



Loudoun County

VIRGINIA

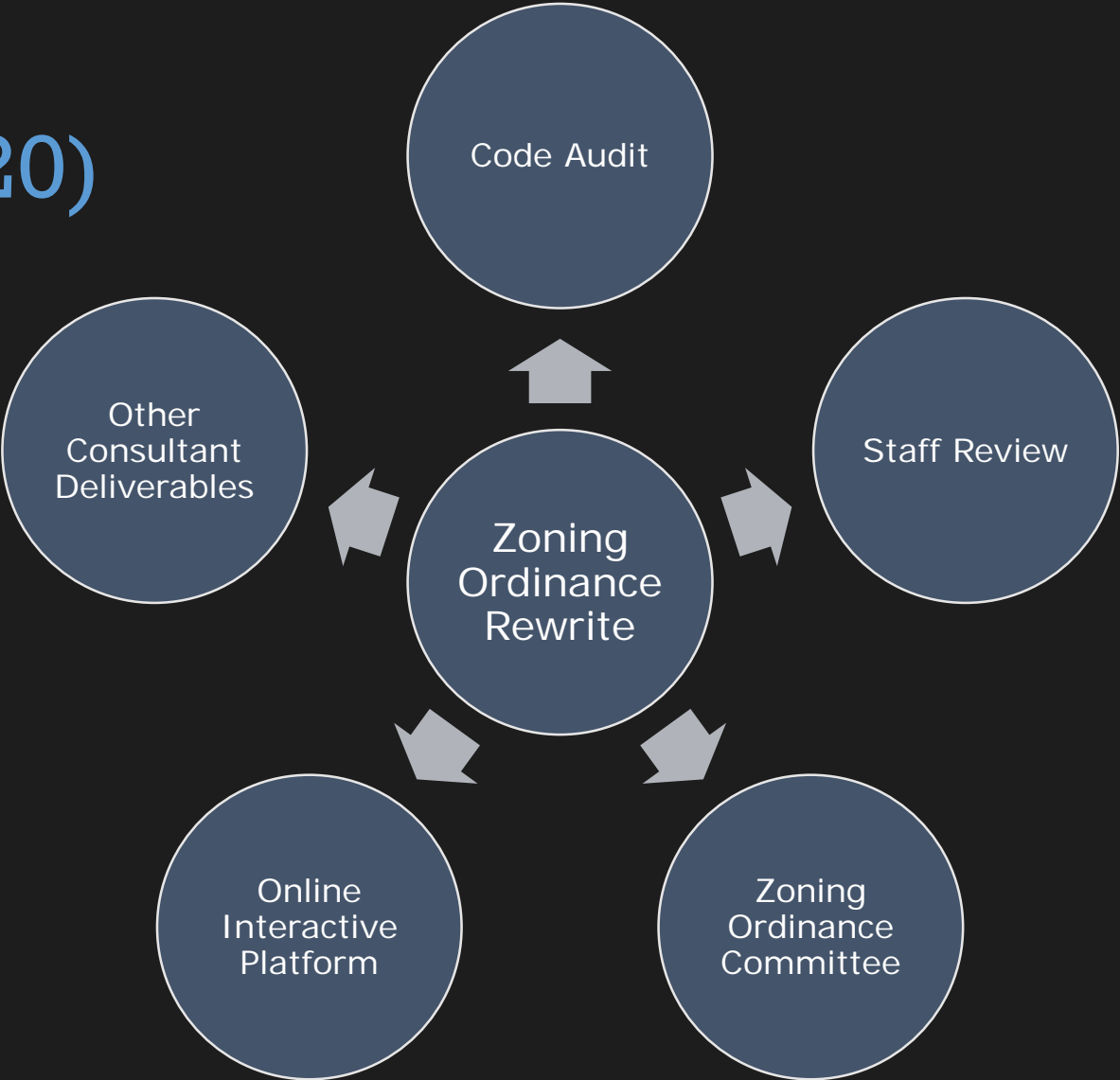
WHERE TRADITION MEETS INNOVATION

Zoning Ordinance Rewrite Project Update

Transportation and Land Use Committee

12/16/2020

Progress (since July 2020)



Code Audit Content

- Third-party evaluation
 - Code structure
 - Districts
 - Development standards
 - Use regulations
 - Code administration process

- Recommendations
 - Usability
 - Modernization
 - 2019 GP alignment



Audit Results: Code Structure

1. Ensure it is user-friendly
2. Make the right things easy
3. Reflect best practices
4. Integrate with other documents

Zoning Ordinance Approaches



Audit Results: Districts

1. Connect 2019 GP place types to zoning districts

2. Simplify and consolidate

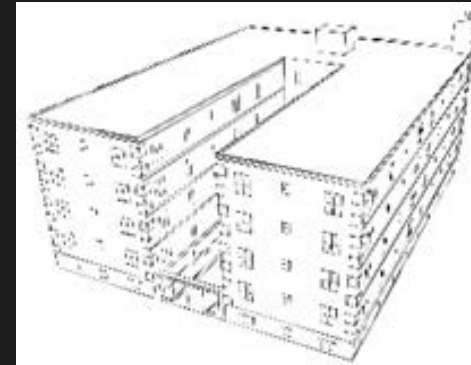
Existing Loudoun Zoning Districts

		No.			No.
Non-Suburban					20
Rural		9	Transition		7
AR-1	Agricultural Rural-1		TR-10	Transitional Residential - 10	
AR-2	Agricultural Rural-2		TR-3 UBF	Transitional Residential - 3	
A-10	Agriculture		TR-3 LBR	Transitional Residential - 3	
A-3	Agricultural Residential		TR-3 LF	Transitional Residential - 3	
CR-1	Countryside Residential-1		TR-2	Transitional Residential - 2	
CR-2	Countryside Residential-2		TR-1 UBF	Transitional Residential - 1	
CR-3	Countryside Residential-3		TR-1 LF	Transitional Residential - 1	
CR-4	Countryside Residential-4				
RC	Rural Commercial				
Joint Land Management Area (JLMA)		4	Suburban		10
JLMA-1	Joint Land Management Area-1		R-1	Single Family Residential	
JLMA-2	Joint Land Management Area-2		R-2	Single Family Residential	
JLMA-3	Joint Land Management Area-3		R-3	Single Family Residential	
JLMA-20	Joint Land Management Area-20		R-4	Single Family Residential	
			R-8	Single Family Residential	
			R-16	Townhouse/Multifamily Residential	
			R-24	Multifamily	
			GB	General Business	
			CLI	Commercial Light Industry	
			MR-HI	Mineral Resources – Heavy Industry	
Special & Overlay					27
Planned District		16	Environmental Impact (overlay districts)		6
PD-H3	-Housing		AIOD	Airport Impact	
PD-H4	-Housing		FOD	Floodplain	
PD-H6	-Housing		MDOD	Mountainside Development	
PD-CC(NC)	-Commercial Center (Neighborhood Center)		TI	Transportation Impact (Reserved)	
PD-CC(CC)	-Commercial Center (Community Center)		QN	Quarry Notification	
PD-CC(SC)	-Commercial Center (Small Regional Center)		LOD	Limestone	
PD-CC(RC)	-Commercial Center (Regional Center)				
PD-OP	-Office Park				
PD-RDP	-Research & Development Park				
PD-IP	-Industrial Park				
PD-GI	-General Industry		Other		5
PD-SA	-Special Activity		VCOD	Village Conservation Overlay District	
PD-TC	-Town Center		Route 28:		
PD-CV*	-Countryside Village		CO	Corridor Office Optional Overlay	
PD-TREC*	-Transit Related Employment Center		PD-CM*	Corridor Mixed-Use Planned Development	
PD-TRC	-Transit Related Center		CB	Corridor Business Optional Overlay	
PD-RV	-Rural Village		CI	Corridor Industrial Optional Overlay	
PD-AAAR	-Active Adult/Age Restricted				
PD-MUB	-Mixed Use Business				
Historic					4
HS	Historic Site		HR	Historic Roadway	
HCC	Historic and Cultural Conservation		HAC	Historic Access Corridor	
Total		61			

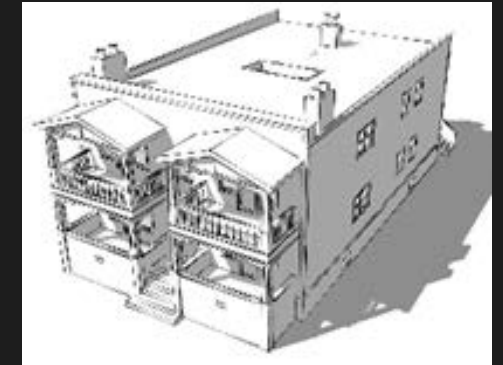
Audit Results: **Development Standards**

1. Emphasize environmental sensitivity
2. Strengthen historic resource preservation
3. Implement 2019 GP environmental policy
4. Broaden affordable housing incentives
5. Illustrate desired product types
6. Focus on site design between districts

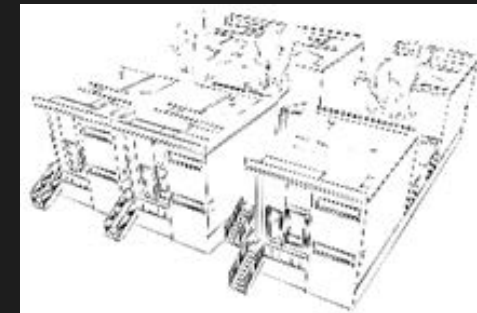
Product Type Illustrations



Courtyard Apartment



Fourplex



Multiplex

Audit Results: Use Regulations

1. Audit the list of uses against industry classifications
2. Collapse land uses and consolidate into one matrix

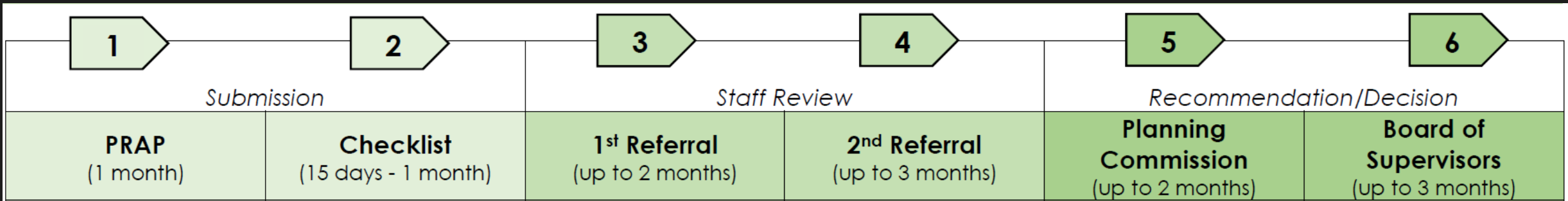
Sample Use Matrix

Land Use	Permit Requirement by Zoning Dis									
	AG	C/OS	R1	R2	R3	R4	PF	O	C-N	C-C
Banks and Financial Institutions										
ATMs								A	A	A
Banks and Credit Unions								A		A
Check Cashing Shops/Payday Loans										MUP
Business Services								A		A
Cemetery		CUP	CUP	CUP	CUP	CUP	CUP			
Commercial Recreation - Large Scale							PC			CUP
Commercial Recreation - Small Scale								MUP	MUP	A
Day Care Center			MUP	MUP	MUP	MUP	MUP	A	A	A
Eating and Drinking Establishments										
Bars, Live Entertainment, and Taverns										MUP
Restaurant									A	A
Restaurant with Late Hour Alcohol Service									MUP	MUP
Food and Beverage Sales										
General Market									A	A
Convenience Store				MUP	MUP	MUP			A	A
Produce Stand	MUP	MUP							A	
Liquor Store									MUP	MUP
Food Preparation										
Funeral Parlors and Internment Services							MUP	MUP		
Instructional Services							MUP	CUP	MUP	M/A
Maintenance and Repair Services										

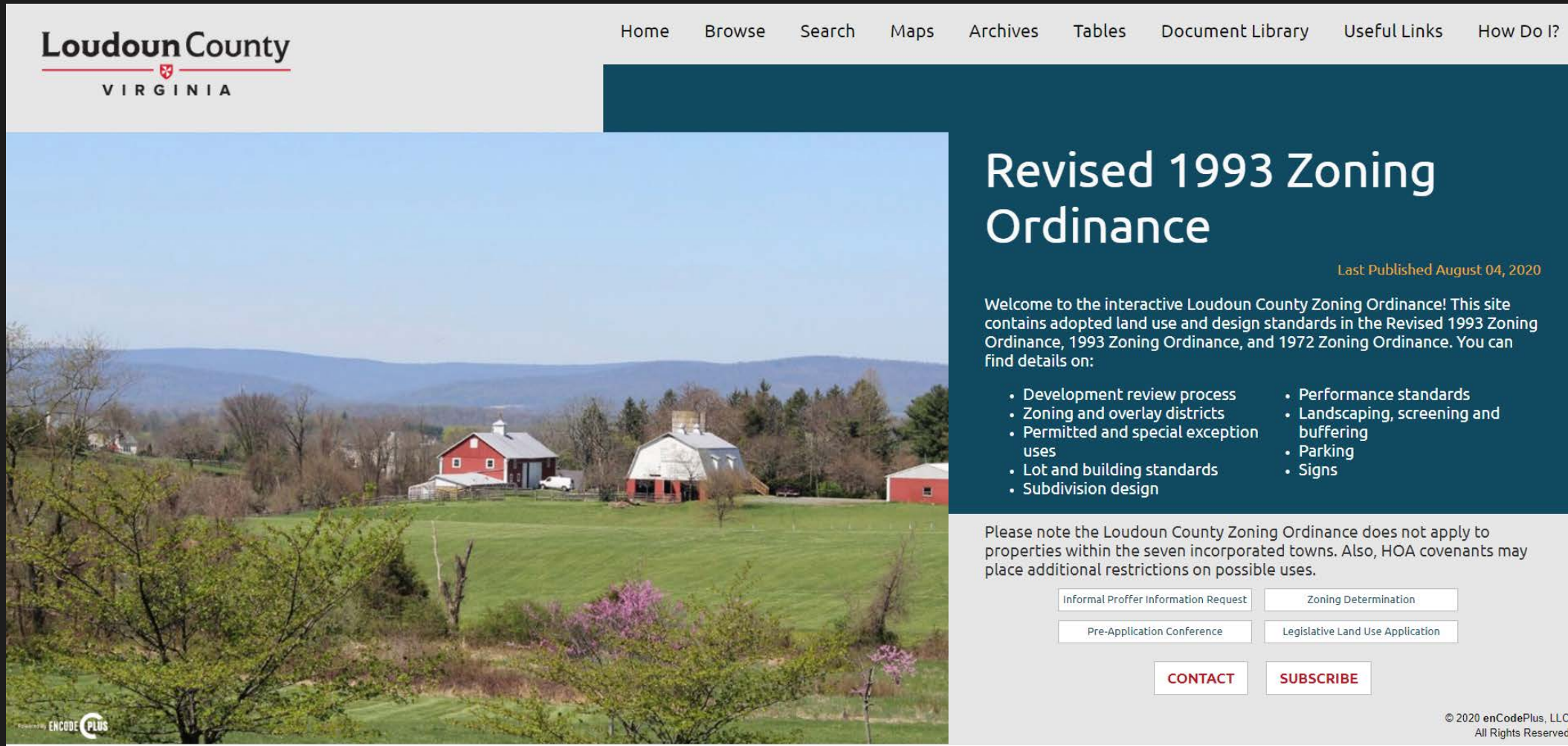
Audit Results: Code Administration

1. Streamline processes
2. Gather critical application information as early as possible

Loudoun Legislative Application Process



Online Zoning Platform: enCodePlus



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Revised 1993 Zoning Ordinance

Last Published August 04, 2020

Welcome to the interactive Loudoun County Zoning Ordinance! This site contains adopted land use and design standards in the Revised 1993 Zoning Ordinance, 1993 Zoning Ordinance, and 1972 Zoning Ordinance. You can find details on:

- Development review process
- Zoning and overlay districts
- Permitted and special exception uses
- Lot and building standards
- Subdivision design
- Performance standards
- Landscaping, screening and buffering
- Parking
- Signs

Please note the Loudoun County Zoning Ordinance does not apply to properties within the seven incorporated towns. Also, HOA covenants may place additional restrictions on possible uses.

[Informal Proffer Information Request](#) [Zoning Determination](#)
[Pre-Application Conference](#) [Legislative Land Use Application](#)

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Upcoming Project Milestones

- Jan 2021 Monthly ZOC meeting
- Nov 2020 – Mar 2021 Round Two input
- Spring 2021 ROIA at BOS
- Summer 2021 First draft text changes
- Summer 2021 Round Three input (90-day referral)
- Fall 2021 Planning Commission
- Early - Mid 2022 Board of Supervisors

Next TLUC update: April 2021