 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. Area 3: 20 ft. min, by right if rear yard abuts 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. Area 3: 20 ft. min, by right (Rationale: Area 33 is unlikely to abut a residential use) All Areas: Maintain setback from creek of 200 ft. min, matve vegetation must be preserved within 100 ft. min, of the creek	
	Building Scale			having residential character and proportioning and with smaller footprints are the preferred type of non-residential development. (Plan Purceliville, Commercial Neighborhood, pg. 54)		(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 Purceliville, Hirst East, pa. 21) Area 2: Redevelopment consistent with industrial or lesser intensity uses with sufficient surface parking (Plan Purceliville, Hirst East, pa. 71) Area 3: Development with small format professional affice buildings (Plan Purceliville, Hirst East, pa. 71)		Ogelman	Do the existing parameters comply with the Comp Plan? How are you gauging scale here?		To comply more fully with the Comp Plan, I have added more detailed parameters for building scale. Revised Recommendation: Area 1: 0-3,000 sq. ft. footprint by right (Rationale: most residential character structures have footprints of 3,000 sq. ft. or less); 0,001-16,000 sq. ft. footprint by SE/SUP (Rationale: existing building in Area 1 has a footprint of 16,000 sq. ft. footprint to PSE/SUP (Rationale: existing building in Area 1 has a footprint of 16,000 sq. ft. foot to exceed 16,000 sq. ft. footprint under any circumstances (EDF) i would guess that the exercise footprint of a residential structure in Procedibilite is less than 2,000 sq. ft.] Area 2: 0-8,000 sq. ft. footprint by right (Rationale: most existing structures in Area 2 have footprints of 8,000 sq. ft. footprint by SE/SEU (Rationale: current targets 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 Purcehilles, such as Trusts Bank, have footprints of approximately 15,000 sq. ft. footprint by SE/SUP (Rationale: Other "small-format professional office buildings" in Purcehilles, such as Trusts Bank, have footprints of approximately 15,000 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)	
ast 10 5	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 startes max. for building or part of building within 50 ft. of an R-2 or R-3 residential district (Existing Code, 6.8)	height above 35 ft. (Existing Code, 10.8)	Buildings are typically one to two-stories having residential character and	1-2 stores (Plan Purcellville, Industrial Business, pg. 57)	Professional office buildings: 45 ft. max. (Plan Purcellville, Professional Office, pg. 56)	n Allow 2-3 story buildings (Plan Purceliville, Hirst East, pg. 71)	(Per Plan) Ex. 3 stories max.	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".	t. High

		Cupolas, monuments, water towers, chimney flues, and flug poles of any height are permitted (Existing Code, 6.8)	Cupolas, monuments, water towers, chimney flues, and flag poles of any height are permitted (Existing Code, 10.8)	development. (Plan Purcellville, Commercial Neighborhood, pg. 54)								Revised Recommendation: (ED: To be discussed,) (ED: According to Ordinance No. 21-02-01, in the C-4 district, by right height is 35 feet, and SE/SUP height is 45 feet. It was our expectation that building heights in other than the C-4 district would be lower.)			
		Television antennas up to 60 ft. in height ore permitted. (Bústing Code, 6.8)	Television antennas up to 125 ft. in height are permitted. (Existing Code, 10.8)									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 Profisional Office types chouse allow up to 45 ft.) 4:6-60 ft. by \$E/SUP on his allow up to 45 ft.) 4:6-60 ft. by \$E/SUP on his allow up to 45 ft.) 4:6-60 ft. by \$E/SUP on his his profise types his stories and by the stories his allow up to 45 ft.) 4:6-60 ft. by \$E/SUP on his his profise his stories his stories his his profise his stories his stories his his profise his			
			height of the building on which the walls rest by up to 4 ft. (Existing Code, 10.8)									when at least 200 horizontal ft. from any lot line (Rationale: As suggested by DD)			
		lot line, may not exceed one stary or 15 ft.; all accessory structures must have less height than main buildings on the lot (Existing Code,													
Hirst East	10 Structu	6.8						(Per Plan) Ex. 3 stories max.	Nan	2 storey in Area 1.	Same as above.	See above.			
Hirst East	10 Structu Height	re l						(Per Plan) Ex. 3 storles max.		OK 3 stones by right or 3 stories by special exception? Comp Plan says 45 feet	Same as above.	See above.			
Hirst East		erage 40% max. for bulldings (Existing Code, 6.6)	N/A	(No recommendation)	(No recommendation)	Buildings and parking should occupy no more	(No recommendation)	(Per Plan) Ex. 60% max.	Nedim	OK	Same as above.	Okay.			
						than 60 percent of the lot (Plan Purcellville, Professional Office, pa. 56) FAR of 1.0 max. (Plan Purcellville, Professional Office, pg. 56)	,		Ogelman						
Hirst East	12 No. of Principa	Uses	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)	Nedim Ogelman	OK.		Okay.			
Hirst East	Principa	Uses See Existing Code 4.1	See Existing Code 4.1	business uses is common. (Plan Purcellville,	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,		Parks; open space; mixed-use development (Plan Purceliville, Hirst East, pg. 70) Should be developed with green and open spaces, as well as some commercial, office,	(Per Plan)		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.			
				Commercial Neighborhood, pg. 54)	pg. 57)		and light industrial uses that are compatible with the Town Korracter (Plan Purcehrille, Hirst East, pg. 71) Less emphasis on commercial, industrial, and residential uses; housing for the elderly, coilege graduates, and assisted living foolilities near medical offices (Plan Purcehrille, Hirst East, pa. 70) Allow for senior housing, assisted living, and residential facilities (Plan Purceihrille, Hirst East, pa. 71) Consider mixed-use buildings with commercial, office, and residential uses (Plan Purceihrille, Hirst East, pa. 71)								
Hirst East	Accesso Uses							(Per existing)				No change in recommendation.			
Hirst East	Screenli	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 Purcelhville, Mirst East, pa 71)	(Per Plan) Ex. Screen parking from public view.		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 algoent residental 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	- Roadwa	n. N/A		Typically one primary arterial street or corridor that buildings and uses are arganized around (Flan Purceliville, Commercial Neighborhood, pg. 54)	Internal streets need to be designed to adequately accommodate semi-trucks and heavy vehicular traffic (Plan Purceliville, Industrial Business, pg. 57)	(No recommendation)	Require internal connectivity between drives, porking areas, and uses within each of the Identified focus areas (Pian Purceliville, Hirst East, pa. 71)		Dooley	Permit united "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			
							Improve vehicular connectivity between Hirst Road and Maple Avenue (Plan Purcellville, Hirst East, pa. 71) Limit curb cuts along Hirst Road to provide a pedestrian friendly environment (Plan Purcelville, Hirst East, pa. 71)					that faces residential areas.			
Hirst East	Outdoor	N/A	completely enclosed building of permanent	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)		Require and provide consistent outdoor storage requirements for all non-single-family		Revised Recommendations: Maintain existing outdoor storage			
Hirst East	18 Outdoor Ughting	N/A	and durable construction, with no open	(No recommendation)	Outdoor lighting should minimize light intrusion (Plan Purceliville, Industrial Business, pg. 57)	(No recommendation)	(No recommendation)	(Per Plan)	Don Dooley	re-idential zonng classifications in the Town. On-site entire lighting shall not exceed 0.5- footeandles-along-any-residential-property- lines-		regulations, Revised Recommendations: On-stile exterior lighting shall not exceed 0.5 footcandlies along any property line shared with a residential lot, when the light meter is held horizontally or vertically.	Nedim Ogełman	Does this reflect PC Chair's request?	High

Hirst East	Outdoor Lighting							(Per Plan)	Nan Forbes	All outdoor lighting regulations should be reviewed goal to limit light pollution as much as possible.		See above.	Nedim Ogelman	See above.	High
Hirst East	Pathing Area	See Existing Code 6.1	See Eilsting Code 6.1	tots are kriger than surnounding residential lots, but not as large as Commercial Medium Scale lots, deep and wide to occommodate small or medium farmat buildings with sufficient surface parking. (Plan purcellville, Commercial Neighbornood, po. 54) Designated off-street parking areas are syptoally located to the side or rear of each	Vehicular access to buildings and localing docks, as well as parking areas for employees, should be oriented to the rear and side. If needed, small parking lost for austomers may be located in front of buildings with slocated in front of buildings with significant landscaping (Plan Purcelhille, Industrial Business, pg. 57)		Require parking lass to be laceted to the side or rear of buildings (Plan Purcelhville, 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.		Want to revisit this issue. I do not feel the front "convenience" parking is a Import as Planning Director mentioned. I want to think throught the costs of having such parking, need to consider aesthetics (gateway issues) and how this will work on Note that such parking does not exist in Gateway shopping center because the fronts of buildings are inward facing.	nt
				building. (Plan Purcellville, Commercial											
Hirst East	Landscaping	Stream Buffer: a pionted buffer strip of at least 100 feet in width must be provided between any existing stream that drains a watershed areo of 100 or more acres, and all proposed buildings and paved parking areas. However, the developer may submit a plan for approval by the zaning administrator to	parking or accessways shall be landscaped with grass, trees, shrubs or pedestrian walks. (Existing Code, 10.7)	Neishborhood, 195, 54! Tree lowns or Andscoped areas shall buffer parking lats from the street (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	attractive landscoping, architectural features, and parking that is screened from view (Plan Purceliville, Professional Office, pg. 56) Street frontages should be landscoped (Plan	(Plan Purceliville, Hirst East, pg. 70) Moke public improvements to the Hirst Road	(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.			
		reduce the buffer to not less than 50 feet, provided that the plan includes afternative 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)				No development should be permitted within the floodway or the 100-year floodplain (Plan	right-of-way including street trees (Plan Purcellville, Hirst East, pa. 71) Require protection and maintenance of the stream curridor and waterway (Plan Purcellville, Hirst East, pg. 71)								
Hirst East	Sidewalk Connectivity	N/A	N/A	Sidewolks should be located on both sides of the street (Plan Purcellville, Commercial Neighbarhood, pg. 54)	(No recommendation)		and green space within be development within protecting the stream corridor (Plan Purceilville, Hirst East, pg. 71) Improve pedestrian connectivity between Hirst Road and Mople Avenue (Plan Purceilville, Hirst East, pg. 71) Make public improvements to the Hirst Road right-of-way including wide sidewolfs (Plan Purceilville, Hirst East, pg. 71) Enhance trail and connectivity to adjacent neighborhoods including trail connections between Chapman DeMony Tail	(Per Plan) Ex. Sidewalls must be included on both sides of streets.							
	5						of trails identified on the Pedestrian and Bicycle Trail Map (Plan Purcellville, Hirst East,								
Hirst East	Design Guidelines	NA	N/A		Purcelville, Industrial Business, pg. 57] Office buildings and office portions of warehouses are more commonly designed to present an attractive [pcade and clear entrance (Plan Purcelville), Industrial	(No recommendation)	po. 71 (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 apportunities should encourage structures with a less-industrial appearance; locally appropriate materials are encouraged			
Hirst East	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)		Business, pu. 57) (No recommendation)	(No recommendation)	(No recommendation)			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 masonny block or concrete, with a metal taste.			