

Facts about Zoning Code Text Amendment 2021-05

The town of Purcellville is undertaking a planning and zoning initiative, under Zoning Code Text Amendment 2021-05, to amend Article 14A of the Purcellville Zoning Code to expand the Town's existing *Historic Corridor and Overlay District* by incorporating all residential and non-residential historic resources within the Town's corporate limits into the overlay district. The purpose for doing so is to fulfill one of the key recommendations contained within the recently adopted 2030 Purcellville Comprehensive Plan which directs the Town to:

"Consider amending the Town's historic zoning overlay district to be more inclusive of all historically contributing structures even in non-contiguous areas and entertain recommendations from relevant entities to expand recognition of historic assets within Town."

Below, is a list of key facts for property owners with historic resources on them that are proposed for inclusion in the Historic Corridor and Overlay District:

Historic Resources in Residential Use

- Owners of both historic and non-historic resources that are in residential use, such as single-family homes, garages and similar structures will continue to be exempted from obtaining a certificate of design approval for any interior or exterior change(s) made to their on-site buildings. However, certain changes (such as building additions) will still require a building permit from the County and the issuance of an over-the-counter zoning permit to verify compliance with building setbacks and to ensure all construction is outside of public rights-of-ways, including all sewer and utility easements.
- Any proposed demolition to a residential historic resource (including contributors to the Purcellville Historic District) must be reviewed and approved by the Purcellville Board of Architectural Review ("BAR") or the Town Council, on appeal. Nevertheless, the Commonwealth of Virginia grants the right to any property owner to ultimately demolish a historic resource on their property.
- There are no changes to the underlying zoning classification regulations the historic resource is located in by being included in the Historic Corridor Overlay District. This means there is no infringement on any permitted uses or activities already allowed by the zoning code on an owner's residential property.
- Zoning Code Text Amendment 2021-05 does not add or delete any historic resources already in the Purcellville Historic District. Similarly, the Town cannot add or delete properties from the Purcellville Historic District. The Historic District was added to the Virginia Landmarks Register in 2006 and National Register of Historic Places in 2007.

Historic Resources for Non-Residential Use and in Non-Residential Zoning Classifications

- All non-residentially zoned properties and non-residential uses associated with a historic resource will require the approval of the Board of Architectural Review (“BAR”) for exterior changes and additions made to any on-site historic resource through a certificate of design approval. However, Article 14A of the Purcellville Zoning Code does provide exemptions for minor exterior alterations and additions.
- All non-residentially zoned properties in Town are already within the Architectural Control Overlay District. As such, BAR review and approval is required for changes to non-residentially zoned buildings and structures. Therefore, a non-residentially zoned property being added to the Historic Corridor and Overlay District does not result in any change in the regulatory process for additions or modifications to non-residential zoned properties in Purcellville.
- All historic buildings used for non-residential purposes require the approval of the BAR for demolition, as described above for residential buildings.
- There are no changes proposed to the permitted land-uses for the non-residential historic buildings and properties proposed for inclusion in the existing Historic Corridor Overlay District.