

Mixed Use Ordinance Matrix

<b><u>Standard</u></b>	<b><u>Warrenton</u></b>	<b><u>Leesburg</u></b>	<b><u>Charlottesville</u></b>	<b><u>Fredericksburg</u></b>	<b><u>Fauquier County</u></b>	<b><u>Purcellville</u></b>	<b><u>Town of Culpeper</u></b>
Regular Districts that Allow Mixed Use	CBD & Some Commercial	CBD & Some Commercial	CBD, Some Commercial & Industrial	CBD & Some Commercial	Village & Some Commercial	Village & Some Commercial	CBD & Some Commercial
Mixed Use Districts	Y	Y	Y	N	Y	N	N
PUD option	25 ac minimum	5 ac minimum	2 ac minimum	2 ac minimum	25 ac minimum	5 ac minimum	No minimum
Overlay District – Adds Uses	N	N	N	Historic	N	N	Historic
SUP or SE to add Mixed Use	N	N	N	Y, Historic dependency	N	N	N
Req. Ratios for Commercial to Residential Uses	Only in PUD	Only in 2 districts	Y	Only in 2 districts	Y	Only in 2 districts	N
Floor Area Ratio (FAR) minimum	Y	Varies per Comp Plan	Any mixed-use bldg	Varies	Varies	Y	N
- Residential	40%	1 du per 5k sf NonRes	25%	25% – 40%	0 - 75%	50%	N
- Commercial	50%	50%	25%	30% - 50%	25% – 50%	1 du per 50 sf NonRes up to 10k max	N
Limitations	Ground-floor commercial required in some districts	Ground-floor commercial required in some districts	--	Ground-floor commercial required in some districts	Ground-floor commercial required in some districts	Residential uses limited to apartments only in 1 district	N
Special Design Requirements	PUD, Historic	All Districts	All Districts	All Districts	All Districts	All Districts	Historic only
- Scale and Massing, Orientation	PUD, Historic	PUD & Mixed Use Dist	PUD & Mixed Use Dist	Orientation	All Districts	All Districts	All Districts
- Setbacks w/ step-back requirements	Height	Height	Height	N	N	Height	Height
- Stormwater (LID or Open Space restrictions)	Open SWM ponds not allowed in open space	Open SWM ponds not allowed in open space, LID required	LID required	N	Open SWM ponds not allowed in open space	N	N
- Architectural	Historic only	All Districts	Overlay Districts only	All Districts	All Districts	N	Historic, PUD
- Parking & circulation restrictions	N	Y	Y	All Districts	Y	Y	N
Vertical mixed use on same parcel	Y, w/ use restrictions	All Districts	All Districts	Y, w/ at least 30% ground floor retail, restaurant, or personal svc., otherwise N	All Districts	Y, w/ square footage & architectural conditions	All Districts
Horizontal mixed use on same parcel	N	PUD & Special Dists	All Districts, w/ design & architectural conditions	PUD	All Districts	All Districts	All Districts
Height maximum w/out Legislative Action	35 - 45	35 – 70	35 – 50	40; 85 w/ conditions	25 – 65	35; 60 if publicly owned	3 stories; up to 5 stories w/ architectural conditions in some districts
Height maximum with Legislative Action	60 - 65	Above Bldg Ht Map in Mixed Use Dist	80	--	Above 55' in Mixed Use Dist	--	--
Open Space / Public Space Requirement	Only in PUD	PUD, Mixed Use & 1 other district	PUD & Mixed Use Dist	PUD & 1 district	All Districts	PUD	All Districts
Other	Live/work dwellings only in PUD			Setbacks reduced to 2' with CoA by ARB	Floodplain not counted in FAR		Mixed use not specifically addressed