

Chapter 11

LAND USE

PART 1: BACKGROUND

Section 1: Introduction

Planning for land use represents a proactive approach to managing and caring for the future physical characteristics of a community. Rather than reacting to growth as it happens, a good plan allows community officials to effectively make reasoned decisions as changes occur.

The Land Use Element is one of nine elements within the 2017 Comprehensive Plan (see page 5). The major goal in completing this element is to create a useful tool for decision makers (elected officials and planning commissioners) to guide growth and development in Round Hill, for developers as they seek new projects, and for residents and others to make known their desire for growth and change in the future. It is common in Comprehensive Plans that the Land Use Element is lengthy as it serves as a centerpiece of the Comprehensive Plan and ties together many other elements.

In terms of the process for preparing a Comprehensive Plan, the Land Use Element is discussed throughout the planning process and may be in preparation throughout the process. Because the land use element is critical to other elements of the Comprehensive Plan, integration between elements is essential.

The Land Use Element is not a stand-alone element. It is the accumulation of the elements that led up to it in the Comprehensive Plan. The Land Use Element comes after the previous elements because it is important to first understand the goals, objectives, policies and programs that have been identified in other elements. The previous elements build the background story that explains how land use decisions were formed by the Planning Commission and Town Council.

Section 2: Existing Land Use

The types of land use currently found in the community are summarized in Table 11-1 Existing Land Use, and are also shown on Map 11-5 Existing 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 total land 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, the 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 11-1 Lot Size 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 ten vacant, uncommitted and unconstrained parcels zoned residential (unapproved projects).

- b. There are six 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 four 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 three vacant parcels under Town or State ownership for future civic uses.
- e. There are two 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 11-3 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.

Round Hill 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 its 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 2004 Streetscape Master Plan, the floodplain and River and Stream Corridor Overlay District (RSCOD), as well as the Franklin Park Trail.

The Eastern Commercial District and the Western Commercial District 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, 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 was rezoned commercial by Loudoun County (ZMAP 89-04) and 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 should be an intricate and a harmonious part of the overall community design. Access into and out of this district shall be from Evening Star Drive. A single entrance-only access from East Loudoun Street may be considered, if approved by VDOT.

As outlined in the Round Hill Investors rezoning ZMAP 89-04, Proffer #63 the Town shall review all commercial and employment improvements that should be designed to complement the architectural character within the town. Design guidelines need to be established for this district so as not to destroy or modify the identity of the town since this district is located within the eastern gateway to the town. The guidelines should address the site and building orientation, architecture of the district, visual impact and viewsheds, setbacks, parking, landscaping and environmental issues. The relationship and compatibility to the surrounding area should 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 current character. The northern end is built around the intersection of Main Street and Mulberry. The southern end is built around the intersection of Main Street and Loudoun Street.

As of 2016, “on-street parking” in Round Hill means that people tend to park wherever they can find an open area, such as on sidewalks, private property and landscape areas, because Main Street and Loudoun Street does not have curbs to prevent this method of parking. When the Main Street Enhancement Project is complete, the new curb and gutter on Main Street will limit the ability for people to park “on-street” because there will be official marked parking spaces.

In the northern end of the Central Commercial District, the Mt. Zion Church at 28 Main Street does not have an off-street parking lot. The store at 22 Main Street and the store at 19 Main Street also do not have off-street parking lots. These three uses depend on a combination of informal shared parking arrangements and “on-street” parking in limited areas. The two-story commercial building at 21 Main Street cannot meet all of its off-street parking requirements and thus has a formal shared parking arrangement with the Town Office at 23 Main Street.

In the southern end of the Central Commercial District, parking is a rare commodity and several businesses cannot meet their off-street parking requirements and depend on informal shared parking arrangements. Even with some shared parking arrangements, there is still a parking shortage in the

Central Commercial District. In the future, as properties change uses or redevelop there could be opportunities for public-private partnerships to develop shared parking facilities.

Any future concept plans for a shared parking facility should take into consideration the strategic location of 7 Main Street. When this property was rezoned commercial, its “Transportation and Parking Proffer #4” stated that the owner shall provide an access and maintenance easement to the Town for access to a shared parking lot on adjacent and adjoining properties, and maintenance of the improvements within the access easement. Such easement shall be located through the commercial entrance and driveway of the parking area.

The revitalization of the Central Commercial District will be an extensive and strategic development effort proposed for the center of Round Hill. A key component of the revitalization effort is the parking supply. There is a need to conduct a parking study to evaluate the existing parking uses and the effect of any future change of uses on the parking supply and demand. The study should also include a proposal for future shared parking facilities that could optimize the long term success of current commercial and institutional uses.

A parking study should include the following steps:

1. Review existing inventory data for on-street and off-street parking within the study area.
2. Determine average utilization for on-street parking and off-street parking during various scenarios (i.e. mid-day weekday, evening weekend, etc.).
3. Estimate future demand based on size and land-use and utilization of existing parking.
4. Recommend locations for new shared parking facilities where a future parking shortage is expected and provide a general description of possible facilities.

Section 5: Western Commercial District

The Western Commercial District is west of town on the north side of Route 7. It is an 11-acre parcel with a large building called the Hill High Marketplace and features a large beautiful pond with a picnic area. While this it is not in town limits, the Western Commercial District is a vital asset to the Town of Round Hill. It is in the JLMA and could be considered for possible inclusion into Town limits in the next few years.

As of 2016, there are four businesses operating in the Hill High Marketplace: Round Hill Arts Center, Bogati Winery (small winery and wine bar), Mom's Apple Pie Company (bakery, deli and produce) and Gateway Gallery (gift shop and art cooperative).

The building that holds the Hill High Marketplace is about 70 years old. It was built in 1948 as a fruit refrigeration plant to house the apples and peaches harvested from the Hill High Orchards, as well as other orchards from as far as Fairfax County. The Hill High fruit refrigeration plant had the storage capacity of 36,000 bushels. The building also had a retail sales component.

The Town supports the continued current commercial use 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 in the town limits. It is located at 6 Bridge Street. This one-acre parcel is on a residential street, and is not expected to expand.

The Light Industrial Zoning District was created by Loudoun County in 1972 and adopted by the Town of Round Hill in 1989. Some of the permitted uses may no longer be appropriate for a small town or for an industrial property adjacent to residential uses.

The Light Industrial Zoning District could use some modernizing to reflect new types of business models that did not exist forty years ago. The Town could consider more appropriate uses in future amendments to the district based on findings from the 2014 Community Survey, the 2015 Public Input Survey and the 2016 Retail Market Study.

The Town is supportive of businesses that “produce goods on site” such as local craftsmen, artisans, food/beverage producers. The Town is also in need of businesses that provide support services to other local entrepreneurs and small business owners, such as a business that offers printing, copying and graphic design services. The size of some industrial buildings is also appealing for recreational businesses such as fitness centers or gymnastics schools. While there is a demand for these types of businesses (according to the 2014 Community Survey and the 2015 Public Input Survey) there is not a supply of large buildings for recreational uses in Round Hill.

A Flex Building (or Flex Space) is an example of a possible modern update to the District. Today there is a trend for local service-oriented businesses (such as plumbing, carpet cleaning or kitchen design companies) that need a building that permits a mix of spaces/uses under one roof, under one business entity. This mix could include a combination of two or more of the following spaces/uses: retail, showroom, office, manufacturing, repair and storage all in one building.

-11-

Land Use

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 the town.

- a) Objective: Ensure that there is a desired mix of uses and opportunities available for the successful implementation of the Round Hill Comprehensive Plan, when considering Round Hill 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 high quality, efficient and innovative when considering Round Hill Zoning Ordinance amendments, Round Hill 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 Round Hill Comprehensive Plan.
 2. Strategy: Invite applicants of new development or revitalization projects to meet with Town Staff and the Round Hill 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 Round Hill Zoning Ordinance amendments, Round Hill Subdivision & Land Development Ordinance amendments or future Round Hill Design Guidelines language.
1. Strategy: Conduct a study to explore possible solutions 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 Round Hill 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.
 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 Round Hill 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 Round Hill 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: Develop a proactive policy to encourage the rehabilitation and reinvestment of abandoned, closed or underutilized commercial facilities to increase local tax base, utilize existing infrastructure and revitalize the local economy.
 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.

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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: Amend the B-2 Zoning District to fit the needs of the Central Commercial District, while preserving the original intent to support a limited number of small neighborhood commercial uses within a residential neighborhood.
 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: Amend the Light Industrial District to fit the needs of the town by adding uses that may not have been considered before for the original district and removing uses that are outdated or not relevant for a small town.
 4. Strategy: Amend the Round Hill 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.

-11-

Land Use

Specific Planning Policies & Maps

PART ONE: Specific Planning Policies for Commercial Districts

A. Eastern Commercial District - Specific Planning Policies

1. The Town desires that development of properties in this area be designed in conformance with the Round Hill 2005 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 Round Hill Town Council shall appoint a Design Review Committee comprised of members of the public, Round Hill Town Council and Round Hill Planning Commission. This committee, described in the existing proffers of ZMAP 89-04, shall review the design, layout and elevations using the Round Hill 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 lodging uses)
 - 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 that prevent pedestrian connections with adjacent neighborhoods or pedestrian accessibility to enter or exit the development
 - 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 as recommended in the 2016 Loudoun County Design Cabinet Report
 - b. Buildings that replicate historic eras of the Greater Round Hill Area including the orchard history, the railroad history or the farming history
 - c. Daycare Center, Child Development Center or Pre-School
 - d. Nursing Home or Assisted Living Facility (includes medical staff support)
 - e. Civic Buildings such as Farmer's Market, Indoor Sports Complex or Community Theater
 - f. Outdoor community gathering spaces such as picnic areas, patio areas, parks or squares
 - g. Businesses that provide or support activities for local youth such as, but not limited to, karate, dance, gymnastics, tutoring or crafts
 - h. Restaurants paired with a brewery, distillery or music venue and including outdoor features such as patios, picnic tables and children's playgrounds
 - i. Boutique hotel with first floor public restaurant
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 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 on the 12-acre parcel located in the Eastern Commercial District only if the Town has adopted a Zoning Ordinance District with development regulations that are consistent with the Eastern Commercial District provisions of this plan.

B. Central Commercial District - Specific Planning Policies

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 Commercial 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
7. All proposed commercial development, including rezonings, should build, and/or contribute toward the infrastructure called for in the following plans: Round Hill Comprehensive Plan, Stormwater Master Plan, Streetscape Plan, and the Capital Improvement Program.

C. Western Commercial District - Specific Planning Policies

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. The Town would like to see a paved pedestrian and bike trail developed between the town and the Western Commercial District to provide pedestrian access.

The Town encourages new development to consider incorporating design elements that welcome visitors as they drive through the western gateway into Round Hill.

PART TWO: Specific Planning Policies for Residential Districts

Please refer to Map 11-3, “Town of Round Hill Future Land Use Map.”

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.

PART THREE: Town of Round Hill Land Bays Map

Please refer to Map 11-4, “Town of Round Hill Land Bays.” The purpose of this map is to highlight specific properties (or clusters of properties) and recommend future uses that if implemented, could support accomplishing some of the goals of the Round Hill Comprehensive Plan.

In addition to serving as a visual aide to the Land Use Element, it is also the accumulation of the several other Elements of the Comprehensive Plan on one policy map.

This section serves as a legend to the following Land Bays, located inside of the town limits, and features 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.

AREA 1: TOWN OF ROUND HILL LAND BAYS MAP

- 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: Four of the buildings are located on Main Street and one is located on Mill Way. Also known as the Railroad Power Station, the Railroad Train Station, the Round Hill Depot, the Rail House and the Round Hill Milling Company. This set of five 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.
- Related Comprehensive Plan Elements:
 - a. Heritage & Community Character
 - b. Economic Development

AREA 2: TOWN OF ROUND HILL LAND BAYS MAP

- 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.
- Related Comprehensive Plan Elements:
 - a. Economic Development
 - b. Community Facilities
 - c. Transportation

AREA 3: TOWN OF ROUND HILL LAND BAYS MAP

- Address: 19 Main Street
21 Main Street
22 Main Street
23 Main Street
28 Main Street
- Loudoun County Property Identification Number: 584203631000
584203745000
584202239000
584204158000
584201656000
- Description & Zoning:
 - 19 Main Street (general store) is located on the corner of Main Street & Mulberry Street. Zoned B-1 (commercial).
 - 21 Main Street is located on the corner of Main Street & Mulberry Street. It is a former bank building with multiple commercial tenants. Zoned B-1 (commercial).
 - 22 Main Street is located on Main Street (antique store), across from Mulberry Street. Zoned R-2 (residential) but is used as a non-conforming commercial use.
 - 23 Main Street is located across from High Street, is zoned B-1 (commercial) but is currently used as a public facility, the Town Office.

- 28 Main Street is a church located on the corner of Main Street & High Street and is zoned R-2 (residential).
- Policy: Town supports the continued use of the non-conforming retail uses and the non-conforming lots 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 Land Bay. Before approving or implementing any parking solutions, the Town must conduct a Parking Study and develop recommendations for a public-private partnership to solve the parking challenges of the northern end of the Central Commercial District.
- Related Comprehensive Plan Elements:
 - a. Heritage & Community Character
 - b. Economic Development

AREA 4: TOWN OF ROUND HILL LAND BAYS MAP

- Addresses:

2 Main Street	4 E Loudoun Street
3 Main Street	6 E Loudoun Street
4 Main Street	1 W Loudoun Street
5 Main Street	5 W Loudoun Street
7 Main Street	7 W Loudoun Street
8 E Loudoun Street	9 W Loudoun Street
- Loudoun County Property Identification Numbers:

584102990000	584103471000
584102781000	584102569000
584102086000	584101374000
584105195000	584100373000
584204900000	584100390000
584106595000	584101482000
584206713000	584104782000
584107792000	584105784000
- Description & Zoning:
 - 8 Main Street (general store) and 4 Main Street (firehouse) are both owned by the Round Hill Volunteer Fire Department, paired with one adjoining parcel that is used for parking in the rear, all three parcels are zoned B-1 (commercial)
 - 2 Main Street is the current Round Hill Post Office, and is zoned B-1 (commercial)
 - 7 Main Street is currently used as a single-family dwelling but it is zoned B-1 commercial.
 - 3 Main Street (former bunkhouse for fire department) and 5 Main Street (single-family dwelling) are both zoned R-2 (residential).
 - 4 E Loudoun Street has two separate uses on the same lot. The main use is a gas

station with an automotive repair shop and the secondary use is a diner. The property is zoned B-1 (commercial).

- 6 E Loudoun Street is a medical office and is zoned commercial (B-1).
 - 8 E Loudoun Street is a single-family dwelling and is attached to a large vacant parcel in the rear, zoned R-2 (residential).
 - 1 W Loudoun is a commercial building with multiple tenants, is zoned B-1 (commercial)
 - 5 W Loudoun Street is an automotive repair shop and HVAC business, and is zoned B-1 (commercial)
 - 9 W Loudoun Street and 7 W Loudoun Street are both owned by the Round Hill Baptist Church, paired with two adjoining parcels that are used for parking in the rear. All four parcels are zoned R-2 (residential).
- Policy A: The Town would consider creative parking solutions to assist in the long-term success of this Land Bay. Before approving or implementing any parking solutions, the Town must conduct a Parking Study and develop recommendations for a public-private partnership to solve the parking challenges of the southern end of the Central Commercial District.
 - Policy B: 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 of this plan. The Town wants to see the reuse and revitalization of the fire station, and is open to creative alternatives for the post office site.
 - Policy C: The Town will consider the expansion of the Central Commercial with limited commercial uses to include the property located at 8 Loudoun Street when the property meets all of the following criteria:
 - a. The subject property shares a property boundary with an active, zoned commercial use.
 - b. Ingress/egress to the subject property is immediately adjacent to the property boundary of the neighboring active, zoned commercial use.
 - c. The existing buildings and site layout of the subject property are conducive to locating dumpsters and other service activities adjacent to the neighboring active, zoned commercial use.
 - d. The future opportunity exists for inter-parcel access with the neighboring active, zoned commercial use.
 - e. The future opportunity exists for shared parking with the neighboring active, zoned commercial use.
 - f. The subject property is located immediately adjacent to the town's zoned Central Commercial District properties.

- g. The subject property is proposed to be used for low-impact, limited commercial uses that will serve to create a use buffer between the Central Commercial District area and the residential area, creating a distinct use transition. Examples of preferred low-impact, limited commercial uses include catering, home-based business uses allowed in residential districts, offices, bed & breakfast, art studio and similar uses.
- h. The subject property is proposed to be used for limited commercial activities that will have low vehicular traffic; power usage similar to residential uses; water and sewage usage similar to residential uses; minimal obtrusive architectural impact visible from the street; and noise, light, and visual impact similar to residential use.
- i. The subject property limits parking to the rear of property, with no parking permitted in the front yard.
- j. The applicant shall memorialize the significance of the existing 1880 single family dwelling, as a contributing resource on the National Register of Historic Places, with an educational interpretative plaque visible to the public.
- Related Comprehensive Plan Elements
 - a. Heritage & Community Character
 - b. Economic Development

AREA 5: TOWN OF ROUND HILL LAND BAYS MAP

- 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 A: The previous use of two of these parcels is 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 (PIN#555156182000) and borders a commercial property. It is recommended that the Town study this historic site separately from the three 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.

- Policy B: The Town would like to consider a public-private partnership to develop the lot (PIN#555156182000) with the historic barn foundation as a combination of commercial use and public facility with educational interpretative signage, with the ultimate goal to preserve and protect the foundation while supporting the commercial success of the Potts Farm House.
- Policy C: The three of the Falls Place parcels shall be used for residential or civic purposes.
- Related Comprehensive Plan Elements
 - a. Community Facilities

AREA 6: TOWN OF ROUND HILL LAND BAYS MAP

- 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: This parcel is limited in its future use without any road frontage, access easement or utility service access. However, it is strategically located beside the Town Park. The Town would support the future use of this land as parkland (as an extension of the Town Park), or as a civic use.
- Related Comprehensive Plan Elements
 - a. Economic Development
 - b. Community Facilities

PART FOUR: Future Land Use Map

11-3 FUTURE LAND USE MAP CATEGORIES	
Land Use Categories must comply with the Comprehensive Plan	
Land Use Category	Definition
Commercial	Commercial Uses. See Specific Planning Policies for commercial uses policies
Light Industrial	Uses in the I-1 zoning district.
Public Facilities	Including schools, libraries, fire and rescue, government property, police, public clinic, and recreation.
Private Recreation	Including a club, golf facilities, and recreation park and indoor sports.
Institutional	Including religious facilities, major medical facilities, senior living facilities, higher education facilities, cemeteries, museums and visitor centers.
Low Density Residential	Preferred maximum of no more than One [1] dwelling unit per acre [DU/AC]. See Specific Planning Policies for policy.
Medium Density Residential	Preferred maximum of up to Two [2] dwelling units per acre [DU/AC]. See Specific Planning Policies for policy.