

Row Nbr.	Downtown North	EXISTING DISTRICT REGULATIONS		FUTURE LAND-USE RECOMMENDATIONS FROM COMP PLAN			FOCUS AREA RECOMMENDATIONS FROM COMP PLAN	ZONING RECOMMENDATION	Reviewer Name	Reviewer Comment	TOWN'S CONSOLIDATED COMMENTS	Priority (High, Medium, Low)	ZONING RESPONSE	Round 2 Reviewer Name	Round 2 Reviewer Name	Round 2 Priority (High, Medium, Low)
		IP Institutional and Public Use District (from Existing Code, Section 14)	C-4 Central Commercial District (from Existing Code, Section 9)	Commercial Neighborhood Scale (from Plan Purcellville) [for Downtown North Area 1]	Institutional & Government (from Plan Purcellville) [for Downtown North Area 1]	Mixed-Use Neighborhood Scale (from Plan Purcellville) [for Downtown North Area 2]	Downtown North (from Plan Purcellville)	Downtown North					Ask Ed Niteham's Round 2 Comments			
Downtown North	1	Purpose Statement:	This district is intended to permit the location and growth of public and private educational, institutional, public, and semi-public uses in 1. Recognize the unique needs of institutional and public uses and their relationship with neighboring land uses; 2. Minimize the potential for adverse impacts of institutional and public uses on adjacent land uses, including traffic; 3. Facilitate the creation of a convenient and harmonious development of buildings, parking, and open spaces for individuals; 4. Facilitate the proper functioning of such institutional and public uses. (Existing Code, 14.1)	The purpose of this district is to provide for an appropriate variety of uses in the historic center for commercial, financial, professional, governmental, recreation, entertainment, and cultural activities, in accordance with the purposes and goals of the comprehensive plan. It is intended to promote a convenient and relatively compact arrangement of uses and buildings that enhance the sense of place and pedestrian orientation of the downtown area, and to this end required yards are minimal and permitted building bulk and coverage is relatively high. Medium density residential development is permitted to encourage housing convenient to places of shopping and work. Signing and outdoor storage are restricted in order to promote an	This category represents the commercial development appropriate for infill in specified corridors and for new small scale developments to serve the community. It focuses on smaller physical structures, often former residential or other buildings of similar size, singly or in small groups, located in close proximity to residential neighborhoods, that are compatible with the architectural styles of the neighborhood. (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	Mixed-Use developments are blends of residential, together with: (1) commercial, (2) cultural, and/or (3) institutional uses. These spaces, 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)	Downtown North should be a compact walkable district including housing, office, retail, services, restaurants, and industrial uses at a scale and character that is compatible with Purcellville's rural town traditions. (Plan Purcellville, Downtown North, pg. 77)	(Per Plan) Ex. Downtown North should be a compact walkable district including housing, office, retail, services, restaurants, and industrial uses at a scale and character that is compatible with Purcellville's rural town traditions.	Carol Luke	Compact, walkable, including housing. Only as existing.	The comment supports the proposed purpose statement.	Nedim Ogelman	I would like to hear from PC Luke what distinction if an she was making with her comment.	High	
	3	Lot Area	10,000 sq. ft. min. for any parcel with a structure for human occupancy, such as offices, meeting rooms, classes of assembly; 0 sq. ft. min. for parcels without a substantial structure, such as well sites, park sites, and public streets. (Existing Code, 14.1)	0 sq. ft. min. (Existing Code, 9.5)	Lots are larger than surrounding residential lots, but not as large as Commercial Medium Scale lots, deep and wide to accommodate small or medium format buildings with sufficient surface parking. (Plan Purcellville, Commercial Neighborhood, pg. 54)	Lots are usually larger than surrounding neighborhood lots. (Plan Purcellville, Institutional and Government, pg. 58)	(No recommendation)	Area 2: Encourage infill opportunities for the frontage along 21st Street. (Plan Purcellville, Downtown North, pg. 77)	(Per C-4 existing)	Carol Luke	Encourage infill to match existing styles.	These comments apply to rows 9 (Lot area) through rows 11 (Lot Coverage): Establish thresholds for the parameters (e.g., building height, open space ratio, etc.) implied in these rows below which development	Revised Recommendation: 0-3 acres by right; 3.1-5 acres by SE/SUP; no more than 1000 ft. in any circumstance (Rationale: 3 acres is approximately the	Nedim Ogelman	Why could we take the most extreme case and use it as the by right example? Is that extreme example the mean, central	High
														Nedim Ogelman	Why could we take the most extreme case and use it as the by right example? Is that extreme example the mean, central	High
Downtown North	4	Frontage	N/A	The front facade of the principal structure must extend across at least 50 percent of the lot width at the front setback, unless less frontage is required due to required driveway access or to preserve existing vegetation. The front facade must enclose a full height	Blocks are not the base component for this development type. Lots are located along street frontage. (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	Area 2: Encourage infill opportunities for the frontage along 21st Street. (Plan Purcellville, Downtown North, pg. 77)	(Per C-4 existing)		Same as above.	Revised Recommendation: 20-550 ft. by right; 551-1000 ft. by SE/SUP; no more than 1000 ft. in any circumstance (Rationale: 550 feet is approximately the	Nedim Ogelman	How/why did you pick 222 N. 21 St as the threshold case?	High	
Downtown North	5	Lot Depth	N/A	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)		Same as above.	Don't see a need for this in this district. Recommend not including a lot depth requirement	Nedim Ogelman	Disagree. This is in compliance with the Comp Plan. Consultant provides a recommendation without any substantive	High	
Downtown North	6	Front Yard Setback	0 ft. min.; For yards adjacent to a residential district, the front yard setback must be equal to the setback of the adjoining residential district or, in built-up areas, may match the average setback of adjacent structures	0 ft. min.; 15 ft. max., except that (1) permitted outdoor public use spaces such as outdoor cafe seating are exempt from this requirement, and (2) for expansions to existing principal structures, the setback may be less than 15 feet as long as it is at least 10 feet. (Existing Code, 9.6)	Buildings are oriented toward the street and may be located at the front of the lot near the sidewalk or set back with a front lawn. (Plan Purcellville, Commercial Neighborhood, pg. 54)	Buildings are typically situated near the center of the lot. (Plan Purcellville, Institutional and Government, pg. 58)	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)	(No recommendation)	(Per C-4 existing)	Carol Luke	Be consistent with neighborhood	Same as above.	Revised Recommendation: (ED): Discuss these setbacks.	Nedim Ogelman	How does the consultant's response address the reviewer comment? How does a front setback equal to 80-120% of the average front	High
Downtown North	7	Side Yard Setback	0 ft. min. for a side yard that does not abut a residential district; 10 ft. min. for a side yard that does abut a residential district	0 ft. min., except that for the side of a lot abutting a residential district there shall be a side yard of at least 10 feet. (Existing Code, 9.6)	(No recommendation)	Buildings are typically situated near the center of the lot. (Plan Purcellville, Institutional and Government, pg. 58)	(No recommendation)	(No recommendation)	(Per C-4 existing)		Same as above.	Revised Recommendation: Side setbacks shall be context specific. Principal structures must provide a side setback equal to 80-120% of the average	Nedim Ogelman	How does the consultant's response address the reviewer comment? How does a side setback equal to 80-120% of the average	High	
Downtown North	8	Rear Yard Setback	0 ft. min. for a rear yard that does not abut a residential district; 10 ft. min. for a rear yard that does abut a residential district	0 ft. min., except that for the side of a lot abutting a residential district there shall be a side yard of at least 10 feet. (Existing Code, 9.6)	(No recommendation)	Buildings are typically situated near the center of the lot. (Plan Purcellville, Institutional and Government, pg. 58)	(No recommendation)	(No recommendation)	(Per C-4 existing)	Carol Luke	As per Comp Plan	Same as above.	Revised Recommendation: Rear setbacks shall be context specific. Principal structures must provide a rear setback equal to 80-120% of the average rear	Nedim Ogelman	How does the consultant's response address the reviewer comment? How does a rear setback equal to 80-120% of the average	High
Downtown North	9	Building Scale	N/A	N/A	Buildings are typically one to two-stories having residential character and proportioning and with smaller footprints are the preferred type of non-residential development. (Plan Purcellville, Commercial Neighborhood, pg. 54)	Buildings typically have a landmark architectural quality with grander scale than surrounding residential buildings. (Plan Purcellville, Institutional and Government, pg. 58)	Lots adjacent to existing residential properties are generally compatible with the surrounding neighborhood scale. (Plan Purcellville, Institutional and Government, pg. 58)	Area 1: Maintain commercial development in this area, and encourage appropriately scaled, in-character infill. (Plan Purcellville, Downtown North)	(Per Plan) Ex. Area 1: Buildings are typically one to two-stories having residential character and proportioning and with smaller footprints development.	Carol Luke	Keep to 3' or less, style of 21st Street	Same as above.	No change recommended.	Nedim Ogelman	Does this mean the consultant accepts Town's consolidated comment for this?	High
							Architecture tends to be traditional and of a small- to medium-scale with two to three stories buildings having footprints between	Area 1: Redevelopment should be consistent with Commercial Neighborhood Scale guidelines. (Plan Purcellville, Downtown North)	Area 2: Scale of storefronts and office buildings shall be similar to the character of downtown along 21st Street. Buildings should							
Downtown North	10	Structure Height	Within 50 ft. of any residential district, height max. of the residential district applies	Up to three stories and 45 ft., except that: 1. Any business building or part of such building which is located within 50 feet of any residential district shall not exceed 35 feet in height; 2. Publicly owned buildings and places of worship may be erected to a maximum height of 60 feet provided that required front, side and rear setbacks are maintained; 3. Church spires, belltowers, cupolas, monuments, water towers, chimneys, flagpoles, and flagpoles of any height, and television	(No recommendation)	(No recommendation)	2-3 stories (Plan Purcellville, Mixed-Use Neighborhood Scale, pg. 53)	(No recommendation)	(Per Plan) Ex. Area 1: 1-2 stories	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	Same as above.	Revised Recommendation: 0-35 ft. by right; 36-50 ft. by SE/SUP; no more than 60 ft. in any circumstance	Nedim Ogelman	The parameters for by right should also include the maximum of 2-1/2 stories as included in the C-4 Zone standards in Article	High
			For a public or semi-public building, such as a school, church, or library: 60 ft. max., provided that the required front, side, and rear yards						Area 2: 2-3 stories							
			Church spires, belltowers, cupolas, monuments, water towers, chimneys, and flagpoles are exempt from height restrictions. (Existing Code, 14.1)													
Downtown North	11	Lot Coverage	N/A	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)		Same as above.	Revised Recommendation: 0-75% by right (Rationale: Monk's BBQ is approximately 75%); 75-100% by SE/SUP (Rationale: Southern States is approximately	Nedim Ogelman	While we want Monk's BBQ to be allowed, I don't know that the Comp Plan envisions the Monk's building as the standard. Monk's	High	
Downtown North	12	No. of Principal Uses per Lot	N/A	N/A	(No recommendation)	The sites may contain a single building and use or a group of buildings with multiple uses in a campus design on one parcel. (Plan Purcellville, Institutional and Government, pg. 58)	(No recommendation)	(No recommendation)	(Per Plan) Ex. Area 1: The sites may contain a single building and use or a group of buildings with multiple uses in a campus design on one	Carol Luke	Residential upstairs.	Keep original recommendation.	Nedim Ogelman	I don't understand the consultant's response. The PC responsible for the focus group provided a comment that residential, if	High	
									Area 2: Commercial uses are sometimes sharing a property line with residential uses, or use the ground floor of a building with							
Downtown North	13	Principal Uses	See Existing Code 4.1	See Existing Code 4.1	Retail, office, services, lodging, and restaurants (Plan Purcellville, Commercial Neighborhood, pg. 54)	Typical uses include government buildings, schools, colleges, public facilities, community centers, religious organizations, libraries, museums, and other public uses. (Plan Purcellville, Institutional and Government, pg. 58)	Vertically and horizontally mixed uses including commercial, retail, office, institutional/public, services, and multi-family	Area 1: Maintain commercial development in this area, and encourage appropriately scaled, in-character infill. (Plan Purcellville, Downtown North, pg. 77)	(Per Plan) Ex. Area 1: Commercial, retail, office, services, lodging, restaurants, adaptive reuse of residential structures for business	Carol Luke	Maintain 1-2 stories, maximum 35' Restrict residences by size: 1,000 sq ft.	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	
			Similar uses permitted. Other commercial, financial, professional, governmental, recreation, entertainment, cultural and	Adaptive reuse of residential structures for business uses is common. (Plan Purcellville, Commercial Neighborhood, pg. 54)		Blocks are typically square or rectangular, with commercial uses sometimes sharing a property line with residential uses, or use the	Area 1: Re-examine zoning to better reflect the current use (Plan Purcellville, Downtown North, pg. 77)	Area 2: Vertically and horizontally mixed uses including commercial, retail, office, institutional/public, services, multi-family								
Downtown North	14	Principal Uses							(Per Plan) Ex. Area 1: Commercial, retail, office, services, lodging, restaurants, adaptive reuse of residential structures for business	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	
									Area 2: Vertically and horizontally mixed uses including commercial, retail, office, institutional/public, services, multi-family							

Downtown North	14	Accessory Uses	N/A	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)				No change recommended.			
Downtown North	14	Screening	The site plan shall provide effective screening along side and rear property lines by means of fences, walls, hedges, planting screens or trees.  Parking lots shall be screened from view through the use of such elements as earthen berms, landscaping and/or street trees.	N/A	(No recommendation)	(No recommendation)	(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.		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.  Other screening and buffering requirements on page 35 of the Comp Plan will be included as generally applicable standards for all.			
Downtown North	15	Screening							(Per IP existing)	Nan Forbes	Comp Plan recommends trees, evergreens.		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.  Other screening and buffering requirements on page 35 of the Comp Plan will be included as generally applicable standards for all.	Nedim Ogelman	How does the consultant response address the PC Chair's comment on the Comp Plan recommending trees, evergreens?	High
Downtown North	16	Roadways	N/A	N/A	Typically one primary arterial street or corridor that buildings and uses are organized around (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	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)	Promote internal connectivity (Plan Purcellville, Downtown North, pg. 77)	(Per Plan) Ex. To promote internal connectivity, no dead-end streets are permitted, except where "stub-ends" are provided that terminate at a lot line	Carol Luke	Maintain existing or improve major roads.		The improvement of major roadways falls outside of zoning code jurisdiction.	Nedim Ogelman	I believe the consultant has misinterpreted PC Luke's comment, which I interpret as saying do not make a blanket set of rules to	High
Downtown North	16	Roadways							(Per Plan) Ex. To promote internal connectivity, no dead-end streets are permitted, except where "stub-ends" are provided 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.		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. See above.	High
Downtown North	17	Outdoor Storage	N/A	Except as provided in the regulations for this district, all uses shall be conducted within completely enclosed buildings of permanent and durable construction, with no open storage of raw, in process, or finished materials or merchandise and associated activities.	(No recommendation)	(No recommendation)	(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.		Revised Recommendations:  Maintain existing outdoor storage regulations.			
Downtown North	18	Outdoor Lighting	N/A	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)	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, where the light meter is located.	Nedim Ogelman	How does this address the PC Chair's comment below? If it does not directly respond to the Chair's comment below, I	High
Downtown North	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.			
Downtown North	19	Parking Area	Shared entrances shall be used wherever possible and, when parking lots for uses permitted in this district are adjacent, the lot shall be designed to encourage pedestrian and vehicular circulation between the lot and the street.  Parking lots shall be screened from view through the use of such elements as earthen berms, landscaping and/or street trees.  Access shall be provided by secondary roads and common driveways wherever possible. (Façade Code, 14.9)  Pedestrian and vehicular circulation shall be coordinated with that on adjacent properties. The site shall be designed to minimize the impact of parking on the street.  Loading and service areas shall be oriented away from public views. (Existing Code, 14.9)	New on-site surface parking lots may not be located closer to the front lot line than the front facade of any new principal structure. a. That not more than one row of parallel or angled parking is permitted in the front yard if the sidewalk is between such parking and any building. b. Existing areas of existing parking lots are exempt from this provision. c. One expansion of not more than nine new parking spaces to an existing parking lot is exempt from these provisions. d. All lots zoned C-4 and located north of the former W&OD railroad right-of-way, as shown on Map 9.1, are exempt from this provision.	Lots are larger than surrounding residential lots, but not as large as Commercial lots. (Plan Purcellville, Commercial Neighborhood, pg. 54)	Landscaped parking lots are typically included in the site plan to provide the majority of necessary parking for the uses. Shared public parking lots may be included on these sites. (Plan Purcellville, Institutional and Government, pg. 58)	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 2: Locate parking behind buildings fronting on 21st Street. (Plan Purcellville, Downtown North, pg. 77)	(Per Plan) Ex. Area 1: Designated off-street parking areas shall be located only to the side or rear of building.  Area 2: Locate parking behind buildings fronting on 21st Street. Other parking is provided on the street and in small shared	Don Dooley	Permit limited "convenience" parking between the building and a front property line (i.e., one row of parking).  Consider the mixed use area near Wegmans in Leesburg as a possible model.  Other possible models are the mixed use development on Harrison Street across from Ralix Park, and the walkway mall on Loudoun. We need to learn more about how parking may look in this area.		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 standards.  No parking area in the front of a commercial use may be deeper than one drive aisle (20 ft. in depth maximum and one row of parking (20 ft. in depth maximum).  Every parking space shall front a pedestrian walkway that connects to an existing sidewalk network and/or to the main entrance to the			
Downtown North	20	Landscaping	See Existing Code Article 7	See Existing Code Article 7	Tree lawns or landscaped areas shall buffer parking lots from the street (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	Require planting and maintenance of large native shade trees and evergreens to buffer buildings from adjacent and adjacent residential uses.	(Per Plan)	Don Dooley	Develop universal interior parking lot landscaping standards for all zoning districts.		Screening and buffering requirements on page 35 of the Comp Plan will be included in generally applicable standards for all districts.			
Downtown North	21	Design Guidelines	The plan shall be designed to promote sensitive use of topography and to promote harmonious relationships with adjacent and surrounding properties.  Projects incorporating multiple buildings shall be designed to provide a cohesive appearance, using materials, detailing and landscaping.  Projects containing many buildings or a variety of functions shall provide variety in building size and massing. A general design standard shall be established.  On large sites, development of several smaller buildings to create visual interest, human scale and variety shall be achieved.  Buildings shall be finished and have on all sides the same architectural features or shall be architecturally compatible with the surrounding buildings.  All utility lines, electric, telephone, cable television lines, etc., and shall be placed underground. (Façade Code, 14.9)  Mechanical equipment, including rooftop equipment, such as generators and air conditioning units, shall be screened from view.	N/A	Consolidated architectural details and finishes are common within a development. (Plan Purcellville, Commercial Neighborhood, pg. 54)	(No recommendation)	(No recommendation)	Use site design and architecture to create a transition between redevelopment and the adjacent residential uses. Maintain the architectural character of design elements that are recognized as "small town" such as conversion of single-family dwelling into business, train stations, etc.  Maintain the architectural character of design elements that are recognized as "small town" such as conversion of single-family dwelling	(Per Plan) Ex. Use site design and architecture to create a transition between redevelopment and the adjacent residential uses. Maintain the architectural character of design elements that are recognized as "small town" such as conversion of single-family dwelling into business, train stations, etc.	Carol Luke	Architecture and scale to transition between redevelopment and residential areas "small town".		Design standards will be clear and will set forth required design components to be incorporated into all new development and any substantial alteration, based on those recommendations on pages 33 and 34 in the Comp Plan. Some design standards will be applicable only to specific districts, while others will be universally applicable.			

Downtown North		<b>Refuse Storage</b>	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 landscape planting. (Existing Code, 14.01.01)	N/A	(No recommendation)	(No recommendation)	(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		<i>Revised Recommendation:</i>  Trash storage areas for business and multi-family residential uses must be screened by an enclosure at least 6 feet in height. The			
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