



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

Zoning Ordinance Rewrite Project Update

Transportation and Land Use Committee

07/22/2020

Progress (since Sept)



Public Messaging

- loudoun.gov/zoningordinancerewrite
 - Focus areas and timeline
 - Links to ZOAG
 - Documents
 - Free subscription-based blog
 - Periodic press releases



**LOUDOUN
COUNTY**
VIRGINIA

**Planning
and Zoning**

**ZONING ORDINANCE
REWRITE**

UPDATE: FEBRUARY 2020

- The Zoning Ordinance is the primary implementation tool for the 2019 Comprehensive Plan.
- Once rewritten, it will provide an added level of specificity based on the community's vision as expressed in the policies, strategies and actions of the 2019 Comprehensive Plan.
- In addition to implementing the Comprehensive Plan, it is a chance to improve the Zoning Ordinance by addressing opportunities and challenges with existing regulations.
- Input from the Board of Supervisors, Planning Commission, advisory bodies, County departments, community and professional groups, and the public will be factored into the final product.
- The rewrite process is expected to be completed in late 2021.

OPPORTUNITIES FOR INPUT

Monthly meetings of the Zoning Ordinance Action Group are open to the public.

In addition:

Early 2020

- Community and professional groups will participate in an initial round of focus group meetings.
- An online public survey will open in mid-February.

Summer 2020

- A second round of outreach will provide additional opportunities for input.
- A public open house will be held.

Late 2020

- An online platform will allow the public and community groups to provide feedback on draft changes during a 90-day referral period. Written feedback is also acceptable.

2021

- The draft text will be reviewed by the PC and BOS in open meetings where public input is welcome.

Check out the project webpage and sign up to receive email updates:

loudoun.gov/zoningordinancerewrite

Email: zorewrite@loudoun.gov

Phone: (703)777-0246

Community and Advisory Body Engagement Round One – Jan thru July 2020

- Completed 30 in-person and remote focus groups
 - ZOAG, DAAR, ADUAB, Loudoun Water, NVBIA, Historic Village Alliance, Loudoun Chamber, STAC, LCPC, Heritage Commission, REDC, HDRC, NAIOP, HAB, COLT, Save Rural Loudoun, PC, MWAA, Equine Alliance, PEC, Coalition of HOAs, Soil and Water District, Dominion, Rt. 28 Advisory Board, Data Center Coalition, Visit Loudoun
- Online survey for groups that could not meet

Discussion Topics

1. Process
2. Zoning Districts
3. Overlay Districts
4. Uses & Definitions
5. Lot & Building Standards
6. Subdivision Design
7. Performance Standards
8. Landscaping, Screening & Buffering
9. Parking
10. Signs



General Themes from Public Input

Existing Zoning Ordinance	Desired Zoning Ordinance
Complex, difficult to understand and unpredictable	Simple, clear, predictable and applied consistently and equitably
User cannot conduct own research	User can conduct own research
Too reliant on staff interpretations	User-friendly with graphics and tables
Too specific, resulting in too many modifications and waivers	Flexible/room for innovation
Out-of-date and slow to adapt to trending/new uses	Modern/adapts well to trends and new uses
Not aligned with other regulatory documents	Aligned with other regulatory document

NOTE: Summary of input from focus groups by topic, and full list of 918 comments, available in July 22nd TLUC Item

Staff Research and Consultant Deliverables

- Internal staff rewriters meeting weekly
 - Identify revisions necessary to align with 2019 GP
 - Coordinate ZO changes with other efforts (e.g. Unmet Housing Needs Strategic Plan)
- Consultant (WSP) has completed a [code audit](#)
 - Reviewed for consistency and identified conflicts
 - Recommended changes to structure, organization, and content
- WSP has built 75% of online interactive Zoning platform: [EnCodePlus](#)
 - Intelligent search via keyword or GIS map interface
 - Public comment can be provided on draft text changes

Revised Timeline for Next Steps

- Jul 2020 BOS and TLUC updates
- Oct-Dec 2020 Round Two input
- Spring 2021 ROIA at BOS
- Summer 2021 90-day referral review
- Fall 2021 Planning Commission
- Early 2022 Board of Supervisors

Next TLUC update: November 18, 2020