

# R-3A

Article 4, Section 3A. – R-3A Historic office/residential district.

*3A.1 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.

USE	R-3A EXISTING	R-3A PROPOSED	COMMENTS
<b>Accessory buildings and uses</b>		X	<i>As Accessory Buildings and Uses are always secondary and related to the principal use of a lot, they remain permitted (see Accessory buildings and uses, including but not limited to...).</i>
<b>Accessory buildings and uses, including but not limited to...</b>	X		<i>Remains permitted as Accessory buildings and uses.</i>
<b>Artist studios in conjunction with residential uses of the property</b>	X		<i>Remains permitted as Studios.</i>
<b>Assisted Living Facility &lt; 9 individuals</b>		X	<i>Permitted because § 15.2-2291 of the Code of Virginia requires Assisted Living Facilities housing 1-8 individuals to be treated the same as a single family dwelling which is permitted in this district.</i>
<b>Assisted living Facility &gt; 8 individuals</b>		SUP	<i>As residential special care facilities, larger Assisted Living Facilities may be compatible with residential areas, but they are a SUP to ensure compatibility as the effects of an Assisted Living Facility with 200 residents could be very different from a facility with 20 residents.</i>
<b>Bed &amp; Breakfast</b>		X	<i>Limited to a maximum of 4 guest rooms, Bed and Breakfasts have the lowest impact of any lodging use allowed by the zoning ordinance and generally have a residential character, but they remain an SUP to ensure compatibility with the surrounding area. May be an accessory use to Dwelling, single family detached.</i>

USE	R-3A EXISTING	R-3A PROPOSED	COMMENTS
<b>Bed and breakfast facilities of not more than four guest bedrooms.</b>	X		Remains permitted as <i>Bed &amp; Breakfast</i> .
<b>Bed and breakfast facility</b>	SUP		Currently listed twice in the district with no stated differentiation between the two uses; now permitted as <i>Bed &amp; Breakfast</i> .
<b>Bus shelters</b>		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 <sup>st</sup> Street, A Street, etc.) as displayed on page 41 of the <i>Townwide Transportation Plan</i> . <u><i>Bus Shelters could not</i></u> be placed on small local streets.
<b>Child care, residential</b>		X	Permitted because § 15.2-2292 of the <i>Code of Virginia</i> requires child care within residences serving 1-5 children to be treated the same as a single family dwelling which is permitted in this district. NOTE: Effective July 1, 2016, § 15.2-2292 will reduce the maximum number of children from 5 to 4.
<b>Communication tower</b>		SUP	Added as a SUP because they are necessary to provide wireless telecommunications and other communications services for the Town and surrounding area.
<b>Dwelling, accessory</b>		SE	Added as a special exception because they are available to <i>Dwelling, single family detached</i> lots in other districts, and there is no apparent reason to place extra restrictions on their use in this district.
<b>Dwelling, apartment</b>		X	Remains permitted (see <i>Multi family dwelling...</i> ).
<b>Dwelling, single family detached</b>		X	Remains permitted (see <i>Single-family dwelling</i> ).
<b>Group homes</b>		X	Permitted because § 15.2-2291 of the <i>Code of Virginia</i> requires <i>Group Homes</i> housing 1-8 individuals to be treated the same as a single family dwelling which is permitted in this district.
<b>Home occupation</b>		X	Since other commercial uses are specifically allowed in this district, it is illogical for a <i>Home occupation</i> not to be allowed as it is in every other residential district. Will be subject to the use regulations of Article 3, Section 8.

USE	R-3A EXISTING	R-3A PROPOSED	COMMENTS
<b>Multi family dwelling provided that it is in conjunction with the permitted non-residential use of the structure in which it is located</b>	X		This use is poorly stated in its current phrasing; now/remains permitted as <i>Dwelling, apartment</i> .
<b>Nursing home</b>	SUP	SUP	As residential special care facilities, <i>Nursing Homes</i> may be compatible with residential areas, but it remains a SUP to ensure compatibility with the surrounding area.
<b>Offices</b>		X	Remains permitted (see <i>Offices –...</i> ) and will still be subject to use regulations requiring it to be in conjunction with residential uses of the property; supported by Purpose #1.
<b>Offices – business, professional or administrative offices, in conjunction with residential uses of the property</b>	X		Remains permitted as <i>Offices</i> .
<b>Offices – medical or dental, in conjunction with residential uses of the property, provided that such offices do not exceed a maximum of 1,600 square feet in floor area.</b>	X		Remains permitted as <i>Offices</i> .
<b>Playground</b>		X	<i>Playgrounds</i> provide areas for children to actively play and lead to interaction between neighbors which fosters the small town character citizens desire for Purcellville.
<b>Public utilities, major</b>		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. It is extremely unlikely this would ever be utilized in this district.
<b>Public utilities, minor</b>		X	These less intensive utility structures and uses are permitted as they are necessary to provide basic utility services for the Town.
<b>Retail sales, internet only...</b>	X		Remains permitted as <i>Home occupation</i> .
<b>School - technical, trade or business</b>	SUP		Remains a SUP as <i>School, technical</i> .

USE	R-3A EXISTING	R-3A PROPOSED	COMMENTS
<b>School of special instruction</b>	SUP		Remains a SUP as <i>School, special instruction</i> .
<b>School, special instruction</b>		SUP	Remains a SUP (see <i>School of special instruction</i> ).
<b>School, technical</b>		SUP	Remains a SUP (see <i>School - technical, trade or business</i> ).
<b>Single-family dwelling</b>	X		Remains permitted as <i>Dwelling, single family detached</i> .
<b>Special events</b>		X	Allows temporary events of a limited duration and will be more fully regulated by the Events Ordinance being developed by the Town.
<b>Studios</b>		X	Remains permitted (see <i>Artist studios in conjunction with residential uses of the property</i> ) and will still be subject to use regulations requiring it to be in conjunction with residential uses of the property.
<b>Yard sale or Garage sale</b>		X	Since this is still a residential district, it is illogical for <i>Yard sale or Garage sale</i> not to be allowed as it is in every other residential district.

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