



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

Zoning Ordinance Rewrite Project Update Early Look at Draft Chapter 5: Development Standards

Transportation and Land Use Committee

July 18, 2022

Draft Text: Chapter 5 – Development Standards

What are development standards?

- Minimum requirements an applicant must meet when developing or redeveloping a site.
- Apply to most new development or redevelopment projects and to multiple, or in some cases all, zoning districts.
- Differ from Use Specific Standards that are development standards unique to a particular use (i.e., quarry, animal hospital).

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Examples of Development Standards

- Parking
- Open Space
- Landscaping, Buffering, and Screening
- Lighting and Noise
- Utilities
- Road Access
- Road and Pedestrian Networks

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New Variation of Residential Lot Sizes

- Achieves more housing affordability.
- Applies to projects with 10 or more residential lots in Suburban Neighborhood, Suburban Compact Neighborhood, Transition Large Lot Neighborhood, Transition Small Lot Neighborhood, and the Joint Land Management Area zoning districts.
- Requires variation of lot sizes.
- Requires dispersion of lot sizes.

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New Transitions Standards

- Helps ensure larger scale, more intense, mixed-use and nonresidential developments do not adversely affect neighboring lower density, smaller scale, less intense residential development.
- Helps ensure more dense residential uses do not adversely impact lower density residential neighborhoods.
- Examples: step down building height and location of uses on a site, between developments, and between zoning districts

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Amended Parking Standards

- Reduced some minimum parking ratios to coincide with common usage rather than peak demand.
- New parking maximums for some uses, largely in urban and suburban districts.
- New minimum parking requirements for electric vehicles, bicycles, car-sharing, and motorcycles/scooters.
- New separate parking standards for Villages.

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Amended Open Space Standards

- Aligned open space types with open space types in the 2019 General Plan.
- New open space categories: common, private, and public.
- New bonus credits for protecting priority open space: historic resources, prime agricultural soils, mature forests, and wildlife habitat or corridors.
- Clarify uses allowed in open space.
- New long-term maintenance requirements.