

LOVETTSVILLE TOWN PLAN

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LOVETTSVILLE COMPREHENSIVE PLAN

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I. INTRODUCTION AND VISION STATEMENT

The Town of Lovettsville has been cited in Washingtonian magazine as the number one place to raise a family in the Washington metropolitan area. The new planned communities developing in the Washington suburbs, including eastern Loudoun County, are attempting to create the environment that Lovettsville has spent generations nurturing - community living on a human scale.

Convenience stores, small shops and home based businesses, sidewalks and bike trails, quiet country streets, mixed socioeconomic neighborhoods, and a rural feel help to keep Lovettsville's pace of life slower, less hectic, and a break from the high paced environment elsewhere in the Washington metro area. And yet, despite the small scale, Lovettsville still offers many amenities sought by families of all ages. Lovettsville has a library and a museum, a very active Community Center and outdoor public pool, fire and rescue services, churches, civic organizations, and an Elementary School.

Lovettsville is an established community with a definable, warm character that not only makes it attractive to families of any age, but provides a quality of life that is unique in Loudoun County and much of Northern Virginia.... a place that is close enough to larger urban centers for residents to satisfy their needs for full-scale shopping and entertainment, but far enough off the beaten path that traffic, light pollution, crime, and urban eyesores are not significant. The Town's setting in view of the Short Hill Mountains and within the scenic and historic rural environment of northern Loudoun County enhances the quality of our lives and connects us with the area's agricultural heritage.

The slower, more rural lifestyle is not for everyone. Those who have lived in Lovettsville for more than a few years are those who discover the charm of country life, and find the "inconveniences" a minimal cost for this kind of quality of life. People can find plenty of places to live where movie theaters, hardware stores, and shopping malls, are just a few minutes away. But there are few places where human scale is not only a design concept but has been a way of life for over 120 years. Norman Rockwell would have loved Lovettsville.

In essence, our vision for Lovettsville is the same vision as our predecessors - to ensure the continued vibrancy of the Town's human scale and the preservation of its scenic, rural and historic setting.

Town residents believe in this vision and are willing to work with developers, businessmen, and community leaders to ensure that the vision is achieved and preserved. The Town is committing its own resources to help ensure its human scale by building sidewalks throughout Town, allowing people to frequent existing businesses, public services (library, community center, school), and neighbors more easily and more safely, without having to depend upon cars. This plan also recommends new land use and zoning policies toward this end that are designed to strengthen the Town Center, to calm traffic, to create common public open spaces that facilitate community gatherings, and to encourage extensions to the existing community that aren't cloistered, but are integrated into the community fabric.

Lovettsville does not want to duplicate the "big box" services available in the larger, but accessible communities of Purcellville, Brunswick, Leesburg, Frederick or Countryside; however, it does want

to support those local businesses that can best thrive by importing or exporting their business... bed and breakfast inns, restaurants, farms that invite visitors to experience the small town charm, or florists, bakers, and service industries who benefit from the Town's equal proximity to several urban bases in Virginia, Maryland, West Virginia and the District of Columbia. ... significant customer bases outside the Town.

At the same time, the Town seeks to consolidate its essential town services, such as the post office and Town offices, into a new Town Center that will provide a new, pedestrian-friendly focal point for Town business and community life. Lovettsville lacks a traditional downtown business district, with businesses and services currently scattered loosely around the Town. This plan supports the development of a new Town Center that will enhance existing commercial and service uses on Berlin Pike.

This center will be developed at a human scale, with building facades broken into small shops, building setbacks close to the road with wide sidewalks in front, and parking behind. The architectural character of the new center will respect and enhance Lovettsville's historic character. The scale of the commercial development will complement, not overwhelm the Town, and ample public common space will be provided that can serve both as a community gathering place and as a buffer for adjacent residential neighborhoods. Properly developed, such a center will help to knit together the existing fabric of the Town and will reinforce the sense of community so cherished by Town residents.

In summary, Lovettsville has no movie theater, no hardware store, no car wash, no strip mall... no traffic jams, no light pollution, no crime, no noise... basically what makes Lovettsville so attractive is that there is no "cookie cutter" development here, only those unique, small town characteristics that truly do make it the best place in the Washington area in which to raise a family and live our lives in a truly "human" community....

CORE GOALS

The Town of Lovettsville seeks to:

- Preserve the small town character and encourage preservation of the pastoral quality and vista of the land surrounding the Town;
- Maintain a scale of structures and development compatible with the Town;
- Preserve historic resources and unique cultural heritage;
- Preserve agricultural uses surrounding the Town and accommodate supporting agricultural businesses within the Town;
- Obtain and preserve dedicated open space for public use and enjoyment;
- Protect, conserve and restore natural resources, particularly surface and subterranean water and wildlife habitat;
- Promote well-planned, responsible residential and commercial growth with density consistent with the goals stated herein; and
- Promote transportation improvements that will better balance the needs of motor vehicle traffic with pedestrian and bicycle traffic and will respect the human scale of the Town's development pattern.

o CORE VALUES

- Friendly community feeling and involvement of residents both in and outside of the Town
- Family and pedestrian orientation
- Rural atmosphere
- Peaceful environment

o SPECIFIC GOALS

- Utilize architectural review to preserve the desired visual aspect of the Town's new and existing structures.
- Establish and maintain a capital improvement program to provide parks, recreational and civic services.
- Work with county agricultural development authorities to preserve open space and farmland surrounding Lovettsville.
- Encourage civic involvement in the community, and give a sense of involvement to residents both inside and outside the Town's corporate limits.

II. HISTORY

Lovettsville, originally known as the “German Settlement, was established about 1732. By 1733, seventy-one families had chosen to become Virginians, and they continued to live as they had in the old country. They spoke only German, adhered to Old World customs, and refused steadfastly to be dependent upon others.

Approximately 1778, or earlier, regular ferry service was started at the site of the present bridge to Brunswick, Maryland. This ferry, known as the Tankersville Ferry, was one of six early ferry crossings in Loudoun County. It was also the first of several other ferries that followed at that site before bridges were built at that location years later.

The area around Lovettsville continued to be called the “German Settlement” up until the Civil War. The community was agricultural in nature and very nearly self-sustaining. The residents of the area, living on small farms scattered over the countryside, felt no need for a central hub or business section.

David Lovett, a grandson of Daniel Lovett who settled here in 1732, had a farm located at the present site of Lovettsville. In 1820, David Lovett subdivided his property and sold quarter acre lots on the east side of the property. Later, Lovett sold the remainder of his property. A new town had been laid out on the former Lovett land before the end of 1820. Soon people were calling it New Town, which was later changed to Newtown. The official name change to Lovettsville occurred in 1828 as recorded by the U. S. Post Office.

Between 1820 and 1835, Lovettsville expanded and became “a flourishing village in the center of a German neighborhood, the inhabitants of which are industrious and wealthy (sic)” as reported by Joseph Martin’s *Gazetteer History of Virginia*, 1835. Martin also reported that in 1835 Lovettsville boasted 14 private buildings, 4 stores, 2 churches, 2 boot and shoe factories, 1 cabinetmaker, 1 tailor, 1 saddler, 1 milliner and 1 tavern. The town was laid out into lots and roads by 1836.

The General Assembly passed an act establishing Lovettsville as a town on March 15, 1836. The General Assembly initiated a further attempt towards incorporation in January 1842, however, three decades passed before full incorporation was enacted on March 27, 1876. The Year 1876 is commonly accepted as marking the establishment of Lovettsville as an incorporated town.

The civilian population of Lovettsville found itself playing host to both armies during the Civil war. Troops from both sides camped in the fields and lived off of the land, generals established headquarters in Lovettsville, and large-scale troop movements were experienced during the Antietam and Gettysburg campaigns. Less than two months after Fort Sumter was fired upon, Confederates burned the Potomac River bridges as a security measure against invasion, including the Berlin Bridge that had just been built in 1859. The greatest hardship occurred in 1864 when U.S. Army troops burned barns, mills, forage and feed, and drove off or slaughtered thousands of livestock to put an end to the bands of Mosby’s Raiders who had been harassing Federal lines of supply and communication for more than two years.

Sentiment in northwest Loudoun County was predominantly pro-Union. The vote for secession in the Lovettsville precinct was 46 for and 325 against. Neither the German farmers nor their Quaker neighbors were economically concerned with slavery. Few Germans or Quakers owned slaves. Many men from Lovettsville joined the Loudoun Rangers, the only organized band from Virginia to enter Federal service.

Most people still made a living by farming in the late nineteenth and early twentieth centuries. The farms were small, seldom exceeding 200 acres, but productive and profitable. Crops included corn, wheat, oats and forage, and livestock included cattle, sheep, hogs, poultry, and horses. The dairy industry also began to make an appearance during this time.

Lovettsville ceased to function as a town for a number of years, but revived its activities by order of the Circuit Court on December 29, 1949.

Many homes constructed in Lovettsville date back over 50 years, with a few still using original timbers from the beginnings of the town. There are some residents who have expressed an interest in being listed on the National and State registry of historic homes.

HISTORIC PRESERVATION EFFORTS

In 1974 the Town appointed a Lovettsville Restoration Committee to restore and maintain the building once known as Thomas Potterfield's "meat store", which is located at 4 East Pennsylvania Avenue on land purchased by the Town for its Municipal Building. As a result of this committee's efforts, the Lovettsville Museum and Library opened in this restored building in 1979. In 1985 the Loudoun County Library system accepted responsibility for operating the library, which later moved out to the new library building on Light Street. In November 1988 the committee changed its name to the "Lovettsville Historical Society". The museum building underwent additional renovation work in 1990 and now houses exhibits and objects pertaining to Lovettsville's rich history, including tools, clothing, utensils, photographs and historic documents. The museum is operated entirely by volunteers and is open to the public Saturdays from 1:00 - 4:00 pm and other times by appointment.

Loudoun County recently completed a "windshield" survey of the buildings within Lovettsville as part of a countywide historic preservation planning effort. The results of this survey will be submitted to the Virginia Department of Historic Resources as a Preliminary Information Form (PIF), which will allow that Department to determine what geographic area of the Town might be eligible for listing on the State Landmarks Register and the National Register of Historic Places. These listings are honorary in nature and do not include any additional regulation of private property. Only local governments have the power to regulate land uses or levy real property taxes. The listings do make contributing properties within the designated historic area eligible for State and Federal tax credits for qualifying rehabilitation projects.

GOALS AND OBJECTIVES

o GOAL:

Honor the historic identity of Lovettsville by preserving and protecting its historic resources.

o OBJECTIVES:

- Preserve the historic and archaeological resources of Lovettsville.
- Encourage the preservation and restoration of historic landmarks, buildings and sites in Town, which reflect the history and cultural heritage of Lovettsville.

IMPLEMENTATION PLAN

o POLICIES:

- Encourage the use of names for new streets that reflect the history of Lovettsville.
- Educate area citizens and property owners regarding the richness of the Town's historic resources.
- Support the Lovettsville Museum.

o ACTIONS:

- Review and revise the Zoning and Subdivision Ordinances to include incentives for the preservation of historic sites and structures.
- Revise the Subdivision Ordinance to encourage the use of names that reflect the history of Lovettsville for new developments and streets.
- Seek assistance from local, state and federal agencies in identifying and planning for the preservation of the Town's historic and archaeological resources.
- Conduct an oral history project to capture recollections of long-time Lovettsville residents.
- Develop a long-term plan to place all of the utilities within the Town limits underground.
- Inform the public of the benefits of inclusion in the State Landmarks Register and the National Register of Historic Places.

III. NATURAL RESOURCES AND ENVIRONMENTAL FACTORS

CLIMATE

The climate of Lovettsville is classified as “modified continental” by the U.S. Meteorological Service and is characterized by mild winters and warm, humid summers. The average mean annual temperature is 51 degrees. Precipitation is well distributed throughout the year with the maximum occurring in June and the minimum in February. The average annual precipitation is 40 inches. The prevailing wind is from a south-to-southwest direction, with secondary winds from the north.

TOPOGRAPHY AND GEOLOGY

The Town of Lovettsville is located in the Blue Ridge physiographic province, which is characterized by a terrain of ridges and valleys. Folded igneous and metamorphic crystalline rocks form the geologic structure of this province. Those rocks form sharp, north trending, quartzite-capped ridges separated by broad valleys. These geological characteristics have influenced the topography of Lovettsville and the surrounding area because of its location on a ridge divide. The Town’s topography is gently rolling, with elevations ranging from 430 feet above mean sea level along Dutchman Creek to 548 feet above mean sea level on State Route 885, near the Town’s water tower.

The Town is underlain by the Marshal formation, which is a Precambrian rock composed of Felsic Gneiss. This metamorphic rock is relatively impermeable except where weathered and fractured areas occur. The location of this rock on a ridge divide indicates that the bedrock is resistant to erosion and not highly fractured. Groundwater occurs mainly in fractures in the upper 250 feet of rock and, without an elaborate system of fractures, the bedrock is unlikely to be a dependable, long-term source of groundwater.

SOIL RESOURCES

The Loudoun County Office of Mapping and Geographic Information maintains soils maps based upon the 1947-1952 Soil Survey of Loudoun County conducted by soil scientists from Virginia Tech and the USDA Soil Conservation Service, supplemented by both fieldwork and geographic data. The soil maps have been updated to reflect changes in the mapping lines, unit descriptions and interpretations.

The soil properties and landscape features unique to a particular mapping unit can be used to describe potentials for certain generalized uses within a specific mapping unit. Mapping unit potential ratings are intended to provide general information on soil and site properties. Mapping unit potential ratings and class criteria have been developed for the following generalized uses:

- General Development on Central Water and Sewer
- On-site Sewage Disposal
- Agricultural Use

The soil type use potential for general development on central water and sewer is based upon consideration of major engineering operations in and on soils during land development operations, including roads, foundation, building slabs, controlled fill and sediment and erosion control. Soil types are grouped into one of four classes, which reflect their use potential. This classification ranges from good, where few major problems would be anticipated, to very poor, where severe problems would likely be encountered, some correctable and others requiring extensive and costly engineering solutions which may be unsatisfactory.

The soil type use potential for individual septic tanks and drainfield disposal sites is based upon such factors as the depth to the water table or natural drainage, texture and structure of the soil, amount and kind of clay, and general depth to hard rock or other restricting layer. The soil types are again classified into one of four classes based upon the potential for finding suitable sites within each soil type.

The soil type potential for agriculture is based primarily upon soil characteristics such as surface and subsoil texture and depth, natural drainage and physical condition.

Approximately 50 percent of the soils underlying Lovettsville are contained within three soil type classifications, according to the detailed soils maps of Loudoun County. In general, the soils are considered fair to good for development on central water and sewer systems and on conventional septic systems.

The major soil type in Lovettsville is the Swampoodle-Lovettsville Complex, a combination of two distinct soils. Approximately 22 percent of the Town contains this soil type. This soil complex consists of deep and very deep, well-drained clayey soils with seasonal water tables on nearly level summits. This soil complex is characterized by low strength and high frost heave potential. Although this soil complex is classified as poor potential for development on central water and sewer, adequate engineering solutions can usually be obtained for the problems encountered with this type of soil.

Approximately 15 percent of the Town contains Philomont-Purcellville-Swampoodle Complex, a combination of three distinct soils. This soil type consists of very deep, well drained loam and silt, as well as a well drained clayey soil. This soil type is considered good for development on central water and sewer and also has good potential for conventional septic systems.

Morrisonville-Philomont complex constitutes approximately 15 percent of the Town. This soil is characterized by very deep, well-drained red silty and clayey and brown loamy soils on undulating and rolling landscapes. This complex is considered to have good potential for development on central water and sewer and for conventional septic tank systems.

Table III-1 contains a summary of the soils found within Lovettsville.

TABLE III - 1: SOIL POTENTIAL FOR SELECTED USES

Soil	Name	Water & Sewer	Septic	Agriculture
2A	Cordorus Silt Loam	Very Poor	Very Poor	Secondary Cropland

Soil	Name	Water & Sewer	Septic	Agriculture
17B	Middleburg Silt Loam	Fair	Very Poor	Prime Farmland
20C	Purcellville and Tankerville soils	Fair	Fair	Grassland Agriculture
20D	Purcellville and Tankerville soils	Fair	Poor	Grassland Agriculture
22B	Purcellville Series	Poor	Poor	Secondary Cropland
23B	Purcellville Silt Loam	Good	Good	Prime Farmland
28B	Eubanks Loam	Good	Good	Prime Farmland
28C	Eubanks Loam	Good	Good	Secondary Cropland
29B	Eubanks Loam, Stony	Good	Good	Secondary Cropland
29C	Eubanks Loam, Stony	Good	Good	Prime Farmland
38B	Swampoodle Silt Loam	Poor	Poor	Grassland Agriculture

Source: Interpretive Guide to the Use of Soil Maps, Loudoun Cooperative Extension Office, Loudoun County, Virginia, Department of Natural Resources, 1997.

FLOODPLAIN AND DRAINAGE WAYS

Three major watersheds drain Lovettsville: Dutchman Creek, Quarter Branch and tributaries to Catoctin Creek. The western part of Town, constituting the largest of the three drainage areas, flows north and west towards Dutchman Creek. The eastern portion of the Town drains south and east towards Catoctin Creek. The northern section of Town, north of Route 855 drains north towards Quarter Branch Creek. The water from these three streams eventually flows north to the Potomac River.

The Federal Emergency Management Agency (FEMA) completed an update of county floodplain data in April 2001 and issued revised maps dated July 5, 2001. This study identifies a 100-year flood plain along Dutchman Creek within the Town limits, along the western corporate limits. This area, which encompasses approximately 16 acres within the Town, drains approximately 600 acres as the watercourse exits the Town limits to the north. This floodplain is categorized as a Zone AE Special Flood Hazard Area inundated by the 100-year flood, which is a flood of a magnitude expected to occur once in a 100-year period.

FEMA recommends that property owners with land in this Zone AE purchase federal flood insurance for structures within the floodplain that might be damaged by a flood. The Town of Lovettsville is joining the Federal Flood Insurance Program, through adoption of a floodplain management program meeting FEMA standards.

A smaller flood hazard area is also identified by FEMA within the Town limits on a tributary to Dutchman Creek running along West Broadway. A small portion of this is in Zone AE, while a

larger area is within Zone X, which has a lower incidence of flooding. Town floodplain areas are included on Map III-1.

The smaller drainage ways within the Town are an important environmental concern. As development occurs, drainage patterns are altered and the amount of impervious area increases thus increasing storm water runoff. The drainage ways are then subject to increased runoff, erosion and pollution.

The water quality of both surface waters and ground waters needs to be protected. Many pollutants can affect the water quality including fertilizers, motor oil and road salts. Lovettsville is dependent on groundwater for the municipal water supply. To preserve its water resources, the Town seeks to protect surface and ground waters from the effects of point sources of pollution such as leaking underground storage tanks and above ground chemical spills and non-point sources such as pesticides, fertilizers and other chemicals. The Town expects its citizens to comply with Federal and State regulations that preserve and protect water quality and low impact development options are encouraged for new construction.

Wetlands are also an important resource. Wetlands can perform filtration functions to improve water quality and provide valuable habitat for wildlife. Wetlands can be preserved as development occurs if they are carefully incorporated into the development as natural areas. The Town requires that development proposals involving wetlands demonstrate compliance with federal regulations.

NATURAL VEGETATION

Trees, shrubs and ground cover are considered a significant environmental feature as they serve a variety of ecological functions including retaining rainwater, controlling erosion, cleansing the air of pollutants, offering visual relief and providing habitat for wildlife.

To the greatest extent possible, the Town seeks to preserve healthy, natural areas as development occurs. The Town encourages the inclusion of existing natural areas into new developments. The use of native species of vegetation is encouraged in new landscaping.

GOAL AND OBJECTIVES

○ GOAL:

- Preserve, improve and respect the natural environment of Lovettsville

○ OBJECTIVES:

- Provide public and private open space.
- Protect surface and ground water quality.
- Preserve and use stream valleys for recreation and open space.
- Preserve existing trees and encourage landscaping and tree planting using native species in new developments.
- Preserve and use natural drainage ways for storm water management and non-point source pollution control.

IMPLEMENTATION PLAN

○ POLICIES:

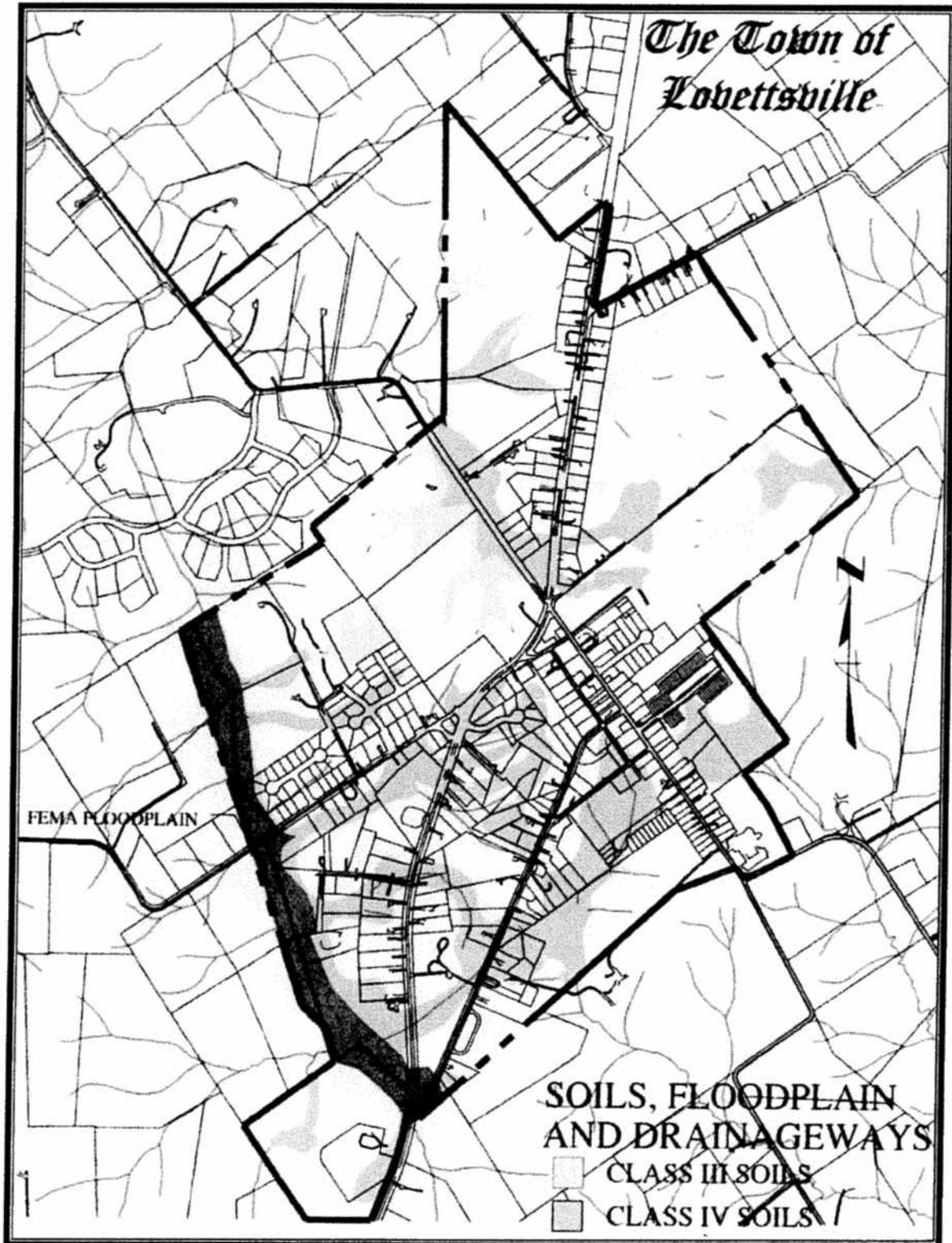
- Evaluate development applications to ensure the provision of appropriate open spaces.
- Consider the impacts of development proposals on surface water quality and favor development patterns that provide adequate buffers along streams.
- Support Loudoun County efforts to implement a comprehensive groundwater protection strategy.
- Coordinate with County and Federal agencies in identifying and preserving wetlands and wildlife habitat.
- Encourage and support community programs to keep streams free of debris and litter.

○ ACTIONS:

- Develop an environmental review checklist for use by the Town and developers to identify potential environmental effects of development proposals.
- Amend the Subdivision Ordinance to require use of natural drainage ways for storm water management where possible and use of best management practices within existing watercourses.
- Review and revise the Zoning and Subdivision Ordinances to incorporate performance standards, which promote environmentally sensitive land planning and site development.
- Amend the Zoning Ordinance to allow cluster development designed to be compatible with identified natural resources and environmental features such as floodplains, tree stands and steep slopes.

- Amend the Zoning Ordinance to provide specific standards for tree preservation, open space, landscaping and tree planting for new development.
- Study the feasibility of a wellhead protection program to protect Town wells from contamination.
- Complete acceptance into Federal Flood Insurance Program.

MAP III-1: SOILS AND FLOODPLAIN MAP



IV. POPULATION AND HOUSING

BACKGROUND

Lovettsville's population declined through the 1970's, while Loudoun County's population has increased steadily from the 1930's to the present. The Town population was 341 in 1950 and decreased to 175 in 1970, a 49 percent decline. This trend was reversed in 1970 when the Town completed a major annexation. The Town population increased to 468 as a result of the annexation, an increase of more than 160 percent over the 1970 population. The Town population increased to 613 in 1980, 749 in 1990 and 853 in 2000.

Table IV-1 compares population growth in Lovettsville to growth in Loudoun County.

TABLE IV-1 POPULATION GROWTH 1950-2000

	1950	1960	1970	1980	1990	2000
Lovettsville	341	217	175	613	749	853
Loudoun Co.	21,147	24,569	37,150	57,427	86,129	169,599
Percentage	1.6%	0.9%	0.5%	1.1%	0.9%	0.5%

Source: U.S. Census Data, 1950, 1960, 1970, 1980, 1990 and 2000.

Table IV-1 shows that Lovettsville's percentage of the County population decreased steadily through 1970 and then increased as a result of the 1970 annexation. The Town share of County population has again decreased as the rate of population growth in the County has outpaced growth within Town. In 2000, the Town contained 0.5 percent of the County population.

Lovettsville's population was 853 as of April 2000, according to the 2000 Census. Table IV-1 shows that Lovettsville's population as a percentage of the County's population continues to decline as the County experiences a phenomenal growth rate, primarily in the area from Leesburg east.

POPULATION CHARACTERISTICS

o AGE AND SEX.

Information describing age and sex characteristics of Lovettsville's population from the 2000 Census is shown in Table IV-2. The population is divided into age groups to help determine the character of the community. The present and future age composition of Lovettsville's population will influence the types of public facilities needed in the Town and the potential character of the labor force.

Lovettsville's population is older than the County population as a whole. Lovettsville's median age is 34.8 years, compared to 33.6 years for the County, and 9.5 percent of the Town's population is 65 years or older compared with 5.6 percent Countywide.

TABLE IV-2 POPULATION BY AGE AND SEX – 2000

	Lovettsville	Percent	Loudoun	Percent
Total Pop.	853		169,599	
Male	403	47.2	83,837	49.4
Female	450	52.8	85,762	50.6
Age				
0-4	70	8.2	16,461	9.7
5-9	68	8.0	15,269	9.0
10-14	74	8.7	12,538	7.4
15-19	59	6.9	9,031	5.3
20-24	32	3.8	6,908	4.1
25-34	126	14.8	29,920	17.6
35-44	156	18.3	36,086	21.3
45-54	134	15.7	22,232	13.1
55-59	33	3.9	7,227	4.3
60-64	19	2.2	4,389	2.6
65-74	38	4.5	5,402	3.2
75-84	36	4.2	3,143	1.9
85+	8	0.9	993	0.6
Median Age	34.8		33.6	

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing

**TABLE IV-3. YEAR 2000 HOUSEHOLD AND FAMILY CHARACTERISTICS
LOVETTSVILLE**

Characteristic	Relationship	1990* #	1990 % of Household s	2000 #	2000 % of Households
Total Population		749	100%	853	100%
Total Households		271	100%	318	100%
Total Family Households		205	76%	230	72%
Family Households	w/children < 18 yrs			129	41%
Female Households	w/no husband	28	10%	29	9%
	w/no husband & w/children < 18			16	5%
Male Households	w/no wife			16	5%
	w/no wife & w/children < 18			10	3%
Total Non-Family Households		66	24%	88	28%
Single Households	Living alone	56	21%	79	25%
	Living alone > 65 yrs	23	8%	32	10%
Total Households	w/ indiv. > 65 yrs			66	21%
	w/children < 18			134	42%
Average Household Size		2.76		2.68	
Average Family Size		3.25		3.19	

*Selected statistics for comparison purposes
SOURCE: U. S. Census of Population, 1990, 2000

HOUSEHOLD AND FAMILY CHARACTERISTICS

Table IV-3 provides 1990 and 2000 Census details on households and families in Lovettsville. This information shows that, while there was a 17% increase in the total number of households between 1990 and 2000, there was also a 41% increase in the number of single households, resulting in a drop in the Town's average household size. The Town's average family size also declined. Lovettsville's 2000 average household size (2.68) is lower than Loudoun County's (2.82), but higher than Virginia's (2.54).

Lovettsville also has a substantial elderly population, with 66 households, or 21% of the Town's total households including individuals over 65 years of age, and 32 of these being someone over 65 living alone. The planned elderly housing complex on the south end of Town should help to meet the future senior housing needs of some of our older Town residents.

HOUSING CHARACTERISTICS

○ TENURE

According to the 2000 Census, Lovettsville contained 325 housing units, including 252 owner-occupied, 66 renter-occupied and 7 vacant units. Total housing units have climbed from 212 in 1980 and 301 in 1990, indicating modest, but steady growth in the Town's housing stock. As of April 2000, Lovettsville had a significantly higher percentage of owner-occupied units than found in Loudoun County.

Table IV-4 provides a summary of housing units in Lovettsville and Loudoun County by occupancy as of the 1990 and 2000 Censuses.

TABLE IV-4: HOUSING UNITS BY OCCUPANCY LOVETTSVILLE, LOUDOUN COUNTY 1990, 2000

	Owner-Occupied	Renter-Occupied	Vacant	Total
Lovettsville				
1990	219	52	30	301
2000	252	66	7	325
Loudoun County				
1990	22,341	8,149	2,442	32,932
2000	47,539	12,361	2,260	62,160

SOURCE: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census of Population and Housing

NEW HOUSING SINCE THE 2000 CENSUS

Four new housing units have been constructed in Lovettsville since April 2000. Two single family detached homes have been built on Pennsylvania Avenue, and one each on Germanna Drive and Redbud Lane. This brings the total housing stock in Town to 329 units.

HOUSING MIX

Single-family houses accounted for the majority (95.3 percent) of Lovettsville's housing stock in 1990, according to the 1990 Census of Housing. According to the 2000 Census, both the Town and county have slightly increased the percentage of their housing stock in single-family dwelling units. Of Lovettsville's total single-family units, 64 are single-family attached units and 247 are single-family detached. The Town has maintained a higher percentage of single-family units than Loudoun County, almost 11 percent higher than the county in 2000. There are also 14 dwelling units in buildings containing two or more apartments. Table IV-5 shows a breakdown of all housing units by type of structure within Lovettsville and Loudoun County in 1990 and 2000.

TABLE IV-5: HOUSING UNITS BY TYPE OF STRUCTURE LOVETTSVILLE, LOUDOUN COUNTY 1990, 2000

	Number of Dwelling Units in Structure									
	One		2-9		Ten + Units		Mobile Homes		Other	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Lovettsville	287	311	12	14	1	-	1	-	-	-
Percent	95.3%	95.7%	4%	4.3%	0.3%	-	0.3%	-	-	-
Loudoun County	27,809	52,792	1,325	2,844	3,236	6,234	283	261	279	29
Percent	84.4%	84.9%	4%	4.6%	9.8%	10.1%	0.9%	0.4%	0.8%	-

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census of Population and Housing.

The new housing units added between the 1990 and 2000 Census have changed the Town's housing mix slightly. While single-family houses still comprise the vast majority of Town dwellings (95.7%), the additional duplex units have increased the percentage of single-family attached houses from 4% in 1990 to 4.3% in 2000.

UNIT SIZE

Housing unit size in Lovettsville in 2000 tended to be larger than those in the rest of Loudoun County, with over 66 percent of the housing units in Lovettsville containing 6 or more rooms compared with about 60 percent in Loudoun County. Table IV-6 shows the 2000 Census breakdown of occupied and vacant year-round housing units by number of rooms per unit in Lovettsville and Loudoun County.

**TABLE IV-6: HOUSING UNITS BY NUMBER OF ROOMS IN UNIT
LOVETTSVILLE, LOUDOUN COUNTY 2000**

	3 or fewer Rooms	4 Rooms	5 Rooms	6 or more Rooms
Lovettsville	13	18	83	211
Percent	4.0	5.5	25.5	64.9
Loudoun County	4,357	4,506	5,594	45,443
Percent	7.3	7.5	9.3	75.9

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing.

HOUSEHOLD SIZE

The average household size for Lovettsville according to the 2000 Census is 2.68. Average family size is 3.19. These are slightly smaller than the Loudoun County 2000 average household size of 2.82 and average family size of 3.24. Interestingly, as can be seen in Table IV-7, the average household size of Lovettsville's owner-occupied units was smaller than its rental units. This is the opposite of what was found in the county.

**TABLE IV-7: HOUSEHOLD SIZE
LOUDOUN COUNTY AND LOVETTSVILLE, 2000**

	Loudoun County	Lovettsville
Total	2.82*	2.68
Owner occupied	2.95	2.59
Renter occupied	2.31	2.70
* Persons per household		

Source: 2000 U.S. Census of Population and Housing

HOUSING OCCUPANCY AND CONDITION

The 2000 Census provides information on the occupancy characteristics of Lovettsville's housing stock. This information, summarized in Table IV-8, indicates that only two percent of the Town's housing units were vacant as of April 2000. Seventy-nine percent (79%) of the occupied housing units in Lovettsville were owner-occupied, and 21% were occupied by renters. The vacancy rate for owner-occupied units was 1.2%, while the vacancy rate for rental units was 5.7%. This confirms that Lovettsville shares in the overall tight housing market in the County.

TABLE IV-8: HOUSING OCCUPANCY -2000

Total Housing Units	Total Occupied Housing Units	Vacant Housing Units	Homeowner Vacancy Rate	Renter Vacancy Rate	Owner Occupied Units	Renter Occupied Units
325	318	7	1.2%	5.7%	252	66

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing.

The 2000 Census did not specifically count substandard housing units, however, certain characteristics that indicate low quality housing were identified. The characteristics used to determine potential substandard units include a lack of complete plumbing and overcrowding. These characteristics were defined by the Census Bureau for the 2000 Census as follows:

- Units lacking plumbing: units which lack some or all plumbing facilities.
- Overcrowded units: units which have 1.01 or more persons per room used for living purposes (not including bathrooms, foyers, utility rooms, unfinished attics, basements, or similar rooms).

Table IV-9 summarizes measures of substandard housing for Lovettsville and Loudoun County according to the 2000 Census.

**TABLE IV-9: MEASURES OF SUBSTANDARD HOUSING
LOVETTSVILLE AND LOUDOUN COUNTY 2000**

	Units Lacking Plumbing	Overcrowded Units
Lovettsville	4 units	2 units
Percent of Housing	1.2%	0.6%
Loudoun County	320 units	481 units
Percent of Total Housing	0.5%	0.8%

Source: 2000 U.S. Census of Population and Housing

Table IV-9 shows that Lovettsville had a slightly smaller percentage of its housing stock showing overcrowding (0.6 percent) than Loudoun County (0.8 percent), but a higher percentage of units lacking complete plumbing (1.2% for the Town vs. 0.5% for the county). Nevertheless, these statistics show that both the Town and county housing stocks have very low rates of substandard units.

PROJECTIONS

HOUSING PROJECTION

In the past, housing projections for Lovettsville have been based upon the Town maintaining the same percentage of the County population as it has in the past. With the rapid population growth

rate of the County over the past two decades, the Town's population as a percentage of the County's has been steadily declining. This trend can be expected to continue for the foreseeable future due to the huge numbers of housing units in the County development pipeline (units approved but not yet constructed). Housing projections can be developed more accurately for Lovettsville based upon past Town growth rates and dwelling units in the Town's own development pipeline.

DEVELOPMENT PIPELINE

A number of new development projects that will result in additional housing units are in the Town's development pipeline. These are summarized below.

The Lovettsville Town Center is a mixed-use development planned for the southwest quadrant of Berlin Pike and West Broad Way. A total of 158 single family detached lots are proposed, and there is potential for up to 28 second floor residential units above the proposed commercial space. North of the proposed Town Center, on the west side of Berlin Pike, Kingsridge Estates proposes 80 single family detached lots. Kingsridge Estates, Phase I is currently undergoing review of construction plans and profiles and record plat. New Town Meadows proposes 153 single family detached lots. Construction plans and profiles have been approved for this development.

The 26-acre 287 Joint Venture property, which was annexed into the Town limits in 1994, has been rezoned and granted a Conditional Use Permit for a retirement community. An independent living component will provide 80 units in duplexes. An assisted living facility will provide an additional 42 units.

The Keena property on the west side of Frye Court has been proposed for 18 lots, including 3 lots to be created for existing houses fronting on East Broad Way.

Additional undeveloped and under-developed land provides potential for further lots, but the specific projects noted above eventually would permit a total of 514 new dwelling units (the assisted living units are considered group quarters). **Development potential within the Town is currently limited by capacity of the wastewater treatment facility and water supply, so the actual possible timing of construction for these new units is unknown.**

The housing projections included in Table IV-10 below were developed using the following assumptions: 1) The Low projection would maintain the same rate of housing growth as occurred during the 1990's (8.3%); 2) the High projection would occur if all of the housing units in the development pipeline outlined above were constructed in the next decade; and 3) the Intermediate projection would be realized if half of the development pipeline units were developed. The actual development of housing units will be dependent upon the future availability of water and sewer taps.

TABLE IV-10: PROJECTED HOUSING UNITS 1990 TO 2010

Year	Low	Intermediate	High
1990 (actual)	301	301	301
2001 (actual)	326	326	326
2005	353	454	583
2010	382	583	840

POPULATION PROJECTIONS

The population of Lovettsville has been increasing steadily since the 1974 annexation, from 468 in 1974 to 749 in 1990 and 853 in 2000. The number of proposed dwelling units currently under review indicates that additional growth will occur in the Town over the next 10 years.

Approximately 391 single family residences currently have some level of approval from the Town along with 80 attached dwellings within the retirement community.

Population projections for the Town over the next decade can be developed based upon the housing unit projections above, taking the housing projections and multiplying them by the Town's 2000 average household size of 2.68 persons per household. Any change in the economy should be taken into account for future updates of these housing projections. Note that applying the 2000 average household size does not account for the impact 80 independent living units and 42 assisted living units will have, further lowering the average household size.

A range of population projections is shown in Table IV-11 for 2005 and 2010 based on the housing unit projections in the previous section.

TABLE IV-11: PROJECTED TOWN POPULATION 1990 TO 2010

Year	Low	Intermediate	High
1990 (actual)	749	749	749
2000 (actual)	853	853	853
2005 (projected)	925	1,217	1,562
2010 (projected)	1,003	1,562	2,251

GOAL AND OBJECTIVES

○ GOAL

- A community consisting primarily of single-family detached homes in a quality environment.

○ OBJECTIVES:

- Encourage an adequate supply of good quality housing for all residents while maintaining and promoting a small town character.
- Promote a variety of single-family detached housing styles and densities, commensurate with the existing character of the Town.
- Protect existing residential areas from commercial intrusion.
- Encourage compatible home occupations within the existing core area of Town.

IMPLEMENTATION

○ POLICIES:

- Evaluate rezoning proposals to maintain a housing mix with a variety of lot sizes and house types.
- Enforce all applicable housing code and property maintenance laws to encourage the on-going maintenance of properties and buildings in Town.
- Provide a sufficient supply of residentially zoned land to provide adequate choice for consumers and homebuilders.
- Limit the future expansion of commercial development along Berlin Pike and Broad Way, beyond Locust Street to the east.

○ ACTIONS:

- Revise the Zoning Ordinance to provide for compatible home occupations in the core area of the Town.
- Review and revise Town development regulations to provide better standards for new residential development.
- Review and revise Town development regulations to ensure compatibility between new and existing residential neighborhoods.
- Amend the Zoning Ordinance and Map to create a variety of single-family detached zoning districts and ensure appropriate density for growth in the Town.
- Adopt a policy to effect subdivision control outside the Town boundaries, working with the county to ensure properly controlled growth, commensurate with the Town Plan, specifically to promote clustered development, preservation of natural features and open space and creation of a distinct "edge" between the Town and the countryside.

V. BUSINESS DEVELOPMENT

BACKGROUND

Understanding Lovettsville's economy is fundamental to the planning process. The demographics of the population that has chosen Lovettsville for home, work, or tourism will dictate the range of businesses that will consider locating within the Town. In addition, the ordinances, rules and regulations established by the Town, and its reputation as a place to do business, will also influence development patterns, population levels, employment characteristics and municipal revenues as the Town seeks to attract business and industry to occupy prime sites and create jobs. This section examines the local and regional economies to help understand how the economy of Lovettsville has developed, and the prospects for its future development.

EXISTING BUSINESS

Lovettsville was originally established as a nearly self-sustaining agricultural community. Most people in Lovettsville still made a living by farming through the early twentieth century. Today, Lovettsville is primarily a residential community, with a small number of local-serving retail and service businesses. Lovettsville's major commercial area is located near the center of Town, at the intersection of Berlin Pike and Broad Way and along Broad Way to the east. Table V-1 contains an inventory of businesses located within the Town in 2003 by classifications.

TABLE V-1: BUSINESSES BY TYPE, 2003

Type of Business	Number	Percent of Total
Professional/Business Services	9	19%
Personal Services	10	22%
Automotive	5	11%
General Retail	2	4%
Specialty Shops	3	7%
Food Service	3	7%
Financial	1	2%
Contractors	10	22%
Manufacturing	1	2%
Phone	1	2%
Electric	1	2%
Total	46	100

Source: Town of Lovettsville Business Licenses, 2003

The two largest categories of business are contractors (10) and personal services (10), each comprising 22% of the total number of businesses. These are followed by Professional/Business Services at 20%. The balance of businesses in Town consists of General Retail, Specialty Shops and Food Service. Approximately 40% of the businesses located in Lovettsville are home-based enterprises. Much of the regional business is conducted in Brunswick or Frederick, Maryland to the north and Purcellville and Leesburg to the south and east. This accounts for the small number of existing businesses and the orientation of these businesses to the local community.

The proximity of the MARC commuter rail line at Brunswick supports the Town's role as a residential community and helps explain the lack of substantial employment development within the Town.

COMMERCIAL ZONING DISTRICTS AND LAND USES

Approximately 34 acres are zoned commercial and 35 acres are zoned light industrial in Town as shown in Table V-2. This land is divided among four zoning districts: Town Center Planned Development, C-1, Community Commercial; C-2, Mixed Use Business and I-1, Light Industrial. The Town Center District was adopted by the Council in September 2000 to provide a compatible mix of commercial, cultural, institutional, government and residential uses in a compact, pedestrian oriented traditional town center. The commercial and industrial district regulations were revised in June, 2003 to provide for uses that are complementary to the town center district and the nearby residential districts. The C-1 district permits a range of retail, professional office and personal services uses in addition to mixed used buildings including residential uses. The C-2 district permits an emergency care center, lumber and building material sales in addition to a range of retail, professional and personal services. In addition, the C-2 district permits a number of conditional uses, including art kilns and foundries and retail sales with outdoor storage. The I-1 district permits a variety of uses intended to balance the residential desirability of the Town including artist galleries and studios, furniture and cabinet making and retail nurseries.

TABLE V-2: EXISTING COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Existing Zoning	Total Acreage	Vacant Acreage
Town Center Core	5.29	5.29
C-1, Community Commercial	14.7	4.2
C-2, Mixed Use Business	8.62	3.30
I-1, Light Industrial	35.32	33.09

Source: MWA, 1990, updated 2003

The Town Center Core area is undeveloped and approximately 4 acres of the C-1 zone is undeveloped, as is 3.30 acres of the C-2 zone and 33 acres of the I-1 zone. The Town has the potential for an additional 165,000 square feet of commercial development and 360,350 square feet (sf) of light industrial development based upon a 0.25 floor area ratio. This will provide an adequate supply of commercial and industrial land to serve the projected 2010 population and beyond. The I-1 district is estimated to generate as many as 15 employees per acre, generating some 480 jobs at full build-out.

EMPLOYMENT CHARACTERISTICS

Table V-3 shows the number and percent of Town residents employed in various occupations in 2000, referred to as "resident employment". The largest portion of Lovettsville's labor force in 2000 was employed in management and professional occupations (36.1%), followed by sales and office occupations (at 26.3%). The number and percent for Loudoun County is shown for comparison.

**TABLE V-3: OCCUPATION AND INDUSTRY
LOVETTSVILLE/LOUDOUN COUNTY – 2000**

MAJOR OCCUPATION GROUP	Lovettsville		Loudoun County	
	Total	Percent	Total	Percent
Management, professional and related occupations	184	36.1	49,125	52.7
Sales and office occupations	134	26.3	23,009	24.7
Service occupations	68	13.4	9,852	10.6
Farming, forestry and fishing occupations	2	0.4	253	0.3
Production, transportation & material moving occupations	43	8.4	5,375	5.8
Construction, extraction, & maintenance occupations	78	15.3	5,644	6.1
Total Employed Persons, 16 years and over	509	100	93,258	100
INDUSTRY				
Agriculture, forestry, fishing, hunting & mining	9	1.6	817	0.9
Construction	54	10.6	5,734	6.1
Manufacturing	40	7.9	5,591	6.0
Wholesale trade	18	3.5	2,194	2.4
Retail trade	48	9.4	9,284	10.0
Transportation & warehousing, utilities	23	4.5	5,339	5.7
Information	34	6.7	9,540	10.2

Finance, insurance, real estate, rental & leasing	21	4.1	6,725	7.2
Professional, scientific, management, administrative & waste management services	60	11.8	18,021	19.3
Educational, health, & social services	92	18.1	12,394	13.3
Arts, entertainment, recreation, accommodation & food service	50	9.8	5,321	5.7
Other services	17	3.3	4,530	4.9
Public administration	43	8.4	7,768	8.3
Self-employed workers, not incorporated	34	7.6	4,928	5.3

SOURCE: 2000 U.S. Census of Population

Table V-3 also indicates the industry in which Lovettsville and Loudoun county residents were employed in 2000. The highest percentage of Lovettsville residents worked in education, health and social services occupations (18.1 %), while the highest percentage of county residents were employed in professional, scientific, management, administrative and waste management services (19.3%). Self-employed workers comprised 7.6 percent of Lovettsville’s employed persons and 5.3 percent of the county’s employed persons.

AT-PLACE EMPLOYMENT

Table V-4 provides a summary of the types of jobs available within Loudoun County, or “at-place employment”. Information is provided from the Virginia Employment Commission for all job categories that had ten or more establishments in the county for the year 2001. This information is not available for Lovettsville, but does provide an indication of the types of jobs available in the county for Lovettsville residents and the average weekly wages within each job category.

This table indicates that the largest employment sector in Loudoun County in 2001 was business services (729 establishments employing 15,721 persons), followed by government (77 establishments with 13,802 employees) and then transportation and air transport services (128 businesses with 11,800 workers).

Business services also generated the highest average weekly wage, at \$3,473. Insurance and investment services, at \$1,588, and amusement and recreation services, at \$1,499 were the next highest paying job categories. The average weekly wage for employees at the county’s 5,091 businesses was \$1,179 in 2001.

**TABLE V-4: AT-PLACE EMPLOYMENT
LOUDOUN COUNTY, 2001**

	Number of Establishments	Average Employment	Average Weekly Wage
Total for Private Ownership	5,091	96,957	\$1,179
Agricultural Production & Services	190	2,202	\$505
Amusement & Recreation Services	82	1,349	\$1,499
Apparel and Accessory Stores	80	1,058	\$249
Automotive Dealers, Auto Repair, Service Stations & Parking	191	2,059	\$728
Business Services	729	15,721	\$3,473
Building Materials & Garden Supplies	32	1,029	\$557
Food Stores & Food Products	92	2,086	\$448
Furniture and Home furnishings Stores	91	1,227	\$627
Building Contractors & Construction	234	3,583	\$781
General Merchandise & Misc. Retail Stores	231	4,093	\$392
Government	77	13,802	\$861
Health Services	227	3,365	\$751
Hotels And Other Lodging	24	1,393	\$391
Industrial Machinery And Equipment	11	216	\$876
Insurance & Investment Services	118	1,088	\$1,588
Legal Services	55	287	\$867
Membership Organizations	51	376	\$630
Miscellaneous Repair Services	43	305	\$946
Motion Pictures	20	193	\$348
Nondepository Institutions	32	138	\$1,238
Personal Services	106	634	\$388
Printing And Publishing	62	1,184	\$731
Private Households	208	263	\$337

Real Estate	169	696	\$713
Social Services	70	1,277	\$423
Special Trade Contractors	424	6,364	\$739
Stone, Clay, Glass & Rubber Products	12	604	\$943
Trucking And Warehousing	85	1,125	\$669
Wholesale Trade	357	3,036	\$957
Transportation Services & Air Transport	128	11,800	\$740

Source: Virginia Employment Commission, Virginia's Electronic Labor Market Access (VELMA)

MAIN STREET LOUDOUN PROGRAM

Lovettsville is a founding partner of the countywide Main Street Loudoun program. Modeled after the successful Main Street 4-Point Approach developed by the National Trust for Historic Preservation in 1980, the county program was initiated in 2002 with formation of a Main Street Partnership including representation from seven participating towns and county advisory agencies. Lovettsville is joined by Hamilton, Hillsboro, Leesburg, Middleburg, Purcellville and Round Hill in the partnership, and the county advisors include the Departments of Economic Development and Planning and the Loudoun Convention and Visitors Association (LCVA).

The goal of the program is to ensure the vitality of the county's downtowns and commercial centers by promoting the comprehensive 4-Point Approach of Design, Organization, Promotion and Economic Restructuring/Business Development. Each participating community has its own Main Street committee or organization that works to develop and implement specific downtown improvement projects with the assistance of the Main Street Partnership and the county's Main Street Coordinator.

Lovettsville has appointed its Lovettsville Community Partnership (LCP) to serve as the Main Street committee for the Town. The committee is completing a Main Street community assessment to help identify Main Street goals and priority projects for the coming years. One possible project would be a design charette to help the Town develop a downtown streetscape plan to enhance and reinforce the Town's existing commercial area and to provide logical connections to the new Town Center.

GOAL AND OBJECTIVES

o GOAL:

An adequate variety and high quality of local-serving businesses that target the needs of the Lovettsville community within a traditional downtown environment and that promote a stable tax base for the Town.

o OBJECTIVES:

- Encourage appropriate “clean” employment uses on the property currently zoned for industrial use.
- Enhance the viability of the central business area as a focal point for Lovettsville and consolidate community services in a new Town Center.
- Encourage the development of town-scale commercial and employment uses consistent with the existing character of Lovettsville.

IMPLEMENTATION

o POLICIES:

- Encourage and facilitate development of a new Town Center that reinforces existing commercial uses, provides a focal point for community life, and respects and enhances the historic character and human scale of the Town.
- Encourage the relocation of scattered commercial uses to the new Town Center and along East Broadway.
- Discourage the spread of commercial development in a way that detracts from existing downtown business uses or intrudes into existing residential neighborhoods.
- Encourage the development of tourism-related businesses in Lovettsville and the surrounding area.
- Require the design and scale of new commercial buildings and developments to be compatible with the historic, small town character of Lovettsville.
- Continue efforts to enhance pedestrian access to business and community uses.
- Actively participate in the Main Street Loudoun Partnership.
- Involve business owners and residents in the Town’s community and economic development efforts.

O ACTIONS:

- Work with developers to facilitate a new Town Center in accordance with this plan that will provide a variety of commercial, service and residential uses and public open spaces at a human scale in a traditional village center pattern.
- Seek design assistance from the Main Street Loudoun program for development of a downtown streetscape plan to enhance and reinforce the Town's existing commercial area and to provide logical connections to the new Town Center.
- Support the work of the Lovettsville Community Partnership.
- Amend the Zoning Ordinance to combine residential uses in the commercial districts for business home occupancy such as first floor shops with live-in second floor apartments.
- Continue to provide improved site development standards for commercial and employment uses within Town development standards.
- Participate in the Main Street Loudoun Program to implement projects that enhance the vitality of Lovettsville's downtown commercial area.
- Request assistance from the Loudoun Convention and Visitors Association (LCVA) and the Loudoun County Department of Economic Development to identify suitable new businesses to target for Lovettsville's vacant commercial and industrial land.

VI. COMMUNITY FACILITIES AND SERVICES

EDUCATION FACILITIES

Public schools serving the Town of Lovettsville are operated by Loudoun County Public Schools. The only public school located within the Town limits is Lovettsville Elementary School serving children in kindergarten through fifth grade. Students in grades six and seven attend Blue Ridge Middle School in Purcellville, students in grades eight and nine attend the new Harmony Intermediate School just west of Hamilton, which opened in the fall of 2002, and students in grades ten through twelve attend Loudoun Valley High School, also in Purcellville. St. John Bosco School in Purcellville is a small, Catholic school providing classes for grades 1 through 12.

General information concerning these schools is contained in Table VI-1.

TABLE VI-1: EDUCATIONAL FACILITIES – 2002-03

Name	Grades	Capacity	Enrollment	Excess Capacity
Lovettsville Elementary	K-5	568	405	163
Blue Ridge Middle	6-7	1132	857	275
Harmony Intermediate	8-9	1102	866	236
Loudoun Valley High	10-12	1548	1172	376

Sources: Loudoun County School Board, Department of Planning and Legislative Services, 9/02.

Students from the Town enrolled in a non-college preparatory program may also attend the Charles Monroe Vocational-Technical Center in Leesburg.

Based upon population and housing projections for Lovettsville and surrounding areas, the existing schools will not have sufficient capacity to serve the projected year 2005 school population of Lovettsville. Lovettsville Elementary School will have a program capacity of 625 with the completion of an addition in the summer of 2004.

Table VI-2 summarizes the projected student population through the 2007-2008 school year. This table projects a 70-seat deficit at Lovettsville Elementary by the year 2007-08. This situation should be carefully monitored by the Town, because the current School Board adopted Capital improvements Program (FY2004-2008) does not recommend any new schools or realignment of school boundaries to address this deficit.

The table also includes completion of a new high school to serve a portion of the current Loudoun Valley Cluster area and conversion of Harmony Intermediate to a regular middle school, which is

projected to reduce the student populations of Loudoun Valley High School, Harmony and Blue Ridge middle schools.

TABLE VI-2: ACTUAL AND PROJECTED STUDENT POPULATION THROUGH THE 2003-2004 SCHOOLS YEAR.

School	2002-03 (Actual)	2003-04	2004-05	2005-06	2006-07	2007-08	Projected Space Available 2007-08
Lovettsville Elementary	405	438	482	528	580	661	-70
Blue Ridge Middle	857	900	991	1043	1161	836*	183*
Harmony Intermediate	866	922	898	929	1043	949*	153*
Loudoun Valley High	1172	1184	1199	1207	1259	898*	443*
New Western High School	--	--	--	--	--	981*	619*

* Assumes completion of new western high school and conversion of Harmony to middle school (gr. 6-8)
 Source: Loudoun County Public Schools, *School Board Adopted FY 2004 Through FY 2008 Capital Improvements Program*, Jan. 14, 2003.

Higher educational opportunities in Loudoun County are provided by Shenandoah University, Marymount University - Loudoun Center, Strayer University, Northern Virginia Community College, George Washington University, Mary Baldwin College Adult Degree Program, Old Dominion University, Graduate School of Islamic and Social Science and Patrick Henry College. Several colleges and universities are located east of Loudoun in the Northern Virginia and Washington, D.C. area.

TOWN OFFICES

The Lovettsville Town Office is currently located on Pennsylvania Avenue. The building contains three small offices and Town Council Chambers. Citizens obtain Town information, auto decals, business licenses and zoning permits and pay Town bills at the Town Office. The Town is exploring the possibility of relocating Town offices to the proposed new Town Center and plans to include an office for the Sheriff's Department, an office for County Services, a conference room, and a storage room.

PUBLIC SAFETY

o FIRE AND RESCUE SERVICES

The Lovettsville Volunteer Fire and Rescue Company provides fire protection and rescue services to the Town and surrounding area. It is one of the largest companies in Loudoun County. The station house is located at the intersection of Berlin Turnpike (Route 287) and Lutheran Church Road (Route 676). The Fire and Rescue Company is comprised of volunteers who serve the community as Active or Administrative members. Loudoun County provides additional paid fire and rescue personnel, who are on duty Monday-Friday, 6 a.m. to 6 p.m. Company 12's primary service area encompasses more than 100 square miles. The company provides mutual aid to Frederick County, Maryland and other neighboring jurisdictions.

o POLICE

The Loudoun County Sheriff's Department and the Virginia State Police provide Police protection for the Town of Lovettsville and surrounding area. The State Police have primary responsibility for accident investigations, while the Sheriff's Department handles property protection. Either agency is, however, prepared to handle all types of emergencies and will respond to all calls for assistance. Currently, the Sheriff's Department has an office at the Lovettsville Fire and Rescue Station.

CLUBS AND ORGANIZATIONS

Clubs and organizations are a vital part of the Town. The Lions Club and Ruritan Club are two very active civic organizations in Lovettsville. There also are Scouts, Brownies, 4-H Club, Little League Baseball and Soccer, Pigtail and Ponytail Softball, Lovettsville Game Protection Association, Lovettsville Veteran's Memorial Foundation and an Auxiliary to the Lovettsville Fire and Rescue Company. The Masonic Lodge, at the center of Town, occupies one of the Town's oldest buildings.

CHURCHES

There are two churches within the Lovettsville Town limits: The Saint James United Church of Christ (formerly German Reformed) and the Providence Primitive Baptist Church. Other denominations in the surrounding area are: Catholic, Methodist, Lutheran, and Episcopalian.

RECREATION

The focal point of recreation activity is the Lovettsville Community Center located at 57 East Broad Way, near the southeast corner of Town. Dedicated in September 1978, the Community Center replaced a former elementary school and has served the community since.

Facilities in the building include a gymnasium, game room, classrooms, a fully -equipped kitchen and senior citizens meeting room. There are classes and activities for all ages including arts and crafts, dance, and gymnastics. The center is handicapped accessible. Programs provided at the

center include a pre-school program, day care, after school care, and a drop-in program at night. Adjacent to the center are basketball courts, a baseball field, tennis courts and a regulation-sized swimming pool.

The Loudoun County Department of Parks, Recreation and Community Services operates the Lovettsville Community Center. The Loudoun County Department of Parks, Recreation and Community Services has established guidelines for the provision of parks and recreational facilities. The existing facilities will satisfy the recreational requirements of the year 2000 population for the Town with the exception of soccer fields and parkland as summarized in Table VI-3. The Town needs an additional soccer field and approximately four acres of parkland to meet County standards for the 2000 population.

TABLE VI-3: TOWN RECREATION STANDARDS

	County Standard	1991	2000
<u>Facility</u>	(per 1,000 pop.)	Supply	Demand
Baseball	0.33	1	1
Basketball	0.50	1	1
Soccer	0.50	0	1
Softball	0.50	1	1
Swimming Pool	0.20	1	1
Tennis Court	0.50	1	1
Parkland	12 acres	7.8 acres	12.2 acres

Source: MMS, 2001

HEALTH AND SOCIAL SERVICES

o HEALTH

Medical services are provided to Town residents by Loudoun Healthcare and the Loudoun County Health Department in Leesburg. Loudoun Healthcare's Loudoun Hospital Center is located in Lansdowne, approximately 20 miles southeast of Lovettsville. Loudoun Healthcare's Mobile Medical Van serves Lovettsville occasionally, providing wellness-oriented walk-in services. Loudoun Healthcare recently reopened its Cornwall Street campus in Leesburg, approximately 1.5 miles southeast of Lovettsville, for 24-hour emergency services and a free clinic. The Loudoun County Health Department is located in Leesburg adjacent to the Cornwall Street campus.

There is a dental office within the Town limits, and it is the Town's goal to expand medical services available within the Town.

o SOCIAL SERVICES

The Loudoun County Department of Social Services, with main offices located in Leesburg, operates several Federal and State-funded programs which are available to Town residents. Programs include Medicaid, aid to families with dependent children, food stamps and other relief services. Child welfare services include adoption, foster care, day care, court services and protection of children from abuse and neglect. Adult services include limited psychiatric care, nursing home placements and protective services.

o ELDER AND CHILD CARE

A retirement community is proposed on the southern end of Town. Current plans include 80 independent dwelling units and 42 assisted living units. The Town's vision for elder care would also include a nursing care facility as well as senior and child day care, which could be located north of the proposed retirement community on vacant R-3 zoned land. Child care services, including an after school program are available at the Community Center. The need for child care services will increase as residential development in the Town progresses.

U.S. POST OFFICE

A United States Post Office is located at the intersection of Broad Way and Berlin Pike. Relocation of the Post Office is currently in the planning stages. This relocation will double the size of the existing facility and will provide adequate parking for patrons. A new site for the Post Office has not yet been selected, but the Town's desired location is in the proposed Town Center.

LIBRARY

A county-funded public library was opened in Lovettsville at 12 N. Light Street in January 1990. This library replaced a small community library, which shared space with the Lovettsville Museum on Pennsylvania Avenue. This facility is a branch of the Loudoun County Public Library and a project is currently underway to expand the facility. The Town's preferred vision for library services is to relocate the library to the proposed Town Center.

PUBLIC UTILITIES

Lovettsville is the sole provider of central water and sewer services within its corporate limits. A new wastewater treatment plant was put on line in 2001. This plant serves the existing population and will serve a major portion of the planned development that is before the Town at this time. There is room at the plant site for further expansion.

The Town receives water from wells. Additional water supply and other improvements will be incorporated into the system as major planned developments are built. Future development within the Town will have to be balanced with the Town's ability to provide services for residents and businesses.

The Town of Lovettsville falls within the Chesapeake Bay watershed. Environmental regulations to protect the health and economic value of the Bay have become increasingly stringent over the years, requiring communities to treat wastewater more aggressively. The current wastewater treatment plant serving the Town, for example, was designed to reduce contaminants by over 90% in comparison to the system it replaced. That land that the Town owns to treat wastewater is finite, and will accommodate a total of three modules to serve future development, two of which are in place although the second is not yet in service.

The Town, therefore, recognizes the need to balance its plans for future land use with its ability to provide water and wastewater treatment. The Town must always ensure that its zoning and land use can be accommodated within its finite utility resources. The result is reflected in the Planned Land Use map and policy section of this document. As development progresses in the years ahead, the Town will need to re-examine utility use with this plan and adjust the plan accordingly. Any increases in utility use beyond that which is shown in this plan will need to be balanced by reductions in use in other areas of the plan.

REFUSE COLLECTION

The Town of Lovettsville provides curbside household trash, recycling and yard waste collection services to the residents of the Town on a weekly basis. A private firm under contract provides this service to the Town. Loudoun County provides a Recycling Center in the Town and conducts hazardous waste collections several times per year at designated locations throughout the county. All Loudoun County residents may use the Loudoun County landfill, located on Evergreen Mill Road (Route 621) outside of Leesburg.

GOAL AND OBJECTIVES

o GOAL:

Ensure that the Town's community facilities are adequate to serve existing residents and businesses and future planned growth.

o OBJECTIVES:

- Encourage the centralization of community services, such as the post office, library and Town offices, into the proposed Town Center:
- Provide adequate, safe and cost-effective water supply and sewage treatment facilities for Town residents and commercial establishments.
- Attract medical and health care facilities to the Town.
- Encourage the provision of community park and open space for use by all Town residents.
- Continue to support public safety, fire and rescue services.
- Continue to provide solid waste and recycling collection services.

IMPLEMENTATION PLAN

o POLICIES:

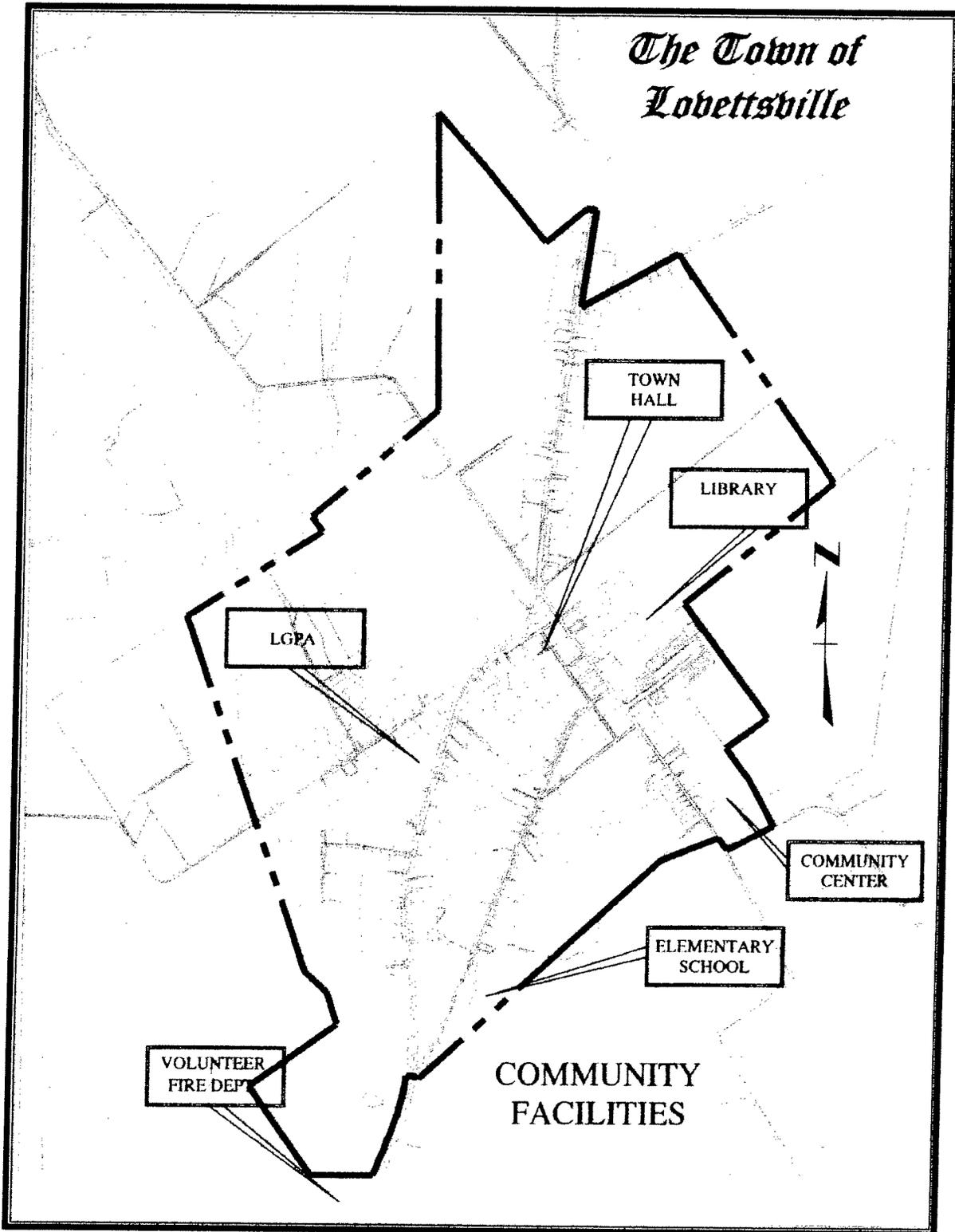
- Ensure that land use policies are correlated with the availability of public utilities.
- Maintain adequate working capital for the utility fund.
- Continue to provide solid waste disposal services and encourage aggressive community-wide recycling programs.
- With the assistance of the Sheriff's Department, ensure that community policing is pursued within the Town.

o ACTIONS:

- Review utility rates annually to ensure adequate working capital and debt retirement.
- Review the cost effectiveness of the current solid waste disposal program.
- Work with the U. S. Postal Service and the Loudoun County Library Board to encourage the relocation of their facilities to the proposed Town Center site.
- Evaluate the feasibility of relocating Town Offices to the proposed Town Center site.
- Review public safety requirements in response to the needs of the community and work with Loudoun County to ensure that those needs are met.

- Review and revise the Zoning and Subdivision Ordinances to incorporate requirements and incentives for the provision of open space and recreation facilities.
- Pursue acquisition and development of a Town Park.

MAP: VI-1 FACILITY MAP



VII. LAND USE

BACKGROUND

The land use section of a Town Plan is often considered its most important element. This section will determine, to a large extent, the future character of the Town. The land use section contains background land use data and two types of land use guidelines: the written goals, objectives and policies and the land use policy map which is intended as a graphic representation of the written guidelines.

The major goal of this plan is to maintain the small town character of Lovettsville by ensuring that new land uses are compatible with the Town's existing land uses and traditional development pattern. New development should occur at an appropriate rate allowing new businesses to keep up with community needs. Commercial uses are limited primarily to the central business area with the only outward expansion anticipated being the development of a new Town Center on the west side of Berlin Pike just south of West Broad Way.

The proposed Town Center is intended to reinforce existing commercial areas and to provide a focal point for community life. Town Center development is expected to be in character with the existing historic, small town commercial development pattern, avoiding monolithic buildings and excessive building setbacks in favor of a traditional design that is pedestrian-friendly and that reinforces and enhances the village center.

New employment opportunities will be mostly limited to the undeveloped 40-acre tract currently zoned I-1. The density of residential development follows a concentric pattern, with higher densities located adjacent to the center of Town. New residential development would primarily consist of single-family detached dwellings of various densities developed in a traditional pattern that reflects the existing character of Lovettsville.

Entry into the Town from the south will mark a sharp transition from the countryside with the planned retirement community located at the crossroads of S. Berlin Pike and Lutheran Church Road serving as the anchor for a community services-oriented neighborhood.

EXISTING LAND USES

Lovettsville contains approximately 525 acres within the existing corporate limits. Approximately 275 acres, representing 52 percent of the land area, is developed. Existing uses include residential, commercial, industrial, public/quasi-public land uses, and transportation right-of-way as shown on Map VII-1. Vacant land accounts for 250 acres, approximately 48 percent of Lovettsville's total land area.

Residential development, consisting of mostly single-family dwellings, is the predominant land use in Lovettsville. Residential property was interspersed with commercial property when the Town was first established. This land use pattern continues to be found in Lovettsville today. Residential and commercial properties are found within the same blocks along North Berlin Pike, South Church Street, East Broad Way and Pennsylvania Avenue. Lovettsville does not have a defined

downtown commercial area; however, the core is focused along Broad Way and at the intersection of Broad Way and North Berlin Pike. Public and quasi-public uses including the Town Hall; Community Center and the Library are scattered throughout the Town, along with two churches.

**TABLE VII-1: EXISTING LAND USE LOVETTSVILLE
JUNE 1990, UPDATED 2003**

Existing Land Use in Acres	Approximate Area	Approximate Percent of Developed Area	Approximate Percent of Total Town Area
Residential			
Single Family	130.9	72.6	27.8
Townhouses	5.3	2.9	1.1
Apartments	1.4	0.8	0.3
Retail/Commercial	12.1	6.7	2.6
Public/Semi-Public	30.5	17.0	6.5
Vacant	290.9	0.0	61.7
TOTAL	471.1*	100.0	100.0

*Excludes public rights-of-way within the Town.

Source: Marc Weiss & Associates, Field Survey, June 1990, Updated May 2003

EXISTING ZONING

Lovettsville is divided into eight zoning districts. Four of these districts permit various densities of residential development and four permit commercial and /or industrial development. Table VII-2 illustrates the amount of developed and vacant acreage within each zoning district and the potential residential population that can be accommodated at full build-out under existing residential zoning, assuming water and sewer were available without restriction. The existing zoning for the Town is illustrated on Map VII-2.

**TABLE VII-2: EXISTING ZONING
LOVETTSVILLE, VIRGINIA**

Existing Zoning	Total Acreage	Vacant Acreage	Percent Vacant
Town Center, Residential	57.8	57.8	100%
R-1, low density residential	258.08	97.8	37.9%
R-2, moderate density residential	36.29	16.25	44.8%

R-3, high density residential	49.26	37.79	76.7%
Town Center, Core	5.29	5.29	100%
C-1, community commercial	14.7	4.2	28.6%
C-2, mixed use business	8.62	3.30	38.3%
I-1, Light Industrial	35.32	33.09	93.7%

Source: MWA, Field survey, 1990, updated 2003

DEVELOPMENT ACTIVITY FROM 1990-2003

New construction was completed in several locations throughout Lovettsville between 1990 and 2003. Twelve new single-family homes were built in Fox Meadow, located on South Church Street, which completed this subdivision. The Village at New Berlin, located off of South Berlin Pike, added 8 single-family homes, which also completed this project. Lovettsville Manor, on Frye Court off of East Broad Way, added its last five duplexes (10 units). Three single-family homes also have been added on Loudoun Street.

This relatively low level of new residential construction contradicts development activity projected in the 1992 Lovettsville Comprehensive Plan. A lack of water and sewer capacity prohibited major new construction during this period.

LAND USE POLICY MAP

The Land Use Policy Map (LUP), Map VII-3, provides a graphic representation of the goals, objectives and policies of the Town Plan. The LUP map shows the approximate location of different land uses, including residential, commercial, employment, public facility and parks and open space uses. This map should be used as a guideline, in conjunction with the goals, objectives, and policies, to determine appropriate land uses and densities in Town.

RESIDENTIAL USES

Residential uses are divided into three categories: low, medium and high density. Low density residential areas permit a net density of one dwelling unit per acre (dua) and are located along the eastern and western edges of the Town. Development in the low density residential areas is encouraged to utilize cluster developments, to continue the general pattern of development in adjacent neighborhoods while preserving a greenbelt along the perimeter of the Town that will be complemented by the park uses contemplated both inside and outside the Town between the Community Center and Elementary School. These areas provide an edge to the Town and a transition to the rural countryside. Medium density residential ranges from 2 to 4 dua and includes most of the Town. The high end of the medium-density range should occur at locations closer to

most of the Town. The high end of the medium-density range should occur at locations closer to the center of Town, with lower densities near the corporate limits. These areas should be developed with single-family detached dwellings on lots ranging from 7,500 to 20,000 square feet (SF), following a modified grid pattern similar to development along Broad Way and Pennsylvania Avenue, between Church and Locust Streets. The blocks in this area are typically 200 feet wide and 350 feet long. The high density residential ranges from 4 to 6 du/a and includes the existing town house development.

The density ranges included on the LUP map are intended to guide the Town in making land use decisions. Overall density takes into consideration the projected utilities available to residences and businesses within the Town. Density is determined by multiplying the appropriate density number by the total site acreage, less areas shown for non-residential uses, flood plains as shown on the Federal Emergency Management Agency (FEMA) maps and slopes 25 percent or over.

TOWN CENTER

The Land Use Policy Map includes an area designated as “Town Center” within which the Town plans the development and redevelopment of commercial, employment and public service uses. This area, centered around the intersection of Berlin Pike and Broad Way and the existing commercial uses along East Broad Way, is intended to provide a community “downtown” that contains commercial, residential and civic uses and public greenspace and that provides a focal point for the Town. It will be an area in which Town residents and visitors can shop, eat, and be entertained – an activity center that unifies the Town and reflects its heritage.

The Town Center area includes existing commercial and public uses and commercially zoned lands along East Broad Way and Berlin Pike. Commercial uses in the Town Center could include the typical uses found in small towns, such as a general store, deli, restaurant, hardware store, professional offices, beauty salon, card shop, video store or antique shop. Civic uses should include the relocated post office and Town Offices, at a minimum. The Town should also encourage the library to consider relocating to this area, as an alternative to expanding at its current location at the end of a residential cul-de-sac.

The Town Center area also includes parts of the existing industrial zoning north of East Broad Way in order to encourage the development of this area with employment uses that physically relate to and connect with the commercial core. Such uses, if developed at a scale compatible with the existing Town, can reinforce and support local businesses within the Town Center.

A significant portion of a traditional Main Street Town Center area is planned on the property in the southwest quadrant of Berlin Pike and West Broad Way. A rezoning to the Town’s new Town Center zoning district has been approved for this property.

The Town Center development pattern will locate the non-residential buildings close to Berlin Pike, place parking to the rear, employ traffic calming measures such as a town square on Berlin Pike, provide a town green for civic events, and integrate residential uses within and adjacent to the commercial area in a traditional neighborhood design.

The new Town Center zoning district incorporates design elements compatible with a small town commercial center, including small front building setbacks; parking in the rear or side yard only; permitted mixed use buildings with commercial on the first floor, residential above; requirements for public commons or greenspace; and strong pedestrian elements.

Architectural design guidelines should also be developed that will ensure that the Town Center has a traditional main street look with details such as large display windows, awnings, attractive signs, street furniture and building design that respects the Town's architectural heritage. The Center should have a vertical landmark, such as a cupola or bell tower, which is visible from a distance and can serve as a visual focal point for the Center. Street trees and wide sidewalks along the frontage of the Center's main streets are also essential.

Adjacent vacant residential land will be integrated into the Town Center concept, but adequately buffered from commercial parking areas and traffic. The architectural design of this housing should be compatible with the historic character of the Town and with the architectural theme of the commercial Town Center area. Single-family housing on mixed lot sizes is planned for this area.

EMPLOYMENT

In addition to employment uses expected in the Town Center Core, as expanded along E. Broad Way, existing industrially-zoned property lying to the east of the New Town Meadows project is designated for employment uses. Unlike the traditional downtown feel intended in the Town Center Core, however, development in the employment area should be sited so as to create a campus-like facility, with pedestrian oriented buildings and park-like facilities clustered in the interior and greenbelt open space around the perimeter.

PARK AND RECREATION USES

Property located along the eastern boundary of the Town is designated for park use. This land, partially situated outside of the corporate limits of the Town, is uniquely sited to provide a link between two important facilities, the Lovettsville Elementary School and the Lovettsville Community Center. Development of the park area should provide for a variety of active and passive recreation uses to serve a diverse population and should complement the existing facilities at the school and Community Center.

RETIREMENT COMMUNITY

The proposed Lovettsville Retirement Community will consist of 80 independent living units constructed in duplex buildings and a 42-unit assisted living facility. Located at the south entry into the Town at the crossroads of S. Berlin Pike and Lutheran Church Road, the facility will mark a sharp break with the surrounding County countryside, as well as offer the opportunity for developing a community-oriented services hub around this anchor.

REVISED COUNTY PLAN & ZONING SURROUNDING LOVETTSVILLE

Loudoun County revised its comprehensive plan in 2002 and its zoning map and ordinance in early 2003, which had a significant impact on allowable land uses and densities in the area surrounding Lovettsville. The comprehensive plan revision removed the former Urban Growth Area around the Town at the Town's request, and the zoning ordinance & map revisions changed the adjacent zoning from A-3 (permitting one house per 3 acres) to AR-1 (permitting one house per 20 acres with standard grid lots or one per 10 acres if the houses are clustered). The Town's low density residential category was created in part to complement these county zoning map revisions. Together with the opportunity for locating a major park between the Community Center and Elementary School, these projected uses will establish a hard edge between the Town and the adjoining countryside and will moderate demands for public utility services within the projected capability of the Town to provide.

GOALS AND OBJECTIVES

○ GOALS:

- Achieve a balanced land use plan that is designed to retain the small-town character of Lovettsville.
- Consolidate commercial and employment uses in an expanded Town Core which includes the Town Center and which enhances Lovettsville's small town character and human scale.
- Provide pedestrian access between residential neighborhoods and the Town Core.
- Diversify commercial land uses to promote a wider variety of employment opportunities within the Town.
- Ensure adequate open space for protection of the environment and provision of parks and recreation facilities.

○ OBJECTIVES:

- Facilitate the creation of a mixed use Town Center development on existing vacant commercial and residential land in the southwest quadrant of Berlin Pike and West Broad Way.
- Consolidate existing commercial and employment areas along East Broad Way and integrate these areas with the new Town Center project to create a cohesive downtown core.
- Provide adequate buffers between residential and non-residential uses.
- Maintain the existing architectural scale and character of the Town in future development.
- Maintain Lovettsville primarily as a single-family detached residential community.

IMPLEMENTATION

○ POLICIES:

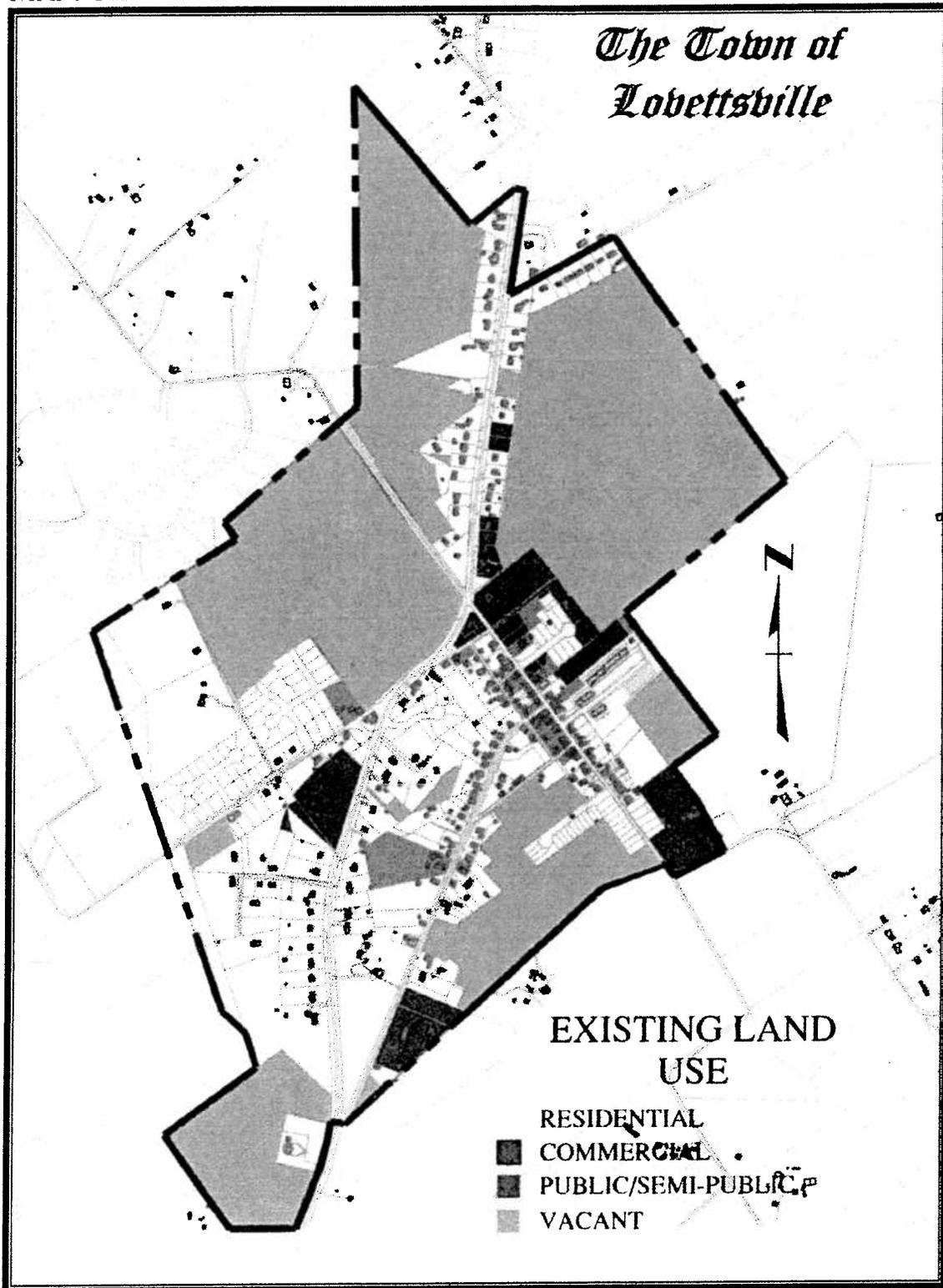
- Assure the consistency of Town development regulations with the goals, objectives and policies of the Lovettsville Comprehensive Plan.
- Match zoning and planned land use with the projected capacity of the Town's utility systems.
- Increase the diversity of housing choices within the Town by providing opportunities for larger lot single-family homes and residential units above commercial uses within the Town Center.
- Require the comprehensive and balanced development of large parcels.
- Encourage landscaping and beautification in existing and new developments.
- Encourage employment uses, which are well designed, adequately landscaped and buffered from adjoining, less intensive uses.

- Prevent the extension of commercial zoning along Berlin Pike or along Broad Way, east of Locust Street.
- Require infill development to be consistent in character to existing adjacent uses.
- Encourage the consolidation of existing scattered commercial uses into the expanded Town Center area.

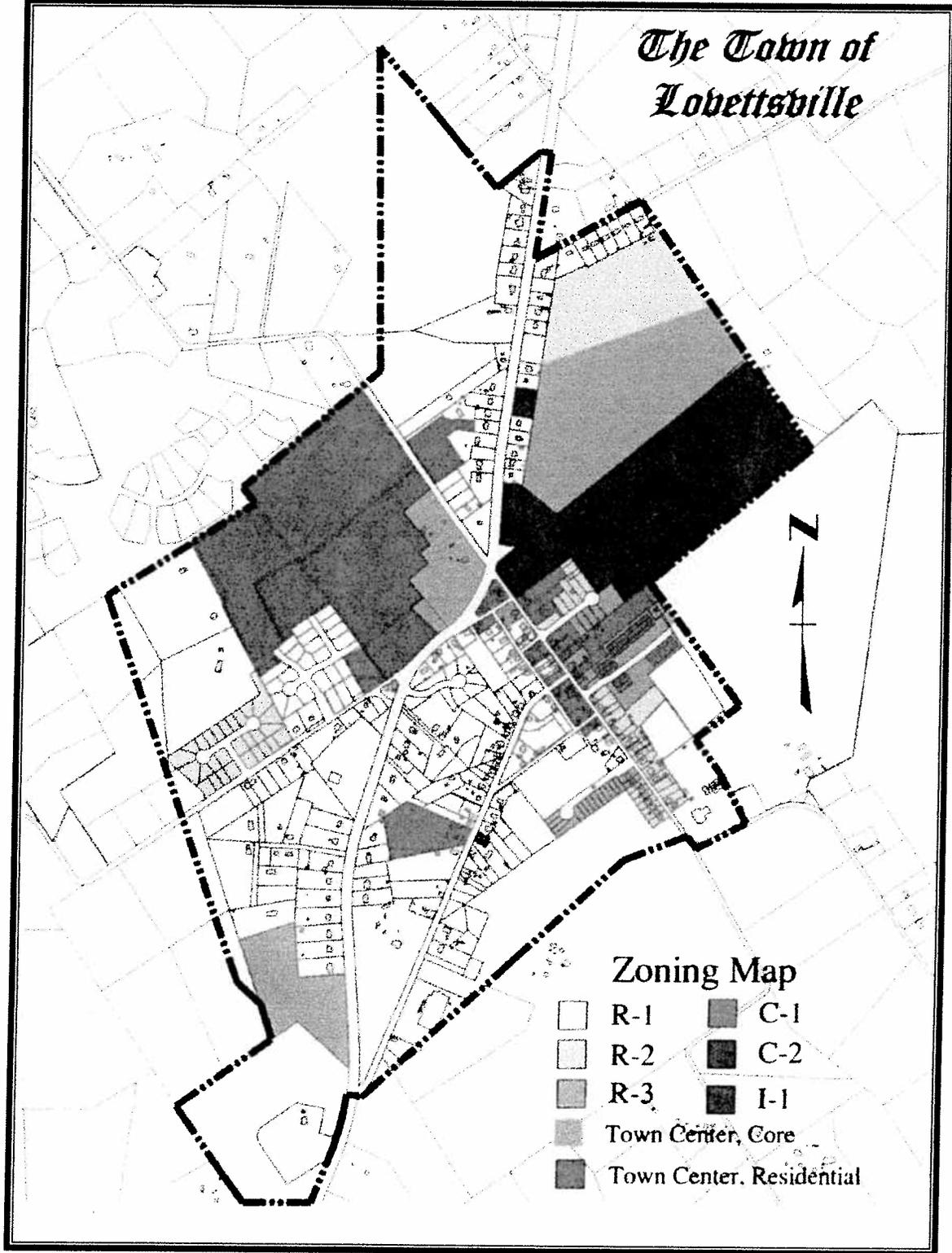
○ ACTIONS:

- Work actively to re-zone inappropriate uses and development densities within and outside the Town limits.
- Work cooperatively with Loudoun County to plan for the two- (2) mile area surrounding the present corporate limits of Lovettsville.
- Conduct an annual review of the Lovettsville Comprehensive Plan.
- Adjust the Town corporate limits to remove partially incorporated parcels from the Town.
- Work cooperatively with Loudoun County for the acquisition and development of parkland to serve the Lovettsville Community.

MAP: VII-1 EXISTING LAND USE MAP

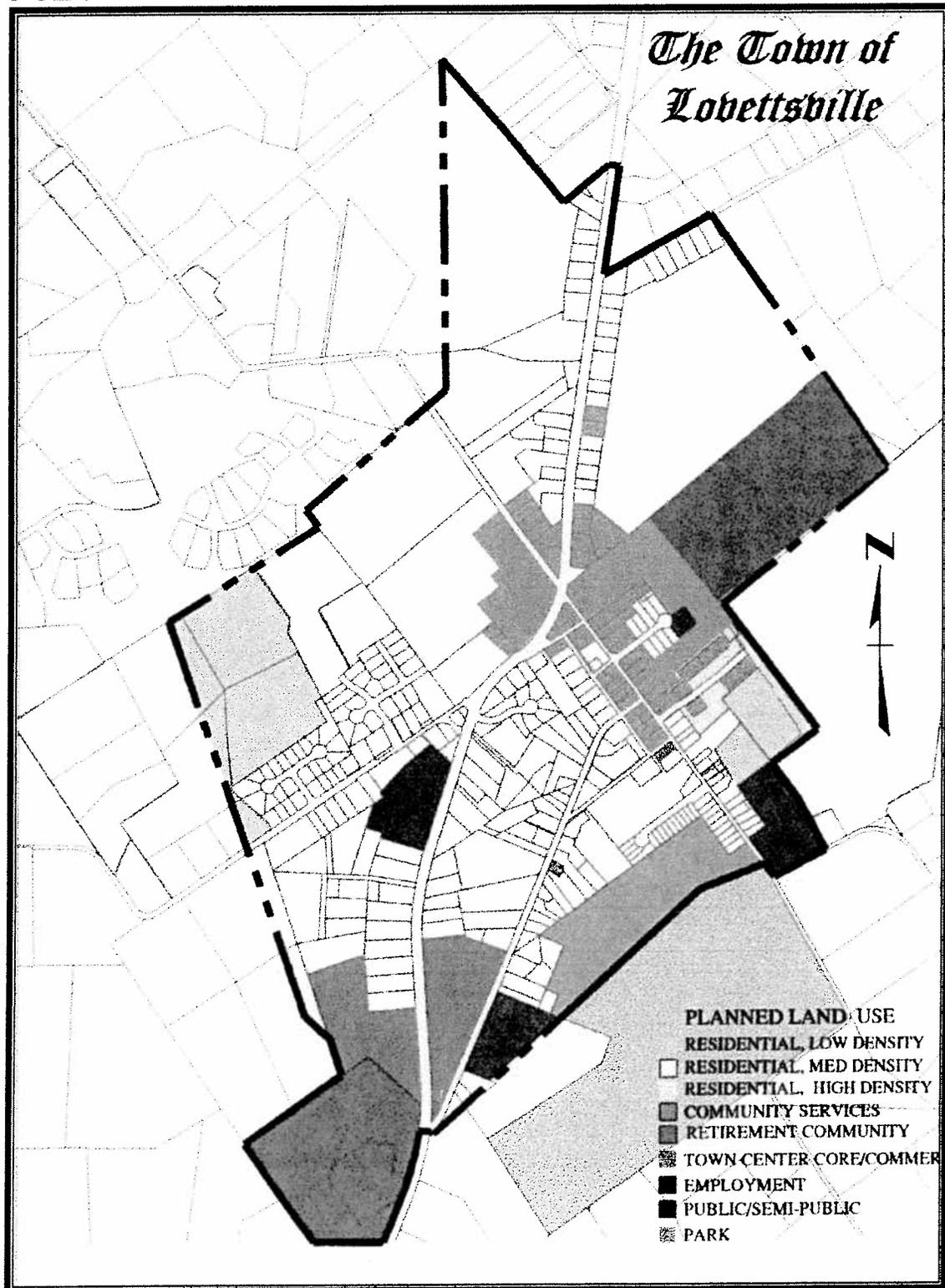


MAP: VII-2 EXISTING ZONING MAP





MAP: VII-3 LAND USE
POLICY



VIII. TRANSPORTATION

EXISTING ROAD NETWORK

An internal network of roads serves the Town of Lovettsville, which has been developed over the course of 150 years. Roads within the Town have rights-of-way, which range in width from 90 feet along portions of South and North Berlin Pike to 30 feet on some streets such as Pennsylvania Avenue and Locust Street. Most of the older roads in Town have a narrow road surface width, less than 20 feet in some cases, but the road width is adequate to handle the existing traffic volume. The Virginia Department of Transportation (VDOT) maintains the public roads within the Town. The Town of Lovettsville does not employ a road maintenance crew.

Primary access to Lovettsville is by Route 287; which connects the Town with Brunswick, Maryland to the north and Route 9 to the south. Other routes of access to the Town are Routes 672 (Lovettsville Road), 673 (Milltown/Irish Corner/Mountain roads and 675 (Frye Farm Road.

Average daily traffic volumes for Route 287 as recorded in 2001 are shown in Table VIII-1.

**TABLE VIII -1: AVERAGE DAILY TRAFFIC VOLUMES
ROUTE 287, LOVETTSVILLE, 2001**

	Annual Average Daily Traffic	4 Tire	Bus	Truck			
				2 Axle	3+ Axle	1 Trailer	2 Trailer
Maryland State Line to Lovettsville	3600	95%	1%	1%	1%	3%	0%
Within Lovettsville	5700	95%	1%	1%	1%	3%	0%
Lovettsville to Route 693 (Morrisonville Rd)	5700	95%	1%	1%	1%	3%	0%

Source: Commonwealth of Virginia, Department of Transportation, Daily Traffic Volumes Including Vehicle Classification Estimates, Jurisdiction Report 53

Average daily traffic volumes for roads within the Town and immediately adjacent to the Town limits, as reported by the Virginia Department of Transportation for 2001, are shown in Table VIII-2.

TABLE VIII-2: AVERAGE DAILY TRAFFIC VOLUME FOR SELECTED ROADS WITHIN AND ADJACENT TO LOVETTSTVILLE 2001

State Route	From	To	Vehicles per day
672	Corp Limits	Yakey Lane	1700
672	Yakey Lane	Rt 15	1500
673	Fry Farm Road	Mountain Road	120
673	Mountain Road	Long Lane	600
673	Long Lane	Georges Mill Road	530
673	Georges Mill Road	West Corp Limits	890
673	West Corp Limits	Berlin Pike	890
673	Berlin Pike	Loudoun Street	2500
673	Loudoun Street	Locust Street	2400
673	Locust Street	Corp Limits	2300
673	Corp Limits	Orrison Road	840
675	Evan Road	Corp Limits	120
675	Corp Limits	Milhovan Dr	440
675	Milhovan Drive	Fox Meadow Drive	430
675	Fox Meadow Drive	Berlin Pike	580

Source: Commonwealth of Virginia, Department of Transportation, Daily Traffic Volumes Including Vehicle Classification Estimates, Jurisdiction Report 53

PLANNED PROJECTS

The Lovettsville Town Center project includes the realignment of Berlin Pike to provide north and southbound one-way travel lanes and the establishment of a town square bounded by Broad Way to the north, Church Street extended to the south and the new one-way travel lanes of Berlin Pike. This project will be completed in conjunction with the construction of Lovettsville Town Center.

The Town has proposed the construction of a bicycle/pedestrian trail adjacent to Berlin Pike. Construction plans are currently being prepared for this project.

Consideration has been given to a by-pass around the Town and it has been determined that routing traffic around the Town is not desirable at this time. Traffic should continue to flow through the Town and steps should be taken to provide for traffic calming measures to slow traffic, including reducing the posted speed limit on Berlin Pike, to the posted speed limits and provide for safe pedestrian travel through Town.

SIDEWALKS & TRAILS

Most of the older streets in Lovettsville lack sidewalks for pedestrian access. Sidewalks for safe pedestrian circulation are provided in areas that have been developed since 1970, such as Lakeview Village and Fox Meadow and the recently completed improvements to South Church Street. Sidewalks are also provided along portions of the east side of Broad Way; however, some of this older sidewalk is in need of repair or replacement.

Also, the Town has been granted TEA-21 and Loudoun County funding to expand the network of sidewalks and footpaths so that the community can stay pedestrian friendly in nature. Sidewalk improvements will need to be planned in conjunction with road and drainage improvements in order to meet VDOT standards.

Loudoun County's adopted trail plan calls for linking the W&OD Trail running to the south in Purcellville, Virginia and the C&O Canal Trail in Brunswick, Maryland. This would afford Lovettsville the possibility of increasing its local tourism business, as the link would most likely come through our Town.

PARKING

Commercial establishments provide off-street customer parking and most residences have off-street parking. The planned Lovettsville Town Center will provide for on-street parking within the commercial core area.

REGIONAL TRANSPORTATION FACILITIES

There are no airports or railroads in the Town. Brunswick, Maryland, two miles north of Lovettsville, is the terminal for weekday commuter trains to and from Washington, D.C. and Martinsburg, West Virginia on the MARC Railroad system. In addition to providing daily commuter trains Monday through Friday, additional trains are provided for special events.

Air transportation is available at Leesburg Executive Airport located approximately 15 miles southeast of Lovettsville and Washington Dulles International Airport located in eastern Loudoun County. Washington Dulles International Airport offers regularly scheduled daily commercial airline service to all parts of the world. The airport has three runways over 10,000 feet in length. Fuel, repair and general aviation services are available as well as charter service, surface transportation, lodging and food.

Leesburg Executive Airport is a major general aviation reliever airport for the Washington metropolitan area. There is also a large general aviation airport in Frederick, Maryland.

COMMUTING DATA

Information on residents' mean travel time to work is shown in Table VIII-3 for Lovettsville and

Loudoun County for the year 2000. This data indicates that workers from Lovettsville have somewhat shorter travel times to work (30.8 minutes) than do workers from Loudoun County in general (35.9 minutes).

**TABLE VIII-3: COMMUTING DATA
LOVETTSVILLE, LOUDOUN COUNTY – 2000
(WORKERS 16 YEARS AND OVER)**

Means of Commuting	Lovettsville		Loudoun County	
	Number	Percent	Number	Percent
Car, truck or van - drove alone	379	75.5	75,323	81.6
Car, truck or van - carpooled	71	14.1	9,035	9.8
Public transportation (including taxicab)	16	3.2	1,344	1.5
Walked	12	2.4	1,132	1.2
Other means	1	0.2	758	0.8
Worked at home	23	4.6	4,723	5.1

Mean travel time to work	30.8 minutes	35.9 minutes
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Source: U.S. Department of Commerce, Bureau of the Census,
2000 Census of Population and Housing

Means of transportation to work is also shown in Table VIII-3 for Lovettsville and Loudoun County for 2000. Lovettsville workers travel by public transportation to a greater extent than do Loudoun County workers in general. The higher use of public transportation by Lovettsville workers (3.2 percent) compared with Loudoun County (1.5 percent) is attributable to the location of the MARC train in Brunswick, Maryland. However, this represented a 1.5 percent drop in the percentage of Town workers using public transportation since 1990, continuing a downward trend since 1980, when the percentage using public transportation was 8.9%.

TRANSPORTATION POLICY AND RELATED ROADWAY IMPROVEMENTS

The road network, illustrated on Map VIII-1, includes new road alignments, which are conceptual in nature. Detailed transportation studies and development plans will determine specific alignments and designs for roads shown on this map.

Road network improvements are planned to increase the safety and convenience of vehicular travel throughout the Town and provide necessary connections to the surrounding area. Planned improvements include a Town Square at the intersection of Berlin Pike and Broad Way, roundabouts at the entrance to Kingsridge Estates and at the intersection of Berlin Pike and Loudoun Street, and other traffic calming measures along Berlin Pike.

ROAD STANDARDS

Existing roads should be improved to a uniform ultimate pavement width except where it would change the character of the Town. For example, expanding Pennsylvania Avenue or East Broad Way to match newer Town roads would harm their immediate neighborhoods and destroy their historic context. In limited circumstances, however, certain road segments may be overwhelmed by traffic. In such instances, consideration should be given to improvements such as increased pavement width where practicable or measures designed to divert traffic where the former is inappropriate.

Curb, gutter, sidewalk and underground drainage systems should be provided for all new roads and for all improvements of existing roads, and should, when possible, maintain the character of the Town. In some cases, for example, narrower roads, no on-street parking, and use of natural storm water management may be appropriate. VDOT has relaxed some of the standards for road sizes as they pertain to older communities and can allow smaller widths for public roads.

GOAL AND OBJECTIVES

○ GOAL:

Provide a safe and adequate transportation system serving automobile and pedestrian traffic, while protecting the historic character and human scale of Lovettsville.

○ OBJECTIVES:

- Develop a safe street and road network.
- Ensure adequate parking for existing and future residential, business and employment uses.
- Ensure adequate sidewalks for existing neighborhoods and new developments.
- Have an intermodal transportation network serving the Town.
- Provide pedestrian linkages to connect existing and new development with major Town facilities and services.
- Provide safe access for bicycle traffic both to and within the Town.

IMPLEMENTATION PLAN

○ POLICIES:

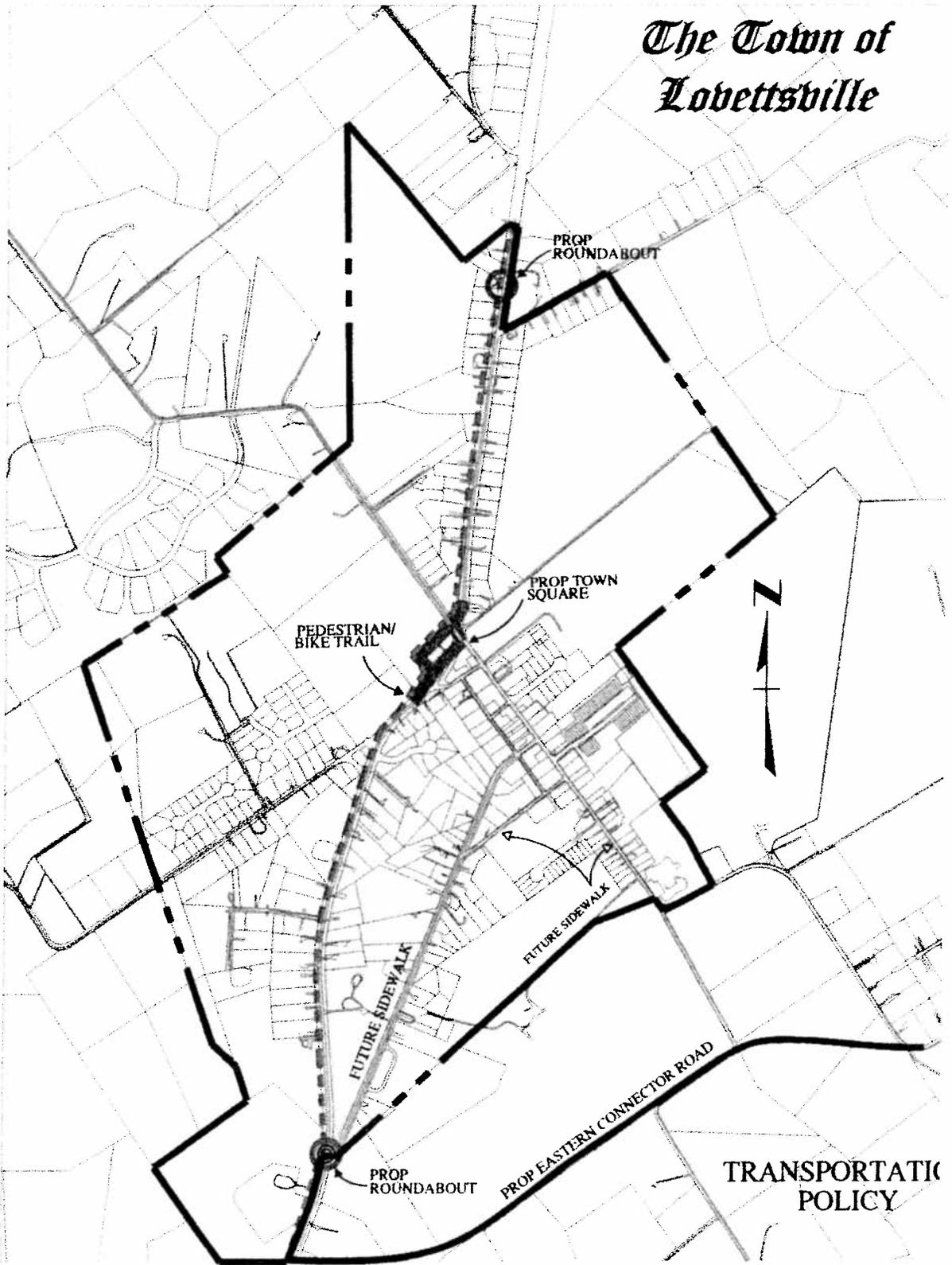
- Review development plans to ensure connections are provided for future road extensions where appropriate.
- Include incentives in Town development regulations for developers to provide offsite improvements, including pro rata share contributions for future improvements.
- Evaluate development proposals to guarantee that adequate road improvements are incorporated into the existing road systems to serve additional demand.
- Promote traffic calming as an alternative to construction of a western bypass around Lovettsville.

○ ACTIONS:

- Work with State and county officials to develop traffic calming measures for Berlin Pike and other heavily traveled Town streets.
- Review and revise off-street parking requirements to reflect actual parking demands of users.
- Establish and fund a pedestrian access installation and improvement program to provide recreational access throughout the developed sections of Lovettsville.
- Work with VDOT to develop appropriate standards for improvement of existing streets that respect Lovettsville's historic, small town character.
- Educate Town residents about available public transportation options.

- Cooperate with Loudoun County and VDOT to encourage construction of an eastern connector road to reduce through traffic in the historic center of Lovettsville.
- Work with VDOT to include East Broad Way and Loudoun Street on the Six-Year Plan for drainage and sidewalk improvements.
- Design and construct attractive and functional entrance features at all major entrances to the Town.
- Review annual traffic volumes on Town roads and, when appropriate, initiate discussion with Loudoun County and Virginia Department of Transportation regarding an alternate route around Town.
- Reduce the posted speed limit on Berlin Pike.

MAP: VIII-1 TRANSPORTATION NETWORK



ACKNOWLEDGEMENTS

In response to an open invitation to the residents of the Town and citizens residing near the Town boundaries, the individuals listed below contributed to the process of Comprehensive Plan review. Their contributions to the revisiting, updating and rewriting of the Town's Comprehensive Plan are deeply appreciated by the Town's representatives and residents.

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John Burroughs	Gordon and Carol Hodgson	Sally Kurtz
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Anne Bruce	Lisa Gillogly	Herbert and Carey Miller
Andrew and Ernestine Iovino	Fred Lyne	Robert Buck
John Burrows	John and Jan Moscarillo	Otto Gutenson
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