

A-C

Article 4, Section 15. - Agricultural conservancy/commercial zoning district (A-C District).

*15.1 Purpose of the district.*

This district is designed:

1. to accommodate and encourage the continuation of agricultural uses within the town,
2. to permit clustered single-family residential development,
3. to permit certain low-intensity non-residential uses that would maintain the majority of open space in these areas, and
4. to accommodate uses that would complement and enhance the historic character of the town.

It is intended that uses in this district will be designed in a manner that:

5. Conserves open land around the town's periphery, including those areas containing historic resources or sensitive natural features such as woodlands, prime farmland, steep slopes, streams, floodplains and wetlands, by setting them aside from development;
6. Promotes agricultural and equestrian uses; Protects productive agricultural soils for continued or future agricultural use and conserves blocks of land large enough to allow for efficient farm operations;
7. Reduces erosion and sedimentation by the retention of existing vegetation;
8. Provides for the maintenance of open land within the town which can help to provide opportunities for recreation, protect scenic and historic views, minimize the visual impact of new development from existing roads, and preserve the historic rural setting surrounding the town;
9. Promotes a traditional development pattern that is compatible with the existing historic character of the town and which is connected to the existing fabric of the town; and
10. Provides greater design flexibility and efficiency in the siting of infrastructure, including the opportunity to reduce street lengths, utility runs, and the amount of paving.
11. Provides for commercial development compatible with agricultural and horticultural uses to serve as a transition toward more dense commercial development within the town.

USE	A-C EXISTING	A-C PROPOSED	COMMENTS
<b>Accessory buildings and uses</b>		X	Remains permitted (see <i>Accessory uses and structures customarily...</i> ).
<b>Accessory uses and structures customarily appurtenant to a permitted or approved special exception use...</b>	X		Remains permitted as <i>Accessory buildings and uses</i> .
<b>Agriculture, including crop farms, horse farms, livestock farms, but</b>	X		Remains permitted as <i>Agriculture/Horticulture</i> .

USE	A-C EXISTING	A-C PROPOSED	COMMENTS
excluding hog and poultry farms, commercial stockyards and feed lots			
<b>Agriculture/Horticulture</b>		X	Remains permitted (see <i>Agriculture, including crop farms, horse farms, livestock farms...</i> ). Supported by Purposes #1, 5, 6 & 8.
<b>Animal hospital</b>	SUP		Now permitted as <i>Veterinary clinic</i> .
<b>Art gallery, craft gallery or similar</b>	X		Use deleted. Now included in <i>Community and cultural facilities</i> in the MC, C-4 and IP districts.
<b>Assisted living facility &lt; 9 individuals</b>		X	Permitted because § 15.2-2291 of the <i>Code of Virginia</i> requires <i>Assisted Living Facilities</i> housing 1-8 individuals to be treated the same as a single family dwelling which is permitted in this district.
<b>Bakery</b>	X		Use deleted. Now included in <i>Food production, retail</i> in the MC and C-4 districts.
<b>Bed &amp; Breakfast</b>		X	Remains permitted (see <i>Bed and breakfast facility</i> ). Supported by Purposes #3 & 11.
<b>Bed and breakfast facility</b>	X		Remains permitted as <i>Bed &amp; Breakfast</i> .
<b>Brewery, winery &amp; distillery provided such facilities are open to the public</b>		X	Remains permitted (see <i>Winery, with related retail sales</i> ). Supported by Purposes #3 & 11.
<b>Bus shelters</b>		X	Added as a permitted use. A policy of the comprehensive plan is to “encourage and support transit systems and facilities to reduce energy, protect the environment, and maintain Town character and quality of life” (pg. 96), and <i>Bus Shelters</i> would only be permitted subject to use regulations limiting their placement to arterial and collector roads (e.g. Main Street, N. 21 <sup>st</sup> Street, A Street, etc.) as displayed on page 41 of the <i>Townwide Transportation Plan</i> . <i>Bus Shelters</i> <u>could not</u> be placed on small local streets.
<b>Catering</b>	X	X	Remains permitted. Supported by Purposes #3 & 11.
<b>Cemetery</b>	SUP		Use deleted; now a SUP in the IP Institutional and Public Use District which has been created for such uses.
<b>Child care, residential</b>		X	Added as a permitted use. Permitted because § 15.2-2292 of the <i>Code of Virginia</i> requires child care within residences serving 1-5 children to be treated the same as a single family dwelling which is permitted in this

USE	A-C EXISTING	A-C PROPOSED	COMMENTS
			district. NOTE: Effective July 1, 2016, § 15.2-2292 will reduce the maximum number of children from 5 to 4.
<b>Churches and other places of worship</b>	X		Use deleted; now a permitted use in the IP District which has been created for such uses.
<b>Commercial recreation facility, indoor</b>	SUP		Remains a SUP as <i>Recreation facilities, commercial indoor...</i>
<b>Commercial recreation facility, outdoor</b>	SUP		Remains a SUP as <i>Recreation facilities, commercial outdoor...</i>
<b>Communication Tower</b>		SUP	Added as a SUP because they are necessary to provide wireless telecommunications and other communications services for the Town and surrounding area.
<b>Community garden</b>		X	Remains permitted (see <i>Public or parks, without lighted playing fields; community gardens</i> ). Supported by Purpose #1.
<b>Community utility facility, provided any such facility is located on public property</b>	SUP		Remains a SUP as <i>Public utilities, major</i> ; Now permitted as <i>Public utilities, minor</i> .
<b>Conference center</b>	SUP		Use deleted. <i>Hotel or Motel</i> in C-1, MC & C-4 may serve a similar purpose.
<b>Conservancy Subdivision</b>	X	X	Remains permitted. Supported by Purpose #2.
<b>Corporate Retreat</b>	SUP		Use deleted. <i>Hotel or Motel</i> in C-1, MC & C-4 may serve a similar purpose.
<b>Country Inn</b>	X	X	Remains permitted. Supported by Purposes #3 & 11.
<b>Cultural center, including only museums and botanical gardens of historic, cultural, scientific or educational interest</b>	SUP		Use deleted. Now included in <i>Community and cultural facilities</i> in the MC, C-4 and IP districts.
<b>Dwelling, accessory</b>		SE	Added as a special exception because they are available to <i>Dwelling, single family detached</i> lots in other districts, and there is no apparent reason to place extra restrictions on their use in this district. Supported by Purpose #2.
<b>Dwelling, single family detached</b>		X	Added as a permitted use because they are required in order to make use of <i>Conservancy Subdivision</i> . Supported by Purpose #2.
<b>Dwelling, single family detached</b>		X	Remains permitted (see <i>Single-family detached farmhouse...</i> ). Supported

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farmhouse			by Purposes #1-2.
Eating establishment		X	Remains permitted (see <i>Eating establishments...4,000 square feet or less...</i> ) and would also include <i>Eating establishment...greater than 4,000 square feet...</i> because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use. Supported by Purposes #3 & 11.
Eating establishment, sit-down or carry out, 4,000 square feet or less of gross floor area	X		Remains permitted as <i>Eating establishment</i> .
Eating establishment, sit-down or carry out, greater than 4,000 square feet of gross floor area.	SUP		Now permitted as <i>Eating establishment</i> .
Equestrian facilities, indoor or unlighted outdoor, non-spectator	X		Now either a permitted use as <i>Equestrian facilities, residential</i> or a SUP as <i>Equestrian facilities, commercial</i> .
Equestrian facilities, lighted outdoor and/or spectator	SUP		Remains a SUP as <i>Equestrian facilities, commercial</i> .
Equestrian facilities, commercial		SUP	Remains a SUP (see <i>Equestrian facilities, lighted outdoor and/or spectator</i> ). Supported by Purpose #6.
Equestrian facilities, residential		X	Remains permitted (see <i>Equestrian facilities, indoor or unlighted outdoor, non-spectator</i> ). Supported by Purpose #6.
Farm and Community markets		X	Remains permitted (see <i>Farm market...</i> ). Supported by Purposes #1, 3 & 11.
Farm co-op	X		Now a SUP as <i>Farm equipment &amp; supply, sales and service</i> .
Farm equipment & supply, sales and service		SUP	Remains a SUP (see <i>Farm machinery sales and service</i> and <i>Farm supply and service establishments...</i> ). Supported by Purposes #3 & 11.
Farm machinery sales and service	SUP		Remains a SUP as <i>Farm equipment &amp; supply, sales and service</i> .
Farm market, subject to the use limitations of section 15.9	X		Remains permitted as <i>Farm and Community markets</i> .
Farm supply and service establishments, implement sales,	SUP		Remains a SUP as <i>Farm equipment &amp; supply, sales and service</i> .

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<b>rental and service, feed and seed store, including custom milling of grain and feed</b>			
<b>Group homes</b>		X	Permitted because § 15.2-2291 of the <i>Code of Virginia</i> requires <i>Group Homes</i> housing 1-8 individuals to be treated the same as a single family dwelling which is permitted in this district.
<b>Health club or fitness center</b>	SUP		Use deleted. Now included in <i>Fitness center</i> in the C-1, MC, C-4, CM-1 and M-1 districts.
<b>Home occupation</b>	X	X	Remains permitted.
<b>Horticulture and plant nurseries...; vineyards, and commercial greenhouses with on-site wholesale and/or retail sales</b>	X		Remains permitted as <i>Agriculture/Horticulture</i> .
<b>Ice Cream shop</b>	X		Use deleted. Now included in <i>Food production, retail</i> in the MC and C-4 districts.
<b>Kennel</b>		SUP	Added as a SUP; <i>Kennels</i> are currently proposed as a SUP in any district where <i>Veterinary clinic</i> is proposed as a permitted use. Supported by Purposes #3 & 11.
<b>Lawn mower, yard and garden equipment, rental, sales and service</b>	SUP		Use deleted. Now included in <i>Construction/landscaping equipment and supply sales and service</i> in the MC, C-4, CM-1 and M-1 districts.
<b>Library, public or private</b>	X		Use deleted. Now permitted in the IP District which has been created for such uses.
<b>Lighted Sports Fields</b>		SUP	Remains a SUP (see <i>Public parks, with lighted playing fields</i> ). Supported by Purposes #5 & 8.
<b>Nature Preserve</b>		X	Remains permitted (see <i>Nature preserve,...</i> ). Supported by Purposes #5 & 8.
<b>Nature preserve, such as wildlife sanctuary or conservation area, arboretum, or botanical garden, but not a petting zoo</b>	X		Remains permitted as <i>Nature preserve</i> .
<b>Nursery</b>	X		Remains permitted as <i>Agriculture/Horticulture</i> .
<b>Offices, professional, business or</b>	X		Use deleted. Now included in <i>Offices</i> in the C-1, MC, C-4, CM-1 and M-1

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<b>administrative</b>			districts.
<b>Parks</b>		X	Remains permitted (see <i>Public or parks, without lighted playing fields...</i> and <i>Public parks and public recreational facilities, unlighted</i> ). Supported by Purposes #5 & 8.
<b>Pet farm</b>	SUP		Now permitted as <i>Petting Farm</i> .
<b>Petting Farm</b>		X	Now permitted instead of a SUP (see <i>Pet farm</i> ). Supported by Purposes #1, 3 & 11.
<b>Playground</b>		X	<i>Playgrounds</i> provide areas for children to actively play and lead to interaction between neighbors which fosters the small town character citizens desire for Purcellville. Supported by Purposes #5 & 8.
<b>Private club</b>		SUP	Remains a SUP (see <i>Private club,...</i> ).
<b>Private club, lodge, meeting or assembly hall</b>	SUP		Remains a SUP as <i>Private club</i> .
<b>Public or parks, without lighted playing fields; community gardens</b>	X		Remains permitted as <i>Parks</i> and <i>Community garden</i> .
<b>Public parks and public recreational facilities, unlighted</b>	X		Remains permitted as <i>Parks</i> and <i>Recreation facilities, public</i> .
<b>Public parks, with lighted playing fields</b>	SUP		Now permitted as <i>Parks</i> and remains a SUP as <i>Lighted Sports Fields</i> .
<b>Public Utilities, major</b>		SUP	Remains a SUP (see <i>Community utility facility...</i> ).
<b>Public Utilities, minor</b>		X	These less intensive utility structures and uses are permitted as they are necessary to provide basic utility services for the Town.
<b>Recreation facilities, commercial indoor &lt; 10,000 sq ft</b>		SUP	Remains a SUP (see <i>Commercial recreation facility, indoor</i> ). Supported by Purposes #3 & 11.
<b>Recreation facilities, commercial indoor &gt; 10,000 sq ft</b>		SUP	Remains a SUP (see <i>Commercial recreation facility, indoor</i> ). Supported by Purposes #3 & 11.
<b>Recreation facilities, commercial outdoor &lt; 20,000 sq ft</b>		SUP	Remains a SUP (see <i>Commercial recreation facility, outdoor</i> ). Supported by Purposes #3 & 11.
<b>Recreation facilities, commercial, outdoor &gt; 20,000 sq ft</b>		SUP	Remains a SUP (see <i>Commercial recreation facility, outdoor</i> ). Supported by Purposes #3 & 11.
<b>Recreation facilities, public</b>		X	Remains permitted as <i>Public parks and public recreational facilities, unlighted</i> .

USE	A-C EXISTING	A-C PROPOSED	COMMENTS
<b>Retail sales, accessory</b>		X	Added as a permitted use because it would be accessory to other uses in the district. Supported by Purposes #3 & 11.
<b>Single-family detached farmhouse...</b>	X		Remains permitted as <i>Dwelling, single family detached farmhouse</i> .
<b>Special events</b>		X	Allows temporary events of a limited duration and will be more fully regulated by the Events Ordinance being developed by the Town. Supported by Purposes #3 & 11.
<b>Studio space--Artist, crafts person, writer, etc.</b>	X		Remains permitted as <i>Studios</i> .
<b>Studios</b>		X	Remains permitted (see <i>Studio space...</i> ). Supported by Purposes #3 & 11.
<b>Temporary Food Trucks/Trailers</b>		X	Added as a permitted use. Allows the placement of a <i>Temporary food truck/trailer</i> on a site with the property owner's permission for an extremely limited duration. Should provide flexible regulation of such uses which is not found in the ordinance currently. Supported by Purposes #3 & 11.
<b>Veterinary clinic</b>		X	Now permitted instead of a SUP (see <i>Animal hospital</i> ). Supported by Purposes #3 & 11.
<b>Winery, with related retail sales</b>	X		Remains permitted as <i>Brewery, winery &amp; distillery provided such facilities are open to the public</i> .
<b>Winery, with related retail sales and special events</b>	SUP		Now permitted as <i>Brewery, winery &amp; distillery provided such facilities are open to the public</i> and <i>Special events</i> .
<b>Yard sale or Garage sale</b>		X	Since this is still a residential district, it is illogical for <i>Yard sale or Garage sale</i> not to be allowed as it is in every other residential district.