

**BOARD OF SUPERVISORS
BUSINESS MEETING
ACTION ITEM**

SUBJECT: **Project Update and Resolution of Intent to Amend for the Zoning Ordinance Rewrite (ZOAM-2020-0001)**

ELECTION DISTRICT: Countywide

CRITICAL ACTION DATE: At the Pleasure of the Board

STAFF CONTACTS: James David, Deputy Director, Planning and Zoning
Alaina Ray, AICP, Director, Planning and Zoning

PURPOSE: To provide an update on the Zoning Ordinance Rewrite (ZO Rewrite) project progress and take action on the draft Resolution of Intent to Amend (ROIA).

RECOMMENDATION:

Staff: Staff supports Board of Supervisors (Board) approval of the ZO Rewrite ROIA.

BACKGROUND: The Board of Supervisors (Board) endorsed (8-0-1: Meyer absent) the ZO Rewrite project plan on September 19, 2019.¹ At the June 15, 2021, Board Business Meeting, staff updated the Board on ZO Rewrite progress in the areas of public messaging, community and advisory body engagement, staff research, consultant procurement and deliverables, and ordinance drafting.² A status on project schedule was also presented and the Board approved the Transportation and Land Use Committee (TLUC) recommendation to extend the project by six to eight months (8-0-1: Buffington absent). Board review and adoption of the ZO Rewrite is estimated to occur in mid – late 2022.

Since the last full Board update in June 2021, drafting early conceptual revisions to the content and structure of the Zoning Ordinance has continued, which has included regular review and input from the Zoning Ordinance Committee (ZOC). This item provides the Board an overview of ZOC progress to date and highlights from potential language being considered for the new Zoning Ordinance. ZO Rewrite project timeline, milestones, and next steps are also included for the Board's review. This item also requests the Board act on a draft ROIA for the ZO Rewrite.

¹ [September 19, 2019, Board Business Item – Zoning Ordinance Rewrite Project Plan](#)

² [June 15, 2021, Board Business Item – TLUC Zoning Ordinance Rewrite Time Extension](#)

ISSUES:

Zoning Ordinance Committee (ZOC) Progress: The ZOC has met 18 times on the ZO Rewrite since it formed in November 2019, including seven meetings since the last Board update in June 2021. The first half of these meetings was primarily information sharing, as the ZOC reviewed the Round One and Round Two public input, code audit, parking section outline, two separate consultant white papers on best management practices for zoning incentives and planned unit developments, and the enCodePlus online zoning platform. The latter half of ZOC meetings have focused on review of draft text, which will continue through mid-February 2022. The ZOC is working through one draft ZO chapter or section at a time, and has provided input on the following draft zoning text since the last Board update in June 2021:

1. Uses, Use Definitions, and Use Specific Standards
2. Parking Standards
3. Overlay Districts

Remaining ZO chapters to be reviewed by ZOC include Zoning Districts, Signs, Development Standards, Nonconformities, Attainable Housing, and Procedures. All ZOC agenda packets, committee member comments, and staff responses can be viewed online: loudoun.gov/zoningordinancecommittee.

Draft Text Concepts: The following sections provide highlights from potential ordinance text drafted by staff and reviewed by ZOC so far.

Chapter 3 – Uses. ZO Rewrite Chapter 3 deals with uses, and is broken into six sections as follows.

- 3.01 Explanation of Use Table Structure
- 3.02 Use Tables
- 3.03 Use Definitions
- 3.04 Accessory Uses
- 3.05 Temporary Uses
- 3.06 Use-Specific Standards

Section 3.01 provides an overview of the use tables, including an explanation of the methodology used to create the tables and a table key. Section 3.02 contains the use tables, which are organized by policy area. The zoning districts where each use is allowed by right, special exception or minor special exception are indicated. Section 3.03 defines each land use.

The current ZO lists out uses district by district, which scatters the list of uses across the document. The proposed approach moving forward is a consolidated set of use tables in one central location.

The following are the basic parameters detailing what has changed in the proposed draft text for the use tables:

1. Some uses have been collapsed or renamed for consistency, clarity, and efficiency. For example, the current ZO has three different land uses for agricultural nursery production facilities:
 - a. Nursery, production.
 - b. Nursery, production, with frontage on a state-maintained road.
 - c. Nursery, production, without frontage on a state-maintained road.

The proposed draft use tables collapse these three land uses into one use called “Nursery, production.” Any distinctions that need to be made based on whether the nursery is on a state road are addressed in the Development Standards chapter instead of the definition of the use.

2. Some uses have been added to implement the *Loudoun County 2019 General Plan* (2019 GP), reflect the current marketplace, or address gaps identified by staff, citizens, or ZOC members. For example, “Solar facility, commercial” has been added to the proposed use tables as a special exception utility use in industrial zoning districts.
3. Some uses that are permitted by the current Zoning Ordinance are being considered for removal from certain zoning districts because they are not envisioned by the corresponding place types in the 2019 GP. For example, “mini-warehouse” is not envisioned in the Urban Mixed-Use place type.
4. The permissibility of uses – whether it is by right, special exception, or minor special exception – was carried forward where practicable. Some revisions to the permissibility of certain uses are included based on 2019 GP guidance on appropriate core, complementary, and conditional uses in place type areas.
5. Use definitions were carried forward when available. If a use was not defined, a definition was drafted using the North American Industry Classification Manual (NAICS) and American Planning Association, Land-Based Classification Standards (LBCS), or best management practices. For example, “Dry cleaning plant” now has a proposed definition.
6. A first pass was executed to strip standards out of definitions to be placed with other use specific or development standards in a different section of the ZO. For example, the definition of “Recycling collection center, private” contained language that stated that “such centers may not exceed 3,000 square feet in area,” which is a development standard.

The use tables will continue to be refined as feedback is received from the ZOC, public, and Planning Commission in advance of Board review.

Temporary use standards, accessory use standards, and use specific standards³ are also included in draft Chapter 3. These sections are largely carried forward from the existing ZO, with some proposed changes to implement the 2019 GP and improve organization of information. Section 3.06 condenses, categorizes and alphabetizes the use-specific standards from the existing Zoning Ordinance into one section and appropriate subsections in a clear and concise manner. Edits and revisions have been made to make the language easier to understand and administer.

One area that generated significant community and ZOC interest is whether to add regulations for limited breweries in the use specific standards section. Some ZOC and community members have expressed concerns over impacts of limited breweries on existing Western Loudoun neighborhoods. Other ZOC and community members expressed additional regulations would be harmful to the rural economy. Staff's recommendations for limited brewery use specific standards are not fully formed yet; however, the 2019 GP does not support negatively impacting the rural economy, which is one of the County's targeted industry clusters for economic development.⁴

Additionally, staff continues to work on appropriate use specific standards for the following uses that have placeholders in the ZO Rewrite draft:

1. Live / Work Dwelling;
2. Mobile Vendor; and
3. Solar Facility, Commercial.

Chapter 5.05 – Parking Standards. The draft ZO Rewrite carries forward some existing parking standards and includes new context-sensitive draft parking ratios and regulations that implement *Loudoun County 2019 Comprehensive Plan* policy guidance. Parking-related regulations that are currently found throughout the existing ZO are consolidated into one section in a clear and concise manner. The following are the basic parameters detailing what has changed in the proposed draft text for parking standards:

1. Right-sizing parking ratios based on the different planning policy areas (Urban, Suburban, Transition, JLMA, Rural and Villages). For example, the minimum required number of parking spaces for an “office” use in the Urban Policy Area is lower than the minimum required in the Suburban Policy Area because the availability of and reliance on transit and alternative transportation modes is envisioned to increase in urban settings.
2. Inclusion of parking ratio minimums and maximums for the majority of uses. For example, “theater” now has a proposed parking minimum and maximum ratio specified, which was not previously included in the existing ZO.

³ “Use specific standards” are performance-based standards for specific uses that help mitigate potential impacts from the specific use(s). Currently adopted use specific standards are primarily found in Section 5-600 of the Revised 1993 Loudoun County Zoning Ordinance.

⁴ See 2019 GP Chapter 5 Economic Development, Policy 1, Strategy 1.2, and Action 1D that support strengthening targeted industry clusters, proactive business retention, and specific focus on rural economy growth.

- a. In general, parking maximums are a new concept for Loudoun zoning. Instituting parking maximums will implement 2019 GP and *Loudoun County 2019 Countywide Transportation Plan* (2019 CTP) goals and policies that call for providing parking in a reasonable proportion to one or more use's needs, minimizing negative environmental and urban design impacts that can result from excessive parking, and supporting mass transit and alternative modes of transportation.⁵
3. Incorporation of parking standards for bicycles, car-sharing, electric vehicles⁶ and motorcycle/scooters. For example, three percent of minimum required parking spaces for a "convention or exhibition facility" must accommodate electric vehicle parking with associated charging infrastructure.
4. Updates and revisions to criteria and standards related to parking adjustments that implement 2019 GP Policy.⁷ For example, parking reductions are possible if a nonresidential development proposal includes a Transportation Demand Management Plan (TDM).
5. Separate Village parking standards that recognize these areas are unique, small, pedestrian-scale, rural communities that require context-sensitive parking and loading regulations that preserve Village character. For example, any nonresidential development in a Village may use available public parking within a quarter mile of the site to satisfy 50 percent (50%) of the minimum parking requirements for that development.

The Institute of Transportation Engineers (ITE) Parking Generation Manual was used as a guiding document in preparing proposed new parking standards. The ITE Parking Generation Manual identifies many uses accompanied by industry-standard parking requirements. Additionally, research of adjacent jurisdictions such as Fairfax, Montgomery, Prince George's, and Prince William Counties was conducted and considered in combination with the expertise of project consultant White & Smith, LLC.

The draft parking standards will continue to be refined as additional feedback is received from the ZOC, public, and Planning Commission in advance of Board review. Proposed changes to parking standards in the ZO Rewrite may lead to revisions in the Facilities Standards Manual (FSM). A future Development Ordinance Amendment (DOAM) would be taken forward subsequent to the ZO Rewrite that considers needed changes in the FSM.

⁵ See 2019 CTP Policy 5.4.8 Parking Standards; 2019 GP Housing Policy 1, Strategy 1.2, Action B Reduced Parking Requirements; 2019 GP Ch. 3, Sustainability Section, and Groundwater Resource Strategy 2.6, Action I Reduce Impervious Surfaces.

⁶ See 2019 CTP Policy 7.1.4 that encourages electric vehicle parking.

⁷ See 2019 CTP Policies 3.2.21 through 3.2.29 that support TDMs.

Chapter 4 – Overlay Districts. Protections are carried forward from existing regulations for the Airport Impact Overlay District (AIOD),⁸ Floodplain Overlay District (FOD),⁹ Mountainside Development Overlay District (MDOD), Limestone Overlay District (LOD), and Quarry Notification Overlay District (QNOD). The biggest potential change is establishing setbacks in the MDOD for defined crests and ridgelines, perennial headwaters, and springs, to implement soils and geologic resource policies of the 2019 GP. New definitions for terms and concepts are also added in the MDOD and LOD.

Status of Remaining Chapters.

Early concepts for Chapter 2 – Zoning Districts are under review by ZOC. The ZO Rewrite includes new names for the majority of zoning districts that align with 2019 GP place types (Attachment 1, Zoning District Names: Current and Proposed). Each zoning district subsection has been reformatted to include a table with dimensional standards, and long paragraphs and sentences have been broken into lists as feasible. Some revisions to district regulations are included based on 2019 GP place type guidance, such as adjustments to floor area ratio, height, yards, use mix, open space, block lengths, and pedestrian connectivity.

Chapter 6 – Signs is assigned to the project consultant with an expected first draft delivery date of December 6, 2021. Chapter 5 Development Standards, Chapter 7 – Procedures, Chapter 8 – Attainable Housing, and Chapter 9 – Nonconformities are still being drafted by staff internally. All of these chapters (including Signs) have yet to be reviewed by ZOC. Chapter 1 – Introduction, Chapter 10 – Officials, Boards, and Commissions, and Chapter 11 – Rules of Interpretation are also being drafted internally. Pre-referral ZOC review will not be necessary since these three chapters will mostly be carried forward from existing Zoning Ordinance regulations and State Code.

One parallel process that is under way that will inform the ZO Rewrite, especially Chapter 8 – Attainable Housing, is a consultant-led feasibility study of affordable housing construction. Specifically, the study is evaluating the feasibility of deleting the Affordable Dwelling Unit Program exemption for multifamily housing projects with four or more stories. This study is a follow-up item from the Housing Affordability ZOAM approved by the Board on June 2, 2020.

Draft Resolution of Intent to Amend: Also included with this item is a draft ROIA for the entire ZO Rewrite (Attachment 2). The draft ROIA is consistent with the ZO Rewrite project plan endorsed by the Board at their September 19, 2019, Board Business Meeting. The draft ROIA formally describes the Board's stated intent to amend, replace or delete sections of the Revised 1993 Loudoun County Zoning Ordinance to implement the *Loudoun County 2019 Comprehensive*

⁸ The County is currently revising the AIOD as part of standalone 2019 GP and ZO update efforts; CPAM-2021-0001 and ZOAM-2021-0002. Text will be integrated into the ZO Rewrite once the AIOD revisions are approved.

⁹ Substantial updates to the FOD are planned in a standalone effort after the ZO Rewrite to provide ample time for Federal Emergency Management Agency and Virginia Department of Conservation and Recreation review and additional community engagement.

Plan, modernize and simplify ordinance language, make improvements based on public input where appropriate, and incorporate changes pursuant to Code of Virginia revisions.

Adopting a ROIA for the ZO Rewrite is a requirement stipulated in Section 6-1202 of the existing ZO. In addition to outlining a broad scope for ZO Rewrite amendments, the draft ROIA also serves as a mechanism for the Board to refer the ZO Rewrite to the Planning Commission (Commission) when the draft text is ready and reiterate previous Board direction for staff to prepare – and ZOC to comment on – draft amendments.

Next Steps in ZO Rewrite Timeline: As staff continues to prepare early conceptual text, the draft chapters or sections are brought to the ZOC for review and feedback. The ZOC members submit comments, questions, and suggested edits that are captured in enCodePlus. Staff then responds to each comment submission in enCodePlus and exports ZOC comments with staff’s responses into a report, which is then provided to the ZOC members and made available to the public. Staff’s responses and any ordinance text that is further revised are also immediately available to all ZOC members through enCodePlus. This is considered the ZOC “pre-referral” input phase, where staff is using ZOC as a sounding board for potential zoning text in accordance with Board direction. The staff responses and draft text being reviewed are not staff’s official recommendations, which will come later in the project timeline after the 90-day referral process is complete and all input is considered from ZOC and other members of the public.

Following the pre-referral phase, the entire revised draft ZO document will be referred to ZOC for review and additional comments. This will be a 90-day referral phase that will also be an opportunity for community groups, stakeholders, and the public to review the draft ZO and provide comments. Staff is currently working to schedule meetings with these groups to provide information as to how this 90-day referral process will function. Staff also intends to hold one or more “open houses” for the public.

Once the 90-day referral phase is complete, staff will finalize any additional revisions in response to the referral comments and prepare the draft ZO for presentation to the Commission. It is important to note that the version of the draft ZO that is presented to the Commission will be a “staff recommended” document. Therefore, not all recommendations made by ZOC members will be reflected in the draft ZO, as staff may not agree with or be able to support some recommendations. However, all comments, suggested edits, and recommendations provided by the ZOC members, community groups, and the public will be transmitted to the Commission and any topics that were especially controversial or that staff could not support during the ZOC deliberations will be brought to the Commission’s attention for further discussion. Commission deliverables will include, but are not limited to:

- Staff-recommended draft ZO document
- ZOC Findings and Recommendations Report
- Staff memo on themes from public input and outstanding issues from ZOC deliberations
- ZOC enCodePlus Comments Reports with Staff Responses
- Public EnCodePlus Comments Reports

- Participation Matrices detailing public input received from Focus Groups
- Links to supplemental public input received outside of EnCodePlus or Focus Groups

These deliverables will give the Commission the opportunity to evaluate staff’s recommendations, ZOC input, and feedback from community groups, stakeholders, and the public. Staff will revise the draft ZO based on the Commission’s recommendations and the document that is subsequently sent to the Board will be a Commission recommended draft ZO document. Supplemental materials similar to what is described above as Commission deliverables will also be made available for the Board’s consideration.

Staff is operating under the revised project timeline approved by the Board at its June 15, 2021, Business Meeting (8-0-1: Buffington absent):

Upcoming ZO Rewrite Project Milestones (Tentative)

Project Milestones	Planned Date
Monthly ZOC meetings	Mid 2021 - Early 2022
ROIA to Board of Supervisors for review & adoption	November 2021
General public open house	Early 2022
First draft ZO Rewrite text changes	Early 2022
Round Three Input: 90-day referral review (open to all parties)	Early - Mid 2022
Second draft ZO Rewrite to Planning Commission for review & recommendations	Late 2021 - Mid 2022
PC draft ZO Rewrite to Board of Supervisors review & adoption	Mid - Late 2022

FISCAL IMPACT: The ZO Rewrite is currently funded and is operating within its \$1 million budget. The Board authorized carrying this fund balance over from fiscal year to fiscal year as the project continues. There are approximately \$932,000 in identified costs, which includes consultant expenses, salary for the two-year temporary backfill employee, and miscellaneous costs for outreach materials, public noticing, meeting materials, and print and production. About \$402,000 of the \$932,000 has been paid. Staff does not anticipate making any additional funding requests for the ZO Rewrite project.

ALTERNATIVES: The Board may adopt the ROIA or postpone formal initiation of the amendments to a later date.

DRAFT MOTIONS:

1. I move that the Board of Supervisors adopt the Resolution of Intent to Amend the Revised 1993 Loudoun County Zoning Ordinance as provided in Attachment 2 of the November 16, 2021, Board of Supervisors Business Meeting Action Item.

OR

2. I move an alternate motion.

ATTACHMENTS:

1. Zoning District Names: Current and Proposed
2. Zoning Ordinance Rewrite - Resolution of Intent to Amend the Revised 1993 Loudoun County Zoning Ordinance

Loudoun County Zoning District Names: Current and Proposed

Current Zoning District(s) to be Consolidated	PROPOSED District Name
	<i>Urban Districts</i>
PD-TRC	Urban Transit Center/Mixed Use – UT/UM
PD-TREC	Urban Employment – UE
	<i>Suburban Districts</i>
R-4	Suburban Neighborhood – SN
R-8, R-16, R-24	Suburban Compact Neighborhood – SCN-8, SCN-16, SCN-24
PD-MUB, PD-TC	Suburban Mixed Use – SM
PD-CC(NC) and (CC)	Suburban Commercial – SC, also for commercial components that can be in SN & SCN
PD-OP, PD-IP, PD-RDP, CLI (south side of Route 50)	Suburban Employment – SE
PD-GI	Suburban Industrial – SI
MR-HI, GB, CLI, (north side of Route 50)	Suburban Mineral Extraction – SME
	<i>Transition Districts</i>
TR-10, TR-3, TR-1	Transition Large Lot Neighborhood – TLN-10, TLN-3, TLN-1
New District	Transition Small Lot Neighborhood – TSN
New District	Transition Compact Neighborhood – TCN
New District w/PD-CC(NC) as a base	Transition Community Center – TCC
PD-IP	Transition Light Industrial – TLI
PD-GI	Transition Industrial – TI
MR-HI	Transition Mineral Extraction – TME
	<i>Rural Districts</i>
AR-1	Rural North – ARN
AR-2	Rural South – ARS
	<i>Rural Historic Village</i>
CR-1, CR-2, CR-3, CR-4	Village Residential – VR-1, VR-2, VR-3, VR-4
RC	Village Commercial – VC
A-3	Village Agricultural/Residential – VAR
	<i>Joint Land Management Area (JLMA) Districts</i>
JLMA, 1, JLMA-2, JLMA-3	JLMA-1, JLMA 2, JLMA 3
R-4	Joint Land Management Area – Leesburg JLMA Residential Neighborhood (JLMA-LN)

Current Zoning District(s) to be Consolidated	PROPOSED District Name
PD-OP, PD-IP, PD-SA	Joint Land Management Area – Leesburg Employment – JLMA-LE
PD-GI, MR-HI	Joint Land Management Area – Leesburg Industrial/Mineral Extraction – JLMA-LI
	<i>Legacy Districts</i>
PD-H	Planned Development- Housing – PD-H
PD-SA	Planned Development – Special Activities
PD-AAAR	Planned Development – Active Adult/Age Restricted
PD-TC	Planned Development – Town Center
PD-MUB	Planned Development – Mixed Use Business
PD-RDP	Planned Development – Research and Development Park
R-1, R-2, R-3	Single Family Residential – R-1, R-2, R-3
CR-1	Countryside Residential-1 – CR-1
CR-2	Countryside Residential-2 – CR-2 (only in Ashburn VCOD)
PD-CC(SC), (RC)	Planned Development-Commercial Center (Small Regional Center) & (Regional Center) - PD-CC(SC) & (RC)
TR-2	Transition Residential – TR-2
JLMA-20	Joint Land Management Area-20 – JLMA-20
A-3	Agricultural Residential – A-3
A-10	Agricultural – A-10
RC	Rural Commercial – RC
PD-RV	Planned Development-Rural Village – PD-RV

BOARD OF SUPERVISORS OF LOUDOUN COUNTY

RESOLUTION OF INTENT TO AMEND, REPLACE OR DELETE SECTIONS OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE TO IMPLEMENT THE LOUDOUN COUNTY 2019 COMPREHENSIVE PLAN, MODERNIZE AND SIMPLIFY ORDINANCE LANGUAGE, MAKE IMPROVEMENTS BASED ON PUBLIC INPUT, AND INCORPORATE CHANGES PURSUANT TO CODE OF VIRGINIA REVISIONS.

WHEREAS, at the June 20, 2019, Board of Supervisors Business Meeting, the Board of Supervisors approved and adopted the Loudoun County 2019 Comprehensive Plan (“Comprehensive Plan”); and

WHEREAS, the Board of Supervisors wishes to initiate amendments to the Revised 1993 Loudoun County Zoning Ordinance and amendments to the Loudoun County Zoning Map in furtherance of the purposes of zoning as set out in §15.2-2283 of the Code of Virginia and to further implement the Comprehensive Plan; and

WHEREAS, some amendments to the Zoning Ordinance are necessary or advisable to implement new or revised provisions of the Code of Virginia and/or to update regulations in light of applicable judicial rulings; and

WHEREAS, at the September 19, 2019, Board of Supervisors Business Meeting, the Board of Supervisors endorsed the Zoning Ordinance Overhaul Project Plan as provided in the September 19, 2019 Action Item, and directed staff to proceed with the deliverables and tasks as outlined in the staff report; and

WHEREAS, multiple rounds of input sessions were or are being conducted starting in 2020 thru early 2022 to gather feedback from citizens, business owners, and the Board-appointed Zoning Ordinance Committee.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors states its intention to amend the Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance”) as follows:

- Amend Articles 1, 2, 3, 4, 5, 6, 7 and 8 to establish new, and to clarify, revise, and/or delete existing, regulations as necessary to align the Zoning Ordinance with Loudoun County 2019 Comprehensive Plan policies, strategies, and action items.
- Amend Articles 1, 2, 3, 4, 5, 6, 7 and 8 to establish new, and to clarify, revise, and/or delete existing, land uses and definitions to reflect the current marketplace, revise parking ratios and calculations, update lot and building standards, and simplify administration of planned unit developments.
- Amend the Cover Page, Table of Contents, and Articles 1, 2, 3, 4, 5, 6, 7 and 8 to improve consistency, document structure and usability, and to integrate additional graphics and tables.
- Amend, replace, add, or delete text in Articles 1, 2, 3, 4, 5, 6, 7 and 8 in response to input from the public, community groups, advisory bodies, and subject matter experts.
- Amend Article 6 (Development Process and Administration) to establish new, improve the efficiency of, and clarify, revise, and/or delete, regulations and procedures regarding the

legislative application process, including, but not limited to, by providing opportunities for meaningful input from the public and the Board of Supervisors earlier in the process.

- Amend, replace, add, or delete such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments or as otherwise necessary to correct typographical errors, section and subsection numbering, and formatting within, update cross-references to, and further clarify the requirements of, the above-mentioned provisions of the Zoning Ordinance.
- Amend the Loudoun County Zoning Map as necessary to implement the foregoing amendments to the Zoning Ordinance and otherwise as necessary to implement the Loudoun County 2019 Comprehensive Plan (collectively, the amendments to the Zoning Ordinance and the Zoning Map referred to herein as “Zoning Ordinance Rewrite”).

BE IT FURTHER RESOLVED, that the Board of Supervisors hereby refers the Zoning Ordinance Rewrite to the Loudoun County Planning Commission; the Planning Commission shall initiate specific amendments to the Zoning Ordinance and/or Zoning Map (e.g., by Article, Section, District or other subject matter) in accordance with this Resolution and as it otherwise deems advisable in furtherance of public necessity, convenience, general welfare, or good zoning practice; said amendments shall be initiated by the Planning Commission by motion in accordance with Virginia Code § 15.2-2286(A)(7); following public hearing and due consideration by that body, the Planning Commission shall make its recommendation to the Board of Supervisors concerning the Zoning Ordinance Rewrite, in whole or in part.

BE IT FURTHER RESOLVED, that upon its final adoption of the Zoning Ordinance Rewrite, the Board of Supervisors may elect to recodify the Zoning Ordinance pursuant to Virginia Code § 15.2-1433.

BE IT FURTHER RESOLVED, that (1) these amendments are in furtherance of the public necessity, convenience, general welfare, and good zoning practice; (2) these amendments are in furtherance of the orderly subdivision of land and its development; (3) Staff is directed to prepare draft amendments for consideration; (4) the Zoning Ordinance Committee shall review and provide comments on proposed amendments; and (5) the proposed amendments on these matters are to be brought forward for notice, hearing, Planning Commission recommendation, and Board of Supervisors’ action.