



**Loudoun County**

**VIRGINIA**

WHERE TRADITION MEETS INNOVATION

# ZOAM-2020-0001, Zoning Ordinance Rewrite Project Update

Transportation and Land Use Committee

June 21, 2023

# Planning Commission Review

- Public Hearings on the Staff Recommended Draft Zoning Ordinance
  - August 30, 2022
  - January 24, 2023
- Work Sessions – 25\*
  - September 2022 – June 2023
  - Uses Subcommittee meetings - 6
  - Parking Subcommittee meetings – 2

# Planning Commission Recommendation

## June 8, 2023

- Forward ZOAM-2020-0001, Zoning Ordinance Rewrite to the Board of Supervisors (Board) with a recommendation of approval (6-3: Barnes, Kirchner, and Miller opposed)
- Recommend running additional scenarios and case studies to test the draft regulations

# Planning Commission Recommendation (cont.)

- Recommend Potential Future CPAMs & ZOAMs:
  - Data Center Environmental Sustainability Standards
  - Repurposing Commercial, Retail & Office Buildings to Residential
  - Community-Scale Solar Facilities
  - Floodplain Overlay District
  - Use Restrictions in the Mountainside Overlay District
  - Western Loudoun
  - Evergreen Mills Road Corridor Area Plan
  - Land in Lieu of Affordable Dwelling Units

# Zoning Ordinance Rewrite - Top Ten Issues

- Attainable Housing
- Community-Scale Solar Facility
- Data Center Use-Specific Standards
- Farm Definition/Rural Economy Uses
- Energy Storage Facility
- Flex Building
- Flexibility in Zoning Ordinance
- Mountainside Overlay District
- Open Space
- Sign Development Plans and Digital Signs

# Next Steps

- Compile Planning Commission's Draft Zoning Ordinance
- Conduct Board Member Briefings with Commissioners
- Continue engaging stakeholders for feedback
- Conduct Board Public Hearing - July 26 (tentative)
  - Commission Chair & Vice Chair presentation
  - Public speakers

# Potential Path Forward – Board Work Sessions

| Date  | Zoning Ordinance Chapters  |                                      |
|-------|--|--------------------------------------|
| 9/7   | Ch. 1: Introduction<br>Ch. 2: Zoning Districts                         |                                      |
| 9/11  | Ch. 3: Uses<br>Ch. 4: Use Standards                                    | Urban, Suburban, Office & Industrial |
| 9/25  | Ch.12: Definitions   | Rural, Transition & JLMA             |
| 10/2  | Ch. 5: Overlay Districts<br>Ch. 6: Natural and Environmental Resources |                                      |
| 10/12 | Ch. 7: Development Standards   |                                      |

# Potential Path Forward – Board Work Sessions (cont.)

| Date  | Zoning Ordinance Chapters  |
|-------|--|
| 10/16 | Ch. 8: Signs   |
| 10/23 | Ch. 9: Attainable Housing  |
| 10/30 | Ch. 10: Procedures<br>Ch. 11: Officials, Boards, and Commissions<br>Appendix C: Flexible Regulations |
| 11/13 | Wrap Up – Additional Board Revisions   |
| 11/20 | Adopt Zoning Ordinance   |