



# ZONING DISTRICT USE CHANGES PUBLIC INPUT SESSION #1

July 7, 2015

# Tonight's Agenda

- 1) Call to Order**
- 2) Chairman's Introduction**
- 3) Overview of Zoning District Use Changes Project**
- 4) District Review: R-2, R-3, R-8, R-15 & R-T**
  - a) Staff Presentation
  - b) Public Comments (1 minute limit per speaker)
- 5) District Review: R-3A**
  - a) Staff Presentation
  - b) Public Comments (1 minute limit per speaker)
- 6) District Review: PDH**
  - a) Staff Presentation
  - b) Public Comments (1 minute limit per speaker)
- 7) Adjournment**

*NOTE: Planning Commission Work Session Immediately Follows*

# Chairman's Introduction

July 7, 2015

# Chairman's Introduction: Welcome!

- ❑ These Public Input Sessions allow us to hear from the Town's citizens.
- ❑ All speakers must sign up & note the district(s) for which they have comments.
- ❑ The Chairman will moderate the session.
- ❑ Senior Planner Daniel Galindo is welcome to clarify comments or provide brief answers to questions.
  - Answers that can't be provided tonight will be posted to the web page for the project:  
<http://purcellvilleva.gov/index.aspx?NID=688>
- ❑ Planning Commissioners:
  - Will not engage in back-and-forth conversations with the speakers.
  - May raise a hand to ask for clarification from the speaker or Daniel.

# Chairman's Introduction: Input Session Format

- ▣ Daniel Galindo will present an overview of the overall project.
- ▣ For each district or group of districts:
  - Daniel will present the zoning district(s) under discussion, their purpose, and highlight specific changes.
  - Speakers will be given 1 minute to speak (3 opportunities to speak tonight).
    - ▣ Tucker Keller will call names (in no specific order).
    - ▣ Comments must be limited to the specific zone(s) under consideration.
    - ▣ Michele Snyder will write down the essence of the comments, and speakers are asked to mark when they agree with a previous comment rather than repeat the same comment verbally.
    - ▣ Longer comments are welcome and may be submitted:
      - in writing,
      - via email to [planningcommission@purcellvilleva.gov](mailto:planningcommission@purcellvilleva.gov), or
      - during public comments at a Planning Commission meeting.
- ▣ Time permitting, the Planning Commission will discuss your comments at a work session following tonight's input session.

# Overview of Zoning District Use Changes Project

July 7, 2015

# Project Timeline

Comp Plan  
Adopted

The *Purcellville, Virginia 2025 Comprehensive Plan (2025 Plan)* was adopted on December 19, 2006.

Comp Plan  
Review

The required 5-year review of the *2025 Plan* occurred in 2010-2011. After a public hearing on October 6, 2011, the Planning Commission voted to recommend approval of amendments on November 10, 2011. Town Council never acted on the recommended amendments.

Use  
Review

After reviewing the *2025 Plan*, the Planning Commission began reviewing the permitted and special permit uses in the Zoning Ordinance on February 16, 2012.

Other  
Items

Since that time, the Planning Commission has also considered: 8 Special Use Permit applications, 7 Rezoning applications, 3 Comprehensive Plan Amendment applications, 9 Zoning Ordinance Text Amendments, and 1 Land Development and Subdivision Control Ordinance Amendment.

New PC

4 new Planning Commissioners were appointed in 2014. From December 2014 to June 2015, the Planning Commission re-reviewed the uses for the benefit of the new Commissioners.

2015

July 7-9, 2015 - Public Input Sessions on proposed changes  
September 3, 2015 - Target Date for Public Hearing

# Why Were The Uses Reviewed?

- ▣ Natural next step after completion of Comprehensive Plan review.
- ▣ Updates are needed.
  - Uses are often duplicated, contradicting, or without definitions.
  - The Zoning Administrator feels many SUPs do not have the external effects to warrant such review.
  - Contemporary uses are not included.
  - The current Zoning Ordinance is unwieldy and regulations are often hidden in unexpected areas.

# Undefined Uses

- ▣ 78 Existing Uses Are Not Defined
  - Including: Affordable dwelling units; Building materials sales yards; Conference Center; Equestrian facilities; & Quick service food stores
- ▣ Another 70 Uses Are Only Partially Defined
  - Including: Church, parish house, convent, monastery; Farm machinery sales and service; Indoor performing arts center or theater; & Private schools of special education

# Duplicated Uses

- ▣ Accessory Buildings and Uses
  - 10 Existing Uses
- ▣ Construction, Landscaping, Gardening, and Farm Equipment and Supplies
  - 27 Existing Uses
- ▣ Vehicle Sales and Repair
  - 9 Existing Uses
- ▣ Bed & Breakfast
  - 5 Existing Uses

# Duplicated Uses

## ▣ **Bed & Breakfast**

- Bed and Breakfast
- Bed and breakfast facilities of not more than four guest bedrooms
- Bed and breakfast facility
- Bed and breakfast home stay establishments
- Hotel, inn, or bed and breakfast facility

# Contradicting Uses

## **R-3A Historic Office/Residential District**

### *3A.2 Permitted uses.*

- g. Bed and breakfast facilities of not more than four guest bedrooms.

### *3A.3 Uses permitted by special use permit.*

- a. Bed and breakfast facility.

*Bed and breakfast.* A structure or building containing a maximum of three guest rooms, having sleeping and eating accommodations for not more than six overnight guests for compensation where short-term lodging is provided, with or without meals, for compensation, and in which meals may be provided to guests only, and which is operated in accordance with all pertinent town code requirements.

# Current District Formatting

Art. 4, § 2

PURCELLVILLE, VIRGINIA

## 2.9 Off-street parking and loading standards.

Off-street parking and loading standards and space requirements for particular uses are contained in article 6.

## 2.10 Landscaping, screening and open space.

Regulations for landscaping, screening and open space are contained in article 7. (Ord. No. 13-09-01, § 1, 9-10-2013)

**Editor's note**—Ord. No. 13-09-01, § 1, adopted Sept. 10, 2013, amended and restated section 2 in its entirety. Former section 2 pertained to the same subject matter and derived from the following: Ord. of 4-14-1992; Ord. of 1-12-1993; Ord. No. 8-10-01, 10-14-2008; Ord. No. 10-01-01, § 1, 1-19-2010; Ord. No. 10-09-02, § II, 9-14-2010; Ord. No. 11.05.01, 6-14-2011.

## Section 3. R-3 [Duplex] Residential district.

### 3.1 Purpose of the district.

The purpose of this district is to provide for low medium-density single-family detached and duplex residential development together with those public and semi-public uses and accessory uses as may be necessary or are normally compatible with residential surroundings. In general, urbanization is planned and utilities and public services exist or are planned to be adequate for the type or types of development contemplated. Accessory dwelling units 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 permitted by special use permit subject to such restrictions and requirements as will ensure compatibility with residential surroundings.

An alternative to the basic area and dimensional regulations of this district may be employed to permit cluster development with the objective of improved use of the land and more economical provision of streets and utilities. (See article 6.5, [article 6, section 5])

### 3.2 Permitted uses.

A building or land shall be used only for the following purposes:

1. Detached single-family dwellings. An accessory dwelling unit in an accessory building is permitted as a special exception by the board of zoning appeals under article 9.
2. Duplex dwellings, detached or semi-detached, subject to the special regulations below. (Dwellings in accessory buildings are not permitted if there are two dwelling units in the main building or if the main building is semi-detached.)
3. Facilities and structures necessary for rendering public utility service, including poles, wires, transformers, telephone booths and the like for electrical power distribution or communication service, and underground pipelines or conduits for electrical, gas, sewer, or water service.
4. Yard sale or garage sale for disposal of used household items, provided such sales are not conducted for more than three days per year, and include items assembled only

Article 4, Section 3 – R-3 District

Section 3.1 – Purpose

Section 3.2 – Permitted Uses

# Current District Formatting

ZONING ORDINANCE

Art. 4, § 3

from households in the immediate neighborhood. Signs associated with the sale shall comply with the district regulations and shall not be attached to trees or utility poles, and shall be removed within 24 hours.

5. Accessory buildings and uses, including but not limited to accessory private garages, swimming pools, home occupations, accessory storage, accessory off-street parking and loading spaces, and accessory signs as herein regulated. (Revised 1/14/92)
6. Home occupations as defined in article 3, section 8.
7. Residential day care or home child care for six or fewer children subject to article 6, section 7.1. (Adopted 1/12/93)

### 3.3 Uses permitted by special use permit or commission permit.

The following uses may be permitted by special use permit approved by the town council following report by the planning commission in accordance with the procedures, guides and standards of article 8:

1. Bed and breakfast facility.
2. Convalescent homes, rest homes, nursing homes or homes for the aged.
3. Family care homes or foster homes.
4. Hospital or clinic for humans.
5. Nursery schools, kindergartens, child care centers, day nursery, or day care centers subject to article 6, section 7.2, special regulations for residential day care or home child care, nursery schools, kindergartens, child care centers, day nursery or day care centers. (Revised 1/12/93)
6. Private schools, colleges, or universities subject to the standards contained in article 6, section 7.3. (Revised 1/12/93)
7. Radio or television transmission or receiving tower not more than 50 feet in height.
8. Recreational uses or facilities for a private membership, such as clubs and lodges, golf courses, game courts, swimming pools, archery range, fishing or boating lakes, picnic grounds, or similar activities, and accessory facilities, including sale of food, beverages, incidentals, supplies and equipment.
9. Churches and other places of worship, and their accessory uses associated therewith. Accessory uses may include daycare, "soup kitchens," temporary shelters, special camps and other services provided by the congregation but which are considered by this ordinance to be secondary to the primary function of the church for religious services.
- 9a. Veterinary clinic or hospital for small animals.

When filing an application for a special use permit for a church the applicant must list each accessory use it intends to operate. Permits for churches may be approved

Section 3.2 – Permitted Uses  
(continued)

Section 3.3 – Uses Permitted by  
Special Use Permit or  
Commission Permit

# Current District Formatting

Art. 4, § 3

PURCELLVILLE, VIRGINIA

without all the proposed accessory uses. After the approval of the initial use permit for a church, subsequent applications must be made for any new accessory use or change in an existing accessory use.

When considering a request for a special use permit for a church and any accessory uses, the planning commission and council may consider the following and impose these conditions necessary to mitigate impacts: traffic; parking; hours of operation; impact on adjacent neighborhoods; types of special events; time limitations for accessory uses such as for shelters; number of students in church schools and daycares; number of inhabitants for shelters. (Revised 4/14/92)

The following uses require a commission permit approved in accord with article 8 of this ordinance and Code of Virginia, § 15.1-456:

10. Public or governmental buildings and uses, including governmental offices, libraries, schools, fire stations (volunteer or otherwise), parks, parkways and playgrounds, except those which have been approved as part of a subdivision or site plan. (Revised 4/14/92)
  11. Public utility or public service or transportation uses, treatment plants, water storage tanks, pumping stations or regulator stations, utility storage yards, substations and major transmission lines. (Revised 4/14/92)
- (Ord. No. 11.11.01, 11-8-2011)

#### 3.4 Permitted signs.

Subject to the general sign regulations of article 6.

#### 3.5 Lot size standards.

##### 1. Single-family dwelling:

###### Minimum lot area:

- a. With both public water service and public sewer service: 10,000 square feet.
- b. With public water service but not public sewer service: 12,000 square feet.
- c. Without public sewer service or public water service: 20,000 square feet.

###### Minimum lot width:

- a. With both public water service and public sewer service: 75 feet.
- b. With public water service but not public sewer service: 85 feet.
- c. Without public sewer service or public water service: 100 feet.

###### Minimum lot depth:

- a. With both public water service and public sewer service: 100 feet.
- b. With public water service but not public sewer service: 125 feet.
- c. Without public sewer service or public water service: 150 feet.

Supp. No. 1

ZON4-8

Section 3.3 – Uses Permitted by Special Use Permit or Commission Permit (*continued*)

Section 3.4 – Permitted Signs (*directs user to Article 6*)

Section 3.5 – Lot Size Standards

# Current District Formatting

ZONING ORDINANCE

Art. 4, § 3

2. Duplex dwelling: Duplex dwellings are permitted only on lots with both public sewer and water service. All requirements below are per dwelling unit.

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 for detached single-family and duplex dwellings.

Other uses same as for single-family 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.

Lot width is measured at the front building setback line.

Cluster subdivisions are permitted in article 6.

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.

(Ord. No. 11.05.01, 6-14-2011)

### 3.6 Yard and setback standards.

1. Single-family and duplex dwellings:

Minimum front yard: 25 feet.

Minimum side yard: Single-family dwelling: Ten feet. Total width of both side yards shall be at least 25 feet.

Duplex dwelling: No requirement for interior lot line for dwelling units with common vertical wall and separate lots; minimum side yard on lot line without common wall shall be 12.5 feet.

Minimum rear yard: 25 feet.

The minimum front yard shall be measured from the front lot line to the front building setback line.

Minimum front yard shall be 40 feet measured from the street centerline if street right-of-way is less than 50 feet.

(Ord. No. 10-01-01, § 1, 1-19-2010)

### 3.7 Reserved.

**Editor's note**—Ord. No. 11.05.01, adopted June 14, 2011, amended Art. 4, § 3.7, which pertained to special provisions for corner lots. These provisions bore no history note.

Supp. No. 1

ZON4-9

Section 3.5 – Lot Size Standards  
*(continued)*

Section 3.6 – Yard and Setback  
Standards

Section 3.7 – Reserved.

*(Formerly standards for corner lots now found in  
Article 3, Section 14.)*

# Current District Formatting

Art. 4, § 3

PURCELLVILLE, VIRGINIA

## 3.8 Height standards.

1. Buildings may be erected up to 2½ stories and 35 feet in height except that:
  - a. The height limit for dwellings may be increased up to 45 feet and up to three stories provided there are two side yards for each permitted use each of which is at least 15 feet plus one foot or more for each side yard for each additional foot of building height over 35 feet, upon granting of a special exception by the board of zoning appeals under article 9.
  - b. A public or semi-public building such as a school, church, library, or general hospital may be erected to a height of 60 feet provided that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.
  - c. Church spires, 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. Except as provided in article 6, section 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.

(Ord. No. 10-09-02, § III, 9-14-2010)

## 3.9 Off-street parking and loading standards.

Off-street parking and loading design standards and space requirements for particular uses are contained in article 6.

## 3.10 Landscaping, screening and open space.

Regulations for landscaping, screening and open space are contained in article 7.  
(Ord. No. 05-05-03, § I, 5-10-2005)

## Section 3A. Historic office/residential district.

### 3A.1 Purpose.

The purpose of this zoning district is to provide the option for limited professional office use in conjunction with established residential uses in areas recommended by the Town Comprehensive Plan for Historic Office/Residential uses in order to maintain the integrity of existing historic properties while providing opportunities for alternative development compatible with the historic character of the area and the residential character of the neighborhood. The residential appearance and historic character of existing structures shall be preserved. Likewise any new construction shall maintain a residential appearance compatible with the historic architectural character of the Purcellville Historic District.

(Ord. No. 09-11-01, 11-10-2009)

Supp. No. 1

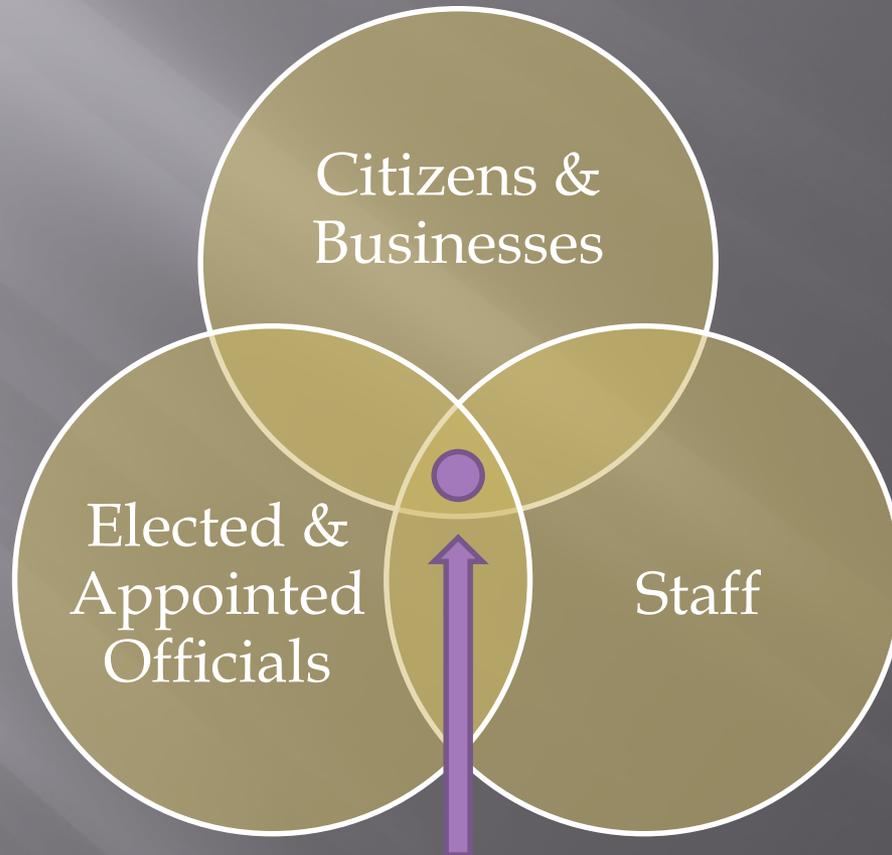
ZON4:10

Section 3.8 – Height Standards

Section 3.9 – Off-street Parking and Loading Standards  
*(directs user to Article 6)*

Section 3.10 – Landscaping, Screening and Open Space  
*(directs user to Article 7)*

# Project Goals



Goal: Understood by All Users

# Project Rules

Many ideas and scenarios were discussed over the last 3 ½ years, but the presented proposal is *generally* guided by 5 rules:

1. Simplify and modernize the list of uses;
2. Reduce the number of SUPs where warranted;
3. No rezonings to be proposed;
4. No significant changes to district purposes; and
5. Avoid creating nonconforming uses unnecessarily.

# Proposed Matrix Form

PROPOSED USES MATRIX  
6.19.2015 DRAFT

#	Proposed Use	R2	R3	R3A
1	Accessory buildings and uses	X	X	X
2	Adult care center			
3	Agriculture/Horticulture			
4	Assisted living facility < 9 individuals	X	X	X
5	Assisted living facility > 9 individuals	SUP	SUP	SUP
6	Auction House			
7	Bed & Breakfast	SUP	SUP	X
8	Brewery, winery & distillery provided such facilities are open to the public			
9	Bus depot and maintenance facilities			
10	Bus shelters	X	X	X
11	Car wash			
12	Catering			
13	Cemeteries			
14	Child care, commercial			
15	Child care, residential	X	X	X
16	Churches and other places of worship			
17	Clinics, urgent care medical and dental			
18	College or University			
19	Commercial uses > 10,000 sq ft			
20	Communication tower	SUP	SUP	SUP
21	Community and cultural facilities			
22	Community garden			
23	Commuter parking lot			
24	Covered picnic			
25	Consistency subdivision			
26	Construction/landscaping equipment and supply sales and service			
27	Contractors office and storage areas			
28	Convenience store			
29	Country inn			
30	Drive through facilities			
31	Dry cleaners and laundry establishment			
32	Dwelling, accessory	SE	SE	SE
33	Dwelling, apartment			X
34	Dwelling, duplex			
35	Dwelling, multiple-family			
36	Dwelling, single family attached			
37	Dwelling, single family detached	X	X	X
38	Dwelling, single family detached farmhouse			
39	Eating establishment			
40	Electronic data storage centers < 10,000 sq ft			
41	Electronic data storage centers > 10,000 sq ft			
42	Equestrian facilities, commercial			
43	Equestrian facilities, residential	X		
44	Farm and community markets			
45	Farm equipment & supply sales and service			
46	Financial institutions			
47	Financial institutions, ATM machine only			
48	Fire, rescue or police station			
49	Firing range, indoor			
50	Fitness center			
51	Food processing, retail			
52	Food processing, wholesale			
53	Fuel pumps, internal for business use only			
54	Fueling station			
55	Funeral home			
56	Government offices and assembly rooms			
57	Government operations facility			
58	Group homes	X	X	X
59	Home occupation	X	X	X
60	Hospital			
61	Hotel or Motel			
62	Kennel			
63	Laboratories, research, experimental or testing			
64	Laundromats			
65	Libraries			
66	Lighted sports fields			
67	Live entertainment, indoor			
68	Live entertainment, outdoor			
69	Machine shop			
70	Manufacture of stairs and similar wood products			
71	Manufacturing, light			

PROPOSED L  
6.19.2015

PROPOSED USES MATRIX  
6.19.2015 DRAFT

#	Proposed Use	R2	R3	R3A	R8	R15	CL	MC	C4	CW1	M1	PDH	X	IP	AC	RT
72	Movie theater, indoor							X	X			A				
73	Nature preserve															X
74	Nursing home	SUP	SUP	SUP	SUP	SUP						A	SUP			SUP
75	Offices			X			X	X	X	X	X	A				
76	Outdoor storage lot							SUP	SUP	X	X					
77	Parking lot						X	X	X	X	X	A				X
78	Parking structure						X	X	X	X	X	A				X
79	Parks													X	X	
80	Personal services establishment						X	X	X	X		A				
81	Petroleum, propane, and other flammable liquids, storage, distribution and sales									X	SUP					
82	Petting farm															X
83	Playground	X	X	X	X	X	X	X	X	X		A	X	X		X
84	Printing, publishing and engraving						X	X	X	X						
85	Private club								SUP	SUP		A		X		SUP
86	Public or government buildings, facilities, and uses not otherwise defined															
87	Public utilities, major	SUP	A	SUP	SUP	SUP	SUP									
88	Public utilities, minor	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X
89	Radio or television station studios						X	X	X	X						
90	Recreation facilities, commercial indoor < 10,000 sq ft						X	X	X	X	X	A				SUP
91	Recreation facilities, commercial indoor > 10,000 sq ft							SUP	SUP	SUP	SUP	A				SUP
92	Recreation facilities, commercial outdoor < 20,000 sq ft						X	X				A				SUP
93	Recreation facilities, commercial outdoor > 20,000 sq ft								SUP	SUP		A				SUP
94	Recreation facilities, public								X			A		SUP	X	
95	Retail sales, general						X	X	X	X		A				X
96	Retail sales, accessory						X	X	X	X		A		X	X	
97	School, private								SUP	SUP		A				X
98	School, public												SUP	SUP		
99	School, special instruction						SUP	X	X	X	X	A		X		
100	School, technical						SUP	X	X	X	X					
101	Service repair establishment							X	X	X						
102	Sign shop							X	X	X						
103	Special events	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X
104	Storage warehouse								X	X						X
105	Studios			X			X	X	X	X		A				
106	Temporary food trucks/trailers						X	X	X	X			X	X		
107	Temporary stands							X	X			A				
108	Upholstery shop							X	X	X						
109	Vehicle sales and service							SUP	X	X						
110	Vehicle sales storage lot								SUP	X	X					
111	Veterinary clinic							X	X	X	X	A				X
112	Wholesale sales								SUP	X	X	A				
113	Yard sale or Garage sale	X	X	X	X	X						A	X		X	X

Permitted by right	X
Requires a Special Use Permit	SUP
Requires BZA approval as a Special Exception	SE
Allowed to be proposed on a PDH development plan	A
Blank space -- Not an allowed use	

PROPOSED USES MATRIX  
6.19.2015 DRAFT

- All uses and all districts in one location.
- Someone wanting to open a Bed & Breakfast only has to look at one line to see where it can be located.

# Terminology

- ▣ **Permitted Use:** A use allowed without the need for a special permit.
- ▣ **Special Use:** A use which needs a site specific review because of its potential impact.
- ▣ **Proffer:** A written condition offered voluntarily by a property owner as part of a rezoning. Once accepted, a proffer becomes a legally binding condition that runs with the land.

# Terminology

## Special Use (SUP):

- Independent application
- Approval requires public hearings
- Town *can* impose conditions on the use
- No monetary contribution to offset impacts

## Proffer:

- Part of a rezoning application
- Rezoning approval requires public hearings
- Town *can not* impose a proffer
- May be a monetary contribution to offset impacts

# Correcting Misinformation

- ▣ The 5-year review of the Comprehensive Plan *was conducted on-time* in 2011 as required and will be *started early* this year.
- ▣ A permitted use *does not* place a greater financial burden on the Town than a special use. No monetary contribution can be required for a SUP.
- ▣ The “Big Box Ordinance” is only in the MC District currently; it is *not town-wide*.
- ▣ The PDH District *is not* strictly residential.
- ▣ SUPs *are required* for drive-throughs.
- ▣ Get the facts:  
<http://purcellvilleva.gov/index.aspx?NID=688>



THANK YOU

# District Review: R-2, R-3, R-8, R-15 & R-T

July 7, 2015

# District Review: R-2

## **Purpose:**

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 permitted by special use permit subject to such restrictions and requirements as will ensure compatibility with residential surroundings.

An alternative to the basic area and dimensional regulations of this district may be employed to permit cluster development with the objective of improved use of the land and more economical provision of streets and utilities in accordance with article 6, section 5.

# District Review: R-2

## **Purpose:**

The purpose of this district is to provide for:

1. low-density single-family detached residential development together with
2. those public and semi-public uses and accessory uses as may be necessary or are normally compatible with residential surroundings.
3. Certain special care facilities and certain governmental, educational, recreational and utility uses are permitted by special use permit subject to such restrictions and requirements as will ensure compatibility with residential surroundings.

An alternative to the basic area and dimensional regulations of this district may be employed to permit cluster development with the objective of improved use of the land and more economical provision of streets and utilities in accordance with article 6, section 5.

# District Review: R-2



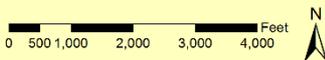
## Official Zoning Map

### 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, 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 31, 2015

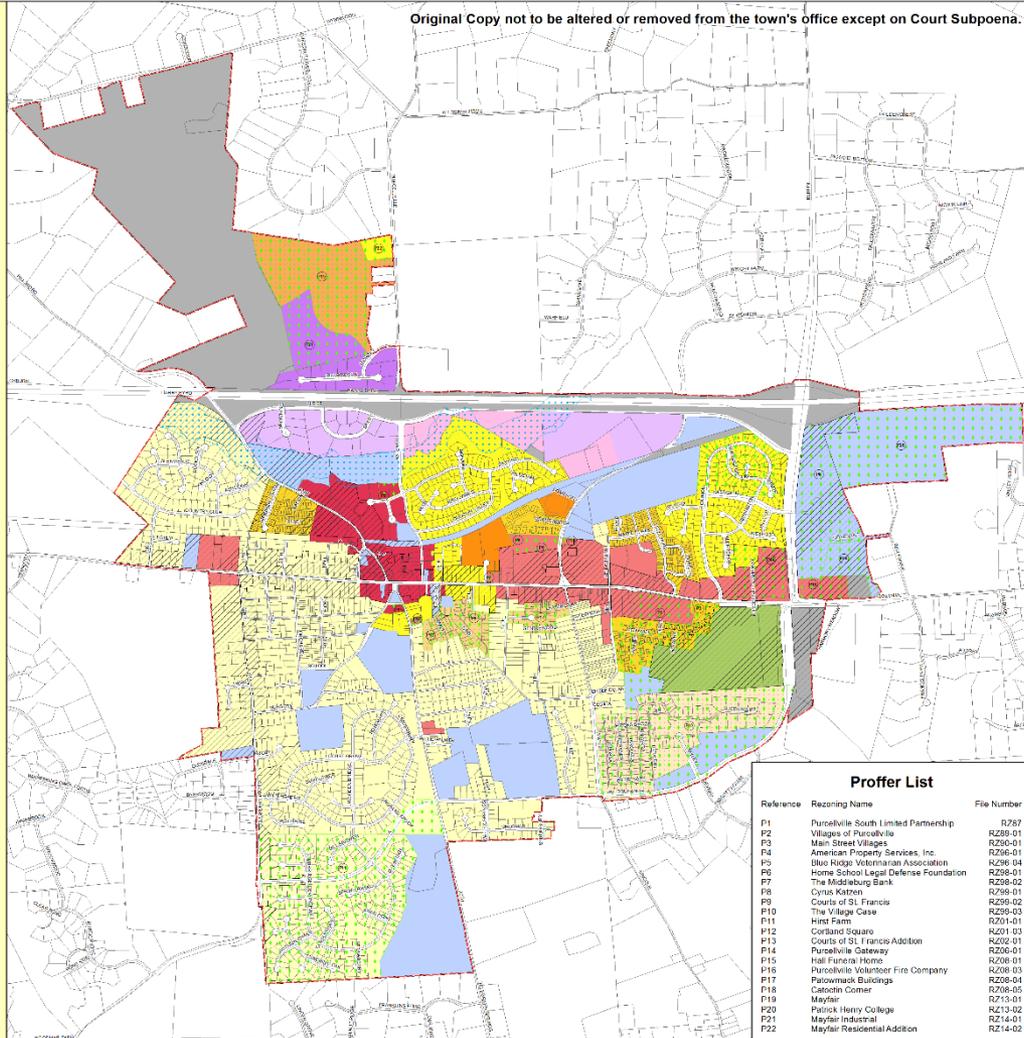
Last Amendment: January 13, 2015

For information or zoning requests regarding this map, please contact the Department of Community Development.

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

Map created by: Planning Department  
 Date of Publication: March 31, 2015  
 Town of Purcellville, Virginia  
 100 S. Main Street, Suite 200  
 Purcellville, VA 22962

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	R287
P2	Villages of Purcellville	R288-01
P3	Main Street Villages	R286-01
P4	American Property Services, Inc.	R296-01
P5	Blue Ridge Veterinarian Association	R296-04
P6	Home School Legal Defense Foundation	R298-01
P7	The Middleburg Bank	R298-02
P8	Cyrus Katzen	R298-01
P9	Courts of St. Francis	R299-02
P10	The Village Gate	R299-03
P11	Hirst Farm	R201-01
P12	Cortland Squares	K201-03
P13	Courts of St. Francis Addition	R202-01
P14	Purcellville Gateway	R206-01
P15	Hill Francis Home	R208-01
P16	Purcellville Volunteer Fire Company	R208-03
P17	Pulloverack Buildings	R208-04
P18	Gabotte Corner	R208-05
P19	Mayfair	R213-01
P20	Patrick Henry College	R213-02
P21	Mayfair Industrial	R214-01
P22	Mayfair Residential Addition	R214-02

# District Review: R-3

## **Purpose:**

The purpose of this district is to provide for:

1. low medium-density single-family detached ~~and duplex~~ residential development together with
2. 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.

3. Accessory dwelling units are permitted by special exception approved by the board of zoning appeals.
4. In addition, certain special care facilities and certain governmental, educational, recreational and utility uses are permitted by special use permit subject to such restrictions and requirements as will ensure compatibility with residential surroundings.

An alternative to the basic area and dimensional regulations of this district may be employed to permit cluster development with the objective of improved use of the land and more economical provision of streets and utilities in accordance with article 6, section 5.

# District Review: R-3



## 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, 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 31, 2015

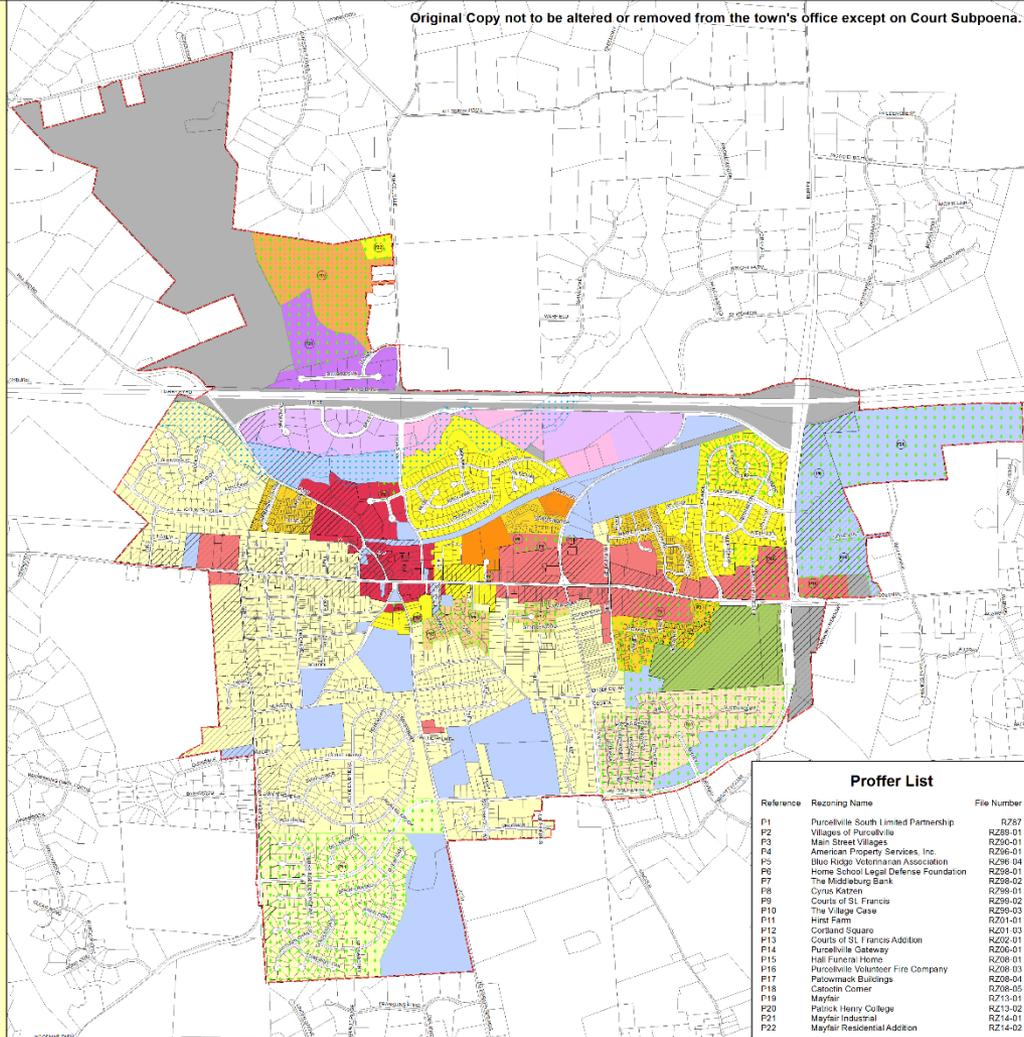
Last Amendment: January 13, 2015

For information or zoning requests regarding this map, please contact the Department of Community Development.

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

Map created by: Planning Department  
 Date of Publication: March 31, 2015  
 Town of Purcellville, Virginia  
 Planning Department  
 100 S. Main Street  
 Purcellville, VA 22962

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### Proffer List

Reference	Rezoning Name	File Number
P1	Purcellville South Limited Partnership	R287
P2	Villages of Purcellville	R288-01
P3	Main Street Villages	R290-01
P4	American Property Services, Inc.	R296-01
P5	Blue Ridge Veterinarian Association	R298-04
P6	Home School Legal Defense Foundation	R298-01
P7	The Middleburg Bank	R298-02
P8	Cyrus Katzen	R298-01
P9	Courts of St. Francis	R299-02
P10	The Village Gate	R299-03
P11	Hirst Farm	R201-01
P12	Cortland Squares	K201-03
P13	Courts of St. Francis Addition	R202-01
P14	Purcellville Gateway	R206-01
P15	Hill Franciscan Home	R208-01
P16	Purcellville Volunteer Fire Company	R208-03
P17	Pulloverack Buildings	R208-04
P18	Gabotte Corner	R208-05
P19	Mayfair	R213-01
P20	Patrick Henry College	R213-02
P21	Mayfair Industrial	R214-01
P22	Mayfair Residential Addition	R214-02

# District Review: R-8

## **Purpose:**

The purpose of this district is to provide for:

1. medium-density single-family detached and duplex residential development and medium-density townhouse residential development together with
2. 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.

3. Certain special care facilities and certain governmental, educational, recreational and utility uses are permitted by special use permit subject to such restrictions and requirements as will ensure compatibility with residential surroundings.

An alternative to the basic area and dimensional regulations of this district may be employed to permit cluster development with the objective of improved use of the land and more economical provision of streets and utilities. (See article 6.5 [article 6, section 5].)

# District Review: R-8



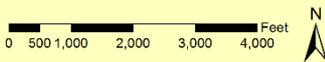
## Official Zoning Map

### 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, 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 31, 2015

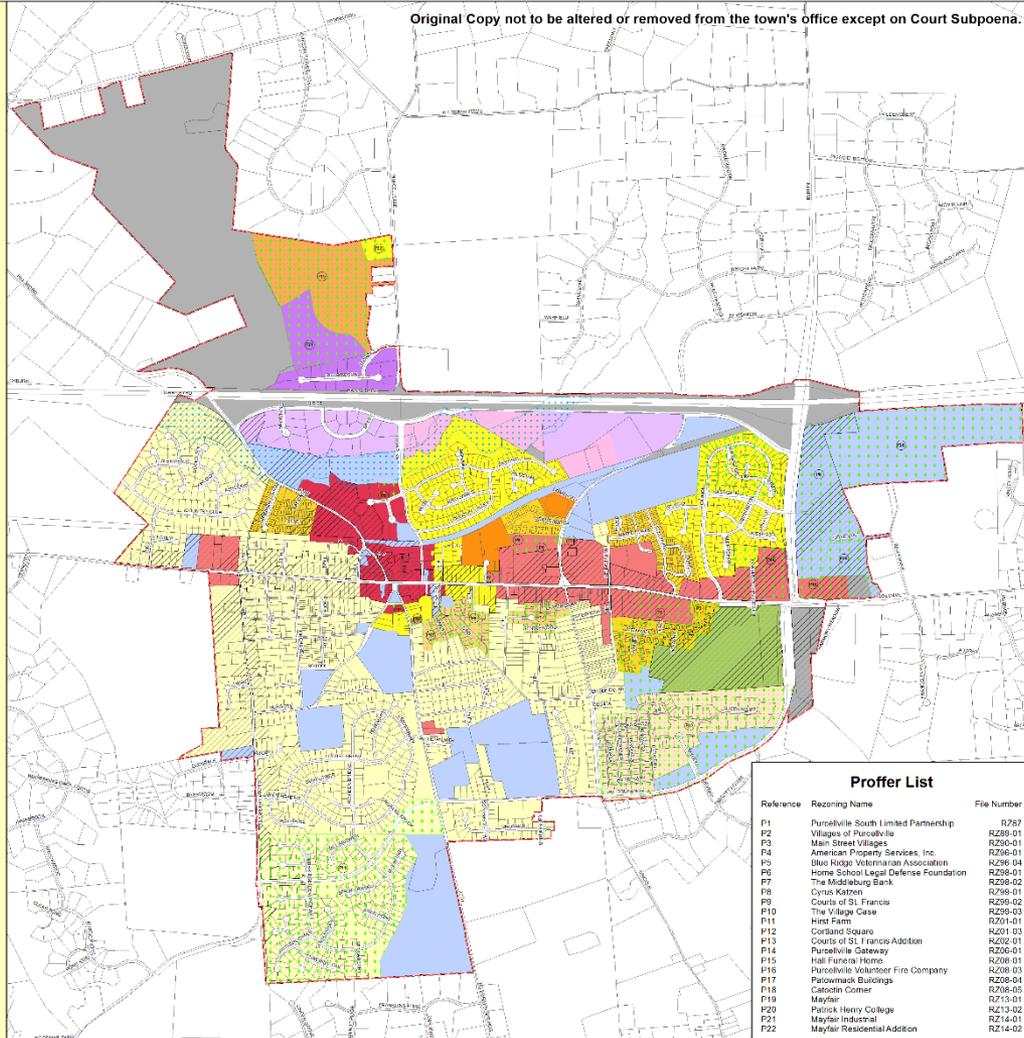
Last Amendment: January 13, 2015

For information on zoning by ordinance requested by the Town, please contact the Department of Community Development.

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Map provided by: Planning Department  
 Date of Publication: 03/31/2015  
 2015 Zoning Map  
 Purcellville, VA 2015

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### Proffer List

Reference	Rezoning Name	File Number
P1	Purcellville South Limited Partnership	R287
P2	Villages of Purcellville	R288-01
P3	Main Street Villages	R289-01
P4	American Property Services, Inc.	R296-01
P5	Blue Ridge Veterinarian Association	R298-04
P6	Home School Legal Defense Foundation	R298-01
P7	The Middleburg Bank	R298-02
P8	Cyrus Katzen	R298-01
P9	Courts of St. Francis	R299-02
P10	The Village Gate	R299-03
P11	Hirst Farm	R201-01
P12	Cortland Squares	K201-03
P13	Courts of St. Francis Addition	R202-01
P14	Purcellville Gateway	R206-01
P15	Hill Francis Home	R208-01
P16	Purcellville Volunteer Fire Company	R208-03
P17	Pulloverack Buildings	R208-04
P18	Gabotte Corner	R208-05
P19	Mayfair	R213-01
P20	Patrick Henry College	R213-02
P21	Mayfair Industrial	R214-01
P22	Mayfair Residential Addition	R214-02

# District Review: R-15

## **Purpose:**

The purpose of this district is to provide for:

1. ~~medium~~ high density residential use and to provide for variety in housing types and densities as well as for
2. 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.

3. Certain special care facilities and certain governmental, educational, recreational and utility uses are permitted by special use permit subject to such restrictions and requirements as will ensure compatibility with residential surroundings.

An alternative to the basic area and dimensional regulations of this district may be employed to permit cluster and/or planned housing development with the objective of improved use of the land and more economical provision of streets and utilities. (See article 6.5 [article 6, section 5].)

# District Review: R-15



## 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, 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 31, 2015

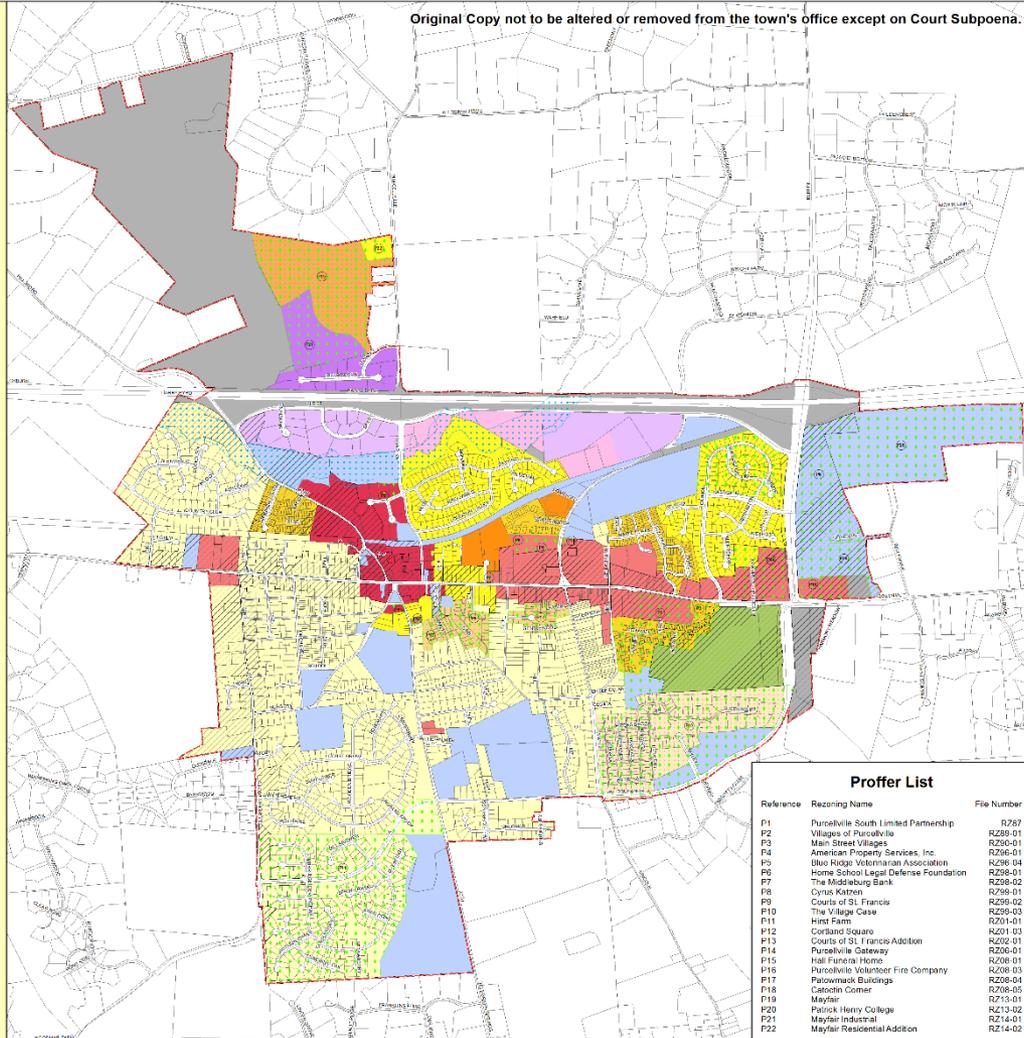
Last Amendment: January 13, 2015

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Map created by: Planning Department  
 Date of Publication: 03/31/2015  
 2015 Zoning Map  
 Purcellville, VA

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### Proffer List

Reference	Rezoning Name	File Number
P1	Purcellville South Limited Partnership	R287
P2	Villages of Purcellville	R288-01
P3	Main Street Villages	R290-01
P4	American Property Services, Inc.	R296-01
P5	Blue Ridge Veterinarian Association	R298-04
P6	Home School Legal Defense Foundation	R298-01
P7	The Middleburg Bank	R298-02
P8	Cyrus Katzen	R298-01
P9	Courts of St. Francis	R299-02
P10	The Village Gate	R299-03
P11	Hirst Farm	R201-01
P12	Cortland Square	K201-03
P13	Courts of St. Francis Addition	R202-01
P14	Purcellville Gateway	R206-01
P15	Hill Francisco Home	R208-01
P16	Purcellville Volunteer Fire Company	R208-03
P17	Pulloverack Buildings	R208-04
P18	Gabotte Corner	R208-05
P19	Mayfair	R213-01
P20	Patrick Henry College	R213-02
P21	Mayfair Industrial	R214-01
P22	Mayfair Residential Addition	R214-02

# District Review: R-T

## **Article 2, Section 5. - Interpretation of district boundaries.**

A district name, letter or letter-number combination shown on the zoning map indicates that the regulations pertaining to the district designated by that name, letter or letter-number combination extend throughout the whole area in the town bounded by the district boundary lines within which such name, letter or letter-number combination is shown or indicated, except as otherwise provided by this section.

Where uncertainty exists with respect to the boundaries of the various districts as shown on the zoning map accompanying and made a part of these regulations, the following rules apply:...

- e. 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:...

# District Review: R-3A

July 7, 2015

# District Review: R-3A

## **Purpose:**

The purpose of this district is to provide for the option for:

1. limited professional office use in conjunction with
2. established residential uses in areas recommended by the Town Comprehensive Plan for Historic Office/Residential uses in order to maintain the integrity of existing historic properties while providing
3. opportunities for alternative development compatible with the historic character of the area and the residential character of the neighborhood.

The residential appearance and historic character of existing structures shall be preserved. Likewise any new construction shall maintain a residential appearance compatible with the historic architectural character of the Purcellville Historic District.

# District Review: R-3A



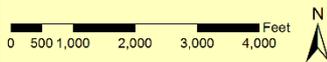
## Official Zoning Map

### 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, 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 31, 2015

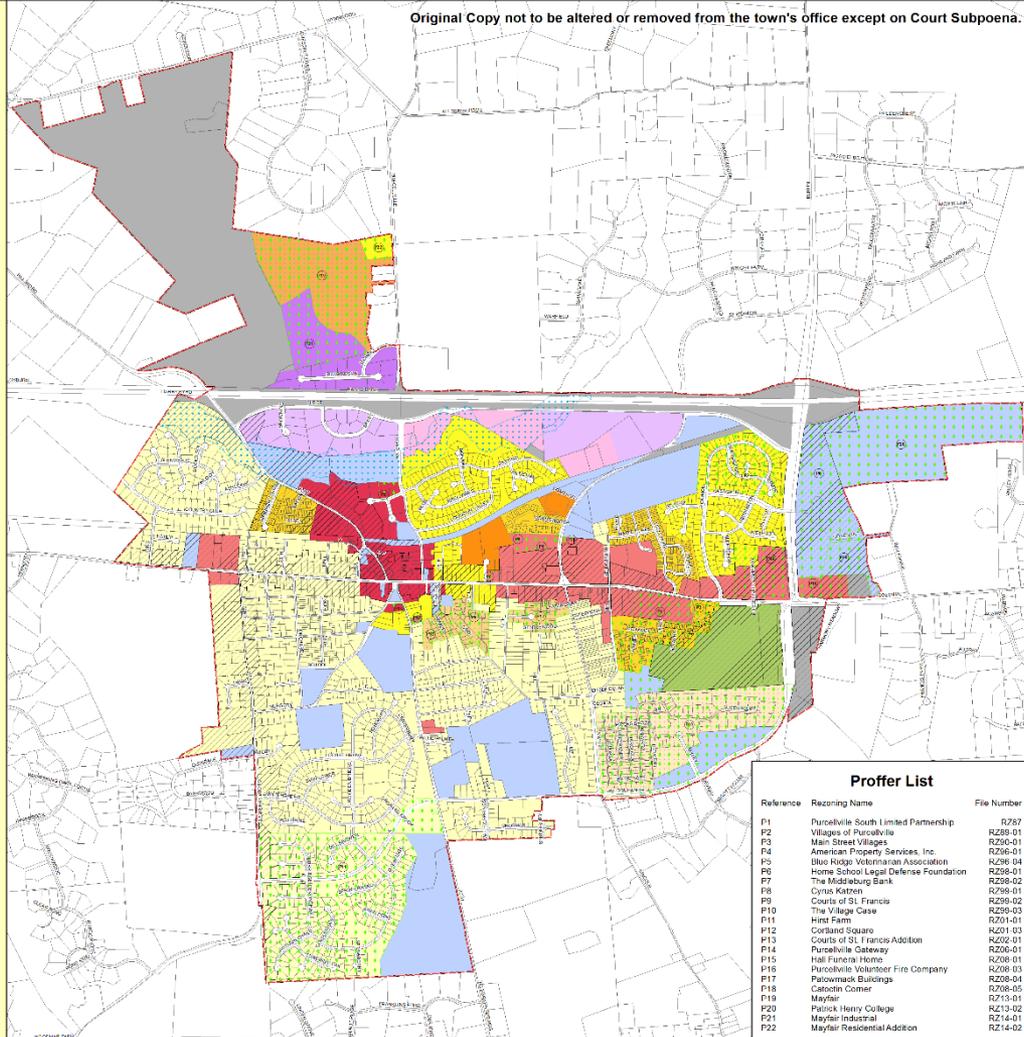
Last Amendment: January 13, 2015

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 Planning Department  
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 Purcellville, VA 22980

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### Proffer List

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P1	Purcellville South Limited Partnership	R287
P2	Villages of Purcellville	R288-01
P3	Main Street Villages	R289-01
P4	American Property Services, Inc.	R296-01
P5	Blue Ridge Veterinarian Association	R296-04
P6	Home School Legal Defense Foundation	R298-01
P7	The Middleburg Bank	R298-02
P8	Cyrus Katzen	R298-01
P9	Courts of St. Francis	R299-02
P10	The Village Gate	R299-03
P11	Hirst Farm	R291-01
P12	Cortland Square	R201-03
P13	Courts of St. Francis Addition	R292-01
P14	Purcellville Gateway	R206-01
P15	Hill Francis Home	R208-01
P16	Purcellville Volunteer Fire Company	R208-03
P17	Pulloverack Buildings	R208-04
P18	Gabriel's Corner	R208-05
P19	Mayfair	R213-01
P20	Patrick Henry College	R213-02
P21	Mayfair Industrial	R214-01
P22	Mayfair Residential Addition	R214-02

# District Review: PDH

July 7, 2015

# District Review: PDH

## **Purpose:**

The purpose of the PDH district is to:

1. encourage innovative and creative design, ~~and to~~
2. facilitate use of the most advantageous construction and development techniques, ~~in the development of land for residential uses and other selected secondary uses.~~
3. ~~The district regulations are designed to ensure ample provision and efficient use of open space, and~~
4. ~~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~~For this purpose, 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 11.

# District Review: PDH



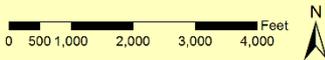
## Official Zoning Map

### 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, 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
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- X, Transitional



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

Publication Date: March 31, 2015

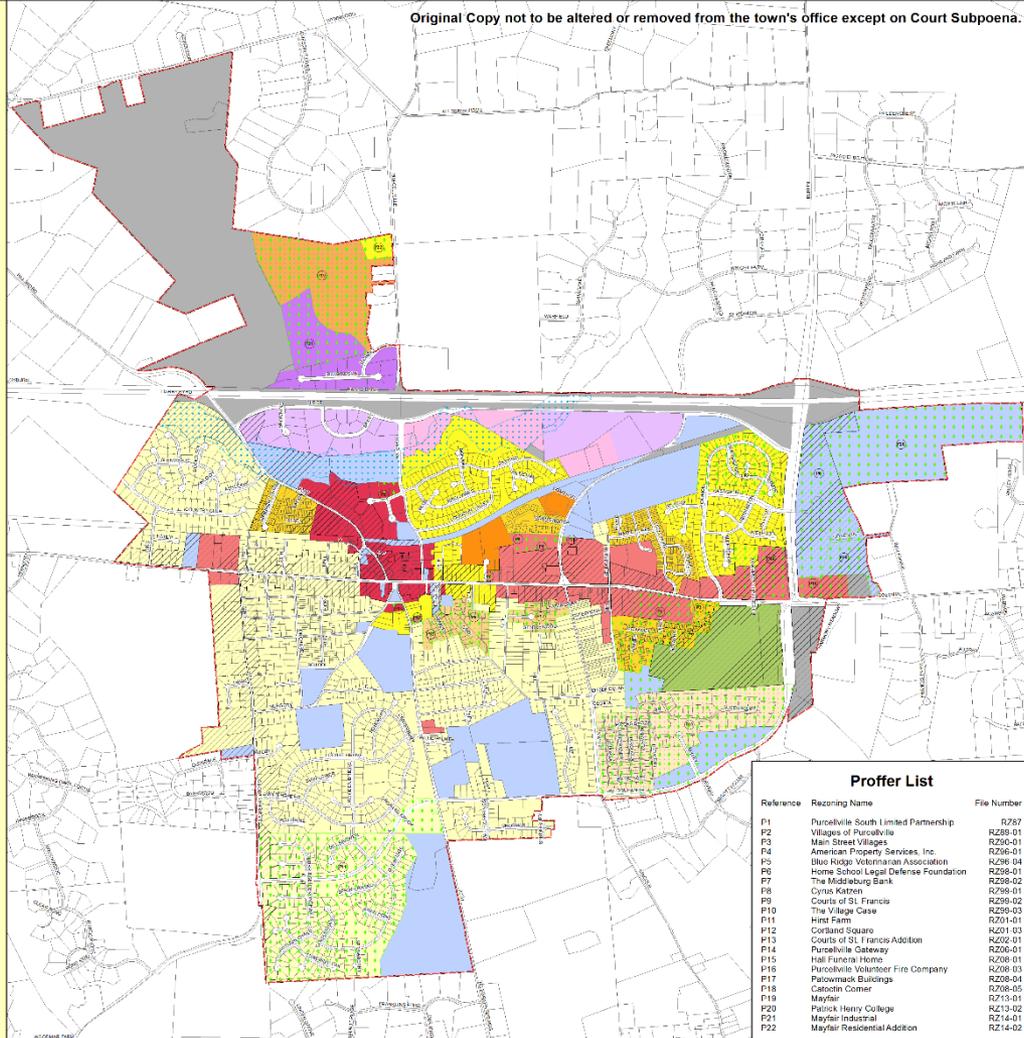
Last Amendment: January 13, 2015

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Map created by: Planning Department  
 Date of Publication: 03/31/2015  
 2015 Zoning Map  
 Planning Department

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### Proffer List

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P2	Villages of Purcellville	R299-01
P3	Main Street Villages	R260-01
P4	American Property Services, Inc.	R296-01
P5	Blue Ridge Veterinarian Association	R296-04
P6	Home School Legal Defense Foundation	R298-01
P7	The Middleburg Bank	R298-02
P8	Cyrus Katzen	R298-01
P9	Courts of St. Francis	R299-02
P10	The Village Gate	R299-03
P11	Hirst Farm	R201-01
P12	Cortland Square	K201-03
P13	Courts of St. Francis Addition	R299-01
P14	Purcellville Gateway	R206-01
P15	Hill Francis Home	R208-01
P16	Purcellville Volunteer Fire Company	R208-03
P17	Pulloverack Buildings	R208-04
P18	Gabrette Corner	R208-05
P19	Mayfair	R213-01
P20	Patrick Henry College	R213-02
P21	Mayfair Industrial	R214-01
P22	Mayfair Residential Addition	R214-02

# District Review: PDH

- ▣ District is only created through an approved rezoning application.
- ▣ All town zones allow land uses By-Right and by Special Use Permit except PDH.
- ▣ PDH contains Principle Permitted Uses and Secondary Permitted Uses.
- ▣ PDH applicants must submit a detailed Development Plan for the property. Once approved by TC, the Development Plan cannot be changed except by going through PC and TC again.



THANK YOU