

CM-1

Article 4, Section 10. - CM-1 Local service industrial district.

10.1 Purpose of the district.

The purpose of this district is to provide for a wide variety of:

1. local and farm service industrial operations, including repair services, building supplies, and open or enclosed storage of products, supplies and equipment, but
2. 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 accord with the purposes and goals of the comprehensive plan.
3. 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,

4. retail and business service uses are limited primarily to those which will be useful to employees in the district and
5. future residential uses are restricted.

USE	CM-1 EXISTING	CM-1 PROPOSED	COMMENTS
Accessory buildings and uses		X	<i>As Accessory Buildings and Uses are always secondary and related to the principal use of a lot, they remain permitted.</i>
Accessory buildings and uses, including but not limited to...	X		<i>Remains permitted as Accessory buildings and uses.</i>
Auction House		X	<i>Added as a permitted use because an Auction House could easily make use of an industrial building, and its effects should not produce adverse effects within or beyond the district.</i>
Automobile service station	SUP		<i>Remains a SUP as Fueling station.</i>
Automobile, motorcycle, off-road vehicle, bus or truck sales, service or repair...	X		<i>Remains permitted as Vehicle sales and service.</i>
Brewery, winery or distillery provided all such facilities are open to the public on a regular basis for tastings, tours or retail sales	X		<i>Remains permitted as Brewery, winery & distillery provided such facilities are open to the public.</i>
Brewery, winery & distillery provided such facilities are open to the public		X	<i>Remains permitted (see Brewery, winery or distillery provided all such facilities are open to the public on a regular basis for tastings, tours or retail sales).</i>
Building materials...storage and	SUP		<i>Now permitted as Construction/landscaping equipment and supply sales</i>

USE	CM-1 EXISTING	CM-1 PROPOSED	COMMENTS
sales, open or enclosed, but not manufacture or steel fabricating or junk storage			<i>and service.</i>
Bus depot and maintenance facilities		X	Added as a permitted use because it is currently and remains proposed as a permitted use in the M-1 while a Bus depot and maintenance facility currently exists in the CM-1 district.
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 could not</i> be placed on small local streets.
Business service establishments	X		Remains permitted as <i>Personal service establishment</i> .
Car wash		X	Added as a permitted use as the service provided would be useful to the businesses and employees of the district, and it should have no adverse effects on or beyond the district.
Catering		X	Added as a permitted use. This service use straddles typical classifications 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.
Child care center, subject to the provisions of article 6, 7.2	SUP		Use deleted as it doesn’t match the purpose of the district and <i>Child care, commercial</i> is permitted in the commercial districts.
Clinics, medical or dental	SUP		Remains a SUP as <i>Clinics, urgent care medical & dental</i> .
Clinics, urgent care medical & dental		SUP	Remains a SUP (see <i>Clinics, medical or dental</i>).
Communication tower		SUP	Remains a SUP (see <i>Radio, television or other communications tower more than 125 feet in height</i>).
Construction/landscaping equipment and supply sales and service		X	Now permitted instead of a SUP (see <i>Building materials...storage and sales...; Contractor’s...rental of equipment commonly used by contractors; Lumber yard; Plumbing and electrical supplies...sale or storage; and Rug, carpet, and flooring sales... and storage</i>) because the Town's parking, signage, landscaping, lighting, performance and site design standards as

USE	CM-1 EXISTING	CM-1 PROPOSED	COMMENTS
			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.
Contractor's equipment storage yard or plant or rental of equipment commonly used by contractors	SUP		Now permitted as <i>Contractors office and storage areas and Construction/landscaping equipment and supply sales and service.</i>
Contractors office and storage areas		X	Remains permitted (see Offices and office buildings...) but would also include Contractor's equipment storage yard or plant... which was an SUP. This use is listed separately from Offices because contractors typically require storage for vehicles, equipment and materials at the site of their business.
Drive through facilities		SUP	Remains a SUP (see <i>Eating establishment, drive-in or otherwise</i>).
Eating establishment		X	Now permitted instead of a SUP (see <i>Eating establishment, drive-in or otherwise</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..
Eating establishment, drive-in or otherwise	SUP		Remains a SUP as <i>Drive through facilities</i> ; Now 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 be a SUP as <i>Electronic Data Storage centers > 10,000 sq ft.</i>
Electronic Data Storage centers > 10,000 sq ft		SUP	Added as a SUP to ensure the compatibility of an <i>Electronic data storage center</i> with the surrounding area.
Facilities and structures necessary for rendering utility service...	SUP		Now permitted as <i>Public utilities, minor.</i>
Farm equipment & supply sales and service		X	Remains permitted (see <i>Farm implement and tractor sales, service and repair</i> and <i>Feed and Seed sales and storage, blending or packaging</i>).
Farm implement and tractor sales, service and repair	X		Remains permitted as <i>Farm equipment & supply sales and service.</i>

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Feed and Seed sales and storage, blending or packaging	X		Remains permitted as <i>Farm equipment & supply sales and service</i> .
Financial institutions	SUP		Use deleted because a full <i>Financial institution</i> doesn't fit within the purpose of the district and is permitted in the commercial districts; however, ATMs would be permitted as <i>Financial institutions, ATM machine only</i> .
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> and would serve much of the purpose that the former SUP of <i>Financial institutions</i> could have served.
Fire, Rescue or Police Station		SUP	Added as a SUP because the Town's Police Station is located in the district.
Firing range, indoor		SUP	Added as a SUP because this recreational use could fit within an industrial building.
Fitness Center	SUP	X	Now permitted instead of a SUP 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.
Food processing, wholesale		X	Added as a permitted use because <i>Food processing, wholesale</i> has similar effects and characteristics to industrial uses like <i>Manufacturing, light</i> which is permitted in the district.
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.
Fueling Station		SUP	Remains a SUP (see <i>Automobile service station</i>).
Indoor commercial recreation facilities	X		Indoor facilities under 10,000 sq. ft. remain permitted as <i>Recreation facilities, commercial indoor < 10,000</i> , but indoor facilities over 10,000 sq. ft. are now a SUP as <i>Recreation facilities, commercial indoor > 10,000</i> .
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.
Living quarters for resident watchmen and caretakers employed	X		Use deleted as this type of living arrangement is no longer common.

USE	CM-1 EXISTING	CM-1 PROPOSED	COMMENTS
on the premises			
Lumber yard	SUP		Now permitted as <i>Construction/landscaping equipment and supply sales and service</i> .
Machine shop		X	Now permitted instead of a SUP (see <i>Welding and soldering shops...</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.
Manufacturing, light		X	Remains permitted (see <i>Monuments and architectural stone</i> and <i>Plumbing and electrical supplies, manufacture...</i>).
Monuments and architectural stone	X		Remains permitted as <i>Manufacturing, light</i> .
Nursery or landscaping service	X		Remains permitted as <i>Contractors office and storage areas</i> .
Offices and office buildings, studios and the like, business, professional or administrative	X		Remains permitted as <i>Offices and Studios</i> .
Offices		X	Remains permitted (see <i>Offices and office buildings, studios and the like, business, professional or administrative</i>).
Outdoor commercial recreation facility	SUP		Use deleted because it doesn't fit within the purpose of the district.
Outdoor storage lot		X	Added as a permitted use. Would allow a parcel to contain only an <i>Outdoor storage lot</i> when adjacent to another lot containing an existing industrial or commercial use.
Parking lot		X	Added as a permitted use. Would allow a parcel to contain only a <i>Parking lot</i> .
Parking structure		X	Added as a permitted use. Would allow a parcel to contain only a <i>Parking structure</i> .
Personal services establishment		X	Remains permitted (see <i>Business service establishments</i>).
Petroleum, propane, and other flammable liquids, storage, distribution and sales		X	Remains permitted (see <i>The above ground and below ground storage, distribution, but not refining, of petroleum, propane and other flammable liquids...</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

USE	CM-1 EXISTING	CM-1 PROPOSED	COMMENTS
			citizens desire for Purcellville.
Plumbing and electrical supplies, manufacture, sale or storage	X		Remains permitted as <i>Construction/landscaping equipment and supply sales and service</i> and <i>Manufacturing, light</i> .
Printing, publishing and engraving		X	Remains permitted (see <i>Printing, publishing and engraving establishment, photographic processing, blueprinting, photocopying and similar uses</i>).
Printing, publishing and engraving establishment, photographic processing, blueprinting, photocopying and similar uses	X		Remains permitted as <i>Printing, publishing and engraving</i> .
Private schools, colleges, or universities subject to the standards contained in article 6, section 7.3	SUP		Use deleted because it doesn't fit within the purpose of the district.
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	Now permitted instead of a SUP (see <i>Facilities and structures necessary for rendering utility service...</i>). These less intensive utility structures and uses are permitted as they are necessary to provide basic utility services for the Town.
Radio, television or other communications tower more than 125 feet in height	SUP		Remains a SUP as <i>Communication tower</i> .
Recreation facilities, commercial indoor < 10,000 sq ft		X	Remains permitted (see <i>Indoor commercial recreation facilities</i>), but facilities over 10,000 sq ft are now a SUP.
Recreation facilities, commercial indoor > 10,000 sq ft		SUP	Now a SUP instead of permitted (see <i>Indoor commercial recreation facilities</i>) when over 10,000 sq ft.
Retail establishments	SUP		Use deleted because its broadness increases the likelihood that the end use wouldn't fit within the purpose of the district; however, more limited retail sales would be permitted by <i>Construction/landscaping equipment and supply sales and service</i> and <i>Retail sales, accessory</i> .

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Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing or distributing use...	X		Remains permitted as <i>Retail sales, accessory</i> .
Retail sales, accessory		X	Remains permitted (see <i>Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing or distributing use...</i>).
Rug, carpet, and flooring sales, cleaning and storage	X		Remains permitted as <i>Construction/landscaping equipment and supply sales and service</i> and <i>Service repair establishment</i> .
School, special instruction	SUP	X	Now permitted instead of a SUP because the characteristics and effects are similar to those of <i>School, technical</i> which is permitted in this district.
School, technical		X	Remains permitted (see <i>Trade or business school</i>).
Self-service storage compartments commonly known as mini-warehouses...	X		Use deleted because this use has no need for the types of urbanized services provided by the Town, and the Town has a limited amount of land available which would be put to more productive use by the other uses allowed in this district.
Service repair establishment		X	Remains permitted (see <i>Rug, carpet, and flooring sales, cleaning and storage</i>).
Sign fabricating and painting	X		Remains permitted as <i>Sign shop</i> .
Sign shop		X	Remains permitted (see <i>Sign fabricating and painting</i>).
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.
Storage warehouse		X	Remains permitted (see <i>Wholesale merchandising or storage warehouse...</i>).
Studios		X	Remains permitted (see <i>Offices and office buildings, studios and the like, business, professional or administrative</i>).
Temporary Food Trucks/Trailers		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.
Temporary stands, or outdoor areas or temporary truck parking, for sale of produce, Christmas trees, wreaths, holly, and the like.	X		Use deleted because this temporary retail use is better suited for the Town's commercial districts.

USE	CM-1 EXISTING	CM-1 PROPOSED	COMMENTS
The above ground and below ground storage, distribution, but not refining, of petroleum, propane and other flammable liquids...	X		Remains permitted as <i>Petroleum, propane, and other flammable liquids, storage, distribution and sales.</i>
Trade or business school	X		Remains permitted as <i>School, technical.</i>
Upholstery shop		X	Added as a permitted use. This service use straddles typical classifications of commercial and industrial as it will typically have its office and sales functions in the same location as its preparation/production facility, and it can potentially fit within many commercial or industrial buildings.
Vehicle sales and service		X	Remains permitted (see <i>Automobile, motorcycle, off-road vehicle, bus or truck sales, service or repair...</i>).
Vehicle sales storage lot		X	Added as a permitted use because <i>Vehicle sales and service</i> is a permitted use in this district.
Veterinary clinic		X	Remains permitted (see <i>Veterinary hospital or clinic for small animals...</i>).
Veterinary hospital or clinic for small animals...	X		Remains permitted as <i>Veterinary clinic.</i>
Welding and soldering shops; machine shop	SUP		Now permitted as <i>Machine shop.</i>
Well drilling establishment, water, gas or oil, offices, storage or service of supplies and equipment	SUP		Now permitted as <i>Contractors office and storage areas.</i>
Wholesale merchandising or storage warehouse or distribution center but not a truck or freight terminal	X		Remains permitted as <i>Storage warehouse and Wholesale sales.</i>
Wholesale sales		X	Remains permitted (see <i>Wholesale merchandising or storage warehouse or distribution center but not a truck or freight terminal</i>).