

	A	B	C	D	E	F	G	H
1	<b>FUTURE LAND USE comparison spreadsheet</b>	<i>01/23/2020</i>						
2	Future Land Use category	<i>adopted 2025 Plan</i>	<i>draft Plan Purcellville</i>	<i>adopted 2025 Plan</i>	<i>draft Plan Purcellville</i>	<i>draft Plan Purcellville</i>	<i>draft Plan Purcellville</i>	<i>for discussion</i>
3		<b>Agricultural/Tourist Commercial</b>	<b>Industrial Business</b>	<b>Professional Office</b>	<b>Commercial Medium Scale</b>	<b>Commercial Neighborhood Scale</b>	<b>Mixed Use Neighborhood Scale</b>	<b>Agriculture Tourism Commercial</b>
4		<b>Characteristics/Uses</b>						
5	traditional agricultural or horticultural uses	x						x
6	restaurants	x			x	x		x
7	art galleries and shops	x						x
8	hotel	x						
9	bed and breakfast inn	x						x
10	spa	x						
11	conference center	x						x
12	corporate retreat	x						x
13	winery (see also "agricultural/viticultural")	x						x
14	wayside stand	x						x
15	similar farm-based activities	x						x
16	similar tourist-oriented activities	x						x
17	maximum height of 35' (as quoted in 2025 Plan)	x						
18	minimum front yard (setback) 100'	x						
19	maximum coverage of 30%	x						
20	maximum height of 45'			x				
21	maximum FAR of 1.0			x				
22	maximum coverage of 60%			x				
23	street frontage landscaped & parking screened from public view			x				
24	no development in the floodway or the 100-year floodplain			x				
25	retail				x	x	x	x
26	office		x	x	x	x	x	x
27	institutional/civic						x	
28	services		x		x	x	x	
29	multi-family residential						x	
30	two- to three-story buildings common (as quoted in Plan Purcellville)		x		x	x		
31	two-story maximum							x
32	lodging				x	x		
33	designated industrial parks or industrial subdivision		x					
34	separated from residential areas		x					
35	light manufacturing		x					
36	distribution		x					
37	warehousing		x					
38	farm store							x
39	plant nursery							x
40	cultural uses							x
41	agricultural/viticultural (see also "winery")							x
42	institutional							x
43	personal service uses are discouraged							x
44	small-scale hotel							x
45	bed and breakfast							x
46	senior living facilities							x