



## Sec. 7.10. CD-MUR Crescent Design – Mixed Use Residential

### 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](#).

**c. Mixed Use Residential (CD-MUR):** Primarily residential with a minimum of fifty percent (50%) of gross ground floor area devoted to commercial 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.C CD-MUR, Crescent Design – Mixed Use Residential

#### 7.10.9.C.1 Use Regulations

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



Table 7.10.9.C.1 CD-MUR Uses			
Use		Use Standards	Definition
<b>Commercial Uses</b>			
Bank with drive-in facility [1]	S		Sec. <a href="#">18.1.14</a>
Bank without drive-in facility	P		Sec. <a href="#">18.1.14</a>
Child care center [1]	P		Sec. <a href="#">18.1.29</a>
Convenience food store [1]	P		Sec. <a href="#">18.1.39</a>
Dance studio	P		Sec. <a href="#">18.1.40.1</a>
Eating establishment without drive-in facility	P		Sec. <a href="#">18.1.55</a>
Exercise studio	P		Sec. <a href="#">18.1.59.1</a>
Home occupation	P		Sec. <a href="#">18.1.80</a>
Office	P		Sec. <a href="#">18.1.121</a>
Mailing services	P		Sec. <a href="#">18.1.102</a>
Parking structure	P		Sec. <a href="#">18.1.135</a>
Pharmacy	P		Sec. <a href="#">18.1.139</a>
Printing and/or publication (less than 5,000 sf)	P		Sec. <a href="#">18.1.148</a>
Retail	P		Sec. <a href="#">18.1.159</a>
Services, personal	P	Sec. <a href="#">9.3.19</a>	Sec. <a href="#">18.1.168</a>
Telecommunications facility: Antenna	P	Sec. <a href="#">9.3.26.B</a>	Sec. <a href="#">18.1.7 [1]</a>
<b>Institutional and Community Service Uses</b>			
Library	P		Sec. <a href="#">18.1.89</a>
Museum	P		Sec. <a href="#">18.1.111</a>
Park, public	P		
Place of worship	S		Sec. <a href="#">18.1.141</a>
Recreation facility	P	Sec. <a href="#">9.3.21</a>	Sec. <a href="#">18.1.156</a>
U.S. Postal Service (limited to retail only)	P		Sec. <a href="#">18.1.146</a>
<b>Utility Uses</b>			
Public utility, minor	S	Sec. <a href="#">9.3.31</a>	Sec. <a href="#">18.1.154</a>
<b>Residential Uses</b>			
Assisted living residence	P		Sec. <a href="#">18.1.12</a>
Multiple-family	P	Sec. <a href="#">9.3.15</a>	Sec. <a href="#">18.1.110</a>
Single-family attached (2 over 2)	R		Sec. <a href="#">18.1.172.1</a>
Single-family attached (townhouse)	R		Sec. <a href="#">18.1.172</a>
Nursing home	P		Sec. <a href="#">18.1.120</a>



### 7.10.9.C.2 Density/Intensity and Dimensional Standards

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

Table 7.10.9.C.2 – CD-MUR District Standards	
<b>A. Minimum Lot Area (square feet)</b>	
All Development	None
<b>B. Minimum Lot Width (feet)</b>	
All Development	None
<b>C. Maximum Density</b>	
<b>Residential (units per acre)</b>	
By-Right	12
Rezoning	24[1]
<b>Nonresidential</b>	
Minimum 50% of the ground floor GFA on street frontage shall be nonresidential uses	
<b>D. Minimum Yards/Setbacks (feet)</b>	
Required Build-to-Line	See Sec. <a href="#">7.10.4.C.1</a>
Side:	
Single-Family Attached End Unit	4 [2] [3]
All Other Development	None
Rear	None except 25' if adjacent to a residential district [2]
Parking Setback	See Sec. <a href="#">7.10.4.C.1</a> [2]
<b>E. Maximum Building Height (feet)</b>	
By-Right	3 Stories (46')
Rezoning	5 Stories (70') where available – see Height Map

[1] Town Council may approve a higher maximum density as part of a rezoning approval.

[2] See Sec. [7.10.8.F](#) Increased Setback Adjacent to Residential District.

[3] Side yard setback shall be 0 feet for an interior townhouse lot.

## Article 9 Use Regulations

### 9.3.15 Multi-family Development and Attached Single-Family Development

The standards of this section shall apply to all multi-family development and all single-family attached (townhouse) development exceeding a density of 8 dwelling units per acre.

- A. All structures shall be separated by a minimum horizontal distance of twenty (20) feet.
- B. A minimum of thirty percent (30%) of the gross acreage of a site developed for multi-family or qualifying single-family attached residential use shall be maintained as open space. For developments with overall density exceeding eight (8) units per net acre, active recreation facilities such as playgrounds, tennis courts, swimming pools and clubhouses shall be provided at a rate of at least two hundred fifty (250) square feet per dwelling unit. "Active recreation" is defined as activities that allow physical participation by an individual or group. The size, type, and number of facilities provided shall be commensurate with the anticipated needs of the residents.
- C. Construction of recreation facilities described in the site plan shall be in accordance with a schedule approved as part of the plan and shall be at a rate equivalent to or greater than the rate of construction of dwellings. At a minimum, a phasing plan must assure that major recreation facilities, such as pools, clubhouses and tennis courts, are constructed prior to completion of fifty percent (50%) of the total units.
- D. Recreation facilities shall be adequately soundproofed and constructed so that there will be no noise detrimental to other properties. Lighting of any outdoor recreation facility must be directed so as to eliminate or mitigate glare onto any residential use or roadway. The hours of operation for outdoor recreation facilities shall not exceed 7 a.m. to 11 p.m.
- E. Recreation space is that part of the open space which is specifically designed to serve the needs of residents of the district concerning active recreation. (Activities may include, but not be limited to swimming, tennis, golf, ball field. Small children's play areas may be counted as recreation space if the area's shortest dimension is fifty (50) feet and the area contains at least 2,500 square feet.)
- F. The following locations requirements shall apply to recreation space insofar as reasonably practicable:
  1. Recreation areas intended for general use and for pedestrian access shall be accessible from dwellings without crossing streets, or with a minimum of street crossings.
  2. Walkways and recreational areas shall form an interconnected system, serving also as routes to schools, churches and other major pedestrian destinations.
  3. The recreation and walkway system shall be located in block interiors and oriented away from exposure to automotive traffic.
  4. At least ninety (90) percent of all dwelling units shall be within 600 feet (by normal pedestrian routes) of countable recreation space.



- G. If the street to which the multi-family or single-family attached development takes access serves fifty (50) dwelling units or less, vehicular access from off-street parking and service areas may be directly to the street from individual dwelling units. Determination of number of dwelling units served shall be based on normal route of traffic anticipated in the development.
- H. Architectural treatment shall avoid massive, monolithic and repetitive building types, facades and setbacks, and shall be compatible with surrounding areas. Building elevations and architectural details sufficient to show compliance with this standard shall be submitted for approval. [Back to top](#)

### **9.3.19 Personal Service**

- A. Personal services include but are not limited to the following: Appliance repair and rental stores; arts and crafts studio or store; barber shop and beauty shop; bicycle repair store; caterer; dressmaker shop; dry-cleaning and/or laundry pickup station; furniture repair and/or restoration; locksmith shop; musical instrument repair shop; office supply store; and photographer's studio; photostat shop; shoe repair shop; tailor shop; travel agency; and watch repair shops.
- B. In the O-1 District, personal service uses that are accessory to office uses shall be located in the same building as the permitted uses and shall not constitute more than 25% of the gross floor area of the building. Personal service uses accessory to office use also include, in addition to uses listed in 9.3.16.A, bank without drive-in facility and eating establishment without drive-in facility. [Back to top](#)

### **9.3.21 Recreation Facilities**

- I. No building used for or in conjunction with a recreation facility shall be located within fifty (50) feet of any property line except within the Crescent Design District.
- J. All lighting fixtures used to illuminate outdoor areas shall be designed to avoid glare in surrounding areas. The facility shall be lit only during the hours that the facility is open for business, except for necessary security lighting.
- K. A lighting plan shall be submitted to verify that all lighting fixtures are directed onto the site, and will not impact adjacent properties or roadways.
- L. The hours of operation for outdoor recreation facilities shall not exceed 7 a.m. to 11 p.m.
- M. Outdoor recreation facilities shall be located and screened to minimize impact on adjacent properties.
- N. Indoor recreation facilities shall be soundproofed to prevent noise levels from exceeding 55 dB (A) (SLOW meter response) at the property line of any lot containing a residential use.
- O. Within the Crescent Design District all recreation facilities must be completely enclosed within a building. [Back to top](#)



### **9.3.26 Telecommunication Facilities**

All future telecommunications structures, including transmission lines, should be placed underground per the Town's under grounding policy if possible. The following standards have been established to permit the establishment of telecommunications facilities above ground if under grounding is not feasible in a manner that minimizes the visual impact of towers through careful siting, design, and screening; reduces the potential for damage to adjacent properties caused by tower failure or falling ice; and maximizes the use of any transmission towers and structures through the promotion of co-location so as to minimize the need to construct new towers.

The standards of this section shall apply to all telecommunication uses and structures as provided below.

#### **P. Standards Applicable to all Telecommunications Facilities:**

1. No commercial advertising or signs shall be allowed on a tower or monopole, including manufacturer's logo or brand name.
2. Signals or lights or illumination shall not be permitted on any antenna, tower or monopole unless required by the Federal Communications Commission, the Federal Aviation Administration, State or Federal authorities, or the Town. When signals or lights are required, shields shall be installed that screen the signals or lights from ground view.
3. The related unmanned equipment structure(s) shall not contain more than seven hundred fifty (750) square feet of total gross floor area on each site. Structures shall not exceed twelve (12) feet in height. If located within the structure upon which the antennas are mounted, they may be located in the areas which are excluded from the determination of net floor area without changing the exclusion of those areas from the calculation of the density of the structure. The structure shall be of a material or color which matches the exterior of the building or structure.
4. Equipment buildings located on the grounds shall meet the minimum yard requirements of the zoning district where located.
5. Satellite and microwave dish antennas shall not exceed one and eight tenths (1.8) meters or six (6) feet in diameter.
6. A security fence at least six (6) foot high shall completely surround the tower (and guy wires if used) and equipment building. It shall be constructed in colors and materials to blend into the immediate surrounding environment.
7. All equipment and facilities from a telecommunications facility site shall be removed within ninety (90) days of cessation of telecommunications use and the site shall be restored as closely as possible to its original condition.

#### **Q. Antennas.** Roof top mounted dipole/whip or panel antennas and related unmanned equipment may be installed in those districts where permitted subject to the minimum standards provided below. Note that these provisions do not apply to antenna installed on utility transmission towers. (See power-mount facilities in C. below):

1. Such antennas and related equipment may exceed the maximum building height limitations, provided the use is in accordance with the development criteria herein.
2. Dipole or whip antennas shall not exceed twenty (20) feet in height or seven



(7) inches in diameter and shall be of a material or color which matches the exterior of the building or structure.

3. Directional or panel antennas shall not exceed five (5) feet in height or two (2) feet in width and shall be of a material, color, or finish that minimizes the visual impact of the structure and emulates the exterior of the building or structure on which it is mounted.
4. Equipment structures located on the roof of a building shall not occupy more than twenty-five (25%) percent of the roof area.
5. Antennas and related unmanned equipment are permitted in any zoning district on buildings and structures owned or controlled by a federal, state, county, or Leesburg Town governmental unit.
6. Structures upon which an antenna is mounted/co-located, that were not constructed solely or primarily to support antennas, shall not be deemed to be a telecommunications facility per Sec 6409(a) of the Spectrum Act.

**R. Monopoles and Power Mount Facilities.** Monopoles, Power Mount Facilities (antenna mounted on utility transmission towers) and related unmanned equipment may be developed subject to the standards below to the extent permitted by special exception and with Commission Permit in the districts where permitted.

1. The Applicant shall demonstrate to the satisfaction of the Zoning Administrator that there is not an existing alternative structure which will reasonably meet the engineering and service needs of the proposed telecommunications facility.
2. The height of such monopole shall not exceed one hundred fifty (150) feet, including antennas. Power Mount Facilities may exceed 150 feet in height if the existing transmission tower exceeds 150 feet and the height of the facility is approved as part of the special exception.
3. All lots where a monopole facility is located shall comply with the required setbacks in the underlying zoning district between the base of the tower, accessory structures and uses, and guy anchors to all property lines as well as the following setback requirements:
  1. The minimum setback between monopoles and all property lines shall be a distance equal to fifty percent (50%) of the height of the tower, or the minimum required setback of the district, whichever is greater.
  2. Monopoles shall be setback a minimum of 50 feet from any existing or planned right-of-way, and
  3. Monopoles shall be set back a minimum of 100 feet, or fifty percent (50%) of the tower height, whichever is greater, from the lot line of any adjacent residential use or district.
4. Unless otherwise required by the Federal Communications Commission or the Federal Aviation Administration, monopoles shall be designed to minimize visibility through materials, colors, or other camouflage techniques.
5. No monopole shall be located within one-half mile of the H-1 Overlay District within the Town.
6. No monopole shall be located within a PRN or PRC District.
7. New telecommunications monopoles shall be designed to accommodate



at least three (3) providers. The applicant shall identify the conditions under which future co-location by other service providers are permitted. Co-location may be waived if the Town Council determines, based on substantial evidence produced by the applicant at the time of application, that:

1. The accommodation would cause the size of the monopole to significantly exceed the size of existing towers in the area resulting in an unnecessary visual impact on the surrounding area; or
  2. There exists valid technological or physical justification making co-location impossible.
  3. The Federal Communications Commission (FCC) has issued a written statement that no more licenses for those broadcast frequencies that are eligible to use the monopole will be issued in the foreseeable future.
8. The monopole shall be designed and constructed to all applicable standards of the American National Standards Institute, ANSI/EIA-222-E manual, as amended. All applications for development of a monopole facility shall verify compliance with these standards.
9. A soil report compliant with the standards found in Appendix I: Geotechnical Investigations, ANSI/EIA-222-E, as amended, shall be submitted to the Town, sealed by a registered soils engineer, to document and verify the design specifications of the foundation for the monopole, and anchors for guy wires if used.
10. Monopoles and antenna shall be designed to withstand wind gusts of up to 100 miles per hour.

**S. Transmission towers.** Transmission Towers (free-standing or guyed lattice-type towers) with related unmanned equipment may be developed in those districts where permitted when approved by special exception and with Commission Permit and the minimum standards provided below:

1. The Applicant shall demonstrate to the satisfaction of the Zoning Administrator that there is not an existing alternative structure which will reasonably meet the engineering and service of the proposed telecommunications facility.
2. The height of such tower shall not exceed one hundred fifty (150) feet, including antennas.
3. All lots where a transmission tower facility is located shall comply with the required setbacks in the underlying zoning district between the base of the tower, accessory structures and uses, and guy anchors to all property lines as well as the following setback.
  1. The minimum setback between transmission towers and all property lines shall be a distance equal to fifty percent (50%) of the height of the tower, or the minimum required setback of the district, whichever is greater.
  2. Transmission towers shall be setback a minimum of fifty (50) feet from any existing or planned right-of-way, and
  3. Transmission towers shall be set back a minimum of one hundred (100) feet, or fifty percent (50%) of the tower height, whichever is greater, from the lot line of any adjacent residential use or district.
4. No tower shall be located within one-half mile of the boundary of the H-1 Overlay District within the Town.





5. No tower shall be located within a PRN or PRC District.
6. New Transmission Towers shall be designed to accommodate at least three (3) providers. The applicant shall identify the conditions under which future co-location by other service providers are permitted. Co-location may not be required when the Town Council determines based on substantial evidence produced by the applicant that
  4. Doing so would cause the size of the tower to significantly exceed the size of existing towers in the area and would create unnecessary visual impact on the surrounding area; or
  5. No additional need is anticipated for any other potential user in the vicinity; or
  6. There is valid technological or physical justification as to why co-location is not possible.
7. The Federal Communications Commission (FCC) has issued a written statement that no more licenses for those broadcast frequencies that are eligible to use the tower will be issued in the foreseeable future
7. The transmission tower shall be designed and constructed to all applicable standards of the American National Standards Institute, ANSI/EIA-222-E manual, as amended. All applications for development of a transmission tower facility shall verify compliance with these standards.
8. A soil report compliant with the standards found in Appendix I: Geotechnical Investigations, ANSI/EIA-222-E, as amended, shall be submitted to the Town, sealed by a registered soils engineer, to document and verify the design specifications of the foundation for the transmission tower, and anchors for guy wires if used.
9. Transmission towers and antenna shall be designed to withstand wind gusts of up to one hundred (100) miles per hour.

**T. Temporary and Mobile and Land Based Telecommunication Testing Facilities**

Temporary and Mobile and Land Based Telecommunication Testing Facilities consisting of antennas and related equipment may be permitted in any zoning district subject to the following performance standards:

1. A temporary special permit may be issued by the Zoning Administrator for a period not to exceed six (6) months, provided, however, that the Zoning Administrator may approve an extension for up to an additional six (6) months upon written request by the applicant, submitted prior to the expiration date which documents the need for further testing.
2. Such temporary use must comply with all federal, state and county regulations, including but not limited to regulations by the Federal Aviation Administration, the Federal Communications Commission and the Environmental Protection Agency.
3. The temporary testing equipment for the antenna shall be located either in an existing structure or in a construction trailer or in a "cell on wheels trailer" with a valid zoning permit. No construction trailer shall be located in any required parking space.
4. Any clearing or grading of a site for the installation of the construction trailer or antenna shall be the minimum necessary for the proposed use, but in no



event shall the disturbed area, excluding an access road, exceed 5,000 square feet in area. The permit shall include a condition requiring that any disturbed area be restored as close as possible to its original condition.

5. If an existing structure does not provide sufficient height for the antenna, the applicant may erect a temporary pole not to exceed one hundred (100) feet in height.
6. There shall be not more than two (2) vehicles parked on the site at any time. The Zoning Administrator shall require that the use will be appropriately screened from adjacent properties and may require the addition of plantings or the retention of existing vegetation. [Back to top](#)

### 9.3.31 Utility Uses

- U. Utility special exception uses shall not be required to comply with the height requirement set forth for the zoning district in which located. However, alternative height requirements may be established in the conditions under which such a special exception is granted.
- V. In all zoning districts, all equipment, and machinery shall be effectively screened. In residential districts, where buildings are proposed, the form and materials shall be as harmonious as practical with adjacent residential architecture.

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## Article 18 Definitions

### 18.1.7 Antenna

Any structure or device used to collect or radiate electromagnetic waves, including both directional antennas, such as panels, microwave dishes and satellite dishes, and omnidirectional antennas, such as whips but not including satellite earth stations. [Back to top](#)

### 18.1.12 Assisted Living Residences

A type of adult care residence licensed by the Virginia Department of Social Services which provides a level of non-medical supportive service for adults who may have physical or mental impairments and require at least moderate assistance with the activities of daily living. [Back to top](#)

### 18.1.14 Bank

Any establishment, including an unmanned bank teller machine(s), wherein the primary occupation is concerned with such State regulated businesses as banking, savings and loans, loan companies and investment companies. Any drive-in automatic teller machine(s) not ancillary to a bank or any bank having a drive-in window(s) or drive-in automatic bank teller machine(s) shall be deemed a drive-in facility as defined herein. [Back to top](#)

### 18.1.29 Child Care Center

An establishment which is licensed or approved to operate as a child care center in the Commonwealth of Virginia by the Virginia Department of Social Services, that enrolls two or more children under the age of 13 in a facility that is not the residence of the provider, or of any of the children in care, or 13 or more children at any location for whose care tuition, fees or other forms of compensation are charged. A child care center may include nursery schools, kindergartens. Other facilities for which the purpose is primarily educational, recreational or medical treatments that are not exempt from licensure by the Virginia Department of Social



Services, and child day centers operated by religious institutions exempt from licensure are considered Child Care Centers. [Back to top](#)

#### **18.1.39 Convenience Food Store**

Structure which contains less than 5,000 square feet of gross floor area and which is used for the retail sale of food or food and other items generally purchased in small quantities but not including the sale of gasoline. Convenience food store is not designated for on-site consumption of the products purchased on the premises, and characterized by the rapid turnover of customers and high traffic/trip generation. [Back to top](#)

#### **18.1.40.1 Dance Studio**

A commercial establishment where people pay a fee to learn how to dance. [Back to top](#)

#### **18.1.55 Eating Establishment, Fast-food**

Any establishment which provides as a principal use the preparation and sale of food, frozen desserts, or beverages in a ready-to-consume state for consumption either within the restaurant, within a motor vehicle parked on the premises, or off-premises, and whose design or principal method of operation includes one or more of the following characteristics:

- A. Food, frozen desserts, or beverages are served in edible containers or in paper, plastic or other disposable containers. Eating utensils, if provided, are disposable.
- B. Food, frozen desserts, or beverages are usually served over a general service counter for the customer to carry to a seating facility within the restaurant, to a motor vehicle or off-premises. If consumed on premises, customers generally are expected to clear their own tables and dispose of their trash.
- C. Forty-five percent (45%) or more of the gross floor area of the establishment is devoted to food preparation, storage and related activities, which space is not accessible to the general public.
- D. Food, frozen desserts, or beverages are served to the occupants of motor vehicles while seated in the car.

A fast food restaurant shall have two classes; with a drive-through facility or without a drive-through facility. [Back to top](#)

#### **18.1.59.1 Exercise Studio**

A commercial establishment that provides instruction on personal fitness in a classroom style setting. [Back to top](#)

#### **18.1.80 Home Occupation**

A business, profession, occupation or trade conducted for gain or support within a residential building or its accessory buildings by a resident of the dwelling which use is incidental and secondary to the use of the buildings for dwelling purposes and which does not change the residential character of such buildings. (See [Article 9](#) for Home Occupation standards). [Back to top](#)



### **18.1.89 Library**

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

### **18.1.102 Mailing Service**

Retail sales or business service establishment to facilitate the transmittal and receipt of letter, bulk and packaging mail. [Back to top](#)

### **18.1.110 Multi-Family Dwelling**

A building containing three or more dwellings units located on a single lot or parcel of ground where each unit access the outside via a common hallway, stairs or elevators. Such units are located back-t-back, adjacent or stacked on top of each other. Multi-family dwellings shall include apartments, triplex dwellings, and quadruplex dwellings. [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](#)

### **18.1.120 Nursing Home**

An extended or intermediate care facility licensed or approved by the Commonwealth of Virginia to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity are unable to care for themselves. [Back to top](#)

### **18.1.121 Office**

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

### **18.1.135 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](#)

### **18.1.139 Pharmacy**

An establishment offering medical appliances or prescription medicines to the public; may include retail sales of non-medical goods. [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](#)



### **18.1.148 Printing and/or Publication**

Facility at which large volumes of printed material are produced on a regular basis, as with a newspaper or magazine. [Back to top](#)

### **18.1.154 Public Utility, Minor**

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

### **18.1.156 Recreation Facility**

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

### **18.1.159 Retail Use**

Any use wherein the primary occupation is the sale of merchandise in small quantities, in broken lots or parcels, not in bulk, for use or consumption by the immediate purchaser. For the purpose of this Zoning Ordinance, retail uses shall not be deemed to include automobile-oriented uses, vehicle sale, rental and/or service or convenience retail. [Back to top](#)

### **18.1.168 Services, Personal**

Any service wherein the primary occupation is the repair, care of, maintenance or customizing of personal properties that are worn or carried about the person or are a physical component of the person. For the purpose of this Zoning Ordinance, personal service establishments shall include, but need not be limited to, barber shops, beauty parlors, pet grooming establishments, laundering, cleaning and other garment servicing establishments, tailors, dressmaking shops, shoe cleaning or repair shops, and other similar places of business: services, personal do not include dry cleaning plants or laundries solely devoted to cleaning, processing, etc., or linen or diaper service establishments. Uses accessory to office use also include, but are not limited to, (1) Bank without drive-in facility; (2) Office supply store; (3) Newspaper stand; and (4) Eating establishment without drive-in facility. [Back to top](#)

### **18.1.171 Single-Family Detached Dwelling**

The use of a single lot for a dwelling that is not attached to any other dwelling by any means. [Back to top](#)

### **18.1.172 Single-Family Attached (Townhouse) Dwelling**

A single-family dwelling in a row of at least three such units in which each unit occupies its own individual lot that meets the minimum lot area requirements of the applicable zoning district, has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by a common party wall. [Back to top](#)



### **18.1.172.1 Single-Family Attached (Stacked Townhouse) Dwelling**

Buildings configured to place one single family dwelling unit directly on top of another single family dwelling unit, each having independent access to the outside or shared access with only an adjacent unit, with the whole having the appearance of a single unified structure. Stacked townhouses shall be a minimum of three (3) units wide, and shall be vertically and horizontally separated by common party walls. Stacked townhouses are also referred to as "two-over-two" dwellings and are typically incorporated in a common owners association.

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