



Planning Commission Public Hearing
September 10, 2015
(Continued from September 3, 2015)

Zoning District Use Changes

Overview of Zoning District Use Changes Project



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

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, but Town Council never acted on this recommendation.

Since reviewing the *2025 Plan*, the Planning Commission has been reviewing the permitted and special permit uses in the Zoning Ordinance for the past 3 ½ years (February 16, 2012 – Present).

July 7-9, 2015 – The Planning Commission held 3 Public Input Sessions to hear directly from the Town’s citizens, business owners, and neighbors about the proposed changes.

Work sessions were held after each Input Session to consider the comments received and revise the proposal as necessary.

Planning Commission Public Hearing – September 3 & 10, 2015

Proposed Zoning Amendment

The presented amendment 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 Zoning Amendment

As currently written, the amendment would:

1. Classify any land annexed or brought in to the Town via boundary line adjustment as X Transitional District;
2. Reorganize all of the separate lists of permitted uses and SUPs in the current zoning ordinance in a single, unified table including all uses and all districts;
3. Simplify the list of permissible uses from 315 to 111;

Proposed Zoning Amendment

As currently written, the amendment would:

4. Reorganize and centralize the majority of regulations and standards for specific uses in a single section of the ordinance;
5. Provide a definition for every use listed in the ordinance; and
6. Update the ordinance to correct terminology, provide better cross-referencing, and make it easier to read overall.

Proposed Zoning Amendment

Purpose

Article 2, Section 1 – Describes purpose statements
Article 4, Sections 2-15 – Purpose statements for each zoning district

Use
Table

Article 4, Section 1.1 – States which uses are permissible in which zoning districts

Use
Standards

Article 4, Section 1.2 – Details the specific standards required of certain uses
(or references where such standards are located)

Administration

The Zoning Administrator and staff are charged with administering the zoning ordinance and, when necessary, interpreting any regulations which are unclear.

Changes in Response to Public Input Sessions

- 5 uses deleted – p. 3
- 2 uses added – p. 3
- Phrasings of uses changed for consistency and clarity – p. 3-4
- Changed certain permissible uses in particular zoning districts – p. 4
- 6 definitions modified; 1 definition deleted – p. 4
- Various use regulations reorganized to follow the use table – p. 4

Changes in Response to Legal Review – p. 5

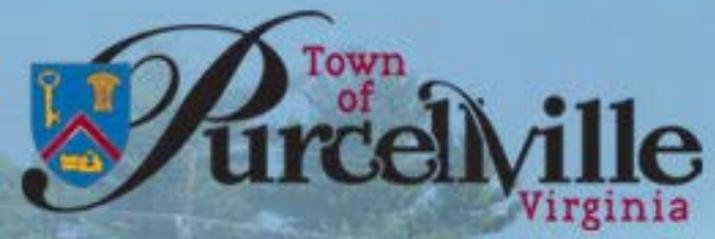
- Deleted certain use regulations for *Child care, residential; School, special instruction; & School, technical*
- Deleted regulation of on premises tasting at wineries in the A-C district
- Clarified that SUPs must comply with standards unless specifically waived by Town Council
- Deleted language regarding SUP design being “superior” to design of other uses

Changes in Response to Legal Review – p. 5

- Modified or added definitions to more closely match the Code of Virginia for: *Agricultural operation; Agricultural product; Agriculture/horticulture; Assisted living facility; & Cemetery*
- Modified definition of *Church or other place of worship* to clarify that child care and educational uses are not part of a church unless allowed by the ordinance's use regulations
- Deleted language requiring a *Laboratory* to "be free of dust, smoke, fumes, odors, or unusual vibrations or noise" from the definition and added it as a use standard

Public Outreach

- Printed required public notice in the *Purcellville Gazette* on August 21st and 28th
- Mailed or hand delivered letters to business and/or property owners for the 9 uses that would be made nonconforming under the proposed amendment
- Mailed letters to business and/or property owners for the 4 uses that would switch from permitted to SUP under the proposed amendment



THANK YOU