

*The “Professional Office” future land use category, quoted verbatim from the 2025 Comprehensive Plan.*

## Professional Office

There is limited space designated for professional office or similar types of uses in Purcellville. Consequently, many offices are developed in the town’s retail or industrial areas. A new land use category is recommended for professional office in the vicinity of Hirst Road between Maple and Hatcher Avenues. These uses will be visible from the Route 7 Bypass and should include development provisions for attractive landscaping, architectural features, and parking that is screened from view. Tracts in this area of town should be considered a priority for future annexation to expand commercial opportunities.

Professional office buildings should be restricted to a maximum height of 45 feet and a maximum FAR of 1.0. Buildings and parking should occupy no more than 60 percent of the lot. Street frontages should be landscaped and parking screened from public view. No development should be permitted within the floodway or the 100-year floodplain.