

ATTACHMENT #6

Additional Zoning Districts Allowing Retail Establishments

RC (Rural Commercial)

Requires a special exception for any use over 10,000 square feet, excludes certain agricultural uses. Section 2-904(A)

CLI (Commercial Light Industry)

Requires a special exception for Retail Sales Establishment. Section 3-904 (T)

PD-CC-NC (Planned Development-Commercial Center-Neighborhood Center)

Requires a special exception for any use over 5,000 square feet. Section 4-204(A)(1)

PD-CC-CC (Planned Development- Commercial Center-Community Center)

May not be feasible due to access requirements. Section 4-206(D)(2)

PD-TC (Planned Development-Town Center)

Lansdowne Village Greens – Retail is limited by proffer to 150,000 square feet, 75,000 square feet are no longer available for development.

One Loudoun Center (portion) – Proffered permitted and special exception uses.

PD-TRC (Planned Development- Transit Related Development)

Moorefield Station – Large Retail would not be supported by the proffered design guidelines and may not be feasible due to minimum height requirement in Inner and Outer core of 35’.

Loudoun Station - Large Retail would not be supported by the proffered design guidelines and may not be feasible due to minimum height requirement in Inner and Outer core of 35’.

Dulles Parkway Center – The maximum amount of retail is limited by proffer.

PD-MUB (Planned Development – Mixed Use Business)

While there are active applications to rezone to PD-MUB there is currently nothing zoned PD-MUB.