

LAND USE & GROWTH MANAGEMENT

Part 1: Background

Section 1: Introduction

The interrelationship between land uses is the primary determinant of the town's character and quality of life. Round Hill must continue to foster stable, attractive neighborhoods to maintain its unique, historic ambience and provide a community which present and future residents consider a "hometown."

Maintaining the existing town scale and character in future development is most important. New developments located within the Town must recognize and preserve the town's natural, historic and architectural resources for present and future residents, and those that are located outside of the current Town corporate limits should expand the existing patterns of local streets and neighborhoods.

Section 2: Existing Land Use

The types of land uses currently found in the community are summarized in Table 11-1 Existing Land Use, and are also shown on Map 11-1 Land Use included in this chapter.

There is a total of 236.69 acres of land within the current corporate limits of Round Hill. Of that amount, 126.05 acres (53.3 percent) are in single-family residential use. A few single-family sites consist of older structures located on large tracts, ranging up to eight acres of land.

Commercial uses are concentrated along Main Street and on Loudoun Street near its intersection with Main Street, and contain a total of approximately 3.40 acres (1.4 percent) of the Town's area. There is only one parcel of land in town that contains a light industrial use, and that is approximately one acre in size.

Public and semi-public uses include the Town office, Town Park, Round Hill Volunteer Fire & Rescue station, Post Office, and several churches. All together these uses comprise 15.26 acres or about 6.5 percent of the land area.

The Town of Round Hill owns additional public land that may become a factor in future land use decisions. Some of the properties owned by the town include the following: future parkland, a reservoir and sewage treatment facilities.

Table 11-1
Existing Land Use

Category	Acres
Single- Family Residential	157.05
Multi- Family Residential	1.20
Business	3.40
Light Industry	.96
Public/ Semi- Public	15.26
Vacant	34.6
Roads/Other	24.22
TOTAL	236.69

(Source: Town Geographic Information System)

Section 3: Build-Out Analysis

A build-out analysis is an estimate of the amount and location of potential development for an area. Build-out is one step of the land use planning process. Performing a build-out analysis identifies the holding capacity of the land. The build-out calculation provides the supply of development for forecasting future land use growth. Map 11-2 Vacant Land Map shows the current vacant land in the Town Limits and Map 11-3 Acreage Map shows the size of the lots in the Town Limits. A close look at these two maps provides a snapshot into future development possibilities.

When studying the vacant land parcels in the Town, certain land types were removed from the vacant land category in Table 11-1. The land types that were removed are considered constrained lands, with the following development constraints and thus not considered vacant:

- Land under County ownership
- Land under Homeowner’s Association ownership
- Land with conservation and utility easements

The vacant land parcels that do not fall under one of these constraints, are shown on Map 11-2 Vacant Land Map. This map shows that the Town has reached 85% of full build-out within Town Limits. The map shows 26 vacant land parcels within Town Limits, of which the following was determined:

- a. There are 10 vacant, uncommitted and unconstrained parcels zoned residential (unapproved projects).
- b. There are 6 vacant parcels, zoned residential, that are constrained because they are “land-locked” (the parcel is surrounded by developed land and does not have direct access to a public road). Access easements would be required to develop these parcels.
- c. There are 4 vacant parcels are non-conforming lots that cannot meet the current Zoning Ordinance requirements and may require a rezoning or a zoning text amendment.

- d. There are 3 vacant parcels under Town or State ownership for future civic uses.
- e. There are 2 vacant committed parcels (approved development not yet built).
- f. There is one parcel that is environmentally constrained due to the floodplain and steep slopes.
- g. There is one vacant uncommitted parcel that is zoned commercial. This parcel is 12 acres and represents the only large scale parcel of vacant land in Round Hill.
- h. There are no vacant uncommitted parcels greater than 2.5 acres that are zoned residential. Any future residential development would be considered infill development.

In summary, of the 26 vacant uncommitted parcels, about 10 parcels have the potential for residential development. Under the current zoning of R-2 (two lots per acre) these 10 parcels have the potential to create 20 new dwelling units, pushing Round Hill out to full build-out.

There are 10 parcels that are either non-conforming lots or land-locked parcels which could be developed, but only if certain zoning issues are addressed and/or if access easements are created. These land development requirements are seen as constraints that may never be resolved, so the 10 parcels were not included in the build-out calculation.

Beyond vacant undeveloped land parcels, there are some opportunities for a property owner to subdivide an underdeveloped property. An underdeveloped residential property is a parcel that is not vacant (because it has an existing dwelling on site) but is still large enough to subdivide in order to form one or more new vacant buildable parcels. Under the current zoning of R-2, there are 30 parcels in the Town Limits that are considered underdeveloped.

Part 2: Future Land Use

Section 1: Residential

(Refer to Map 11-4 Future Land Use Map). There are no large tracts of residential land remaining to develop in Town limits. Any remaining pieces of vacant land are mostly divided among small parcels of land under one acre. This means that the Town does not expect another major residential subdivision in Town limits (defined as more than four dwelling units within one neighborhood). Any future residential development will be infill development along existing residential streets. It is anticipated that infill development will come in the form of new construction on a half-acre vacant lot or the subdivision of a large lot, with an existing house, into two smaller lots. It is possible that existing houses could be purchased, demolished and new houses built in their place; however, the Town would want that to be the last option after reuse has been considered. Infill development means that any new construction of new houses must strive to be compatible with the surrounding neighborhood and adjacent existing houses. The Town would want to see the infill of new houses to blend in and not stand out within the historic context of the houses that have stood for over 100 years.

The Town maintains an existing land use pattern of single-family dwelling units on lots ranging from one third of an acre to over one acre. There are three multi-unit apartment buildings in Town. There are no duplexes or townhouses in Town. Bordering the Town are two townhouse communities totaling over 140 townhouses, in the Joint Land Management Area (JLMA). There are a limited

number of dwelling units with one-story, as well as homes that could be considered affordable housing or work-force housing in the Town limits or in the JLMA. There are no assisted living or nursing home facilities in the Town limits or in the JLMA. The Town would prefer duplexes instead of townhouses for attached dwelling units, as well as quadplexes (a multi-unit building with four units) instead of apartment buildings with more than four units.

It is possible that a new tract of residential land could come into Town limits and be developed as a residential subdivision. The Town would prefer that new land brought into Town limits for residential purposes offer a variety of housing that is compatible with existing housing in Round Hill.

Section 2: Commercial

Commercial districts shall be established and maintained, creating well defined planned development that serves the needs of the Town and local residents. The town envisions that there shall be three distinctly different districts: the Eastern Commercial District, the Central Commercial District and the Western Commercial District.

The Town desires well-coordinated and carefully detailed conceptual planning for any development within the Eastern Commercial District This area is a critical component of the eastern gateway, the Streetscape Master Plan, the existing floodplain and River and Stream Corridor Overlay District (RSCOD), as well as the future trail connection to Franklin Park.

The Eastern and Western Commercial Districts are important “gateways” to the Town and shall serve to visually reinforce entry into Round Hill.

The potential for commercial growth and civic use sites within the corporate limits of the Town of Round Hill is limited by a lack of appropriately zoned property. Therefore, the Town will encourage a limited amount of new commercial development and re-development and civic use development to take place within the designated districts as further identified. Any new commercial development, re-development or civic development, however, will undoubtedly affect the relationship of the existing residential areas in and around the Town. In order to minimize this impact, development shall occur as a natural and compatible extension of the existing Town. In every case, development shall exhibit a character and quality which is compatible with the existing Town and which reflects the traditional historic settlement pattern and urban design features of Loudoun County settlements.

Section 3: Eastern Commercial District

The Town envisions that this area be developed with great sensitivity to its proximity to the eastern gateway to town. Commercial projects for business and/or civic uses should be planned and implemented in a manner to maintain and enhance the look and feel of this important entrance to town. This district is located on land that has been rezoned by Loudoun County (Zoning Map ZMAP 89-04) which is comprised of two parcels of land totaling approximately 13 acres. Parcel one is located on the north side of East Loudoun Street between the existing bypass and the southeast quadrant of Evening Star Drive and contains 12.16 acres. The second parcel, containing 1.04 acres, is located on the south side of East Loudoun Street between the existing bypass and the southeast quadrant of Falls Place. It is anticipated that the uses and merchants within this district shall provide

services, produce and goods that make Round Hill a destination in the region while keeping with the policies and goals of this plan.

This commercial district shall be an intricate part of and a harmonious part of the overall community design. Access into and out of this district shall be from Evening Star Drive and, if approved by VDOT, a single entrance-only access from East Loudoun Street .

As outlined in the 1989 rezoning applicant's proffer statement, guidelines shall be established so as not to destroy or modify the identity of the town as this district is located within the eastern gateway to the town. They shall address the site and building orientation, architecture of the district, visual impact and view sheds, setbacks, parking, landscaping and environmental issues. The relationship and compatibility to the surrounding area shall be designed to preserve the character of East Loudoun Street, the town identity and the spirit of this plan. The wetland area should be preserved or utilized for stormwater management purposes.

Section 4: Central Commercial District

The Central Commercial District is comprised of two separate commercially zoned areas along Main Street and Loudoun Street separated by a small residential area which should retain its character. The Town will consider the use of existing structures for redevelopment into commercial or mixed use (residential and commercial). Service businesses, retail, and professional offices are the envisioned uses.

Section 5: Western Commercial District

This district is located on the site that is presently known as Hill High Orchards which is west of town on the north side of Route 7. A direct roadway connection is recommended between the Hill High area and West Loudoun Street so that local traffic to this site, as well as pedestrians, do not have to travel along Route 7. The Town supports the continued current commercial uses of the site and preservation of the historically significant building.

Section 6: Light Industrial Land Use

There is only one parcel that is currently zoned light industrial. This parcel is surrounded by a residential neighborhood, and not expected to expand.

The Town supports local craftsmen, artisans, and food or beverage producers, including supporting local entrepreneurs and small business owners. For example, local service-oriented businesses (such as plumbing, carpet cleaning or kitchen design) need a mix of spaces under one roof: showroom, office, repair space and storage space all in one building. These types of businesses conduct most of their work off-site, directly at the homes of their customers.

The Town would consider the rezoning of this property to residential if the proposed residential development is limited to a maximum of three dwelling units per acre while meeting the land use and growth management goals of the Comprehensive Plan.

Land Use & Growth Management

Goals, Objectives & Strategies

Goal 1: Implement land use strategies that will enhance the quality of life for all residents and ensure the environmental, cultural and economic sustainability of Town.

- a) Objective: Ensure that there is a desired mix of uses and opportunities available for the successful implementation of the Comprehensive Plan, when considering Zoning Ordinance amendments, rezoning applications or special exception applications.
 1. Strategy: Strive to become a balanced community with sufficient opportunities for housing, shopping and employment for residents.
 2. Strategy: Promote non-industrial, low to medium impact commercial, retail, professional, and civic uses as the planned land use in all Commercial Districts.
 3. Strategy: Refer to the community's values and visions, shared during public input sessions and surveys, as part of the decision making process.
 4. Strategy: Review and amend the Zoning Ordinance to allow for preferred land uses through a defined and streamlined development review process.

- b) Objective: Provide development flexibility to allow for land use and development that is quality, efficient and innovative when considering Zoning Ordinance amendments, Subdivision & Land Development Ordinance amendments or future Round Hill Design Guidelines language.
 1. Strategy: Review and amend the Zoning Ordinance and Subdivision & Land Development Ordinance to ensure consistency with general development and place-making recommendations in the Comprehensive Plan.
 2. Strategy: Review and amend the Zoning Ordinance to permit cluster subdivisions in order to encourage the development of smaller homes on smaller lots as alternative housing choices for multiple population groups and to provide the opportunity to preserve remaining land for public and neighborhood open space use.
 3. Strategy: Invite applicants of new development or revitalization projects to meet with Town Staff and the Planning Commission for assistance or guidance.

- c) Objective: Ensure that the rights of property owners are respected within the planning and land development process.

1. Strategy: Balance rights of private property owners with the need to protect and enhance natural resources in the community.
2. Strategy: Balance rights of private property owners with the need to provide a safe and efficient transportation system in the community.
3. Strategy: Balance the rights of private property owners with the needs of future development projects that meet the goals of the Comprehensive Plan.
4. Strategy: Consider adopting a Lighting Ordinance based on the Model Ordinance recommended by the International Dark Sky Association.

Goal 2: Focus on building a community that emphasizes quality over quantity for future growth and development

- a) Objective: Maintain a small town scale and character in future development when considering Zoning Ordinance amendments, Subdivision & Land Development Ordinance amendments or future Round Hill Design Guidelines language.
 1. Strategy: Conduct a study to explore possible issues related to non-conformities in residential districts and to provide set of recommendations to resolve these issues that will avoid densities that are not compatible with the surrounding neighborhood.
 2. Strategy: Encourage residential growth that is sensitive to the Town's needs and identity, including its impact upon the future demands for public space and commercial space.
- b) Objective: Support appropriate community-design concepts that complement and enhance the existing development patterns of Town, when considering Zoning Ordinance amendments, rezoning applications or special exception applications.
 1. Strategy: Require connections to existing streets where an existing rectilinear street pattern is evident and connection is possible, thereby limiting the use of cul-de-sacs.
 2. Strategy: Require sidewalks where appropriate to provide pedestrian access to the town or neighborhood center, public buildings, parks, and other destinations.
 3. Strategy: Ensure that new developments incorporate the Town's natural, historic and architectural resources into land development plans, when preservation or education is possible.

Goal 3: Support the strengthening of the existing commercial districts within Town as the preferred, principal locations of retail and service businesses, office development, and major civic uses.

- a) Objective: Promote the Eastern Commercial District as the Town employment center and as a focal point for community social activities and commerce.
1. Strategy: Link the Eastern Commercial District and the Central Commercial District through unique design features including ornamental streetlights, pavers, signage and similar design patterns.
 2. Strategy: Encourage pedestrian connections between the Eastern Commercial District and the adjacent neighborhoods to allow residents to walk to the district.
 3. Strategy: Discourage strip mall commercial development and encourage the use of separate commercial buildings that are similar in size to residential houses.
 4. Strategy: Require that building siting, parking, loading areas, number and location of signs, lighting and other features should be controlled so as not to result in adverse impacts on adjacent residential neighborhoods.
 5. Strategy: Develop Design Guidelines for the Eastern Commercial District to require that new development is compatible with the key architectural features of contributing buildings in the Round Hill National Historic District.
- b) Objective: Promote the Central Commercial District as the location for businesses that preserve the historic character of the Town and draw visitors to the community.
1. Strategy: Promote commercial retail and service development that consists of businesses that are compatible with the existing businesses and residences of the Central Commercial District.
 2. Strategy: Review and amend the Zoning Ordinance to make specific desired uses permitted by-right instead of special exception to encourage future new businesses; paired with use regulations in a separate chapter of Zoning Ordinance.
 3. Strategy: Continue to encourage private sector rehabilitation and renovation of the existing buildings in the Central Commercial District.
 4. Strategy: Refer to future Round Hill Design Guidelines for new and remodeled buildings to ensure the building mass, scale and facades are compatible with existing buildings in the Central Commercial District.

5. Strategy: Consider creative options for municipal parking lots to accommodate parking for the Center Commercial District.
- c) **Objective:** Support innovative commercial, recreational or institutional uses in all Commercial Districts.
1. Strategy: Advocate that small neighborhood commercial businesses zoned B-2 may be appropriate on Main Street if adjacent to an existing commercial or institutional use and if located between the Town Park and the Town Office Building.
 2. Strategy: Connect the commercial areas and parks with a “Greenway” as defined as a bicycle and pedestrian trail and green corridor connecting the Town with the neighborhoods of the Joint Land Management Area.
 3. Strategy: Review the Light Industrial Zoning Ordinance to see if any of its uses could also be included in commercial zoning.
 4. Strategy: Discourage any further expansion of the Light Industrial District within the existing corporate limits of the Town.
 5. Strategy: Review and amend the Zoning Ordinance to address issues with non-conformities in the commercial districts, as part of an overall downtown revitalization plan and implementation of economic development strategies.
- d) **Objective:** Develop a proactive policy to clean up and reinvest in brownfield properties as defined as abandoned, closed or under-utilized industrial or commercial facilities to increase local tax base, utilize existing infrastructure and revitalize the local economy.
1. Strategy: Recognize that there may be future brownfield sites in Town and consider developing a plan for clean-up and development of these sites.

Specific Land Use Policies for Round Hill Commercial Districts

Specific Planning Policies for the Eastern Commercial District:

1. The Town desires that development of properties in this area be designed in conformance with the Town’s Streetscape Master Plan with its details for trails, sidewalks, street lighting, benches, trash cans, etc. Pedestrian access shall conveniently connect new commercial areas to the Town and to surrounding areas; safety, accessibility and comfort shall be primary considerations in design and location. Trail or sidewalk crossings shall be minimized, and shall be accompanied by highly visible crosswalks, signage and other safety features.

2. Landscaping along frontages and buffers should be abundant and sufficient to provide screening from adjoining residential areas and canopy when first installed with sufficient space to grow out at full maturity.
3. New commercial buildings shall not appear to be identical and are to be constructed with rich and varied exterior materials, interesting and compatible architectural design. Encourage the use of broken roof lines and offsets in building's walls to achieve appropriate small scale massing. Height restrictions up to two-stories and no higher than 35 feet must be met.
4. Dumpsters and heating and cooling (HVAC) facilities are to be screened with fencing and/or landscaping and designed to reduce potential for scavengers or pests and offsite odors.
5. All new utilities shall be buried.
6. Loading and supply facilities should be screened, and where possible, centralized and located away from gateway view shed.
7. Design and layout should be compatible and integrated with nearby properties.
8. Design shall comply with the future Round Hill Design Guidelines. In the event that the future Round Hill Design Guidelines have not been adopted and/or an Eastern Commercial District Design Review Board has not been established at the time a development application is accepted, the Town Council shall appoint a Design Review Committee comprised of members of the public, Town Council and Planning Commission. This Committee, described in the existing proffers of ZMAP 89-04, shall review the design, layout and elevations using the Comprehensive Plan for guidance.
9. The proposed development will further mitigate noise and visual impacts to surrounding residential area by limiting outdoor displays to the main structure, employ low impact lighting, and limited hours of operation.
10. Permitted uses and site designs within the area shall not include the following business types, and building or facility designs:
 - a. 24-hour operations open to the public (excluding assisted living and nursing home facilities)
 - b. Auto Service Stations
 - c. Restaurants that include a drive-through
 - d. No single use with an area greater than 65,000 square feet, and no building greater than 75,000 square feet

- e. Outdoor kennels
- f. Lighting that contributes to bright skies at night
- g. Large parking areas in perimeter areas adjoining residential neighborhoods
- h. Strip Mall design
- i. Excessively high retaining walls
- j. Pedestrian access or walkways behind buildings or in a manner that encourages cutting through residential yards or loitering
- k. Sales, product displays, storage or overnight parking in parking areas (unless by permit from the Town)
- l. Emissions of odors or noises detrimental to adjacent properties or other users of the parcel

11. The following uses and designs within the area are encouraged:

- a. Designs and uses as recommended in the 2016 Loudoun County Design Cabinet Report
- b. Uses as outlined in the 2016 Round Hill Retail Market Analysis
- c. Buildings that replicate historic eras of the Greater Round Hill Area including the orchard history, the railroad history or the farming history
- d. Daycare Center, Child Development Center or Pre-School
- e. Nursing Home or Assisted Living Facility (includes medical staff support)
- f. Civic Buildings such as Farmer's Market, Indoor Sports Complex or Community Theater
- g. Outdoor community gathering spaces such as picnic areas, patio areas, parks or squares
- h. Businesses that provide or support activities for local youth such as, but not limited to, karate, dance, gymnastics, tutoring or crafts
- i. Restaurants paired with a brewery, distillery or music venue and including outdoor features such as patios, picnic tables and children's playgrounds

12. The Town supports the preservation and reuse of the existing stone house (known as the Pott's House) located to the south of East Loudoun Street, for commercial use development.
13. The Town will consider a reduction in the landscape buffer requirements for the commercial properties of the Eastern Commercial District. The specific design, layout and uses will be reviewed in order to make a determination for any reduction in the landscape buffer.
14. The Town may consider mixed uses at the 12-acre parcel located in the Eastern Commercial District. The mix of uses should create a sense of place, designed in a manner to complement the commercial component and unify the overall development. Development proposals should satisfy the following additional recommendations:
 - a. The mixed uses should be integrated throughout the proposed development
 - b. Integration of design features and common areas such as patios, plazas, mini-parks, squares, and other useable open space amenities (not to include the landscape buffers)
 - c. Phasing shall require concurrent development of the mixed uses
 - d. Height restrictions up to three-stories and no higher than 35 feet must be met for a mixed-use building
 - e. The principal development of the site shall be commercial and any residential uses should be limited to no more than one-third of the total square footage permitted at the site
 - f. Residential units should strive to meet the guidelines set forth by Loudoun County Proffer Guidelines
 - g. The proposed development shall comply with the existing proffers contained in ZMAP 89-04, unless amended by the Round Hill Town Council
 - h. The proposed development does not increase the Town's or the County's financial burden to pay for public facilities and services, or decrease the quantity or quality of those public facilities and services

Specific Planning Policies for the Central Commercial District

All proposed development, including rezonings, should build, and/or contribute toward the infrastructure called for in the following plans: Comprehensive Plan, Stormwater Master Plan and Streetscape Masterplan, and comply with the goals for the Town, including trail connections, shared or municipal parking facilities.

1. Mixed uses will be promoted in the Central Commercial District.
2. The Town may amend Ordinance regulations to allow for some flexibility in the design of structures and parking in this area, provided that this is primarily done in order to

encourage the use of existing structures or new structures and facilities that are consistent with the scale and character of the town.

3. The Town may amend the commercial zoning district regulations to expand the number of allowable uses in those districts to support the creation of a diverse commercial center and to address long standing non-conformity issues.
4. The Town may develop an incentive program to encourage owners of existing businesses to renovate facilities and buildings and to add amenities that modernize and improve the appearance and function of older businesses.
5. The Town may develop a financing method to implement shared or municipal parking facilities, in consultation with affected property owners.
6. The Town may consider re-zoning applications for commercial use for properties located in the Central District based upon a finding that the proposed rezoning(s) satisfy the following development standards:
 - a. The proposed development shall not allow for substantial modification or alteration of the existing building front elevation or site that adversely impacts the character, history and identity of property and adjacent properties
 - b. The proposed development exhibits a character and quality which is compatible with the historic character of the Town. Compatibility shall be created by preserving existing building's architectural style, existing building mass from the front, building height, building materials, front yard setbacks, and exterior features
 - c. The proposed development does not increase the Town's or the County's financial burden to pay for public facilities and services, or decrease the quantity or quality of those public facilities and services
 - d. The proposed development preserves and enhances existing buffers to residential areas, and creates green buffering and landscaping to reduce the visual and noise impacts to surrounding properties, including those across the street
 - e. The proposed development will further mitigate noise and visual impacts to surrounding residential areas
 - f. Parking to the rear and pervious surface material should be encouraged

Specific Planning Policies for the Western Commercial District:

1. The Town would like to bring the Western Commercial District into the Town for local control over uses and design, as well as for commercial revenue. Until such time that this district is brought into the Town, the Town would like the County to coordinate all development in this district with the Town.
2. A paved pedestrian and bike trail may be developed between the Town and the Western District to provide pedestrian access.
3. Sensitivity to the Comprehensive Plan should be encouraged as this is considered a part of the Town's western entrance and the final element as the "The Gateway to the Blue Ridge Mountains."
4. A secondary access in keeping with the scale of existing roadways in town should be built to create an internal connection between the three districts.

Specific Land Use Policies for Round Hill Residential Districts

1. The preferred maximum residential density for the area of the Town south of Route 7 is one dwelling unit per acre.
2. The preferred maximum residential density for area of the Town north of Route 7 is two dwelling units per acre. The Town wants to maintain the overall current neighborhood densities and lot sizes; however, the Town will encourage affordable housing, workforce housing and/or Universal Design housing. To accomplish this goal, the Town will consider methods to amend the Zoning Ordinance to allow cluster subdivisions creating smaller lot sizes and provide potential density increases for providing these housing needs including using alternative housing styles such as attached and multi-family dwellings through the use of duplexes and quadplexes.

Town of Round Hill Land Bays Map

For the purposes of this section, refer to Map 11-5, “Town of Round Hill Land Bays.” This section serves as a legend to the following Land Bays, located inside of the Town Limits, and feature policies that should be considered during the review process under the following three circumstances:

- A. The Town is reviewing a special exception application.
- B. The Town is reviewing a rezoning application.
- C. The Town is considering Zoning Ordinance and/or Subdivision & Land Development Ordinance amendments.

Town of Round Hill Land Bays Map, Area 1

- Addresses: 33 Main Street
34 Main Street
35 Main Street
36 Main Street
3 Mill Way
- Loudoun County Property Identification Numbers: 584201389000
584203590000
584203686000
584205088000
584302202000
- Description & Zoning: 4 of the buildings are located on Main Street and 1 is located on Mill Way. Also known as the Railroad Power Station, the Railroad Train Station, the Round Hill Depot and the Rail House. This set of 5 properties make up the remaining roots of Round Hill’s railroad history.
- Policy: Town would support a use other than residential as possibly appropriate if the following conditions are met:
 1. The proposed development would highlight and enhance the historic significance of the site and the other buildings in Area 1.
 2. The proposed development restores the building similar to its original condition as shown in historic photographs and literature on the Round Hill Railroad Line (circa 1890 to 1915).
 3. The proposed development features components that would allow the public to visit the building and learn more about the history of the W & OD Line.

Town of Round Hill Land Bays Map, Area 2

- Loudoun County Property Identification Number: 555354382000
- Description & Zoning: Located on Evening Star Drive across from the PDCC site and zoned PDH-3. This site was proffered to be a County Commuter Lot as part of the greater Oak Hill/RHI rezoning of 1989.
- Policy: Town would consider supporting the County opening a Commuter Lot at this site if the following conditions were met:
 1. The proposed commuter lot is a Special Exception Use and not permitted by-right.
 2. The proposed commuter lot will mitigate noise and visual impacts to surrounding residential area by using heavy landscape buffers, low impact lighting, and limited hours of operation.
 3. The proposed commuter lot is included in the local Sheriff's routine patrol to prevent trespassing at the commuter lot after it is closed for the night.
 4. The County permits use of the commuter lot for parking for the Creekside Park and town events, on evenings, weekends and holidays.

Town of Round Hill Land Bays Map, Area 3

- Address: 22 Main Street
- Loudoun County Property Identification Number: 584202239000
- Description & Zoning: Located on Main Street, across from Mulberry Street. Zoned R-2
- Policy: Town supports the continued use of the non-conforming antique store located on the property but is concerned about the lack of parking. The Town would consider supporting an application for a Bed & Breakfast at the main house as a symbiotic use to the antique store, if the following condition is met:
 1. Proposed Bed & Breakfast provided a parking area large enough to meet the parking requirements for the Bed & Breakfast, as well as provide additional parking spaces for the antique store.

Town of Round Hill Land Bays Map, Area 4

- Address: 19 Main Street
- Loudoun County Property Identification Number: 584203631000
- Description & Zoning: Located on the corner of Main Street & Mulberry Street. Zoned B-1
- Policy: Town supports the continued use of the non-conforming retail store located on the property but is concerned about the lack of parking. The Town would consider supporting land development applications for creative parking solutions to assist in the long term success of this building.

Town of Round Hill Land Bays Map, Area 5

- Address: 15 West Loudoun Street
- Loudoun County Property Identification Number: 584197275000
- Description & Zoning: Located on the corner of Loudoun Street and Locust Street. Zoned R-2.
- Policy: Town takes pride in the history of this property. The house that was built here was a great asset before it fell into disrepair. The Town would consider supporting land development applications for creative solutions to remove this house and replace it with two dwelling units or a Bed & Breakfast Inn, if the following conditions were met:
 1. The proposed Bed & Breakfast Inn was able to build a new building that looked similar in size, character and architectural style as the original house. Architectural Elevations will be required as part of the application package.
 2. The proposed Bed & Breakfast Inn would include educational components to highlight the history of the site and original house.
 3. The proposed Bed & Breakfast Inn has the owner or a manager provide management of the premises at all times when the establishment is occupied by guests.
 4. The proposed two dwelling units are single-family houses that include some features from the original house to pay tribute to the history of the site. Architectural Elevations will be required as part of the application package.
 5. The proposed dwelling units are strategically located on two new lots that face West Loudoun Street in order to blend in with the current streetscape.

Town of Round Hill Land Bays Map, Area 6

- Addresses: 2 Main Street
4 Main Street
- Loudoun County Property Identification Numbers: 584102990000
584102781000
584102086000
- Description & Zoning: Located on Main Street, these properties are zoned B-1. Known as the Fire Station and Post Office.
- Policy: Town would consider special exception applications for uses at these properties that meet the goals of the Comprehensive Plan; with a close examination by the Town for compliance with Economic Development Goals. The Town wants to see the reuse and revitalization of the Fire Station, and is open to creative alternatives for the Post Office site.

Town of Round Hill Land Bays Map, Area 7

- Addresses: 3 Main Street
5 Main Street
8 E Loudoun Street
10 E Loudoun Street
- Loudoun County Property Identification Number: 584105195000
584204900000
584106595000
584206713000
584107792000
- Description & Zoning: 3 Main and 5 Main are located on Main Street, across from the Fire Station and Post Office, these properties are zoned R-2 and are located between two B-1 zoned properties. 8 E Loudoun Street and 10 E Loudoun Street are located on Loudoun Street and are both zoned R-2. The third property, 8 E Loudoun Street, borders a B-1 property on the west side and to the north the owner of 8 E Loudoun own a vacant land locked parcel (which is the fourth property in this cluster). 10 E Loudoun would “square out” this strategic corner of the Central Commercial District and it borders a church on the east side.
- Policy: The Town would consider the rezoning of these five properties to B-1 if they meet the goals of the Comprehensive Plan; with a close examination by the Town for compliance with Economic Development Goals. The Town would prefer to see the land locked parcel become a public parking lot with permanent designated parking spaces for 8 E Loudoun Street and 10 E Loudoun Street.

Town of Round Hill Land Bays Map, Area 8

- Address: 6 Bridge Street
- Loudoun County Property Identification Numbers: 584208716000
- Description & Zoning: Located on Bridge Street, this property is zoned LI-1 (Light Industrial) and is located between R-2 properties.
- Policy: Town would consider the rezoning of this property to residential if the proposed residential development could provide a maximum of three new dwelling units while meeting the goals of the Comprehensive Plan.

Town of Round Hill Land Bays Map, Area 9

- Addresses: 17526 Falls Place
17522 Falls Place
17530 Falls Place
- Loudoun County Property Identification Numbers: 555156182000
584102781000
555156760000
555156267000
- Description & Zoning: Located on Falls Place, these parcels are zoned PDH-3 and are owned by the Town of Round Hill.
- Policy: The previous use of these parcels was a Community Garden not operated by the Town. The Town needs to conduct an internal study of these four parcels and implement one or more of its recommendations in order to determine what long term uses are most appropriate for a residential neighborhood. One parcel is the site of a former historic barn and borders a commercial property. It is recommended that the Town study this historic site separately from the 3 building lots in order to consider ideas for preserving the historic ruins of the barn. As a temporary short-term use, the Town still supports the Community Garden.

Town of Round Hill Map Land Bays, Area 10

- Loudoun County Property Identification Numbers: 584108820000
- Description & Zoning: Vacant and landlocked parcel, meaning no road frontage or access easements. Located along the border of the Town Park. Zoned R-2
- Policy: At this time this parcel is very limited in its future use without any road frontage,

access easement or utility service access. However, it is strategically located beside the Town Park, which coincidentally does not have any parking for visitors driving to the Park or for Town events at the Park. The Town should conduct an internal study of this vacant land and of the Town Park to consider any possible scenarios to gain parking to the Town Park. A secondary benefit could be providing some kind of access easement to help the property owner gain use of this land for future residential development.

Town of Round Hill Map, Area 11

- Address: 39 New Cut
- Loudoun County Property Identification Number: 584197275000
585405595000
- Description & Zoning: Located at the end of New Cut Road before the Bypass and is zoned R-2. The property owner owns two lots: the front lot has road frontage and is vacant; the rear lot has an historic house that was previously used as a form of visitor accommodations or lodging.
- Policy: Town takes pride in the history of this property. The Town would consider supporting a special exception that would allow a Bed & Breakfast Inn or Country Inn.
 1. The proposed Bed & Breakfast Inn restored the house similar to its original condition.
 2. The proposed Bed & Breakfast Inn would include educational components to highlight the history of the site and original house.
 3. The proposed Bed & Breakfast Inn has the owner or a manager provide management of the premises at all times when the establishment is occupied by guests.
 4. The Town would consider a permit process to allow a limited number of weddings at this location per year. It is recommended to cap the number at 8 weddings per year.