

PLACE THIS TEXT AFTER THE FIRST SENTENCE OF SECTION 2.2 PURPOSE AND INTENT: The Town's goals, as set forth in Plan Purcellville (the comprehensive plan), are to protect and shape land uses in existing development, new development, infill development, and redevelopment that compliment and sustain Purcellville's small town charm; manage development so that the Town's services and infrastructure are not overwhelmed; protect the Town's ability to phase any growth with the availability of Town services; protect and enhance the aesthetics and viability of the downtown area; preserve existing neighborhoods through compatible infill and property improvement; adopt cooperative County and Town plans to provide policy framework for rural preservation. Growth and development should pursue the highest levels of environmental sustainability.

Article 2: Introduction and Using this Ordinance

SECTION 2.1 TITLE AND EFFECTIVE DATE

- 1) This ordinance shall be known as the Zoning Ordinance for the Town of Purcellville, Virginia.
- 2) This ordinance shall be in force on the earliest date allowed by law.

SECTION 2.2 PURPOSE AND INTENT

The zoning regulations and districts as herein established have been made in accordance with a comprehensive plan, to promote, in accordance with present and future needs, the health, safety, morals, order, convenience, prosperity, and general welfare of the citizens of Purcellville, Virginia. These zoning regulations are intended:

- 1) To provide for the efficiency and economy in the process of development, for the appropriate and best use of land, for convenience of access and of traffic and circulation of people and goods, for the appropriate use and occupancy of buildings ;
- 2) To ensure the healthful and convenient distribution of population, for protection against overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, or loss of life, health, or property from fire, flood, panic or other dangers;
- 3) To encourage good civic design and arrangement, to facilitate the creation of a convenient, attractive and harmonious community, to protect against destruction of or encroachment upon historic resources, and;
- 4) To facilitate the provision of adequate public utilities, public services and other public facilities, by regulating and limiting or determining the height and bulk of buildings and structures, the area of yards and other open spaces, and the type and density of use.

They have been made with reasonable consideration, among other things, for the existing use and character of property, the comprehensive plan, to the character of the district and its peculiar suitability for particular uses, to trends of growth or change, and with a view to conserving natural resources and the value of land and buildings and encouraging the most appropriate use of land throughout the incorporated territory of Purcellville, Virginia.

SECTION 2.3 APPLICABILITY

This ordinance shall apply to the incorporated territory of the Town of Purcellville, Virginia. It is the intent of this ordinance that the extent of its applicability be automatically changed in accordance with the provisions hereof or provisions of state law which may affect the applicability of this ordinance.

SECTION 2.4 RULES OF INTERPRETATION AND CONSTRUCTION

In interpreting and applying the provisions of this ordinance, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity, or general welfare. It is

- 3) Telephone booths and bus shelters, when permitted by district regulations, may be located in a required front yard.
- 4) Open, unenclosed porches, platforms or paved terraces, which do not extend above the level of the first floor of the building and which do not exceed ten feet in depth, may extend or project into the front yard not more than eight feet, but not closer than five feet to the front property line. An “open, unenclosed porch” is a porch that may have a roof, but no side enclosure (other than the side of the building to which the porch is attached) other than railings or a wall not exceeding 36 inches in height from the porch floor. Steps from the porch to grade may extend up to four additional feet into the required yard.
- 5) Where the street frontage in a block, or within 400 feet of the lot in question, is partially built up, the minimum front yard for a new building shall be the average of the existing front yards on either side thereof in the same block with a variation of five feet permitted; provided, however, that except as provided in development standards for specific uses no front yard in a residential district shall be less than ten feet or need to be more than 50 feet under this provision. Where 40 percent or more of the street frontage is improved with buildings that have no front yard, no front yard shall be required for the remainder of the street frontage.

SUBSECTION 2.8.4 SIDE YARDS

- 1) Open, unenclosed porches, platforms, or paved terraces, which do not extend above the level of the first floor of the building, may extend or project into the side yard not more than six feet, but not closer than five feet to the side property line. An “open, unenclosed porch” is a porch that may have a roof, but no side enclosure (other than the side of the building to which the porch is attached) other than railings or a wall not exceeding 36 inches in height from the porch floor.
- 2) For the purpose of the side yard regulations, a group of office, business or industrial buildings separated by common or party walls shall be considered as one building occupying one lot.

SUBSECTION 2.8.5 REAR YARDS

Open or lattice-enclosed fire escapes, outside stairways, platforms, terraces and balconies and the ordinary projections of chimneys and flues may project into the required rear yard for a distance of not more than five feet, but only where the same are so placed as not to obstruct light and ventilation.

SECTION 2.9 SAVING PROVISION / INVALIDITY

If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be adjudged invalid or held unconstitutional by the courts, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 2.10 PENDING APPLICATIONS FOR PERMITS

No regulation contained herein shall require any change in the overall layout, plans, construction, size, or designated use of any development, structure, or part thereof, for which official approvals and required zoning permits have been granted before the enactment of this Zoning Code, and the construction of which, conforming with such plans, shall have been started prior to the effective date of this Zoning Code, or within 30 days thereafter, and completion thereof carried on in a normal manner within the subsequent 12-month period and not discontinued until completion except for reasons beyond the owner's control.

CRITICAL - IN ARTICLE 3 OR 4: We need to account for the form/character designations that differentiate Single-Family Detached Traditional Land Use Category (Comp Plan p.49) from the Single-Family Detached Suburban Land Use Category (Comp Plan p. 50).

Article 3: Base Districts

SECTION 3.1 ESTABLISHMENT OF BASE DISTRICTS

In order to regulate and restrict the location and use of buildings and land for trade, industry, residence, and other purposes in accordance with the objectives of the comprehensive plan; to regulate and restrict the location, height and size of buildings hereafter erected or structurally altered, the size of yards and other open spaces and the density of population, the following zoning districts are hereby established:

BASE DISTRICTS		
DISTRICT	DISTRICT NAME	SECTION
R-2	Single-Family Residential District	2.6
R-3	Single-Family Residential District	2.7
R-8	Single-Family Attached Residential District	2.8
R-15	Multi-Family Residential District	2.9
C-1	Professional Office District	2.10
MC	Mixed Commercial District (Neighborhood/Medium Scale)	2.11
C-4	Mixed-Use Neighborhood Scale District	2.12
CM-1	Local Service Industrial District	2.13
M-1	Limited Industrial District	2.14
IP	Institutional and Public Use District	2.15
AC	Agricultural Commercial District	2.16
X	Transitional District	2.17
R-T	R-T Single-Family Residential District	2.18
P&O	Parks and Open Space	2.18

Single-Family Detached Residential District

Single-Family Detached Residential District

Multi-Family Apartment Residential District

Industrial Business (Combine CM-1 & M-1)

Industrial Business (Combine CM-1 & M-1)

Institutional and Government

Agriculture Tourism Commercial

The purpose statements which accompany each district are intended to describe in a general way the character of uses to be encouraged in the district, to assist with selection of appropriate districts for application to various conditions of land use, existing or planned, and to assist with interpretation of questions which may arise with respect to particular land uses in particular locations. In any case of difference between the purpose statement and the use regulations for the district the use regulations shall control.

SECTION 3.2 ESTABLISHMENT OF ZONING MAP

Such land and the district classification thereof, shall be as shown on the map or maps designated as the "Zoning Map of Purcellville, Virginia," dated, and signed by the mayor upon adoption. This zoning map or maps, and all notations, dimensions, references, and symbols shown thereon, pertaining to such districts shall be as much a part of this ordinance as if fully described herein and shall be filed as part of this ordinance of the Town of Purcellville. Said map shall be available for public inspection in the town office. Such map shall be marked "Original Copy not to be altered or removed from the town's office except on Court Subpoena" provided however, that said map may be removed during normal office hours by the zoning administrator for the purpose of incorporating duly adopted revisions.

This map together with subsequent applicable amendments shall be conclusive as to the current zoning status of land.

SECTION 3.6 R-2 RESIDENTIAL SINGLE-FAMILY DISTRICT



Figure 6: A figure showing some areas that may fall within the Residential Single-Family District. This graphic is for illustrative purposes only; to determine the zoning designation of a particular property, refer to the official zoning map.

SUBSECTION 3.6.1 INTENT

The purpose of this district is to provide for low-density single-family detached residential development together with those public and semi-public uses and accessory uses as may be necessary or are normally compatible with residential surroundings. 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. This district ~~comprises the~~ ^{includes both} Single-Family Detached Traditional and Single-Family Detached Suburban land use types ~~as illustrated on~~ ^{categories} described on pp. 49-50 of ~~page 60 of the comprehensive plan.~~

The Single-Family Detached Traditional category reflects the character of the oldest neighborhoods in Purcellville and is appropriate for infill to occur in these neighborhoods, as well as future single-family subdivisions conforming to the town's traditional character. The Single-Family Detached Suburban category reflects the character of existing subdivisions and is appropriate for infill in these existing neighborhoods.

SUBSECTION 3.6.2 PERMITTED AND SPECIAL USES

A building or land in this district shall be used only in the below Table A: Table of Uses. Additional Use Standards of Article 5: Uses shall apply.

TABLE A - TABLE OF USES			
USE	PERMITTED (P)	SPECIAL EXCEPTION (SE)	SPECIAL PERMIT USE (SUP)
Accessory buildings and uses	X		
Assisted living facility - 1—8 individuals	X		
Assisted living facility - 9 or more individuals			X
Bed and breakfast			X
Bus shelter			X
Child care, residential	X	X	X
Church or other place of worship			X
Dwelling, accessory	X	X	X
Dwelling, single-family detached	X		

- b) Additional yard regulations
 - i. Other principal structures shall comply with the standards established for single-family detached dwelling, or as required in the district regulations.
 - ii. Accessory structures attached to the main building shall be considered part of the main building and comply with front, side, and rear yard requirements. (For decks see Article 6, Section 6.4: Accessory buildings and structures.)
- c) Additional height standards
 - i. 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 15, Section 15.1: Board of Zoning Appeals.~~ Special Use Permit through the Special Use Permitting Process.
 - ii. 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.
 - iii. Church spires, belfries, 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) Yard and height standards for accessory structures
 - i. Detached accessory structures shall not be closer than five feet to any property line.
 - ii. Except as provided in Article 6, Section 6.4, 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.

SUBSECTION 3.6.4 GENERALLY APPLICABLE REGULATIONS

In addition to the provisions of this section, the provisions of Articles 6 through 12 shall also apply. These provisions govern components including, but not limited to: Parking and Loading Standards; Signage; Landscaping and Buffers. In the event of conflicting regulations, the regulations of this chapter shall apply for each base district.

DETACHED

SECTION 3.7 R-3 SINGLE-FAMILY RESIDENTIAL DISTRICT



Figure 7: A figure showing some areas that may fall within the R-3 District. This graphic is for illustrative purposes only; to determine the zoning designation of a particular property, refer to the official zoning map.

SUBSECTION 3.7.1 INTENT

The purpose of this district is to provide for low medium-density, single-family detached 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. This district comprises the Single-Family Detached Traditional and Single-Family Detached Suburban land use categories described on pp. 49-50 of the comprehensive plan, and lots are generally smaller than typical lots in the R-2 District.

The Single-Family Detached Traditional category reflects the character of the oldest neighborhoods in Purcellville and is appropriate for infill to occur in these neighborhoods, as well as future single-family subdivisions conforming to the town's traditional character. The Single-Family Detached Suburban category reflects the character of existing subdivisions and is appropriate for infill in these existing neighborhoods.

SUBSECTION 3.7.2 PERMITTED AND SPECIAL USES

A building or land in this district shall be used only in the below Table A: Table of Uses. Additional Use Standards of Article 5: Uses shall apply.

TABLE A - TABLE OF USES			
USE	PERMITTED (P)	SPECIAL EXCEPTION (SE)	SPECIAL PERMIT USE (SUP)
Accessory buildings and uses	X		
Assisted living facility - 1—8 individuals	X		
Assisted living facility - 9 or more individuals			X
Bed and breakfast			X
Bus shelter			X
Child care, residential	X	X	X
Church or other place of worship			X

TABLE A - TABLE OF USES			
USE	PERMITTED (P)	SPECIAL EXCEPTION (SE)	SPECIAL PERMIT USE (SUP)
Dwelling, accessory	X	X	X
Dwelling, Duplex	X		
Dwelling, single-family detached	X		
Group home	X		
Home occupation	X		
Nursing home			X
Playground	X		
Public utility, minor	X		
Special event	X		
Veterinary Clinic			X
Yard/garage sale	X		

SUBSECTION 3.7.3 ~~DEVELOPMENT STANDARDS~~

1) Lot Size Standards

TABLE B - LOT SIZE FOR SINGLE-FAMILY DETACHED DWELLINGS			
	WITH BOTH PUBLIC WATER SERVICE AND PUBLIC SEWER SERVICE	WITH PUBLIC WATER SERVICE BUT NOT PUBLIC SEWER SERVICE	WITHOUT PUBLIC SEWER SERVICE OR PUBLIC WATER SERVICE
Minimum Lot Area	10,000 square feet	12,000 square feet	20,000 square feet
Minimum Lot Width	75 feet	85 feet	100 feet
Minimum Lot Depth	100 feet	125 feet	150 feet
Minimum Street Frontage	25 feet per dwelling unit		

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TABLE C - LOT SIZE FOR DUPLEX DWELLINGS	
Minimum Lot Area	8,500 square feet
Minimum Lot Width	75 feet
Minimum Lot Depth	100 feet
Minimum Street Frontage	25 feet per dwelling unit

~~In addition, the following lot size standards shall apply:~~

- ~~a) Duplex dwellings are permitted only on lots with both public sewer and water service. All requirements below are per dwelling unit.~~
- ~~b) Other permitted uses shall comply with the standards established for single-family detached dwelling, or as specified in the district regulations.~~
- ~~c) Minimum lot area for individual or on-site sewage disposal systems is subject to health department requirements.~~
- ~~d) Lot width is measured at the front building setback line.~~
- ~~e) The dwelling units and individual lots of a duplex dwelling may be sold separately if separate utilities systems are provided and if separate lots for the dwelling units in a building are created in conformance with the subdivision regulations~~

2) Building Bulk Standards

TABLE C – BUILDING BULK STANDARDS	
Minimum Front Yard	25 feet
Minimum Side Yard ¹	10 feet each 25 feet total
Minimum Rear Yard	25 feet
Maximum Building Height	2 ½ stories and 35 feet

~~1. Duplex dwellings with an interior lot line separating dwelling units with a common vertical wall on separate lots shall provide one side yard on the lot line without the common wall at a minimum dimension of 12.5 feet.~~

In addition, the following building bulk standards and exceptions shall apply:

- a) Measurement of front yards
 - i. The minimum front yard shall be measured from the front lot line to the front building setback line.
 - ii. Minimum front yard shall be 40 feet measured from the street centerline if street right-of-way is less than 50 feet in width.
- b) Additional height standards
 - i. 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 15, Section 15.1. Board of Zoning Appeals.~~ **Special Use Permit through the special use permitting process.**
 - ii. 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.
 - iii. Church spires, belfries, 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.
 - iv. Except as provided in Article 6, Section 6.4, 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.

SUBSECTION 3.7.4 GENERALLY APPLICABLE REGULATIONS

In addition to the provisions of this section, the provisions of Articles 6 through 12 shall also apply. These provisions govern components including, but not limited to: Parking and Loading Standards; Signage; Landscaping and Buffers. In the event of conflicting regulations, the regulations of this chapter shall apply for each base district.

SECTION 3.8 R-8 SINGLE-FAMILY ATTACHED RESIDENTIAL DISTRICT



Figure 8: A figure showing some areas that may fall within the R-8 District. This graphic is for illustrative purposes only; to determine the zoning designation of a particular property, refer to the official zoning map.

SUBSECTION 3.8.1 INTENT

The purpose of this district is to provide for medium-density ~~single-family detached residential development and medium-density townhouse residential development~~ ^{townhouse and other single-family attached developments} 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. 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. This district comprises the Single-Family Attached ~~and Single-Family Detached Suburban~~ ^{category} land use types as illustrated ~~described on p.51 of~~ on page 60 of the comprehensive plan.

SUBSECTION 3.8.2 PERMITTED AND SPECIAL USES

A building or land in this district shall be used only in the below Table A: Table of Uses. Additional Use Standards of Article 5: Uses shall apply.

TABLE A - TABLE OF USES			
USE	PERMITTED (P)	SPECIAL EXCEPTION (SE)	SPECIAL PERMIT USE (SUP)
Accessory buildings and uses	X		
Assisted living facility - 1—8 individuals	X		
Assisted living facility - 9 or more individuals			X
Bed and breakfast			X
Bus shelter			X
Child care, residential	X	X	X
Dwelling, accessory		X	X

SECTION 3.9 R-15 MULTI-FAMILY RESIDENTIAL DISTRICT



Figure 9: A figure showing some areas that may fall within the R-15 District. This graphic is for illustrative purposes only; to determine the zoning designation of a particular property, refer to the official zoning map.

CRITICAL - any redevelopment or development of multi-family homes. Small-scale two- or three-story buildings with three to eight units are the ideal size for multi-family development in Purcellville, especially as infill in areas adjacent to existing neighborhoods.

SUBSECTION 3.9.1 INTENT

The purpose of this district is to provide for ~~medium to high density residential use and to provide for variety in housing types and densities as well as for those public and semi-public uses and accessory uses as may be necessary or are normally associated 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. 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. This district comprises the Multi-Family ~~and the Single-Family Attached land use types as illustrated on page 60 of the comprehensive plan.~~ ^{category described in}

SUBSECTION 3.9.2 PERMITTED AND SPECIAL USES

A building or land in this district shall be used only in the below Table A: Table of Uses. Additional Use Standards of Article 5: Uses shall apply.

TABLE A - TABLE OF USES			
USE	PERMITTED (P)	SPECIAL EXCEPTION (SE)	SPECIAL PERMIT USE (SUP)
Accessory buildings and uses	X		
Assisted living facility - 1—8 individuals	X		
Assisted living facility - 9 or more individuals			X
Bed and breakfast			X
Bus shelter			X
Child care, residential	X	X	X
Dwelling, accessory		X	
Dwelling, apartment	X		

SECTION 3.10 C-1 PROFESSIONAL OFFICE DISTRICT



Figure 10: A figure showing ~~some areas that may fall within the C-1 District.~~ ^{a commercial neighborhood area with some uses and designs that may apply to the C-1 Professional Office District.} This graphic is for illustrative purposes only; to determine the zoning designation of a particular property, refer to the official zoning map.

SUBSECTION 3.10.1 INTENT

The purpose of this district is to provide for ~~planned office parks or for offices and similar business buildings and limited office support uses,~~ ^{small format professional office buildings} in attractive surroundings with types of uses, structures, plantings, and signs so controlled as to be generally compatible with ~~medium density or low density residential surroundings.~~ ^{the natural topography, trails and greenspace} This district comprises the Professional Office, ~~the Industrial Business, and the Commercial Neighborhood Scale~~ land use types as illustrated on pages ~~69~~ ⁵⁶ and 71 of the comprehensive plan.

SUBSECTION 3.10.2 PERMITTED AND SPECIAL USES

A building or land in this district shall be used only in the below Table A: Table of Uses. Additional Use Standards of Article 5: Uses shall apply.

TABLE A - TABLE OF USES			
USE	PERMITTED (P)	SPECIAL EXCEPTION (SE)	SPECIAL PERMIT USE (SUP)
Accessory buildings and uses	X		
Adult care center	X		
Automated teller machine (ATM), accessory	X		
Brewery, winery or distillery	X		
Bus shelter	X		
Car wash			X
Catering	X		
Child care, commercial	X		X
Church or other place of worship			X
Clinic, urgent care	X		

TABLE A – TABLE OF USES			
USE	PERMITTED (P)	SPECIAL EXCEPTION (SE)	SPECIAL PERMIT USE (SUP)
Communications tower			X
Contractor's office and storage area	X		
Drive-through facility			X
Eating establishment – less than or equal to 6,000 square feet	X		
Eating establishment – ^{less} greater than 6,000 square feet			X
Financial institution	X		
Fitness center	X		
Fuel pump, accessory	X		
Funeral home	X		
Hotel	X		X
Kenel – – – –			X
Laboratory	X		
Manufacturing, Light			X
Nature preserve	X		
Office	X		
Park	X		
Parking lot, public	X		X
Parking structure			X
Personal services establishment	X		
Public utility, major			X
Public utility, minor	X		
Radio or television studio	X		
Recreation facility, commercial indoor – less than of equal to 10,000 square feet	X		
Recreation facility, commercial indoor – greater than 10,000 square feet			X
Retail sales, accessory	X		
Retail sales, general	X		
School, special instruction	X		
School, technical	X		
Sign shop – – –	X		
Special event	X		
Studio	X		
Temporary food truck/trailer	X		
Veterinary clinic	X		

SUBSECTION 3.10.3 DEVELOPMENT STANDARDS

1) Lot Size Standards

TABLE B – LOT SIZE FOR OFFICE COMMERCIAL	
Minimum Lot Area	20,000 square feet
Minimum Street Frontage	50 feet

2) Building Bulk Standards

TABLE C – OFFICE COMMERCIAL DISTRICT BULK STANDARDS	
Minimum Front Yard	35 feet
Minimum Side Yard	None; 15 feet when a lot abuts a residential district
Minimum Rear Yard	20 feet; 40 feet if adjacent to a residential district
Maximum Lot Coverage	40 percent of lot area
Maximum Building Height	45 feet

In addition, the following building bulk standards and exceptions shall apply:

a) Additional height standards

- i. Any building or part of a building which is located within 50 feet of an R-2 or R-3 residential district shall not exceed two stories and 35 feet in height.
- ii. Principal structures may be erected to a height of ⁴⁵60 feet from grade ~~provided that for portions of the building greater than 45 feet in height, required front, side and rear yards shall be increased one foot for each foot in height over 45 feet.~~
- iii. Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, and flag poles of any height, and television antennas up to 60 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.
- iv. No accessory structure which is within ten feet of any adjoining owner lot line shall be more than one story or 15 feet high. All accessory structures shall be of less height than the main buildings on the lot.

b) Minimum setback and buffer from streams

- i. A planted buffer strip of at least 100 feet in width must be provided between any existing stream that drains a watershed area of 100 or more acres, and all proposed buildings and paved parking areas. However, the developer may submit a plan for approval by the zoning administrator to reduce the buffer to not less than 50 feet, provided that the plan includes alternative measures that would achieve the same level of protection for water quality and wildlife habitat as would a 100-foot wide buffer.

c) Modification of yard and setback requirements

The zoning administrator may grant an administrative modification of the yard, setback and buffer requirements upon recommendation of the Board of Architectural Review, which shall include a written explanation of how any such modification will better accomplish the purpose and intent of the district.

- d) ^{Maximum impervious surface ratio of 60 percent (per Comp Plan p.56 "Buildings and parking should occupy no more than 60 percent of the lot.}

SUBSECTION 3.10.4 SPECIAL APPROVAL FOR OFFICES AND OTHER BUSINESS BUILDINGS

Site development plan approval is required. An office park or office buildings or other buildings shall be designed to promote harmonious relationships with surrounding adjacent and nearby properties, developed and undeveloped, including providing a coordinated appearance when viewed from adjacent highways, and to this end may employ such design techniques as may be appropriate to a particular

SECTION 3.11 MC MIXED COMMERCIAL DISTRICT (NEIGHBORHOOD AND MEDIUM SCALE)

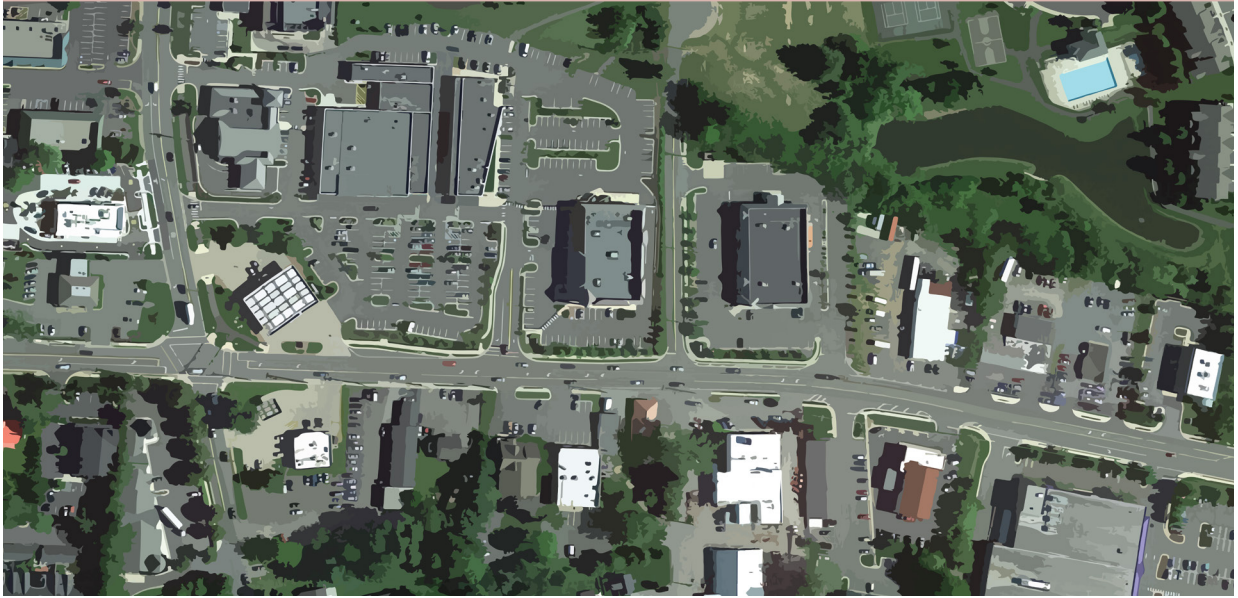


Figure 11: A figure showing some areas that may fall within the MC District. This graphic is for illustrative purposes only; to determine the zoning designation of a particular property, refer to the official zoning map.

SUBSECTION 3.11.1 INTENT

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. This district comprises ~~the Mixed-Use Neighborhood Scale, the Commercial Neighborhood Scale, and the Commercial Medium Scale land use types~~ ^{categories} as illustrated on pages 73-82 of the comprehensive plan.

SUBSECTION 3.11.2 PERMITTED AND SPECIAL USES

A building or land in this district shall be used only in the below Table A: Table of Uses. Additional Use Standards of Article 5: Uses shall apply.

TABLE A – TABLE OF USES			
USE	PERMITTED (P)	PERMITTED/ SPECIAL PERMIT (P/SUP)	SPECIAL PERMIT USE (SUP)
Accessory buildings and uses	X		
Assisted living facility - 1—8 individuals	X		
Assisted living facility - 9 or more individuals			X
Auction house	X		

TABLE A – TABLE OF USES			
USE	PERMITTED (P)	PERMITTED/ SPECIAL PERMIT (P/SUP)	SPECIAL PERMIT USE (SUP)
Parking lot, public	X		
Parking structure			X
Personal services establishment		X	
Playground	X		
Printing, publishing and engraving	X		
Private club			X
Public utility, major			X
Public utility, minor	X		
Radio or television studio	X		
Recreation facility, commercial indoor – less than or equal to 10,000 square feet	X		
Recreation facility, commercial indoor – greater than 10,000 square feet			X
Recreation facility, commercial outdoor – less than or equal to 20,000 square feet	X		
Recreation facility, commercial outdoor – greater than 20,000 square feet			X
Retail sales, accessory	X		
Retail sales, general		X	
School, private			X
School, special instruction	X		
School, technical	X		
Service/repair establishment	X		
Sign shop	X		
Special event	X		
Studio	X		
Temporary food truck/trailer	X		
Temporary stand	X		
Theater			X
Upholstery shop	X		
Vehicle sales and service			X
Vehicle sales storage lot			X
Veterinary clinic	X		
Wholesale sales			X

* See Section 5.4(6) for regulations on “child care, residential” uses.

SUBSECTION 3.11.3 DEVELOPMENT STANDARDS

CRITICAL - WE NEED TWO SETS OF DEVELOPMENT STANDARDS HERE: ONE FOR NEIGHBORHOOD SCALE AND ONE FOR MEDIUM SCALE

1) Lot Size Standards

TABLE B – LOT SIZE FOR MIXED COMMERCIAL	
Minimum Lot Area	20,000 square feet

TABLE B – LOT SIZE FOR MIXED COMMERCIAL	
Minimum Street Frontage	100 feet
Minimum Lot Depth	150 feet
Minimum Street Frontage	50 feet

In addition, the following lot size standards apply:

- a) Lot width is measured at the minimum front yard building restriction line.
 - b) Exception to minimum street frontage: The minimum street frontage may be reduced to a minimum of 30 feet for one lot of a two-lot subdivision provided that any resulting lot with frontage less than 50 feet ~~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.
- 2) Building Bulk Standards

TABLE C – MIXED COMMERCIAL DISTRICT BULK STANDARDS	
Minimum Front Yard	10 feet
Minimum Side Yard	None; 15 feet if adjacent to a residential district
Minimum Rear Yard	20 feet; 40 feet if adjacent to a residential district
Maximum Lot Coverage	40 percent of lot area
Maximum Building Height	Three stories and 45 feet
Maximum Floor Area Ratio	0.6

In addition, the following building bulk standards and exceptions shall apply:

- a) Additional yard and setback regulations
 - i. See Article 2, Section 2.8: Additional lot area and yard standards for exception for signs and certain other structures located in a yard
 - ii. Refer to Article 2, Section 2.8: Additional lot area and yard standards for additional provisions that may qualify the minimum yard requirements set forth above.
- b) Additional height standards
 - i. For office buildings and financial institutions, any building or part of a building which is located within 200 feet of an R-2 or R-3 residential district shall not exceed two stories or 30 feet in height.
 - ii. 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 the setback from the property line for that portion of the building exceeding 45 feet shall be increased one foot for each foot in height over 35 feet.
 - iii. Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, and flagpoles of any height, and television and radio 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.
 - iv. No accessory structure which is within ten feet of any adjoining property line shall be more than one story high. All accessory structures shall be of less height than the main buildings on the lot.

3) Building Bulk Standards

The following minimum landscaping requirements shall apply:

SUBSECTION 3.11.5 ADDITIONAL STANDARDS AND REQUIREMENTS FOR SPECIAL PERMIT USES

In addition to the general standards set forth in Article 15, Section 15.5: Special use permit, all developments requiring a special use permit shall be reviewed for compliance with SubsectSubsection 3.11.4: Additional design standards for All Uses above, the Town of Purcellville Design Guidelines and Article 6, Section 6.4: Use standards.

SUBSECTION 3.11.6 GENERALLY APPLICABLE REGULATIONS

In addition to the provisions of this section, the provisions of Articles 6 through 12 shall also apply. These provisions govern components including, but not limited to: Parking and Loading Standards; Signage; Landscaping and Buffers. In the event of conflicting regulations, the regulations of this chapter shall apply for each base district.

CRITICAL - Commercial Neighborhood Scale Form Based Parameters: Maximum by right parcel size = 2.1 acres. Maximum by right FAR =0.47. Maximum by right ISR = 0.76. Minimum by right OSR = 0.24.

CRITICAL - Commercial Medium Scale Form Based Parameters: Maximum by right parcel size = 10.85 acres. Maximum by right FAR =0.24. Maximum by right ISR = 0.77. Minimum by right OSR = 0.23.

INDUSTRIAL BUSINESS

SECTION 3.13 ~~CM-1 LOCAL SERVICE INDUSTRIAL DISTRICT~~



Figure 14: A figure showing some areas that may fall within the CM-1 District. This graphic is for illustrative purposes only; to determine the zoning designation of a particular property, refer to the official zoning map.

SUBSECTION 3.13.1 INTENT

The purpose of this district is to provide for a wide variety of local and farm service industrial operations, including repair services, building supplies, and open or enclosed storage of products, supplies and equipment, but to restrict or prohibit those service industries which have characteristics likely to produce serious adverse effects within or beyond the limits of the district, in accordance with the purposes and goals of the comprehensive plan. Limited manufacturing is also permitted, including open storage of products and materials. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, retail and business service uses are limited primarily to those which will be useful to employees in the district and future residential uses are restricted. This district comprises the Industrial Business land use type as illustrated on pages 69 and 71 of the comprehensive plan.

SUBSECTION 3.13.2 PERMITTED AND SPECIAL USES

A building or land in this district shall be used only in the below Table A: Table of Uses. Additional Use Standards of Article 5: Uses shall apply.

TABLE A - TABLE OF USES			
USE	PERMITTED (P)	SPECIAL EXCEPTION (SE)	SPECIAL PERMIT USE (SUP)
Accessory buildings and uses	X		
Auction house	X		
Automated teller machine (ATM), accessory	X		
Brewery, winery or distillery	X		
Bus depot and maintenance facility	X		
Bus shelter	X		
Car wash			X

SUBSECTION 3.13.4 SPECIAL REGULATIONS FOR COMMERCIAL AND INDUSTRIAL BUILDINGS

- 1) Site plan. Where approval of a site plan is required, the plan shall be designed to promote harmonious relationships with adjacent and nearby residential and business properties, developed or undeveloped, and to this end may provide effective screening along side and rear property lines by means of fences, walls, hedges, planting screen or natural vegetation in accordance with the requirements of this ordinance.
- 2) Fencing. All fencing shall have a uniform and durable character and shall be properly maintained.
- 3) Hazardous materials and chemicals. A list of hazardous materials and chemicals shall be provided at the time an occupancy permit is applied for. The list will be referred to the office of the fire marshal who shall determine special storage and handling requirements and any other requirements as may be required by SARA Title III and applicable state regulations.
- 4) Enclosed buildings. All uses shall be conducted within a completely enclosed building of permanent and durable construction, with no open storage of waste material. Products or equipment used, manufactured or maintained on the premises may be stored in the open if screened from the street or from a residential district by landscaping, fences or walls.
- 5) Landscaping. Any part of the front yard not used for parking or accessways shall be landscaped with grass, trees, shrubs or pedestrian walks.
- 6) Refuse. 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.
- 7) Drainage. Provision shall be made for proper stormwater drainage from parking and loading areas. Water shall not be permitted to drain from such areas onto adjacent property except into a natural watercourse or a drainage easement. Provision shall be made for protection against erosion and sedimentation in accordance with applicable town ordinances.

SUBSECTION 3.13.5 GENERALLY APPLICABLE REGULATIONS

In addition to the provisions of this section, the provisions of Articles 6 through 12 shall also apply. These provisions govern components including, but not limited to: Parking and Loading Standards; Signage; Landscaping and Buffers. In the event of conflicting regulations, the regulations of this chapter shall apply for each base district.

CRITICAL - Add in the following form based parameters for IB in town generally. Minimum by right lot size = 1.5 acres. Maximum by right FAR = 0.4. Maximum by right ISR = 0.80. Minimum by right OSR = 0.20. (FOR BOTH HIRST WEST 1 and IB AREAS TO SUSTAIN)

INDUSTRIAL BUSINESS

SECTION 3.14 ~~M-1 LIMITED INDUSTRIAL DISTRICT~~



Figure 15: A figure showing some areas that may fall within the M-1 District. This graphic is for illustrative purposes only; to determine the zoning designation of a particular property, refer to the official zoning map.

SUBSECTION 3.14.1 INTENT

The purpose of this district is to provide for a variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses appropriately located for access by highways and providing a controlled environment within which signing is limited, uses are to be conducted generally within completely enclosed buildings or within screened areas, and a moderate amount of landscaping is required, in accordance with the purposes and goals of the comprehensive plan. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, business and service uses are limited primarily to those which will be useful to employees in the district and future residential uses are restricted. This district comprises the Industrial Business land use type as illustrated on page 60 of the comprehensive plan.

SUBSECTION 3.14.2 PERMITTED AND SPECIAL USES

- 1) A building or land in this district shall be used only in the below Table A: Table of Uses. Additional Use Standards of Article 5: Uses shall apply.

TABLE A – TABLE OF USES			
USE	PERMITTED (P)	SPECIAL EXCEPTION (SE)	SPECIAL PERMIT USE (SUP)
Accessory buildings and uses	X		
Auction house	X		
Automated teller machine (ATM), accessory	X		
Brewery, winery of distillery	X		
Bus depot and maintenance facility	X		
Bus shelter	X		
Car wash			X
Catering	X		

TABLE A – TABLE OF USES			
USE	PERMITTED (P)	SPECIAL EXCEPTION (SE)	SPECIAL PERMIT USE (SUP)
Communications tower			X
Construction/landscaping equipment and supply sales and service	X		
Contractor's office and storage area	X		
Drive-through facility			X
Eating establishment – less than or equal to 6,000 square feet	X		
Eating establishment – greater than 6,000 square feet			X
Farm equipment and supply sales and service	X		
Firing range, indoor			X
Fitness center	X		
Food processing, wholesale	X		
Fuel pump, accessory	X		
Fueling station	X		X
Kennel			X
Laboratory	X		
Machine shop	X		
Manufacturing, light	X		
Mini-storage facility	X		
Office	X		
Outdoor storage lot	X		
Parking lot, public	X		X
Parking structure			X
Petroleum, propane, and other flammable liquids, storages, distribution and sales			X
Public utility, major			X
Public utility, minor	X		
Radio or television studio	X		
Recreation facility, commercial indoor – less than or equal to 10,000 square feet	X		
Recreation facility, commercial indoor – greater than 10,000 square feet			X
Retail sales, accessory	X		
Retail sales, general			X
School, special instruction	X		
School, technical	X		
Service/repair establishment	X		
Sign shop	X		
Special event	X		
Storage warehouse	X		
Studio	X		
Temporary food truck/trailer	X		
Upholstery shop	X		

TABLE A – TABLE OF USES			
USE	PERMITTED (P)	SPECIAL EXCEPTION (SE)	SPECIAL PERMIT USE (SUP)
Vehicle sales and service	X		
Vehicle sales storage lot	X		
Veterinary clinic	X		
Wholesale sales	X		

- 2) Similar uses permitted. Other manufacturing uses which, in the opinion of the zoning administrator, are of the same general character as those uses permitted in the district shall be permitted. All uses shall be conducted so as not to produce hazardous, objectionable or offensive conditions at property line boundaries by reason of odor, dust, smoke, cinders, fumes, noise, vibration, heat, glare, wastes, fire or explosion.

SUBSECTION 3.14.3 DEVELOPMENT STANDARDS

- 1) Lot Size Standards

The following shall apply to all permitted uses:

TABLE B – LOT SIZE FOR LIMITED INDUSTRIAL DISTRICT	
Minimum Lot Area	20,000 square feet
Minimum Street Frontage	100 feet
Minimum Lot Depth	150 feet
Minimum Street Frontage	50 feet

- 2) Building Bulk Standards

The following yard, setback, and height regulations shall apply to all structures in M-1 districts:

TABLE C – LIMITED INDUSTRIAL DISTRICT BULK STANDARDS	
Minimum Front Yard	25 feet
Minimum Side Yard	15 feet
Minimum Rear Yard	40 feet
Lot Coverage	50 percent
Maximum Building Height	45 feet; 60 feet, if located beyond 100 feet of any lot line

In addition, the following building bulk standards and exceptions shall apply:

- a) Additional yard and setback standards
 - i. No structure shall be located closer than 50 feet to the boundary of a residential district.
- b) Additional height regulations
 - i. A building or part thereof may be erected to a height of 60 feet provided that it is located at least 100 feet from any lot line.
 - ii. Cupolas, monuments, water towers, chimneys, flues, and flag poles of any height, and television antennas up to 125 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.
 - iii. The board of zoning appeals may grant exceptions to height limits under Article 15, Section 15.1: Board of Zoning Appeals.

SUBSECTION 3.14.4 SPECIAL REGULATIONS FOR MANUFACTURING AND COMMERCIAL BUILDINGS

- 1) Enclosed buildings. All uses shall be conducted within a completely enclosed building of permanent and durable construction, with no open storage of waste material. Products or equipment used, manufactured or maintained on the premises may be stored in the open if screened from the street or from a residential district by landscaping, fences or walls.
- 2) Landscaping. Any part of the front yard not used for parking or accessways shall be landscaped with grass, trees, shrubs or pedestrian walks.
- 3) Site plan. Where approval of a site plan is required, the plan shall be designed to promote careful use of topography and to promote harmonious relationships with adjacent and nearby residential and business properties, developed or undeveloped, and to this end may provide effective screening along side and rear property lines by means of fences, walls, hedges, planting screen or natural vegetation in accordance with the requirements of this ordinance.
- 4) Refuse. 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.
- 5) Drainage. Provision shall be made for proper stormwater drainage from parking and loading areas. Water shall not be permitted to drain from such areas onto adjacent property except into a natural watercourse or a drainage easement. Provision shall be made for protection against erosion and sedimentation in accordance with applicable town ordinances.
- 6) Fencing. All fencing shall have a uniform and durable character and shall be properly maintained.
- 7) Hazardous materials and chemicals. A list of all hazardous materials and chemicals shall be provided at the time an occupancy permit is applied for. The list will be referred to the office of the fire marshal who shall determine special storage and handling requirements and any other requirements as may be required by SARA Title III and applicable state regulations.

SUBSECTION 3.14.5 GENERALLY APPLICABLE REGULATIONS

In addition to the provisions of this section, the provisions of Articles 6 through 12 shall also apply. These provisions govern components including, but not limited to: Parking and Loading Standards; Signage; Landscaping and Buffers. In the event of conflicting regulations, the regulations of this chapter shall apply for each base district.

CRITICAL - Add in the following form based parameters for IB in town generally. Minimum by right lot size = 1.5 acres. Maximum by right FAR = 0.4. Maximum by right ISR = 0.80. Minimum by right OSR = 0.20. (FOR BOTH HIRST WEST 1 and IB AREAS TO SUSTAIN)

SECTION 3.15 IP INSTITUTIONAL AND ~~PUBLIC USE~~ DISTRICT

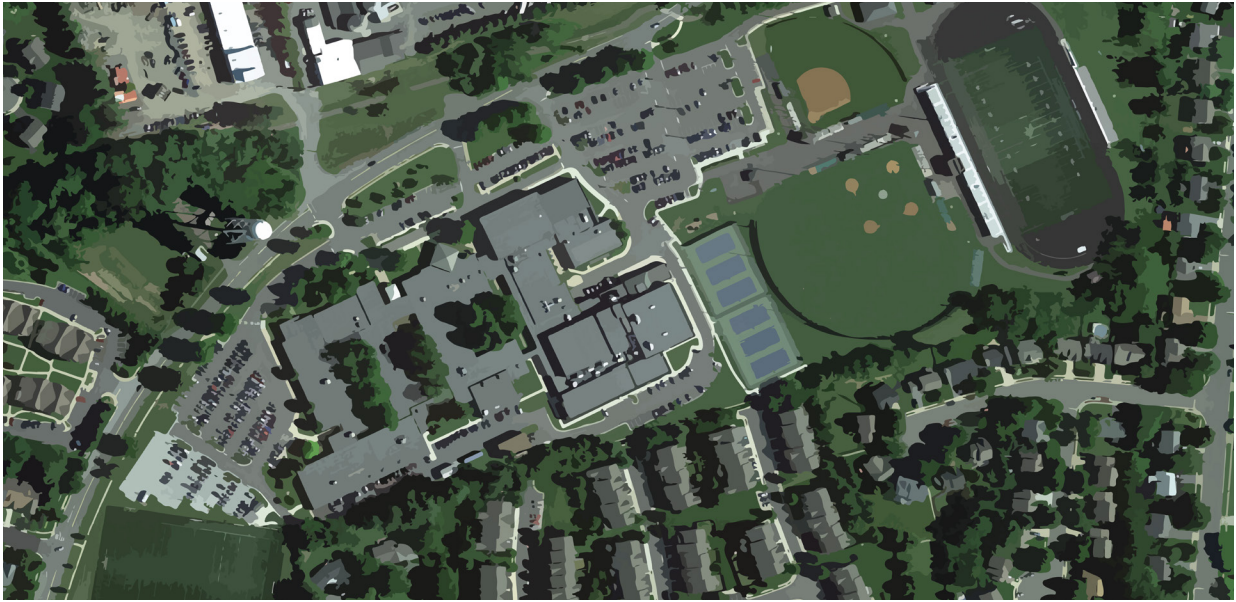


Figure 16: A figure showing some areas that may fall within the IP District. This graphic is for illustrative purposes only; to determine the zoning designation of a particular property, refer to the official zoning map.

SUBSECTION 3.15.1 INTENT

This district is intended to permit the location and growth of public and private educational, institutional, public, and semi-public uses in areas appropriate for such uses. The district is intended to encourage the retention or adaptive reuse of larger public and institutional uses on sites identified for such uses in the adopted comprehensive plan. The regulations within this district are intended to achieve the following specific purposes:

- 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 congestion, adequate parking, and pedestrian linkages;
- 3) Facilitate the creation of a convenient and harmonious development of buildings, parking, and open spaces for individual institutional and public uses; and
- 4) Facilitate the proper functioning of such institutional and public uses.

This district comprises the Institutional & Government land use type as illustrated on pages 60-82 of the comprehensive plan.

SUBSECTION 3.15.2 PERMITTED AND SPECIAL USES

A building or land in this district shall be used only in the below Table A: Table of Uses. Additional Use Standards of Article 5: Uses shall apply.

TABLE A – TABLE OF USES			
USE	PERMITTED (P)	SPECIAL EXCEPTION (SE)	SPECIAL PERMIT USE (SUP)
Yard/garage sale	X		

SUBSECTION 3.16.3 DEVELOPMENT STANDARDS

The development standards for all uses shall be governed by Table B and Table C of this section, except as modified for certain uses in Section 2.16.4: Additional Standards for Certain Uses.

1) Lot Size Standards

TABLE B – AC DISTRICT LOT SIZE STANDARDS		
Minimum Lot Area	Agriculture/horticulture use	Ten acres
	All other uses	One acre
Maximum Lot Area	All uses, except Agriculture/horticulture	Three acres; In excess of three acres by Special Permit
Minimum Lot Width	Interior lots	100 feet
	Corner lots	125 feet

2) Bulk Standards

TABLE C – AC DISTRICT DEVELOPMENT STANDARDS		
Minimum Front Yard Setback	All uses	35 feet
Minimum Side Yard Setback	Barns, structures used for the housing of animals, equestrian rings	100 feet
	All other uses	20 feet
Minimum Rear Yard Setback	Barns, structures used for the housing of animals, equestrian rings	100 feet
	All other uses	40 feet
Maximum Lot Coverage	Agriculture/horticulture, or winery uses	30 percent
	All other uses	10 percent
Maximum Height of Principal Buildings	Agriculture/horticulture use	None
	All other uses	35 feet
Maximum Height of Accessory Buildings	Agriculture/horticulture use	None
	All other uses	25 feet
Minimum Open Space	Agricultural, horticultural, winery, recreational, and equestrian uses conducted outside of structures	None
	All other uses	25 percent
Maximum Building Footprint	Agriculture/horticulture, or winery uses	None
	All other uses	5,000 square feet

SUBSECTION 3.16.4 ADDITIONAL STANDARDS FOR CERTAIN USES

Additional standards set forth below shall apply to certain specific uses permitted in this ordinance. These are intended to serve as the minimum standards for these uses, and are not intended to substitute for other applicable provisions of this ordinance or for additional conditions that may be imposed in connection with any required special use permit approvals. All special use permit uses shall also be subject to Section 2.16.6: Design Standards.

~~SECTION 3.18 R-T SINGLE-FAMILY RESIDENTIAL DISTRICT~~

~~SUBSECTION 3.18.1 INTENT~~

~~If, because of error or omission in the zoning map, any property in the jurisdiction of this ordinance is not shown as being in a zoning district, such property shall be classified R-T single-family residential district until changed by amendment and the following regulations shall apply.~~

~~SUBSECTION 3.18.2 PERMITTED AND SPECIAL USES~~

~~A building or land in this district shall be used only in the below Table A. Table of Uses. Additional Use Standards of Article 5. Uses shall apply.~~

TABLE A - TABLE OF USES			
USE	PERMITTED (P)	SPECIAL EXCEPTION (SE)	SPECIAL PERMIT USE (SUP)
Accessory buildings and uses	X		
Assisted living facility - 1 - 8 individuals	X		
Assisted living facility - 9 or more individuals			X
Bed and breakfast			X
Bus shelter			X
Child care, residential	X	X	
Communications Tower			X
Dwelling, accessory	X	X	
Dwelling, single-family detached	X		
Equestrian facility, residential	X		
Group home	X		
Home occupation	X		
Nursing home			X
Public utility, major			X
Public utility, minor	X		
Special event	X		
Yard/garage sale	X		

~~SUBSECTION 3.18.3 DEVELOPMENT STANDARDS~~

~~1) Lot Size Standards~~

TABLE B - LOT SIZE FOR R-T DISTRICT	
Minimum Lot Area	40,000 square feet
Minimum Lot Width	200 feet
Minimum Lot Depth	200 feet
Minimum Street Frontage	25 feet

~~In addition, the following lot size standards shall apply.~~

- Other permitted uses shall comply with the standards established for single-family detached dwelling, or as specified in the district regulations.
- Minimum lot area for individual or on-site sewage disposal systems is subject to health department requirements.

~~c) Lot width is measured at the front building setback line.~~

~~2) Building Bulk Standards~~

TABLE C - BUILDING BULK STANDARDS	
Minimum Front Yard	50 feet
Minimum Side Yard	30 feet each 80 feet total
Minimum Rear Yard	50 feet
Maximum Building Height	2 ½ stories and 35 feet

~~In addition, the following building bulk standards and exceptions shall apply:~~

~~a) Measurement of front yards~~

- ~~i. The minimum front yard shall be measured from the front lot line to the front building setback line.~~
- ~~ii. Minimum front yard shall be 70 feet measured from the street centerline if the street right-of-way is less than 50 feet in width.~~

~~b) Additional yard regulations~~

- ~~i. Other principal structures shall comply with the standards established for single-family detached dwelling, or as required in the district regulations.~~
- ~~ii. Accessory structures attached to the main building shall be considered part of the main building and comply with front, side, and rear yard requirements. (For decks see Article 6, Section 6.4, Accessory Buildings and Structures.)~~

~~c) Yard and height standards for accessory structures~~

- ~~i. Accessory structures attached to the main building shall be considered part of the main building and comply with front, side and rear yard requirements. (For decks see Article 6, Section 6.4, Accessory Buildings and Structures.)~~
- ~~ii. Detached accessory structures shall not be closer than five feet to any property line.~~

~~**SUBSECTION 3.18.4** GENERALLY APPLICABLE REGULATIONS~~

~~In addition to the provisions of this section, the provisions of Articles 6 through 12 shall also apply. These provisions govern components including, but not limited to: Parking and Loading Standards; Signage, Landscaping and Buffers. In the event of conflicting regulations, the regulations of this chapter shall apply for each base district.~~

Article 4: Overlay Districts

scale, mass, forms, architecture and design character to protect and shape land uses in existing development, new development, infill development, and redevelopment that compliment and sustain Purcellville's small town charm

SECTION 4.1 INTENT OF OVERLAY DISTRICTS

Overlay districts are established in order to promote the ~~continuance of design character in specific areas of the Town of Purcellville, as described as focus areas in the 2030 Comprehensive Plan, Plan Purcellville, published in 2020.~~

SECTION 4.2 LIST OF OVERLAY DISTRICTS

The following overlay districts are established:

- 1) DN Downtown North Overlay District
- 2) DSE Downtown Southeast Overlay District
- 3) DSW Downtown Southwest Overlay District
- 4) EM East Main Overlay District
- 5) HE Hirst East Overlay District
- 6) HW Hirst West Overlay District
- 7) WE West End Overlay District
- 8) FP Floodplain Overlay District
- 9) AR Architectural Review Overlay District
- 10) Single-Family Detached Traditional Overlay District
- 11) Single-Family Detached Suburban Overlay District

SECTION 4.3 AUTHORITY

- 1) The authority of the Town of Purcellville to establish overlay district regulations of building placement, uses, heights, and other site design elements is derived from the Code of Virginia, Title 51.2, Chapter 22.
- 2) The authority to regulate architectural features, including design, materiality, and appropriateness of buildings in a manner that is consistent with the Design Guidelines for the Town of Purcellville as established by the Board of Architectural Review, is derived from:
 - a) The authority granted by the Code of Virginia Section 15.2-2306, and
 - b) The Town of Purcellville Charter, Chapter 4.1

This ordinance, by including regulations of architectural features authorized by the Charter and the Code of Ordinances, does not usurp such authority.

SECTION 4.5 DN Downtown North Overlay District

1) INTENT

The Downtown North Overlay District is established for the purpose of maintaining and promoting 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.~~ The Downtown North Overlay District shall comprise Mixed Use Neighborhood Scale, Commercial Neighborhood Scale, and Institutional & Government land use types ~~as described on page 77 of comprehensive plan.~~ ^{to the west and to the east.}

2) APPLICABILITY

The standards of the Downtown North Overlay District shall apply to all areas mapped within the Downtown North Overlay District on the official zoning map. For any standards not specified for the Downtown North Overlay District, the standards of the base district shall apply.

The regulations and standards of the Downtown North Overlay District shall be further governed through the creation of subareas.

- a) Subarea 1 - areas with their primary frontage along Hatcher Ave, E Cornwell Ln, and N Brewster Ln
- b) Subarea 2 - areas with their primary frontage along 21st Street

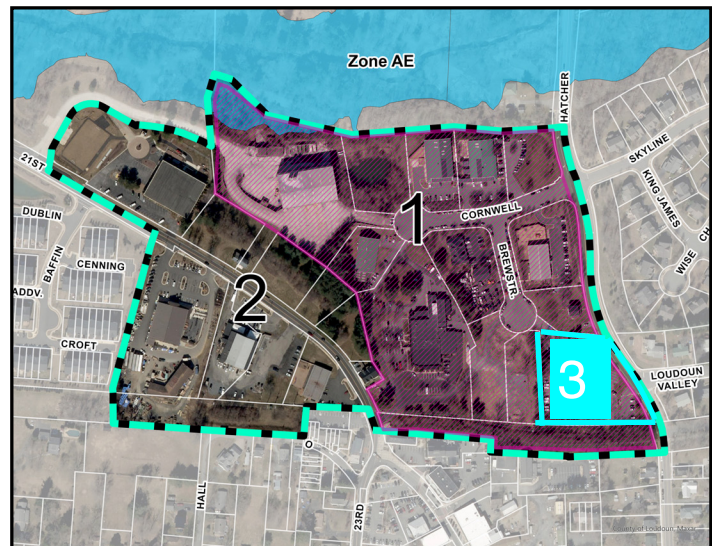


Figure 18: Map of the approximate area included in the Downtown North Overlay District. This map is not the official zoning map and should not be used to identify the zoning designation of individual properties.

3) LAND USES PERMITTED

No property shall be used for any purpose other than for such purpose permitted by the base district in which the property is located, except as modified by this section.

- a) Subarea 1 - The sites may contain a single building and use, or a group of buildings with multiple uses on single lot.
- b) Subarea 2 - Multiple uses may be permitted in a single building, arranged both vertically and horizontally, subject to the provisions of Article 5: Uses.
- c) Subarea 3 - Institutional Government area (Post Office).

CRITICAL - This picture is appropriate for downtown south Town Center but is misleading for what we have discussed for the mixed use neighborhood scale and commercial medium scale for Downtown North. We need to get an adjusted image here and perhaps use this image for Downtown South Town Center along 21st St.

4) LOT AND BULK STANDARDS

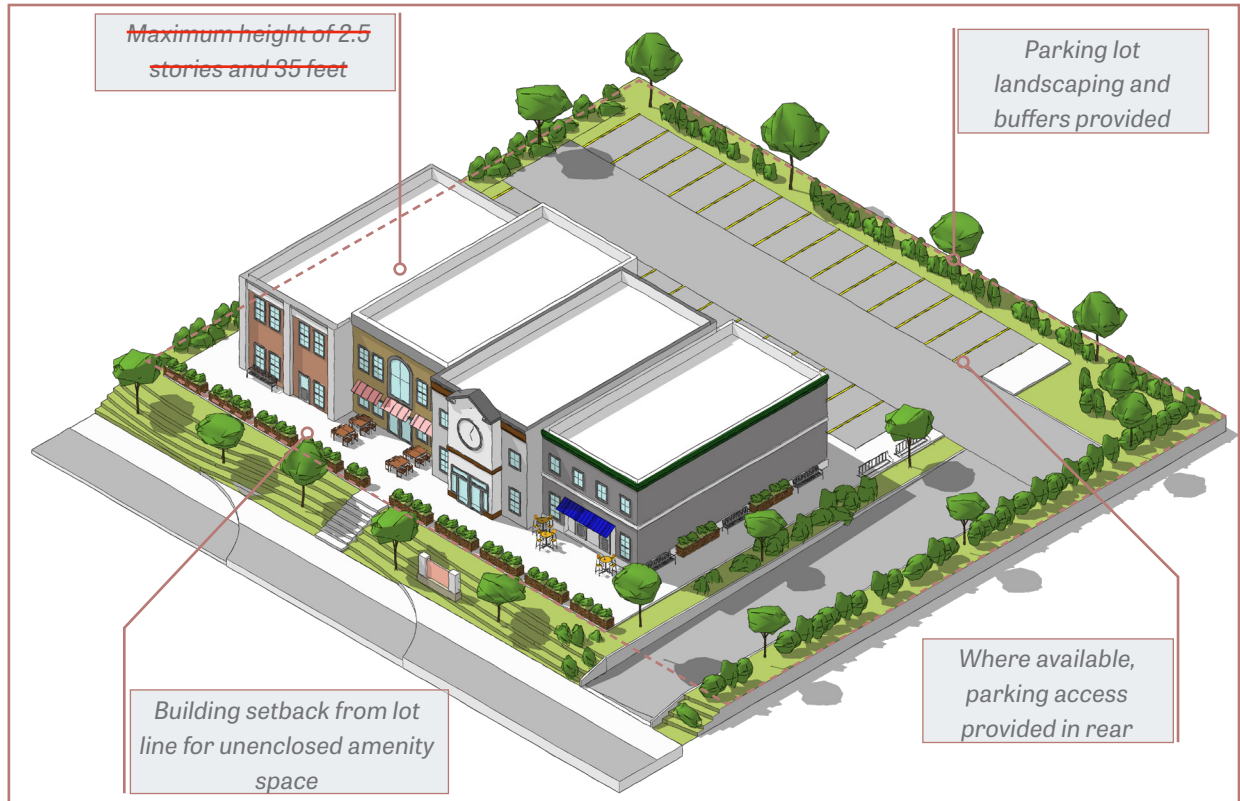


Figure 19: Diagram showing a plausible development within the DN Overlay District.

TABLE A – DN LOT AND BULK STANDARDS			
CATEGORY		PERMITTED BY-RIGHT	SPECIAL EXCEPTION/PERMIT
Lot Size			
Lot Area	Subarea 1	No minimum; 3 acres maximum	Greater than 3 acres
	Subarea 2	No minimum; 1 acre maximum	Greater than 1 acre
Lot Frontage	Subarea 1	Base district regulations shall apply	
	Subarea 2	25 foot minimum; 100 foot maximum	Greater than 100 feet
Yard Setbacks			
Front Yard Setback	Subarea 1	Base district regulations shall apply	
	Subarea 2	5 feet maximum; however, a front yard setback may be increased by up to 15 feet in depth to accommodate unenclosed amenities such as seating, bike racks, movable tables and chairs, etc.	6 to 35 feet; however, a front yard setback may be increased by up to 15 feet in depth to accommodate unenclosed amenities such as seating, bike racks, movable tables and chairs, etc.
Side Yard Setback	Subareas 1, 2	Base district regulations shall apply	
Rear Yard Setback	Subareas 1, 2	Base district regulations shall apply	
Building Standards			
Building Height	Subarea 1	Base district regulations shall apply	Special Exception and Permit regulations of base district shall apply
	Subarea 2	35 feet and 2.5 stories maximum	
Lot Coverage	Subarea 1	Base district regulations shall apply	
	Subarea 2	100 percent maximum	N/A

CRITICAL - FOR SUBAREA 3 - For IP District everywhere By right limit for plot sizes = 5 acres and by right limit for FAR = 0.20. Outside of the focus areas for Downtown South 1 and Downtown North 1 maximum ISR = 0.31; minimum OSR = 0.69 Within Downtown South 1 and Downtown North 1 Focus Areas, the by right maximum ISR = 0.65, and the by right minimum OSR = 0.35. Beyond the by-right minimum/maximum limits the developer request goes through the SUP process.

TABLE A – DN LOT AND BULK STANDARDS			
CATEGORY		PERMITTED BY-RIGHT	SPECIAL EXCEPTION/PERMIT
Floor-Area Ratio	Subarea 1	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.29	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
	Subarea 2	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.54	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
Impervious Surface Ratio	Subarea 1	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.54	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
	Subarea 2	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.64	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
Open Space Ratio	Subarea 1	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.46	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
	Subarea 2	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.36	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
Roof Pitch	Subarea 1	Flat and sloped roofs shall be permitted	The provisions may be waived if determined to be inappropriate by the Board of Architectural Review.
	Subarea 2	Flat and sloped roofs shall be permitted; however for sloped roofs, the elevation of the building along 21 st Street shall be designed such that at least 50 percent of the elevation gives the appearance of a flat roof including elements such as parapet walls and cornices	
Ground Floor Transparency		50 percent minimum	Less than 50 percent due to programmatic needs of the contained use, or reuse of an existing structure
Facade Articulation	Subarea 1	No requirement	The provisions of this section may be waived if determined to be inappropriate by the Board or Architectural Review.
	Subarea 2	30 percent minimum	

5) SITE DESIGN STANDARDS

TABLE B – DN SITE DESIGN STANDARDS		
CATEGORY	PERMITTED BY-RIGHT	SPECIAL EXCEPTION/PERMIT
Landscaping and Screening		
Tree Planting	At least one tree is planted and maintained per 40 linear ft. of lot frontage, or fraction thereof. Each tree must be located in the front yard area or within the right-of-way in front of the lot.	Less than one tree is planted and maintained per 40 linear ft. of lot frontage, or fraction thereof, due to site-specific obstacles.
Service Equipment Areas	Completely screened from view from public areas.	Not completely screened from view from public areas, due to site-specific obstacles

SECTION 4.6 DSE Downtown Southeast Overlay District

1) INTENT

The Downtown Southeast Overlay District is established for the purpose of maintaining and promoting a compact walkable commercial district, including, office, retail, services, restaurants, and industrial uses at a scale and character that is compatible with the residential character of neighboring buildings. The Downtown Southeast District serves as a transition from residential areas to the east to core of downtown to the west. The Downtown Southeast Overlay District shall comprise Mixed Use Neighborhood Scale and Institutional & Government land use types as described on page 75 of comprehensive plan.

2) APPLICABILITY

The standards of the Downtown Southeast Overlay District shall apply to all areas mapped within the Downtown Southeast Overlay District on the official zoning map. For any standards not specified for the Downtown North Overlay District, the standards of the base district shall apply.

Throughout this section distinctions are made for buildings fronting Hatcher Street, and to the north or south of Main Street.

3) LAND USES PERMITTED

No property shall be used for any purpose other than for such purpose permitted by the base district in which the property is located, except as modified by this section.

- Subarea 1** a) Mixed-use buildings that contain residential, office, and commercial uses, subject to the provisions of Article 5: Uses, shall be permitted.

Subarea 2

CRITICAL - FOR SUBAREA 3 - For IP District everywhere By right limit for plot sizes = 5 acres and by right limit for FAR = 0.20. Outside of the focus areas for Downtown South 1 and Downtown North 1 maximum ISR = 0.31; minimum OSR = 0.69 Within Downtown South 1 and Downtown North 1 Focus Areas, the by right maximum ISR = 0.65, and the by right minimum OSR = 0.35. Beyond the by-right minimum/maximum limits the developer request goes through the SUP process.

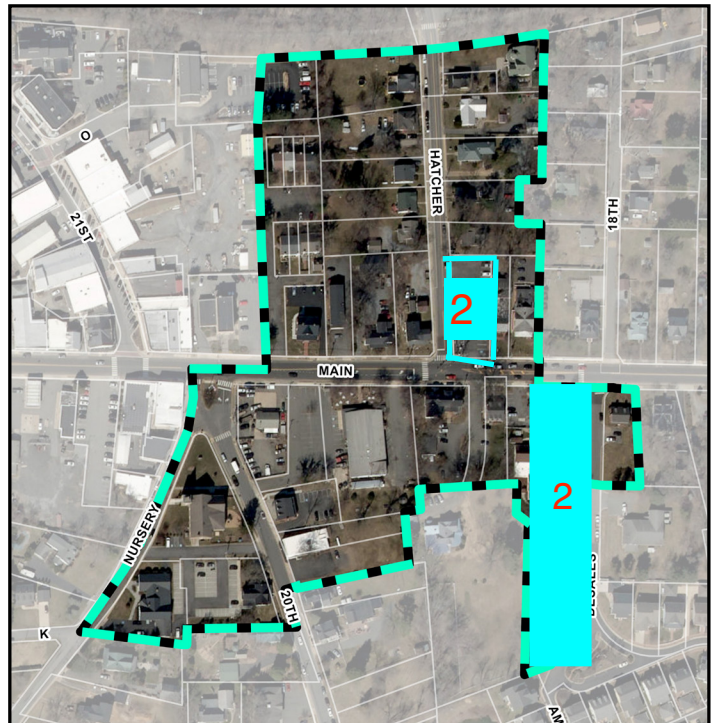


Figure 20: Map of the approximate area included in the Downtown Southeast Overlay District. This map is not the official zoning map and should not be used to identify the zoning designation of individual properties.

TABLE A – DSE LOT AND BULK STANDARDS		
CATEGORY	PERMITTED BY-RIGHT	SPECIAL EXCEPTION/PERMIT
Building Standards		
Building Height	35 feet and 2.5 stories maximum	Special Exception and Permit regulations of base district shall apply
Lot Coverage	On Hatcher St: 35 percent maximum; All other areas: 50 percent maximum	N/A
Floor-Area Ratio <i>Mixed Use Neighborhood Scale</i>	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.60	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
Impervious Surface Ratio <i>Mixed Use Neighborhood Scale</i>	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.50	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
Open Space Ratio <i>Mixed Use Neighborhood Scale</i>	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.50	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]

5) SITE DESIGN STANDARDS

TABLE B – DSE SITE DESIGN STANDARDS		
CATEGORY	PERMITTED BY-RIGHT	SPECIAL EXCEPTION/PERMIT
Landscaping and Screening		
Tree Planting	At least one tree is planted and maintained per 40 linear ft. of lot frontage, or fraction thereof. Each tree must be located in the front yard area or within the right-of-way in front of the lot.	Less than one tree is planted and maintained per 40 linear ft. of lot frontage, or fraction thereof, due to site-specific obstacles.
Service Equipment Areas	Completely screened from view from public areas.	Not completely screened from view from public areas, due to site-specific obstacles
Exterior Lighting		
Building Entrances	Lighting elements shall be provided adjacent to all entrances to a building, except for service or loading entrances.	Compliance with the provisions is not possible due to site conditions and would not comply with the Lighting provisions of Article 9. Building entrances and parking lot lighting abuts a residential district.
Parking Lots	All parking areas, including walkways between parking areas and buildings, shall be lit with pedestrian scale lighting elements. Lighting elements may be affixed to the building or freestanding and not greater than 8 feet in height.	
Signage		
Location, Size, and Type of Signage	On Hatcher Street: On premise signage may only be used to advertise the use on premise and must comply with the type, size, and locational standards of a residential district.	Corner lots with frontage on Hatcher St and another street may seek exception to provide permitted signage type within the base district.

TABLE A – DSW LOT AND BULK STANDARDS		
CATEGORY	PERMITTED BY-RIGHT	SPECIAL EXCEPTION/PERMIT
Lot Coverage	On 21 st Street - 100 percent maximum	N/A
	All other areas - subject to base district regulations	
Floor-Area Ratio	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 1.72	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
Impervious Surface Ratio	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.98	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
Open Space Ratio	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.02	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
Roof Pitch	On 21 st Street - Flat and sloped roofs shall be permitted, however for sloped roofs, the elevation of the building along 21 st Street shall be designed such that at least 50 percent of the elevation gives the appearance of a flat roof including elements such as parapet walls and cornices	The provisions may be waived if determined to be inappropriate by the Board of Architectural Review.
	All other areas - both flat and sloped roofs with a pitch of 8:12 to 12:12 shall be permitted	
Ground Floor Transparency	Minimum of 50 percent of the street-wall measured between the height of the first floor ceiling and adjacent grade.	Less than 50 percent due to programmatic needs of the contained use, or reuse of an existing structure
Facade Articulation	On 21 st Street - 30 percent minimum	The provisions of this section may be waived if determined to be inappropriate by the Board or Architectural Review.

5) SITE DESIGN STANDARDS

TABLE B – DSW SITE DESIGN STANDARDS		
CATEGORY	PERMITTED BY-RIGHT	SPECIAL EXCEPTION/PERMIT
Landscaping and Screening		
Tree Planting	At least one tree is planted and maintained per 40 linear ft. of lot frontage, or fraction thereof. Each tree must be located in the front yard area, where provided, or within the right-of-way in front of the lot.	Less than one tree is planted and maintained per 40 linear ft. of lot frontage, or fraction thereof, due to site-specific obstacles. Off-site planting and planting within the right-of-way not located in front of the lot shall be considered.
Service Equipment Areas	On 21 st Street - shall be located only in the rear of a building. All other areas - may be in the rear or side of a building.	Compliance with the provisions is not possible due to site conditions and would not comply with the Screening provisions of Article 7. In all instances, screening shall be provided to the maximum extent practicable.
	Completely screened from view from public areas, pursuant to Screening Requirements of Article 7.	

4) LOT AND BULK STANDARDS

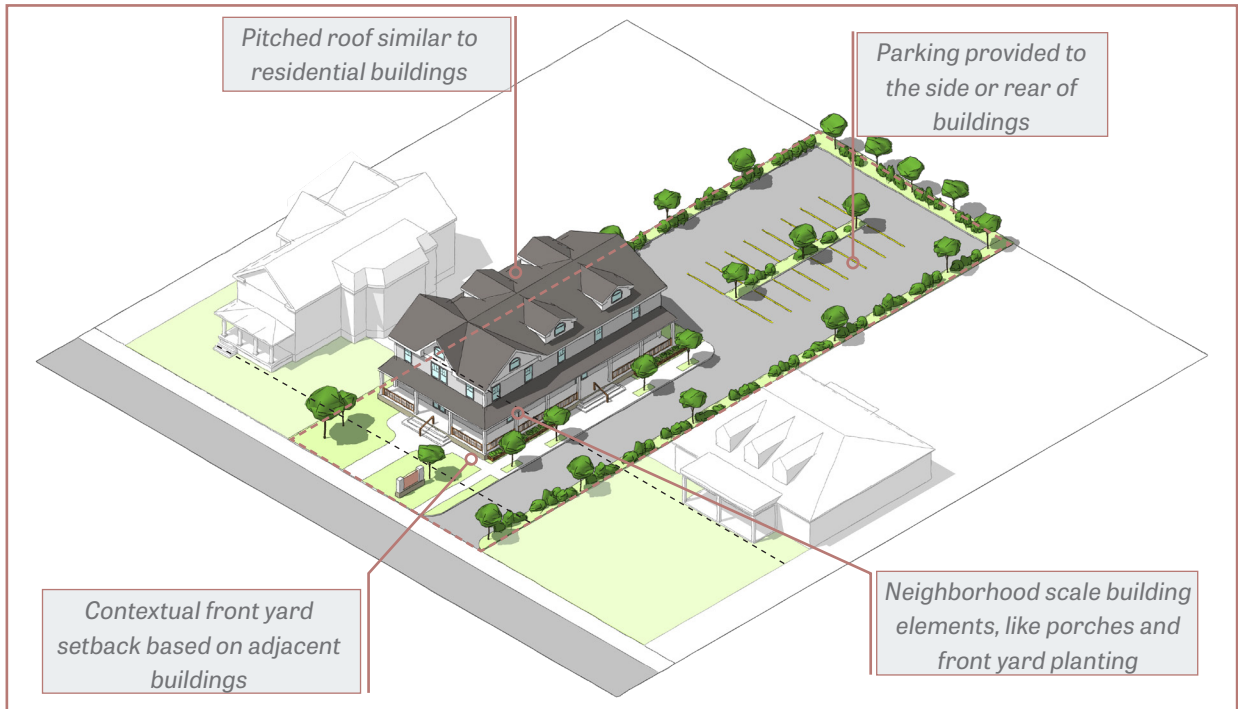


Figure 25: Diagram showing a plausible development within Subarea 1 of the EM Overlay District.

TABLE A – EM LOT AND BULK STANDARDS			
CATEGORY		PERMITTED BY-RIGHT	SPECIAL EXCEPTION/PERMIT
Lot Size			
Lot Area		No regulation is enacted. Regulations may be added by Planning Commission and Town Council.	Greater than one acre
Lot Frontage		Subject to base district regulations	Greater than 100 feet in length
Yard Setbacks			
Front Yard Setback	Subarea 1	Front yard setback shall be provided at a depth no less or greater than the adjacent lots, except that the minimum front yard setback shall be 10 feet and the maximum shall be 70 feet.	Provisions of this section may be waived if open space amenities are proposed, or the reuse of existing structures would limit the ability to comply with these provisions.
	Subarea 2	Minimum of 10 feet Maximum of 70 feet	
Side Yard Setback	Subarea 1	Minimum of 5 feet, total min. of 15 feet Minimum of 15 feet if adjacent to a residential district.	N/A
	Subarea 2	Subject to base district regulations	
Rear Yard Setback		Subject to base district regulations	
Building Standards			
Building Height		Within Catoctin Corner: 20 feet and 1.5 stories maximum Everywhere else: 35 feet and 2.5 stories maximum	Special Exception and Permit regulations of base district shall apply
Lot Coverage	Subarea 1	Maximum of 40 percent	N/A
	Subarea 2	N/A	N/A

CRITICAL - Commercial Neighborhood Scale Form Based Parameters: Maximum by right parcel size = 2.1 acres. Maximum by right FAR = 0.47. Maximum by right ISR = 0.76. Minimum by right OSR = 0.24.

CRITICAL - Commercial Medium Scale Form Based Parameters: Maximum by right parcel size = 10.85 acres. Maximum by right FAR = 0.24. Maximum by right ISR = 0.77. Minimum by right OSR = 0.23.

area of largest CNS in areas to sustain

up to 35,000 at most. See Comp Plan p.55

TABLE A – EM LOT AND BULK STANDARDS			
CATEGORY		PERMITTED BY-RIGHT	SPECIAL EXCEPTION/PERMIT
Building Footprint per Building	Subarea 1	Building footprint shall not exceed 15,000 square feet 10000	Building footprints in excess of 15,000 up to 13500 may be permitted by Special Exception
	Subarea 2	Building footprint shall not exceed 15,000 square feet	Building footprints in excess of 15,000 may be permitted by Special Exception
Floor-Area Ratio	Subarea 1	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.47	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
	Subarea 2	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.24	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
Impervious Surface Ratio	Subarea 1	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.76	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
	Subarea 2	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.77	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
Open Space Ratio	Subarea 1	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.24	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
	Subarea 2	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.] 0.23	[No regulation is enacted. Regulations may be added by Planning Commission and Town Council.]
Roof Pitch		Flat and sloped roofs shall be permitted, however where flat roofs are provided, the parapet walls of all elevations of a building shall be designed to provide the appear of a sloped roof with a pitch of 5:12 or greater.	The provisions may be waived if determined to be inappropriate by the Board of Architectural Review.
Ground Floor Transparency		On Main Street - Minimum of 25 percent	Less than 25 percent due to programmatic needs of the contained use, or reuse of an existing structure
Facade Articulation		On Main Street - No streetwall shall exceed a maximum length of 100 feet	Provisions of this section may be waived if unique lot features are present that limit the location and configuration of the building

5) SITE DESIGN STANDARDS

TABLE B – EM SITE DESIGN STANDARDS		
CATEGORY	PERMITTED BY-RIGHT	SPECIAL EXCEPTION/PERMIT
Landscaping and Screening		
Tree Planting	At least one tree is planted and maintained per 40 linear ft. of lot frontage, or fraction thereof. Each tree must be located in the front yard area, where provided, or within the right-of-way in front of the lot.	Less than one tree is planted and maintained per 40 linear ft. of lot frontage, or fraction thereof, due to site-specific obstacles. Off-site planting and planting within the right-of-way not located in front of the lot shall be considered.
Service Equipment Areas	Shall not be located within 100 feet of Main Street or Maple Avenue.	Compliance with the provisions is not possible due to site conditions and would not comply with the Screening provisions of Article 8. In all instances, screening shall be provided to the maximum extent practicable.
	Completely screened from view from public areas, pursuant to Screening Requirements of Article 8.	

SECTION 4.10 HW Hirst West Overlay District

1) INTENT

The purpose of the Hirst West district is to encourage opportunities for new light industrial and business infill development to compliment existing light industrial and business uses in the district through enhanced building design and landscaping standards. Uses that have characteristics likely to produce serious adverse effects within or beyond the limits of the district, in accordance with the purposes and goals of the comprehensive plan, should be prohibited. Attention should be paid to preserving green space along Catoctin Creek. The Hirst West Overlay District shall comprise the Industrial Business land use type as described on page 69 of comprehensive plan.

2) APPLICABILITY

The standards of the Hirst West Overlay District shall apply to all areas mapped within the Hirst West Overlay District on the official zoning map. For any standards not specified for the Hirst West Overlay District, the standards of the base district shall apply.

3) LAND USES PERMITTED

No property shall be used for any purpose other than for such purpose permitted by the base district in which the property is located.

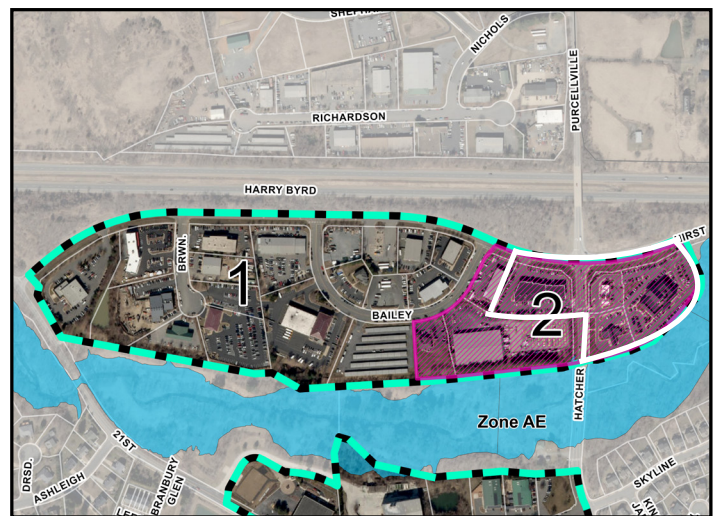


Figure 28: Map of the approximate area included in the Hirst West Overlay District. This map is not the official zoning map and should not be used to identify the zoning designation of individual properties.

CRITICAL - Distinguish Hirst West 1 from Hirst West 2 and add in the following form based parameters for Hirst West 1. Minimum by right lot size = 1.5 acres. Maximum by right FAR = 0.4. Maximum by right ISR = 0.80. Minimum by right OSR = 0.20. (FOR BOTH HIRST WEST 1 and IB AREAS TO SUSTAIN)

SECTION 4.11 WE West End Overlay District

1) INTENT

The West End regulations are intended to encourage a small-scale, diverse, walkable commercial area that acts as a destination for western Loudon County and a transition between the rural countryside and the town environment. The West End Overlay District shall comprise the Mixed Use Neighborhood Scale land use type as described on page 73 of comprehensive plan.

2) APPLICABILITY

The standards of the West End Overlay District shall apply to all areas mapped within the West End Overlay District on the official zoning map. For any standards not specified for the West End Overlay District, the standards of the base district shall apply.

Throughout this section distinctions are made for buildings located north or south of Main Street.



Figure 30: Map of the approximate area included in the West End Overlay District. This map is not the official zoning map and should not be used to identify the zoning designation of individual properties.

3) LAND USES PERMITTED

Within the West End Overlay District, the use regulations of the base district, except for areas zoned IP Institutional Uses, shall not apply. The permitted uses within the West End Overlay District are as follows:

TABLE A – TABLE OF USES		
USE	PERMITTED (P)	SPECIAL PERMIT USE (SUP)
Accessory buildings and uses	X	
Adult care center	X	
Automated teller machine (ATM), accessory	X	
Bed and breakfast	X	
Brewery, winery or distillery	X	
Bus shelter	X	
Catering	X	
Child care, commercial	X	
Clinic, urgent care	X	

SECTION 4.13 AR Architectural Review Overlay District

SUBSECTION 4.13.1 PURPOSE

In addition to the regulations of this zoning ordinance, special review and approval by the Board of Architectural Review may be required as established by the Town of Purcellville Code of Ordinances.

SUBSECTION 4.13.2 APPLICABILITY

- 1) The Architectural Review Overlay District shall apply to all buildings located within or partially within the Architectural Overlay District as mapped on the Official Zoning Map of the Town of Purcellville.
- 2) The Architectural Review Overlay District shall apply to any building located within or partially within the Architectural Overlay District as mapped on the Official Zoning Map of the Town of Purcellville that satisfies one or more of the following criteria:
 - a) Any lot, parcel, or area of land in the town that is zoned other than for residences;
 - b) The building, lot, parcel or area of land within any area zoned for residences which is used for other than residences;
 - c) The building, lot, parcel or area of land within any area zoned for residences which is the subject of an application for a special use permit, special exception or building involving any such other use;
 - d) The building is located on a lot that abuts the Historic Corridor as described in Subsection Subsection 4.13.3 or as mapped on the Official Zoning Map of the Town of Purcellville.

SUBSECTION 4.13.3 HC HISTORIC CORRIDOR OVERLAY DISTRICT

- 1) Intent **CRITICAL - ADD IN SOME VERSION OF THE HISTORIC PRESERVATION OVERLAY DISTRICT DESIGNED TO PREVENT DEMOLITION OF HISTORIC RESOURCES WITH LIGHTEST POSSIBLE TOUCH TO FULFILL COMP PLAN HISTORICAL RESOURCES SECTION (pp. 87-89, especially recommendation 1 on p.87)**

The historic corridor overlay district is intended to implement the Purcellville comprehensive plan goals of protecting the town's unique historical and architectural character, ensuring that new development is in keeping with the small-town character of Purcellville, encouraging aesthetic treatment along the entrances to town to provide an attractive entry into the historic town core, and promoting tourism and visitor opportunities through historic preservation and Main Street revitalization, all of the foregoing being deemed to advance and promote the public health, safety and welfare of the citizens of Purcellville and its visitors.

- 2) Applicability

The historic corridor overlay district is created to conserve elements of the Town's historic character and in accordance with Section 15.2-2306 of the 1950 Code of Virginia, as amended, to preserve and protect corridors: (i) along arterial streets or highways designated as such pursuant to Title 33.1 of the Virginia Code found by the town council to be significant routes of tourist access to the town; (ii) to historic landmarks as may be established by the Virginia Board of Historic Resources and any other buildings or structures within the town having an important historic, architectural or cultural interest and any historic areas within the town as defined by Virginia Code § 15.2-2201; or (iii) to designated historic landmarks, buildings, structures or districts in any contiguous locality.

An historic corridor overlay district may be established over any basic zoning district and/or any other overlay district, and upon the highways and their rights-of-way identified in paragraph 2b (the "HC streets"), regardless of whether such HC streets are otherwise within a zoning district.

CRITICAL - REMOVE PDH AS A CONCEPT FROM THE ZONING ORDINANCE UNLESS WE GET INFORMATION INDICATING THAT THERE IS ANY NECESSITY TO RETAIN THE PDH FOR LEGAL REASONS. THE COMPREHENSIVE PLAN MAKES NO CASE FOR OR ASPIRATION REQUIRINGPDH.

~~Planned Developments~~

~~Article~~

~~4~~

~~Article 5: Planned Development Housing Districts~~

~~SECTION 5.1 PURPOSE OF THE DISTRICT~~

~~The purpose of the Planned Development Housing (PDH) district is to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to ensure ample provision and efficient use of open space to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of affordable housing and otherwise implement the stated purpose and intent of this ordinance.~~

~~To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 8: Administration and Procedures.~~

~~SECTION 5.2 USES~~

~~SUBSECTION 5.2.1 PERMISSIBLE USES~~

~~A building or land in this district shall be used only in accordance with Article 6: Use regulations.~~

~~SUBSECTION 5.2.2 USE LIMITATIONS~~

- ~~1) All secondary uses shall be in conformance, as to location and size, with the adopted comprehensive plan for the area in which the property is located.~~
- ~~2) All uses shall conform to the standards set forth in Article 5, Section 1: Use regulations.~~
- ~~3) All uses shall comply with the additional standards set forth in Article 11: Performance standards and Article 15, Subsection 15.12.3: Development plan standards for all PDH Districts.~~
- ~~4) All uses submitted as secondary uses individually or as a group shall comply with the standards prescribed by Article 15, Section 15.5: Special Use permit and Article 15, Section 15.2: Special exceptions. If these uses are not designated on an approved development plan, an amendment to the development plan will be required.~~
- ~~5) All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the final development plan as provided for in Article 15, Subsection 15.12.3: Procedures for review and approval of all PDH districts.~~
- ~~6) Secondary uses of a commercial and office nature shall require a minimum district size of five acres.~~
- ~~7) Secondary uses of a commercial nature except office uses shall be designed to serve primarily the needs of the residents of the planned development in which they are located; and such uses, including offices, shall be designed so as to maintain and protect the residential character of the planned development and adjacent residential neighborhoods as well. In order to accomplish these purposes.~~

- ~~a) Commercial and office uses shall be conducted within a completely enclosed building with no outside display.~~
- ~~b) When located within the same building as residential uses, commercial and office uses shall be limited to the lowest two floors.~~
- ~~c) The maximum total land area, including all at grade off-street parking and loading areas in connection therewith, devoted to commercial and office uses shall be as follows:~~

~~For each district PDH-1 through PDH-3, PDH-5, PDH-8 and PDH-15: 50 square feet of commercial space per dwelling unit but not to exceed a total area of 10,000 square feet.~~

- ~~8) Signs shall be permitted only in accordance with the provisions of Article 12: Sign regulations. Parking and off-street loading facilities shall be provided in accordance with Article 10:~~
- ~~9) Veterinary clinics shall be within a completely enclosed building, such building being adequately soundproofed and constructed so there will be no emission of odor or noise detrimental to other property in the area.~~

~~SECTION 5.3 LOT SIZE REQUIREMENTS.~~

- ~~1) Minimum district size: Five acres and only when the purpose and intent and all the standards and requirements of the PDH district can be satisfied.~~
- ~~2) Minimum lot area: No requirement for each use or building provided that a privacy yard having a minimum area of 200 square feet, shall be provided on each single-family dwelling unit lot unless waived by the town council in conjunction with the approval of a development plan.~~
- ~~3) Minimum lot width: No requirement for each use or building.~~

~~SECTION 5.4 BULK REGULATIONS.~~

~~The maximum building height, minimum yard requirements and maximum floor area ratio shall be controlled by the standards set forth in Article 15, Subsection 15.12.6: Development plans, standards for all PDH districts.~~

~~SECTION 5.5 MAXIMUM DENSITY.~~

- ~~1) For purposes of computing density, the PDH district is divided into subdistricts in which the residential density is limited as set forth below:~~

TABLE A – PDH DISTRICT DENSITY	
Subdistrict	Density
PDH-1	1 dwelling unit per acre
PDH-2	2 dwelling units per acre
PDH-3	3 dwelling units per acre
PDH-5	5 dwelling units per acre
PDH-8	8 dwelling units per acre
PDH-15	15 dwelling units per acre

- ~~2) The town council, may at its discretion, increase the maximum number of units in a PDH district in accordance with and when the conceptual and final development plan includes one or more of the following, but in no event shall such an increase be permitted when such features were used to meet the development criteria in the adopted comprehensive plan and the minimum requirements for the applicable district and in no event shall the total number of dwellings exceed 125 percent of the district maximum density.~~

- ~~a) Design features, amenities, open space and/or recreational facilities in the planned development which in the opinion of the town council are features which achieve an exceptional and high quality development—As determined by the town council but not to exceed five percent.~~
- ~~b) Preservation and restoration of buildings, structures, or premises which have historic or architectural significance—As determined by the town council but not to exceed five percent.~~
- ~~c) Development of the subject property in conformance with the comprehensive plan with a less intense use or density than permitted by the current zoning district—As determined by the town council but not to exceed five percent.~~

~~SECTION 5.6 OPEN SPACE.~~

- ~~1) The following minimum open space shall be provided in each PDH district:~~

TABLE B – PDH DISTRICT DENSITY	
Subdistrict	Open Space
PDH-1	25 percent of the gross area
PDH-2	20 percent of the gross area
PDH-3	20 percent of the gross area
PDH-5	35 percent of the gross area
PDH-8	25 percent of the gross area
PDH-15	35 percent of the gross area

- ~~2) As part of the open space to be provided in accordance with the provisions of paragraph 1. above, there shall be a requirement to provide developed recreational facilities in all PDH districts. Such requirements shall be based on a minimum expenditure of \$300.00 per dwelling unit for such facilities, and either the facilities shall be provided by the developer in conformance with the approved final development plan, or the cash shall be provided for such facilities in conformance with a duly executed public improvements agreement.~~

~~SECTION 5.7 ADDITIONAL REGULATIONS.~~

- ~~1) Refer to Article 15: Administration and Procedures for standards and development plan regulations.~~