



Sec. 8.4 PRN Planned Residential Neighborhood

8.4.1 Purpose

Planned Residential Neighborhood (PRN) Districts are intended to encourage the development of a mixture of housing types and price ranges and to promote the organization of residential development into efficient neighborhood units with appropriate supportive community facilities and services.

8.4.2 Permitted Uses

The following uses are permitted in a PRN District when listed in the ordinance approving the concept plan and establishing the district.

PRN Uses		
Use	Use Standards	Definition
Commercial Uses		
Government Office		
Neighborhood Retail Convenience Center	Sec. 9.3.16	Sec. 18.1.113
Institutional and Community Service Uses		
Cemetery		Sec. 18.1.28
Fire and/or rescue facility		Sec. 18.1.64
Group homes		Sec. 18.1.74
Park, public		
Place of worship		Sec. 18.1.141
Recreation facility	Sec. 9.3.21	Sec. 18.1.156
School, general education		Sec. 18.1.162
School, public		Sec. 18.1.163
Residential Uses		
All principal and accessory residential uses		
Utility Uses		
Public Utility, minor		Sec. 18.1.153
Public Utility, major		Sec. 18.154

8.4.3 Special Exception Uses

- A. The following uses are permitted in a PRN District upon application and approval of a Special Exception by the Town Council pursuant to Section 15.2-2204 of the Code of Virginia, 1950, as amended and Sec. 3.4 of this Ordinance:
 - 1. Similar uses to those included in the ordinance approving the PD Rezoning Plan and establishing the district.
 - 2. Any use in Sec. 8.4.2 not included in the ordinance approving the PD Rezoning Plan and establishing the district.
- B. The Town Council may approve a special exception when the proposed use will be compatible with existing and planned development in the surrounding neighborhood. In addition, in granting special exception approval, the Town Council may impose conditions, safeguards and restrictions on the proposed use to assure the use is homogeneous with the neighborhood and to secure



compliance with this Zoning Ordinance and the ordinance establishing the district. Where this cannot be accomplished, the Town Council shall deny the application as not being in accordance with the *Town Plan* or as being incompatible with permitted uses in the neighborhood.

8.4.4 Residential Density

The maximum number of dwellings within a planned residential neighborhood shall not exceed the maximum described in the ordinance approving the PD Rezoning Plan or the maximum established by Sec. 8.3.4.

8.4.5 Timing of Commercial and Employment Uses

[Repealed 8/10/04 per Ordinance No. 2004-0-8]

8.4.6 Density, Intensity and Dimensional Standards

Lot area, yard, building height regulations shall be as set out in the ordinance establishing the Planned Development District.

8.4.7 Open Space

At least 25 percent (25%) of the land area of a planned residential neighborhood shall be established for public and common open space useable by as well as accessible and in reasonable proximity to all residents or occupants of the planned development. Open space shall be provided and maintained as required by Sec. 8.3.6. Public recreational sites shall be dedicated at a rate of two (2) acres for each one hundred (100) dwelling units. Recreational areas and facilities such as playgrounds, tennis courts, basketball courts, swimming pools and community buildings shall be provided to meet the anticipated needs of residents and occupants of the planned development. All open space including public recreational facilities, shall be included in the development schedule and be constructed and fully improved by the developer at a rate equivalent or greater than the rate of construction of dwellings. (See Sec. 8.3.8).

8.4.8 Open Space Requirement for “Infill” PRN

A Planned Residential Neighborhood (PRN) located in an area designated in the Town Plan as Downtown shall provide at least fifteen percent (15%) of the land area as public and common open space. In the H-1 Overlay, Old and Historic District this open space requirement can be further reduced by the Land Development Official with the concurrence of the Board of Architectural Review. The Land Development Official shall set forth in writing the reasons for granting such a waiver of the fifteen percent (15%) open space requirement.



Article 9 PRN Use Regulations

9.3.16 Neighborhood Retail Convenience Center

- A. Centers may be comprised of a collection of stores including a mix of retail, service, and office uses and may include, but are not limited to, convenience food store, pharmacy (without drive-through facility), grocery store, eating establishment, eating establishment fast food (without drive-through facility), child care center, recreation facility (gymnasium, exercise and weight room facilities, martial arts studio, etc.), exercise studio, dance studio, retail use, mailing services, personal service establishment, and bank (without drive-through facility).
 - 1. Total building floor area of a Neighborhood Retail Convenience Center shall be established at the time of rezoning and shall not exceed 40,000 square feet gross floor area.
 - 2. No single use or business shall occupy more than 15,000 square feet of the total gross floor area of a Neighborhood Retail Convenience Center.
 - 3. Any use proposed in excess of the maximum gross floor area provided herein must be approved by special exception.
 - 4. No drive-through uses shall be permitted in a Neighborhood Retail Convenience Center. Other uses not permitted include: appliance repair stores, variety department stores, radio and television repair shops, veterinary hospitals, emergency care facilities, movie theatres, furniture repair, outdoor storage, vehicle sales and/or rental facility, and vehicle and or equipment service facility.
- B. Automobile service stations shall only be permitted in conjunction with other non-automobile related commercial uses.
- C. The center shall provide landscaped open space necessary to effectively buffer parking, service areas and building mass from adjacent residential uses and public roads. [Back to Top](#)

9.3.21 Recreation Facilities

- A. No building used for or in conjunction with a recreation facility shall be located within fifty (50) feet of any property line except within the Crescent Design District.
- B. All lighting fixtures used to illuminate outdoor areas shall be designed to avoid glare in surrounding areas. The facility shall be lit only during the hours that the facility is open for business, except for necessary security lighting.
- C. A lighting plan shall be submitted to verify that all lighting fixtures are directed onto the site, and will not impact adjacent properties or roadways.
- D. The hours of operation for outdoor recreation facilities shall not exceed 7 a.m. to 11 p.m.



- E. Outdoor recreation facilities shall be located and screened to minimize impact on adjacent properties.
- F. Indoor recreation facilities shall be soundproofed to prevent noise levels from exceeding 55 dB (A) (SLOW meter response) at the property line of any lot containing a residential use.
- G. Within the Crescent Design District all recreation facilities must be completely enclosed within a building. [Back to Top](#)

Article 18 Definitions

18.1.28 Cemetery

Any land or structure used or intended to be used for the interment of human remains. The sprinkling of ashes or their burial in a biodegradable container on church grounds or their placement in a columbarium on church property shall not constitute the creation of a cemetery. [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](#)

18.1.74 Group Home

A residential facility in which no more than eight (8) mentally ill, mentally retarded or developmentally disabled persons reside, with one or more resident counselors or other staff persons. A residential facility shall be deemed a group home when the Department of Mental Health, Mental Retardation and Substance Abuse Service is the licensing authority. For the purposes of this Zoning Ordinance, persons in a group home shall not be deemed a family. [Back to Top](#)

18.1.113 Neighborhood Retail Convenience Center

Neighborhood Retail Convenience Center uses established within Planned Districts are intended to service the daily shopping and personal service needs of surrounding residential areas within a market area generally extending in a one mile radius, or 3,000 households. [Back to Top](#)

18.1.141 Place of Worship

A structure or part thereof which is intended for organized religious services including but not limited to a church, synagogue, or temple. [Back to Top](#)

18.1.153 Public Utility, Major

Public utility, major shall include the following: electric substations and other distribution centers, electrical generating plants and facilities, sewerage treatment and disposal facilities, storage facilities for natural gas, oil and other petroleum products, supply yards for any public utility, dial centers, repeater stations, water purification facilities, microwave facilities, satellite earth stations, water storage facilities and maintenance facilities incidental to any use set forth above. [Back to Top](#)



18.1.154 Public Utility, Minor

A minor public utility shall include the following: electric transformer, natural gas, water and sewer transmission, collection, distribution and metering devices; and water and sewerage pumping stations. [Back to Top](#)

18.1.156 Recreation Facility

A facility offering or providing recreational activities. A recreational facility may include, but not be limited to a tennis court, racquetball court, basketball court, swimming pool, gymnasium, exercise and weight room facilities. Recreation facilities may offer non-recreational programs for children such as after-school programs, day camps, tutoring, etc. as an accessory use, provided that such program is exempt from licensure by the Virginia Department of Social Services as a child care center as provided by § 63.2-1715 of the code of Virginia. Recreational facilities may operate child care centers as an accessory use provided that they are licensed by the Virginia Department of Social Services as a child care center and Town of Leesburg Zoning Ordinance Sections 9.2, 9.3.4 and Section 3.4 if applicable. [Back to Top](#)

18.1.162 School, General Education

A parochial or private school giving regular instruction during a normal school year. [Back to Top](#)

18.1.163 School, Public

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