

MEMORANDUM

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To: Loudoun County Planning Commission
 From: Judi Birkitt, Deputy Director, Planning and Zoning
 Daniel Galindo, Director, Planning and Zoning
 Date: May 15, 2023
 Re: May 18, 2023, Planning Commission Work Session
ZOAM-2020-0001, Zoning Ordinance Rewrite

2011 Election District(s): Countywide

2022 Election District(s): Countywide

PURPOSE: To provide the Planning Commission (Commission) with an overview of its work on the Zoning Ordinance Rewrite (ZOR) to date.

BACKGROUND: The Commission held Public Hearings on the Zoning Ordinance Rewrite project on [August 30, 2022](#), and [January 24, 2023](#), as noted in Table 1.

Table 1. Planning Commission Public Hearing Topics	
August 30, 2022 Commission Public Hearing Topics	January 24, 2023 Commission Public Hearing Topics
Chapter 7: Development Standards Chapter 8: Signs Chapter 10: Nonconformities and Adaptive Reuse (moved to Ch 1 and 4; subsequent sections renumbered) Chapter 10: Procedures Chapter 11: Officials, Boards and Commissions Chapter 12: Definitions and Rules of Interpretation Appendix A: Acronyms Appendix B: Land Development Application Fees	Chapter 1: Introduction Chapter 2: Zoning Districts Chapter 3: Uses Chapter 4: Use-Specific Standards Chapter 5: Overlay Districts Chapter 6: Natural and Environmental Resources § 7.02 Open Space Chapter 9: Attainable Housing Chapter 10: Procedures – Additional Requirements (§§ 10.10.06, 10.10.07, 10.10.09)
Aug. 30, 2022 Staff Report Aug. 30, 2022 Video Aug. 30, 2022 Minutes	Jan. 24, 2023 Staff Report Jan. 24, 2023 Video Jan. 24, 2023 Minutes

Since the August 30, 2022, Public Hearing, the Commission has discussed the draft Zoning Ordinance during 21 Work Sessions, including two parking subcommittee meetings and six uses subcommittee meetings. Staff has continued to refine the draft Zoning Ordinance to respond to public comment and Commission direction received during the Work Sessions.

Table 2 includes Commission Work Session dates, organized by Zoning Ordinance Chapter, with links to respective staff reports, meeting videos, and meeting minutes, to assist the Commission as it prepares to review the complete draft Zoning Ordinance. The Commission has endorsed or conditionally endorsed all Chapters except Chapter 1: Introduction, Chapter 3: Uses, Chapter 4: Use-Specific Standards, Chapter 6: Natural and Environmental Resources, and Chapter 12: Definitions.

Table 2. Planning Commission Work Sessions, by Zoning Ordinance Chapter			
Chapter 1: Introduction			
Work Session	Meeting Video	Meeting Minutes	Endorsement or Conditional Endorsement Date
March 16, 2023 Staff Report	March 16, 2023 Video	March 16, 2023 Minutes	
Chapter 2: Zoning Districts			
Work Session	Meeting Video	Meeting Minutes	Endorsement or Conditional Endorsement Date
Feb. 25, 2023 Staff Report	Feb. 25, 2023 Video	Feb. 25, 2023 Minutes	May 11, 2023
May 11, 2023 Staff Report	May 11, 2023 Video	May 11, 2023 Minutes (in progress)	
Chapter 3: Uses, and Chapter 4: Use-Specific Standards			
Work Session	Meeting Video	Meeting Minutes	Endorsement or Conditional Endorsement Date
Feb. 25, 2023 Staff Report	Feb. 25, 2023 Video	Feb. 25, 2023 Minutes	
March 16, 2023 Staff Report	March 16, 2023 Video	March 16, 2023 Minutes	
March 22, 2023 Staff Report	March 22, 2023 Video	March 22, 2023 Minutes	
March 30, 2023 Staff Report	March 30, 2023 Video	March 30, 2023 Minutes	

Table 2. Planning Commission Work Sessions, by Zoning Ordinance Chapter			
April 10, 2023 Staff Report	April 10, 2023 Video	April 10, 2023 Minutes	
April 25, 2023 Staff Report	April 25, 2023 Video	April 25, 2023 Minutes	
May 11, 2023 Staff Report	May 11, 2023 Video	May 11, 2023 Minutes	
May 18, 2023 Staff Report	May 18, 2023 Video	May 18, 2023 Minutes	
Chapter 5: Overlay Districts			
Work Session	Meeting Video	Meeting Minutes	Endorsement or Conditional Endorsement Date
Feb. 9, 2023 Staff Report	Feb. 9, 2023 Video	Feb. 9, 2023 Minutes	May 11, 2023
May 11, 2023 Staff Report	May 11, 2023 Video	May 11, 2023 Minutes	
Chapter 6: Natural and Environmental Resources			
Work Session	Meeting Video	Meeting Minutes	Endorsement or Conditional Endorsement Date
Feb. 9, 2023 Staff Report	Feb. 9, 2023 Video	Feb. 9, 2023 Minutes	
Chapter 7: Development Standards (Site Development; Open Space; Tree Planting, Replacement, and Preservation; Landscaping, Buffers, and Screening; Light, Noise, and Vibration; Parking; Transportation; Utilities; Owners Associations; Rural Hamlet Development Option A-3 and A-10)			
Work Session	Meeting Video	Meeting Minutes	Endorsement or Conditional Endorsement Date
Feb. 17, 2023 Staff Report (Parking)	Feb. 17, 2023 Video (Parking)	Feb. 17, 2023 Minutes	May 11, 2023
March 23, 2023 Staff Report	March 23, 2023 Video	March 23, 2023 Minutes	
April 15, 2023 Staff Report (Open Space)	April 15, 2023 Video (Open Space)	April 15, 2023 Minutes	
April 15, 2023 Staff Report (Parking)	April 15, 2023 Video (Parking)	April 15, 2023 Minutes	

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May 11, 2023 Staff Report (Open Space)	May 11, 2023 Video (Open Space)	May 11, 2023 Minutes	
Chapter 8: Signs			
Work Session	Meeting Video	Meeting Minutes	Endorsement or Conditional Endorsement Date
Feb. 25, 2023 Staff Report	Feb. 25, 2023 Video	Feb. 25, 2023 Minutes	April 15, 2023
March 9, 2023 Staff Report	March 9, 2023 Video	March 9, 2023 Minutes	
April 15, 2023 Staff Report	April 15, 2023 Video	April 15, 2023 Minutes	
Chapter 9: Attainable Housing			
Work Session	Meeting Video	Meeting Minutes	Endorsement or Conditional Endorsement Date
Feb. 9, 2023 Staff Report	Feb. 9, 2023 Video	Feb. 9, 2023 Minutes	May 4, 2023
May 4, 2023 Staff Report	May 4, 2023 Video	May 4, 2023 Minutes	
Chapter 10: Procedures			
Work Session	Meeting Video	Meeting Minutes	Endorsement or Conditional Endorsement Date
May 4, 2023 Staff Report	May 4, 2023 Video	May 4, 2023 Minutes	May 4, 2023
Chapter 11: Officials, Boards, and Commissions			
Work Session	Meeting Video	Meeting Minutes	Endorsement or Conditional Endorsement Date
October 13, 2022 Staff Report	October 13, 2022 Video	October 13, 2022 Minutes	October 20, 2022
October 20, 2022 Staff Report	October 20, 2022 Video	October 20, 2022 Minutes	
Chapter 12: Definitions			

Table 2. Planning Commission Work Sessions, by Zoning Ordinance Chapter			
Work Session	Meeting Video	Meeting Minutes	Endorsement or Conditional Endorsement Date
October 13, 2022 Staff Report	October 13, 2022 Video	October 13, 2022 Minutes	
October 20, 2022 Staff Report	October 20, 2022 Video	October 20, 2022 Minutes	
February 25, 2023 Staff Report	February 25, 2023 Video	Feb. 25, 2023 Minutes	
May 18, 2023 Staff Report	May 18, 2023 Video	May 18, 2023 Minutes	
Appendices			
Work Session	Meeting Video	Meeting Minutes	Endorsement or Conditional Endorsement Date
October 13, 2022 Staff Report (Acronyms and Fees)	October 13, 2022 Video (Acronyms and Fees)	October 13, 2022 Minutes	October 13, 2022
May 4, 2023 Staff Report (Flexible Regulations)	May 4, 2023 Video (Flexible Regulations)	May 4, 2023 Minutes	May 4, 2023

At the May 18, 2023, Commission Work Session, the Commission will discuss a report from the uses subcommittee and a supplemental report on open space. Following that meeting, staff will incorporate revised text on uses and open space as directed by the Commission. The updated complete draft of the Zoning Ordinance will then be posted for Commission review on May 19.

The next and final Commission meeting on the ZOR is currently scheduled for June 5. At the June 5, 2023, Commission Work Session, it is anticipated that the Commission will finalize its recommendations for the draft text and make a recommendation to the Board of Supervisors.