

# C-4

Article 4, Section 9. - C-4 Central commercial district.

9.1 Purpose of the district.

The purpose of this district is to provide for an appropriate variety of uses in the historic center for:

1. commercial, financial, professional,
2. governmental, recreation,
3. entertainment, and
4. cultural activities, in accord with the purposes and goals of the comprehensive plan.

It is intended to:

5. promote a convenient and relatively compact arrangement of uses and buildings that enhance the sense of place and pedestrian orientation of the downtown area, and to this end required yards are minimal and permitted building bulk and coverage is relatively high.
6. Medium density residential development is permitted to encourage housing convenient to places of shopping and work.
7. Signing and outdoor storage are restricted in order to promote an attractive and stable urban environment.

USE	C-4 EXISTING	C-4 PROPOSED	COMMENTS
<b>Accessory buildings and uses</b>	X	X	Remains permitted.
<b>Adult care center</b>	X	X	Remains permitted. Supported by Purpose #2.
<b>Apartments within the upper stories of a building or group of buildings containing offices, retail or other commercial uses...</b>	X		Remains permitted as <i>Dwelling, apartment</i> .
<b>Assisted living facility &lt; 9 individuals</b>		X	Permitted because § 15.2-2291 of the <i>Code of Virginia</i> requires <i>Assisted Living Facilities</i> housing 1-8 individuals to be treated the same as a single family dwelling which is permitted in this district.
<b>Assisted living facility &gt; 8 individuals</b>		SUP	As residential special care facilities, larger <i>Assisted Living Facilities</i> may be compatible with commercial areas, but they are a SUP to ensure compatibility as the effects of an <i>Assisted Living Facility</i> with 200 residents could be very different from a facility with 20 residents. Supported by Purposes #2 & 6.
<b>Bakeries, retail</b>	X		Remains permitted as <i>Food processing, retail</i> .
<b>Bed &amp; Breakfast</b>		X	Remains permitted (see <i>Hotel, inn, or bed and breakfast facility</i> ). Limited to a maximum of 4 guest rooms, <i>Bed and Breakfasts</i> have the lowest impact of

USE	C-4 EXISTING	C-4 PROPOSED	COMMENTS
			any lodging use allowed by the zoning ordinance. Supported by Purpose #1.
<b>Brewery, winery or distillery provided all such facilities are open to the public on a regular basis for tastings, tours or retail sales.</b>	X		Remains permitted as <i>Brewery, winery &amp; distillery provided such facilities are open to the public.</i>
<b>Brewery, winery &amp; distillery provided such facilities are open to the public</b>		X	Remains permitted (see <i>Brewery, winery or distillery...</i> ). Supported by Purposes #1 & 3.
<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> . <i>Bus Shelters could not</i> be placed on small local streets. Supported by Purpose #2.
<b>Catering</b>		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. Supported by Purpose #1.
<b>Child care, commercial</b>		X	Remains permitted (see <i>Child care center, subject to the provisions of article 6, 7.2</i> ). Would remain subject to the use regulations of Article 6, Section 7.2. Supported by Purpose #1.
<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>Child care center, subject to the provisions of article 6, 7.2</b>	X		Remains permitted as <i>Child care, commercial</i> .
<b>Clinics, urgent care medical &amp; dental</b>		X	Remains permitted (see <i>Medical or dental clinics</i> ). Supported by Purpose #1.

USE	C-4 EXISTING	C-4 PROPOSED	COMMENTS
<b>Commercial recreation facilities, indoor and outdoor</b>	X		Remains permitted as <i>Recreation facilities, commercial indoor &lt; 10,000 sq ft, Recreation facilities, commercial outdoor &lt; 20,000 sq ft, and Recreation facilities, public</i> ; Now a SUP as <i>Recreation facilities, commercial indoor &gt; 10,000 sq ft and Recreation facilities, commercial outdoor &gt; 20,000 sq ft.</i>
<b>Commercial uses &gt; 10,000 sq ft</b>		SUP	Added as a SUP. Commonly referred to as the Town's "big box ordinance," only the MC District currently has a restriction on the size of retail sales and service businesses, but this proposes to expand the restriction to the Town's other primarily commercial districts: C-1 and C-4. Supported by Purpose #1.
<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. Would be restricted to the area north of the W&OD Trail.
<b>Community and cultural facilities</b>		X	Remains permitted (see <i>Institutions, educational or philanthropic...</i> ). Supported by Purposes #2-4.
<b>Concrete Plants</b>	SUP	SUP	Remains a SUP and will be restricted to the area north of the W&OD Trail.
<b>Construction/landscaping equipment and supply sales and service</b>		X	Now permitted instead of a SUP (see <i>Sand, gravel and landscaping materials sales and storage</i> ) when the area of any buildings total < 10,000 sq. ft. 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. When the area of any buildings total > 10,000 sq. ft., this use is a SUP as <i>Commercial uses &gt; 10,000 sq ft.</i> Will be restricted to the area north of the W&OD Trail and subject to the use regulations of Article 4, Section 7.13. Supported by Purposes #1 & 7.
<b>Contractors office and storage areas</b>		SUP	Remains a SUP (see <i>Contractor's office with accessory warehouse and outdoor storage yard</i> ). In C-4, it will be required that any storage of equipment and materials be enclosed within a building. Supported by Purposes #1 & 7.
<b>Contractor's office with accessory warehouse and outdoor storage</b>	SUP		Remains a SUP as <i>Contractors office and storage areas.</i>

USE	C-4 EXISTING	C-4 PROPOSED	COMMENTS
<b>yard</b>			
<b>Convenience store</b>		X	Remains permitted (see <i>Retail sales establishments</i> ). Supported by Purpose #1.
<b>Country inn</b>		X	Added as a permitted use. Limited to a maximum of 9 guest rooms, <i>Country Inns</i> have the second-lowest impact of any lodging use allowed by the zoning ordinance and are essentially larger <i>Bed and Breakfasts</i> . Supported by Purpose #1.
<b>Drive-in or drive-through facility accessory to a financial institution</b>	SUP		Remains a SUP as <i>Drive through facilities</i> .
<b>Drive through facilities</b>		SUP	Remains a SUP (see <i>Drive-in or drive-through facility accessory to a financial institution</i> ) and will be restricted to the area north of the W&OD Trail.
<b>Dry cleaners and laundry establishment</b>		X	Remains permitted (see <i>Laundries, laundromats or dry-cleaning establishments</i> ). Supported by Purpose #1.
<b>Dwelling, apartment</b>		X	Remains permitted (see <i>Apartments within the upper stories of a building or group of buildings containing offices, retail or other commercial uses...</i> ). Would remain subject to use standards limiting their location to the second floor above first floor non-residential uses or less than 50% of the ground floor at the rear of the building. Supported by Purpose #6.
<b>Dwelling, single family attached</b>		SUP	Added as a SUP due to the number of townhomes in the district. Supported by Purpose #6.
<b>Dwelling, single family detached</b>		SUP	Now a SUP instead of permitted (see <i>Single-family detached dwelling</i> ) to prevent the construction of new <i>Dwelling, single family detached</i> in the district but prevent existing buildings from becoming nonconforming.
<b>Eating establishment</b>		X	Remains permitted (see <i>Eating establishments without drive-in or drive-through facilities</i> ). Supported by Purpose #1.
<b>Eating establishments without drive-in or drive-through facilities</b>	X		Remains permitted as <i>Eating establishment</i> .
<b>Farm and community markets</b>	X	X	Remains permitted. Supported by Purpose #1.
<b>Farm equipment &amp; supply sales and service</b>		X	Remains permitted (see <i>Feed, seed and garden stores, with accessory outdoor storage and display</i> ) when the area of any buildings total < 10,000 sq. ft. because the Town's parking, signage, landscaping, lighting, performance and site design standards as well as the design review of the

USE	C-4 EXISTING	C-4 PROPOSED	COMMENTS
			Board of Architectural Review are sufficient to ensure there will be no significant effects on the surrounding area from this use. When the area of any buildings total > 10,000 sq. ft., this use is a SUP as <i>Commercial uses &gt; 10,000 sq ft.</i> Will be restricted to the area north of the W&OD Trail and subject to the use regulations of Article 4, Section 7.13. Supported by Purposes #1 & 7.
<b>Feed, seed and garden stores, with accessory outdoor storage and display</b>	X		Remains permitted as <i>Farm equipment &amp; supply sales and service.</i>
<b>Financial institutions</b>		X	Remains permitted (see <i>Financial institutions, without drive-through or drive-in facilities</i> ). Supported by Purpose #1.
<b>Financial institutions, ATM machine only</b>		X	Added as a permitted use. An ATM would be allowed as an accessory use for uses other than <i>Financial institutions</i> alone. Supported by Purpose #1.
<b>Financial institutions, without drive-through or drive-in facilities</b>	X		Remains permitted as <i>Financial institutions.</i>
<b>Fitness center</b>	X	X	Remains permitted. Supported by Purpose #2.
<b>Food processing, retail</b>		X	Remains permitted (see <i>Bakeries, retail</i> ) when the area of any buildings total < than 10,000 sq. ft. When the area of any buildings total > 10,000 sq. ft., this use is a SUP as <i>Commercial uses &gt; 10,000 sq ft.</i> Supported by Purpose #1.
<b>Fuel pumps, internal for business use only</b>		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. Will be restricted to the area north of the W&OD Trail. Supported by Purpose #1.
<b>Funeral home</b>		SUP	Now a SUP instead of permitted (see <i>Funeral home or undertaking establishment</i> ) because of the potential for lengthy traffic disruptions caused by funeral processions.
<b>Funeral home or undertaking establishment</b>	X		Now a SUP as <i>Funeral home.</i>
<b>Garage, parking, but not auto or truck repair</b>	X		Remains permitted as <i>Parking structure.</i>
<b>Group homes</b>		X	Permitted because § 15.2-2291 of the <i>Code of Virginia</i> requires <i>Group</i>

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			<i>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	Added as a permitted use because residents may run a business out of the <i>Dwelling,...</i> uses allowed in the district.
<b>Hotel, inn, or bed and breakfast facility</b>	X		Remains permitted as <i>Hotel or Motel</i> and <i>Bed &amp; Breakfast</i> .
<b>Hotel or Motel</b>		X	Remains permitted (see <i>Hotel, inn, or bed and breakfast facility</i> ). Supported by Purpose #1.
<b>Indoor theater</b>	X		Remains permitted as <i>Movie theater, indoor</i> .
<b>Institutions, educational or philanthropic, including museums and art galleries</b>	X		Remains permitted as <i>Community and cultural facilities</i> .
<b>Kennel</b>		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. Supported by Purpose #1.
<b>Laboratories, research, experimental or testing</b>		X	Added as a permitted use because many <i>Laboratories...</i> share the characteristics and effects of an <i>Office</i> use. Supported by Purpose #1.
<b>Laundries, laundromats or dry-cleaning establishments</b>	X		Remains permitted as <i>Dry cleaners and laundry establishment</i> and <i>Laundromats</i> .
<b>Laundromats</b>		X	Remains permitted (see <i>Laundries, laundromats or dry-cleaning establishments</i> ). Supported by Purpose #1.
<b>Libraries</b>		X	Added as a permitted use. Supported by Purpose #2.
<b>Live entertainment, indoor</b>		X	Added as a permitted use. This would allow live acts within an indoor facility designed for the performing arts such as a <i>Community and cultural facility</i> use. Supported by Purposes #3 & 4.
<b>Live entertainment, outdoor</b>		X	Added as a permitted use. This would allow live acts in an outdoor facility designed for the performing arts such as a <i>Community and cultural facility</i> use. Supported by Purposes #3 & 4.
<b>Medical or dental clinics.</b>	X		Remains permitted as <i>Clinics, urgent care medical &amp; dental</i> .
<b>Movie Theater, indoor</b>		X	Remains permitted (see <i>Indoor theater</i> ). Supported by Purpose #3.
<b>Nursing home</b>		SUP	Added as a SUP. As residential special care facilities, <i>Nursing Homes</i> may be compatible with commercial areas, but it is a SUP to ensure compatibility

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			with the surrounding area as a <i>Nursing Home</i> with 200 residents could have very different effects than a facility with 20 residents. Supported by Purposes #2 & 6.
<b>Offices</b>		X	Remains permitted (see <i>Offices, general business or professional</i> ). Supported by Purpose #1.
<b>Offices, general business or professional</b>	X		Remains permitted as <i>Offices</i> .
<b>Outdoor storage lot</b>		SUP	Added as a SUP. Would allow a parcel to contain only an <i>Outdoor storage lot</i> when adjacent to another lot containing an existing commercial use and would be restricted to north of the W&OD Trail.
<b>Parking lot</b>	X	X	Remains permitted.
<b>Parking structure</b>		X	Remains permitted (see <i>Structured parking garage or Garage, parking, but not auto or truck repair</i> ).
<b>Personal services establishment</b>	X	X	Remains permitted. Supported by Purpose #1.
<b>Playground</b>		X	Added as a permitted use. <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. Supported by Purpose #2.
<b>Printing, publishing, and engraving</b>		X	Remains permitted (see <i>Printing, publishing, and engraving establishments, photocopying, photographic processing or blueprinting</i> ). Supported by Purpose #1.
<b>Printing, publishing, and engraving establishments, photocopying, photographic processing or blueprinting.</b>	X		Remains permitted as <i>Printing, publishing, and engraving</i> .
<b>Private club</b>		SUP	Remains a SUP (see <i>Private clubs, lodge, meeting or assembly hall, fraternal organization or sorority</i> ). Supported by Purpose #4.
<b>Private clubs, lodge, meeting or assembly hall, fraternal organization or sorority</b>	SUP		Remains a SUP as <i>Private club</i> .
<b>Public Utilities, major</b>		SUP	Added as a SUP because these more intensive utility structures and uses are typically larger and may have greater impacts on the surrounding area, but

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			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.
<b>Public Utilities, minor</b>		X	Added as a permitted use because these less intensive utility structures and uses are necessary to provide basic utility services for the Town.
<b>Radio and television stations and studios or recording studios, but not towers</b>	X		Remains permitted as <i>Radio or television station studios</i> .
<b>Radio or television station studios</b>		X	Remains permitted (see <i>Radio and television stations and studios or recording studios, but not towers</i> ). Supported by Purpose #1.
<b>Recreation facilities, commercial indoor &lt; 10,000 sq ft</b>		X	Remains permitted (see <i>Commercial recreation facilities, indoor and outdoor</i> ). Supported by Purposes #2 & 3.
<b>Recreation facilities, commercial indoor &gt; 10,000 sq ft</b>		SUP	Now a SUP instead of permitted (see <i>Commercial recreation facilities, indoor and outdoor</i> ). Supported by Purposes #2 & 3.
<b>Recreation facilities, commercial outdoor &lt; 20,000 sq ft</b>		X	Remains permitted (see <i>Commercial recreation facilities, indoor and outdoor</i> ). Supported by Purposes #2 & 3.
<b>Recreation facilities, commercial outdoor &gt; 20,000 sq ft</b>		SUP	Now a SUP instead of permitted (see <i>Commercial recreation facilities, indoor and outdoor</i> ). Supported by Purposes #2 & 3.
<b>Recreation facilities, public</b>		X	Remains permitted (see <i>Commercial recreation facilities, indoor and outdoor</i> ). Supported by Purpose #2.
<b>Rental of household items, tools, and appliances, subject to the provisions of article 4, section 7.13</b>	SUP		Now permitted as <i>Retail sales, general</i> .
<b>Retail sales, accessory</b>		X	Added as a permitted use because it would be accessory to other uses in the district. Supported by Purpose #1.
<b>Retail sales, general</b>		X	Remains permitted (see <i>Retail sales establishments</i> ). Supported by Purpose #1.
<b>Retail sales establishments</b>	X		Remains permitted as <i>Retail sales, general</i> .
<b>Sand, gravel and landscaping materials sales and storage</b>	SUP		Now permitted as <i>Construction/landscaping equipment and supply sales and service</i> when the area of any buildings total < 10,000 sq. ft. Remains a SUP as <i>Commercial uses &gt; 10,000 sq ft</i> when the area of such buildings

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			surpasses that amount.
<b>School, private</b>		SUP	Added as a SUP. Will be restricted to the area north of the W&OD Trail and will be subject to the use regulations of Article 6, Section 7.3.
<b>School, special instruction</b>	X	X	Remains permitted.
<b>School, technical</b>		X	Remains permitted (see <i>School, technical, trade or business</i> ). Supported by Purpose #1.
<b>School, technical, trade or business</b>	X		Remains permitted as <i>School, technical</i> .
<b>Service repair establishment</b>		X	Added as a permitted use. This use shares many of the characteristics and effects of a <i>Personal services establishment</i> which is a permitted use in this district. Supported by Purpose #1.
<b>Sign shop</b>		X	Added as a permitted use. This use straddles typical classifications of commercial and industrial as it will typically have its offices in the same location as its production facility, and it can potentially fit within any commercial or industrial building. In C-4, it will be required that any storage of materials be enclosed within a building. Supported by Purpose #1.
<b>Single-family detached dwelling</b>	X		Now a SUP 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. Supported by Purposes #1-4.
<b>Structured parking garage</b>	X		Remains permitted as <i>Parking structure</i> .
<b>Studios</b>		X	Added as a permitted use. As the working space for an artist/photographer/musician/yoga instructor/etc., this use can be very similar to an <i>Office</i> use. Supported by Purposes #1 & 4.
<b>Temporary food trucks/trailers</b>		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. As the working space for an artist/photographer/musician/yoga instructor/etc., this use can be very similar to an <i>Office</i> use.
<b>Temporary stands</b>		X	Remains permitted (see <i>Temporary stands, or outdoor areas for sale of produce, Christmas trees, wreaths, holly, and the like</i> ). As the working

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			space for an artist/photographer/musician/yoga instructor/etc., this use can be very similar to an <i>Office</i> use.
<b>Temporary stands, or outdoor areas for sale of produce, Christmas trees, wreaths, holly, and the like</b>	X		Remains permitted as <i>Temporary stands</i> .
<b>Upholstery shop</b>		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. As the working space for an artist/photographer/musician/yoga instructor/etc., this use can be very similar to an <i>Office</i> use.
<b>Veterinary clinic</b>		X	Remains permitted (see <i>Veterinary hospital</i> ). As the working space for an artist/photographer/musician/yoga instructor/etc., this use can be very similar to an <i>Office</i> use.
<b>Veterinary hospital</b>	X		Remains permitted as <i>Veterinary clinic</i> .
<b>Wholesale sales with accessory warehouse storage</b>	SUP		Use deleted.