



East End	7	Side Yard Setback	0 ft. min.; or 15 ft. min. if side yard abuts a residential district (Existing Code, 7.6)	Single-family detached dwelling: Ten feet Total width of both side yards shall be at least 25 feet.  Duplex dwelling: No requirement for interior lot line for dwelling units with common vertical wall and separate lots; minimum side yard on lot line without common wall shall be 12.5 feet. (Existing Code, 3.6)	12 ft. min. (Existing Code, 13.6)	For SFDD lots in conservancy subdivision up to 20,000 sq. ft.: 10 ft. min., and 25 ft. min. when adjacent to a street (Existing Code, 15.5.2)  For SFDD lots in conservancy subdivision over 20,000 sq. ft.: 25 ft. min. (Existing Code, 15.5.2)  For SFDD lots in conservancy subdivision: Accessory buildings may be located within five feet of any side or rear lot line. (Existing Code, 15.5.2)  For conservancy lots: No building shall be located within 25 feet of any property line; provided, however, that if such building is located as a logical extension of the clustered dwelling pattern on smaller lots within the subdivision, the minimum yard requirements of Section 15.5.2.6 shall be permitted. (Existing Code, 15.5.2)  For non-conservancy subdivisions: 20 ft. min., except that (i) barns or structures used for the housing or shelter of animals and equestrian rings (indoor or outdoor) shall not be located within 100 feet of any side or rear lot line, and (ii) accessory buildings or uses may be located within five feet of any side or rear lot line, except as provided in subsection (i) above. (Existing Code, 15.5.3)	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	Area 4: Per AC existing  Area 1 (NW corner): Per R-3 existing  Area 1 (remainder): Per MC existing  Area 2: Per X existing  Area 3: Per X existing  Area 4: Per AC existing	Nan Forbes	See above	Same as above.	Area 3: Per X existing Area 4: Per AC existing Revised Recommendation:  Area 1 (NW corner of Area 1): Per R-2 existing  Area 1 (remainder of Area 1): Per MC existing  Area 2: Per X existing  Area 3: Per X existing	Nedim Ogelman	See above	High
East End	8	Rear Yard Setback	20 ft. min.; or 40 ft. min. if rear yard abuts a residential district (Existing Code, 7.6)	25 ft. min. (Existing Code, 3.6)	25 ft. min. (Existing Code, 13.6)	For SFDD lots in conservancy subdivision up to 20,000 sq. ft.: 30 ft. min. (Existing Code, 15.5.2) For SFDD lots in conservancy subdivision over 20,000 sq. ft.: 50 ft. min. (Existing Code, 15.5.2) For SFDD lots in conservancy subdivision: Accessory buildings may be located within five feet of any side or rear lot line. (Existing Code, 15.5.2)  For conservancy lots: No building shall be located within 25 feet of any property line; provided, however, that if such building is located as a logical extension of the clustered dwelling pattern on smaller lots within the subdivision, the minimum yard requirements of Section 15.5.2.6 shall be permitted. (Existing Code, 15.5.2)  For non-conservancy subdivisions: 40 ft. min., except that (i) barns or structures used for the housing or shelter of animals and equestrian rings (indoor or outdoor) shall not be located within 100 feet of any side or rear lot line, and (ii) accessory buildings or uses may be located within five feet of any side or rear lot line, except as provided in subsection (i) above. (Existing Code, 15.5.3)	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	Area 1 (NW corner): Per R-3 existing  Area 1 (remainder): Per MC existing  Area 2: Per X existing  Area 3: Per X existing  Area 4: Per AC existing			Same as above.	Area 4: Per AC existing Revised Recommendation:  Area 1 (NW corner of Area 1): Per R-2 existing  Area 1 (remainder of Area 1): Per MC existing  Area 2: Per X existing  Area 3: Per X existing	Nedim Ogelman	See above	High
East 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)	N/A	N/A	N/A	(No recommendation)	(No recommendation)	The scale of this land use category should reflect the quiet nature of a small town, balanced with the Town's existing identity as a weekend tourist destination and center for services in western Loudoun. (Plan Purcellville, Agriculture Tourism Commercial, pg. 48)	(No recommendation)	(Per existing)	Nan Forbes	Area 2, 3, 4: Building scale small, rural, unobtrusive.	Same as above.	Area 4: Per AC existing Revised Recommendation: Area 1 (NW corner of Area 1): Per R-2 existing  Area 1 (remainder of Area 1): GFA of 0-13,000 sq. ft. by right (Rationale: building in shopping center, except for Harris Teeter, is 13,000 sq. ft.); 13,001-60,000 sq. ft. by SE/SUP (Rationale: Harris Teeter is approx. 60,000 sq. ft.)  Area 2: GFA of 0-3,000 sq. ft. by right; GFA of 3,001-5,000 sq. ft. by SE/SUP; barns are exempted from GFA limits Area 3: GFA of 0-3,000 sq. ft. by right; GFA of 3,001-5,000 sq. ft. by SE/SUP; barns are exempted from GFA limits Area 4: GFA of 0-3,000 sq. ft. by right; GFA of 3,001-5,000 sq. ft. by SE/SUP; barns are exempted from GFA limits			
East 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	Up to 2½ stories and 35 feet in height except that: a. The height limit for dwellings may be increased up to 45 feet and up to three stories provided there are two side yards for each permitted use each of which is at least 15 feet plus one foot or more for each side yard for each additional foot of building height over 35 feet, upon granting of a special exception by the board of zoning appeals under Article 9: Board of Zoning Appeals.  b. A public or semi-public building, such as a school, church, library, or general hospital, may be erected to a height of 60 feet provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.  c. Church spires, belltowers, cupolas, monuments, water towers, chimneys, flues, and flag poles of any height, and television antennas up to 50 feet in height, are exempt from height regulations. Parapet walls may be up to four feet above the height of the building on which the walls rest.  d. Except as provided in Article 6, Section 4.7, Accessory Buildings and Structures, no accessory structure which is at least five feet but less than ten feet from any lot line shall be more than 20 feet in height. Accessory Structures at least ten feet from any lot line may be up to 28 feet in height. (Existing Code, 3.8)	Buildings may be erected up to 2½ stories and 35 feet in height except that: a. There are no restrictions for buildings used exclusively for agricultural purposes.  b. The height limit for dwellings may be increased up to 45 feet and up to three stories provided there are two side yards for each permitted use each of which is at least 15 feet plus one foot or more for each side yard for each additional foot of building height over 35 feet upon granting of a special exception by the board of zoning appeals under Article 9: Board of Zoning Appeals.  c. A public or semi-public building such as a school, church, or library, may be erected to a height of 60 feet from grade provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.  d. Church spires, belltowers, cupolas, monuments, water towers, chimneys, flues, and flag poles of any height, and television antennas up to 50 feet in height, are exempt from height regulations. Parapet walls may be up to four feet above the height of the building on which the walls rest.  e. No accessory structure which is within ten feet of any party lot line shall be more than one story in height. All accessory structures shall be of less height than the main buildings on the lot.	35 ft. max. for residential principal structure (Existing Code, 15.5)  45 ft. max. for non-residential principal structure, except no height restriction for buildings used exclusively for agriculture or horticulture (Existing Code 15.3)  15 ft. max. for residential accessory structure	One to two stories (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	(No recommendation)	(No recommendation)	Area 1 (NW corner): Per R-3 existing  Area 1 (remainder): Per Plan: 1-2 stories  Area 2: Per X existing  Area 3: Per X existing  Area 4: Per AC existing	Nan Forbes	Area 2, 3, 4 building heights low  Comp Pin calls for open spaces, rural agriculture - support small business retail.  No 3 storey buildings are appropriate  No buildings 60 feet high are appropriate.	Same as above.	Revised Recommendation:  Area 1 (NW corner of Area 1): Per R-2 existing  Area 1 (remainder of Area 1): 0-30 ft. by right (Rationale: Harris Teeter is about 30 ft. tall); 31-40 ft. by SE/SUP  Area 2: 0-25 ft. by right; 26-35 ft. by SE/SUP; barns and silos are exempted from height limits  Area 3: 0-25 ft. by right; 26-35 ft. by SE/SUP; barns and silos are exempted from height limits  Area 4: 0-25 ft. by right; 26-35 ft. by SE/SUP; barns and silos are exempted from height limits			





East End	14	Accessory Uses	N/A	N/A	N/A	N/A	(No recommendation)	(No recommendation)	(No recommendation)	(No recommendation)	(Per existing)			For Areas 2 and 3 we are creating a new zone so we need to define and clarify what the accessory uses are.	The use table will be reviewed after the calibration table is finalized, and recommendations will be provided based on Gap Analysis use tables.				
East End	17	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 design. (Existing Code, 7.9)</p>	N/A	N/A	N/A	Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercial Medium Scale, pg. 55)	(No recommendation)	(No recommendation)	(No recommendation)	Require all service and utility infrastructure, and dumpsters to be located to the rear of buildings and screened in a structural housing. (Plan Purcellville, East End, pg. 82)	(Per Plan) Ex. All service and utility infrastructure and dumpsters must be located to the rear of buildings and screened in a structural housing.	Don Dooley	All non-landscaping screening material shall consist of a solid material without gaps or spaces.		<p>Revised Recommendation:</p> <p>All non-landscape screening material for mechanical equipment shall consist of a solid material without gaps or spaces.</p> <p>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.</p> <p>Other screening and buffering requirements on page 35 of the Comp Plan will be included in generally applicable standards for all districts.</p>			
East End	18	Roadways	<p>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)</p>	N/A	N/A	<p>Street design. Street layout shall take into consideration internal open space areas, gateways, and vistas. Both street and pedestrian linkages to the existing town are recommended where possible.</p> <p>a. A minimum of two connections with the existing public street system rated as at least a collector street shall be provided where possible. Connections giving access to collectors with existing sidewalks or trails shall be required where practicable.</p> <p>b. Use of cul-de-sacs or other streets with a single point of access shall be minimized.</p> <p>c. To calm traffic speeds, the use of T-intersections, where vehicles must stop and turn to the right or left rather than proceeding forward in a straight line, are encouraged. At least 25 percent of all intersections within the subdivision shall take this form, unless other traffic calming measures, such as traffic islands or circles, are employed.</p> <p>d. Street trees shall be planted along all streets in conformance with Article 7, Section 3: Streetscape.</p> <p>Alleys. Where provided, alleys shall be private streets or easements either dedicated to a homeowners association or as common access easements across the rear portions of lots.</p> <p>a. Minimum easement width: 22 feet. A five-foot utility easement shall be provided along the alley frontage of all adjacent lots and may overlap the alley easement; No fences shall be permitted within this easement.</p> <p>b. Minimum paved alley width: Ten feet. Parking shall be prohibited on either side of the saved cartway of the alley.</p> <p>c. Alley lighting. Security lighting shall be provided on all garages or on poles adjacent to parking areas to provide alley lighting. Lighting fixtures and poles shall be of consistent architectural style and shall complement the predominant architectural theme of the subdivision. Light fixtures shall conform to Article 6, Section 9: Lighting requirements. Use of motion sensors or other timing devices to minimize lighting when not needed is recommended.</p> <p>d. Exterior lighting. Exterior lighting shall conform to Article 6, Section 9: Lighting requirements. Lighting fixtures and poles shall be of consistent architectural style and shall complement the predominant architectural theme of the project.</p>	<p>There is typically one primary arterial street or corridor that buildings and uses are organized around. (Plan Purcellville, Commercial Medium Scale, pg. 50)</p> <p>A curvilinear street network with the use of cul-de-sac creates semi-regular to irregular blocks or pods of home sites. (Plan Purcellville, Single-Family Detached Suburban, pg. 50)</p>	Streets are typically wide and curving with sidewalks (Plan Purcellville, Single-Family Detached Suburban, pg. 50)	(No recommendation)	<p>Limit access in each quadrant to one access point on E. Main Street/Colonial Highway and Berlin Turnpike/William T. Druhan Jr. Boulevard. (Plan Purcellville, East End, pg. 82)</p> <p>Require vehicular connections in the northeast quadrant to the Patrick Henry College campus. (Plan Purcellville, East End, pg. 82)</p>	(Per Plan) Ex. Limit access in each quadrant to one access point on E. Main Street/Colonial Highway and Berlin Turnpike/William T. Druhan Jr. Boulevard.	Don Dooley	Main Street/Colonial Parkway and Berlin Turnpike are VDOT controlled roads. May not be able to limit access. Requires further research by staff.		<p>Okay.</p> <p>Nedim Ogelman</p> <p>Staff said ability to limit access might not be an option. Staff said it needs to review/research. What is the result of staff's research? Absent additional staff input, we should go with the consultant's recommendation to limit accesses to control traffic flow.</p>				
East End	19	Outdoor Storage										Don Dooley	Require and provide consistent outdoor storage requirements for all non-single-family residential zoning classifications in the Town.		<p>Revised Recommendations:</p> <p>Maintain existing outdoor storage regulations.</p>				
East End	19	Outdoor Lighting										Don Dooley	On-site exterior lighting shall not exceed 0.5 footcandles along any residential property line.		<p>Revised Recommendations:</p> <p>On-site exterior lighting shall not exceed 0.5 footcandles along any property line shared with a residential lot, when the light meter is held horizontally or vertically.</p>	Nedim Ogelman	Chair of PC requested review of this.	High	
East End	19	Outdoor Lighting										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	
East End	19	Parking Area	<p>Parking shall be designed to the rear of the lot when possible. Shared entrances shall be used whenever 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)</p> <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>	See Existing Code 6.1	See Existing Code 6.1	<p>All off-street parking shall be located on driveways or in the side or rear yard for single-family residential uses and in the side or rear yard only for all other uses. (Existing Code, 15.6)</p> <p>Parking lots for agricultural, horticultural, equestrian and other similar uses, including farm markets, may be surfaced with gravel, provided the parking lots are used no more than four days per month as permitted by Article 6, Section 1.6.4.c. (Existing Code, 15.6)</p>	Tree lawns or landscaped areas dividing parking lots from the street (Plan Purcellville, Commercial Medium Scale, pg. 55)	May have on-street parking depending on vehicle traffic volumes. (Plan Purcellville, Single-Family Detached Suburban, pg. 50)	Parking should be located to the rear of buildings. (Plan Purcellville, Agriculture Tourism Commercial, pg. 48)	Require parking to be located to the rear of buildings away from the frontages of Main Street, Berlin Turnpike, and William T. Druhan Jr. Boulevard. (Plan Purcellville, East End, pg. 82)	(Per Plan) Ex. Require parking to be located to the rear of buildings away from the frontages of Main Street, Berlin Turnpike, and William T. Druhan Jr. Boulevard.	Don Dooley	Permit limited "convenience" parking between the building(s) and a front property line (i.e., one row of parking)	OK with regard to convenience parking, but this parking would be very limited.	<p>Revised Recommendations:</p> <p>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.</p> <p>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.).</p>	Nedim Ogelman	Want to revisit this issue. I do not feel the front "convenience" parking is as important as Planning Director mentioned. I want to think through the costs of having such parking, need to consider aesthetics (gateway issues) and how this will work out. Note that such parking does not exist in Gateway shopping center because the fronts of buildings are inward facing.	High	

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