

| Row No. | East End | 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 (with Ed Nelson's Round 2 Comments) | Round 2 Reviewer Name | Round 2 Reviewer Name | Round 2 Priority (High, Medium, Low) |
|----------|----------|---|--|--|---|---|---|---|--|---|--|---|--|------------------------------|---|-----------------------|-----------------------|--------------------------------------|
| | | MC Mixed Commercial (from Existing Code) (Applies to Area 1) | R-3 Duplex Residential (from Existing Code) (Applies to Area 1) | X Transitional (from Existing Code) (Applies to Areas 2 and 3) | AC Agricultural Conservancy/Commercial (from Existing Code) (Applies to Area 4) | Commercial Medium Scale (from Plan Purcellville) (for East End Area 1) | Single-Family Detached Suburban (from Plan Purcellville) (for East End Area 1) | Agriculture Tourism Commercial (from Plan Purcellville) (for East End Areas 2, 3, and 4) | East End (from Plan Purcellville) | | | | | | | | | |
| East End | 1 | Purpose Statement: 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) | The purpose of this district is to provide for low medium-density, single-family detached and duplex residential development together with those public and semi-public uses and accessory uses as may be necessary or are normally compatible with residential surroundings. In general, urbanization is planned and utilities and public services exist or are planned to be adequate for the type or types of development contemplated. Accessory dwellings are permitted by special exception approved by the board of zoning appeals. In addition, certain special care facilities and certain governmental, educational, recreational and utility uses are allowed by special use permit subject to such restrictions and requirements as will ensure compatibility with residential surroundings. | The purpose of this district is to provide for low and orderly interim regulation of use and development of land annexed or brought into the town via a boundary line adjustment. (Existing Code 13.1) | This district is designed to accommodate and encourage the continuation of agricultural uses within the town, to permit clustered single-family residential development, to permit certain low-intensity non-residential uses that would maintain the majority of open space in these areas, and to accommodate uses that would complement and enhance the historic character of the town. It is intended that uses in this district will be designed in a manner that: 1. Conserves open land around the town's perimeter, including those areas containing historic resources or sensitive natural features such as woodlands, prime farmland, steep slopes, streams, floodplains and wetlands, by setting them aside from development; 2. Promotes agricultural and equestrian uses; protects productive agricultural soils for continued or future agricultural use and conserves blocks of land large enough to allow for efficient farm operations; 3. Reduces erosion and sedimentation by the retention of existing vegetation; 4. Provides for the maintenance of open land within the town which can help to provide opportunities for recreation, protect scenic and historic views, minimize the visual impact of new development from existing roads, and preserve the historic rural setting surrounding the town; 5. Promotes a traditional development pattern that is compatible with the existing historic character of the town and which is connected to the existing fabric of the town; and 6. Provides greater design flexibility and efficiency in the siting of infrastructure, including the opportunity to reduce street lengths, utility runs, and the amount of paving. 7. Provides for commercial development compatible with agricultural and horticultural uses to serve as a transition toward more dense commercial development within the town. (Existing Code, 15.1) | This category represents small town medium scale commercial development for Purcellville. It contemplates retail and commercial buildings larger than Neighborhood Scale, compatible with their surroundings architecture, but not approaching the size of "big box" stores. (Plan Purcellville, Commercial Medium Scale, pg. 55) | This category reflects the character of existing subdivisions and is appropriate for siting in these existing neighborhoods. (Plan Purcellville, Single-Family Detached Suburban, pg. 50) | This category marks a transition from the rural agricultural and large-lot residential properties surrounding the Town to the small town of Purcellville, and defines important gateways into the Town. It blends one or more rural, agricultural, or viticultural components, together with office, retail, cultural, institutional, or tourism-oriented uses. (Plan Purcellville, Agriculture Tourism Commercial, pg. 46) | Development and redevelopment in the East End would specifically reflect the more rural aspects of Purcellville's character with architectural elements like wood siding, gambrel roofs, silos/towers, and the like. (Plan Purcellville, East End, pg. 82) | (Per Plan) Ex. Development and redevelopment in the East End would specifically reflect the more rural aspects of Purcellville's character with architectural elements like wood siding, gambrel roofs, silos/towers, and the like. | | Make forms and consider uses to fit the unique descriptions set forth in the Comprehensive Plan for agriculture. This is not a homogeneous Focus Area; what applies to Area 1 does not apply to Areas 2, 3 and 4 which are distinct and different from Area 1. | No change in recommendation. | | | | | |
| East End | 3 | Lot Area 20,000 sq. ft. min. (Existing Code, 7.5) | 1. Single-family detached dwelling: a. With both public water service and public sewer service: 10,000 square feet min. b. With public water service but not public sewer service: 12,000 square feet min. c. Without public sewer service or public water service: 20,000 square feet min. 2. Duplex dwelling: 8,500 square feet min. (Existing Code, 3.5) | 3 acres min. (Existing Code, 13.6) | 10 acre min. for agriculture uses (Existing Code, 15.5.3) 1 acre min. for other non-conservancy subdivision uses (Existing Code, 15.5.3) 10 acre min. for conservancy subdivision (Existing Code, 15.5.2) 15,000-40,000 sq. ft. for SFDD lots in a conservancy subdivision (Existing Code, 15.5.2) 1 acre min. for conservancy lots (Existing Code, 15.5.2) | Lots are large, deep, and wide (Plan Purcellville, Commercial Medium Scale, pg. 55) | 0.25-0.5 acres (Plan Purcellville, Single-Family Detached Suburban, pg. 50) | (No recommendation) | Areas 2 and 3: Very limited density (Plan Purcellville, East End, pg. 82) | Don Dooley | Clarify the NWC of the of Area 1 refers to the vacant acreage immediately east of Aldershot Circle to be R-3 zoning standards, only. Not the entire northwest corner of Main and Hrst. | These comments apply to rows 3 (Lot area) through rows 1 (Lot Coverage). Establish thresholds for the parameters (e.g., building height, open space ratio, etc.) implied in these rows below which development would be by-right, and above which development would be by Special Exception/Special Use Permit. Also establish maximum values which cannot be exceeded even by SE/SUP. These parameters and limits should be developed for each land use type in the district/Focus Area in accordance with the citizens' desires as expressed in the Comp Plan. Scale is embedded in the land use category names. Parameters are needed to ensure definitions of neighborhood, medium, single- and multi-family, for example, are consistent. This Focus Area also has an agriculture use whose transects will be different. Specific reference is made to Commissioner Ogelman's work in this area. | Revised Recommendation: Area 1 (NW corner of Area 1): Per Plan (0.25-0.5 acres) Area 1 (remainder of Area 1): Per MC existing Area 2: Per X existing (Ed: Transition-X7) Area 3: Per X existing (Ed: Transition-X7) Area 4: Per AC existing | Nedim Ogelman | Consultant's revised recommendation does not reflect desired zoning articulated in Comp Plan. Specifically, the Comp Plan does not envision areas currently in X to remain so. Instead, the Comp Plan envisions those areas becoming Agricultural Tourism Commercial. Adjust to reflect this: Area 1 (NW corner of Area 1): Per Plan (0.25-0.5 acres) Area 1 (remainder of Area 1): Per Commercial Medium Scale, Area 2: Per Agricultural Tourism Commercial, Area 3: Per Agricultural Tourism Commercial, existing Area 4: Per AC existing or Agricultural Tourism Commercial. | High | | |
| East End | 4 | Frontage 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) | 1. Single-family detached dwelling minimum lot width: a. With both public water service and public sewer service: 75 feet. b. With public water service but not public sewer service: 85 feet. c. Without public sewer service or public water service: 100 feet. 2. Duplex dwelling minimum lot width: 75 feet. *Lot width is measured at the front building setback line. (Existing Code, 3.5) | 200 ft. min. (for lot width when measured at the front building setback) (Existing Code, 13.6) | Lot width for SFDD lots in conservancy subdivision up to 20,000 sq. ft.: 80 ft. min. at front yard line and property line (Existing Code, 15.5.2) Lot width for SFDD lots in conservancy subdivision over 20,000 sq. ft.: 75 ft. min. at front yard line (Existing Code, 15.5.2) Lot width for conservancy lots: 200 ft. min. (Existing Code, 15.5.2) Lot width for non-conservancy subdivisions: 100 ft. min. (internal lots) and 125 ft. min. (corner lots) (Existing Code, 15.5.3) | Lots are located along street frontage (Plan Purcellville, Commercial Medium Scale, pg. 55) | (No recommendation) | (No recommendation) | (No recommendation) | Nan Forbes | Area 1 is now fully commercial NW corner residential single family - not R3. | Same as above. | Revised Recommendation: Area 1 (NW corner of Area 1): Per R-3 existing Area 1 (remainder of Area 1): Per MC existing Area 2: Per X existing Area 3: Per X existing Area 4: Per AC existing | | See above | High | | |
| East End | 5 | Lot Depth 150 ft. min. (Existing Code, 7.6) | 1. Single-family detached dwelling minimum lot depth: a. With both public water service and public sewer service: 180 feet. b. With public water service but not public sewer service: 125 feet. c. Without public sewer service or public water service: 150 feet. 2. Duplex dwelling minimum lot depth: 100 feet. (Existing Code, 3.5) | No more than 3.5 times lot width (Existing Code, 13.5) | N/A | Lots are large, deep, and wide (Plan Purcellville, Commercial Medium Scale, pg. 55) | (No recommendation) | (No recommendation) | Focus on large open spaces with setbacks from the roads and substantial landscaping. (Plan Purcellville, East End, pg. 82) | Nan Forbes | See above. | Same as above. | 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 Area 4: Per AC existing | | See above | High | | |
| East End | 6 | Front Yard Setback 10 ft. min. (Existing Code, 7.6) | 25 ft. min. Minimum front yard shall be 40 feet measured from the street centerline if street right-of-way is less than 50 feet. (Existing Code, 3.6) | 35 ft. min.; or, if the ROW is less than 50 ft. wide, 15 ft. min. from centerline of street (Existing Code, 13.6) | For SFDD lots in conservancy subdivision up to 20,000 sq. ft.: 20-35 ft. (Existing Code, 15.5.2) For SFDD lots in conservancy subdivision over 20,000 sq. ft.: 30 ft. min. (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: 35 ft. min. (Existing Code, 15.5.3) | Bullings are oriented toward the street and may be located at the front of the lot near the sidewalk or set back with parking lots in front of the buildings with a front lawn. (Plan Purcellville, Commercial Medium Scale, pg. 55) | (No recommendation) | (No recommendation) | Focus on large open spaces with setbacks from the roads and substantial landscaping. (Plan Purcellville, East End, pg. 82) | Nan Forbes | See above. | Same as above. | Revised Recommendation: Area 1 (NW corner of Area 1): Per R-3 existing Area 1 (remainder of Area 1): Per MC existing Area 2: Per X existing Area 3: Per X existing | | See above | High | | |

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| 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 (f) accessory buildings or uses may be located within five feet of any side or rear lot line, except as provided in subsection (f) 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 (f) accessory buildings or uses may be located within five feet of any side or rear lot line, except as provided in subsection (f) 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 | Nan Forbes | See above | 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, 7.5) | 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): GFA of 0-13,000 sq. ft. by right (Rationale: building in shopping center, except for Harris Teeter, is 13,000 sq. ft.); 13,000-40,000 sq. ft. by SE/SUP (Rationale: Harris Teeter is approx. 40,000 sq. ft.) Area 2: GFA of 0-3,000 sq. ft. by right; GFA of 3,000-5,000 sq. ft. by SE/SUP; barns are exempted from GFA limits Area 3: GFA of 0-3,000 sq. ft. by right; GFA of 3,000-5,000 sq. ft. by SE/SUP; barns are exempted from GFA limits Area 4: GFA of 0-3,000 sq. ft. by right; GFA of 3,000-5,000 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 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 26 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, or library, 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 26 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 at least 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 15.5) 25 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 Camp 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 3 (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 | | | |

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| 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 | 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) 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) | 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) | 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. | | 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. | | | | | | |
| East End | 18 | 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) | N/A | N/A | Street design. Street layout shall take into consideration arterial open space areas, gateways, and vistas. Both street and pedestrian linkages to the existing town are recommended where possible. 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. b. Use of cul-de-sacs or other streets with a single point of access shall be minimized. 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 the form, unless other traffic calming measures, such as traffic islands or circles, are employed. d. Street trees shall be planted along all streets in conformance with Article 7, Section 3: Streetscape. Alleys. Where provided, alleys shall be private streets or easements either dedicated to a homeowner association or as common access easements across the rear portions of lots. 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. b. Minimum paved alley width: Ten feet. Parking shall be prohibited on either side of the paved cartway of the alley. 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. 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. | There is typically one primary arterial street or corridor that buildings and uses are organized around. (Plan Purcellville, Commercial Medium Scale, pg. 55) | Streets are typically wide and curving with sidewalks (Plan Purcellville, Single-Family Detached Suburban, pg. 50) | (No recommendation) | 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) | (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. | | Okay. | Medim Ogelman | 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. | | | | High |
| 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. | Revised Recommendation: Maintain existing outdoor storage regulations. | | | | | | | |
| East End | 20 | Outdoor Lighting | | | | | | | | | | Don Dooley | On-site exterior lighting shall not exceed 40-foot candles along any residential property line. | Revised Recommendation: 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. | Medim Ogelman | Chair of PC requested review of this. | | | High | | |
| East End | 21 | Outdoor Lighting | | | | | | | | | | Nan Forbes | All outdoor lighting regulations should be reviewed - goal to limit light pollution as much as possible. | See above. | Medim Ogelman | See above | | | High | | |
| East End | 22 | Parking Area | 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) 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) | See Existing Code 6.1 | See Existing Code 6.1 | 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) | 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. | Revised Recommendation: 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.) | Medim 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 | | |

