

**PUBLIC HEARING NOTICE  
TOWN OF PURCELLVILLE**

The **Purcellville Planning Commission** will hold a public hearing in the Town Council Chambers at 221 South Nursery Avenue, Purcellville, Virginia on **Thursday, September 3, 2015 at 7:00 PM** for the purpose of receiving comments on, considering, and possibly voting on amendments to: (1) Article 2, Sections 1, 5 and 6; (2) Article 4, Sections 1-7 and 9-15; (3) Article 6, Sections 2, 4, 7 and 8; (4) Article 8, Sections 1 and 2; (5) Article 9, Section 5; (6) Article 11, Sections 6-8; and (7) Article 15 of the Zoning Ordinance. The proposed amendments are summarized below, and a redline copy of the entire amendment can be found at [www.purcellvilleva.gov](http://www.purcellvilleva.gov)

<b>PZO Article and Section</b>	<b>PZO Amendments and Changes</b>
<b>Generally</b>	<ol style="list-style-type: none"> <li>1. Changes “single-family dwellings” to “single-family detached dwellings” to match new terminology, where appropriate.</li> <li>2. Deletes dates when text was adopted, added, amended and the like.</li> <li>3. Minor adjustments to phrasings to ensure readability.</li> <li>4. Add, correct, or otherwise modify cross-references within the ordinance, including, but not limited to, the instances listed below.</li> </ol>
<b>Article 2, Section 1</b>	<ol style="list-style-type: none"> <li>1. Modifies district names to correspond to names used in Article 4.</li> </ol>
<b>Article 2, Section 5, Subsection e.1</b>	<ol style="list-style-type: none"> <li>1. Deletes list of permitted uses.</li> <li>2. Changes heading to “Permissible uses.”</li> <li>3. Adds cross-reference to new use regulations in Article 4, Section 1.</li> </ol>
<b>Article 2, Section 5, Subsection e.2</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection listing uses permitted by special use permit. (Such uses now found in Article 4, Section 1 as referenced in Article 2, Section 5, Subsection e.1.)</li> </ol>
<b>Article 2, Section 5, Subsection e.3</b>	<ol style="list-style-type: none"> <li>1. Adds cross-reference to location of sign regulations (Article 6, Section 3).</li> </ol>
<b>Article 2, Section 6</b>	<ol style="list-style-type: none"> <li>1. Modified to provide interim zoning classification of all annexed areas as X Transitional District. (Previously County PD-GI zoning became Town CM-1 &amp; County PDH6 zoning became Town PDH8.)</li> </ol>
<b>Article 4, Section 1</b>	<ol style="list-style-type: none"> <li>1. Retitles section as “Use Regulations.”</li> </ol>
<b>Article 4, Section 1, Subsection 1.1</b>	<ol style="list-style-type: none"> <li>1. Adds subsection titled “Use table” which sets forth the uses allowed in each base zoning district within a single table that is printed in full below.</li> </ol>
<b>Article 4, Section 1, Subsection 1.2</b>	<ol style="list-style-type: none"> <li>1. Adds subsection titled “Use standards” which details standards for the following uses:               <ol style="list-style-type: none"> <li>a. Accessory buildings and uses</li> <li>b. Agriculture/horticulture</li> <li>c. Bus shelter</li> <li>d. Car wash</li> <li>e. Child care, commercial</li> <li>f. Child care, residential</li> <li>g. Church or other place of worship</li> <li>h. College or university</li> <li>i. Communications tower</li> <li>j. Concrete plant</li> <li>k. Conservancy subdivision</li> <li>l. Construction/landscaping equipment and supply sales and service</li> <li>m. Contractor’s office and storage area</li> <li>n. Drive-through facility</li> <li>o. Dwelling, accessory</li> <li>p. Dwelling, apartment</li> </ol> </li> </ol>

	<ul style="list-style-type: none"> <li>q. Dwelling, multiple-family</li> <li>r. Dwelling, single-family attached</li> <li>s. Eating establishment</li> <li>t. Equestrian facility, commercial</li> <li>u. Equestrian facility, residential</li> <li>v. Farm and community market</li> <li>w. Farm equipment and supply sales and service</li> <li>x. Fuel pump, accessory</li> <li>y. Fueling station</li> <li>z. Home occupation</li> <li>aa. Kennel</li> <li>bb. Laboratory</li> <li>cc. Lighted sports field</li> <li>dd. Machine shop</li> <li>ee. Office</li> <li>ff. Outdoor storage lot</li> <li>gg. Personal services establishment</li> <li>hh. Retail sales, general</li> <li>ii. School, private</li> <li>jj. School, special instruction</li> <li>kk. School, technical</li> <li>ll. Sign shop</li> <li>mm. Studio</li> <li>nn. Vehicle sales and service</li> <li>oo. Veterinary clinic</li> </ul>
<b>Article 4, Section 2, Subsection 2.2</b>	<ol style="list-style-type: none"> <li>1. Deletes list of permitted uses.</li> <li>2. Changes heading to “Permissible uses.”</li> <li>3. Adds cross-reference to new use regulations in Article 4, Section 1.</li> </ol>
<b>Article 4, Section 2, Subsection 2.3</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection listing uses permitted by special use permit. (Such uses now found in Article 4, Section 1 as referenced in Article 4, Section 2, Subsection 2.2.)</li> </ol>
<b>Article 4, Section 2, Subsection 2.4</b>	<ol style="list-style-type: none"> <li>1. Title shortened to “Permitted signs” to match other districts.</li> </ol>
<b>Article 4, Section 2, Subsection 2.7</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection stating special provisions for corner lots because such standards were previously moved to Article 3, Section 14.</li> </ol>
<b>Article 4, Section 3, Subsection 3.1</b>	<ol style="list-style-type: none"> <li>1. Deletes reference to duplexes.</li> <li>2. Changes “accessory dwelling units” to “accessory dwelling” to match new terminology.</li> </ol>
<b>Article 4, Section 3, Subsection 3.2</b>	<ol style="list-style-type: none"> <li>1. Deletes list of permitted uses.</li> <li>2. Changes heading to “Permissible uses.”</li> <li>3. Adds cross-reference to new use regulations in Article 4, Section 1.</li> </ol>
<b>Article 4, Section 3, Subsection 3.3</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection listing uses permitted by special use permit. (Such uses now found in Article 4, Section 1 as referenced in Article 4, Section 3, Subsection 3.2.)</li> <li>2. Deletes all language referring to commission permits.</li> </ol>
<b>Article 4, Section 3, Subsections 3.5 &amp; 3.6</b>	<ol style="list-style-type: none"> <li>1. Deletes references and standards for duplex dwellings.</li> </ol>
<b>Article 4, Section 3A</b>	<ol style="list-style-type: none"> <li>1. Adds “R-3A” code to title to match other districts.</li> </ol>
<b>Article 4, Section 3A, Subsection 3A.2</b>	<ol style="list-style-type: none"> <li>1. Deletes list of permitted uses.</li> <li>2. Changes heading to “Permissible uses.”</li> <li>3. Adds cross-reference to new use regulations in Article 4, Section 1.</li> </ol>

<b>Article 4, Section 3A, Subsection 3A.3</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection listing uses permitted by special use permit. (Such uses now found in Article 4, Section 1 as referenced in Article 4, Section 3A, Subsection 3A.2.)</li> </ol>
<b>Article 4, Section 3A, Subsection 3A.4</b>	<ol style="list-style-type: none"> <li>1. Changes numbering from "a, b, c..." to "1, 2, 3..." to match formatting of other districts.</li> <li>2. Modifies screening requirements for parking lots located to the side of the structure to require screening from the street and structures on neighboring lots.</li> </ol>
<b>Article 4, Section 3A, Subsection 3A.5</b>	<ol style="list-style-type: none"> <li>1. Deletes sign regulations.</li> <li>2. Adds cross-reference to location of sign regulations (Article 6) to match other districts.</li> </ol>
<b>Article 4, Section 3A, Subsection 3A.6</b>	<ol style="list-style-type: none"> <li>1. Changes numbering from "a, b, c..." to "1, 2, 3..." to match formatting of other districts.</li> </ol>
<b>Article 4, Section 3A, Subsection 3A.7</b>	<ol style="list-style-type: none"> <li>1. Changes numbering from "a, b, c..." to "1, 2, 3..." to match formatting of other districts.</li> <li>2. Modified to clarify that stated setbacks are minimum setbacks to match other districts.</li> </ol>
<b>Article 4, Section 3A, Subsection 3A.8</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection stating special provisions for corner lots because such standards were previously moved to Article 3, Section 14.</li> </ol>
<b>Article 4, Section 3A, Subsection 3A.9</b>	<ol style="list-style-type: none"> <li>1. Changes numbering from "a, b, c..." to "1, 2, 3..." to match formatting of other districts.</li> </ol>
<b>Article 4, Section 3A, Subsection 3A.10</b>	<ol style="list-style-type: none"> <li>1. Deletes regulation that the number of parking spaces specified is a minimum and maximum requirement because Article 6 no longer specifies a number of parking spaces for specific uses.</li> </ol>
<b>Article 4, Section 4, Subsection 4.2</b>	<ol style="list-style-type: none"> <li>1. Deletes list of permitted uses.</li> <li>2. Changes heading to "Permissible uses."</li> <li>3. Adds cross-reference to new use regulations in Article 4, Section 1.</li> </ol>
<b>Article 4, Section 4, Subsection 4.3</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection listing uses permitted by special use permit. (Such uses now found in Article 4, Section 1 as referenced in Article 4, Section 4, Subsection 4.2.)</li> </ol>
<b>Article 4, Section 4, Subsections 4.5 &amp; 4.6</b>	<ol style="list-style-type: none"> <li>1. Adds standards for duplex dwellings which were previously stated in the R-3 district.</li> <li>2. Deletes reference to R-3 district for location of duplex dwelling standards.</li> <li>3. Modifies references for location of single-family attached dwelling use standards to Article 4, Section 1.2 from previous location in Article 4, Section 4.11.</li> </ol>
<b>Article 4, Section 4, Subsection 4.11</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection containing special regulations for townhomes. (Such regulations now found in Article 4, Section 1.2.)</li> </ol>
<b>Article 4, Section 5, Subsection 5.1</b>	<ol style="list-style-type: none"> <li>1. Adds descriptor of "high" density because this district allows the highest residential density of any in town.</li> </ol>
<b>Article 4, Section 5, Subsection 5.2</b>	<ol style="list-style-type: none"> <li>1. Deletes list of permitted uses.</li> <li>2. Changes heading to "Permissible uses."</li> <li>3. Adds cross-reference to new use regulations in Article 4, Section 1.</li> </ol>
<b>Article 4, Section 5, Subsection 5.3</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection listing uses permitted by special use permit. (Such uses now found in Article 4, Section 1 as referenced in Article 4, Section 5, Subsection 5.2.)</li> </ol>
<b>Article 4, Section 5, Subsection 5.5</b>	<ol style="list-style-type: none"> <li>1. Modifies reference for location of duplex dwelling standards from R-3 district to R-8 district.</li> <li>2. Modifies reference for location of single-family attached dwelling use standards to Article 4, Section 1.2 from previous location in Article 4, Section 5.12.</li> <li>3. Deletes language regarding density for dwellings for the elderly and</li> </ol>

	handicapped.
<b>Article 4, Section 5, Subsection 5.6</b>	<ol style="list-style-type: none"> <li>1. Modifies reference for location of duplex dwelling standards from R-3 district to R-8 district.</li> <li>2. Modifies reference for location of single-family attached dwelling use standards to Article 4, Section 1.2 from “sections below” (previously Article 4, Section 5.12).</li> </ol>
<b>Article 4, Section 5, Subsection 5.12</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection containing special regulations for townhomes. (Such regulations now found in Article 4, Section 1.2.)</li> </ol>
<b>Article 4, Section 5, Subsection 5.13</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection containing special regulations for multiple-family dwellings. (Such regulations now found in Article 4, Section 1.2.)</li> </ol>
<b>Article 4, Section 6, Subsection 6.1</b>	<ol style="list-style-type: none"> <li>1. Deletes unnecessary language stating district can be applied to large or small areas.</li> </ol>
<b>Article 4, Section 6, Subsection 6.2</b>	<ol style="list-style-type: none"> <li>1. Deletes list of permitted uses.</li> <li>2. Changes heading to “Permissible uses.”</li> <li>3. Adds cross-reference to new use regulations in Article 4, Section 1.</li> </ol>
<b>Article 4, Section 6, Subsection 6.3</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection listing uses permitted by special use permit. (Such uses now found in Article 4, Section 1 as referenced in Article 4, Section 6, Subsection 6.2.)</li> </ol>
<b>Article 4, Section 6, Subsection 6.10</b>	<ol style="list-style-type: none"> <li>1. Deletes list of additional standards for special permit uses. (Such standards now found in Article 4, Section 1.2.)</li> <li>2. Corrects references for location of general standards for special use permits (Article 8, Section 2) and additional design standards for all uses in the district (Article 4, Section 6.9).</li> <li>3. Adds cross-reference to location of use standards (Article 4, Section 1.2).</li> </ol>
<b>Article 4, Section 7</b>	<ol style="list-style-type: none"> <li>1. Adds “MC” code to title to match other districts.</li> </ol>
<b>Article 4, Section 7, Subsection 7.1</b>	<ol style="list-style-type: none"> <li>1. Corrects use of “side” to “site.”</li> <li>2. Deletes language regarding right to appeal to reestablish a nonconforming use for up to 3 years.</li> </ol>
<b>Article 4, Section 7, Subsection 7.2</b>	<ol style="list-style-type: none"> <li>1. Deletes list of permitted uses.</li> <li>2. Changes heading to “Permissible uses.”</li> <li>3. Adds cross-reference to new use regulations in Article 4, Section 1.</li> </ol>
<b>Article 4, Section 7, Subsection 7.3</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection listing uses permitted by special use permit. (Such uses now found in Article 4, Section 1 as referenced in Article 4, Section 7, Subsection 7.2.)</li> </ol>
<b>Article 4, Section 7, Subsection 7.4</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection listing uses requiring a commission permit. (Such uses now found in Article 8, Section 2.)</li> </ol>
<b>Article 4, Section 7, Subsection 7.6</b>	<ol style="list-style-type: none"> <li>1. Corrects reference for location of additional provisions that may modify minimum yard requirements (Article 6).</li> </ol>
<b>Article 4, Section 7, Subsection 7.13</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection listing additional standards for permitted uses. (Such standards now found in Article 4, Section 1.2.)</li> </ol>
<b>Article 4, Section 7, Subsection 7.14</b>	<ol style="list-style-type: none"> <li>1. Deletes list of additional standards for special permit uses. (Such standards now found in Article 4, Section 1.2.)</li> <li>2. Corrects references for location of general standards for special use permits (Article 8, Section 2).</li> <li>3. Adds cross-reference to location of use standards (Article 4, Section 1.2).</li> </ol>
<b>Article 4, Section 9, Subsection 9.2</b>	<ol style="list-style-type: none"> <li>1. Deletes list of permitted uses.</li> <li>2. Changes heading to “Permissible uses.”</li> <li>3. Adds cross-reference to new use regulations in Article 4, Section 1.</li> </ol>
<b>Article 4, Section 9,</b>	<ol style="list-style-type: none"> <li>1. Deletes entire subsection listing uses permitted by special use permit. (Such</li> </ol>

<b>Subsection 9.3</b>	uses now found in Article 4, Section 1 as referenced in Article 4, Section 9, Subsection 9.2.)
<b>Article 4, Section 10, Subsection 10.2</b>	<ol style="list-style-type: none"> <li>1. Deletes list of permitted uses.</li> <li>2. Changes heading to "Permissible uses."</li> <li>3. Adds cross-reference to new use regulations in Article 4, Section 1.</li> </ol>
<b>Article 4, Section 10, Subsection 10.3</b>	1. Deletes entire subsection listing uses permitted by special use permit. (Such uses now found in Article 4, Section 1 as referenced in Article 4, Section 10, Subsection 10.2.)
<b>Article 4, Section 10, Subsection 10.7</b>	1. Adds additional regulations for commercial and industrial buildings related to: conducting business within enclosed buildings, landscaping, refuse, and drainage. (Such standards were previously found in Article 6, Section 7.5.)
<b>Article 4, Section 11, Subsection 11.2</b>	<ol style="list-style-type: none"> <li>1. Deletes list of permitted uses.</li> <li>2. Changes heading to "Permissible uses."</li> <li>3. Adds cross-reference to new use regulations in Article 4, Section 1.</li> </ol>
<b>Article 4, Section 11, Subsection 11.3</b>	1. Deletes entire subsection listing uses permitted by special use permit. (Such uses now found in Article 4, Section 1 as referenced in Article 4, Section 11, Subsection 11.2.)
<b>Article 4, Section 11, Subsection 11.7</b>	1. Adds additional regulations for manufacturing and commercial buildings related to: site plans, refuse, drainage, fencing, and hazardous materials and chemicals. (Such standards were previously found in Article 6, Section 7.5.)
<b>Article 4, Section 12, Subsection 12.2</b>	<ol style="list-style-type: none"> <li>1. Deletes list of principal permitted uses.</li> <li>2. Changes heading to "Permissible uses."</li> <li>3. Adds cross-reference to new use regulations in Article 4, Section 1.</li> </ol>
<b>Article 4, Section 12, Subsection 12.3</b>	1. Deletes entire subsection listing secondary permitted uses. (Such uses now found in Article 4, Section 1 as referenced in Article 4, Section 12, Subsection 12.2.)
<b>Article 4, Section 12, Subsection 12.4</b>	1. Deletes entire subsection listing uses permitted by special exception. (Such uses now found in Article 4, Section 1 as referenced in Article 4, Section 12, Subsection 12.2.)
<b>Article 4, Section 12, Subsection 12.5</b>	1. Deletes references to recreation uses.
<b>Article 4, Section 12, Subsection 12.7</b>	1. Corrects reference for location of bulk regulations (Article 11, Section 7).
<b>Article 4, Section 12, Subsection 12.9.2</b>	1. Deletes affordable housing exemption to the funding of recreation facilities.
<b>Article 4, Section 13, Subsection 13.1</b>	1. Modifies language to state that district is applied to any land annexed in to town.
<b>Article 4, Section 13, Subsection 13.2</b>	<ol style="list-style-type: none"> <li>1. Deletes list of permitted uses.</li> <li>2. Changes heading to "Permissible uses."</li> <li>3. Adds cross-reference to new use regulations in Article 4, Section 1.</li> </ol>
<b>Article 4, Section 13, Subsection 13.3</b>	1. Deletes entire subsection listing uses permitted by special use permit. (Such uses now found in Article 4, Section 1 as referenced in Article 4, Section 13, Subsection 13.2.)
<b>Article 4, Section 14, Subsection 14.1</b>	1. Modifies language to list purposes by number rather than in a bulleted list.
<b>Article 4, Section 14, Subsection 14.2</b>	<ol style="list-style-type: none"> <li>1. Deletes list of permitted uses.</li> <li>2. Changes heading to "Permissible uses."</li> <li>3. Adds cross-reference to new use regulations in Article 4, Section 1.</li> </ol>

<b>Article 4, Section 14, Subsection 14.3</b>	1. Deletes entire subsection listing uses permitted by special use permit. (Such uses now found in Article 4, Section 1 as referenced in Article 4, Section 14, Subsection 14.2.)
<b>Article 4, Section 14, Subsection 14.7</b>	1. Deletes entire subsection stating special provisions for corner lots because such standards were previously moved to Article 3, Section 14.
<b>Article 4, Section 15</b>	1. "AC" code moved to the front of the title to match other districts and the codes listed in Article 2, Section 1.
<b>Article 4, Section 15, Subsection 15.2</b>	1. Deletes list of permitted uses. 2. Changes heading to "Permissible uses." 3. Adds cross-reference to new use regulations in Article 4, Section 1.
<b>Article 4, Section 15, Subsection 15.3</b>	1. Deletes entire subsection listing accessory uses and structures. (Such uses now found in Article 4, Section 1 as referenced in Article 4, Section 15, Subsection 15.2.)
<b>Article 4, Section 15, Subsection 15.4</b>	2. Deletes entire subsection listing uses permitted by special use permit. (Such uses now found in Article 4, Section 1 as referenced in Article 4, Section 15, Subsection 15.2.)
<b>Article 4, Section 15, Subsection 15.5.2</b>	1. Deletes definition of "conservancy subdivision." (Definition is now found in Article 15.)
<b>Article 4, Section 15, Subsection 15.5.3</b>	1. Corrects references to the location of the district's individual use standards (Article 4, Section 15.9).
<b>Article 4, Section 15, Subsection 15.6</b>	1. Updates language detailing the use of gravel parking lots to reflect previous changes to Article 6, Section 1.
<b>Article 4, Section 15, Subsection 15.9</b>	1. Changes "animal hospital" to "veterinary clinic." 2. Changes "antique shop; art gallery or studio; craft shop" to "studio." 3. Changes "arboretum, botanical garden, nature preserve" to "nature preserve." 4. Deletes regulations for "commercial nurseries." 5. Deletes regulations for "conference center or corporate retreat." 6. Deletes regulations for "cultural center." 7. Changes "farm machinery sales and service" to "farm equipment and supply sales and service." 8. Changes "farm market" to "farm and community market." 9. Deletes regulations for "teahouse; coffeehouse."
<b>Article 6, Section 2</b>	1. Updates uses listed to determine number of loading spaces required to those now used in the ordinance as listed in Article 4, Section 1.
<b>Article 6, Section 4, Subsection 4.2.2</b>	1. Changes "hotel, motel, motor lodge, bed and breakfast facility or tourist home or rooms in a rooming, boarding or lodging house" to "hotel, country inn or bed and breakfast facility."
<b>Article 6, Section 4, Subsection 4.3.2</b>	1. Changes "convalescent or nursing homes and homes for the aged" to "Nursing homes and assisted living facilities housing nine or more individuals."
<b>Article 6, Section 4, Subsection 4.7.1</b>	1. Deletes language regarding the granting of a special exception by the board of zoning appeals to reflect previous changes to Article 9, Section 5.
<b>Article 6, Section 7</b>	1. Deletes entire section regarding special regulations for residential day care or home child care, nursery schools, kindergartens, child care centers, day nursery or day care centers, private schools, technical or business schools, colleges or universities, industrial use, and churches. (Such standards are now found in Article 4, Section 1.2 except for the industrial use standards which are now found in Article 4, Sections 10.7 & 11.7.)
<b>Article 6, Section 8, Subsection 8.1</b>	1. Modifies applicability language to clarify that the performance standards listed in this section apply to all permitted uses.

<b>Article 6, Section 8, Subsection 8.7</b>	1. Deletes Loudoun County section reference and heading.
<b>Article 8, Section 1, Subsection 1.2</b>	1. Deletes language regarding churches.
<b>Article 8, Section 1, Subsection 1.4.A</b>	1. Changes “department of planning and zoning” to “department of community development.” 2. Changes “director of planning” to “director of community development.”
<b>Article 8, Section 1, Subsection 1.8.5</b>	1. Deletes reference to “number 7” which does not exist.
<b>Article 8, Section 2, Subsection 2.1</b>	1. Deletes list of uses requiring a commission permit. 2. Adds the following uses which may require a commission permit: a. Community or cultural facility. b. Fire, rescue or police station. 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. c. Government office and assembly room. d. Government operations facility. e. Library. f. Major public utility. g. Minor public utility. h. Park. i. Playground. j. Public or government buildings, facilities, or uses not otherwise defined. k. Public recreation facility. l. Public school.
<b>Article 9, Section 5, Subsection 5.1</b>	1. Deletes list of special exception uses. 2. Adds cross-reference to new use regulations in Article 4, Section 1.
<b>Article 11, Section 6</b>	1. Corrects various cross-references to other sections within the article.
<b>Article 15, Section 2</b>	1. Adds definitions for the following: a. Agricultural operation b. Agricultural products c. Agriculture/horticulture d. Amphitheater e. Assisted living facility f. Auction house g. Automated teller machine (ATM), accessory h. Brewery, winery or distillery i. Bus depot and maintenance facility j. Bus shelter k. Cemetery l. Child care, residential m. Communications tower n. Community or cultural facility o. Community garden p. Concrete plant q. Conservancy subdivision r. Construction/landscaping equipment and supply sales and service s. Contractor’s office and storage area t. Convenience store u. Dwelling, accessory v. Dwelling, apartment

	<ul style="list-style-type: none"> <li>w. Dwelling, single-family attached</li> <li>x. Dwelling, single-family detached</li> <li>y. Dwelling, single-family detached farmhouse</li> <li>z. Equestrian facility, commercial</li> <li>aa. Equestrian facility, residential</li> <li>bb. Farm equipment and supply sales and service</li> <li>cc. Firing range, indoor</li> <li>dd. Food processing, retail</li> <li>ee. Food processing, wholesale</li> <li>ff. Fuel pump, accessory</li> <li>gg. Fueling station</li> <li>hh. Government operations facility</li> <li>ii. Group home</li> <li>jj. Kennel</li> <li>kk. Laboratory</li> <li>ll. Lighted sports field</li> <li>mm. Machine shop</li> <li>nn. Manufacture of stairs and similar wood products</li> <li>oo. Manufacturing, light</li> <li>pp. Mini-storage facility</li> <li>qq. Nature preserve</li> <li>rr. Nursery</li> <li>ss. Nursing home</li> <li>tt. Outdoor storage</li> <li>uu. Park</li> <li>vv. Parking lot, commuter</li> <li>ww. Parking structure</li> <li>xx. Petroleum, propane and other flammable liquids, storage, distribution, and sales</li> <li>yy. Petting farm</li> <li>zz. Public utility</li> <li>aaa. Recreation facility, commercial indoor</li> <li>bbb. Recreation facility, commercial outdoor</li> <li>ccc. Recreation facility, public</li> <li>ddd. Retail sales, accessory</li> <li>eee. School</li> <li>fff. School, private</li> <li>ggg. School, public</li> <li>hhh. Service/repair establishment</li> <li>iii. Sign shop</li> <li>jjj. Special event</li> <li>kkk. Storage warehouse</li> <li>lll. Temporary food truck/trailer</li> <li>mmm. Upholstery shop</li> <li>nnn. Vehicle sales and service</li> <li>ooo. Vehicle sales storage lot</li> <li>ppp. Wholesale sales</li> <li>qqq. Yard/garage sale</li> </ul> <p>2. Deletes definitions for the following:</p> <ul style="list-style-type: none"> <li>a. Automobile or truck sales, service, and repair, including body or fender repair, but not auto salvage or junk</li> <li>b. Automobile or truck parts sales, wholesale, but not junk</li> <li>c. Automobile storage lot, new or used cars, but not storage or sale of junk</li> </ul>
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	<ul style="list-style-type: none"> <li>d. Automobile used car lot, or used truck sales</li> <li>e. Bakery, retail</li> <li>f. Boardinghouse</li> <li>g. Boat and boat trailer sales and storage</li> <li>h. Business or technical school</li> <li>i. Coin-operated and vending machines for food, tobacco, ice, soft drinks, and sundries inside a building and for the use of occupants thereof.</li> <li>j. Commercial recreation facility, indoor</li> <li>k. Commercial recreation facility, outdoor</li> <li>l. Dog kennel, commercial</li> <li>m. Farm supply and service establishments, implement sales, rental and service, feed and seed store, including custom milling of grain and feed</li> <li>n. Garage, public</li> <li>o. Guest house</li> <li>p. Institutions</li> <li>q. Lawn mower, yard and garden equipment, rental, sales and service</li> <li>r. Lumber and building supply</li> <li>s. Monument sales establishments</li> <li>t. Motorcycle or off-road vehicle sales and service</li> <li>u. Nurseries for growing plants, trees and shrubs</li> <li>v. Offices—Medical or dental</li> <li>w. Parks</li> <li>x. Parkways</li> <li>y. Plumbing and electrical supply sales</li> <li>z. Private clubs including health clubs</li> <li>aa. Public utility or public service or transportation uses.</li> <li>bb. Pump, fuel</li> <li>cc. Recreational uses or facilities for a private membership</li> <li>dd. Rental or sale of luggage trailers and pick-up truck caps but not including truck trailer bodies except campers and travel trailers</li> <li>ee. Rental of household items, tools and appliances</li> <li>ff. Repair service establishment</li> <li>gg. Restaurant or cafeteria, lunchroom or snack bar for the use of employees who work in the building where such facility is located, provided such facility has no exterior entrances or exits or signs.</li> <li>hh. Roominghouse</li> <li>ii. Schools</li> <li>jj. Taxidermist</li> </ul> <p>3. Modifies definitions for the following:</p> <ul style="list-style-type: none"> <li>a. Accessory dwelling unit</li> <li>b. Adult care center</li> <li>c. Apartment</li> <li>d. Automotive service station</li> <li>e. Bed and breakfast</li> <li>f. Car wash</li> <li>g. Catering</li> <li>h. Child care, commercial</li> <li>i. Church or other place of worship</li> <li>j. Clinic, urgent care</li> <li>k. College or university</li> <li>l. Commercial uses of greater than 10,000 square feet</li> <li>m. Convalescent, nursing or rest home.</li> <li>n. Country inn</li> </ul>
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	<ul style="list-style-type: none"> <li>o. Day nursery or child day care center</li> <li>p. Drive-through facility</li> <li>q. Dry cleaning and laundry establishment</li> <li>r. Dwelling, attached</li> <li>s. Dwelling, detached single-family</li> <li>t. Eating establishment</li> <li>u. Financial institution</li> <li>v. Fire, rescue or police station</li> <li>w. Fuel pump</li> <li>x. Funeral home</li> <li>y. Garage, parking</li> <li>z. Government office and assembly room</li> <li>aa. Greenhouse</li> <li>bb. Hotel</li> <li>cc. Laundry</li> <li>dd. Laundromat</li> <li>ee. Library</li> <li>ff. Major transmission lines</li> <li>gg. Nursery school</li> <li>hh. Office</li> <li>ii. Outdoor storage lot</li> <li>jj. Parking lot</li> <li>kk. Parking lot, public</li> <li>ll. Personal services establishment</li> <li>mm. Playground</li> <li>nn. Police station</li> <li>oo. Printing, publishing, and engraving</li> <li>pp. Private club</li> <li>qq. Private school</li> <li>rr. Public or government building, facility or use not otherwise defined</li> <li>ss. Public utility, minor</li> <li>tt. Public water and sewer system</li> <li>uu. Pumping station or regulator station</li> <li>vv. Radio or television studio</li> <li>ww. Radio, television, telephone or other communication tower</li> <li>xx. Retail sales, general</li> <li>yy. School, special instruction</li> <li>zz. School, technical</li> <li>aaa. Single-family detached dwelling</li> <li>bbb. Street centerline</li> <li>ccc. Studio</li> <li>ddd. Substation</li> <li>eee. Temporary stand</li> <li>fff. Theater</li> <li>ggg. Townhouse</li> <li>hhh. Treatment plants</li> <li>iii. Veterinary clinic</li> <li>jjj. Water storage tank</li> </ul>
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The proposed table of uses is printed below as it would appear in Article 4, Section 1, Subsection 1.1 of the zoning ordinance. In this table: "P" means a permitted use, "SE" means a special exception use, "SUP" means a use permitted by special use permit, "PPU" means a principal permitted use in the PDH district, "SPU" means a

secondary permitted use in the PDH district, and a blank cell means that the listed use is not allowed in the respective zoning district.

Use	R2	R3	R3A	R8	R15	C1	MC	C4	CM1	M1	PDH	X	IP	AC	RT	Use Standard
Accessory buildings and uses	P	P	P	P	P	P	P	P	P	P	SPU	P	P	P	P	Art. 4, Sec. 1.2.1
Adult care center						P		P								
Agriculture/horticulture												P		P		Art. 4, Sec. 1.2.2
Amphitheater							SUP	SUP					SUP			
Assisted living facility - 1-8 individuals	P	P	P	P	P		P	P			PPU	P		P	P	
Assisted living facility - 9 or more individuals	SUP	SUP	SUP	SUP	SUP		SUP	SUP			SPU		SUP		SUP	
Auction house							P		P	P						
Automated teller machine (ATM), accessory						P	P	P	P	P	SPU					
Bed and breakfast	SUP	SUP	P	SUP	SUP		P	P				P		P	SUP	
Brewery, winery or distillery						P	P	P	P	P				P		
Bus depot and maintenance facility									P	P						
Bus shelter	P	P	P	P	P	P	P	P	P	P	PPU	P	P	P	P	Art. 4, Sec. 1.2.3
Car wash						SUP	P		P	P						Art. 4, Sec. 1.2.4
Catering						P	P	P	P	P				P		
Cemetery													SUP			
Child care, commercial						P	P	P			SPU		SUP			Art. 4, Sec. 1.2.5
Child care, residential	P	P	P	P	P		P	P			PPU	P		P	P	Art. 4, Sec. 1.2.6
Church or other place of worship											SPU		P			Art. 4, Sec. 1.2.7
Clinic, urgent care						P	P	P	SUP							
College or university											SPU		P			Art. 4, Sec. 1.2.8
Commercial uses of greater than 10,000 square feet						SUP	SUP	SUP								
Communications tower	SUP		SUP	SUP	SUP	SUP	Art. 4, Sec. 1.2.9									
Community garden											SPU	P	P	P		
Community or cultural facility							P	P			SPU		P			
Concrete plant								SUP								Art. 4, Sec. 1.2.10
Conservancy subdivision														P		Art. 4, Sec. 1.2.11
Construction/landscaping equipment and supply sales and service							P	P	P	P						Art. 4, Sec. 1.2.12
Contractor's office and storage area						P		SUP	P	P						Art. 4, Sec. 1.2.13
Convenience store							P	P			SPU					
Country inn							P	P						P		

Use	R2	R3	R3A	R8	R15	C1	MC	C4	CM1	M1	PDH	X	IP	AC	RT	Use Standard
Drive-through facility						SUP	SUP	SUP	SUP	SUP	SPU					Art. 4, Sec. 1.2.14
Dry cleaning and laundry establishment							P	P								
Dwelling, accessory	SE	SE	SE	SE	SE						SE	SE		SE	SE	Art. 4, Sec. 1.2.15
Dwelling, apartment			P		P		P	P								Art. 4, Sec. 1.2.16
Dwelling, duplex				P	P											
Dwelling, multiple-family					P						PPU					Art. 4, Sec. 1.2.17
Dwelling, single-family attached				P	P			SUP			PPU					Art. 4, Sec. 1.2.18
Dwelling, single-family detached	P	P	P	P	P			SUP			PPU	P		P	P	
Dwelling, single-family detached farmhouse														P		
Eating establishment - less than or equal to 6,000 square feet						P	P	P	P	P	SPU			P		Art. 4, Sec. 1.2.19
Eating establishment - greater than 6,000 square feet						SUP	SUP	SUP	SUP	SUP	SPU			SUP		Art. 4, Sec. 1.2.19
Equestrian facility, commercial											SPU			SUP		Art. 4, Sec. 1.2.20
Equestrian facility, residential	P										SPU	P		P	P	Art. 4, Sec. 1.2.21
Farm and community market							P	P			SPU		P	P		Art. 4, Sec. 1.2.22
Farm equipment and supply sales and service							P	P	P	P				SUP		Art. 4, Sec. 1.2.23
Financial institution						P	P	P			SPU					
Fire, rescue or police station									SUP		PPU		P			
Firing range, indoor							SUP		SUP	P						
Fitness center						P	P	P	P	P						
Food processing, retail							P	P								
Food processing, wholesale							SUP		P	P						
Fuel pump, accessory						P	P	P	P	P						Art. 4, Sec. 1.2.24
Fueling station							SUP		SUP	P						Art. 4, Sec. 1.2.25
Funeral home							SUP	SUP								
Government office and assembly room											PPU		P			
Government operations facility											PPU		SUP			
Group home	P	P	P	P	P		P	P			PPU	P		P	P	
Home occupation	P	P	P	P	P		P	P			SPU	P		P	P	Art. 4, Sec. 1.2.26
Hospital													SUP			
Hotel						P	P	P								
Kennel						SUP	SUP	SUP	SUP	SUP				SUP		Art. 4, Sec. 1.2.27

Use	R2	R3	R3A	R8	R15	C1	MC	C4	CM1	M1	PDH	X	IP	AC	RT	Use Standard
Laboratory						P	P	P	P	P						Art. 4, Sec. 1.2.28
Laundromat							P	P								
Library								P			PPU		P			
Lighted sports field												SUP	SUP	SUP		Art. 4, Sec. 1.2.29
Machine shop									P	P						Art. 4, Sec. 1.2.30
Manufacture of stairs and similar wood products						SUP										
Manufacturing, light									P	P						
Nature preserve														P		
Nursing home	SUP	SUP	SUP	SUP	SUP		SUP	SUP					SUP		SUP	
Office			P			P	P	P	P	P	SPU					Art. 4, Sec. 1.2.31
Outdoor storage lot							SUP	SUP	P	P						Art. 4, Sec. 1.2.32
Park						P					PPU		P	P		
Parking lot, commuter													SUP			
Parking lot, public						P	P	P	P	P	PPU		P			
Parking structure						SUP	SUP	SUP	SUP	SUP			SUP			
Personal services establishment						P	P	P	P		SPU					Art. 4, Sec. 1.2.33
Petroleum, propane, and other flammable liquids, storage, distribution and sales									P	SUP						
Petting farm														P		
Playground	P	P	P	P	P	P	P	P	P		SPU		P	P		
Printing, publishing and engraving						P	P	P	P							
Private club							SUP	SUP			SPU		P	SUP		
Public or government building, facility, or use not otherwise defined											PPU		SUP			
Public utility, major	SUP	SPU	SUP	SUP	SUP	SUP										
Public utility, minor	P	P	P	P	P	P	P	P	P	P	SPU	P	P	P	P	
Radio or television studio						P	P	P		P						
Recreation facility, commercial indoor - less than or equal to 10,000 square feet						P	P	P	P	P				SUP		
Recreation facility, commercial indoor - greater than 10,000 square feet						SUP	SUP	SUP	SUP	SUP				SUP		
Recreation facility, commercial outdoor - less than or equal to 20,000 square feet							P	P						SUP		
Recreation facility, commercial outdoor - greater than 20,000 square feet							SUP	SUP						SUP		

Use	R2	R3	R3A	R8	R15	C1	MC	C4	CM1	M1	PDH	X	IP	AC	RT	Use Standard
Recreation facility, public								P			PPU		SUP	P		
Retail sales, accessory						P	P	P	P	P			P	P		
Retail sales, general						P	P	P	SUP	SUP	SPU					Art. 4, Sec. 1.2.34
School, private							SUP	SUP			SPU		P			Art. 4, Sec. 1.2.35
School, public											PPU	SUP	SUP			
School, special instruction			SUP			P	P	P	P	P	SPU		P			Art. 4, Sec. 1.2.36
School, technical			SUP			P	P	P	P	P	SPU					Art. 4, Sec. 1.2.37
Service/repair establishment							P	P	P	P						
Sign shop						P	P	P	P	P						Art. 4, Sec. 1.2.38
Special event	P	P	P	P	P	P	P	P	P	P	SPU	P	P	P	P	
Storage warehouse									P	P						
Studio			P			P	P	P	P	P				P		Art. 4, Sec. 1.2.39
Temporary food truck/trailer						P	P	P	P	P			P	P		
Temporary stand							P	P								
Theater							SUP	SUP					SUP			
Upholstery shop							P	P	P	P						
Vehicle sales and service							SUP		P	P						Art. 4, Sec. 1.2.40
Vehicle sales storage lot							SUP		P	P						
Veterinary clinic		SUP				P	P	P	P	P	SPU			P		Art. 4, Sec. 1.2.41
Wholesale sales							SUP		P	P						
Yard/garage sale	P	P	P	P	P							P		P	P	

The proposed amendments to the Zoning Ordinance for the Town of Purcellville, Virginia are available for review at the Purcellville Town Hall, 221 South Nursery Avenue, Purcellville, Virginia from 8:00 A.M. to 5:00 P.M., Monday through Friday, holidays excepted. The proposed amendments are also outlined on the Town's website at [www.purcellvilleva.gov](http://www.purcellvilleva.gov)

Hearing assistance is available for meetings in the Town Council Chambers. If you require any type of reasonable accommodation to participate in this meeting, as a result of a physical, sensory or mental disability, contact the Purcellville Town Clerk at 540-338-7421. Please provide notice of the accommodation at least three days in advance of the meeting.

Gil Paist, Chairman  
Purcellville Planning Commission

Run dates: August 21 & August 28, 2015