



Sec. 7.4 MA Municipal Airport (Special Purpose) District

7.4.1 Description

The MA District provides the opportunity for the Leesburg Executive Airport to develop in conformance with the established Airport Master Plan (AMP) and Airport Layout Plan (ALP). The AMP and ALP control the physical development of the airport facilities and related parking needs of the facility, and are subject to Town Council approval and endorsement by the Virginia Department of Aviation and the Federal Aviation Administration (FAA). Accordingly, the MA District acknowledges the physical constraints of the existing airport location and the necessity of providing adequate support facilities.

7.4.2 Use Regulations

Uses are allowed in the MA 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. An “S” in the second column of the table indicates that the use may be allowed if reviewed and approved in accordance with the Special Exception procedures of [Sec. 3.4](#). For a summary of uses permitted in all zoning districts, see the Use Table in [Sec. 9.2](#).

MA Uses			
Use		Use Standards	Definition
Commercial Uses			
Accessory uses (to offices)	P	Not to exceed 25 percent of the gross floor area of the building	Sec. 18.1.4
Fixed Base Operators and related aircraft basing facilities	P		
Fuel Storage and Dispensing Facilities	P		
Flight Instruction	P		
Aircraft Maintenance Services	P		
Aircraft Storage	P		
Eating Establishment (w/o Drive-In)	P	Sec.9.3.9	Sec.18.1.54
Institutional and Community Service Uses			
Office	P		Sec. 18.1.121
Automated Flight Service Station	P		
Fire and/or rescue facility	P		Sec. 18.1.64
Parking structure	P	Sec. 9.3.185	Sec. 18.1.134 , Sec. 18.1.135

7.3.3 Density/Intensity and Dimensional Standards

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



MA District Standards	
A. Minimum Lot Area (square feet)	
All Development	40,000
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)	
All Development	None[2]
E. Min. Zoning District Area (acres)	
	2
F. Max. Zoning District Area (sq ft)	
	None

- [1] Front, side and rear yard setbacks may be reduced as necessary to facilitate compliance with the adopted Airport Layout Plan contained within the Airport Master Plan.
- [2] Height must comply with applicable FAA requirements.



Article 9 Use Regulations

9.3.9 Eating Establishment (without drive-in)

In the I-1 District and the Employment sub-district of the Crescent Design District, eating establishments without drive-in facilities shall be located in the same building as the principal uses primarily served and shall occupy not more than twenty-five (25%) percent of the gross floor area of the building. [Back to Top](#)

9.3.185 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

18.1.4 Accessory Use

A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use.

[Back to Top](#)

18.1.54 Eating Establishment

Establishment in which the principal use is the sale of food and beverages for dining on the premises. [Back to Top](#)

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](#)

18.1.121 Office

A use consisting of a building, room or group of rooms used for conducting the executive, management, or administrative affairs of a business, organization, institution, or government entity and/or for the provision of professional services. For the purpose of this Zoning Ordinance, an office use may include accessory research & development or production uses subject to meeting the performance standards specified in Sec. 9.3.17.01 of this Ordinance.

[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](#)