

C-1

Article 4, Section 6. - C-1 Office commercial district.

6.1 Purpose of the district.

The purpose of this district is to provide for:

1. planned office parks
2. offices and similar business buildings and
3. limited office support uses, 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 district can be applied to large or small areas if development standards are complied with.

USE	C-1 EXISTING	C-1 PROPOSED	COMMENTS
Accessory buildings and uses		X	As <i>Accessory Buildings and Uses</i> are always secondary and related to the principal use of a lot, they remain permitted. Supported by Purpose #3.
Accessory uses, as follows:...	X		Remains permitted as <i>Accessory Buildings and Uses</i> .
Adult Care Center	X	X	Remains permitted. Supported by Purpose #3.
Brewery, winery or distillery provided all such facilities are open to the public on a regular basis for tastings, tours or retail sales.	X		Remains permitted as <i>Brewery, winery & distillery provided such facilities are open to the public</i> .
Brewery, winery & distillery provided such facilities are open to the public		X	Remains permitted (see <i>Brewery, winery or distillery...</i>)
Bus shelters		X	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 st 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. Supported by Purpose #3.
Car wash	SUP	SUP	Remains a SUP.
Catering		X	Added as a permitted use. This service use straddles typical classifications

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			of commercial and industrial as it will typically have its offices in the same location as its food preparation/production facilities, and it can potentially fit within any commercial or industrial building. Supported by Purposes #2 & 3.
Child care, commercial		X	Remains permitted (see <i>Child care center...</i>) and subject to the use regulations of Article 6, Section 7.2. Supported by Purpose #3.
Child care center, subject to the provisions of article 6, 7.2	X		Remains permitted as <i>Child care, commercial</i> .
Churches and other places of worship, and their accessory uses associated therewith...	SUP		Use deleted; now a permitted use in the IP Institutional and Public Use District which has been created for such uses.
Clinics, medical or dental	X		Remains permitted as <i>Clinics, urgent care medical and dental</i> and <i>Offices</i> .
Clinics, urgent care medical and dental		X	Remains permitted (see <i>Clinics, medical or dental</i>). Supported by Purpose #3.
Commercial recreation facilities, indoor and/or outdoor of greater than 10,000 square feet	SUP		Indoor facilities over 10,000 sq. ft. remain a SUP as <i>Recreation facilities, commercial indoor > 10,000</i> . Outdoor facilities are no longer allowed in the district.
Commercial recreation facilities, indoor and/or outdoor of not more than 10,000 square feet	X		Indoor facilities under 10,000 sq. ft. remain permitted as <i>Recreation facilities, commercial indoor < 10,000</i> . Outdoor facilities are no longer allowed in the district.
Commercial uses > 10,000 sq ft		SUP	Added as a SUP. Commonly referred to as the Town's "big box ordinance," only the MC District currently has a restriction on the size of retail sales and service businesses, but this proposes to expand the restriction to the Town's other primarily commercial districts: C-1 and C-4. Supported by Purpose #3.
Communication tower		SUP	Remains a SUP (see <i>Radio or television transmission or receiving tower...</i>)
Contractors office and storage area		X	Added as a permitted use. This use is listed separately from <i>Offices</i> because contractors typically require storage for vehicles, equipment and materials at the site of their business. In C-1, it will be required that any storage of equipment and materials be enclosed within a building. Supported by Purpose #2.
Drive-in or drive-through facilities ...	SUP		Remains a SUP as <i>Drive through facilities</i> .

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Drive through facilities		SUP	Remains a SUP (see <i>Drive-in or drive-through facilities...</i>) and subject to the use standards of Article 4, Section 6.10.
Eating establishment		X	Remains permitted and subject to the district's existing use standards regarding a freestanding <i>Eating establishment</i> (see <i>Eating establishment, provided that...</i>). Supported by Purpose #3.
Eating establishment, provided that...	X		Remains permitted as <i>Eating establishment</i> .
Electronic data storage centers < 10,000 sq ft		X	Added as a permitted use. This business houses computer and network equipment along with the offices of its on-site employees, so it can potentially fit within any office or industrial building. <i>Electronic data storage centers</i> larger than 10,000 sq. ft. would not be allowed in the C-1 district even as a SUP. Supported by Purpose #2.
Financial institutions		X	Remains permitted (see <i>Financial institutions, without drive-through or drive-in facilities</i>). Supported by Purpose #3.
Financial institutions, ATM machine only		X	Added as a permitted use. An ATM would be allowed as an accessory use for uses other than <i>Financial institutions</i> alone. Supported by Purpose #3.
Financial institutions, without drive-through or drive-in facilities	X		Remains permitted as <i>Financial institutions</i> .
Fitness center		X	Remains permitted (see <i>Fitness centers of not more than 10,000 square feet</i>) and would also include <i>Fitness centers</i> over 10,000 sq. ft. which were formerly a SUP (see <i>Fitness centers of greater than 10,000 square feet</i>). Supported by Purpose #3.
Fitness centers of greater than 10,000 square feet	SUP		Becomes permitted as <i>Fitness center</i> with the maximum size limit removed.
Fitness centers of not more than 10,000 square feet	X		Remains permitted as <i>Fitness center</i> .
Fuel pumps, internal for business use only		X	Added as a permitted use that would allow businesses within the district to maintain their own fuel pump(s) as an accessory use; retail fuel sales will be prohibited. Supported by Purpose #3.
Funeral home or undertaking establishment	X		Use deleted; now a SUP in the MC and C-4 districts.
Hospital for humans	SUP		Use deleted; now a SUP in the IP District which has been created for such

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			uses.
Hotel, motel or suites hotel	X		Remains permitted as <i>Hotel or Motel</i> .
Hotel or Motel		X	Remains permitted (see <i>Hotel, motel or suites hotel</i>). Supported by Purpose #3.
Kennel		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.
Laboratories, research, experimental or testing		X	Added as a permitted use because many <i>Laboratories...</i> share the characteristics and effects of an <i>Office</i> use. Supported by Purpose #2.
Manufacture of stairs and similar wood products	SUP	SUP	Remains a SUP to prevent Loudoun Stairs from becoming nonconforming.
Medical offices	SUP		Now permitted as <i>Offices</i> because <i>Medical offices</i> share the characteristics and effects of other <i>Office</i> uses.
Offices		X	Remains permitted (see <i>Offices and office buildings...</i>); supported by Purpose #2.
Offices and office buildings, business, professional, or administrative	X		Remains permitted as <i>Offices</i> .
Parking lot		X	Added as a permitted use. Would allow a parcel to contain only a <i>Parking lot</i> . Supported by Purpose #3.
Parking structure		X	Added as a permitted use. Would allow a parcel to contain only a <i>Parking structure</i> . Supported by Purpose #3.
Parks, and other public facilities as identified in the comprehensive plan	X		Use deleted; now a permitted use in the IP District which has been created for such uses.
Personal service establishment		X	Remains permitted (see <i>Personal service establishments, provided that...</i>). Supported by Purpose #3.
Personal service establishments, provided that...	X		Remains permitted as <i>Personal service establishment</i> .
Pharmacies, without drive-through facilities	X		Remains permitted as <i>Retail sales, general</i> .
Playground		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.

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Printing, publishing and engraving		X	Remains permitted (see <i>Printing, publishing and engraving establishment...</i>). Supported by Purposes #2 & 3.
Printing, publishing and engraving establishment, blueprinting, photocopying and similar uses provided that...	X		Remains permitted as <i>Printing, publishing and engraving</i> .
Public Utilities, major		SUP	These more intensive utility structures and uses are typically larger and may have greater impacts on the surrounding area, but they are still necessary to provide basic utility services for the Town. For these reasons it is best to ensure they can be located in any location, but they would require a SUP to ensure compatibility with the surrounding area.
Public Utilities, minor		X	These less intensive utility structures and uses are permitted as they are necessary to provide basic utility services for the Town.
Radio or television broadcasting studios or offices...	X		Remains permitted as <i>Radio or television station studios</i> .
Radio or television station studios		X	Remains permitted (see <i>Radio or television broadcasting studios...</i>). Supported by Purpose #2.
Radio or television transmission or receiving tower more than 60 feet in height, measured from grade, provided that...	SUP		Remains a SUP as <i>Communication tower</i> .
Recreation facilities, commercial indoor < 10,000 sq ft		X	Remains permitted (see <i>Commercial recreation facilities, indoor and/or outdoor of not more than 10,000 square feet</i>). Supported by Purpose #3.
Recreation facilities, commercial indoor > 10,000 sq ft		SUP	Remains a SUP (see <i>Commercial recreation facilities, indoor and/or outdoor of greater than 10,000 square feet</i>). Supported by Purpose #3.
Retail sales, accessory		X	Added as a permitted use because it would be accessory to other uses in the district. Supported by Purpose #3.
Retail sales, general		X	While <i>Pharmacies...</i> is currently permitted, this use would be expanded to cover retail sales more broadly, but it would be subject to use standards regarding a freestanding establishment similar to those to be required for <i>Eating establishment</i> (see <i>Eating establishment, provided that...</i>). Supported by Purpose #3.

USE	C-1 EXISTING	C-1 PROPOSED	COMMENTS
School, special instruction	X	X	Remains permitted. Supported by Purposes #2 & 3.
School, technical		X	Remains permitted (see <i>School, technical, trade or business</i>) and would remain subject to the use regulations of Article 6, Section 7.3. Supported by Purpose #2 & 3.
School, technical, trade or business	X		Remains permitted (see <i>School, technical</i>).
Sign shop		X	Added as a permitted use. This use straddles typical classifications of commercial and industrial as it will typically have its offices in the same location as its production facility, and it can potentially fit within any commercial or industrial building. In C-1, it will be required that any storage of materials be enclosed within a building. Supported by Purposes #2 & 3.
Special events		X	Allows temporary events of a limited duration and will be more fully regulated by the Events Ordinance being developed by the Town.
Studios		X	Added as a permitted use. As the working space for an artist/photographer/musician/yoga instructor/etc., this use can be very similar to an <i>Office</i> use. Supported by Purpose #2.
Temporary Food Trucks/Trailers		X	Added as a permitted use. Allows the placement of a Temporary food truck/trailer 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 Purpose #3.
Veterinary clinic		X	Remains permitted (see <i>Veterinary hospital</i>). Supported by Purpose #2.
Veterinary hospital	X		Remains permitted as <i>Veterinary clinic</i> .