

ZOC Comments - Use-Specific Standards Section 3.06 8/18/21-8/23/21

| ID | Section |
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| #3197 | 3.06.07.07 Telecommunications Facility |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Input from people involved in stopping AT&T's plans on Short Hill: "The top of a monopole or antenna should not exceed the elevation of the ridgeline." Thus the pole must be put further downslope. I concur. |
| #3108 | 3.06.05.05 Assembly |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.05.05 Assembly Since a SPEX is required, I have no comments. I favor as much legislative overview as possible, and that sort of approval means it is not necessary to foretell the future (when some uses may become an irritant) or to cover every detail and eventuality in the zoning ordinance. |
| #3107 | 3.06.05.03 Agricultural Education or Research |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.05.02 Agricultural education and research This speaks of customers and visitors, yet the definition implies a focus on education, presumably of individuals. This is inconsistent. Moreover, why is this here; is it needed? Perhaps the simplest correction is to require a SPEX. |
| #3106 | 3.06.05.02 Agricultural Cultural Center |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.05.02 Agricultural cultural center Why is this here? Suggest deleting this use. |
| #3105 | 3.06.05.01 Amphitheater |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.05.01 Amphitheater Suggest limiting hours of operation. No other comments since a SPEX is required and I'm satisfied that applications will thus be scrutinized. |
| #3104 | 3.06.04.19 Snack or Beverage Bars |

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| <p>By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021</p> | <p>3.06.04.19 Snack bars As defined, this could include major chain operations, especially Starbucks, to open anywhere in the RPA on a by-right basis. Addressing this might best be done in the Definitions section, by saying franchises and chains are not included. To reinforce this, change the name of the use to "Snack bars - Locally owned." I would also suggest that a snack bar require a SPEX.</p> |
| #3380 | 3.06.04.19 Snack or Beverage Bars |
| <p>By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021</p> | noted |
| #3103 | 3.06.04.18 Small Business, Agricultural and Rural |
| <p>By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021</p> | <p>3.06.04.18 Small Business D. 3 & 4. Repair businesses and contractors could be problematic. Suggest treating them differently, with beefed-up screening, limits on outdoor storage, perhaps addressing noxious odors, etc.</p> |
| #3377 | 3.06.04.18 Small Business, Agricultural and Rural |
| <p>By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021</p> | noted |
| #3102 | 3.06.04.17 Restaurant |
| <p>By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021</p> | <p>Restrict heights to one story (In fact, the performance standards for just about every use should specify a height limit, which could vary between zoning districts.)</p> |
| #3371 | 3.06.04.17 Restaurant |
| <p>By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021</p> | noted |
| #3101 | 3.06.04.17 Restaurant |
| <p>By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021</p> | <p>3.06.04.17 Restaurant The Uses table has sit-down restaurants and take-oy restaurants. Why aren't there separate performance standards here? C. Limit hours to 10 PM on weekdays.</p> |
| #3372 | 3.06.04.17 Restaurant |

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| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted. will work to align standards with use tables. |
| #3100 | 3.06.04.16 Personal Services |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.16 Personal Services Shouldn't this also include hair salons, barber shops, spas? Shouldn't the performance standards include size limits? |
| #3368 | 3.06.04.16 Personal Services |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | The proposed "personal services" definition will include those uses as well. This existed in Article 8 - Definitions previously and contained standards that needed to be removed from definitions. Size limits and other standards are open for discussion. |
| #3099 | 3.06.04.14 Kennels/Indoor Kennels |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.15 Kennels B.1. Many kennels have "dog doors" opening into very small outside enclosures, with wire walls and roofs. This seems reasonable but would be forbidden by this section. Much more importantly, there should be a maximum size, either number of animals or square footage. |
| #3364 | 3.06.04.14 Kennels/Indoor Kennels |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3098 | 3.06.04.13 Farm Markets |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | E.1. Should be 10% of the indoor sales area. Strongly suggest a separate use - "Farm market small scale" perhaps defined as less than one acre total space including parking, 500 sf maximum indoor space and 500 sf maximum outdoor sales space. This lets individuals to set up small shops or stands to sell their mown products. There are examples of this in various places. |
| #3361 | 3.06.04.13 Farm Markets |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | see #3097 |
| #3097 | 3.06.04.13 Farm Markets |

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| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | E.1. Should be 10% of the indoor sales area. Strongly suggest a separate use - "Farm market small scale" perhaps defined as less than one acre total space including parking, 500 sf maximum indoor space and 500 sf maximum outdoor sales space. This lets individuals to set up small shops or stands to sell their mown products. There are examples of this in various places. |
| #3362 | 3.06.04.13 Farm Markets |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3096 | 3.06.04.13 Farm Markets |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.13 Farm markets Unnecessary underlining in several places. |
| #3363 | 3.06.04.13 Farm Markets |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | agreed. will clean up. |
| #3095 | 3.06.04.12 Farm Machinery |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.12 Farm machinery This section needs further development to include considering inside sales/service and outdoor sales-display and storage areas. Lighting standards would be good. I assume that there is no need to refer to signage since it would be controlled by that ordinance. |
| #3359 | 3.06.04.12 Farm Machinery |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3094 | 3.06.04.11 Drive-through Facilities Associated With Banks, Financial Institutions and Pharmacies |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.11 Banks etc. with drive-through lanes. "C" is an incomplete sentence. |
| #3358 | 3.06.04.11 Drive-through Facilities Associated With Banks, Financial Institutions and Pharmacies |

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| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3093 | 3.06.04.10 Craft Beverage Manufacturing |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | B.1.a Tasting rooms. Suggest this language: "Indoor and outdoor facilities, collectively, for tasting rooms and ..." As drafted, indoor rooms have a maximum size but outdoor seating does not have a size limit. Suggest specifying maximum hours of operation. |
| #3355 | 3.06.04.10 Craft Beverage Manufacturing |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3092 | 3.06.04.10 Craft Beverage Manufacturing |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.10 Craft beverage manufacturing Suggest removing "manufacturing" from the title since sales and consumption are allowed. |
| #3356 | 3.06.04.10 Craft Beverage Manufacturing |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3091 | 3.06.04.09 Convenience Stores |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.09 Convenience store Suggest specifying hours of operation, even if it's open 24 hours per day. |
| #3351 | 3.06.04.09 Convenience Stores |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3090 | 3.06.04.08 Commercial Nursery |

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| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.08 Commercial nursery 3.06.04.08. B. On-site production should not be a requirement. 3.06.04.08.D.2. Accessory products sales area is not to exceed 25% of the “gross sales area.” That’s an undefined term; is it indoor or outdoor area? Again, an example of lack of drafting precision. |
| #3349 | 3.06.04.08 Commercial Nursery |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | language is carry-over and reorganized from existing 5-605. Open to discussion. |
| #3088 | 3.06.04.07 Child Day Care |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.07.C Child care Suggest limits on number of children. |
| #3347 | 3.06.04.07 Child Day Care |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | to clarify, are you suggesting a limit on the number of children at or above the age of 13? |
| #3087 | 3.06.04.07 Child Day Care |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.07.B Child day homes There’s an unnecessary quotation mark in B 2. A “P” is missing in the first line of B 5 and unnecessary underlinings in B 9 and B 13. |
| #3348 | 3.06.04.07 Child Day Care |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | we will fix that presently. |
| #3086 | 3.06.04.06 Business Support Services |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.06 Business support services Suggest a one-story height limit. Suggest that outdoor storage be required to be fenced (with screening fencing) as well as buffers. Suggest specific standards for outdoor storage, probably district-by-district. This use could get out of hand - visualize a parking lot with 20 or more service trucks. |
| #3345 | 3.06.04.06 Business Support Services |

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| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3085 | 3.06.04.05 Building Maintenance Services |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.05 Building maintenance Add more performance standards, especially FAR. Suggest a one-story height limit. |
| #3344 | 3.06.04.05 Building Maintenance Services |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | yes, more standards to come. |
| #3084 | 3.06.04.04 Banquet/Event Facility |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.04 Banquet and event facilities Hours of operation - should cease at 10:00 PM weekdays. |
| #3342 | 3.06.04.04 Banquet/Event Facility |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3083 | 3.06.04.03 Auction House |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.03 Auction house Suggest four different classifications: Auction - animal; Auction - equipment; Auction - vehicles; and Auction - personalty. ("Personalty" is a legal term but it picks up everything from art to zithers.) Each of these have unique characteristics. However, since a SPEX or a ZOAM is required in the RPA, this suggestion is more important in the UPA and SPA. |
| #3338 | 3.06.04.03 Auction House |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3082 | 3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop |

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| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.02.c.1 Size of lot: 1 acre works in ARN and ARS but is too large elsewhere. Simply include these in the general retail category. |
| #3329 | 3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3081 | 3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.02 Antique store, art studio, etc. In the Uses table, an art studio is in the Public/Civic/Institutional category. In that Uses table I do not see “antique store,” “art gallery” or “craft shop.” These could simply be part of “retail, general” in the Uses table. Art studios should be permitted in ARN and ARS. Art galleries of less than 500 sf should be permitted in ARN and ARS if there are an accessory use to an art studio. Art studios should be limited to 2 artists; more should require an MPEX. (Hill High would be an example.) |
| #3331 | 3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3080 | 3.06.04.01 Animal Hospital |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.04.01 Animal Hospital A SPEX is required in ARN and ARS. There are important equine clinics in ARN and ARS. Instead of requiring a SPEX, I suggest a MPEX if the facility is for equines or farm animals rather than for domestic pets. Where are the suggested standards for kennels and vets? Where are suggested standards for adult and child day care? For banks? |
| #3327 | 3.06.04.01 Animal Hospital |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted. kennels and child day care are within this section. Adult day care and banks did not have existing standards in the ZO. Can be considered if necessary. |
| #3079 | 3.06.03.04 Guest Farm or Ranch |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.03.03 Guest Farm B. Size. Rooms are rented, not leased. This illustrates the lack of clarity and accuracy in many sections of the text. Given the lack of many performance standards, I suggest that a SPEX be required. |

| ID | Section |
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| #3324 | 3.06.03.04 Guest Farm or Ranch |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3078 | 3.06.03.02 Camp, Day and Boarding |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.03.01 and .02 Camps Suggest requiring fire and health departments' approval. Suggest a one-story height limit for all structures. |
| #3314 | 3.06.03.02 Camp, Day and Boarding |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3077 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | G. Rural Resort G.6. Golf courses? Swimming pools? Ball fields? Weak noise restrictions? Currently a rural resort requires a MPEX in ARN and ARS. Insanity!!! This absolutely should require a SPEX at a minimum. I'd much prefer to delete it as a permitted use so that a ZOAM is required. A SPEX is required for a large camp, which doesn't allow such uses, so logically a SPEX would be the minimum standard for a rural resort. Lansdowne approximates the character of a rural resort. Would we ever want to allow a Lansdowne to plo down in western Loudoun without BoS approval and extensive public input? |
| #3307 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3076 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | ZOC should have a good discussion about what a country inn could be and how one should be restricted. Other vague uses also need solid discussion - rural retreats is an example. |

| ID | Section |
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| #3308 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | rural resort replaces rural retreat |
| #3075 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | F. Country Inn F.1.a. There really needs to be a maximum size for a country inn!!! F.1.b. allows multiple structures. This was misused on Route 9 to building a multi-structure on a by-right basis. Suggest requiring a SPEX if there are to be multiple buildings. F.2.f. The limits on restaurant size are almost meaningless: On a 20-acre site with a .04 FAR, the inn could be 35,000 sf and the restaurant could be 17,000 sf. This would be a huge restaurant. I suggest a maximum restaurant/prep size of 6,000 sf regardless of the size of the lot. F.6. Noise. Use the same restrictions as for the B&B's: No outdoor music between 11PM and 10AM on weekends and 10PM to 10AM weekdays. A country inn can be a huge project with many impacts on the county. They are suggested to be by-right or require a MPEX. I suggest a SPEX for country inns given the potential consequences. Uses like this are why my concept of "sunset zoning" is wise. |
| #3309 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3074 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.06.03.01 B&B et seq B. Shouldn't Health Department approval also be required? C. Why allow any parties above the maximum??? E. B & B Inn can have up to 10 rooms. This suggests purpose-built buildings, not use of a home. I would delete this category and increase the maximum number of rooms in B&B Homestay from 4 to 6. Subparagraph 'd' in B&B Homestay and 'f' in B&B Inn forbids food service. I suggest also forbidding the operator from providing alcohol. |
| #3311 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |

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| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | The HD approval is required for all zoning permits. We will ensure the references are consistent. The private party maximum is on a daily basis, versus a by-right number of times that may exceeded per year. This mirrors the special event permits. Noted re: providing alcohol. |
| #3073 | 3.06.08.04 Brewery, Limited |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | D.1. Limit this to 100 persons. Breweries are a great rural economy use, but let's not turn western Loudoun into Party Central with large gatherings. |
| #3072 | 3.06.08.04 Brewery, Limited |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | I continue to believe that breweries and wineries should be in the Food & Beverage section, not in Agriculture. |
| #3070 | 3.06.08.06 Winery, Commercial |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Suggest no commercial wineries in the MDOD |
| #3069 | 3.06.08.06 Winery, Commercial |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Require that these be located on the larger paved rods, however they roads are classified. |
| #3068 | 3.06.08.06 Winery, Commercial |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Where is "farm winery"? |
| #3067 | 3.06.08.05 Wayside Stands |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Suggest size limit of 1,000 sf. Suggest allowing 50% of products to be from 3rd party sources. These are not "farm markets," but simple stands and should be encouraged. Suggest signage and lighting standards. |

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| #3066 | 3.06.08.02 Agriculture Support Uses (Direct Association with On-Site Agricultural Activity) |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Suggest 10 acres for equestrian event facility and 15 acres for livery stable. |
| #3065 | 3.06.08.02 Agriculture Support Uses (Direct Association with On-Site Agricultural Activity) |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | I don't see section 5.07.03.A.6, Buffers, but regardless there should be NO buffer requirement for barns, run-ins, sheds, etc. in the RPA. |
| #3063 | 3.06.08.02 Agriculture Support Uses (Direct Association with On-Site Agricultural Activity) |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Where is this defined? Is the intent that this be for barns, etc.? |
| #3062 | 3.06.08.02 Agriculture Support Uses (Direct Association with On-Site Agricultural Activity) |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Suggest 10 acre minimum for equestrian event center and 15 acre minimum for livery stable. |
| #3061 | 3.06.08.01 Agriculture, Horticulture and Animal Husbandry |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | D. Very sloppy language makes this hard to understand. |
| #3060 | 3.06.08.01 Agriculture, Horticulture and Animal Husbandry |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | C - Conservation Farm Plan -- is serious overkill. Delete it. |
| #3058 | 3.06.08.01 Agriculture, Horticulture and Animal Husbandry |

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| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | B.2. Suggest minimum lot of 3 acres. |
| #3056 | 3.06.07.07 Telecommunications Facility |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Telecommunication towers - suggest same language on location/elevation as I suggested for monopoles - keep them away from ridgelines. |
| #3054 | 3.06.07.07 Telecommunications Facility |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | The intent of 3.o is good but the language needs work. I suggest prohibiting any monopole from locating at an elevation within 20 feet of the ridgeline. |
| #3053 | 3.06.07.07 Telecommunications Facility |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 3.c. A 199 foot height? Insane! |
| #3052 | 3.06.07.07 Telecommunications Facility |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Delete 1.d. AT&T is promoting a first-responders service that requires monopoles. It could simply offer free service to, say, a volunteer fire department in return for co-locating a monopole. AT&T could then build whatever it wished, with no public review. (This is a lesson-learned from the Short Hill situation.) |
| #3049 | 3.06.07.07 Telecommunications Facility |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | 1.j. A max height of 199' seems crazy |
| #3048 | 3.06.07.07 Telecommunications Facility |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | d. should say max diameter of dish antennae is 6' |

| ID | Section |
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| #3047 | 3.06.07.07 Telecommunications Facility |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | B.1.b should say "the lesser of 20 feet..." |
| #3046 | 3.06.07.06 Stockpiling |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | I did not see Stockpiling as a use in any planning area. If that's correct, why is this section needed? I suggest allowing it in some districts but requiring a SPEX. |
| #3044 | 3.06.07.05 Solar Facility, Commercial |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | PLEASE delete this!! |
| #3043 | 3.06.07.04 Recycling Collection Centers and Material Recovery Facilities |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | E.6. There is no consistency on operating hours, across many uses. Suggest handling this like parking, where there is one section on Operating Hours which are then specified for all uses where operating hours need to be stated. |
| #3042 | 3.06.07.04 Recycling Collection Centers and Material Recovery Facilities |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | B.4. Is the 3,000 sf for structures? Containers? Or for the lot? |
| #3041 | 3.06.07.01 Airport |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | B.1.a. Do you mean one runway? "Air strip" is undefined. |
| #3040 | 3.06.06.08 Sawmills |

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| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Need operating hours |
| #3039 | 3.06.06.07 Outdoor Storage |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Buffers? Setbacks? This is the kind of use that could get out of hand, thus the performance standards need to be tough...and specific. |
| #3038 | 3.06.06.07 Outdoor Storage |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Minimum lot sizes? On what sort of roads should they front? Concur with Jean. Specific language on screening is set out for data centers - just copy-and-paste. |
| #3037 | 3.06.06.06 Mini-Warehouse |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Minimum lot size? |
| #3036 | 3.06.06.04 Flex Buildings |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Minimum lot size? |
| #3035 | 3.06.06.04 Flex Buildings |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Suggest adding the language about design and trails that are set out for data centers. |
| #3034 | 3.06.06.03 Extractive Industries |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Suggest hours of operation: Not past 6:00 PM and not operated on weekends. |

| ID | Section |
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| #3261 | 3.06.06.03 Extractive Industries |
| By: Rich Brittingham Tags: public rbrittingham@dewberry.com Date:8/24/2021 | All new applications or amendments to existing facilities currently require a SPEX, and I assume that will continue. So any circumstances which would necessitate limited hours of operation should be evaluated at that time on a case by case basis. Arbitrarily limiting hours of operation for this use is problematic |
| #3033 | 3.06.06.02 Data Center |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Where are height limits? FAR? |
| #3032 | 3.06.05.19 Rural Retreat |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Strongly suggest requiring a SPEX for all rural retreats!! And why is this even here? Are there rural retreats in the county now? |
| #3031 | 3.06.05.19 Rural Retreat |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Shouldn't C.4. be the FAR of the aggregate of all structures on the site? |
| #3029 | 3.06.05.19 Rural Retreat |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | C 3 speaks of "rural corporate retreats," while the section is about "rural retreats." |
| #3028 | 3.06.05.18 Recreation |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Why should the building be at least three stories? The county already has businesses like an indoor go-kart track that are in single-story buildings. |
| #3027 | Recreation, outdoor or major |

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|---|--|
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Definition of Recreation should not include Lodging!! |
| #3026 | 3.06.05.17 Public Safety Uses |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | FAR of 0.3 seems too small |
| #3025 | 3.06.05.13 Golf Course |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Golf clubs are almost synonymous with country clubs. Perhaps the sections can be merged. If not, suggest putting them next to each other in the document. |
| #3024 | 3.06.05.13 Golf Course |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Suggest forbidding sand traps. |
| #3023 | 3.06.05.11 Farm Based Tourism |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Given that 300 visitors per day is considered "small scale," I suggest a 10-acre minimum lot. |
| #3022 | 3.06.05.10 Fairground |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Suggest requiring a SPEX. |
| #3021 | 3.06.05.10 Fairground |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | I'm confused here as well since I did not see Fairgrounds in any USE table. There is already a fairground in the county so Fairground should be included in the USE table. |

| ID | Section |
|---|--|
| #3020 | 3.06.05.09 Cross-Country Ski Business or Eco-Tourism |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Neither of these appear in any of the USE tables. Suggest eliminating this section. Are there either of these uses in the county now? |
| #3019 | 3.06.05.08 Country Club |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Design standard #3 speaks to ridgelines and hilltops. These are specific elevations and what we really want is to forbid development on or within a certain number of feet to the APPARENT ridgeline. While this seems like semantics, AT& has suggested that t might use this distinction to put a large tower on Short hill Mountain since the current ZO speaks to "ridgelines" and it could put the tower just a few feet off the technical ridgeline. |
| #3018 | 3.06.05.08 Country Club |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Design standards #1 and #3 may be difficult to enforce since they are subjective. Can you create objective standards? |
| #3017 | 3.06.05.08 Country Club |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Glad a SPEX is required. Perhaps divide the standards into parts for golf course, tennis courts (where lighting is a problem,) and for a swimming pool. Include support facilities as appropriate. The do a separate section for the clubhouse. |
| #3016 | 3.06.05.07 Conference and Training Centers |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | The earlier Use table specifies SPEX for training facilities. The table here requires a SPEX only for large-scale projects. These categories could lead to projects that really don't fit into ARN or ARS. Very important to require a SPEX for any of these uses, regardless of size. |
| #3015 | 3.06.05.07 Conference and Training Centers |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | The Use table I see speaks of a "training facility" and I did not see a "conference center." Consistency is important...and helpful. |

| ID | Section |
|---|--|
| #3014 | 3.06.05.06 Cemetery, Mausoleum, Crematorium, Memorial Park |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | Setbacks from individual wells are important. |
| #3013 | 3.06.05.06 Cemetery, Mausoleum, Crematorium, Memorial Park |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/23/2021 | FAR doesn't apply to a cemetery. Also, should the cemetery be limited to a certain amount of the parcel, or will setbacks achieve the same purpose? |
| #3010 | Continuing care facility |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/21/2021 | Continuing Care Facility: This misses an important type of project which I guess could be called "Senior Living." Projects like Spring Arbor in Leesburg include small free-standing apartments, apartments in larger buildings, nursing home rooms and hospice facilities. These projects are seldom located near health care facilities. |
| #3009 | Congregate housing |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/21/2021 | Congregate housing should also include establishments providing shelter for teen pregnancies. (There is one such place near us.) |
| #3008 | 3.06.02.08 Tenant Dwellings |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/21/2021 | Tenant dwellings, C.4. Hoe occupation by tenants. I would forbid child care or any form of school. |
| #3296 | 3.06.02.08 Tenant Dwellings |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3007 | 3.06.02.08 Tenant Dwellings |

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|---|--|
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/21/2021 | C.6. allows 4 tenant dwellings/parcel. This seems to conflict with the limits in A.! |
| #3297 | 3.06.02.08 Tenant Dwellings |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3006 | 3.06.02.08 Tenant Dwellings |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/21/2021 | B.2. What is an "open space parcel"? |
| #3298 | 3.06.02.08 Tenant Dwellings |

By: Ryan Reed
Tags: public,staff
ryan.reed@loudoun.gov
Date:8/24/2021

Open Space: Areas of trees, shrubs, lawns, grass, pathways and other natural and man-made amenities not within individual building lots, (except in rural village and Countryside Village developments), set aside for the use and enjoyment of residents, visitors and other persons, unoccupied by buildings or facilities unless related to recreational activities and in the TR and JLMA districts HOA facilities, and accessible to and adequate for persons and functions it is designed to serve. Lot coverage in the open space shall be limited to 0.01 of the lot. Generally, open space is intended to provide light and air and is designed for either scenic or recreational purposes. For the purpose of this Ordinance, open space shall include and be qualified as active recreation space, common open space, and dedicated open space.

a. Open space, active recreation: That open space that is designed for recreational purposes, to include, but not to, be limited to such uses as ballfields, multi-purpose courts, swimming pools, tennis courts, golf courses, play lots and playgrounds, camping, picnicking, boating, fishing, equestrian activities, walking and biking trails, and activities incidental and related to the foregoing. (In the TR and JLMA districts, these recreational facilities may include HOA facilities.) Recreational facilities may be open to the public for a fee, provided the intent of the open space requirements is maintained. Examples of acceptable for-fee facilities include golf courses and sports pavilions where such facilities are utilized and enjoyed by the development but that must secure outside users for economic viability.

b. Open space, common: Land within, or related to, a development not individually owned or dedicated for public use which is designed or intended for the common use or enjoyment of the residents of the development and may include such complementary structures and improvements as are necessary and appropriate. In only the Planned Development Housing (PD-H) Zoning District, uses of common open space may also include a dog park provided that the following conditions are met: 1) the dog park is non-commercial in nature; and 2) the homeowners' association (HOA) for such PD-H Zoning District owns and operates the dog park and owns the common open space upon which the dog park is located. Such dog park may be open to the public for a fee, provided the intent of the open space requirements is maintained.

c. Open space, dedicated: All open space which is to be dedicated or conveyed to the County or an appropriate public agency, board, or body for public use as open space. For the purposes of this definition, twenty-five percent (25%) of all dedicated school sites shall be considered as dedicated open space

| ID | Section |
|---|---|
| #3005 | 3.06.02.07 Seasonal Labor Dormitory |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/21/2021 | MAJOR COMMENT Every bit of text needs to be scrutinized for precision and clarity. Here's an example of poor drafting: While I understand that seasonal labor dormitories are not to be greater than 2,500 sf in size, the draft sentence could be read as allowing a structure up to 2,500 sf per laborer housed. This might seem like nit-picking, but this will be a long-lasting document and it absolutely must be clear. |
| #3291 | 3.06.02.07 Seasonal Labor Dormitory |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3004 | 3.06.02.07 Seasonal Labor Dormitory |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/21/2021 | Change minimum size to 150 or 200 sf |
| #3292 | 3.06.02.07 Seasonal Labor Dormitory |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3003 | 3.06.02.04 Manufactured Homes |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/21/2021 | Manufactured Homes: These are permitted in ARN and ARS, so why don't these standards apply? |
| #3285 | 3.06.02.04 Manufactured Homes |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | This was carry over language from 5-620(I), however noted. |
| #3002 | 3.06.02.02 Guest Houses |

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|---|---|
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/21/2021 | Minor drafting comments: In B., change "must" to "may." Need clarity: In C., the last phrase (" or otherwise used as a separate dwelling." is very vague. Delete it or clarify it. |
| #3281 | 3.06.02.02 Guest Houses |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3001 | 3.06.02.01 Accessory Dwellings |
| By: Charles Houston Tags: public CharlesHouston3@yahoo.com Date:8/21/2021 | 3.06.02.01 A.1. Minor suggestion: Should read "...a footprint of not more than 70% of the FOOTPRINT OF the principal structure..." |

Section Comments

| ID | Section |
|---|---|
| #3124 | 3.06.04.21 Vehicle Wholesale Auction |
| By: Jean Ault Tags: public jean.ault@gmail.com Date:8/23/2021 | Does within the AI mean within any of the contours even the 1-mile buffer? I know this is the same as the previous ordinance, so is the meaning understood? Is the test driving on-site necessary? How did we develop the regulations on times/days allowed? Are these conditions for the existing large auction? |
| #3382 | 3.06.04.21 Vehicle Wholesale Auction |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | we will work to clarify these questions in the text. |
| #3071 | 3.06.02.04 Manufactured Homes |
| By: Jean Ault Tags: public jean.ault@gmail.com Date:8/23/2021 | Should we expand manufactured housing by allowed in other districts to promote affordable housing options? If they can be regulated with the same standards as SFD, why not expand the districts in which they are allowed? |
| #3113 | 3.06.02.04 Manufactured Homes |
| By: Jean Ault Tags: public jean.ault@gmail.com Date:8/23/2021 | Ignore my comment related to manufactured housing. |
| #3089 | 3.06.02.05 Portable Dwelling/Construction Trailer |
| By: Jean Ault Tags: public jean.ault@gmail.com Date:8/23/2021 | Is there more to come in this section? Removal refers to only after completion of primary residence. Aren't there construction trailers for other, possibly commercial, uses? Such a small regulation like this makes me want to incorporate use-specific standards within the definitions. |
| #3286 | 3.06.02.05 Portable Dwelling/Construction Trailer |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | This was pulled from definitions and placed in use-specific standards because the definition described standards of use. That said, more standards are necessary for this section, and perhaps duplicating the standard in "Commercial/Mixed Use" |
| #2958 | 3.06.02.01 Accessory Dwellings |

| ID | Section |
|--|--|
| By: John merrithew Tags: public John.merrithew@loudoun.gov Date:8/19/2021 | Sere comments on guest houses. Simplify exemption to apply to all pre-existing accessory units. Merge this use with guest houses. Standards are identical. |
| #3059 | 3.06.02.01 Accessory Dwellings |
| By: Jean Ault Tags: public jean.ault@gmail.com Date:8/23/2021 | Would it be reasonable to make Guest House a subsection of Accessory DU - noting that a second Accessory DU is permitted on the property if used as a Guest House (not operated for gain)? If Guest Houses and Accessory DUs have the same physically requirements, and the only difference is whether they can be rented. How do we regulate this? |
| #3278 | 3.06.02.01 Accessory Dwellings |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | Merging / consolidation is being discussed and considered. |
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| #3000 | 3.06.06.07 Outdoor Storage |
| By: Jean Ault Tags: public jean.ault@gmail.com Date:8/21/2021 | Should this be more specific? This seems open to a lot of interpretation with the "suitable and appropriate" wording. Should the fence be opaque, etc. |

Section Comments

| ID | Section |
|---|---|
| #3012 | 3.06.02.08 Tenant Dwellings |
| By: John merrithew Tags: public Jm@loudoun.gov Date:8/23/2021 | Why would tenant houses not have to meet the same standards as guest house? Suggest they be consolidated. |
| #3295 | 3.06.02.08 Tenant Dwellings |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | agreed, consolidation is being considered. |
| #3011 | 3.06.02.04 Manufactured Homes |
| By: John merrithew Tags: public Jm@loudoun.gov Date:8/23/2021 | There is too much design here. These should be regulated with the same standards as a SFD. |
| #3284 | 3.06.02.04 Manufactured Homes |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #2969 | 3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop |
| By: John merrithew Tags: public Jm@loudoun.gov Date:8/20/2021 | <p>Antique shop seems to be a very low impact use. Not sure why we can't live with normal district standards.</p> <p>A number of standards simply refer to the relative sections of the ordinance that I assume would apply anyway. Why not have one universal statement for noise, lighting and historic structures, road access, parking and buffers.</p> |
| #3332 | 3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | good point and being considered. |
| #2968 | 3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop |

| ID | Section |
|--|---|
| By: John merrithew Tags: public Jimerrithew@loudoun.gov Date:8/20/2021 | Test |
| #3333 | 3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | ing. 1-2-3. |
| #2967 | 3.06.02.07 Seasonal Labor Dormitory |
| By: John merrithew Tags: public John.merrithew@loudoun.gov Date:8/20/2021 | Try to consolidate group living like religious. Housing, seasonal dormitories, and others under one set of standards. The activity is the same. Should not repeat the use definition in the standards. |
| #3293 | 3.06.02.07 Seasonal Labor Dormitory |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | consolidation is being considered |
| #2966 | 3.06.02.06 Religious Housing |
| By: John merrithew Tags: public John.merrithew@loudoun.gov Date:8/19/2021 | These are pretty incredible setbacks and standards. Why are there such stringent and arduous standards? Also question why we need to refer to applicable standards in other parts of the ordinance? Are these uses not subject to the whole ordinance unless noted otherwise? |
| #3287 | 3.06.02.06 Religious Housing |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | Setbacks and standards were taken from 5-656, Convent or Monastery. Can be adjusted as appropriate, and yes, subject to the whole ordinance. |
| #2958 | 3.06.02.01 Accessory Dwellings |
| By: John merrithew Tags: public John.merrithew@loudoun.gov Date:8/19/2021 | Sere comments on guest houses. Simplify exemption to apply to all pre-existing accessory units. Merge this use with guest houses. Standards are identical. |
| #3059 | 3.06.02.01 Accessory Dwellings |

| ID | Section |
|--|--|
| By: Jean Ault Tags: public jean.ault@gmail.com Date:8/23/2021 | Would it be reasonable to make Guest House a subsection of Accessory DU - noting that a second Accessory DU is permitted on the property if used as a Guest House (not operated for gain)? If Guest Houses and Accessory DUs have the same physically requirements, and the only difference is whether they can be rented. How do we regulate this? |
| #3278 | 3.06.02.01 Accessory Dwellings |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | Merging / consolidation is being discussed and considered. |
| #2957 | 3.06.02.02 Guest Houses |
| By: John Merrithew Tags: public John.Merrithew@loudoun.gov Date:8/19/2021 | Recommend any pre-existing guest house be permitted without regard for the floor area and footprint limits. |
| #3282 | 3.06.02.02 Guest Houses |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #2956 | 3.06.02.02 Guest Houses |
| By: John merrithew Tags: public John.merrithew@loudoun.gov Date:8/19/2021 | Guest houses are perfect STRR candidates. Allowing STRR might help protect some of these historic properties. Paragraph E could simply say eligible or listed on the VLR or NRHP. All other qualifications would meet the requirement. |
| #3283 | 3.06.02.02 Guest Houses |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
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| ID | Section |
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Section Comments

| ID | Section |
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| #2985 | 3.06.08.05 Wayside Stands |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021 | What distinguishes a Wayside Stand from a Farm Market? |
| #2984 | 3.06.07.06 Stockpiling |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021 | I don't understand the additional height description |
| #2983 | 3.06.06.08 Sawmills |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021 | Should there be additional standards relative to sawdust or wood chip pile? Area limit? |
| #2982 | 3.06.06.02 Data Center |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021 | Are the landscaping/buffering/screening requirements stricter than those found in Tables 5.07....? If so, are they stricter than any found in that section of the ordinance. Why is this information here? |
| #2981 | 3.06.05.21 Schools, Public (15 or Fewer Pupils) |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021 | Are there any public schools this small? |
| #2980 | 3.06.05.20 Schools, Public (Elementary, Middle or High) |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021 | Does site design belong in the FSM and not here? |

| ID | Section |
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| #2979 | 3.06.05.20 Schools, Public (Elementary, Middle or High) |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021 | Setbacks seem backward. I'd expect more separation from residential uses to buffer the residences. Not so important for commercial uses. |
| #2978 | 3.06.05.20 Schools, Public (Elementary, Middle or High) |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021 | If bicycle parking is relaxed in 5.05.04 for any reason, it could result in inadequate bicycle parking at school sites...Perhaps schools have their own special parking requirements. |
| #2977 | 3.06.05.19 Rural Retreat |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021 | Why do the Performance Standards need to reference hazardous materials? I have not noted that elsewhere for other uses that might be much more likely to handle hazardous materials, or other similar uses that are just as unlikely to handle them. |
| #2976 | 3.06.05.19 Rural Retreat |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021 | I do not find a definition for this use. Is it the same as Rural Resort? |
| #2975 | 3.06.05.12 Funeral Homes |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021 | I do not see Funeral Homes in the definitions. Is this the same as Funeral Services, which is defined? |
| #2974 | 3.06.05.08 Country Club |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021 | For this use, compared to others, the setbacks for structures seems quite small. Why so lenient with this use? Or maybe be more lenient with others. |
| #2973 | 3.06.05.06 Cemetery, Mausoleum, Crematorium, Memorial Park |
| By: Kevin Ruedisueli Tags: public | Setbacks seem extreme for all but maybe the Crematorium use. |

| ID | Section |
|--|--|
| kevinruedisueliZOC@gmail.com Date:8/20/2021 | |
| #2972 | 3.06.04.20 Vehicle Repair, Heavy with Accessory Motor Vehicle Sales |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021 | I don't understand the Outside Display. Sounds as if you can't do it. If not in a parking area, where? In any case, why not? How is Outside Display of a vehicle different from a vehicle parked in a lot? |
| #3381 | 3.06.04.20 Vehicle Repair, Heavy with Accessory Motor Vehicle Sales |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #2971 | 3.06.04.18 Small Business, Agricultural and Rural |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021 | setbacks for buildings should be no more restrictive than other buildings in a district. |
| #3378 | 3.06.04.18 Small Business, Agricultural and Rural |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #2970 | 3.06.04.17 Restaurant |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/20/2021 | location on site needs to be flexible for adaptive reuse structures similar to site size and FAR for such structures. Perhaps a SPEX or modification allowance. |
| #3373 | 3.06.04.17 Restaurant |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #2965 | 3.06.04.04 Banquet/Event Facility |

| ID | Section |
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| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/19/2021 | Number of attendees: an example, if you have 40 acres, can you have the math calculated number of 240 attendees? If so, what is the point of the table? If not, what is the point of providing rate listed above the table? |
| #3343 | 3.06.04.04 Banquet/Event Facility |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #2964 | 3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/19/2021 | Why are art galleries, etc. limited in size to 3,000 while an antique shop may be 10,000 sf? Seems the same standards should apply. |
| #3334 | 3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #2963 | 3.06.03.05 Hotel/Motel |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/19/2021 | Question whether the standard of 30 sf per room for mtg/conf is a reasonable standard. A 100 room hotel would be required to have 30,000 for such use, which may not actually be needed. Is there some other way to do this? |
| #3325 | 3.06.03.05 Hotel/Motel |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | Carry over language from 5-611. we will revisit this standard. |
| #2962 | 3.06.03.03 Campgrounds |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/19/2021 | D. 1. Size of use: it is not clear whether this is referring to individual structures or the total of all structures. |
| #3321 | 3.06.03.03 Campgrounds |

| ID | Section |
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| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted. we will clarify |
| #2961 | 3.06.03.02 Camp, Day and Boarding |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/19/2021 | 3.06.03.02 C. stipulates a minimum of 20 acres for less than 15 campers, yet requires only 15 acres for up to 30 campers. Something is wrong here. |
| #3315 | 3.06.03.02 Camp, Day and Boarding |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted. will standardize and consider appropriate size as with comment #3130 |
| #2960 | 3.06.02.08 Tenant Dwellings |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/19/2021 | Similar to my question on Accessory Dwellings, why the 25-acre increment instead of an increment related to zoning district lot sizes? This 25-acre figure was also listed elsewhere. |
| #2959 | 3.06.02.01 Accessory Dwellings |
| By: Kevin Ruedisueli Tags: public kevinruedisueliZOC@gmail.com Date:8/19/2021 | 3.06.02.01 C. Why are additional units allowed one per 25 acres instead of 20 acres? |
| #3279 | 3.06.02.01 Accessory Dwellings |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | This is carryover language from 5-613(F). Staff can consider reducing to 20 acres. |

Section Comments

| ID | Section |
|--|---|
| #3158 | 3.06.04.19 Snack or Beverage Bars |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.04.19 SNACK OR BEVERAGE BARS: Why is there no noise provisions for this use? Apply Section 5.12B if it is similar to old 5.652B. |
| #3379 | 3.06.04.19 Snack or Beverage Bars |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | agreed. we may look to reorganize and avoid the redundancy of referencing the noise standards in each individual standard here. |
| #3157 | 3.06.04.18 Small Business, Agricultural and Rural |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.04.18 SMALL BUSINESS, AGRICULTURAL & RURAL. Need better parameters, such as footprint of the business structures, storage, etc. A single owner contractor could clear large parking and storage areas for supplies, equipment, etc. How will "small" be defined? |
| #3374 | 3.06.04.18 Small Business, Agricultural and Rural |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | <p>current definition:</p> <p>Small Business: A business or service which may be conducted in a private residence that is considered temporary for the purpose of starting a new business and operates according to the restrictions and standards established by this Ordinance. For the purposes of this definition the following terms have the meaning herein ascribed to them:</p> <p>a. Structure. A structure used for a small business.</p> <p>b. Business vehicles. Automobiles, vans, pick-up trucks, motorcycles, and other similar vehicles requiring Department of Motor Vehicle tags and designed and primarily used to transport people.</p> <p>c. Employees. Persons, other than members of the household permanently residing on the premises, who are engaged onsite in the operation of the small business on a regular or occasional basis.</p> <p>d. Heavy equipment. Bulldozers, fork lifts, compactors, paving cutters, backhoes, skid loaders, and any other motorized or similar equipment which is primarily used to perform heavy work activities, and not used to transport passengers, and which do not require or</p> |

| ID | Section |
|---|---|
| | <p>use Department of Motor Vehicle tags; and dump trucks requiring 26,000 pounds gross vehicle weight; and passenger and tour buses, excluding school buses and 16-seat commuter vans; and vans and large pick-up trucks modified for heavy work, all of which are used for off-site income producing purposes.</p> <p>Any heavy equipment used principally for agricultural uses onsite may be used offsite for small business uses listed in Section 5-614(D). The term "heavy equipment" includes all vehicles not classified as "business vehicles", as defined above, which are associated with the small business. Additionally, trailers used for transporting heavy equipment are considered accessory to the heavy equipment.</p> <p>e. Storage yard. An outdoor space accessory to a permissible use and used for the purpose of storing equipment, vehicles, construction materials and similar items necessary to a permissible business.</p> |
| #3156 | 3.06.04.18 Small Business, Agricultural and Rural |
| <p>By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021</p> | <p>"03.06.04.18 SMALL BUSINESS, AGRICULTURAL AND RURAL. "A. Adaptive Re-use of Farm Structures. This Section provides for the adaptive re-use of farm structures for home occupations and small businesses." ADD TEXT: "Adaptive Reuse must be performed to the Secretary of the Interior (NPS) Standards for historic preservation projects." "</p> |
| #3376 | 3.06.04.18 Small Business, Agricultural and Rural |
| <p>By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021</p> | noted |
| #3155 | 3.06.04.18 Small Business, Agricultural and Rural |
| <p>By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021</p> | <p>"3.06.04.18 SMALL BUSINESS, AGRICULTURAL AND RURAL. E.3. Accessory Structures, Agriculture. "An approved zoning/building permit IS REQUIRED for the change in use" vs. "zoning/building permit shall be received for the change of use." H. Parking. Additional regulations should be considered beyond compliance for 5.05.03 for the volume and type of vans and/or trucks in addition to employee and customer vehicles. I Exterior Lighting standards reference new Section 5.12.A.1-3; how do they differ from current Section 5-652(A)? J. Noise standards reference new Section 5.12.b; how do they differ from Section current Section 5-652(B)? Without review of the referred-to sections, review of this use should be considered "in-progress" only, not final."</p> |
| #3375 | 3.06.04.18 Small Business, Agricultural and Rural |

| ID | Section |
|--|---|
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted & Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12 |
| #3154 | 3.06.04.17 Restaurant |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | "3.06.04.17 RESTAURANT: D.3. Location site/dimension standards. Is 100 feet for up to 1,500 sqft GFA sufficient? H. Exterior Lighting standards reference new Section 5.12.A.; how do they differ from current Section 5-652(A)? No noise regulation noted. Section 5.12B should be applied if it is similar to old 5.652B. " |
| #3369 | 3.06.04.17 Restaurant |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12 |
| #3153 | 3.06.04.17 Restaurant |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | "3.06.04.17.B RESTAURANT. B. APPROVAL. RESTAURANT vs. FARM Restaurant (now combined). If the result from ZOAM-2015-0006 was to have ONE regulation to describe the same Use (Restaurant) regardless of location, why would they not both still require the same minor special exception review and approval for the health, safety and welfare of patrons? Appears inconsistent otherwise. At the Nov. 1, 2016, BOS Meeting, (ZOAM)-2015-0006, Rural Uses and Historic Structures was approved, with direction to prepare amendments to include "Restaurant" uses in open space. April 19, 2018 BOS Item 10a further described the ZOAM purpose to: Rename "Restaurant" under the agriculture support and service directly related to on-going agriculture, horticulture and animal husbandry activity, on-site use category to "Farm Restaurant" in the AR zoning districts. Currently, "Restaurant" is listed twice in both the AR-1 and AR-2 districts, as a permitted use under the agriculture support and service directly related to on-going agriculture, horticulture and animal husbandry activity, on-site use category and as a minor special use under the commercial food and beverage use category. Amendment provides a clearer distinction between the two types of restaurants (farm support vs. commercial) currently allowed in the AR districts and avoids future misunderstandings by renaming the permitted "Restaurant" under the agriculture support and service directly related to on-going agriculture, horticulture, and animal husbandry activity, on-site use category to "Farm Restaurant."" |
| #3370 | 3.06.04.17 Restaurant |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov | noted |

| ID | Section |
|--|--|
| Date:8/24/2021 | |
| #3152 | 3.06.04.15 Mobile Vendor |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | "3.06.04.15 MOBILE VENDOR (a.k.a. Food Trucks). Was this one of the Draft Text Sections that was leaked and then escalated to Supervisors via complaint, thereby delaying the ZOC meetings by a week? If so, then Staff should restate the process by which Draft Text input should and will be provided, through the identified Focus Groups and Advisory Groups, and confirm that no "new" pathways for input after 18 months will be allowed." |
| #3367 | 3.06.04.15 Mobile Vendor |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | The initial draft text of 3.06 - Use-Specific Standards was distributed beyond its intended audience. The "rough draft" nature of the initial text has been reiterated to staff. The ZOC remains the first public distribution of draft text in the process. |
| #3151 | 3.06.04.13 Farm Markets |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.04.13. FARM MARKETS. Defer to REDC ZOR-AdHoc Committee input |
| #3360 | 3.06.04.13 Farm Markets |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | REDC comments sent to ZOC 8/24/2021 |
| #3150 | 3.06.04.11 Drive-through Facilities Associated With Banks, Financial Institutions and Pharmacies |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.04.11.C DRIVE-THROUGH FACILITIES. You're leaving us in suspense! "and an escape lane shall" ? |
| #3357 | 3.06.04.11 Drive-through Facilities Associated With Banks, Financial Institutions and Pharmacies |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov | we're keeping you on your toes! noted |

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|--|---|
| Date:8/24/2021 | |
| #3149 | 3.06.04.10 Craft Beverage Manufacturing |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.04.10.B.1.b CRAFT BEVERAGE MANUFACTURING: Setback of 50 feet may or may not be adequate. Needs review as created. |
| #3352 | 3.06.04.10 Craft Beverage Manufacturing |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | carry-over language from 5-668. open to discussion on adequate setbacks / current issues experienced. |
| #3148 | 3.06.04.10 Craft Beverage Manufacturing |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.04.10 CRAFT BEVERAGE MANUFACTURING: Noise regulation (Section 5.12B if similar to old 5.652B) needs to be applied. |
| #3353 | 3.06.04.10 Craft Beverage Manufacturing |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12 |
| #3147 | 3.06.04.10 Craft Beverage Manufacturing |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.04.10 CRAFT BEVERAGE MANUFACTURING. As a Use with outdoor tasting rooms and activities as well as alcohol, food and exterior lighting, this use should be made CONSISTENT with defined Hours of Operation. Suggest 11am to 11pm. |
| #3354 | 3.06.04.10 Craft Beverage Manufacturing |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | agreed |

| ID | Section |
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| #3146 | 3.06.04.09 Convenience Stores |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.04.09.F CONVENIENCE STORES NOISE: Section 5.12B should be applied if it is similar to old 5.652B. Open until 5.12B reviewed |
| #3350 | 3.06.04.09 Convenience Stores |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12 |
| #3145 | 3.06.04.07 Child Day Care |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.04.07. CHILD DAY CARE. It's been a while since reviewing the prior ZOAM for Child Day Care centers, but can you refresh my memory why "written notice of Zoning Permit application" is or cannot be also mailed to HOA Boards with KNOWN address and/or management? (i.e., primarily HOAs in TPA and SPA)? |
| Needs Followup | |
| #3346 | 3.06.04.07 Child Day Care |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | tabling for follow-up |
| #3144 | 3.06.04.04 Banquet/Event Facility |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.04.04.B4b BANQUET/EVENT FACILITY: Setback should be a minimum of 200 feet from property line to buffer neighbors |
| #3339 | 3.06.04.04 Banquet/Event Facility |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |

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|---|---|
| #3143 | 3.06.04.04 Banquet/Event Facility |
| <p>By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021</p> | <p>3.06.04.04 BANQUET/EVENT FACILITY. Should not be allowed in MDODs. If allowed in MDODs, must be by Special Exception, and must, at a minimum, meet all permit and operation criteria established for Brewery, Limited</p> |
| #3340 | 3.06.04.04 Banquet/Event Facility |
| <p>By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021</p> | <p>tabling for 'Overlay District' consideration. agree the intensity of use may be similar to a brewery, limited.</p> |
| #3142 | 3.06.04.04 Banquet/Event Facility |
| <p>By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021</p> | <p>"3.06.04.04. BANQUET EVENT FACILITY. C.1. ROAD/ACCESS standards now reference the new Section 5.13. To determine agreement, please provide DRAFT text for this section to determine what differences, if any, apply from Section 5-654. E EXTERIOR LIGHTING standards reference new Section 5.12.A.1-3; how do they differ from current Section 5-652(A)? F. NOISE standards reference new Section 5.12.b; how do they differ from Section current Section 5-652(B)? Without review of the referred-to sections, review of this use should be considered ""in-progress"" only, not final."</p> |
| #3341 | 3.06.04.04 Banquet/Event Facility |
| <p>By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021</p> | <p>The draft language in these sections is identical to the existing ZO.</p> |
| #3141 | 3.06.04.03 Auction House |
| <p>By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021</p> | <p>3.06.04.03.I AUCTION HOUSE. NOISE: Section 5.12B should be applied if it is similar to old 5-652B. Open until 5.12B can be reviewed.</p> |
| #3336 | 3.06.04.03 Auction House |

| ID | Section |
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| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12 |
| #3140 | 3.06.04.03 Auction House |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.04.03.D AUCTION HOUSE: Setback should be a minimum of 200 feet from property line to properly buffer neighboring areas. |
| #3337 | 3.06.04.03 Auction House |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3139 | 3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.04.01.I ANTIQUE SHOP/ART GALLERY NOISE: Section 5.12B should be applied if it is similar to old 5.652B. Open until reviewed. |
| #3328 | 3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12 |
| #3335 | 3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12 |
| #3138 | 3.06.04 Commercial / Mixed-Use |
| By: Maura Walsh-Copeland Tags: public | 3.06.04.01.G COMMERCIAL/MIXED USE NOISE: Section 5.12B should be applied if it is similar to old 5.652B. Open until reviewed. |

| ID | Section |
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| Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | |
| #3137 | 3.06.03.04 Guest Farm or Ranch |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.03.04. GUEST FARM OR RANCH. Confirm definition of "FARM" as used for Guest Farm |
| #3322 | 3.06.03.04 Guest Farm or Ranch |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | we will need to table this and ensure it is addressed in Definitions. |
| #3136 | 3.06.03.04 Guest Farm or Ranch |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.03.04 GUEST FARM OR RANCH. How will this use be differentiated from STRR/CWH rentals in applicability, permit approval and enforcement? |
| #3323 | 3.06.03.04 Guest Farm or Ranch |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | This use needs further defined and standards. This was a carryover from existing definitions that had no additional standards. More to come. |
| #3135 | 3.06.03.03 Campgrounds |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.03.03.J CAMPGROUNDS. NOISE: Section 5.12B should be applied if it is similar to old 5.652B. Open until added & reviewed |
| #3316 | 3.06.03.03 Campgrounds |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov | Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12 |

| ID | Section |
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| Date:8/24/2021 | |
| #3134 | 3.06.03.03 Campgrounds |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.03.03.E CAMPGROUNDS: Setbacks for Level 1 should be 250 feet, Level II should be 300 feet, Level III should be 400 feet. The activity around a campground is such that these much higher setbacks are required to buffer the neighboring properties. |
| #3318 | 3.06.03.03 Campgrounds |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3133 | 3.06.03.03 Campgrounds |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.03.03.C.b CAMPGROUNDS: The minimum lot size for Level 1 should be 50 acres, Level 2 should be 100 acres. This allows for proper setbacks and proper layout of the use. |
| #3319 | 3.06.03.03 Campgrounds |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3132 | 3.06.03.03 Campgrounds |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | "3.06.03.03. CAMPGROUNDS. In addition to ""service buildings,"" there should be reference to other ""structures."" Specifically, is this use intended for ""tents (as indicated/implied in D.1.a) or small cabins? If the latter, the line between ""campground"" and ""STRR"" could be easily crossed without better definition. 3.06.03.03.C.2 CAMPGROUND: Maximum campground stay by camper should be listed as no more than 30 days." |
| #3320 | 3.06.03.03 Campgrounds |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov | good point. we will revise to avoid unintended consequences. |

| ID | Section |
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| Date:8/24/2021 | |
| #3131 | 3.06.03.02 Camp, Day and Boarding |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.03.02.G CAMP DAY AND BOARDING: Noise. Section 5.12B should be applied if it is similar to old 5.652B. Open until added & reviewed. |
| #3312 | 3.06.03.02 Camp, Day and Boarding |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12 |
| #3130 | 3.06.03.02 Camp, Day and Boarding |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.03.02.C CAMP DAY AND BOARDING: Lot areas of this type of camp should be 20 acres and not 15 to better handle the use |
| #3313 | 3.06.03.02 Camp, Day and Boarding |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3129 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.03.01.G6 RURAL RESORT: Can the Uses on open space be more limited to avoid destroying purpose of open space? |
| #3299 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov | noted |

| ID | Section |
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| Date:8/24/2021 | |
| #3128 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.03.01.G RURAL RESORTS. IF Allowed in MDODs, minimum acreage must be 50 acres, and accommodations for up to 20 sleeping rooms only, regardless of acreage, so as to preserve environmentally sensitive mountain forests. All permit application requirements, set backs, buffering, lighting, Special Event regulations must be devised accordingly. |
| #3300 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | Limitations noted. Is the suggestion to make it a SPEX use in the MDOD? |
| #3127 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.03.01.F COUNTRY INN. The change to minor special exception review and approval in ARN, ARS and A-3 is appropriate to ensure HS&W of residents and patrons. |
| #3301 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | good |
| #3126 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | <p>3.06.03.01.D5 B&B HOMESTAY/B&B INN: Is the 5.12.B Noise section going to be similar to the current 5-652.B Noise Section? If yes, section 5.12B should be added to this area. The review of this section will remain open pending a review of 5.12B.</p> <p>3.06.03.01.E5 B&B INN NOISE: Section 5.12B should be applied here if it is similar to old 5.652B. Open until added and reviewed</p> <p>3.06.03.01.F6 COUNTRY INN. NOISE: Section 5.12B should be applied here if it is similar to old 5.652B. Open until added and reviewed</p> |

| ID | Section |
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| | 3.06.03.01.G.8.g RURAL RESORTS NOISE: Section 5.12B should be applied here if it is similar to old 5.652B. Open until added/reviewed" |
| #3302 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| | |
| #3125 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.03.01.B BED AND BREAKFAST HOMESTAY, INN, COUNTRY INN AND RURAL RESORT LODGING. APPROVAL. Change from sketch plan to site plan is appropriate to ensure the health, safety and welfare of residents and patrons. Thank you. |
| #3303 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| | |
| #3123 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | "3.06.03.01.B BED AND BREAKFAST HOMESTAY, INN, COUNTRY INN AND RURAL RESORT LODGING. Section needs to also add/define the PURPOSE (as lodging) before Approval to avoid applications for B&B's filing to hold events vs. intent of lodging (as lesser restriction ""path"" than Event Center). Applications should verify (public information) or require affirmative oath with penalties if statements are later found to be false and/or falsified by applicants. Bed and breakfast Inn must be actively advertised, and records must be available to show that it is actively being rented, not being used only to hold large events (e.g., weddings) and parties." |
| #3304 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |

| ID | Section |
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| #3122 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | "3.06.03.01.1 BED AND BREAKFAST PRIVATE PARTY CHART: The number of attendees and number of private parties allowed for B&B Homestay and B&B Inns needs to be expanded to allow for differences per acreage since the current chart allows for too much use on smaller properties. Would recommend the following: 5 acres or less 21-75 attendees and 5 maximum private parties; 6-19 acres 21-100 attendees and 10 party maximum per year. " |
| #3305 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3121 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | "3.06.03.01 BED AND BREAKFAST HOMESTAY. Item 7. This type of statement is listed under each type of overnight accommodation: Historic Property. "" ...Any expansion or enlargement of structure shall not exceed 15% of the total floor area existing prior to January 7, 2003, unless a greater expansion is approved by Minor Special Exception, pursuant to Section 7.09."" Can each ""Historic Property"" bullet point include this language: ""Alteration to the original footprint of the historic structure must be relevant to the setting and context-sensitive in design, such as structural additions to a country inn must utilize appropriate rural design, in keeping with the surroundings whether rural in nature or located within an historic main street village."" (Also stated in 03.06.04.02 ANTIQUE SHOP, and in 03.06.04.02 AUCTION HOUSE, and in 03.06.04.19 TEAHOUSE, and in 3.06.05.02 AGRICULTURAL CULTURAL CENTER, 3.06.05.04 ARBORETUM, 03.06.05.09 CROSS-COUNTRY SKI, 3.06.05.11 FARM BASED TOURISM)" |
| #3306 | 3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3120 | 3.06.03 Lodging |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com | 3.06.03 LODGING. NOISE regulations only stipulating hours of operation for outdoor music/noise are insufficient for B&B's conducting weddings and large events. A noise regulation standard -- that is enforceable -- should be included. There is a known lack of clarity between noise regulations between Zoning Ordinances and Codified ordinance (Sheriff enforcement). NOW IS THE TIME with ZOR to make this correction. |

| ID | Section |
|--|---|
| Date:8/23/2021 | |
| #3119 | 3.06.03 Lodging |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | "3.06.03 LODGING. LANDSCAPING/BUFFERING/SCREENING -- All. The statement requiring ""outdoor private party areas shall . . . screen outdoor private party areas, regardless of the size of adjacent property."" Unless the new Section for Landscaping/Buffering/Screening RETAINS this requirement it should be put back within the use specific standards to address known issues with large events held at B&Bs. All regulations for related to Special Events, set-backs, buffering, lighting, and site plans IF ALLOWED IN THE MDODs, must be the same as Brewery, Limited." |
| #3118 | 3.06.03 Lodging |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | "3.06.03 LODGING. Many Round 1 and Round 2 ZOR Focus Group and Zoning Audit input requests were not included in the current ZOR DRAFT TEXT. As indicated to Staff in Spring 2020 and Spring 2021 the input would be restated during ZOC review, and will also be included in Round 3 if DRAFT Text is not revised. Input was consolidated from numerous organizations, all currently published on the ZOR LOLA public input site. If Staff or WSP Consultants require additional evidence, cases, complaints submitted via LEx and other methods, copies can be sent to James David and/or ZORewrite@loudoun.gov. " |
| #3117 | 3.06.02.08 Tenant Dwellings |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.02.08.B2 TENENT DWELLING: Placing tenant dwelling on open space should not be a by right decision. It should require some type of approval by the county to avoid harm to the open space purpose. |
| #3294 | 3.06.02.08 Tenant Dwellings |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | noted |
| #3116 | 3.06.02.07 Seasonal Labor Dormitory |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.02.07.B.3 SEASONAL LABOR DORMITORY & 3.06.02.08.B.7 TENANT DWELLING. Why would "Sanitary and Bathing Facilities" requirement for Seasonal Labor Dormitory (and Tenant Dwellings) be removed? Wouldn't that mean than an empty barn could be used without confirming proper facilities? |

| ID | Section |
|--|--|
| #3289 | 3.06.02.07 Seasonal Labor Dormitory |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | Review by the County Attorney's Office suggested deletion because it was redundant to the IBC regulations. |
| #3115 | 3.06.02.07 Seasonal Labor Dormitory |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | "3.06.02.07.B.3 SEASONAL LABOR DORMITORY. How will the requirement that residents be employed be enforced or monitored? 3.06.02.07.D Seasonal Labor Dormitory: Should this area also adhere to 5.07.05? " |
| #3290 | 3.06.02.07 Seasonal Labor Dormitory |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | If this section remains, yes, the parking will need to meet the landscaping and screening requirements. |
| #3114 | 3.06.02.04 Manufactured Homes |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | "3.06.02.04.A. MANUFACTURED HOMES. Why are manufactured homes in ARN, ARS, A-3 and TLN not subject to the standards? 3.06.02.04.B1 MANUFACTURED HOMES: Did you wish to limit size just to 900 sf or did you also want to limit to 19 feet wide?" |
| #3189 | 3.06.02.04 Manufactured Homes |
| By: Mark Holland Tags: staff mark.holland@loudoun.gov Date:8/23/2021 | The applicability standard in A is language carried over from the current ordinance. The districts have been updated to reflect the revised zoning district names. B.1. has been revised to include "and a minimum of" 19 feet in width. This is also carryover language from the current ordinance. |
| #3112 | 3.06.02.01 Accessory Dwellings |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.02.01.C ACCESSORY DWELLING. "Additional dwellings may be permitted by Special Exception f." What is "f"? 3.06.02.01.G. ACCESSORY DWELLINGS. Text for "G" is blank |
| #3160 | 3.06.02.01 Accessory Dwellings |

| ID | Section |
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| By: Mark Holland Tags: staff mark.holland@loudoun.gov Date:8/23/2021 | "f" has been removed. G. references existing structures. |
| #3111 | 3.06.02.01 Accessory Dwellings |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.02.01.E ACCESSORY DWELLING. A detached accessory dwelling is subject to all yard requirements applicable to the building principle dwelling where it is located. |
| #3171 | 3.06.02.01 Accessory Dwellings |
| By: Mark Holland Tags: staff mark.holland@loudoun.gov Date:8/23/2021 | This should reference attached accessory dwellings. An accessory dwelling when located within or as part of the principal dwelling is subject to the same setbacks as that principal dwelling. |
| #3110 | 3.06.02.01 Accessory Dwellings |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | 3.06.02.01.A.1. ACCESSORY DWELLINGS. The district name in the Use Matrix was changed/corrected to be "Agricultural Rural." Will this change be made consistent throughout this section? |
| #3277 | 3.06.02.01 Accessory Dwellings |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | Terminology will be standardized throughout. |
| #3109 | 3.06.01 Purpose and Applicability |
| By: Maura Walsh-Copeland Tags: public Maura@Walsh-CopelandConsulting.com Date:8/23/2021 | "3.06.01.A PURPOSE AND APPLICABILITY: Add 'environmental' to the list of items being protected, with notation such as: "" and to protect the County's unique/sensitive environments"" as the General Plan dedicates Chapter 2 to those goals. Does a 'restrictive covenant' clause need to be included as a conformance item?" |
| #3273 | 3.06.01 Purpose and Applicability |
| By: Ryan Reed | agreed. We will add the appropriate language in here. |

| ID | Section |
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| Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | |

Section Comments

| ID | Section |
|--|--|
| #3057 | 3.06.01 Purpose and Applicability |
| By: Rich Brittingham Tags: public rbrittingham@dewberry.com Date:8/23/2021 | <ul style="list-style-type: none"> - This language needs to be included: "Unless otherwise specified, the following additional regulations may be modified by Minor Special Exception..." - Maybe addressed elsewhere in the ZO but how will these standards be applied to large site in the course of a SPAM? Will standards apply to only the areas of disturbance, or will site be required to all come into conformance with new use regulation standards which will become legal non-conforming with the adoption of the new ZO? |
| #3274 | 3.06.01 Purpose and Applicability |
| By: Ryan Reed Tags: public,staff ryan.reed@loudoun.gov Date:8/24/2021 | We will look into both of these points. |
| #3051 | 3.06.06.02 Data Center |
| By: Rich Brittingham Tags: public rbrittingham@dewberry.com Date:8/23/2021 | <ul style="list-style-type: none"> - Where substation is proposed on-site, adjacent buffering must meet requirements of Section 3.06.07.08 - Or just require Type C buffer on all sites for Data Centers - Berm slope should be revised to 3:1 to be consistent with security and maintenance standards |
| #3045 | 3.06.07.08 Utility Substations |
| By: Rich Brittingham Tags: public rbrittingham@dewberry.com Date:8/23/2021 | <ul style="list-style-type: none"> - Sec D: Add language "A Commission Permit is required unless the utility substation is specially delineated in the Comprehensive Plan or shown on Concept Development Plan approved by Board of Supervisors" - Sec E: Need additional consistency and clarification on buffer requirements along roadways. Do Road corridor buffer supersede this requirements or does Type C buffer supersede? - Sec E: Additional clarification and consistency when Substation is located within property developed for data center uses. Safety and security concerns make any buffer plantings impractical around internal substations perimeter directly adjacent to Data Center buildings on-site. Additionally, Data Centers often require different buffer yards. ZO should allow for simple adjustments when existing buffer is installed (or shown on approved site plan) rather than a retrofit which results in complex SPAM process simply to slightly increase plant quantities. |

From: Charles Houston
To: [Terrible, Christina](#)
Subject: [EXTERNAL] Please forward to ZOC members
Date: Tuesday, August 24, 2021 12:06:40 PM

Points for ZOC Discussion

Charlie Houston

8.25.21

ZOC

Where do we stand on subcommittees?

We should vote (either formally or by straw-ballots) on each section as we finish reviewing it. My concern is that if we vote later on, we will have forgotten a lot of relevant discussion.

ZOR

In the ZOR, parking is set out as a separate table that covers all districts. We should do the same for hours of operation and perhaps for height limits (which should be defined, perhaps as the predominant peak of a roof.)

We need a conversation, probably led by Staff, of how the ZOR will deal with situations that have been problems in recent years - "country inn" became the loophole for an egregious project on Route 9; the illegal Gable landfill in Hamilton; monopoles/antennae on Short Hill Mountain.

Be aware of potential loopholes like these two: (1) Snack bars are defined to include coffeehouses, and are a permitted use in ARN and ARS. Thus, a Starbucks could open anywhere it wants, and that's not what we want. (2) The definition of major recreation includes "outdoor sports," which someone could maintain includes outdoor shooting (trap and skeet, target practice.)

Get staff to explain briefly the rationale behind having performance standards for a number of uses that may not be in the county at this time, and for uses which seem vague: rural resort; agricultural cultural center; eco-tourism; cross-country ski; farm-based tourism; guest farm; rural retreat, agricultural education and research; country inns; camps (esp. large ones;) amphitheater; arboretum, botanical garden, nature study area; agricultural support facilities (silos, etc.?) I know that all of these are defined, but what's the rationale for having them in the ZO?

Because of potential loopholes and the inability to know the future, let's revisit the concept of sunset zoning. Under that concept, designated uses which are presently allowed would no longer be permitted after a certain future date. This would have no effect on existing establishments. Sunset zoning is a trigger that reacts to future conditions without the hassle of a ZOAM and lets the Board easily renew a use or let it expire.

Overall, the document needs to be cleaned up for clarity and especially for specificity.

The uses mentioned in the Standards do not align completely with the nomenclature in the Uses table.



**ZOAM-2020-0001-Zoning Ordinance Rewrite --
USE SPECIFIC STANDARDS Draft Text**

| Section | COMMENTS TO DRAFT TEXT -- USE SPECIFIC STANDARDS |
|---------|---|
| | INTRODUCTORY COMMENTS: |
| | <p><u>EXPLANATION FOR VOLUME OF COMMENTS</u></p> <p>A significant quantity of Round 1 and Round 2 ZOR Focus Group and Zoning Audit input requests were not included in the current ZOR DRAFT TEXT. The following Public Input was documented over the past 18 months by numerous organizations*, from information consolidated over the past 5+ years and has been published on the ZOR LOLA site.</p> <p>As indicated to Staff, the meeting and written input provided during Focus Groups and Audits in Spring 2020 and Spring 2021** would be restated during ZOC review, and will again be included in Round 3 if explanation is not provided and/or DRAFT Text is not revised. (**https://loudouncoalition.org/zoning-committee/zoning-sub-committee-input/)</p> <p>If Staff or WSP Consultants require additional evidence, cases, complaints submitted via LEx and other methods, copies can be sent to James David and/or ZORewrite@loudoun.gov.</p> |
| | <p>*LCPCC Participating Organizations: Aldie Heritage Association, Bike Loudoun, Bluemont Citizens Association, Blue Ridge Mountain Civic Association, Catoctin Coalition, Farm Bureau of Loudoun, Friends of the Blue Ridge Mountains, Goose Creek Association, Goose Creek Scenic River Advisory Committee, LCPCC Executive Committee, LCPCC Finance Cte, Leesburg Garden Club, Loudoun Climate Project, Loudoun County Equine Alliance, Loudoun Historic Village Alliance, Loudoun Preservation Society, Loudoun Rural Landfills, Loudoun Soil & Water, Loudoun Walking Club, Loudoun Wildlife Conservancy, Piedmont Environmental Council, Potomac Heritage Trail Association, Save Rural Loudoun, Sterling Foundation, Transition Area Alliance, Unison Preservation Society, Virginia Native Plant Society (Piedmont Chapter), and Virginia Piedmont Heritage Area Association</p> |

| Section | COMMENTS TO DRAFT TEXT -- USE SPECIFIC STANDARDS |
|--|---|
| Detailed Comments for Posting in enCodePlus & Discussion by ZOC | |
| 3.06.01.A | 3.06.01.A PURPOSE AND APPLICABILITY: Add 'environmental' to the list of items being protected, with notation such as: " and to protect the County's unique/sensitive environments" as the General Plan dedicates Chapter 2 to those goals. Does a 'restrictive covenant' clause need to be included as a conformance item? |
| 3.06.02.01.A.1 | 3.06.02.01.A.1. ACCESSORY DWELLINGS. The district name in the Use Matrix was changed/corrected to be "Agricultural Rural." Will this change be made consistent throughout this section? 3.06.02.01.E ACCESSORY DWELLING. A detached accessory dwelling is subject to all yard requirements applicable to the building principle dwelling where it is located. 3.06.02.01.C ACCESSORY DWELLING. "Additional dwellings may be permitted by Special Exception f." What is "f"? 3.06.02.01.G. ACCESSORY DWELLINGS. Text for "G" is blank |
| 3.06.02.04.A | 3.06.02.04.A. MANUFACTURED HOMES. Why are manufactured homes in ARN, ARS, A-3 and TLN not subject to the standards? 3.06.02.04.B1 MANUFACTURED HOMES: Did you wish to limit size just to 900 sf or did you also want to limit to 19 feet wide? |
| 3.06.02.07.B.3 | 3.06.02.07.B.3 SEASONAL LABOR DORMITORY. How will the requirement that residents be employed be enforced or monitored? 3.06.02.07.D Seasonal Labor Dormitory: Should this area also adhere to 5.07.05? |
| 3.06.02.07.B.3 & 3.06.02.08.B.7 | 3.06.02.07.B.3 SEASONAL LABOR DORMITORY & 3.06.02.08.B.7 TENANT DWELLING. Why would "Sanitary and Bathing Facilities" requirement for Seasonal Labor Dormitory (and Tenant Dwellings) be removed? Wouldn't that mean than an empty barn could be used without confirming proper facilities? |
| 3.06.02.08.B2 | 3.06.02.08.B2 TENENT DWELLING: Placing tenent dwelling on open space should not be a by right decision. It should require some type of approval by the county to avoid harm to the open space purpose. |
| 3.06.03.00 | 3.06.03 LODGING. Many Round 1 and Round 2 ZOR Focus Group and Zoning Audit input requests were not included in the current ZOR DRAFT TEXT. As indicated to Staff in Spring 2020 and Spring 2021 the input would be restated during ZOC review, and will also be included in Round 3 if DRAFT Text is not revised. Input was consolidated from numerous organizations, all currently published on the ZOR LOLA public input site. If Staff or WSP Consultants require additional evidence, cases, complaints submitted via LEx and other methods, copies can be sent to James David and/or ZORewrite@loudoun.gov. |
| 3.06.03.00 | 3.06.03 LODGING. LANDSCAPING/BUFFERING/SCREENING -- All. The statement requiring "outdoor private party areas shall . . . screen outdoor private party areas, regardless of the size of adjacent property." Unless the new Section for Landscaping/Buffering/Screening RETAINS this requirement it should be put back within the use specific standards to address known issues with large events held at B&Bs. All regulations for related to Special Events, set-backs, buffering,lighting, and site plans IF ALLOWED IN THE MDODs, must be the same as Brewery, Limited. |

| Section | COMMENTS TO DRAFT TEXT -- USE SPECIFIC STANDARDS |
|---------------|--|
| 3.06.03.00 | 3.06.03 LODGING. NOISE regulations only stipulating hours of operation for outdoor music/noise are insufficient for B&B's conducting weddings and large events. A noise regulation standard -- that is enforceable -- should be included. There is a known lack of clarity between noise regulations between Zoning Ordinances and Codified ordinance (Sheriff enforcement). NOW IS THE TIME with ZOR to make this correction. |
| 3.06.03.01 | 3.06.03.01 BED AND BREAKFAST HOMESTAY. Item 7. This type of statement is listed under each type of overnight accommodation: Historic Property. " <i>...Any expansion or enlargement of structure shall not exceed 15% of the total floor area existing prior to January 7, 2003, unless a greater expansion is approved by Minor Special Exception, pursuant to Section 7.09.</i> " Can each "Historic Property" bullet point include this language: "Alteration to the original footprint of the historic structure must be relevant to the setting and context-sensitive in design, such as structural additions to a country inn must utilize appropriate rural design, in keeping with the surroundings whether rural in nature or located within an historic main street village." (Also stated in 03.06.04.02 ANTIQUE SHOP, and in 03.06.04.02 AUCTION HOUSE, and in 03.06.04.19 TEAHOUSE, and in 3.06.05.02 AGRICULTURAL CULTURAL CENTER, 3.06.05.04 ARBORETUM, 03.06.05.09 CROSS-COUNTRY SKI, 3.06.05.11 FARM BASED TOURISM) |
| 3.06.03.01.1 | 3.06.03.01.1 BED AND BREAKFAST PRIVATE PARTY CHART: The number of attendees and number of private parties allowed for B&B Homestay and B&B Inns needs to be expanded to allow for differences per acreage since the current chart allows for too much use on smaller properties. Would recommend the following: 5 acres or less 21-75 attendees and 5 maximum private parties; 6-19 acres 21-100 attendees and 10 party maximum per year. |
| 3.06.03.01.B | 3.06.03.01.B BED AND BREAKFAST HOMESTAY, INN, COUNTRY INN AND RURAL RESORT LODGING. Section needs to also add/define the PURPOSE (as lodging) before Approval to avoid applications for B&B's filing to hold events vs. intent of lodging (as lesser restriction "path" than Event Center). Applications should verify (public information) or require affirmative oath with penalties if statements are later found to be false and/or falsified by applicants. Bed and breakfast Inn must be actively advertised, and records must be available to show that it is actively being rented, not being used only to hold large events (e.g., weddings) and parties. |
| 3.06.03.01.B | 3.06.03.01.B BED AND BREAKFAST HOMESTAY, INN, COUNTRY INN AND RURAL RESORT LODGING. APPROVAL. Change from sketch plan to site plan is appropriate to ensure the health, safety and welfare of residents and patrons. Thank you. |
| 3.06.03.01.D5 | 3.06.03.01.D5 B&B HOMESTAY/B&B INN: Is the 5.12.B Noise section going to be similar to the current 5-652.B Noise Section? If yes, section 5.12B should be added to this area. The review of this section will remain open pending a review of 5.12B. 3.06.03.01.E5 B&B INN NOISE: Section 5.12B should be applied here if it is similar to old 5.652B. Open until added and reviewed 3.06.03.01.F6 COUNTRY INN. NOISE: Section 5.12B should be applied here if it is similar to old 5.652B. Open until added and reviewed 3.06.03.01.G.8.g RURAL RESORTS NOISE: Section 5.12B should be applied here if it is similar to old 5.652B. Open until added/reviewed |
| 3.06.03.01.F | 3.06.03.01.F COUNTRY INN. The change to minor special exception review and approval in ARN, ARS and A-3 is appropriate to ensure HS&W of residents and patrons. |

| Section | COMMENTS TO DRAFT TEXT -- USE SPECIFIC STANDARDS |
|---------------|--|
| 3.06.03.01.G | 3.06.03.01.G RURAL RESORTS. <u>IF Allowed in MDODs</u> , minimum acreage must be 50 acres, and accomodations for up to 20 sleeping rooms only, regardless of acreage, so as to preserve environmentally sensitive mountain forests. All permit application requirements, set backs, buffering, lighting, Special Event regulations must be devised accordingly. |
| 3.06.03.01.G6 | 3.06.03.01.G6 RURAL RESORT: Can the Uses on open space be more limited to avoid destroying purpose of open space? |
| 3.06.03.02.C | 3.06.03.02.C CAMP DAY AND BOARDING: Lot areas of this type of camp should be 20 acres and not 15 to better handle the use |
| 3.06.03.02.G | 3.06.03.02.G CAMP DAY AND BOARDING: Noise. Section 5.12B should be applied if it is similar to old 5.652B. Open until added & reviewed |
| 3.06.03.03 | 3.06.03.03. CAMPGROUNDS. In addition to "service buildings," there should be reference to other "structures." Specifically, is this use intended for "tents (as indicated/implied in D.1.a) or small cabins? If the latter, the line between "campground" and "STRR" could be easily crossed without better defintiion. 3.06.03.03.C.2 CAMPGROUND: Maximum campground stay by camper should be listed as no more than 30 days. |
| 3.06.03.03 | 3.06.03 CAMPGROUNDS. In addition to JLMA-20, special exception review and approval should also apply to the use in the MDOD Overlay. Should <u>not be allowed in the MDODs without a Special Exception permit</u> , along with Environmental Impact Study, and review by relevant agencies overseeing Emergency Services, Traffic, Health. Campgrounds pose a particular challenge to environmentally sensitive mountain forests: septic handling, water access, habitat loss, night sky, pollution, trash, traffic, fire hazard. |
| 3.06.03.03.Cb | 3.06.03.03.C.b CAMPGROUNDS: The minimum lot size for Level 1 should be 50 acres, Level 2 should be 100 acres. This allows for proper setbacks and proper layout of the use. |
| 3.06.03.03.E | 3.06.03.03.E CAMPGROUNDS: Setbacks for Level 1 should be 250 feet, Level II should be 300 feet, Level III should be 400 feet. The activity around a campground is such that these mudh higher setbacks are required to buffer the neighboring properties. |
| 3.06.03.03.J | 3.06.03.03.J CAMPGROUNDS. NOISE: Section 5.12B should be applied if it is similar to old 5.652B. Open until added & reviewed |
| 3.06.03.04 | 3.06.03.04 GUEST FARM OR RANCH. How will this use be differentiated from STRR/CWH rentals in applicability, permit approval and enforcement? |
| 3.06.03.04. | 3.06.03.04. GUEST FARM OR RANCH. Confirm definition of "FARM" as used for Guest Farm |
| 3.06.04.01.G | 3.06.04.01.G COMMERCIAL/MIXED USE NOISE: Section 5.12B should be applied if it is similar to old 5.652B. Open until reviewed |
| 3.06.04.02.I | 3.06.04.01.I ANTIQUE SHOP/ART GALLERY NOISE: Section 5.12B should be applied if it is similar to old 5.652B. Open until reviewed |
| 3.06.04.03.D | 3.06.04.03.D AUCTION HOUSE: Setback should be a minimum of 200 feet from property line to properly buffer neighboring areas |
| 3.06.04.03.I | 3.06.04.03.I AUCTION HOUSE. NOISE: Section 5.12B should be applied if it is similar to old 5-652B. Open until 5.12B can be reviewed |
| 3.06.04.04 | 3.06.04.04. BANQUET EVENT FACILITY. C.1. ROAD/ACCESS standards now reference the new Section 5.13. To determine agreement, please provide DRAFT text for this section to determine what differences, if any, apply from Section 5-654. E EXTERIOR LIGHTING standards reference new Section 5.12.A.1-3; how do they differ from current Section 5-652(A)? F. NOISE standards reference new Section 5.12.b; how do they differ from Section current Section 5-652(B)? Without review of the referred-to sections, review of this use should be considered "in-progress" only, not final. |

| Section | COMMENTS TO DRAFT TEXT -- USE SPECIFIC STANDARDS |
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| 3.06.04.04 | 3.06.04.04 BANQUET/EVENT FACILITY. <u>Should not be allowed in MDODs.</u> If allowed in MDODs, must be by Special Exception, and must, at a minimum, meet all permit and operation criteria established for Brewery, Limited |
| 3.06.04.04.B4b | 3.06.04.04.B4b BANQUET/EVENT FACILITY: Setback should be a minimum of 200 feet from property line to buffer neighbors |
| 3.06.04.07 | 3.06.04.07. CHILD DAY CARE. It's been a while since reviewing the prior ZOAM for Child Day Care centers, but can you refresh my memory why " <i>written notice of Zoning Permit application</i> " is or cannot be also mailed to HOA Boards with KNOWN address and/or management? (i.e., primarily HOAs inTPA and SPA)? |
| 3.06.04.09F | 3.06.04.09.F CONVENIENCE STORES NOISE: Section 5.12B should be applied if it is similar to old 5.652B. Open until 5.12B reviewed |
| 3.06.04.10 | 3.06.04.10 CRAFT BEVERAGE MANUFACTURING. As a Use with outdoor tasting rooms and activities as well as alcohol, food and exterior lighting, this use should be made CONSISTENT with defined Hours of Operation. Suggest 11am to 11pm. |
| 3.06.04.10. | 3.06.04.10 CRAFT BEVERAGE MANUFACTURING: Noise regulation (Section 5.12B if similar to old 5.652B) needs to be applied. |
| 3.06.04.10.B1b | 3.06.04.10.B.1.b CRAFT BEVERAGE MANUFACTURING: Setback of 50 feet may or may not be adequate. Needs review as created. |
| 3.06.04.11.C | 3.06.04.11.C DRIVE-THROUGH FACILITIES. You're leaving us in suspense! " <i>and an escape lane shall</i> " . . . ? |
| 3.06.04.13 | 3.06.04.13. FARM MARKETS. Defer to REDC ZOR-AdHoc Committee input |
| 3.06.04.15 | 3.06.04.15 MOBILE VENDOR (a.k.a. Food Trucks). Was this the Draft Text Section that was leaked and then escalated to Supervisors via complaint, thereby delaying the ZOC meetings by a week? If so, then Staff should restate the process by which Draft Text input should and will be provided, through the identified Focus Groups and Advisory Groups, and confirm that no "new" pathways for input after 18 months will be allowed. |
| 3.06.04.17 | 3.06.04.17.B RESTAURANT. B. APPROVAL. RESTAURANT vs. FARM Restaurant (now combined). If the result from ZOAM-2015-0006 was to have ONE regulation to describe the same Use (Restaurant) regardless of location, why would they not both still require the same minor special exception review and approval for the health, safety and welfare of patrons? Appears inconsistent otherwise. At the Nov. 1, 2016, BOS Meeting, (ZOAM)-2015-0006, Rural Uses and Historic Structures was approved, with direction to prepare amendments to include "Restaurant" uses in open space. <i>April 19, 2018 BOS Item 10a further described the ZOAM purpose to: Rename "Restaurant" under the agriculture support and service directly related to on-going agriculture, horticulture and animal husbandry activity, on-site use category to "Farm Restaurant" in the AR zoning districts. Currently, "Restaurant" is listed twice in both the AR-1 and AR-2 districts, as a permitted use under the agriculture support and service directly related to on-going agriculture, horticulture and animal husbandry activity, on-site use category and as a minor special use under the commercial food and beverage use category.</i> <i>Amendment provides a clearer distinction between the two types of restaurants (farm support vs. commercial) currently allowed in the AR districts and avoids future misunderstandings by renaming the permitted "Restaurant" under the agriculture support and service directly related to on-going agriculture, horticulture, and animal husbandry activity, on-site use category to "Farm Restaurant."</i> |

| Section | COMMENTS TO DRAFT TEXT -- USE SPECIFIC STANDARDS |
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| 3.06.04.17 | <p>3.06.04.17 RESTAURANT:</p> <p>D.3. Location site/dimension standards. Is 100 feet for up to 1,500 sqft GFA sufficient?</p> <p>H. Exterior Lighting standards reference new Section 5.12.A.; how do they differ from current Section 5-652(A)?</p> <p>No noise regulation noted. Section 5.12B should be applied if it is similar to old 5.652B.</p> |
| 3.06.04.18 | <p>3.06.04.18 SMALL BUSINESS, AGRICULTURAL AND RURAL.</p> <p>E.3. Accessory Structures, Agriculture. "An approved zoning/building permit IS REQUIRED for the change in use" vs. "zoning/building permit shall be received for the change of use."</p> <p>H. Parking. Additional regulations should be considered beyond compliance for 5.05.03 for the volume and type of vans and/or trucks in addition to employee and customer vehicles.</p> <p>I Exterior Lighting standards reference new Section 5.12.A.1-3; how do they differ from current Section 5-652(A)?</p> <p>J. Noise standards reference new Section 5.12.b; how do they differ from Section current Section 5-652(B)?</p> <p>Without review of the referred-to sections, review of this use should be considered "in-progress" only, not final.</p> |
| 3.06.04.18 | <p>03.06.04.18 SMALL BUSINESS, AGRICULTURAL AND RURAL. "A. Adaptive Re-use of Farm Structures. This Section provides for the adaptive re-use of farm structures for home occupations and small businesses."</p> <p>ADD TEXT: "Adaptive Reuse must be performed to the Secretary of the Interior (NPS) Standards for historic preservation projects."</p> |
| 3.06.04.18 | <p>3.06.04.18 SMALL BUSINESS, AGRICULTURAL & RURAL. Need better parameters, such as footprint of the business structures, storage, etc. A single owner contractor could clear large parking and storage areas for supplies, equipment, etc. How will "small" be defined?</p> |
| 3.06.04.19 | <p>3.06.04.19 SNACK OR BEVERAGE BARS: Why is there no noise provisions for this use? Apply Section 5.12B if it is similar to old 5.652B.</p> |