



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

Rural Uses and Performance Standards Phase 2 and Phase 3 Zoning Ordinance Amendment

Transportation and Land Use Committee

July 16, 2019

Phase 2 (ZOAM-2017-0004)

- Resolution of Intent to Amend (ROIA) – April 18, 2018
- ZOAM-2017-0004 Carry-Over Recommendations
 - Eco-Tourism and Farm Based Tourism
 - Wetland Mitigation
 - Recreation Establishment, Indoor
- Outdoor Sports Shooting Range (Community Outreach)

Phase 2: REDC and ZOAG Recommendations

	ITEM	REDC	ZOAG
1	Eco-Tourism and Farm Based Tourism	Support	Support
2	Wetland Mitigation	Support	Support
3	Recreation Establishment, Indoor	Support	Not Support
4	Sport Shooting Range, Outdoor	Not Support	Not Support

Phase 2: Issues and Staff Recommendations

- Should Outdoor Sports Shooting Range be Processed Separate from Phase 2 ZOAM?
 - Community Outreach
 - Delay Other Amendments (Draft text completed)
 - Separate from Phase 2 ZOAM:
 - Comprehensive Overhaul
 - ZOAM
- Staff recommends TLUC forward a recommendation to the Board to separate “Sport Shooting Range, Outdoor” from the Phase 2 ZOAM and process as part of the Zoning Ordinance overhaul.

Phase 3

- Board Directed – April 18, 2019 (REDC, Visit Loudoun, & ZOAG)
- Amendments:
 - Farm Restaurant
 - Distillery, Limited
 - Outdoor Rec. Establishment
 - Agritourism & Agritainment
 - Farm Worker Housing
 - Noise Standards
 - B&B's & Country Inn
 - Camps & Campground
 - Craft Beverages
 - Ag. Operations

Phase 3: REDC, Visit Loudoun, & ZOAG Rec.

	ITEM	REDC	Visit Loudoun	ZOAG
1	Farm Restaurant	Support	Support	Support
2	Distillery, Limited	Not Support*	Support	Support
3	Recreational Establishment, Outdoor	Support	Support	Support
4	Agritourism & Agritainment	Support	Support	Support
5	Farm Worker Housing/Tenant Dwelling	Support	Support	Support
6	Noise Standards	Support	Not Support	Support
7	B&B Homestay & Inn and Country Inn	Support	Not Support*	Not Support*
8	Camp, Boarding & Day and Campground	Support	Not Support*	Not Support*
9	Craft Beverage Manufacturing	Support	Support	Support
10	Agricultural Operations	Support	Support	Support

* At This Time

Phase 3: Issues and Staff Recommendations

- Should the Phase 3 Items be Forwarded to the Board as a ROIA?
 - Separate ZOAM
 - ROIA to Include All Items
 - Comprehensive Overhaul
- Staff recommends that TLUC forward a recommendation to the Board to adopt a ROIA initiating the Phase 3 ZOAM as provided in Attachment 1.