



## Loudoun County, Virginia

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### Department of Building and Development

#### Land Engineering Division

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## Technical and Procedural Newsletter

November 22, 2019

**TO:** Members of the Land Development and Engineering Design Community

**FROM:** Alan Brewer, Director, Department of Building and Development

Alaina Ray, Director, Department of Planning and Zoning

*The purpose of this correspondence is to inform the Land Development and Engineering Design Community of technical and procedural updates that have recently transpired. Please distribute this information to applicable personnel within your organization.*

**IN THIS EDITION:** *December 9, 2019 – Buffers and Screening Open House*

### Background:

On November 21, 2019, the Board of Supervisors adopted amendments to the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance) and the Loudoun County Facilities Standards Manual (FSM) in regard to Setbacks, Buffers, Screening, Landscaping and Cemetery Protection, effective January 1, 2020. The amendments were developed in coordination with the Zoning Ordinance Action Group, the Facilities Standards Manual Public Review Committee, and the Heritage Commission. The purpose of the amendments is to 1) ensure the buffering and screening standards of the Zoning Ordinance are appropriate for the intended forms of development throughout the County, 2) provide sufficient flexibility to facilitate innovative site design and enable resolution of common design challenges and constraints, and 3) address a Board Member Initiative to preserve existing and historic cemeteries and burial grounds.

The amendments include a comprehensive re-write of Section 5-1400 of the Zoning Ordinance, Buffering and Screening, including establishment of a new "Plant Unit System" for calculating buffer yard density, new Road Corridor Buffers based on the adjoining street type, revised side and rear Buffer Yard Types, a revised Buffer Yard Matrix, and the establishment of Cemetery, Burial Ground, and Grave Buffers and an expanded administrative waiver and modifications process. The companion FSM amendments ensure consistency between the updated Zoning Ordinance requirements and the corresponding technical design standards of the FSM.

The Department of Planning and Zoning and Department of Building and Development are hosting a **Buffers and Screening Open House on Monday, December 9, 2019, from 4:00 – 6:00 p.m. in the Dulles Room** at the County Government Center at 1 Harrison Street, S.E., Leesburg to

provide an overview of the Zoning Ordinance and FSM amendments. Members of the Land Development and Engineering Design Community are encouraged to attend. The redline text amendments are provided in the [November 21, 2019, Board Staff Report](#).

Please direct any questions pertaining to the Zoning Ordinance amendments to Josh Elkins in the Department of Planning and Zoning at [Josh.Elkins@loudoun.gov](mailto:Josh.Elkins@loudoun.gov) or (703) 777-0652 and questions pertaining to the FSM to Laura Edmonds in the Department of Building and Development at [Laura.Edmonds@loudoun.gov](mailto:Laura.Edmonds@loudoun.gov) or (703) 737-8923.

**APPLICABLE STANDARDS:**

Revised 1993 Loudoun County Zoning Ordinance and Chapters 7 and 8 of the Loudoun County Facilities Standards Manual