



Sec. 7.10. CD-I Crescent Design – Institutional

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](#).

f. Institutional (CD-I): Recognizes existing public institutional uses.

7.10.9 Use Regulations and Density/Intensity and Dimensional Standards

Uses are allowed in the CD District in accordance with the following tables.

A. [P] Permitted Uses. A “P” indicates that a use is permitted by right, subject to compliance with all other applicable regulations of this Zoning Ordinance.

B. [S] Special Exception Uses. An “S” indicates that a use is allowed only if reviewed and approved in accordance with the Special Exception procedures of Sec. [3.4](#).

C. [R] Rezoning Uses. An “R” indicates that a use is only allowed in accordance with the Rezoning Procedures of Sec. [3.4](#).

D. Uses Not Allowed. A blank cell (one that doesn’t contain an “S” or “P”) indicates that the listed use is not allowed in the areas as depicted on the CD District Map.

E. Compliance. Uses shall comply with the applicable sections referenced under the Use Standards column of the Use Table.

7.10.9.F CD-I, Crescent Design – Institutional

7.10.9.F.1 Use Regulations

The following uses are permitted in the CD-I District as indicated in the table:

Table 7.10.9.F.1 CD-I Institutional			
Use		Use Standards	Definition
Commercial Uses			
Arts center	P		Sec. 18.1.11
Institutional and Community Service Uses			
Fire and/or rescue facility	P		Sec. 18.1.64
Government Buildings	P		
Museum	P		Sec. 18.1.111
Park, public	P		
Parking structure, public	P		Sec. 18.1.135
Place of worship	S		Sec. 18.1.141
School, public	P		Sec. 18.1.163



Table 7.10.9.F.1 CD-I Institutional			
Use		Use Standards	Definition
School, technical	S	Sec. 9.3.23.1	Sec. 18.1.165
U.S. Postal Service	S		Sec. 18.1.146

7.10.9.F.2 Density/Intensity and Dimensional Standards

All development in the CD-I District shall be subject to the following standards:

Table 7.10.9.F.2 - CD-I District Standards	
A. Minimum Lot Area (square feet)	
All Development	None
B. Minimum Lot Width (feet)	
All Development	None
C. Maximum Density	
Residential (units per acre)	
Residential use not permitted	
Nonresidential (FAR)	
None	
D. Minimum Yards/Setbacks (feet)	
Required Build-to-Line	See Sec. 7.10.4.C.1
Side	None [1]
Rear	25' [1]
Parking Setback	See Sec. 7.10.4.C.1
E. Maximum Building Height (feet)	
By-Right	3 Stories (46')
Rezoning	5 Stories (70')

[1] See Sec. 7.10.8.F Increased Setback Adjacent to Residential District.



Article 9 Use Regulations

9.3.23.1 School, Technical

- A. **By Right.** Technical Schools are permitted by right in accordance with the use standards provided below:
1. All instruction shall be provided within a fully enclosed structure.
 2. The building shall be adequately soundproofed and constructed so that there will be no noise, vibration or odors detrimental to other properties.
 3. No modifications of the zoning ordinance shall be required. [Back to top](#)

Article 18 Definitions

18.1.11 Arts Center

A facility for the provision of instruction in fine and applied arts such as painting, print-making, sculpture, textiles and glass-making. Such facilities may include leasable studio space on the premises, as well as areas for the exhibition and sale of art work. [Back to top](#)

18.1.64 Fire and/or Rescue Facility

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

18.1.111 Museum

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

18.1.135 Parking Structure, Private

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

18.1.141 Place of Worship

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

18.1.146 United States Postal Service

The public department responsible for the transportation and delivery of the mail: where mail is received, sorted and delivered and where postal materials are sold. [Back to top](#)

18.1.163 School, Public

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

18.1.165 School, Technical

A school which primarily provides instruction to adults in vocational skills. [Back to top](#)