

# Purcellville, VA

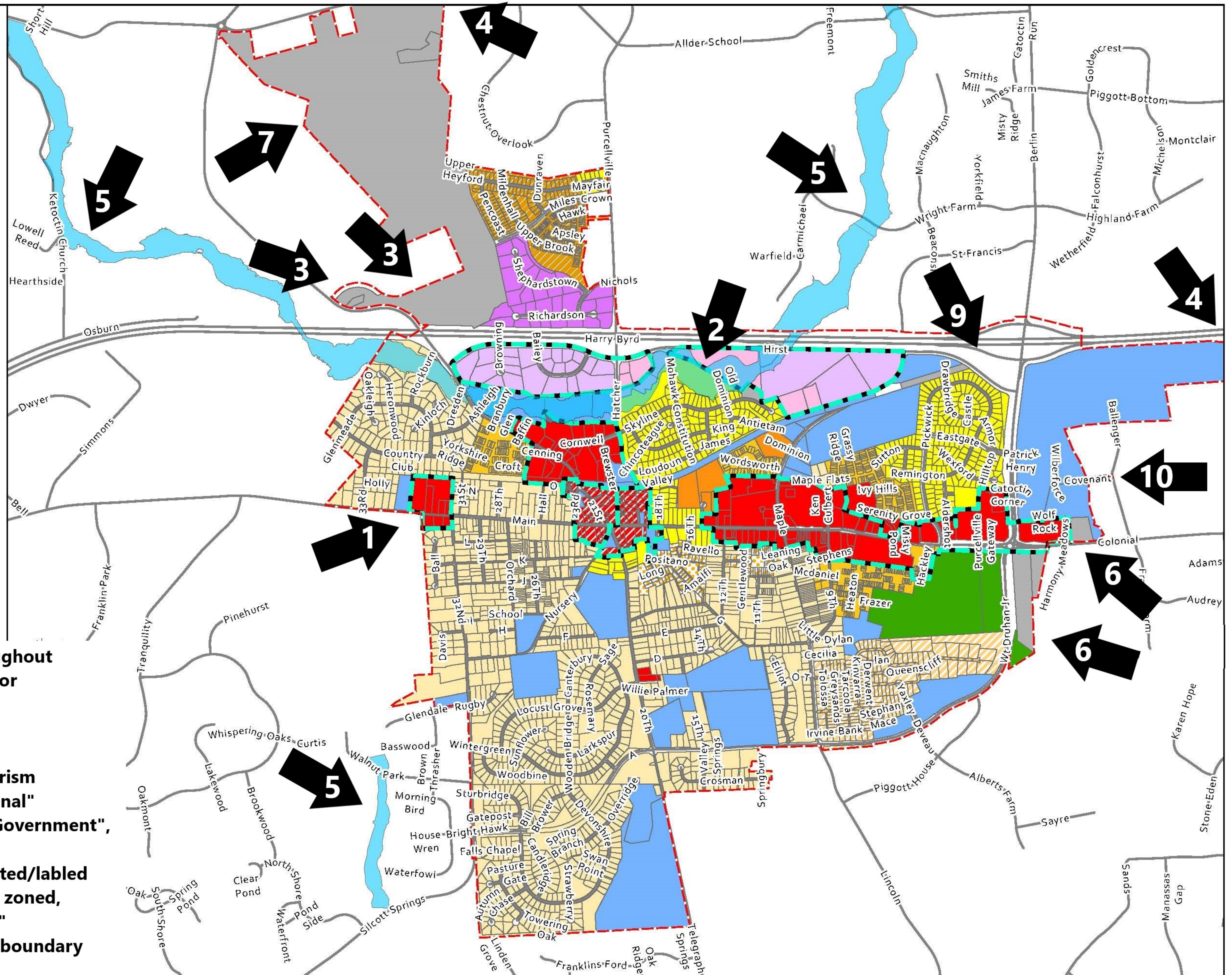
## Draft Zoning Map for Review

### Zoning District

- R-2, Single-Family
- R-3, Duplex Residential
- R-8, Townhouse Residential
- R-15, Apartment Residential
- C-1, Professional Office
- C-4, Mixed-Use Neighborhood Scale
- MC, Mixed Commercial
- CM-1, Local Service Industrial
- M-1, Limited Industrial
- IP, Institutional and Public Use
- AC, Agricultural Commercial
- X, Transitional
- PDH-2, Planned Development Housing
- PDH-5, Planned Development Housing
- PDH-8, Planned Development Housing

- Streets
- Overlay Districts
- Floodplain Overlay - AE
- Boundary

1. Historic Corridor Overlay missing throughout
2. Floodplain overlay distorting zoning color
3. Town Boundaries correctly updated
4. Clipped/missing portions of Town
5. Extraneous portions of flood mapping
6. Comp Plan depicts as "Agricultural Tourism Commercial, currently zoned "X, Transitional"
7. Comp Plan depicts as "Institutional & Government", currently zoned "X, Transitional"
8. Overlay Districts are not individually listed/labeled
9. ROW now depicted as white/non-Town zoned, previously grey similar to "X, Transitional"
10. Street name partially obscuring Town boundary

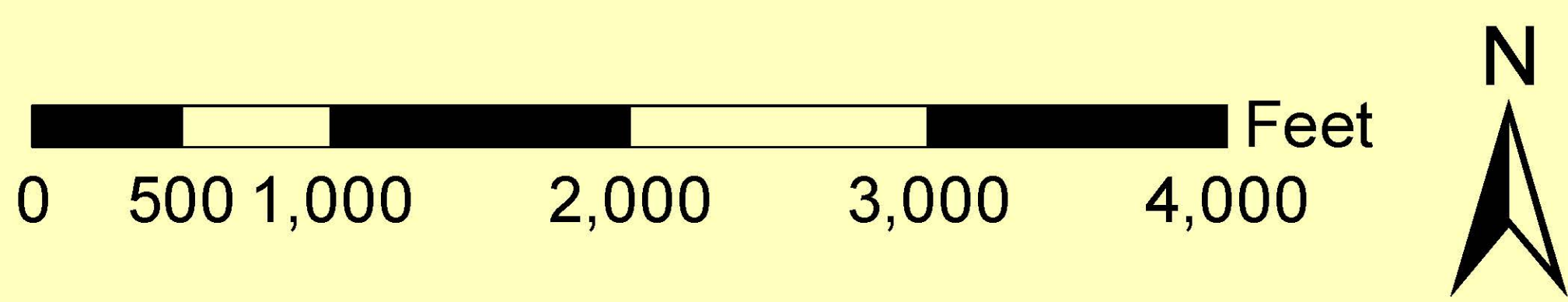




# Official Zoning Map

## Legend

- Boundary
  - Floodplain Overlay District
  - Historic Corridor Overlay District
  - Proffered Rezoning
  - Streets
- ### Zoning District
- R-2, Single-Family Residential
  - R-3, Duplex Residential
  - R-8, Townhouse Residential
  - R-15, Apartment Residential
  - R-3A, Historic Office/Residential
  - C-1, Office Commercial
  - MC, Mixed Commercial
  - C-4, Central Commercial
  - CM-1, Local Service Industrial
  - M-1, Limited Industrial
  - PDH-2, Planned Development Housing
  - PDH-5, Planned Development Housing
  - PDH-8, Planned Development Housing
  - AC, Agricultural Conservancy/Commercial
  - IP, Institutional and Public Use
  - X, Transitional



This Official Zoning Map is updated as necessary and reflects zoning as of the date of publication.

Publication Date: March 30, 2018

Last Amended: January 24, 2017, Last Revised: March 30, 2018

For information on zoning for specific properties in the Town, please contact the Department of Community Development.

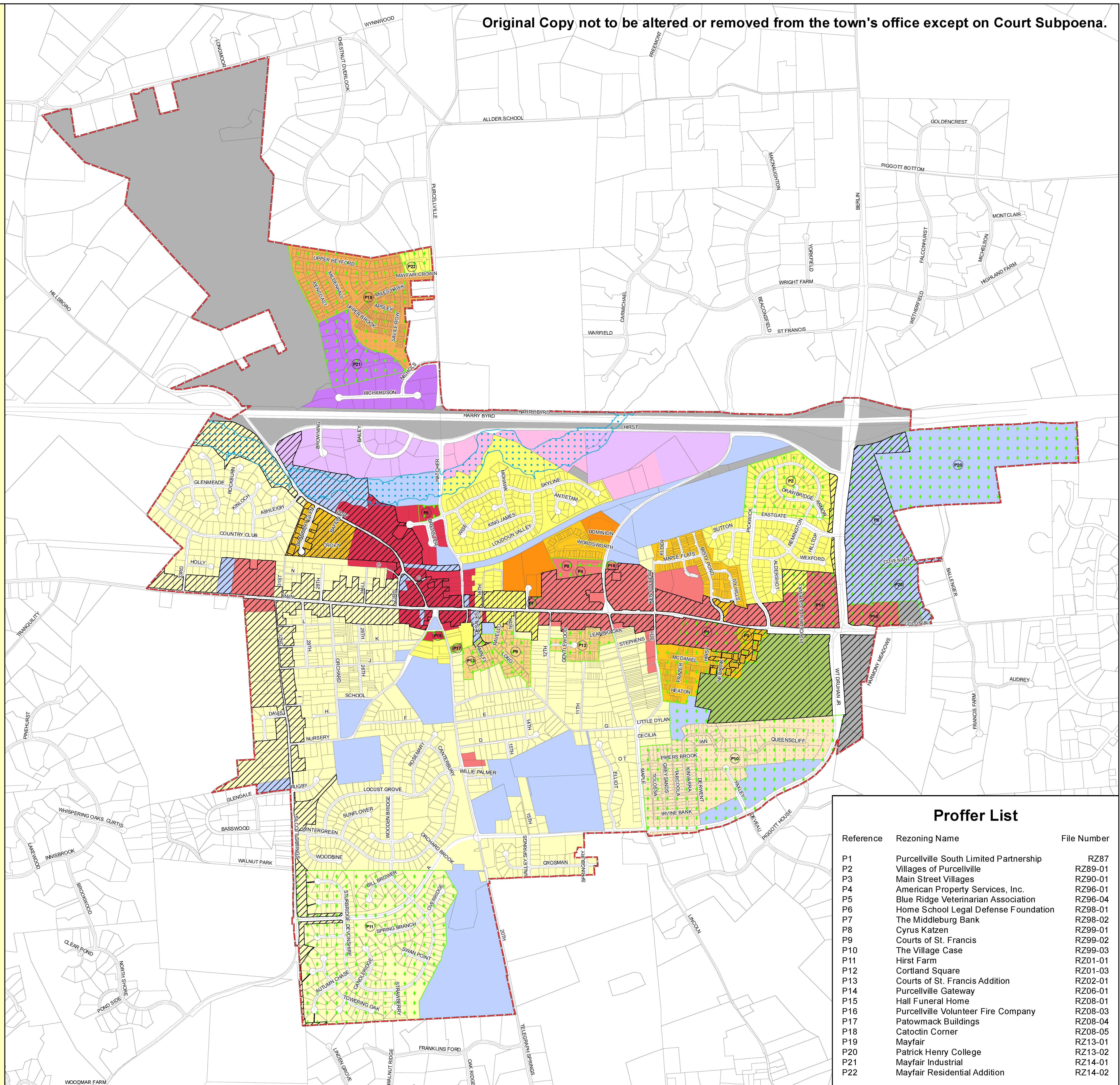
Disclaimer: The Town of Purcellville is not responsible for loss, if any, resulting from the use of this map or related data. Although this is displayed as the official town representation of zoning, property surveys should be referenced for the precise location of parcel lines and zoning boundaries.

Map created by:  
Town of Purcellville  
Department of Community Development  
221 S. Nursery Ave  
Purcellville, VA 20165

Mapping Standards:  
Coordinate System = NAD83 HARN State Plane Virginia North  
Projection = Lambert Conformal Conic  
Map Units = Feet

Path: X:\GIS\Mapa\PLANNING\OFFICIAL\2018\_03\_30 Update\2018\_03\_30\_Official\_Zoning\_36\_x\_48.mxd

Original Copy not to be altered or removed from the town's office except on Court Subpoena.



## Proffer List

Reference	Rezoning Name	File Number
P1	Purcellville South Limited Partnership	RZ87
P2	Villages of Purcellville	RZ89-01
P3	Main Street Villages	RZ90-01
P4	American Property Services, Inc.	RZ96-01
P5	Blue Ridge Veterinarian Association	RZ96-04
P6	Home School Legal Defense Foundation	RZ98-01
P7	The Middleburg Bank	RZ98-02
P8	Cyrus Katzen	RZ99-01
P9	Courts of St. Francis	RZ99-02
P10	The Village Case	RZ99-03
P11	Hirst Farm	RZ01-01
P12	Cortland Square	RZ01-03
P13	Courts of St. Francis Addition	RZ02-01
P14	Purcellville Gateway	RZ06-01
P15	Hall Funeral Home	RZ08-01
P16	Purcellville Volunteer Fire Company	RZ08-03
P17	Patowmack Buildings	RZ08-04
P18	Catocin Corner	RZ08-05
P19	Mayfair	RZ13-01
P20	Patrick Henry College	RZ13-02
P21	Mayfair Industrial	RZ14-01
P22	Mayfair Residential Addition	RZ14-02



