

MEMORANDUM

1

To: Loudoun County Planning Commission

From: Judi Birkitt, Deputy Director, Planning and Zoning
Daniel Galindo, Director, Planning and Zoning

Date: February 16, 2023

Re: February 25, 2023, Planning Commission Work Session
**ZOAM-2020-0001, Zoning Ordinance Rewrite –
Introductory Memo and Path Forward**

2011 Election District(s): Countywide

2022 Election District(s): Countywide

PURPOSE: To provide the Planning Commission (Commission) a discussion outline for the February 25, 2023, Work Session and a potential path forward for finalizing the Commission-recommended draft Zoning Ordinance.

BACKGROUND: The Commission held two Public Hearings on the Zoning Ordinance Rewrite project on [August 30, 2022](#), and [January 24, 2023](#). Since the August 30, 2022, Public Hearing, the Commission has discussed the draft Zoning Ordinance during eight Work Sessions, including one parking subcommittee meeting to refine residential parking ratios. During these Work Sessions, the Commission directed staff to revise draft text, and staff is actively making those revisions. Video recordings, staff reports, and meeting minutes for the Commission Work Sessions are available at the following links:

[September 8, 2022](#)

[October 13, 2022](#)

[October 20, 2022](#)

[November 12, 2022](#)

[November 30, 2022](#)

[December 8, 2022](#)

[January 12, 2023](#)

[February 9, 2023](#)

DISCUSSION: Below is a discussion outline for the February 25, 2023, Work Session. This Work Session item has three companion memorandums, numbered 1a through 1c, with each memorandum focusing on specific topics or chapters from the draft Zoning Ordinance.

- 1a. Chapter 8: Signs – Rural Zoning Districts and Villages
- 1b. Chapter 2: Zoning Districts
- 1c. Chapter 3: Uses, Chapter 4: Use-Specific Standards, and Chapter 13: Definitions, focusing on the following uses the public and Commission identified as needing further discussion:
 - Flex Building
 - Data Center
 - Energy Storage
 - Farmers Market
 - Farm
 - Distillery
 - Mobile Vendor
 - Kennel and Dog Grooming
 - Vehicle Service Station/Gasoline Sales
 - Convention/Exhibition Center

As the Zoning Ordinance Rewrite project progresses through Commission and Board of Supervisors (Board) consideration phases, staff continue to review [Public Comments](#) and identify public comment themes. Public comment themes associated with the Chapters or Sections under consideration are outlined in the respective Work Session Memo to assist the Commission with their deliberations.

A Key Change Matrix (Attachment 1) is attached to this item. This matrix summarizes the “key” differences between the existing provisions in the [Revised 1993 Zoning Ordinance](#) and the draft Zoning Ordinance (January 5, 2023, Draft). Key changes are major differences with potential impacts to stakeholders or topics of public interest. The matrix states the reason for the change, findings and recommendations from the Zoning Ordinance Committee (ZOC), associated public input themes from public comments, Commission direction, and staff’s recommendation.

POTENTIAL PATH FORWARD: Table 1 outlines a potential path forward for the Commission to finalize their recommendation on the draft Zoning Ordinance and forward it to the Board. The table also includes future milestones for the remainder of the Zoning Ordinance Rewrite project.

Table 1. Zoning Ordinance Rewrite – Potential Path Forward	
Meeting Date	Topics of Discussion
Planning Commission Parking Subcommittee February 17, 2023	Parking Ratios for smaller lot single-family detached dwellings <ul style="list-style-type: none"> • Section 7.06.02
Planning Commission Work Session March 9, 2023	Nonconformities, Grandfathering, and Vested Rights <ul style="list-style-type: none"> • Section 1.02: Application of Zoning Ordinance • Chapter 10: Nonconformities

Table 1. Zoning Ordinance Rewrite – Potential Path Forward	
Meeting Date	Topics of Discussion
	Section 7.02 Open Space
Planning Commission Work Session March 16, 2023	Section 7.06.02 Parking Ratios – Parking Subcommittee Recommendations from February 17, 2023
	Redevelopment, Infill, and Repurposing (Ch. 4 or Ch.7)
	Other topics identified by the Commission
Late March/Early April Planning Commission Work Session	Finalize Commission-recommended draft Zoning Ordinance
Early Spring 2023	Board Public Hearing on complete draft Zoning Ordinance
Spring-Summer 2023	Board deliberations on draft Zoning Ordinance
Summer 2023	Board adopts draft Zoning Ordinance ¹

ATTACHMENT

1. Key Change Matrix (February 16, 2023)

¹ The Board-adopted Zoning Ordinance will repeal and replace the existing *Loudoun County Zoning Ordinance* (commonly known as the “Revised 1993 Zoning Ordinance”) in its entirety and will be known as the *Loudoun County Zoning Ordinance*. The format of the adopted Zoning Ordinance will be the online interactive platform, enCodePlus.