

**BOARD OF SUPERVISORS  
BUSINESS MEETING  
ACTION ITEM**

**SUBJECT:** **Resolutions of Intent to Amend: Revised 1993 Loudoun County Zoning Ordinance To: 1) Express Residential Density as the Maximum Number of Dwelling Units Permitted Per Area of Land and 2) Clarify Where Lighting is an Inherent Component of Uses**

**ELECTION DISTRICT:** Countywide

**CRITICAL ACTION DATE:** At the pleasure of the Board

**STAFF CONTACTS:** Mark Stultz, AICP, CZA, Zoning Administrator, Planning and Zoning  
Kenny Young, Acting Director, Planning and Zoning

**PURPOSE:** The purpose of this Action Item is for the Board of Supervisors (Board) to consider initiating amendments to the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance) to: 1) express residential density as the maximum number of dwelling units permitted per acre (or other land area) in the following zoning districts: Agricultural Rural (AR)-1, AR-2, Agriculture (A-10), Agricultural Residential, (A-3), Countryside Residential (CR)-1, CR-2, CR-3 and CR-4, Transition Residential (TR)-10, TR-3, TR-2, TR-1, Single Family Residential (R-1), R-2, R-3, and R-4; and 2) clarify where lighting is considered an inherent permitted component of certain uses even if not specifically included in a use's definition.

**RECOMMENDATION:**

Staff recommends that the Board approve the Resolutions of Intent to Amend in Attachments 1 and 2 of the Action Item.

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**BACKGROUND:**

Staff has recently identified recommended Zoning Ordinance amendments that are not included in the Board of Supervisors (Board) adopted 2018 Zoning Ordinance Amendment (ZOAM) Work Plan. The need for these ZOAMs had not been identified by staff at the time of the preparation of the 2018 Work Plan. Staff considers these ZOAMs to be important and recommends that the Board initiate them at this time. A more detailed description of each ZOAM is provided below.

**I. Express Residential Density as the Maximum Number of Dwelling Units Per Area of Land:**

The policies of the Loudoun County General Plan (revised July 23, 2001, as amended) (Revised General Plan “Plan”) consistently express density as the number of dwelling units permitted per acre. In addition, the Plan defines “density” as follows:

*“The amount of development permitted per acre. It may be expressed in **dwelling units per acre for residential development** or as building square footage per acre (floor area ratio [FAR]) for commercial/ industrial development.” [emphasis added]*

Although the primary purpose of the Zoning Ordinance is to implement the adopted policies of the Plan, certain zoning districts express residential density as something other than the maximum number of dwelling units per acre (or other area of land). County staff has reviewed the Zoning Ordinance and identified all of the zoning districts where density is expressed as something other than the maximum number of dwelling units per area of land and recommends that all such zoning districts be amended to also express density in dwelling units per acre (or other land area) in order to increase consistency with the policies of the Plan.

The Table below lists the zoning districts where density is expressed as something other than the maximum number of dwelling units per area of land and also provides the current requirements intended to limit the number of residential dwelling units permitted in those zoning districts. For all of the zoning districts included, the only principal dwelling unit type permitted is a single family detached dwelling.

| <b>Table 1. Zoning Districts Where Density is Currently Expressed as Something Other Than Dwelling Units Per Area of Land</b> |                            |  |
|---|----------------------------|--|
| <b>Zoning District</b>  | <b>Current Requirement</b> | <b>Other Current, Related Requirements</b> |
| AR-1 Base Density Option<br>Section 2-103(A)(1)   | 1 lot per 20 acres         |  |
| AR-1 Principal Subordinate Option<br>Section 2-103(B)(1)(b)   | 1 lot per 10 acres         |  |
| AR-1 Cluster Option<br>Section 2-103(C)(1)(b)   | 1 lot per 5 acres          |  |
| AR-2 Base Density Option<br>Section 2-203(A)(1)   | 1 lot per 40 acres         |  |
| AR-2 Principal Subordinate Option<br>Section 2-203(B)(1)(b)   | 1 lot per 20 acres         |  |
| AR-2 Cluster Option<br>Section 2-203(C)(1)(b)   | 1 lot per 15 acres         |  |

| <b>Table 1. Zoning Districts Where Density is Currently Expressed as Something Other Than Dwelling Units Per Area of Land</b> |  |   |
|---|--|---|
| <b>Zoning District</b>  | <b>Current Requirement</b>               | <b>Other Current, Related Requirements</b>  |
| A-10<br>Section 2-304(A)  | 10 acre<br>minimum lot size              | “More than one structure housing a permitted or permissible principal use may be erected on a single lot provided that yard, area, and other requirements of this Ordinance shall be met for each structure as though it were on an individual lot.” (Section 2-307(D)) |
| A-3<br>Section 2-404(A)   | 3 acre<br>minimum lot size               | “More than one structure housing a permitted or permissible principal use may be erected on a single lot provided that yard, area, and other requirements of this Ordinance shall be met for each structure as though it were on an individual lot.” (Section 2-406(D)) |
| CR-1 On site well & wastewater<br>Section 2-505(E)  | 1 lot per 40,000 SF<br>Excluding streets |   |
| CR-1 Public sewer or cluster option<br>Section 2-506(A)   | 20, 000 SF<br>Minimum lot size           | Open space required in an amount such that gross density of one lot per 40,000 square feet is maintained based on the overall parcel. (Section 2-506(E))  |
| CR-1 Compact cluster option<br>Section 2-507(A)   | 15,000 SF<br>Minimum lot size            | Open space required in an amount such that gross density of one lot per 40,000 square feet is maintained based on the overall parcel. (Section 2-507(E))  |
| CR-2 On site well & wastewater<br>Section 2-605(E)  | 1 lot per 40,000 SF<br>Excluding streets |   |
| CR-2 Public water or public sewer<br>Section 2-606(F)   | 1 lot per 20,000 SF<br>Excluding streets |   |

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| CR-2 Compact Cluster Option<br>Section 20607(A)   | 10,000 SF<br>Minimum lot size            | Open space required in an amount such that gross density of one lot per 20,000 square feet is maintained based on the overall parcel. (Section 2-607(E)) |
| CR-3 On site well & wastewater<br>Section 2-705(E)  | 1 lot per 40,000 SF<br>Excluding streets |  |
| CR-3 Public Sewer Only<br>Section 2-706(F)  | 1 lot per 15,000 SF<br>Excluding streets |  |
| CR-3 Compact Cluster Option<br>Section 2-707(A)   | 10,000 SF<br>Minimum lot size            | Open space required in an amount such that gross density of one lot per 15,000 square feet is maintained based on the overall parcel. (Section 2-607(E)) |
| CR-4 On site well & wastewater<br>Section 2-805(E)  | 1 lot per 40,000 SF<br>Excluding streets |  |
| CR-4 Public water or public sewer<br>Section 2-806(E)   | 1 lot per 15,000 SF<br>Excluding streets |  |
| CR-4 Public water and public sewer<br>Section 2-807(G)  | 1 lot per 10,000 SF<br>Excluding streets |  |
| TR-10 Lots Existing as of 1/7/2003<br>Table 2-1403(B)   | 0.05 FAR                                 | If subdivided, subject to 1 dwelling unit per 10 acres base density requirement in Section 5-701(C)(1)(a)  |
| TR-3 Lots Existing as of 1/7/2003<br>Table 2-1503(B)  | 0.05 FAR                                 | If subdivided, subject to 1 dwelling unit per 3 acres base density requirement in Section 5-701(C)(1)(b)   |
| TR-2 Lots Existing as of 1/7/2003<br>Table 2-1603(B)  | 0.05 FAR                                 | If subdivided, subject to 1 dwelling unit per 20,000 square feet base density requirement in Section 5-701(C)(1)(c)                                      |

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|---|-------------------------------|--|
| <b>Zoning District</b>  | <b>Current Requirement</b>    | <b>Other Current, Related Requirements</b>   |
| TR-1 Lots Existing as of 1/7/2003<br>Table 2-1703(B)  | 0.05 FAR                      | If subdivided, subject to 1 dwelling unit per 40,000 square feet base density requirement in Section 5-701(C)(1)(d)                                      |
| R-1 Suburban design option<br>Section 3-104(A)  | 40,000 SF<br>Minimum lot size |  |
| R-1 Cluster development (up to 20% lot size reduction)<br>Section 3-105(A)  | 32,000 SF<br>Minimum lot size | Open space required in an amount such that gross density of one lot per 40,000 square feet is maintained based on the overall parcel. (Section 3-105(E)) |
| R-1 Cluster development (20%-50% lot size reduction)<br>Section 3-106(A)  | 20,000SF<br>Minimum lot size  | Open space required in an amount such that gross density of one lot per 40,000 square feet is maintained based on the overall parcel. (Section 3-106(E)) |
| R-2 Suburban design option<br>Section 3-204 (A)   | 20,000 SF<br>Minimum lot size |  |
| R-2 Traditional design option<br>Section 3-205(A)   | 10,000 SF<br>Minimum lot size | Open space required in an amount such that gross density of one lot per 20,000 square feet is maintained based on the overall parcel. (Section 3-205(F)) |
| R-2 Cluster development (up to 20% lot size reduction)<br>Section 3-206(A)  | 16,000 SF<br>Minimum lot size | Open space required in an amount such that gross density of one lot per 20,000 square feet is maintained based on the overall parcel. (Section 3-206(E)) |
| R-2 Cluster development (20%-50% lot size reduction)<br>Section 3-207(A)  | 10,000 SF<br>Minimum lot size | Open space required in an amount such that gross density of one lot per 20,000 square feet is maintained based on the overall parcel. (Section 3-207(E)) |

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| R-3 Suburban design option<br>Section 3-304 (A)   | 15,000 SF<br>Minimum lot size |  |
| R-3 Traditional design option<br>Section 3-305(A)   | 8,000 SF<br>Minimum lot size  | Open space required in an amount such that gross density of one lot per 15,000 square feet is maintained based on the overall parcel. (Section 3-305(F)) |
| R-3 Cluster development (up to 20% lot size reduction)<br>Section 3-306(A)  | 12,000 SF<br>Minimum lot size | Open space required in an amount such that gross density of one lot per 15,000 square feet is maintained based on the overall parcel. (Section 3-306(E)) |
| R-3 Cluster development (20%-50% lot size reduction)<br>Section 3-307(A)  | 8,000 SF<br>Minimum lot size  | Open space required in an amount such that gross density of one lot per 15,000 square feet is maintained based on the overall parcel. (Section 3-307(E)) |
| R-4 Suburban design option<br>Section 3-404 (A)   | 10,000 SF<br>Minimum lot size |  |
| R-4 Traditional design option<br>Section 3-405(A)   | 6,000 SF<br>Minimum lot size  | Open space required in an amount such that gross density of one lot per 10,000 square feet is maintained based on the overall parcel. (Section 3-405(F)) |
| R-4 Cluster development (up to 20% lot size reduction)<br>Section 3-406(A)  | 8,000 SF<br>Minimum lot size  | Open space required in an amount such that gross density of one lot per 10,000 square feet is maintained based on the overall parcel. (Section 3-406(E)) |

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| R-4 Cluster development (20%-50% lot size reduction)<br>Section 3-407(A)  | 6,000SF<br>Minimum lot size | Open space required in an amount such that gross density of one lot per 10,000 square feet is maintained based on the overall parcel. (Section 3-407(E)) |

It has been the consistent administrative practice of the Zoning Administrator to interpret the Zoning Ordinance to permit a maximum of one principal single family detached dwelling unit on a lot in the above referenced zoning districts. This interpretation results in the maximum number of principal residential dwelling units permitted being equal to the maximum number of lots permitted, which is consistent with the policies of the Plan.

In order to ensure that the Zoning Ordinance successfully implements the residential density policies of the Plan and the Zoning Administrator’s consistent administrative practice, staff recommends that a ZOAM be initiated to ensure that residential density requirements are consistently expressed across all zoning districts as the maximum number of **dwelling units** permitted per acre (or other land area), in addition to the current requirements summarized in the table above. This proposed ZOAM will retain the requirements specified in these zoning districts and will not result in a reduction or increase in the number of dwelling units currently permitted, based on current interpretation. Only those zoning districts listed in the table above will be affected by the proposed ZOAM.

**Attachment 1** of this Item includes a Resolution of Intent to Amend the Zoning Ordinance to express maximum residential density for the AR-1, AR-2, A-10, A-3, CR-1, CR-2, CR-3, CR-4, TR-10, TR-3, TR-2, TR-1, R-1, R-2, R-3, and R-4 zoning districts as the maximum number of dwelling units permitted per acre (or other land area). If the Resolution of Intent to Amend is approved, the proposed ZOAM will be prepared and scheduled for a Planning Commission (Commission) Public Hearing and subsequent Board Public Hearing and action as soon as possible.

**II. Clarify Where Lighting is an Inherent Component of Uses:**

The County’s longstanding consistent administrative practice has been to consider certain forms of lighting to be such an inherent component of a use that it did not have to be expressly included in the use’s definition. All such lighting is subject to the Light and Glare Standards in Section 5-1504 of the Zoning Ordinance and the use that the lighting is associated with has to be listed as either a Permitted or Special Exception use in the applicable zoning district. A recent Circuit Court ruling found that the lighting associated with sports fields is not a permitted component of an

existing “Rural Recreation Establishment, Outdoor” use, which is a Permitted (by-right) use. This Circuit Court ruling has called the County’s practice into question.

**Attachment 2** of this Item includes a Resolution of Intent to Amend the Zoning Ordinance to clarify where lighting is considered an inherent permitted component of uses even if not specifically included in a use’s definition so that the County’s longstanding practice may continue to be implemented. If the Resolution of Intent to Amend is approved, the proposed ZOAM will be prepared and scheduled for a Commission Public Hearing and subsequent Board Public Hearing and action as soon as possible.

**ISSUES:** The following is a summary of the issues identified to date.

1. Processing the Proposed Zoning Ordinance Amendments – ZOAG Involvement – Given that the purpose of the proposed ZOAMs is to provide critical clarifications of the Zoning Ordinance, staff is proposing to bring the ZOAMs forward to the Commission and Board Public Hearings for action as soon as possible. Staff recommends sending the amendments to the Zoning Ordinance Action Group (ZOAG) as a courtesy to make them aware of the proposed changes. However, staff does not recommend obtaining referral comments from ZOAG regarding these amendments. ZOAG members will still be able to provide comments through the public process.
2. Written Notice – The purpose of the ZOAM regarding the residential density requirement is only to clarify the existing density requirements of the applicable zoning districts. Because the proposed ZOAM could be interpreted as affecting the maximum residential density permitted in the applicable zoning districts, staff proposes to send written notice of this ZOAM to all affected property owners in accordance with the written notice requirements of the Virginia Code and Zoning Ordinance.
3. Impact to the Adopted 2018 ZOAM Work Plan – If the Board approves the initiation of the proposed ZOAMs, Staff resources will have to be reassigned. Such reassignment of staff resources is likely to have an impact on the timelines for the ZOAMs regarding “State Code Consistency” and “Parking Standards - Administrative Provisions and Quick Fixes” on the adopted 2018 Work Plan.

**FISCAL IMPACT:** If the Board directs staff to initiate the Zoning Ordinance amendments, such amendments can be accommodated with existing staff resources in the Department of Planning and Zoning. The residential density ZOAM will require the cost of postage to mail the written notice of the Commission and Board Public Hearings to all affected property owners.



**ALTERNATIVES:** The Board may:

1. Take no action; or
2. Approve the Resolution of Intent to Amend the Zoning Ordinance in Attachment 1 of the Action Item; and/or
3. Approve the Resolution of Intent to Amend the Zoning Ordinance in Attachment 2 of the Action Item.

**DRAFT MOTIONS:**

1. I move that the Board of Supervisors adopt the Resolution of Intent to Amend the Revised 1993 Loudoun County Zoning Ordinance to Express Maximum Residential Density Consistently as the Maximum Number of Dwelling Units Permitted Per Acre (or Other Land Area) Across All Zoning Districts, provided as Attachment 1 to the Action Item for the Board of Supervisors October 2, 2018, Business Meeting.

I further move that the Board of Supervisors adopt the Resolution of Intent to Amend the Revised 1993 Loudoun County Zoning Ordinance to Clarify Where Lighting is an Inherent Component of Uses, provided as Attachment 2 to the Action Item for the Board of Supervisors October 2, 2018, Business Meeting.

OR

2. I move an alternate motion.

**ATTACHMENTS:**

1. Resolution of Intent to Amend the Revised 1993 Loudoun County Zoning Ordinance to Express Maximum Residential Density Consistently as the Maximum Number of Dwelling Units Permitted Per Acre (or Other Land Area) Across All Zoning Districts.
2. Resolution of Intent to Amend the Revised 1993 Loudoun County Zoning Ordinance to Clarify Where Lighting is an Inherent Component of Uses.

**BOARD OF SUPERVISORS OF LOUDOUN COUNTY**

**RESOLUTION OF INTENT TO AMEND THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE TO EXPRESS MAXIMUM RESIDENTIAL DENSITY CONSISTENTLY AS THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED PER ACRE (OR OTHER LAND AREA) ACROSS ALL ZONING DISTRICTS**

WHEREAS, the Board of Supervisors wishes to initiate amendments to the Revised 1993 Loudoun County Zoning Ordinance (“Zoning Ordinance”) in furtherance of the purposes of zoning as set out in § 15.2-2283 of the Code of Virginia and to further implement the comprehensive plan; and

WHEREAS, the adopted policies of the Loudoun County General Plan (revised July 23, 2001, as amended) (“Revised General Plan”) consistently express residential density in terms of the number of dwelling units per acres; and

WHEREAS, the purpose of the Zoning Ordinance is to implement the Revised General Plan; and

WHEREAS, certain zoning districts under the Zoning Ordinance have maximum residential density requirements that could be interpreted as being something other than the maximum number of dwelling units per acre; and

WHEREAS, the consistent administrative practice of the Zoning Administrator always has been to interpret such residential density requirements as limiting the maximum number of dwelling units per acre; and

WHEREAS, in accordance with and to better implement the policies of the Revised General Plan, the Board of Supervisors wishes to amend the Zoning Ordinance so that all zoning districts consistently express maximum residential density requirements in terms of the maximum number of dwelling units permitted per acre (or other land area);

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors states its intention to amend the Revised 1993 Loudoun County Zoning Ordinance as follows:

1. Amend Section 2-100 et seq., AR-1 Agricultural Rural-1 District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary in order to express maximum residential density requirements as dwelling units per acre (or other land area).
2. Amend Section 2-200 et seq., AR-2 Agricultural Rural-2 District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary to express maximum residential density requirements as dwelling units per acre (or other land area).

3. Amend Section 2-300 et seq., A-10 Agriculture District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary to express maximum residential density requirements as dwelling units per acre (or other land area).
4. Amend Section 2-400 et seq., A-3 Agricultural Residential-2 District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary to express maximum residential density requirements as dwelling units per acre (or other land area).
5. Amend Section 2-500 et seq., CR-1 Countryside Residential-1 District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary to express maximum residential density requirements as dwelling units per acre (or other land area).
6. Amend Section 2-600 et seq., CR-2 Countryside Residential-2 District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary to express maximum residential density requirements as dwelling units per acre (or other land area).
7. Amend Section 2-700 et seq., CR-3 Countryside Residential-3 District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary to express maximum residential density requirements as dwelling units per acre (or other land area).
8. Amend Section 2-800 et seq., CR-4 Countryside Residential-4 District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary to express maximum residential density requirements as dwelling units per acre (or other land area).
9. Amend Section 2-1400 et seq., TR-10 Transitional Residential-10 District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary to express maximum residential density requirements as dwelling units per acre (or other land area).
10. Amend Section 2-1500 et seq., TR-3 Transitional Residential-3 District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary to express maximum residential density requirements as dwelling units per acre (or other land area).
11. Amend Section 2-1600 et seq., TR-2 Transitional Residential-2 District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary to express maximum residential density requirements as dwelling units per acre (or other land area).

12. Amend Section 2-1700 et seq., TR-1 Transitional Residential-1 District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary to express maximum residential density requirements as dwelling units per acre (or other land area).
13. Amend Section 3-100 et seq., R-1 Single Family Residential District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary to express maximum residential density requirements as dwelling units per acre (or other land area).
14. Amend Section 3-200 et seq., R-2 Single Family Residential District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary to express maximum residential density requirements as dwelling units per acre (or other land area).
15. Amend Section 3-300 et seq., R-3 Single Family Residential District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary to express maximum residential density requirements as dwelling units per acre (or other land area).
16. Amend Section 3-400 et seq., R-4 Single Family Residential District, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations as necessary to express maximum residential density requirements as dwelling units per acre (or other land area).
17. Amend such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and to maintain consistency with the foregoing amendments or as otherwise necessary to correct typographical errors, section and subsection numbering, and formatting within, update cross-references to, and further clarify the requirements of, the above -mentioned Articles, Sections, Subsections, and provisions of the Zoning Ordinance.

BE IT FURTHER RESOLVED that (1) these amendments are in furtherance of the public necessity, convenience, general welfare, and good zoning practice; (2) Staff is directed to prepare draft amendments for consideration; and (3) the proposed amendments on these matters be brought forward for notice, hearing, Planning Commission recommendation, and Board of Supervisors' action.

**BOARD OF SUPERVISORS OF LOUDOUN COUNTY**

**RESOLUTION OF INTENT TO AMEND THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE TO CLARIFY WHERE LIGHTING IS AN INHERENT COMPONENT OF USES.**

WHEREAS, the Board of Supervisors wishes to initiate amendments to the Revised 1993 Loudoun County Zoning Ordinance (“Zoning Ordinance”) in furtherance of the purposes of zoning as set out in § 15.2-2283 of the Code of Virginia and to further implement the comprehensive plan; and

WHEREAS, the County’s longstanding consistent administrative practice has been to consider certain forms of lighting to be such an inherent component of a use that it did not have to be expressly included in the use’s definition, and to permit such lighting subject to the Light and Glare Standards of Section 5-1504 of the Zoning Ordinance; and

WHEREAS, a recent Circuit Court ruling called into question the County’s longstanding consistent administrative practice because lighting was not specifically included in a use’s definition; and

WHEREAS, the Board of Supervisors wishes to amend the Zoning Ordinance to implement the County’s longstanding consistent administrative practice and to clarify where lighting is considered an inherent permitted component of uses, and to permit such lighting subject to the Light and Glare Standards of the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors states its intention to amend the Revised 1993 Loudoun County Zoning Ordinance as follows:

1. Amend Section 1-200 et seq., Interpretation of Ordinance, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations in order to clarify where lighting is considered an inherent permitted component of uses.
2. Amend Section 5-600 et.seq., Additional Regulations for Specific Uses, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations in order to clarify where lighting is considered an inherent permitted component of uses.
3. Amend Section 5-1504 et.seq., Light and Glare Standards, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations in order to clarify where lighting is considered an inherent permitted component of uses.
4. Amend Article 8 et.seq., Definitions, of the Zoning Ordinance to establish new, and clarify, revise, and/or delete existing, regulations in order to clarify where lighting is considered an inherent permitted component of uses.

5. Amend such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and to maintain consistency with the foregoing amendments or as otherwise necessary to correct typographical errors, section and subsection numbering, and formatting within, update cross-references to, and further clarify the requirements of, the above -mentioned Articles, Sections, Subsections, and provisions of the Zoning Ordinance.

BE IT FURTHER RESOLVED that (1) these amendments are in furtherance of the public necessity, convenience, general welfare, and good zoning practice; (2) Staff is directed to prepare draft amendments for consideration; and (3) the proposed amendments on these matters be brought forward for notice, hearing, Planning Commission recommendation, and Board of Supervisors' action.