



Sec. 7.3 GC Government Center (Special Purpose) District

7.3.1 Description

The GC District provides the opportunity for county and local governmental entities to locate throughout the corporate limits and establish specific site design criteria through the rezoning process which may include the architectural design, parking requirements, landscaping and buffering standards to minimize any potential intrusion on adjoining properties.

7.3.2 Use Regulations

Uses are allowed in the GC District in accordance with the following table. A “P” in the second column of the table indicates that the use is permitted by-right, subject to compliance with all applicable standards of this Zoning Ordinance. For a summary of uses permitted in all zoning districts, see the Use Table in [Sec. 9.2](#).

GC Uses			
Use		Use Standards	Definition
Commercial Uses			
Various Uses	P	[1]	
Institutional and Community Service Uses			
Government office	P		
Library	P		Sec. 18.1.89
Museum	P		Sec. 18.1.111
Park, public	P		
School, public	P		Sec. 18.1.163
Fire and/or rescue facility	P		Sec. 18.1.64
Parking structure	P	Sec. 9.3.18	Sec. 18.1.134 , Sec. 18.1.135

- [1] Commercial uses such as private office, retail establishments and eating establishments without drive-in facilities are permitted on the first floor of any building as specified in the ordinance creating the particular GC district.
- [2] Museum may be publicly or privately operated and may include educational programs.

7.3.3 Density/Intensity and Dimensional Standards

All development in the GC District shall be subject to the following Density/Intensity and Dimensional standards:

GC District Standards	
A. Minimum Lot Area (square feet)	
All Development	40,000 [3]
B. Minimum Lot Width (feet)	
Interior Lot	100
Corner Lot	100
C. Minimum Yards/Setbacks (feet)	
Front	40 [1]
Side	15 [1]
Rear	25 [1]
D. Maximum Building Height (feet)	



Residential	NA
Nonresidential	45[2]
E. Min. Zoning District Area (acres)	
	2 [3]
F. Max. Zoning District Area (sq ft)	
	None

- [1] Front, side and rear yard setbacks may be reduced or be provided as a zero-yard setback if demonstrated to the satisfaction of the Town Council upon recommendation from the Planning Commission that the proposed setback will facilitate a structure that is harmonious and compatible with the surrounding uses.
- [2] Unless modified during the rezoning as the minimum height necessary to facilitate the proposed building.
- [3] Minimum Lot Width and Minimum Zoning District Area, for existing buildings, may be modified or waived if demonstrated to the satisfaction of the Town Council upon recommendation from the Planning Commission that the proposed setback will facilitate a structure that is harmonious and compatible with the surrounding property.



Article 9 Use Regulations

9.3.18 Parking Structures (Public or Private)

Such parking facilities shall be used solely for the parking of vehicles in operating condition. No motor vehicle repair work except emergency service shall be permitted in association with such a parking facility. [Back to Top](#)

Article 18 Definitions

18.1.64 Fire and/or Rescue Facility

A facility including the storage of fire and/or rescue equipment and chartered by the Town of Leesburg and the Code of Virginia, which provides for the protection of life and property from the hazards of fire or explosions wherever located. For the purposes of this Zoning Ordinance, a fire and/or rescue facility shall not include a burn building. [Back to Top](#)

18.1.89 Library

Structure, either publicly or privately owned, used for collection and storage of books, periodicals, and similar materials, and providing facilities for reading, research and/or borrowing of the collected materials. [Back to Top](#)

18.1.111 Museum

Facility used for the primary purpose of displaying artifacts, art work, historical documents, photographs, costumes, and other natural or man-made objects. The facility may include accessory meeting rooms and lecture halls. [Back to Top](#)

18.1.134 Parking Structure, Public

A deck, building, or structure, or part thereof, owned and/or managed by a government or non-profit authority and used for the parking of vehicles, but not for the storage of such vehicles. [Back to Top](#)

18.1.135 Parking Structure, Private

A deck building or structure or part thereof used for the parking of vehicles, but not for the storage of such vehicles, available to the public with or without compensation, or used to accommodate clients, customers or employees. [Back to Top](#)

18.1.163 School, Public

An educational institution operated by a duly constituted governmental entity. [Back to Top](#)