



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

Zoning Ordinance Rewrite Project Update & ROIA

Board of Supervisors Business Meeting
November 16, 2021

Zoning Ordinance Committee

- Seven meetings since last Board update
- Review of draft text section by section:
 1. Use Tables
 2. Parking
 3. Use Standards
 4. Overlay Districts
 5. Zoning Districts
 6. Signs
 7. Development Standards
 8. Attainable Housing
 9. Procedures

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Draft Text Concepts: Chapter 3 - Uses

- Consolidated Use Tables organized by GP Policy Area
- Some uses added, potentially removed, or permissibility (e.g. by-right vs SPEX) revised based on GP guidance
- Definitions provided for all uses
- Temporary and accessory use standards
- Use specific standards
 - Whether to add regulations for limited breweries generated significant interest

Draft Text Concepts: Chapter 5.05 – Parking Standards

- Right-sizing parking ratios based on GP Policy Area
- Parking minimums and maximums
- Standards for multimodal transportation
 - Bicycles, car-sharing, electric vehicles, and motorcycle/scooters
- Parking adjustments
- Village parking

Draft Text Concepts: Chapter 4 – Overlays

- Airport Impact Overlay District
 - Standalone CPAM and ZOAM
- Floodplain Overlay District
 - Subsequent effort in coordination with B&D, FEMA, and DCR
- Mountainside Development Overlay District
 - Setbacks for geologic resources
- Limestone Overlay District
- Quarry Notification Overlay District

Remaining Chapters

- Zoning Districts (currently with ZOC)
 - Renaming to align with GP Place Type names
 - Revisions to district regulations based on GP guidance
- Sign Regulations
 - Sign regulations survey conducted with ZOC
 - First draft from consultant expected December 2021
 - Revisions consistent with recent Supreme Court decisions

Remaining Chapters (continued)

- Still working internally on:
 - Development Standards
 - New river and stream corridor resources buffer
 - Revised open space standards
 - New adaptive reuse standards
 - Procedures
 - Some revisions to application and review process for planning and zoning applications
 - Attainable Housing
 - Implementing aspects of Unmet Housing Needs Strategic Plan
 - Consultant feasibility study on removing ADU exemption for high-rise multifamily projects
 - Nonconformities
 - Protect and limit expansion of existing uses, structures, and lots that may not conform to new ZO
 - Officials, Boards, and Commissions, and Rules of Interpretation
 - Align with State Code on roles and responsibilities of County officials

ZO Rewrite Resolution of Intent to Amend

- Draft ROIA for the entire ZO Rewrite
- Consistent with Project Plan endorsed September 19, 2019
- Intent to amend, replace or delete sections of the Revised 1993 Loudoun County Zoning Ordinance
- Mechanism for Board to refer the ZO Rewrite to the PC (when draft text is ready)
- Reiterate previous Board direction for staff to prepare – and ZOC to comment on – draft amendments

Upcoming Project Milestones

- Mid 2021 – Early 2022
Monthly ZOC meetings
- November 2021
ROIA at BOS
- Early 2022
General public open houses
- Early - Mid 2022
Round Three input (90-day referral)
- Late 2021 – Mid 2022
Planning Commission
- Mid 2022 – Late 2022
Board of Supervisors

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Recommendation

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.