



Table of Contents

Sec. 7.10 Crescent Design (CD) District.....	1
7.10.1 Description.....	1
7.10.2 Applicability.....	2
7.10.3 Overview of Crescent Design District Regulations	4
7.10.4 Siting Specifications.....	5
7.10.5 Site Requirements	9
7.10.6 Building Type Specifications	14
7.10.7 Building Materials and Other Requirements	21
7.10.8 Height Zones	23
7.10.9 Use Regulations and Density/Intensity and Dimensional Standards	26
7.10.10 Rezoning Approval Criteria	27
7.10.11 Streetscape Requirements	29
7.10.12 Modifications.....	37
7.10.13 Definitions.....	40

Sec. 7.10 Crescent Design (CD) District

7.10.1 Description

- A. Purpose.** The purpose of the Crescent Design District is to implement the Town Plan and the Crescent District Master Plan by recognizing that the area encompassed by the District is a Small Area Comprehensive Plan as described in Va. Code § 15.2-2303.4.E and is designated as a revitalization and redevelopment area, by doing the following:
1. Set the stage for the long-term redevelopment of the District in an urban pattern and form.
 2. Provide community stakeholders a reasonable expectation of how the District will look and function in the future.
 3. Create a District that respects the character of Leesburg’s historic downtown while providing a transition to more automobile-oriented parts of the community.
 4. Develop a setting for a true mixture of uses that recognizes Leesburg’s role as a center of retail, office, and residential uses for Loudoun County.
- B. Goals.** The Crescent Design District provides specific standards to achieve the following:
1. Develop a fully integrated, mixed-use, pedestrian-oriented environment with buildings that contain commercial, residential and office uses.
 2. Create a synergy of uses within the Crescent Design District to support economic development and redevelopment in accordance with the recommendations of the Town Plan and the Crescent District Master Plan.



3. Minimize traffic congestion, inefficient surface parking lots, infrastructure costs and environmental impacts by promoting a compact, mixed-use, pedestrian-friendly district.
4. Regulate building height and placement to achieve appropriate scale along streetscapes and ensure proper transition to nearby residential neighborhoods.
5. Establish clear controls on building form and placement to frame a well-defined public realm comprised of human-scale streets, neighborhoods and public spaces, all of which contribute to creating a safe, comfortable and livable environment.

7.10.2 Applicability

A. District Established. The form-based Crescent Design District is hereby established on the Official Zoning Map under authority of Section 15.2-2306 of the Code of Virginia, 1950, as amended, to be known as the Crescent Design (CD) District. The CD District is hereby designated as an architectural control district, as authorized in the Town Charter amendment dated January 29, 2007.

B. Provisions not addressed. All provisions of the Zoning Ordinance not specifically addressed by the provisions of the CD District shall be applicable.

C. Conflict with Zoning Ordinance Regulations. The provisions of the CD District, when in conflict with other articles of the Zoning Ordinance, shall take precedence.

D. Architectural Overlay District Applicability

1. H-1 District Applicability. The H-1, Overlay, Old and Historic District regulations, guidelines and approval requirements shall apply in the CD District to those properties designated H-1.

2. H-2 District Applicability. The H-2, Historic Corridor Architectural Control Overlay District regulations, guidelines and approval requirements shall not apply in the CD District except as described in Sec. 7.10.2.I below.

E. Floodplain and Creek Valley Buffer. All provisions of [Article 13](#) Flood Protection and all provisions of [Article 14](#) Creek Valley Buffer relating to Tuscarora Creek shall apply to property within the CD District.

F. Proffered Rezoning. Properties subject to proffered rezonings approved prior to March 1, 2013, the effective date of this section shall comply with the approved rezoning. However, the property owner may apply for a new rezoning consistent with the CD District regulations.

G. Exceptions. Excluding existing proffered rezonings as noted above, new uses, structures, and lots and streets that are created shall be subject to the requirements of the CD District, except as provided below.

1. Expansion.

a. Less than 10%. Expansion of an existing nonconforming structure's gross floor area less than ten percent shall use the density/intensity and dimensional standards of the underlying zoning district prior to March 1, 2013.



2. **Legislative Applications.** For special exception or rezoning applications, the applicable requirements of [Article 3 Review and Approval Procedures](#) shall be followed.

7.10.3 Overview of Crescent Design District Regulations

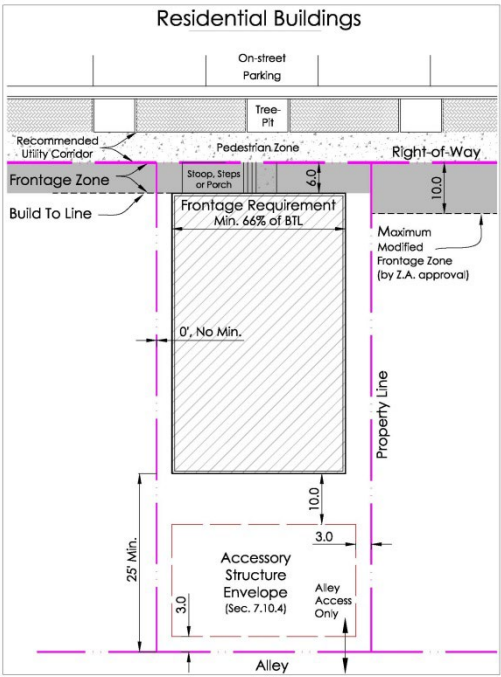
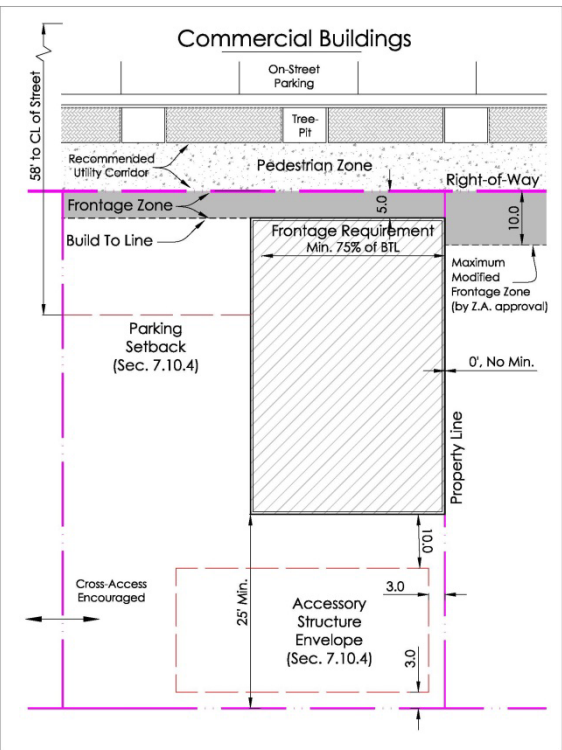
- A. **Crescent Design District Map.** The [CD District Map](#) (see Sec. 7.10 Appendix A) and related regulations of this section shall control land development within the CD District.
 1. **Use Areas.** The [CD District Map](#) divides the District into the following nine (9) sub-districts zoned for specific uses. Each of these sub-districts is detailed in Sec. [7.10.9 Use Area Regulations](#).
 - a. **Residential Medium Density (CD-RM):** Intended for residential only and designated as medium residential density by right.
 - b. **Residential High Density (CD-RH):** Intended for residential only and designated as high residential density by right.
 - c. **Mixed Use Residential (CD-MUR):** Primarily residential with a minimum of fifty percent (50%) of gross ground floor area devoted to commercial uses.
 - d. **Commercial (CD-C):** Primarily commercial (office and retail) with the possibility for residential uses on the second (2nd) floor and above.
 - e. **Mixed Use Optional (CD-MUO):** Primarily commercial but free-standing high density residential buildings permitted as an option in rezoning. That is, residential uses do not have to be vertically integrated with nonresidential uses in buildings when approved by Council as part of a rezoning request.
 - f. **Institutional (CD-I):** Recognizes existing public institutional uses.
 - g. **Open Space/CD-C Option (CD-OSO):** Intended for park or open space based on existing uses and environmental features including extensive floodplain. However, is treated as Commercial (CD-C) category for by-right zoning and rezoning purposes.
 - h. **Open Space (CD-OS):** Recognizes existing open space areas (W&OD Trail and Town parks) and future open space areas that due to floodplain or current use should not be developed. This designation on the [CD District Map](#) does not preclude other land from being used as open space, whether public or private, in all other areas of the CD District, subject to applicable design, frontage and use requirements.
 - i. **Commercial Corridor (CD-CC):** Intended to allow nonresidential buildings of up to five (5) stories by-right with the proviso that *only nonresidential uses* shall be permitted in the Corridor by-right. Mixed use buildings and residential uses are achievable inside the Corridor only through a rezoning approved by Town Council.



2. **Lots.** In the CD District the development of existing and new lots shall comply with Sec. [7.10.4 Dimensional Standards](#) and Sec. [7.10.5 Site Design Requirements](#).
 3. **Buildings.** Buildings in the CD District shall comply with Sec. [7.10.6 Building Type Specifications](#) and Sec. [7.10.7 Building Material and Other Requirements](#).
 4. **Signs.** In the CD District signs shall comply with [Article 15 Sign Regulations](#).
 5. **Uses.** In the CD District uses shall comply with Sec. [7.10.9 Use Area Regulations](#).
- B. Building Height Map.** The [CD District Building Height Map](#) (see Sec. 7.10 Appendix B) and related regulations of this section shall control the heights of buildings within the CD District.
1. **Height Zones.** The [Building Height Map](#) divides the CD District into the seven (7) height zones listed below:
 - a. **Corridor 5/5-0/5:** Nonresidential - Five Stories allowed By-Right and Five Stories maximum; Mixed Use or Residential – 0 Stories allowed By-Right and up to Five Stories per Rezoning.
 - b. **2/5:** Two Stories By-Right and up to Five Stories per Rezoning.
 - c. **3/3:** Three Stories By-Right and Three Stories maximum.
 - d. **3/4:** Three Stories By-Right and up to Four Stories per Rezoning.
 - e. **3/5:** Three Stories By-Right and up to Five Stories per Rezoning.
 - f. **4/4:** Four Stories By-Right and Four Stories Maximum
 - g. **Intersection Building Nodes** where a minimum of Three Stories are required.
 2. **Buildings.** For the building height zones designated on the [Building Height Map](#), buildings shall comply with Sec. [7.10.8 Height Zones](#).
- C. Streetscape.** Sec. [7.10.11 Streetscape Requirements](#) shall control improvements to streets and alleys within the CD District.

7.10.4 Siting Specifications

- A. The following table outlines the siting specifications for areas delineated on the [CD District Map](#).

	Residential Frontage	Commercial or Mixed Use Frontage
	 <p>The diagram illustrates the frontage requirements for residential buildings. It shows a cross-section of a street with on-street parking, a recommended utility corridor, a pedestrian zone, and a right-of-way. The building is set back from the frontage zone. Key features include: On-street Parking, Tree Pit, Recommended Utility Corridor, Pedestrian Zone, Right-of-Way, Frontage Zone, Build To Line, Frontage Requirement (Min. 66% of BTL), 0', No Min. setback, Maximum Modified Frontage Zone (by Z.A. approval), Property Line, Alley, and Accessory Structure Envelope (Sec. 7.10.4) with a 25' Min. setback and 3.0' width.</p>	 <p>The diagram illustrates the frontage requirements for commercial or mixed-use buildings. It shows a cross-section of a street with on-street parking, a recommended utility corridor, a pedestrian zone, and a right-of-way. The building is set back from the frontage zone. Key features include: 55' to C.L. of Street, On-Street Parking, Tree Pit, Recommended Utility Corridor, Pedestrian Zone, Right-of-Way, Frontage Zone, Build To Line, Frontage Requirement (Min. 75% of BTL), 0', No Min. setback, Maximum Modified Frontage Zone (by Z.A. approval), Property Line, Parking Setback (Sec. 7.10.4), Cross-Access Encouraged, and Accessory Structure Envelope (Sec. 7.10.4) with a 25' Min. setback and 3.0' width.</p>
Required Build-to Line	A minimum of sixty-six percent (66%) of the frontage length shall be occupied by principal building facades along the Required Build-to Line, as listed in Sec. 7.10.4.C .	A minimum of sixty-six percent 66% of the frontage length shall be occupied by principal building facades along the Required Build-to Line, as listed in Sec. 7.10.4.C .
Side Yard	See applicable Density/Intensity and Dimensional Standards of Sec. 7.10.9 .	See applicable Density/Intensity and Dimensional Standards of Sec. 7.10.9 .
Rear Yard	<ul style="list-style-type: none"> • See applicable Density/Intensity and Dimensional Standards of Sec. 7.10.9. • There shall be no rear yard setback requirement from parking structures. 	<ul style="list-style-type: none"> • See applicable Density/Intensity and Dimensional Standards of Sec. 7.10.9. • There shall be no rear yard setback requirement from parking structures.
Parking and Loading Areas	<ul style="list-style-type: none"> • Parking shall be permitted in the rear yard and the side yard behind the Parking Setback Line, as listed in Sec. 7.10.4.C. • Off-street parking shall not be permitted in the front yard. 	<ul style="list-style-type: none"> • Parking shall be permitted in the rear yard and the side yard behind the Parking Setback Line, as listed in Sec. 7.10.4.C. • Off-street parking shall not be permitted in the front yard. • Loading shall be permitted only in the rear yard or internal loading bays not visible from the street.

	Residential Frontage	Commercial or Mixed Use Frontage
Garages and Accessory Buildings	<ul style="list-style-type: none"> Attached garages shall have doors for automobiles that do not face the street. Attached garages shall meet the dimensional requirements of the principal building. Accessory buildings, including detached garages, shall be located only in the rear yard. Accessory buildings shall be setback a minimum of 3 feet from the rear and side lot lines. Garages and parking structures with vehicular access onto alleys shall be set back from the alley easement by at least 3 feet. Accessory buildings shall be separated a minimum of 10 feet from the principal building, unless otherwise permitted by the building code. Accessory buildings shall meet the requirements of Sec. 7.10.6.L Accessory Buildings. Parking structures shall comply with the requirements of Sec. 7.10.6.K Parking Structures. Accessory structures, where applicable, shall comply with the requirements of Secs. 7.10.4.G Buildings on Lots Abutting Residences and H. Structures on Lots Abutting the Public Open Space. 	<ul style="list-style-type: none"> Attached garages shall have doors for automobiles that do not face the street. Attached garages and parking structures shall meet the dimensional requirements of the principal building. Accessory buildings, including detached garages, shall be located only in the rear yard. Accessory buildings shall be setback a minimum of 3 feet from the rear and side lot lines. Garages and parking structures with vehicular access onto alleys shall be set back from the alley easement by at least 3 feet. Accessory buildings shall be separated a minimum of 10 feet from the principal building unless otherwise permitted by the building code. Accessory buildings shall meet the requirements of Sec. 7.10.6.L Accessory Buildings. Parking structures shall comply with the requirements of Sec. 7.10.6.K Parking Structures. Accessory structures, where applicable, shall comply with the requirements of Secs. 7.10.4.G Buildings on Lots Abutting Residences and H Structures on Lots Abutting the Public Open Space.

B. Open Space. There shall be no lot size or setback requirements for lots designated Open Space on the [CD District Map](#). The siting of improvements on a lot designated Open Space shall be appropriate for the natural features of the site and existing and planned uses in the vicinity of the Open Space lot.

C. Required Build-to Line and Parking Setback.

1. Location. The Required Build-to Line and the Parking Setback Line shall be interpreted to be parallel to the street at a specified distance measured from the centerline of the street, as follows:

Street Type	Building Types Required Build-to Line		Parking Setback Minimum
	Minimum	Maximum*	
Urban Boulevard	54 ft.	59 ft.	69 ft.
General Urban**	40 ft.	45 ft.	55 ft.
Residential/ Optional – Parking on One side	32 ft. Street Side	46 ft. Parking Side	46 ft.
	38 ft. Parking Side	42 ft. Street Side	52 ft.



Residential/Optional – Parking on two sides	32 ft.	36 ft.	46 ft.
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*When modified by the Zoning Administrator in accordance with Sec. [7.10.12.A.1](#).

**Includes all existing streets except Market and Catoctin.

2. **Projections.** Porches, stoops, steps, accessible ramps and other projections as established in Sec. [7.10.7.C](#) may project forward of the Required Build-to Line within the frontage zone shown on the street cross sections contained in Sec. [7.10.11.A Streetscape Requirements](#).
 3. **Parking.** Parking may be located forward of the rear yard for all Residential, Commercial or Mixed-Use buildings, in the following instances:
 - a. **Surface Parking** may be located in a side yard to the rear of the Parking Setback specified in Sec. [7.10.4.C.1](#), provided it is located behind a minimum 5-foot tall brick or stone wall that is constructed along the Required Build-to Line. The street wall may be interrupted for vehicle or pedestrian accessways.
 - b. **Parking Structures** that comply with Sec. [7.10.6.I Parking Structures](#).
 4. **Parking Setbacks** for lots immediately abutting public or private open space shall comply with the following:
 - a. **Front Lines Abut.** For lots with front lines immediately abutting public or private open space, parking lots shall be set back behind the front façade of the principle building a distance equal to at least half the depth of the building. The buffer and screening required by Sec. [7.10.5.D.1 Parking Lot Landscaping](#) may be located within that setback.
 - b. **Side/Rear Lines Abut.** For lots with side or rear lines immediately abutting a public or private open space, or public open space or institutions outside of the CD District, parking lots shall be set back at least 20 feet. The buffer and screening required by Sec. [7.10.5.D.1 Parking Lot Landscaping](#) may be located within that setback.
- D. Exemptions from the Building Frontage Requirement.** The Required Build-to Line specified in this section does not apply to the following situations:
1. **Buildings to the Rear.** Buildings that are located on the rear portion of a site behind other buildings complying with the Required Build to Line of Sec. [7.10.4.C Required Build-to Line and Parking Setback](#).
 2. **Civic/institutional** buildings complying with Sec. [7.10.6.H. Civic and Institutional Buildings](#).
 3. **Front Line abuts Open Space.** Lots with front lot lines immediately abutting open space that are deemed acceptable for this exemption by the Zoning Administrator, based upon:
 - a. The appropriateness of the design of the open space for the vicinity;
 - b. The total square footage of the open space;
 - c. Hardscaping, landscaping and other amenities; and



d. The finding that the open space does not subvert the intent of the Required Build-to Line.

4. **Open Space/Phased.** Portions of lots that are not proposed to be developed and will remain as open space or reserved for future development in accordance with Sec. [7.10.4.E. Phased Development](#).

E. Modification of the Building Frontage Requirement. The Building Frontage Requirement may be reduced through a modification approved by the Zoning Administrator to no less than fifty percent (50%) when:

1. **Building as Screen.** The proposed building has an “L” shape with the setback portion of the building used to provide open space.

2. **Open Space Provided.** The area of the Building Frontage Requirement that would have been occupied by the building itself shall be provided as public or private open space to a depth of at least 10 feet from the Required Build-to Line.

F. Phased Development. Certain requirements may be postponed to a later phase in a phased development, as stipulated by the Town Council in the case of a rezoning, or by the Zoning Administrator in the case of a Site Plan or Preliminary Subdivision Plat.

1. **Phasing Plan.** At the time of application, the property owner shall submit a Concept Plan, Site Plan or Preliminary Subdivision Plat that demonstrates how development shall meet requirements for required build-to lines, street walls, frontage improvements and parking. The Concept Plan, Site Plan or Subdivision Plat shall indicate locations for all proposed and future buildings, parking, circulation, landscaping, and other features fully complying with CD District regulations.

2. **Principal Street.** The initial building of a phased development plan shall address the Required Build-to Line of the principal abutting street.

3. **Street wall.** Based on the location of off-street parking, the Phased Development Plan, and existing development on adjacent properties, the requirement for a street wall in the side yard may also be phased.

G. Structures on Lots Abutting the Public Open Space. Principal and accessory buildings and parking structures constructed on lots that share a side or rear lot line with Public Open Space shall be set back from the property line a distance of at least ten (10) feet. However, for principal buildings and parking structures proposed at the Required Build-to Line of Catocin Circle, Harrison Street or the urban boulevard, the setback from the Public Open Space shall be at least 20 feet.

7.10.5 Site Requirements

A. Parking. Each use shall be required to provide off-street parking in accordance with the requirements of [Article 11](#), except as follows:

1. **Maximum Number of Spaces.** The parking requirements of Sec. [11.3 Number of Parking Spaces Required](#) shall not be exceeded except when parking spaces are located in a parking structure. A modification of this regulation may be granted by the Zoning Administrator where it can be

demonstrated that the provision of additional parking spaces benefits other properties, and the intent of the CD District is not compromised.

2. **On-Street Spaces Credit.** On-street parking spaces located along the frontage of a lot on its side of the street shall be credited towards meeting the parking requirements for the uses on that lot. Such spaces shall not be reserved for the exclusive use of patrons or occupants of the lot but shall be available to the public.
 3. **Shared Parking for Nonresidential Uses.** See Sec. [11.4.2 Shared Parking \(Joint Use\)](#). A walkway(s) is required from the shared parking area to the sidewalk(s) along abutting street(s) that front the principal buildings served by the parking area.
 4. **Shared Parking for Mixed Uses.** See Sec. [11.4.5 Shared Parking \(Mixed Use\)](#).
 5. **B-1 District Parking Standards.** The B-1 District parking standards for retail, office, and restaurant outdoor seating may be used to calculate required parking as follows:
 - i. Office: 1.0 space per 400 square feet gross floor area;
 - ii. Retail: 1.0 space per 285 square feet gross floor area;
 - iii. Eating Establishment: First 20 outdoor seats require no parking; thereafter, 1.0 space per every four outdoor seats.
 6. **Tandem Parking.** Tandem parking (double-length perpendicular parking with one space in front of the other) integral to the dwelling unit may be used to meet required parking for Townhouse and 2-over-2 residential units.
- B. Bicycle Facilities.** All parking structures and parking lots shall provide sufficient bike parking based on a minimum of one (1) bike space for every 10 automobiles up to a maximum of 10 bike spaces. Wherever possible, such bicycle parking shall be located with visibility by on-site security personnel, building occupants or the general public; with convenient pedestrian access to the sidewalk; and with shelter from inclement weather.
- C. Loading.** Off-street loading spaces shall be provided meeting all requirements of [Sec. 11.9. Number of Off-Street Loading Spaces Required](#) except that no more than one (1) loading space shall be required for each use and multiple uses may share a loading space as provided for in Sec. [11.10.1 Shared Loading Spaces](#). Waivers of loading space requirements may also be granted in accordance with Sec. [11.10.2 Waiver/Modification of Loading Space Requirements](#).
1. **Off street loading** shall not be visible from the street. Loading areas not within loading bays shall be screened from any adjacent use by a six-foot (6') tall brick wall.
 2. **On-street loading spaces** located along the block frontage within 300 feet of the use may be credited towards meeting the loading requirements for that use. Such spaces shall not be reserved for the exclusive use of the lot but shall be available to all other uses on the block frontage. Right-of-way permits shall be obtained from the Town for all on-street loading spaces.



D. Landscaping and Screening. Landscaping and screening shall be provided for in accordance with [Article 12 Tree Preservation, Landscaping, Screening, Open Space and Outdoor Lighting](#), as follows:

- 1. Parking Lot Landscaping.** Parking lots in the CD District are exempt from the requirements for perimeter and interior parking lot landscaping of Sections [12.5](#) and [12.6](#), except as noted in the following paragraphs.
 - a. Parking Buffer.** Along a lot with a side or rear lot line, a planting buffer a minimum of five feet (5') in width excluding vehicle overhang at least one medium canopy or understory tree for every thirty-five feet (35') of shared lot line and at least one shrub, having a minimum height of 18 inches, for every four feet (4') of shared lot line shall be provided on the perimeter of the parking lot. Alternatively, a 5-foot (5') tall brick screening wall with a 5-foot (5') wide landscape buffer yard and shrubs planted as stated above along the outside of the wall may be substituted for the landscaped setback.
- 2. Buffers and Screening.** Sec. [12.8 Buffers and Screening](#) requirements shall apply to the CD District, as follows:
 - a. Where Required.** A site located inside the perimeter of the CD District which immediately abuts a residential zoning district outside of the CD District shall be required to meet the requirements of Sec. [12.8 Buffers and Screening](#) or provide a twenty-foot (20') buffer, whichever is less. A modification of this regulation may be granted by the Zoning Administrator when it can be adequately demonstrated that sufficient screening to meet the intent of Sec. [12.8](#) has been provided through architectural and site design techniques.
 - b. Waste/Recycling Receptacles.** Waste/recycling receptacles shall not be visible from the street and shall be located in the rear yard or internal to the building. Outside waste/recycling receptacles shall be enclosed by a six-foot (6') tall wall constructed of brick or other masonry material matching the primary building material that meets the requirements of Sec. [12.8.8 Dumpster Screening](#).
 - c. Ground-mounted Mechanical Equipment.** Ground-mounted and mechanical equipment shall be located in the side or rear yard. Screening shall be required for any ground-mounted mechanical equipment in the form of a brick or other masonry wall or shrub plantings that obscure visibility of the equipment from any street, plaza, green or park. The use of roof-mounted mechanical equipment is the preferred alternative screened in accordance with [Sec. 7.10.6.M Mechanical Equipment](#).
- 3. Twenty-year Tree Canopy.** The tree canopy requirements of Sec. [12.3 Twenty Year Tree Canopy Requirements](#) shall apply to the CD District; a minimum ten percent (10%) tree canopy shall be required in the CD District. Street trees and trees in bump outs in parking lanes along a property's frontage qualify toward the tree planting credit of Sec. [12.3.2 Calculations and Exceptions](#).



- E. Outdoor Lighting.** The requirements of Sec. [12.11 Outdoor Lighting](#) shall apply, except that light poles shall be no higher than fifteen feet (15') anywhere within the CD District.
- F. Modifications.** An applicant may seek modifications to the design requirements of this section in accordance with Sec. [7.10.12.B Modifications Requiring Planning Commission or Town Council Approval](#).
- G. Useable Open Space/Amenity Area.** This section is intended to provide appropriate open space and amenity areas for each development within the CD District. The requirements of this section permit flexibility in order to provide uniquely designed spaces that enhance the character of the district and provide meaningful, useable open areas within the CD District.
 - 1. Useable Open Space Defined.** For the purpose of the CD District, useable open space shall be considered as any natural or landscaped area consisting of at least 300 square feet which is integrated within the design of the development.
 - 2. Amenity Area defined.** For the purpose of the CD District, amenity areas shall be considered as landscaped or hardscaped areas which are integrated within the design of the development.
 - 3. Applicability.**
 - a. Residential Development:** For developments that include 25 or more dwelling units, useable open space and or outdoor amenity areas are required. However, all residential development is encouraged to provide useable open space.
 - b. Commercial Development:** All commercial development shall include useable open space and outdoor amenity areas.

4. Area Requirements.

Table 7.10.5.G Open Space/Amenity Area Requirements	
Residential Only (SFA, 2-Over-2 and MF Units)	
Open Space	10% Site Area
Amenity Area	5% Site Area
Mixed Use Development	
Open Space	5% Site Area [1]
Amenity Area	5% Site Area
Nonresidential Only	
Open Space	2.5% Site Area [2]
Amenity Area	2.5% Site Area

[1] Open space may be reduced up to 50%; however, the reduced area must be provided as amenity area.
 [2] Open space may be reduced by 100%; however, the reduced area must be provided as amenity area.

- 5. Examples.** Permitted open space and amenity features include but are not limited to:

- a. **Greens or squares.** An informal area used to provide gathering areas, usually with a vegetative surface and an emphasis on natural design.
 - b. **Plazas.** A more formal area used for passive purposes adjacent or between building entrances.
 - c. **Pocket Parks.** Small informal areas used to provide passive open space with an emphasis on pedestrian connectivity.
 - d. **Playgrounds.** Large active recreation areas containing multiple activities and a play structure(s).
 - e. **Linear Park.** A narrow pedestrian corridor with an emphasis on aesthetically pleasing landscaping, providing pedestrian linkages.
 - f. **Green Roofs.** A naturalized area located on flat roof tops.
 - g. **Developers Option.** Other forms of open space or amenity areas which demonstrate to the satisfaction of the Zoning Administrator that the intent of the section has been satisfied.
- 6. Design Requirements.**
- a. **Open space and Amenity Areas** shall be a minimum of 300 square feet in size to be credited toward the overall required amount.
 - b. **Squares and Plazas** should have nearly identical side dimensions, resulting in a “square” shape.
 - c. **Squares and Plazas** shall provide benches or seating walls.
 - d. **Greens** should be sized so that the width is no less than have the length.
 - e. **Open Space** areas shall provide a minimum of fifty percent (50%) canopy coverage. Canopy coverage shall be calculated using the tree-spread found in Tables [12.9.6.C](#), [12.9.6.D](#), and [12.9.6.F](#). The landscaping plan shall demonstrate compliance with this requirement.
 - f. **Amenity Areas** shall be designed to provide at least fifty percent (50%) of the area in a “shaded” condition. This can be accomplished with landscaping or structures such as a pergola.
 - g. **Play Structures** shall be located no closer than twenty-five feet (25’) to a residential unit and shall be shaded from afternoon sun by medium canopy trees.
- 7. Exclusions.** The following elements are excluded as useable open space or amenity areas:
- a. **Buffer yards less than ten feet (10’) in width.**
 - b. **Stairs or ramps providing access to buildings on or off-site.**
 - c. **Area of steep slopes or slopes greater than 4:1.**
 - d. **Structural stormwater management devices.**



7.10.6 Building Type Specifications

This section outlines the building design requirements for the Crescent Design (CD) District. Building design in the CD District is intended to reflect and incorporate traditional architectural design elements found in Leesburg's Downtown. The intent is not to require a specific style, but to ensure compatibility in architectural character as development transitions away from the H-1, Overlay, Old and Historic District. Generally, buildings closer to the Old and Historic District should reflect the historic architectural character of the Old and Historic District, with more flexibility in architectural character and design allowed farther away. Flexibility within this described range shall be considered for features such as roof pitch, ratio of windows to walls, massing, scale, building materials, color and proportions, alignment and rhythm of façade elements. The number of these features which may be adjusted on any one building shall also be considered when determining acceptable flexibility.

- A. Building Typology.** Buildings are organized into the following general categories: residential (R), commercial (C), mixed use (MU) and government (G).
- B. Building Orientation.** Buildings shall relate to the street or open space to which they abut. Entrances shall be provided to ensure convenient access to public roads, sidewalks, and adjacent parking and buildings.
- C. Building Mass.** Buildings shall be designed to minimize the impact of their overall mass and to provide a human scale. Unless specifically modified by this article, all building types shall exhibit the following mass refining characteristics:
- D. Existing Patterns.** Building massing shall respect traditional patterns.
 - 1. Volume.** Building massing shall be arranged to reduce perceived massiveness.
 - 2. Vertical Articulation.** The perceived height of a wall plane or building mass shall be reduced by providing vertical articulation.
 - 3. Break Up Walls.** Divide large wall planes into smaller components by changing the arrangement of windows and other façade articulation features.
 - 4. Additional Techniques.** Additional techniques that may be used to achieve a human scale include:
 - a.** Define a rhythm and pattern for windows, columns, and other architectural features.
 - b.** Use similar interior and exterior floor to ceiling heights.
 - c.** Examples of techniques that are used to achieve a human scale include, but are not limited to, building upper-story step-back, varied wall surfaces and varied heights at regular widths.
- E. Building Elements.** Unless specifically modified by this article, all building types shall exhibit the following building elements:
 - 1. Roof Form.** Buildings shall provide one or more of the following roof types:
 - a. Gabled roof,** which may include reverse gables, window dormers, and variety in pitch.
 - b. Hipped roof.**

- c. **Mansard** roof, which may include window dormers.
 - d. **Pitched** roof, which may include wall dormers, window dormers, and variety in pitch.
 - e. **Shed or Flat** roofs, which shall include decorative features such as a parapet (cornice, entablature, and coping). At a minimum, flat-roofed buildings shall have a decorative cornice and the flat roof shall be enclosed by a parapet.
 - f. **Vents, Skylights, or Solar Panels** which shall be placed inconspicuously.
2. **Roof Decoration.**
- a. **Overhang.**
 - 1. Eaves must overhang a minimum of 18 inches on the primary structure.
 - 2. Eaves and rakes on accessory buildings, dormers, and other smaller structures must overhang at least eight inches (8").
 - 3. Open eaves and simple traditional soffits and fascia are allowed.
 - 4. Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).
 - 5. Timber eaves and balcony brackets must be a minimum of five and one-half inches (5.5") in dimension.
 - b. **Cornices and Other Features.**
 - 1. Buildings without visible roof surfaces and overhanging eaves may satisfy the overhang requirement with a cornice projecting horizontally between six inches (6") and twelve inches (12") beyond the building walls.
 - 2. Overly elaborate designs are discouraged. However, ornamentation which contributes to the character of the building is encouraged.
3. **Walls.**
- a. **Primary Front Façade** shall be defined as the primary building façade facing the street or common open space.
 - b. **Secondary Front Façade** shall be defined as a secondary building façade which faces a street or common open space.
 - c. **Interior Front Façade** shall be defined as a building façade which faces an interior street or common open space.
 - d. **Secondary Interior Façade** shall be defined as a building façade which does not face a street or common open space and is located within forty feet (40') of the Required Build-to Line.
4. **Windows.** The window sash, frame, and architectural details that surround the window are significant character defining features of many buildings.
- a. **Openings.** Openings for windows shall not be flush with the wall.
 - b. **In Context.** Window types and glazing patterns should be in context with surrounding buildings.
 - c. **Shutters.** Shutters must be sized for the window openings and mounted with appropriate hardware.
5. **Entryways.**

- a. **Building Entrances** not located within a recess or covered porch should be decorated by transom windows or sidelights, pediments, porticos, or similar architectural treatment.
 - b. **Forecourts** are permitted where:
 1. The width is greater than ten percent (10%) and less than forty percent (40%) of the width of the overall building, and
 2. The depth is greater than ten percent (10%) and less than forty percent (40%) of the depth of the overall building.
 6. **Design Expression.** Buildings should reflect the historic architectural character of the Old and Historic District. Building elements such as roof pitch, ratio of windows to walls, as well as massing, scale, building materials, color and proportions, alignment and rhythm of façade elements shall be considered to determine compliance with the intent of this section. Unless specifically modified by this article, design expression shall be defined by the following:
 - a. **Cohesiveness.** The overall design of a building shall be harmonious as opposed to a random collection of non-integrated architectural elements.
 - b. **Traditional Hierarchy.** Buildings shall reflect a traditional hierarchy demonstrated by a discernible base, middle and cap.
 - c. **Corporate Architecture.** Trademark buildings – those which have a distinctive exterior appearance readily identified with a franchise or chain business - do not necessarily reflect the historic building character of Leesburg. Such buildings must be modified to include traditional Leesburg design, color and use of materials.
 7. **Foundation Walls.** Defined as the portion of the building located between the finished grade and the first floor, if exposed, shall be of a masonry or stone appearance. Smooth surfaced concrete masonry units must be covered by a veneer.
- F. Corner Buildings and Terminating Views.** Buildings situated at a street corner and at the terminating view of a street shall be designed so that the architecture incorporates accents and details that accentuate its prominent location.
1. **Form.** Chamfered or Round building corners are encouraged at street intersections.
 2. **Entrances.** A main pedestrian entrance for a corner building shall be either at the corner of the building in a chamfered design or on each building façade within twelve feet (12') of the corner. See also Sec. [7.10.8.D.2](#) regarding a permissible height increase of five feet (5') for this building type.
 3. **Corner Lot.** For a corner lot, the building shall be deemed to have one (1) primary front façade and one (1) secondary front façade.
- G. Residential Building Design Specifications**
1. **Types.** Residential buildings include single family detached, single family attached and multifamily buildings.
 2. **Pedestrian entrances.**
 - a. **Primary Entrance.** The primary building entrance must be located along the street or common open space that the building fronts on.

ground floor area through the use of accent such as a string course, change in material or textures, or an awning or canopy between the first and second stories. Ground floors shall be designed with storefronts that have windows, doorways and signage, which are integrally designed and painted.

- c. **Retail Tenant Size Limitation.** No single retail tenant shall occupy more than 50,000 gross square feet of space in a single building.

3. **Pedestrian Entrance.**

- a. **General Urban** buildings are required to provide one (1) pedestrian entrance for every fifty feet (50') of building frontage. Entrances shall have design details that enhance the appearance and prominence of the entrance so that it is easily recognizable from the street or common open space.
- b. **Storefront** buildings are required to provide one entrance for every twenty-five feet (25') of building frontage (not all of which must be operable). Entrances shall have design details that enhance the appearance and prominence of the entrance so that it is easily recognizable from the street or common open space.
- c. **A Secondary Front Façade** shall include at least one (1) pedestrian entrance.
- d. **An Interior Secondary Façade** shorter than sixty feet (60') shall be exempt from providing a pedestrian entrance.

- 4. **Massing.** Changes in horizontal or vertical plane, bay windows, balconies, covered or recessed porches or stoops, porticos, or ornamentation to accentuate horizontal plane shall be used to de-emphasize the massing of a commercial building.

- 5. **Walls.** Interior Front Façades located greater than forty feet (40') from the Required Build-to Line shall not be subject to the architectural design controls of this section.

6. **Windows/Doors.**

- a. **General Urban Building, Ground Floor.** At least fifty percent (50%) of the ground floor primary front façade shall be composed of windows and doors. Windows shall be placed to occupy the space between two (2) feet and 10 feet above the outside grade.
- b. **Storefront Building, Ground Floor:** At least seventy percent (70 %) of the ground floor primary front façade shall be composed of windows and doors. Windows shall be placed to occupy the space between two (2) feet and 10 feet above the outside grade. The bottom of the ground floor window on the primary façade must be no more than two (2) feet above the adjacent exterior grade.
- c. **Secondary Front Façade.** Thirty percent (30%) of the ground level secondary front façade shall be composed of windows.
- d. **Interior Secondary Façade.** Ten percent (10%) of the ground level interior secondary façade shall be composed of windows. This requirement can be met with display windows that do not provide views of the interior of the building.

- e. **Upper Stories.** Upper story windows shall compose at least fifty percent (50%) of the facade and no greater than seventy percent (70%) of that portion of the façade, and shall be vertical in proportion.
 - f. **Ground Floor Minimum Height.** The ground floor of all GU and SF buildings shall have a minimum fourteen-foot (14') height, floor to floor.
 - g. **Materials.** See Section [7.10.7.A](#) Building Materials.
- I. Mixed Use Commercial Building Design Specifications.** This building type shall be a general urban or storefront building with residential dwelling units in the upper stories above the non-residential/commercial uses on the first or lower floors. Mixed Use Buildings shall meet the following additional requirements:
- 1. **Pedestrian Entrances.** Where a common access is not provided to upper stories, a separate entrance on the primary front façade shall be provided which should be decorated by transom windows or sidelights, pediments, porticos, or similar architectural treatment.
 - 2. **Windows.** Upper story windows shall occupy at least fifty percent (50%) of that portion of the façade, and shall be vertical in proportion.
 - 3. **Ground Floor Minimum Height.** The ground floor of all mixed use buildings shall have a minimum fourteen-foot (14') height, floor to floor.
 - 4. **Green Roof.** Green roofs are encouraged to meet stormwater quality and quantity management.
 - 5. **Materials.** See Section [7.10.7.A](#) Building Materials.
- J. Drive-through Window Building Design Specifications.** Buildings having this feature shall be required to meet the following specifications:
- 1. **Building Type.** Buildings having this feature are required to meet the general urban or storefront building specifications.
 - 2. **Windows.** Faux windows are permitted on secondary front facades for a maximum of fifty percent (50%) of the required window requirement for general urban and storefront windows.
 - 3. **Use.** Buildings are limited to one (1) drive-through window.
 - 4. **Location.** The drive-through window shall be located on a secondary façade.
 - 5. **Height.** A single story building, with a minimum building height of twenty-five feet (25'), is permitted so long as the building has a pitched roof.
 - 6. **Number of Lanes.** Buildings containing a drive-through window are limited to no more than two (2) lanes and are required to provide a pass-by lane.
 - 7. **Canopy.** Canopies over the drive-through lanes shall have a pitched roof. The canopy height shall not exceed the height of the building. Support structures shall be constructed of brick or stone.
 - 8. **Materials.** See Section [7.10.7.A](#) Building Materials.
- K. Service Station Building Design Specifications.**



1. **Type.** These buildings are required to meet the storefront building specifications.
 2. **Windows.** Faux widows are permitted on secondary front facades for a maximum of fifty percent (50%) of the required window requirement for general urban and storefront windows.
 3. **Location.** For a building located on a corner, the secondary front façade shall occupy a minimum of fifty percent (50%) of the Required Build-to Line. An Applicant can request a modification of this requirement from the Land Development Official.
 4. **Height.** These buildings are permitted to be a single story building with a minimum height of twenty-five feet (25') except in the Intersection Building Node areas shown on the Building Height Map.
 5. **Roof Form.** These buildings are required to have a pitched roof.
 6. **Canopy.** The roof of this structure shall have the same roof pitch as the principal building, but not exceeding the height of the principal building. The clear-height of the canopy shall not exceed fourteen feet (14'), measured from the finished grade to the lowest point of the canopy structure. Support structures shall be constructed of brick or stone.
 7. **Screening.** The balance of the Required Build-to Line not used for building or vehicular or pedestrian access shall be occupied by a four-foot (4') tall masonry wall, and is subject to the requirements of Sec. [7.10.6.A.5](#).
 8. **Fueling Pumps.** Fueling pumps shall be located adjacent to a secondary building façade and located no closer than twenty-five feet (25') to the Required Build-to Line.
 9. **Materials.** See Section [7.10.7.A Building Materials](#).
- L. Parking Structures Building Design Specifications.** Where the parking structure is located in the interior of a block it shall be surrounded by buildings having a minimum depth of thirty feet (30'); the specifications in the following section do not apply. Parking structures located in the CD-MUR or CD-MUO Districts or fronting East Market Street, Catoctin Circle or Harrison Street shall be constructed to the Required Build-to Line and meet the following specifications:
1. **Type.** The ground floor façade shall be either general urban or storefront.
 2. **Vehicular Access.** Openings for vehicular access shall be designed to provide the minimum access necessary for safe and adequate access.
 3. **Upper stories:** Openings on stories above the ground floor shall be required to follow the window proportions in this ordinance.
 4. **Materials.** See Section [7.10.7.A Building Materials](#).
- M. Accessory Building Design Specifications.**
1. **Roof.** The roof shall be designed with a roof pitch equal to or greater than the principal building.



2. Height. The height of an accessory building shall not exceed the height of the principal building or twenty-five feet (25'), whichever is less.

3. Materials. See Section [7.10.7.A Building Materials](#).

N. Mechanical Equipment. All rooftop HVAC and mechanical equipment shall be screened from view from all abutting streets and public or private open space. This shall be accomplished for pitched roofs by placing the equipment on the back half of the building or concealing the equipment within the roof structure. This shall be accomplished for flat roofs by limiting the area of the penthouse or screened area containing the equipment to no more than fifty percent (50%) of the area of the floor below and by setting the penthouse or screened area from the front and back facades of the building such that the top of the penthouse or screen is below a 45-degree line drawn from the bottom of the parapet. In addition, the penthouse or screen wall shall generally blend with the design of the building. Parapets shall match the primary building material of the facade below and shall blend with the design of the building in terms of color and scale.

O. Modifications. An applicant may seek a certain modifications of this section in accordance with Sec. [7.10.12.B Modifications Requiring Planning Commission or Town Council Approval](#).

7.10.7 Building Materials and Other Requirements

A. Building Materials. All buildings shall contain quality building materials that are in keeping with the character of traditional buildings in Leesburg. Permitted materials for exterior walls (exclusive of windows and doors) that are directly visible from the street and public or private open space shall be limited to the following:

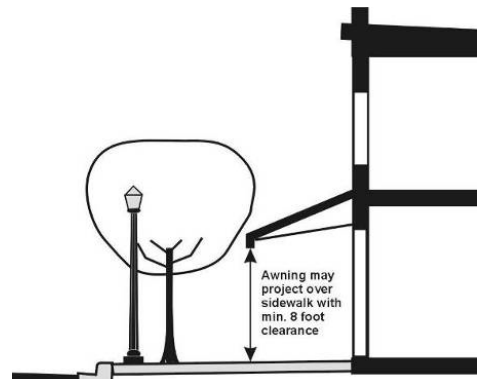
Building Material	Primary building façade ¹	Secondary building façade	Interior building façade	Trim material
Brick or tile masonry (modular)	Permitted	Permitted	Permitted	Permitted
Native stone (or synthetic equivalent)	Permitted	Permitted	Permitted	Permitted
Wood lap siding	Permitted	Permitted	Permitted	Permitted
Fiber cement siding (such as Hardie-Plank™ or equivalent – no faux wood grain)	Permitted	Permitted	Permitted	Permitted
Stucco (cementitious finish)	Permitted	Permitted	Permitted	Permitted
Pre-cast masonry (for trim and cornice elements only)	--	Permitted	Permitted	Permitted
Split-faced block (only for piers, foundation walls and chimneys)	--	Permitted	Permitted	Permitted
Gypsum Reinforced Fiber Concrete (GFRC—for trim elements only)	--	--	--	Permitted
Exterior insulation and finish system (EIFS- for trim elements only)				Permitted
Textured concrete masonry units		Permitted	Permitted	Permitted
Metal (for beams, lintels, trim elements and ornamentation only)	--	--		Permitted
Molded polyurethane trim (such as Fypon)	--	--		Permitted

1. Definitions of Primary, Secondary and Trim Materials.

- a. **Primary building material** shall comprise at least seventy-five percent (75%) of the visible wall materials.
 - b. **Secondary and trim material**, including such features as door trim, window trim, columns, cornice, decorative millwork, gable vents, louvers, moldings, pediments and string course, shall comprise no more than twenty-five percent (25%) of the visible wall materials. Wall area calculations are exclusive of windows and doors.
2. **Glass.** Glass areas on front facades shall be clear or lightly tinted. Lightly tinted shall be defined as window tint not containing a metallic material which allows greater than seventy percent (70%) visible light transmission. Mirrored glass is not permitted.
 3. **Colors.** Colors should not be chosen so that the building functions as a sign; this includes colors identifiable with a franchise or chain business. However, such colors may be appropriate for accent, awnings and signs.
 4. **Green Roofs.** Green roofs are encouraged to meet required best management practices.
 5. **Colored Roofing Materials.** Colored roofing materials that have a high reflectance value are encouraged. Roofing materials should complement the building.
 6. **Screening Walls.** Walls used for screening, including walls required by Sec. [7.10.4](#) for parking within side yards, in excess of twenty feet (20') in length shall be articulated, with such features as projections/recessions (such as columns, pilasters, and paneling) and variable colors or details, at least every twenty feet (20'). The wall shall be capped and in a way that complements the design of the wall.

B. Awnings and Similar Features. Awnings, canopies and roofed structures over windows or entrances which give shade and shelter or add color and visual interest to the entry or building façade are permitted provided that the following conditions are met:

1. **Projection.** May project over a sidewalk; however, there must be a minimum eight-foot (8') clearance from the sidewalk to the lowest portion of the structure.
2. **Projection Minimum.** Shall project a minimum of twenty-four inches (24") away from the building façade to which they are attached.
3. **Proportional.** When placed above windows, doors or entrances, these features shall be proportional to the window, door or entrance over which they are positioned.
4. **Materials.** Awnings shall be constructed of durable materials such as canvas or like material that will not fade or tear easily. Plasticized, metal, rigid, cubed or curved awnings or mansard style canopies are prohibited.
5. **Illumination.** Awnings shall not be internally illuminated.





6. Awnings. Awnings shall not interfere with street trees.

C. Projections.

1. Types. The following projections into the Required Build-to Line setback are permitted:

a. Bay Windows, when:

- i. Elevated above a finished floor; and
- ii. Where the extension projects no more than four feet (4') from the principal building.

b. Extensions of a finished floor at ground level when:

The extension projects no more than four feet (4') from the principal building

The extension does not constitute more than forty percent (40%) of the façade from which it is extended.

c. Cantilever. A cantilevered portion of a building not extending more than two feet (2') from the principal building.

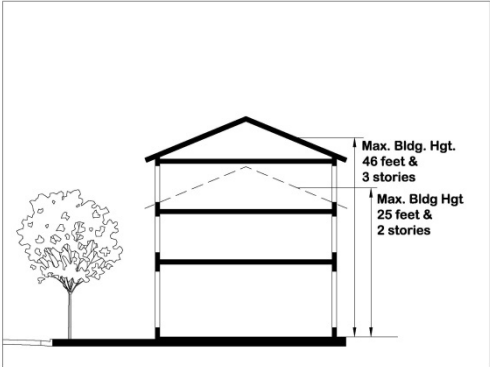
d. Display Windows. Display windows not projecting more than two feet (2') from the principal building.

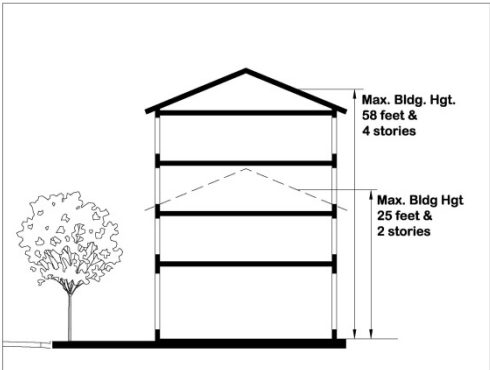
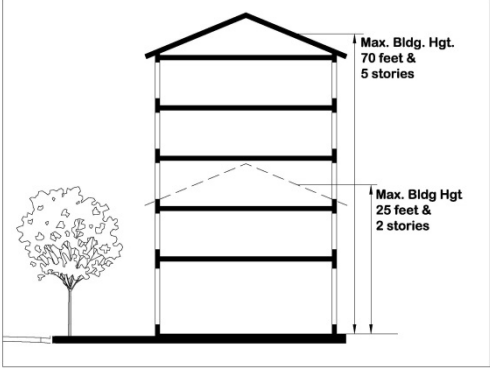
D. Modifications. An applicant may seek from the Planning Commission modifications to the design requirements of this section in accordance with Sec. [7.10.12.B](#) Modifications Requiring Planning Commission or Town Council Approval.

7.10.8 Height Zones

A. Building Height Zone Requirements. The following table details requirements for principal buildings in height zones designated by the [Building Height Map](#).

1. Minimum Height and Stories Required. No portion of any building shall be less than the minimum stories required by the [Building Height Map](#).

3 Story Height Zone		
Maximum Building Height	3 stories and 46-foot maximum building height.	
Minimum Building Height	2 stories and 25-foot minimum building height.	
4 Story Height Zone		
Maximum Building Height	4 stories and 58-foot maximum building height.	

3 Story Height Zone		
Minimum Building Height	2 stories and 25-foot minimum building height.	
5 Story Height Zone		
Maximum Building Height	5 stories and 70-foot maximum building height.	
Minimum Building Height	2 stories and 25-foot minimum building height.	

B. Measurement of Height. In the CD District, building height shall be measured in accordance with Section [10.4.6.B Measurement of Height](#).

C. Structures Excluded from Maximum Height Limitations.

1. **General.** Certain structures, such as parapets and rooftop equipment, may exceed the maximum height limits in accordance with Sec. [10.4.6.C Structures Excluded from Maximum Height Limitations](#). Rooftop equipment on a flat roof building shall be contained within a penthouse or screen wall that shall not exceed twelve feet (12') in height and shall comply with the rooftop design requirements of Sec. [7.10.6 Building Type Specifications](#).
2. **Corner Buildings and Terminating Views.** The height of a building situated at a street corner within a Building Node as shown on the Building Height Map or at the terminating view of a street may be increased by ten feet (10') above the otherwise applicable height limit. The purpose is to incorporate architectural features such as a peak, tower, or similar details to accentuate these prominent locations.



D. Accessory Buildings. The height of an accessory building shall not exceed twenty-five feet (25') in height.

E. Increased Setback Adjacent to Residential District. In the CD District the front, side and rear yard minimum setback shall be increased to be equal to the height of the building where the proposed building height exceeds the required minimum yard setback adjacent to residential districts only. See Sec. [10.4.5.F](#) for an illustration.

F. Height Zones. The following chart summarizes the number of stories and the maximum and minimum height allowed in each of the seven Height Zones shown on the [Building Height Map](#).

Designation on Map	No. Stories By-Right	Maximum Building Height	Minimum Stories/Height Required
Corridor	Five (5) for nonresidential only; Zero (0) for mixed use or residential	70 feet	Two (2)/25 feet
2/5	Two (2)	70 feet	Two (2)/25 feet
3/3	Three (3)	46 feet	Two (2)/25 feet
3/4	Three (3)	58 feet	Two (2)/25 feet
3/5	Three (3)	70 feet	Two (2)/25 feet
4/4	Four (4)	58 Feet	Two (2)/25 feet
Intersection Building Node	Three (3) story minimum required for building at the corner	Depends on underlying story designation	Three (3)/46 feet

7.10.9 Use Regulations and Density/Intensity and Dimensional Standards
 This Section is intentionally left black. See specific district categories



7.10.10 Rezoning Approval Criteria

A. Approval Criteria for Increased Density and/or Height. When considering a rezoning request to increase the number of stories or the residential density of a proposed project the Planning Commission and the Town Council shall use the following criteria, in addition to the criteria set forth in Section [3.3.15 Approval Criteria](#) and other reasonable considerations, in making their decision regarding approval or disapproval of a rezoning application.

- 1. General Criteria: Additional Development (Public) Benefits.** Residential density and height shall not exceed the base density and stories allowed unless the Town Council finds that the proposed development offers “additional development benefits”. If the Town Council finds that additional development (public) benefits will be provided, additional density and stories may be approved by the Town Council. In order to approve the additional density or height, the Town Council, in its sole discretion, must find that the proposal offers additional development benefits to the public health, safety and welfare to offset the requested height and density by providing three (3) or more of the following additional development benefits:
 - a. Innovative Design.** A substantial contribution to the character of the Town. Examples of innovative design include: significant provision of open space and landscaping, superior use of building materials and design, and provision of public art.
 - b. Public Facilities.** A net positive impact on the availability of public facilities and services to the Town.
 - c. Historic Preservation.** Appropriate use of a Town Plan designated historic structure or site.
 - d. Mixed-Use.** The provision of employment opportunities in close proximity to or in the same buildings as residential uses. Also, guarantees that development of nonresidential portions will occur prior to or concurrently with residential portions.
 - e. Parking Structure.** A multi-level parking structure or underground parking is provided, with parking available to the public.
 - f. Environmentally Advanced Design.** Leadership in Energy and Environmental Design (LEED) building or neighborhood design, accredited based upon the rating system of the United States Green Building Council, with a silver or higher rating.
 - g. Publicly Accessible Open Space.** Buildings are located on a site where more than ten percent (10%) of the site is provided as public open space. The open space shall be improved as a plaza or park with landscaping, pedestrian pathways and other appropriate amenities. The open space may be privately owned as part of a development; provided an association or other mechanism is established for the long term maintenance of the open space. Nothing in this section precludes the creation of open space on any lot throughout the CD District.



h. Transportation Amenities. Provision of amenities that facilitate the use of alternative means of transportation, such as bus shelters, or that facilitate the efficient transmission of vehicular traffic.

2. Specific Criteria: Performance Standards. The CD District is intended to promote a mixture of commercial and residential uses. In certain sub-districts where only residential uses are allowed, a mixture of unit types and sizes is the goal. Therefore, in addition to the general criteria listed above, rezoning requests shall comply with the following performance standards:

a. Mix of Uses Required. Any rezoning plan in the CD-C, CD-MUO and CD-CC sub-districts that contains residential uses shall include a minimum of forty percent (40%) of the proposed building Gross Floor Area (GFA) area of the development to be devoted to nonresidential uses.

b. Mix of Residential Unit Size. For any development proposing more than twelve (12) dwelling units per acre in the CD-RM, CD-RH, CD-MUR, CD-C, CD-MUO and CD-CC sub-districts the applicant shall provide a mix of unit sizes. That is, units shall be made of any combination of one, two or three or more bedroom units.

c. Mix of Residential Unit Type. For any development comprised of more than five (5) acres in the CD-RM, CD-RH, CD-MUR and CD-MUO sub-districts there shall be a mix of the unit types allowed in the district. That is, where districts allow two or more different types of units, such as multi-family, single-family attached or 2-Over-2 (townhouse) units, the development shall contain a minimum of twenty percent (20%) of at least two (2) unit types. Thus, a development with MF, SFA and 2-Over-2 units could propose 20% 2-Over-2s and 80% townhouses to comply with the standard minimum. A greater percentage mix of units could be considered as a justification for a density bonus.

d. Ground Floor Use Requirement on Public Streets. In the CD-MUR, CD-MUO and CD-CC sub-districts where buildings proposed as part of a rezoning request have frontage on existing or planned public streets, at least fifty percent (50%) of the ground floor area of such buildings must be designed for and devoted to nonresidential uses. This percentage may be averaged, so that if two buildings have equal frontage, the ground floor of one building may be 100% devoted to nonresidential uses and the other may be 100% devoted to residential uses.

e. Increased Useable Open Space. For any development proposing more than twelve (12) dwelling units per acre in the CD-RM (if no single-family detached units), CD-RH, CD-MUR, CD-C, CD-MUO and CD-CC sub-districts the applicant shall provide at least ten percent (10%) of the site as useable open space as defined in Sec. 7.10.5.G.

f. Modification by Town Council. The Town Council shall be authorized to modify any and all of these performance standards if it determines that (1) The proposed development will contribute to the intended mixed



use character of the area within 1,000 feet of the subject site considering existing and approved development in the area; and (2) Commitments proffered by the applicant justify a decrease in the percentage of nonresidential uses.

7.10.11 Streetscape Requirements

A. Streets. Streets, including associated streetscape improvements, in the CD District shall be provided according to the following requirements.

1. Street Locations. Street locations shall be guided by the locations shown on the Crescent District Future Streets Policy Map in the Town Plan.

2. Street Types. The street shall be in accordance with the applicable street cross sections shown in the accompanying drawings. Cross sections are typical midblock sections and may vary in width and lane configuration at intersections based upon Town engineering standards. The location of street improvements within the CD District shall be measured from the center line, as specified in Sec. [7.10.4.C.1 Required Build-to Line and Parking Setback](#). Cross sections are provided for the following streets:

a. Urban Boulevards. This designation includes the extension of Davis Avenue, E. Market Street and Catoctin Circle. The cross section for E. Market Street within the CD District extends only from the southern curb line to the outside edge of the sidewalk. The location of the curb line and edge of sidewalk shall be measured from the center line, as specified in Sec. [7.10.4.C.1 Required Build-to Line and Parking Setback](#). See the illustration below. As an option, the Urban Boulevard may include a median in place of the turn lane subject to special conditions, including sufficient demonstration of adequate ingress and egress and compliance with Town and VDOT traffic engineering standards.

b. General Streets. See the illustration below for the typical cross section.

i. The cross section for Harrison Street within the CD District extends only from the eastern curb line to the outside edge of the sidewalk north of the W&OD trail and from the western edge of the right-of-way below the W&OD trail.

c. Residential Streets/Optional Streets. This is the cross section for streets providing a Residential Frontage. See the illustration below for the typical cross section. In the alternative, this cross section may be used for "Optional Streets", which are additional streets proposed within a development that are not shown on the [Crescent District Future Streets Policy Map](#). See Sec. [7.10.11.A.3](#) below. These streets may be publicly or privately maintained but in either case they must be built to the required standard. There are two options – one for parking on just one side of the street and one for parking on both sides of the street. The option is limited in that the option chosen must be consistent along an entire street.

- 3. Streets not Shown on Crescent Design District Future Streets Policy Map.** At the discretion of property owners, additional streets that are not shown on the Town Plan [Crescent District Future Streets Policy Map](#) may be provided for additional automobile and pedestrian circulation and developable block frontage. Such streets shall comply with the cross section requirements for Residential Streets at a minimum. They may be either public streets or may be privately maintained.
- 4. Adjustments to Street Cross Sections.**

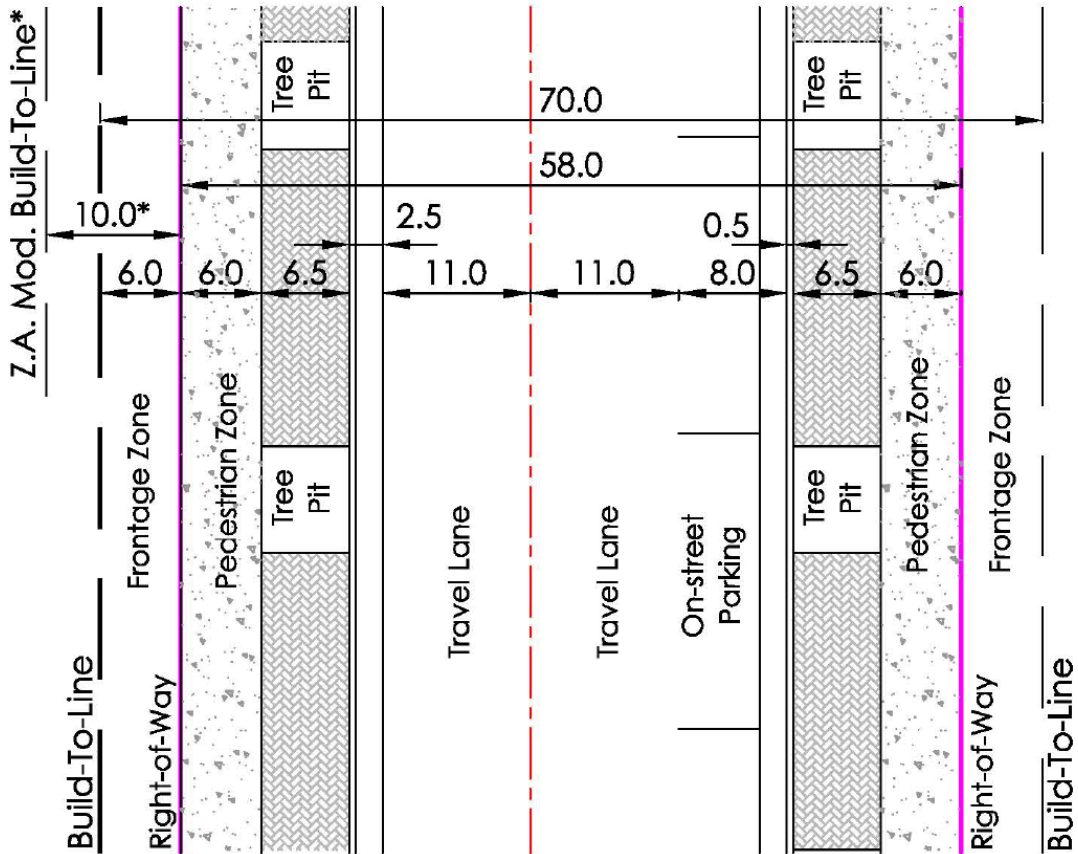
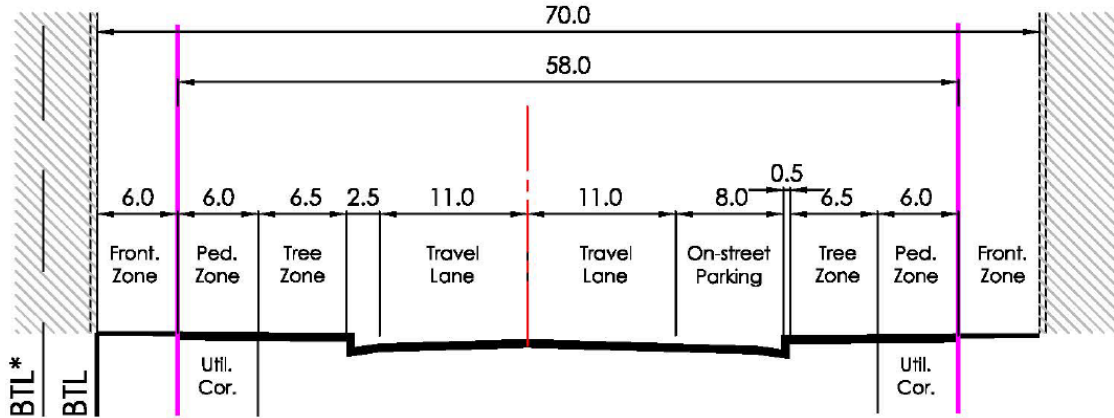
 - a. Transition to Existing Streets outside the CD District.** The Zoning Administrator may modify cross sections when transitions occur at the boundary of the CD District where streets within the CD District serve as extensions of existing streets outside of the District in order to create a safe transition to the existing street's cross section.
 - b. Streets within the CD District.** The Zoning Administrator may modify cross sections of streets within the CD District under the following circumstances:

 - i. To facilitate adequate vehicular turning movements.
 - ii. To facilitate superior building design.
 - iii. To enhance the pedestrian environment.
 - vi. To alleviate a significant engineering constraint.
- 5. Responsibilities for Street Improvements.**

 - a. On-Site.** For a street whose full width is on the site of any new development or redevelopment meeting the conditions of Sections [7.10.2.G. Applicability](#) and [I. Nonconformities](#), the developer shall construct the street. Construction of the streets may be phased with development of the site, provided that the phases result in functional segments of the streets that are open to traffic as determined by the Town.
 - b. Other.** For an existing public street fronting any development or redevelopment meeting the conditions of Sections [7.10.2.G. Applicability](#) and [I. Nonconformities](#), the developer shall complete a half-section of the ultimate road configuration with appropriate transitions.

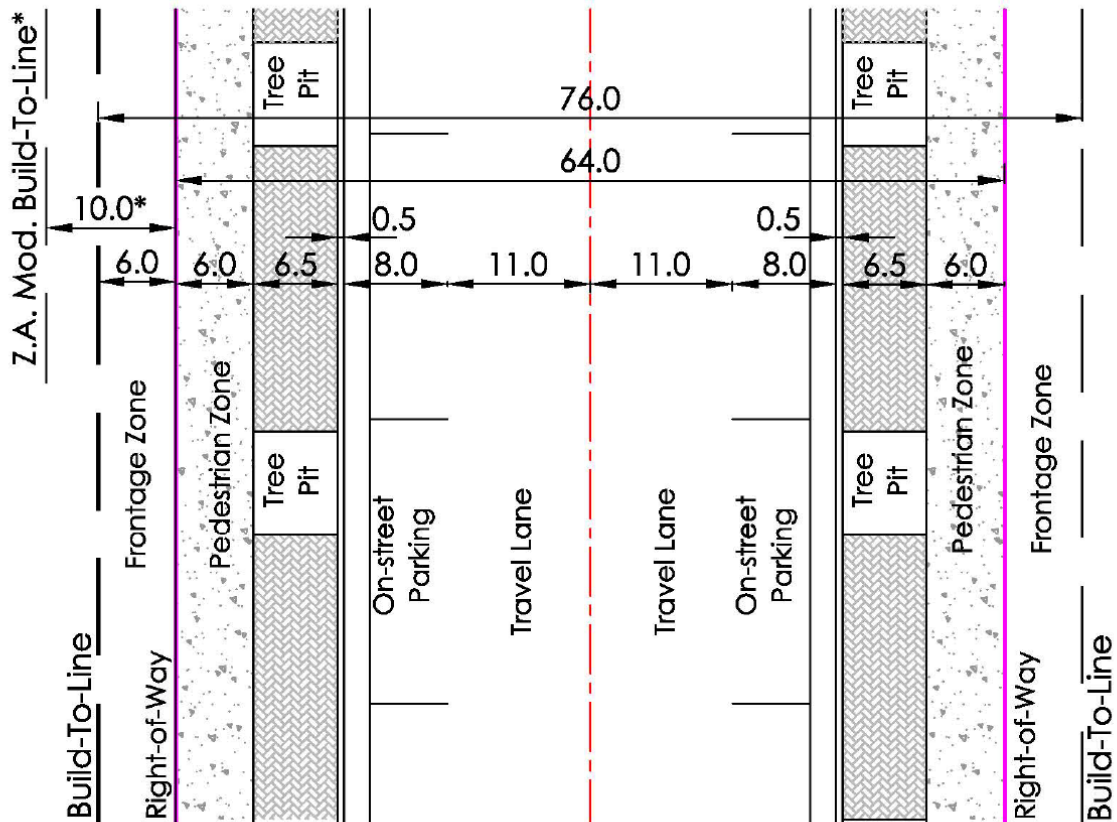
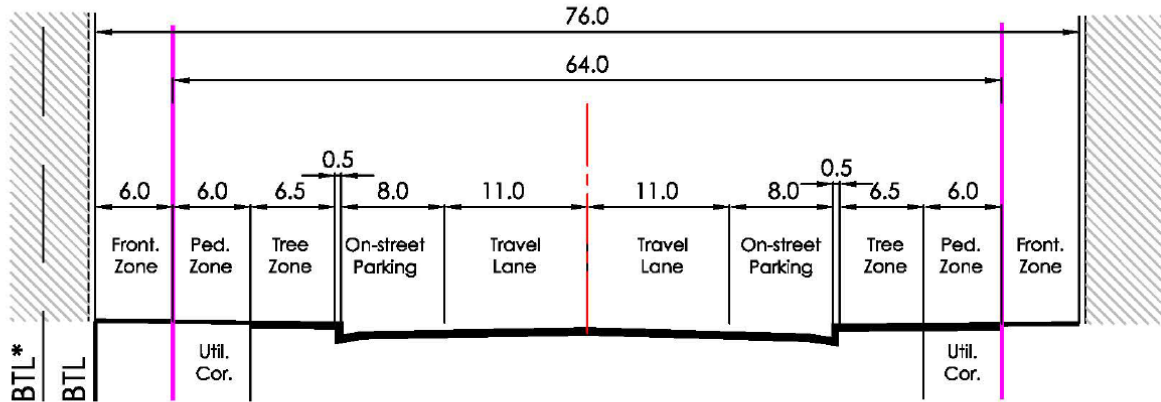
Residential Streets

(Parking One side)



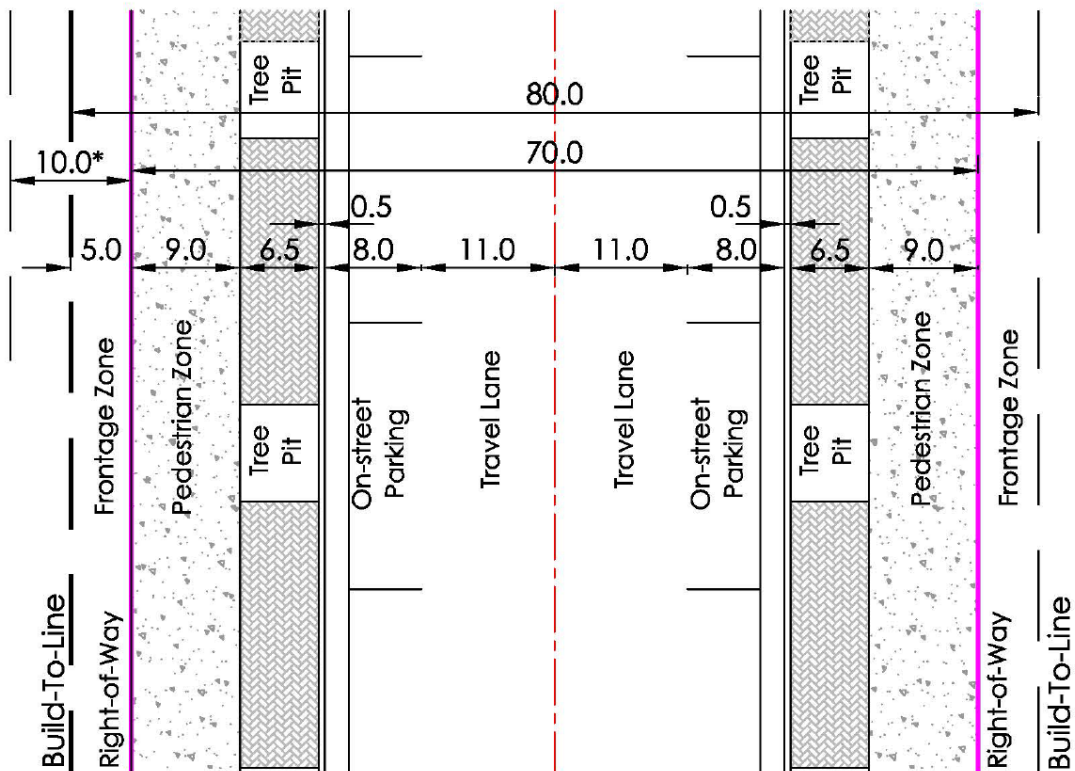
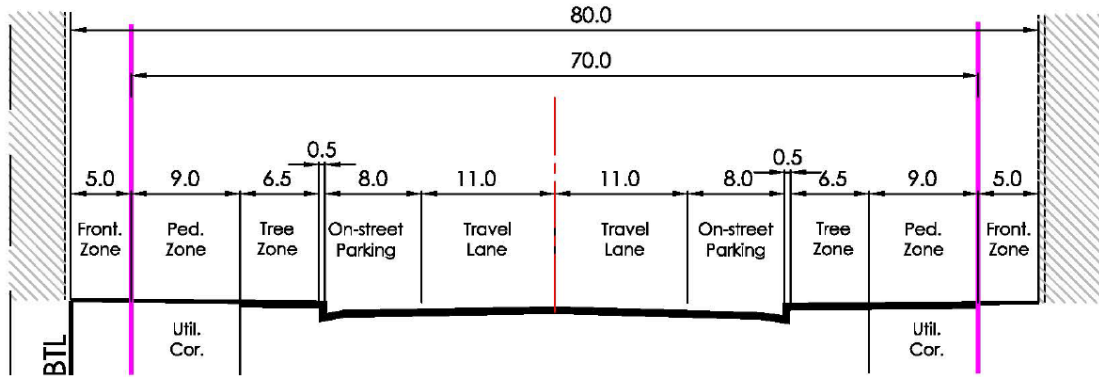
Residential Streets

(Parking Both sides)

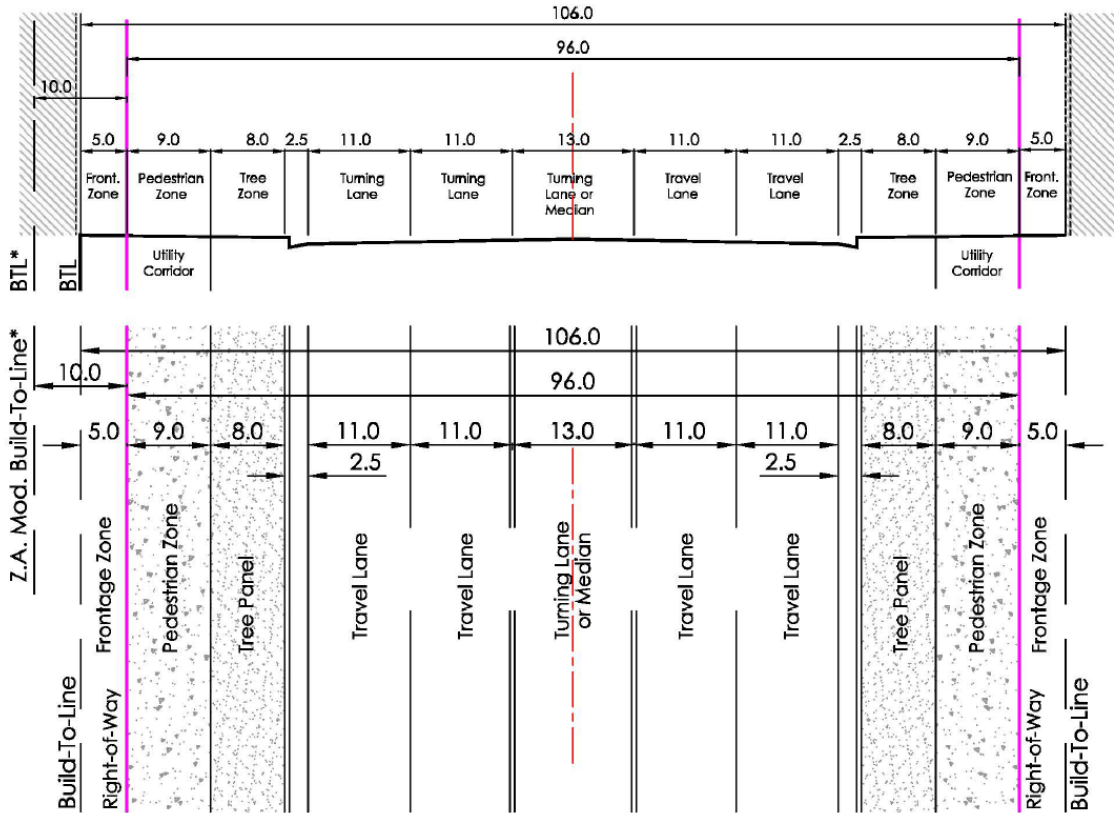


General Urban Streets

(Parking Both sides)

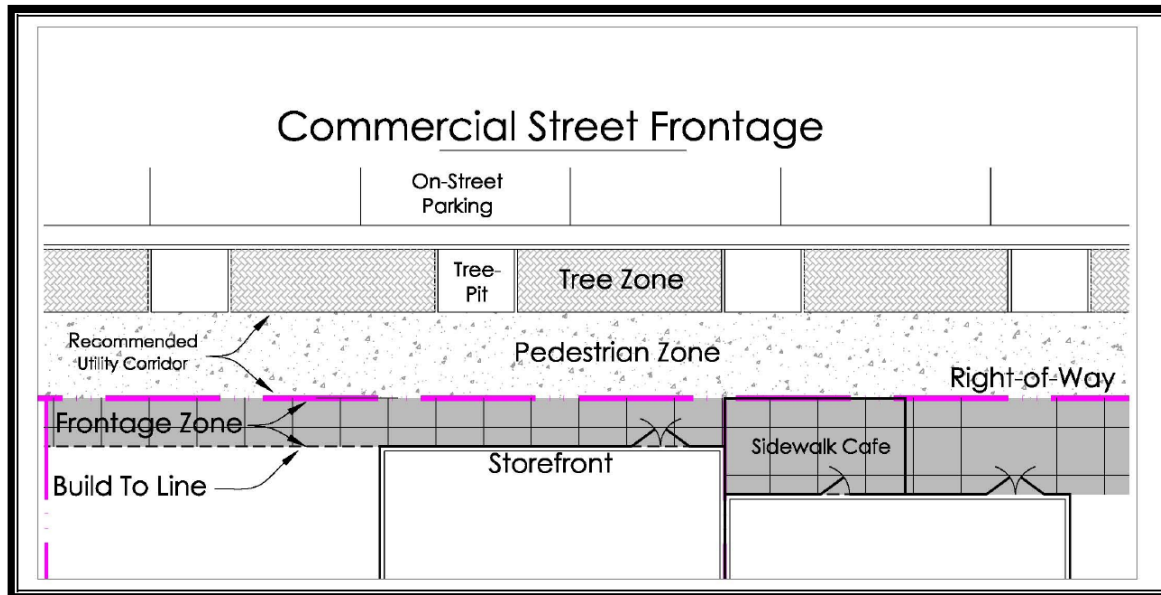


Urban Boulevard



B. Traffic Calming. At the discretion of the Land Development Official the parking lanes indicated on the street cross sections may have curb bump-outs at crosswalks and intermediate points along blocks to provide for traffic calming, enhance pedestrian safety and provide additional space for landscaping. Other Virginia Department Of Transportation (VDOT) approved traffic calming features, such as but not limited to speed tables and raised crosswalks may be provided when determined to be acceptable by the Zoning Administrator and so long as they meet VDOT standards.

C. Sidewalks.



Streetscape Layout

1. **Basic Requirements.** Sidewalks shall meet the dimensional requirements indicated for the street cross sections and shall be constructed to meet the [Design and Construction Standards Manual](#) and this Zoning Ordinance.
 2. **Continuous.** Sidewalks shall be continuous across driveways and alleys.
 3. **Uses in Frontage Zone.** Sidewalk cafés and temporary sidewalk sales shall be permitted along E. Market Street, Catoctin Circle, and General Streets, in the frontage zone (the area between the Required Build-to Line and the right-of-way).
- D. Street Trees.** One medium or large canopy street tree shall be provided for every forty feet (40'), or one understory tree shall be provided for every fifteen feet (15') where conditions do not favor a canopy tree, of lot frontage in the tree zone between the sidewalk and street curb. The tree zone, as shown on the street cross sections (see also the [DCSM](#)) may be grass or sidewalks with planting beds or grates over continuous tree-root trenches as determined acceptable by the Zoning Administrator. Street trees shall comply with the sight distance standards of the [Design and Construction Standards Manual](#) except that locations may be modified by the Zoning Administrator due to engineering and sight distance constraints.
- E. Street Lights.** Except for E. Market Street, Davis Avenue and Catoctin Circle, Pedestrian-scale street lighting meeting the Town of Leesburg specifications shall be installed within the tree zone between the street and sidewalk. Street light poles shall be no taller than fourteen feet (14') including the base.
- F. Street Furniture.** Benches and trash receptacles when provided shall be located within the tree zone of sidewalks and in park and plaza areas in accordance with Town Code standards.



G. Street Access. Individual driveways, shared driveways, commercial entrances or alleys may provide vehicular access from streets to lots. All new access, reconstruction of existing access or redevelopment of a site shall comply with the following:

1. Driveways. Driveways for vehicular access shall be limited as follows.

Street Type	Maximum Permitted Driveway Access
E. Market & Catoctin Circle (western side)	1 vehicular access per block
Catoctin Circle (eastern side)	1 vehicular access per 400 feet of frontage
General Urban	1 vehicular access per 200 feet of frontage
Residential Street/Optional Street	1 vehicular access per single family detached building 2 vehicular accesses per lot containing more than 1 dwelling unit

a. Modification. The above driveway requirements may be modified by the Director of Plan Review, in accordance with Sec. 7.10.12.B.1 and B.2 as applicable, so long as the DCSM and VDOT standards are met.

- 2. Spacing.** All driveways shall be adequately spaced from street intersections in accordance with [DCSM](#) specifications.
- 3. Alignment.** For lots containing buildings other than single-family detached and two-family dwellings, driveways shall either be aligned with driveways on the opposite side of the street or sufficiently offset to avoid conflicting turning movements and shall meet [DCSM](#) requirements.
- 4. Location.** A driveway may be located within the corridor of a future street that is shown on the Town Plan [Crescent District Future Streets Policy Map](#), provided shared access easements are granted to adjacent properties and the site plan allows the ultimate extension of the future street as shown on the Town Plan [Crescent District Future Streets Policy Map](#).
- 5. Temporary Driveway.** Where the above access requirements cannot be met at the time of an individual property’s development, a temporary driveway may be installed such that the site is configured to provide for future shared access with one or more adjoining sites. An agreement shall be provided to the Town stating that when the adjacent site(s) is developed, the shared access shall be installed, the temporary driveway shall be removed and the right-of-way restored in accordance with the streetscape requirements of this section. The property owner shall be responsible for the costs associated with his share of the shared access, removal of the temporary driveway and restoration of the streetscape.

H. Alleys. Alleys and private travel ways are permitted in accordance with the design standards of the [Design and Construction Standards Manual](#) (DCSM) and Zoning Ordinance [Article 11 Parking, Loading and Pedestrian Access](#).



- I. **Transportation Impact Analyses.** Transportation impact analyses shall be required for development within the CD District as follows:
 - 1. **By-Right Applications (Site Plans and Subdivisions).** A modified traffic impact analysis shall be required in the CD District in accordance with Sec. 7-111 Preparation of Traffic Studies of the Design and Construction Standards Manual (DCSM).
 - 2. **Legislative Applications (Special Exceptions and Rezoning).** A traffic impact analysis shall be required and shall comply with the same standards that apply to rezoning and special exception applications located outside of the CD District.
 - 3. **Preparation/Other Modes of Transit.** Where required by 24VAC30-155, traffic impact analyses shall be prepared in accordance with state regulations and administrative guidelines. Transportation impact studies shall consider other modes such as transit, bicycles and pedestrians.
- J. **Utilities.** Public utilities for stormwater, sanitary sewer and water may be located in the street right-of-way, rear alleys or in easements on the site. Other utilities, such as electricity, natural gas and telecommunication, shall be located in easements between the Required Build-to Line and the street right-of-way, within alleys or in easements along the rear of the lot and shall not interfere with the public street trees. The Town engineer may approve alternative locations for utilities. All new or relocated overhead utility lines shall be installed underground.

7.10.12 Modifications

- A. **Administrative Modifications.** The following modifications to the regulations of this section may be approved by the Zoning Administrator:
 - 1. **RBTL Adjustment.** The Required Build-to Line may be adjusted back by no more than 5 feet from that which is shown on the cross-sections contained in Sec. 7.10.11.A. This adjustment may be allowed to accommodate utility easements, allow for intersection sight distance, break-up large buildings with variable building lines, maintain consistency with adjacent building lines or to provide for patios, stoops, steps and outdoor dining or open space areas additional sidewalk space in front of the building.
- B. **Modifications Requiring Planning Commission or Town Council Approval.** Modifications to the design requirements of Secs. 7.10.5 Site Requirements, 7.10.6 Building Type Specifications, and 7.10.7 Building Materials and Other Requirements, which include landscaping, parking and loading, and architectural standards may be approved by the Planning Commission, or in the case of a modification requested as part of a special exception or rezoning, by the Town Council, except where such authority is expressly given to the Zoning Administrator or the Land Development Official in those sections.
 - 1. **Submission Requirements.** A modification shall require an application that includes the following information:



- a. Written Statement.** A written statement that clearly indicates by section and paragraph the modification that is requested and also includes a narrative justification for the modification. An architectural modification request shall include appropriate building elevations.
 - b. Plan/Front Elevation.** A site plan and a front elevation drawing of the proposed building superimposed on a color drawing or photograph of the entire block showing the relationship of the proposed building to other buildings along the block.
 - c. Additional Information.** Additional information as may be required by the Land Development Official to provide a comprehensive application given the nature and extent of the modification requested.
- 2. Approval Criteria.** The application shall be reviewed by the Planning Commission or Town Council based upon the following criteria:

 - a. Architectural Character.** The design of the building shall be in keeping with the architectural character of the Old and Historic District and the desired character of the CD District, as articulated in the [Town Plan](#) and the Crescent District Master Plan. Buildings closer to the Old and Historic District (that is, between the Old and Historic District and Catoclin Circle) should reflect the historic architectural character of the Old and Historic District (that is, fronting on and outside of Catoclin Circle). More flexibility should be allowed in architectural character and design for buildings farther away from the Old and Historic District. This shall not prevent innovation and creativity in design that is in keeping with the Crescent District Master Plan, as determined by the Planning Commission.
 - b. Orientation.** The building shall be oriented toward the front sidewalk, have a functioning entrance and enhance the continuity of the pedestrian oriented environment. A modification shall not result in increasing the dominance of vehicular parking or garage doors along the front of the building.
 - c. Roof Design.** The design of the roof shall be compatible with character of other buildings along the block and shall meet district height requirements.
 - d. Materials.** The exterior finish materials shall be of equal or better quality, in terms of durability and appearance/texture similar to brick, stone, or wood, as those permitted in the district. The intent is to accommodate new technologies and building material while maintaining the desired character of Leesburg, as defined in paragraph 1, above.
 - e. Windows.** Ground floor windows shall be provided along the front sidewalk to maintain the pedestrian-orientation of the streetscape and upper story windows and shall not be incompatible with the rhythm and proportions of windows on other buildings along the block.
 - f. Not to be Considered.** Economic hardship will not be considered a reason for varying from any standard established in Sec. 7.10 [Crescent Design \(CD\) District](#).



- g. Purpose.** The modification will not be contrary to the purpose and intent of Sec. 7.10 Crescent Design (CD) District.
- h. Consistency with Town Plans.** The modification is consistent with the Comprehensive Plan and any Town adopted plans.
- i. Compensating Features.** The modification includes compensating design or architectural features that meet the overall objectives of the particular requirement that is being modified.
- j. Conditions.** In approving a modification the Planning Commission or Town Council may impose such conditions regarding location, character and other features as it deems necessary for the protection of the general welfare and to ensure compliance with the intent and objectives of the Crescent Design District.
- k. Use of Adjacent Properties.** The modification will not hinder or discourage the appropriate development and use of adjacent or nearby land or buildings.

3. Process and Action.

- a. By-Right.** Once the application has been determined to be complete by the Land Development Official, the application and accompanying maps, plans or other information shall be transmitted to the Planning Commission for consideration and action after the issuance of the first submission comment letter. The Planning Commission shall render a final decision upon any modification properly before it within a reasonable amount of time under the circumstances.
- b. Special Exception or Rezoning.** In the case of a modification requested as part of a special exception or rezoning, the application shall be processed with and shall track simultaneously with the special exception or rezoning request. The Town Council shall render a decision at the time of its action on the underlying rezoning.

4. Written Determination. The Planning Commission or Town Council shall set forth in writing the reasons for its determination.

C. Additional Legislative Modifications Requiring Town Council Approval. In addition to the modifications set forth in Sec. 7.10.12.B above, modifications to the design requirements of the sections set forth below may be approved as part of a rezoning or special exception application by the Town Council.

- 1. Siting Specifications (7.10.4.A) Frontage on RBTL.** Town Council may grant a modification to permit no less than a minimum of 50% of the frontage length to be occupied by principal building facades along the Required Build-to Line as listed in Sec. 7.10.4.C.
- 2. Site Requirements. (7.10.5.A.1) Maximum Number of Spaces.** Town Council may modify the standard for multi-family parking up to the minimum B-1 District requirements of 1.0 space/unit for efficiency and one bedroom units; 1.5 spaces/unit for two bedroom units; and 2.5 spaces/unit for three or more bedroom units.
- 3. Height Zones.**



- a. **(7.10.8.A.1) Minimum Height and Stories Required.** The Town Council may modify this standard to permit less than the minimum stories required by the Building Height Map.
 - b. (7.10.8.E) Increase Setback Adjacent to Residential District. The Town Council may modify the setback standard of Sec. 7.10.8.E to:
 - i. Reduce this setback to no less than 20 feet; or
 - ii. Reduce this setback to a minimum of 10 feet so long as the proposed building or end unit is no taller in height than 35 feet and the side of the proposed building faces the adjacent residential property.
- 4. **Use Regulations and Density/Intensity and Dimensional Standards. (7.10.9.F) Use Modification.** The Town Council may modify the use list to allow a use not otherwise permitting in the CD-MUR, CD-MUO, CD-C and CD-CC Districts.
- 5. **Review and Approval Standards.** Modifications requested under this section (Sec. 7.10.12.C) must comply with the following standards:
 - a. **Form:** The modification requests must meet the criteria of Sec. 7.12.10.B.1 Submission Requirements and Sec. 7.10.12.B.2 Approval Conditions above as applicable.
 - b. **Compliance with VDOT and Town Standards:** All modification requests must comply with VDOT and Town traffic engineering standards, including DCSM standards as applicable.
- 6. **Town Council Authority.** Modifications to the design requirements of Secs. 7.1.5 Site Requirements, 7.10.6 Building Type Specifications, and 7.10.7 Building Materials and Other Requirements, which include landscaping, parking and loading, and architectural standards may be approved as part of a rezoning or special exception application by the Town Council. Where authority is expressly given to the Zoning Administrator, the Land Development Official or the Town Engineer to modify standards elsewhere in this ordinance, that authority shall vest in the Town Council as part of a rezoning or special exception application.

7.10.13 Definitions

The following definitions shall apply to the terms used in the CD District. Definitions contained in [Article 18](#) shall also apply, except as modified herein.

- A. Average Exterior Sidewalk Elevation.** The median elevation of the sidewalk between its lowest point and highest point along that portion of the frontage of the lot where the Required Build-to Line is occupied by a building.
- B. Blank Wall.** A wall that is constructed of solid material without windows or doors.
- C. Building Height Map.** A map that illustrates that maximum allowable height of buildings in terms of feet and stories.
- D. Civic/Institutional Building.** A building type used by a government agency, school, place of worship, recreational use open to the public, including town,



state and federal buildings, museums, libraries, elementary, secondary, and high schools, colleges, and universities, places of worship, meeting halls, police and fire stations, post offices, cultural, visual, and performing art centers and transit centers.

- E. Crescent Design District Map.** A map that is the coding key for the various use areas and where they are located in the Crescent Design District.
- F. Expansion of an Existing Building.** Additions to existing buildings where the framework of the existing structure remains.
- G. Frontage Type.** The classification for the building type standards, dimensional requirements and use of a site based upon the street that the lot fronts on.
- H. General Urban Building.** A building type that contains non-residential/commercial uses or a mixed-use building with residential uses above the non-residential/commercial uses on the first floor.
- I. Height Areas.** A geographic area wherein buildings are limited to a maximum height, as shown on the Building Height Map.
- J. Leadership in Energy and Environmental Design (LEED).** An accreditation system for buildings and neighborhood design, based upon the rating system of the United States Green Building Council.
- K. Mixed-Use Building.** A building that contains some combination of non-residential and residential uses, such as a building with a non-residential use on the first floor and residential units above the first floor or live-work units. A building that contains a mixture of only non-residential uses shall be considered a “non-residential building.”
- L. Modifications.** A deviation from the regulations of the CD District where the authority is specifically provided to the Zoning Administrator, the Town Council or the Planning Commission. A modification shall not be considered a variance. Any deviations not specifically provided for shall not be allowed but shall instead require a variance from the Board of Zoning Appeals.
- M. Multiple-Family Building.** Buildings containing 3 or more dwelling units that are accessed from common entrances and hallways where there are dwelling units on the first story. Buildings with all multiple family units located above the first story in mixed-use buildings shall be considered general urban buildings. Buildings with all dwelling units above the first floor and only common lobby/community space on the first floor shall also be considered general urban buildings.
- N. New Development or Redevelopment.** Construction of new principal buildings on a vacant site or a site where existing buildings are to be demolished.
- O. Non-Residential Building.** A building that does not contain residential dwelling units.
- P. Parking Structure.** A structure for parking of vehicles with at least one level of parking is above or below the ground level.



- Q. Pedestrian Entrance.** A door that provides pedestrian access to the public sidewalk. For a business that is open to the public, the door must be a usable entrance during business hours.
- R. Primary Façade.** The façade of a building located on a corner lot that is facing the more pedestrian-traveled street.
- S. Required Build-to Line.** A line shown on the Street Cross Sections along a street, a set distance back from the street, along which a certain minimum percentage must be occupied by building.
- T. Residential Building.** Single-family detached, single-family attached (townhouse), duplex, multiple-family (not in a mixed-use building) and assisted living residence. Residential units in a building with non-residential uses and live work are considered “mixed-use buildings.”
- U. Secondary Façade.** The façade of a building located on a corner lot that is facing the lesser street. The primary façade is the other front façade, which is facing the more traveled street.
- V. Story.** The space in a building between floor levels, or between a floor and the roof above that could be used by people (for living, work, storage, recreation, etc.).
- W. Story Height.** The height from the finished floor of the story to the finished floor of the story above.
- X. Terminating View.** A location at the end of a roadway at a “T” intersection or at a jog or a curve in the road that is visible to a person traveling down the street.
- Y. Visible From the Street.** Any building wall that faces the street or a building wall that is perpendicular, or at an angle, to the street and can be seen by a pedestrian or motorist traveling along the block frontage. Visible from the street shall also include any accessory structures, parking, loading or storage areas that are not screened from the street by means of a minimum 6-foot-tall wall.