



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

ZOAM-2017-0001 Housing Affordability

Transportation and Land Use Committee

April 22, 2020

ZOAM Process

Draft amendments based on ROIA adopted October 2019

- Result of 3 TLUC Meetings
 - Homebuilding industry meetings
 - Staff recommendations
 - TLUC recommended amendments
 - Permit SFA & MF units when exempt projects voluntarily provide ADUs
 - Increase opportunities to provide accessory dwellings

ZOAM Process (cont.)

Planning Commission Public Hearing (October 2019)

- Recommended approval (7-1-1) with 1 amendment
 - Clarify draft language for MF building ADU Program exemption
 - Also recommended Board direct staff to evaluate deleting ADU Program exemption for MF buildings

Board of Supervisors Public Hearing (December 2019)

- Recommended forwarding to TLUC (8-0-1) with a request for additional information

Amendments to Article 7

- Amendments include, but are not limited to:
 - Decrease number of dwelling units in a project from 50 to 24 for ADU Program to apply
 - Clarify ADU Program exemption for MF dwelling structures with 4 or more stories & an elevator
 - Revise density increase & ADUs required for projects exempt from ADU Program that voluntarily provide ADUs
 - Permit projects in TR-3 & TR-10 Zoning Districts to voluntarily provide ADUs in return for density increase

Amendments to Facilitate Accessory Dwellings

- Reduce maximum size in Suburban & PD Districts to 1,200 SF
- Permit in all zoning districts that permit SFD & SFA dwellings
- Accessory Dwellings will be regulated by:
 - Maximum Size
 - Provision of public sewer or appropriate approvals if private/communal
 - Requirement to provide 1 parking space
 - Lot & Building Standards

Board Requests

Explain how the calculation of increased housing within the proposed ZOAM correlates to the Comprehensive Plan

- Section 7-103(D) introduces ability to voluntarily provide ADUs in TR-3 and TR-10 Zoning Districts in exchange for by-right density increase
 - Resulted from joint ADUAB & homebuilding industry meetings conducted at direction of TLUC
 - Another method to generate ADUs
- Does not result in additional Zoning Ordinance amendments

Board Requests (cont.)

- Section 7-103(D) would allow a density increase of 10%-30% in the TR-3 and TR-10 Zoning Districts in exchange for an equivalent percentage of the density increase to be ADUs

Board Requests (cont.)

Ability to scale both density increase & required percentage of ADUs to between 10% - 30% addressed:

- Homebuilding industry concern
 - 30% ADU requirement would apply regardless of percentage of density increase achieved
- Staff's issue with permitting SFA & MF units when voluntarily providing ADUs
 - This provision would apply in the Transition Policy Area where only SFD unit types are envisioned

Board Requests

- 2019 GP Medium Scenario Residential Development Forecasts for 2021-2040:
 - Potential of 5,840 DUs in the Transition Policy Area
- Approval of 10% to 30% density increase in the TR-3 & TR-10 Zoning Districts:
 - Potential for approximately 360 to 370 additional DUs in the Transition Policy Area

Board Requests (cont.)

Board also requested:

- *Only permit increase in density by a rezoning application & not by-right increases*
- *Remove language referencing the JLMA from proposed amendments*
- *No increase in density be permitted in Transition Policy Area*

Board Requests (cont.)

- Section 7-103(C) currently allows 20% density increase for by-right developments expressly exempt from Article 7 if these developments voluntarily provide 12.5% percent of density increase as ADUs
 - Largely applies to by-right development in R-1, CR-1, TR-1, & JLMA-1 Zoning Districts
 - Allowed in some manner since Article 7 adoption in 1993
- Elimination requires re-advertising & new public hearings

Board Requests (cont.)

- Recommended amendments to Section 7-103(C) include:
 - Revising permitted 20% density increase to 10% - 30% density increase
 - Revising required ADUs from 12.5% to 10% - 30% of density increase
 - % density increase & % ADUs would be scaled
 - e.g., 13% density increase & 13% of increase required to be ADUs

Transition Rules

- Would apply to active preliminary plat (SBPL) & preliminary/record subdivision plat (SBPR) applications
 - Narrow in scope
 - Active SBPL & SBPR applications will be processed under current Article 7 requirements

Housing Affordability ZOAM – Recommendation

- ZOAM consistent with
 - Goals & policies of Loudoun County 2019 General Plan
 - Intent & purpose of Revised 1993 Zoning Ordinance
- Staff recommends approval of ZOAM-2017-0001 & evaluating deletion of MF dwelling structure exemption
- Staff recommends approval of Transition Rules

Alternative Recommendations

- Alternative 1: Recommend to defer further consideration of ZOAM until after Unmet Housing Needs Strategic Plan adoption

Alternative Recommendations

- Alternative 2: TLUC may recommend approval of draft amendments with the following revision(s):
 - **Delete Section 7-103(D)**. *(Section 7-103(D) would allow a density increase for projects in TR-3 & TR-10 Zoning Districts in exchange for ADUs.)*
 - **Revise Section 7-103(C) to reduce the maximum density increase & required ADUs from 30% to 20%**. *(Section 7-103(C) allows density increase in TR-1, R-1, CR-1, & JLMA-1 in exchange for voluntarily providing ADUs).*