

Section 4-200 PD-CC Planned Development – Commercial Center.

The provisions of this section apply only to the areas now zoned PD-CC Planned Development-Commercial Center that were added to the corporate limits of the Town of Round Hill by the Boundary Line Adjustment between Loudoun County and the Town, effective January 1, 2005. [Amended March 20, 2008]

4-201 Conformity. Subject to Article 11 of this Ordinance (Non-conforming Situations), no person may use, occupy, or sell any land or building or authorize or permit the use, occupancy, or sale of land or buildings under his control except in accordance with all of the applicable provisions of this Ordinance. This includes, but not limited to the following Articles:

Article 12 - Parking & Loading

Article 13 – Signs

Article 14 – Landscaping, Screening & Outdoor Lighting

4-201 Purpose. These districts are created to permit the development of neighborhood, community, and regional shopping centers in scale with surrounding market areas, at locations recommended in the Loudoun County Comprehensive Plan. These shopping centers shall serve areas not already conveniently and adequately provided with commercial and service facilities of the kind proposed. It is intended to permit the establishment of such districts with carefully organized buildings, service areas, parking areas and landscaped open space; with design features which reduce traffic; and with design, landscaping and buffers which protect property values in surrounding neighborhoods. Planned Development-Commercial Centers shall provide a broad range of facilities and services appropriate to the general need of the area served. Within the broad classification of Planned Development-Commercial Center, several separate types of shopping centers are identified. The type of center appropriate to any specific location shall be determined by the market served, the proximity and access provided to residential districts; and consistency with the Comprehensive Plan.

4-202 Purpose, Size and Location of Individual Districts.

(A) **Neighborhood Center (NC).** This district is established to permit the development of small scale commercial centers which serve the convenience needs of residential neighborhoods immediately adjacent to or within walking distance of the center. Neighborhood centers shall be located on local access or two lane minor collector roads, and shall be designed, landscaped and buffered so as to be compatible with neighboring development. When mapped, each district shall be a minimum of 1.5 acres and a maximum of six (6) acres in size.

- (B) **Community Center (CC).** This district is established to permit the development of commercial centers which serve the retail shopping needs of the surrounding community. Community centers are centrally located on collector roads within a ten (10) minute drive to the community it is intended to serve. Such centers shall be sited so as to complement the character of the surrounding community, to include appropriate pedestrian linkages with adjacent land uses, and shall be designed, landscaped and buffered so as to be compatible with neighboring development. When mapped such district shall be a minimum of six (6) acres and a maximum of twenty (20) acres in area.
- (C) **Small Regional Center.** This district is established to permit the development of small regional centers consisting of individual large and small scale commercial uses selling a broad range of goods or services to a market area beyond the local community. Specialty centers shall be located with controlled access to major collector roads and will be designed, landscaped, and buffered so as to be compatible with neighboring development. When mapped, such district shall be a minimum of twenty (20) acres and a maximum of sixty (60) acres.
- (D) **Regional Center (RC).** This district is established to permit the development of large scale commercial centers which provide a wide range of retail, office, and service uses, with one or more anchor stores, to the regional market. Transportation facilities, public services, and site design shall be carefully planned so as to insure regional centers promote and reinforce the identity of the community and commercial facilities in the surrounding area. This district may be mapped in specific locations provided in the Comprehensive Plan. When mapped, this district shall be a minimum of sixty (60) acres.

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Permitted Uses. The following uses shall be permitted in each type of shopping center subject to the requirements and limitation of these regulations.

(A) **Neighborhood Center.**

- (1) Adult day care center.
- (2) Bank or financial institution, excluding drive-through facilities
- (3) Child care center, pursuant to Section 5-609.
- (4) Convenience food store without gas pumps, pursuant to Section 5-617.
- (5) Office, medical and dental.
- (6) Personal service establishment.
- (7) Pharmacy,

- (8) Recycling drop-off collection center, small, pursuant to 5-607 (A).
- (9) Restaurant.
- (10) Community Center.
- (11) Office, administrative, business, and professional.
- (12) Agriculture, horticulture, forestry, and fishery.
- (13) Art gallery.
- (14) Business service establishment
- (15) Commuter parking lot.
- (16) Facility for lessons in dance, gymnastics, judo, and sports training.
- (17) Food store.
- (18) Health and fitness center.
- (19) Home service establishment.
- (20) Medical care facility, outpatient only.
- (21) Park.
- (22) Post Office, drop off and pick up.
- (23) Restaurant, carry-out only.
- (24) Retail sales establishment.
- (25) Studio space – artist, crafts person, writer, etc.
- (26) Utility substation, dedicated.
- (27) Water pumping station.
- (28) Printing service.
- (29) Sewage pumping station.
- (30) Construction retail establishment.
- (31) Telecommunications antenna, pursuant to Section 5-618(A).

(B) Community Center.

- (1) All uses permitted in a Neighborhood Center, excluding the following:
 - (a) Construction retail establishment.
- (2) Theater, indoor.
- (3) Bowling alley.
- (4) Library.
- (5) Recreation establishment, indoor.
- (6) Restaurant, dinner theatre.
- (7) Private club or lodge.
- (8) Public utility service center, without outdoor storage.
- (9) Radio and television recording studio.
- (10) Boutique Hotel, in accordance with Article 25, Section 25.3.4
- (11) Nursing Home, in accordance with Article 25, Section 25.3.11
- (12) Assisted Living Facility, in accordance with Article 25, Section 25.3.11

(C) Small Regional Center.

- (1) All uses permitted in a Neighborhood or Community Center, including a Construction retail establishment.
- (2) Motor vehicle sales and accessory service.
- (3) Car wash.
- (4) Motor vehicle service and repair.
- (5) Restaurant, with drive-through facility.
- (6) Restaurant, carry-out only.

(D) Regional Center.

- (1) Office, administrative, business and professional, medical and dental, but not to exceed twenty percent (20%) of the total floor space of the regional center.
- (2) All uses permitted in a Neighborhood or Community Center, including a Construction retail establishment, but excluding the following:
 - (a) Home service establishment.
- (3) Motor vehicle service and repair, light.
- (4) Car wash.
- (5) Restaurant, with drive-through facility.
- (6) Restaurant, carry-out only.

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Special Exception Uses. The following uses may be permitted by the Council, and if approved, may be subject to certain conditions, pursuant to Section 6-1300.

(A) Neighborhood Center.

- (1) Any one permitted use in excess of (20,000) sq. ft. in gross floor area.
- (2) Any one permitted use which exceeds fifty percent (50%) of the gross floor area of the neighborhood center in which it is located.
- (3) Any compatible use which serves the immediate neighborhood and is not a use already listed for any district in the Zoning Ordinance.
- (4) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.
- (5) Automotive service station.
- (6) Outdoor sales area, accessory.
- (7) Recreation establishment, indoor.
- (8) Bank or financial institution, including drive-through facility.
- (9) Fire and/or rescue station.
- (10) Mass transit facilities and stations.

- (11) Public utility service center, without indoor storage.
- (12) Veterinary service.
- (13) Animal hospital.
- (14) Water storage tank.
- (15) Water treatment plant.
- (16) Sewage treatment plant.
- (17) Crematorium.
- (18) Car wash, accessory to a convenience food store.
- (19) Police station.

(B) Community Center.

- (1) Any compatible use which serves the surrounding community and is not a use already listed for any district in the Zoning Ordinance.
- (2) Automobile service station.
- (3) Office, administrative, business, professional, medical and dental, but not to exceed ten percent (10%) of the total floor space of the community center.
- (4) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.
- (5) Telecommunications monopole, pursuant to Section 5-618(b)(2).
- (6) Bank or financial institution, including drive-through facilities.
- (7) Outdoor sales area, accessory.
- (8) Fire and/or rescue station.
- (9) Mass transit facilities and stations.
- (10) Restaurant, with drive-through facilities.
- (11) Veterinary service.
- (12) Animal hospital.

- (13) Sewage treatment plant.
- (14) Water treatment plant.
- (15) Water storage tank.
- (16) Crematorium.
- (17) Construction retail establishment.
- (18) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (19) Police station.

(C) Small Regional Center.

- (1) Same as Community Center, excluding the following:
 - (a) Construction retail establishment.
- (2) Motel.
- (3) Hotel, pursuant to Section 5-611.
- (4) Motor vehicle rental, with outdoor storage only.

(D) Regional Center.

- (1) Same as Small Regional Center.
- (2) Kennel, Indoor, pursuant to Section 5-606.

4-205 Lot Requirements.

- (A) Size.** No minimum.
- (B) Width.** No minimum.
- (C) Yards.** The following perimeter yard minimums shall be provided for each type of commercial center:
 - (1) Adjacent to Roads.**
 - (a) Neighborhood Center.** No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than (25) feet to any road right-of-way., however if a structure's front entrance faces the street without an intervening parking area, the depth of such yard

may be reduced to thirteen (13) feet except as provided in Section 4-206(E).

- (b) **Community Center (CC).** No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than (35) feet to any road right-of-way, except as provided in Section 4-206(E). No parking, outdoor storage, areas for collection of refuse or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.
 - (c) **Small Regional Center (SC).** No building, parking, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than (35) feet to an road right-of-way, except as provided in Section 4-206(E). No parking, outdoor storage, areas for collection of refuse or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.
 - (d) **Regional Center (RC).** No building, parking, outdoor storage, areas for collection of refuse, or loading areas shall be permitted closer than (50) feet to any road right-of-way, except as provided in Section 4-206(E). No parking, outdoor storage, areas for collection of refuse or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.
- (2) **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.** (All Centers) No building, parking, outdoor storage, areas for collection of refuse or loading area shall be permitted closer than (100) feet to any agriculture districts, any existing or planned residential district, or land bays allowing residential uses. No parking, outdoor storage, areas for collection of refuse or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses or areas are visible from said agricultural and residential areas.
 - (3) **Adjacent to Other Nonresidential Districts.** Thirty five (35) feet for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400.

Building Requirements.

- (A) **Lot Coverage.** No maximum.
- (B) **Floor Area Ratio.** .40 maximum with surface parking lots; .60 maximum if parking structures are provided; 2.0 maximum on individual lots within a commercial center, provided the commercial center is developed in accordance with a proffered concept development plan which limits the maximum overall FAR of the center to no more than .40 FAR.
- (C) **Building Height.** No building in any commercial center shall exceed 35 feet; except that in small regional and regional centers a building may be erected to a maximum of (50) feet in a Small Regional Center and (100) feet in a Regional Center district if it is set back from public streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than two (2) feet for each one (1) foot of height that it exceeds the thirty five (35) foot limit.
- (D) **Vehicular Access.** Primary access and through vehicular traffic impacting residential neighborhoods shall be avoided. Each commercial center shall provide a vehicular circulation plan that minimizes direct vehicular access to parking stalls from major cartways, and provides other on- and off-site improvements to enhance pedestrian and vehicular circulation. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic. In addition, each commercial center shall provide convenient and coordinated vehicular access to public roadways only as follows:
 - (1) **Neighborhood Centers.** Local access roads.
 - (2) **Community Centers.** Collector roads.
 - (3) **Small Regional Centers.** Major collector roads.
 - (4) **Regional Centers.** Controlled access onto arterial roads.
- (E) **Development Setback and Access from Major Roads.** In designing a planned shopping center development, the following requirements shall be observed:
 - (1) **Setback.** No building shall be located any closer than 100 feet from the right-of-way of any arterial road and 75 feet from the right-of-way of a major collector.
 - (2) **Access.** No individual lot or use created after adoption of this Ordinance shall have direct access to an arterial or major collector road.

(F) Pedestrian Access.

- (1) Pedestrian Circulation Plan.** Each commercial center shall provide a pedestrian circulation plan identifying the improvements that accomplish the following:
 - (a) Minimizes conflict between pedestrians and moving motor vehicles.
 - (b) Channelizes pedestrian flows to crossing areas and delineates paths across major cartways, such as striping and signage; and
 - (c) Connects internal pedestrian walkways to existing walkways and/or makes provision for connecting to future site walkways.
- (2)** In addition, each type of commercial center should be established with the following pedestrian facilities:
 - (a) Neighborhood Center. Walkways shall provide a convenient and safe access to surrounding residential neighborhoods, stores and shops.
 - (b) Community Center. Walkways shall provide convenient and safe access from adjacent residential or commercial areas to the center.
 - (c) Small Regional and Regional Center. Each center shall provide a pedestrian circulation plan that includes walkways, crosswalks, and traffic control devices that create safe and convenient pedestrian paths from all parking areas to shopping areas.

4-207

Use Limitations.

- (A) Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuter parking may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses other than for commuters shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.
- (B) Landscaped Open Space.** Minimum landscaped open space shall not be less than .20 times the buildable area of the commercial center.
- (C) Site Planning – External relationships.** Commercial and service uses and structures and their parking areas shall be oriented toward existing and

planned major arterials, minor arterials, or collector streets and away from adjacent existing and planned minor streets in residential neighborhoods or from existing and planned adjacent residential neighborhoods not separated from the district by streets.

- (1) Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets, agricultural and residential uses.
- (2) At principal vehicular access points, service drives, and turn-out lanes, traffic separation devices and merging lanes may be required based on the anticipated flow of traffic. Such service drives, or turn-out and merging lanes may be allowed as part of the required yard adjacent to a collector or arterial street. No such service drive or lane, and no vehicular entrance or exits, shall be counted as part of any required landscaped area.
- (3) For individual lots subdivided within a commercial center that is developed in accordance with a proffered concept development plan, the buffer and screening requirements of Section 5-1400 shall apply only to the perimeter area of the center and shall not be applicable internally between uses on adjacent lots developed within the center.

(D) **Site Planning – Internal Relationships.** Commercial buildings shall be so grouped in relation to parking areas that after customers arriving by automobile enter the center; establishments can be visited with a minimum of internal automobile movement. Facilities and access routes for shopping center deliveries, servicing and maintenance shall, so far as reasonably practicable, be separated from customer access routes and parking areas. Areas where deliveries to customers in automobiles are to be made or where services are to be provided for automobiles, shall be so located and arranged as to minimize interference with pedestrian traffic within the center.

- (1) All utility distribution lines located on PD-CC designated land shall be placed underground.
- (2) Commercial and service uses and structures and their parking areas shall be oriented toward existing and planned major arterials, minor arterials, or collector streets and away from adjacent existing and planned minor streets in residential neighborhoods or from existing and planned adjacent residential neighborhoods not separated from the district by streets.
- (3) Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets and agricultural and residential uses.

- (4) At principal vehicular access points, service drives, turn-out lanes, traffic separation devices and merging lanes may be required based on the anticipated flow of traffic. Such service drives, or turn-out and merging lanes may be allowed as part of the required yard adjacent to a collector or arterial street. No such service drive or lane, and no vehicular entrance or exits, shall be counted as part of any required landscaped area.
- (5) For individual lots subdivided within a commercial center that is developed in accordance with a proffered concept development plan, the buffer and screening requirements of Section 5-1400 shall apply only to the perimeter area of the center to buffer adjacent public roads and properties and shall not be applicable internally between uses on adjacent lots developed within the center.

Outdoor Storage. Outdoor storage of waste materials and any other type of equipment and supplies shall be buffered and screened on the periphery of the storage area.