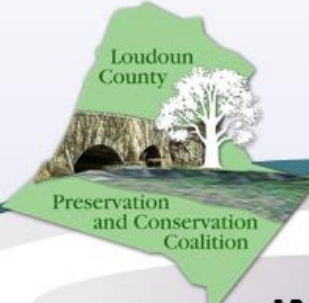
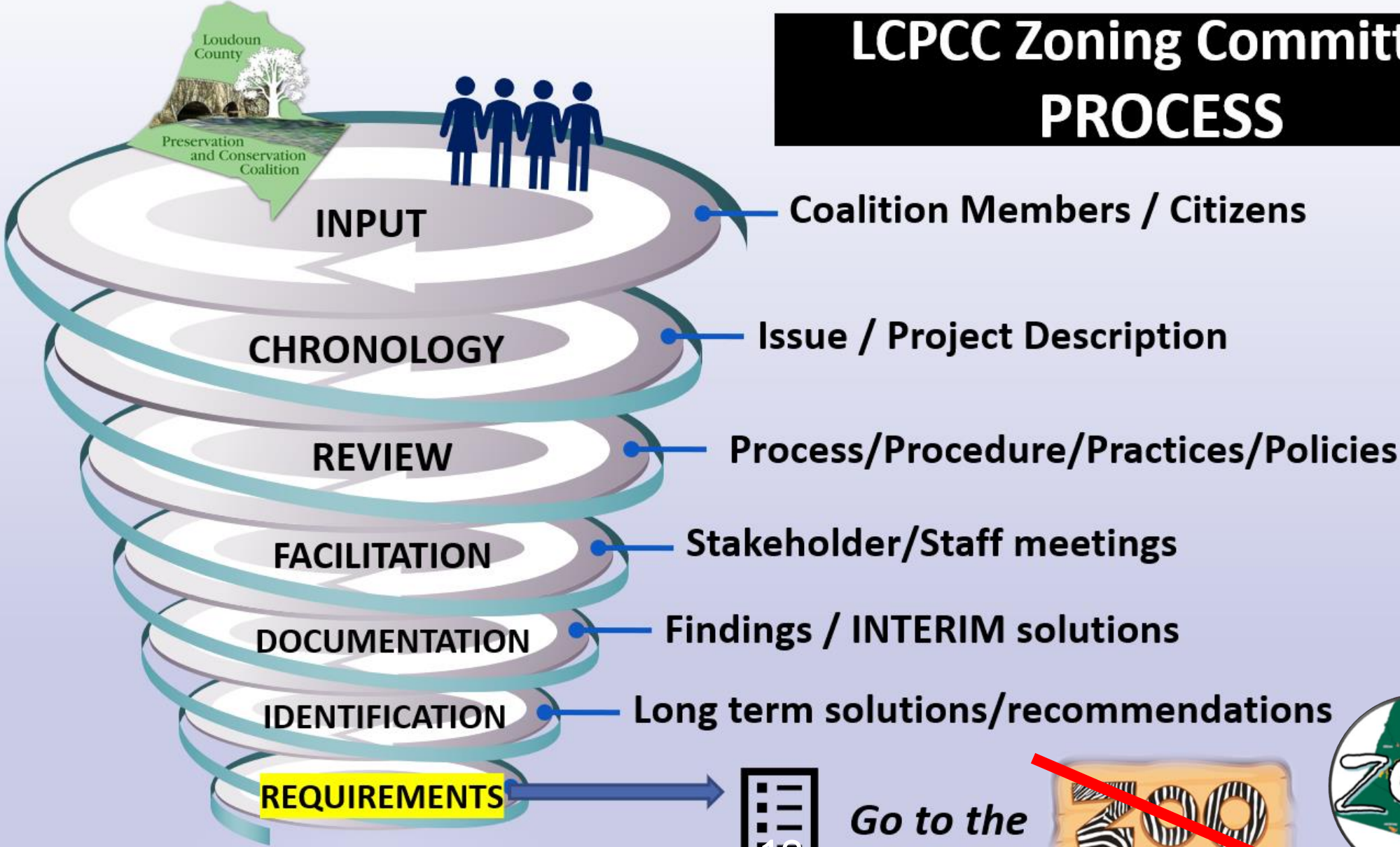


ZONING COMMITTEE

1st Qtr 2020 UPDATE

LCPCCC Zoning Committee PROCESS



Go to the



Zoning Ordinance Rewrite

REQUIREMENTS:

2021
ZONING
ORDINANCE

County Staff Departments



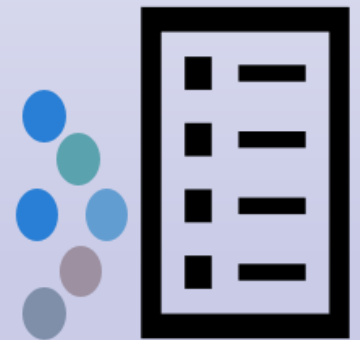
RFP Consultants/ Other Stakeholders



LCPCC Zoning Cmte Case Study Findings



LCPCC Zoning Committee Activities



Zoning Ordinance Rewrite: PROJECT SCOPE

1. 2019 General Plan Implementation

including new Urban Policy Area (UPA)

2. Modernization

and Revision of land uses and definitions

3. Consistency audit

for consistency across zoning districts

4. Structure and flow improvement

User-friendly, use of graphics

5. Opportunities and challenges

Input from Public about current Zoning

6. Legislation changes

(Code of Virginia, court cases, and best management practices)

7. Streamlined process

Admin. approvals, expand by-right uses, performance standards

8. Review process for legislative applications

Efficiency, improve outcomes, bring legis apps to public hearings earlier

Scope – Continued

1. One Ordinance

2. Incentives

(Unmet housing, Urban density/form, trail/open space networks)

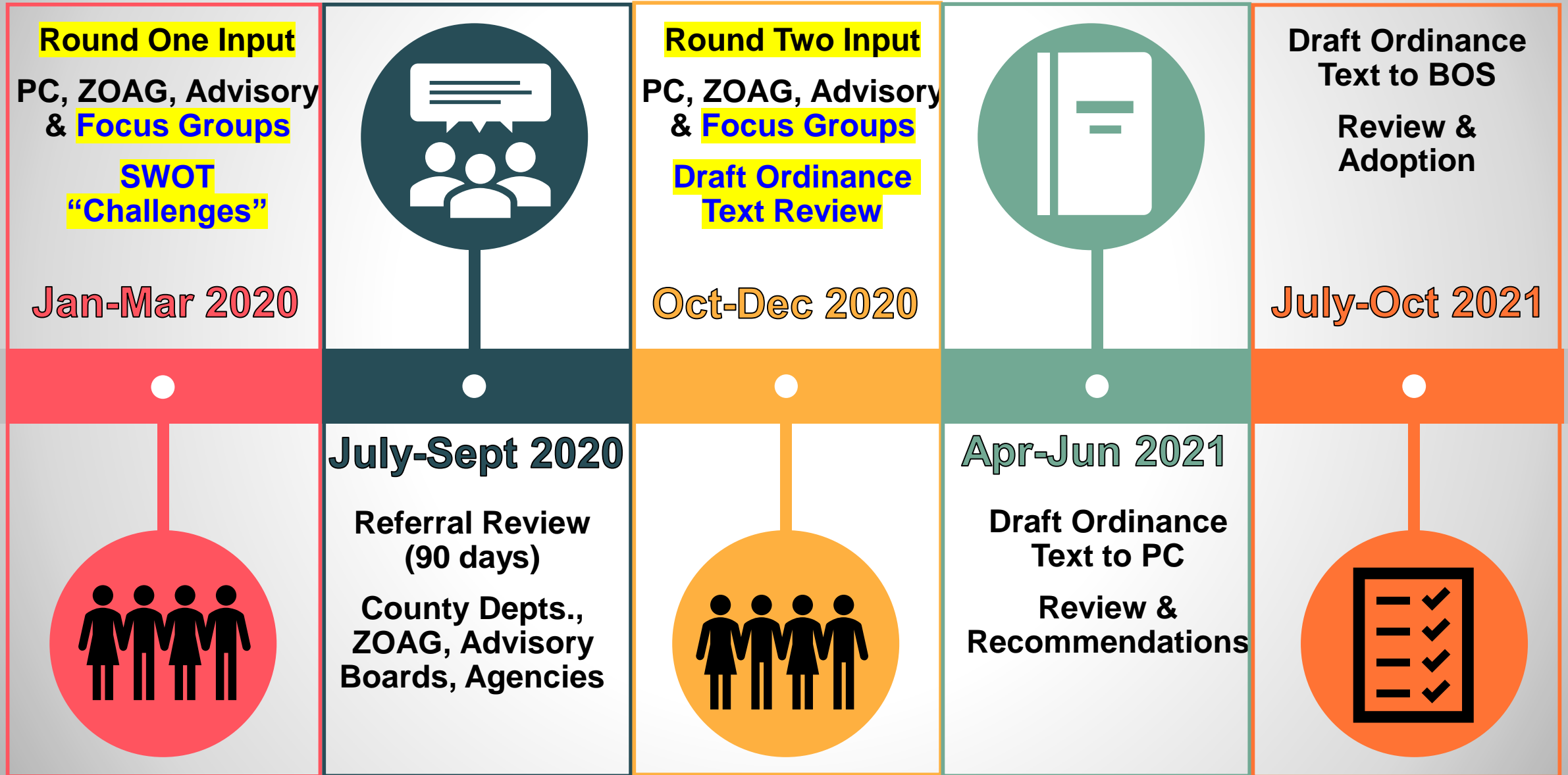
GOALS

3. Revised fee study

(Fiscal Impact/Capital Facility Needs analysis)

4. District Consolidation

ZONING ORDINANCE REWRITE TASK SCHEDULE



County Departments/Referral Agencies

| | |
|---|---|
| <ul style="list-style-type: none">• County Administration; | <ul style="list-style-type: none">• Transportation/Capital Infrastructure; |
| <ul style="list-style-type: none">• County Attorney's Office; | <ul style="list-style-type: none">• Parks, Recreation & Community Services; |
| <ul style="list-style-type: none">• Building and Development; | <ul style="list-style-type: none">• Loudoun County Fire and Rescue; |
| <ul style="list-style-type: none">• Economic Development; | <ul style="list-style-type: none">• Loudoun County Public Schools; |
| <ul style="list-style-type: none">• Family Services; | <ul style="list-style-type: none">• Loudoun Water. |

Community Outreach Plan

| UTILITIES/AUTHORITIES | BOS ADVISORY GROUPS |
|--|--|
| <ul style="list-style-type: none"> Metropolitan Washington Airports Auth. | <ul style="list-style-type: none"> Economic Development Advisory Comm. |
| <ul style="list-style-type: none"> Dominion Power | <ul style="list-style-type: none"> Rural Economic Development Council |
| BUSINESS/REALTORS & BUILDING INDUSTRY | <ul style="list-style-type: none"> Heritage Commission |
| <ul style="list-style-type: none"> REALTOR associations | <ul style="list-style-type: none"> Historic District Review Committee |
| <ul style="list-style-type: none"> Northern Virginia Building Industry Assoc. | <ul style="list-style-type: none"> Affordable Dwelling Unit Advisory Board |
| <ul style="list-style-type: none"> Chambers of Commerce | <ul style="list-style-type: none"> Housing Advisory Board |
| <ul style="list-style-type: none"> Commercial Real Estate Development Association (NAIOP) | <ul style="list-style-type: none"> Route 28 Landowners Advisory Board |
| <p>Coalition of Loudoun Towns (COLT);</p> | <p>Loudoun Rural Village Alliance (LRVA)</p> |
| ENVIRONMENTAL | & CONSERVATION |
| <ul style="list-style-type: none"> Piedmont Environmental Council | <ul style="list-style-type: none"> Loudoun County Preservation and Conservation Coalition |

ROLE of Zoning Ordinance Action Group (ZOAG) in ZOR Meetings

ZOAG ROLE

- **AWARENESS** of all input (& source), but **NOT “Approval”**
- Identify missing elements and inter-dependencies
- **Balance input** and/or solutions from focus groups
- “**Sounding Board**” for Staff

PLAN

- Possibly east to west
- By focus areas
- Jan. 29 DRAFT:

| | |
|------|--|
| 2/19 | Districts & Overlay Districts |
| 3/18 | Lot & Bldg Standards, Subdivision Design |
| 4/15 | Uses, Performance Stds |
| 5/20 | Parking, Signs, Landscaping, Screening |
| 6/17 | Process |

STAFF Liaison

- **Staff** will respond or address EACH point provided by focus groups and ZOAG
- **Staff** will integrate all input (not ZOAG)

ZOR PLANNING DOCS

Consultant RFP: July, 2019

"documentation of input from community engagement efforts"

*"auditing local ordinance for problems and suggested ways to streamline, make clearer, **remap districts**."*

QUESTION: "remap districts"?

REPLY: *Applies to 40 Zoning districts (PD-IP, etc. - consolidations?), **Villages**, maybe **overlay districts**.*

ZOR Staff Report: Sept. 19, 2019

"Opportunities and challenges:

Evaluate input from stakeholders about current Zoning Ordinance and make improvements where appropriate."

First Phase: "**SWOT analysis** of current Zoning Ordinance, identification of regulatory best practices/alternatives to address SWOT findings and recommendations."

Second Phase: Preparing and integrating amendments during ZOAMs.

Third Phase: Public Hearing Process

ZOR COMMUNITY INPUT MEETINGS

ORGANIZATIONS?

STAFF REPLY: Plan to stick with Sept, 2019 identified groups

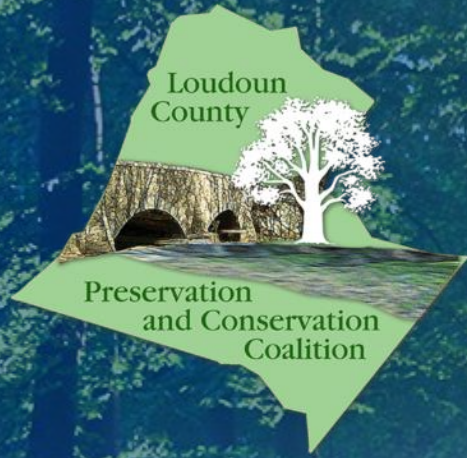
- **Focus Groups** – “SWOT” analysis, with Staff interpretation of input.
- **LCPCC Sub-Committees**
 - “SWOT” Input
 - Zoning Audit Template Detail

Smaller groups?

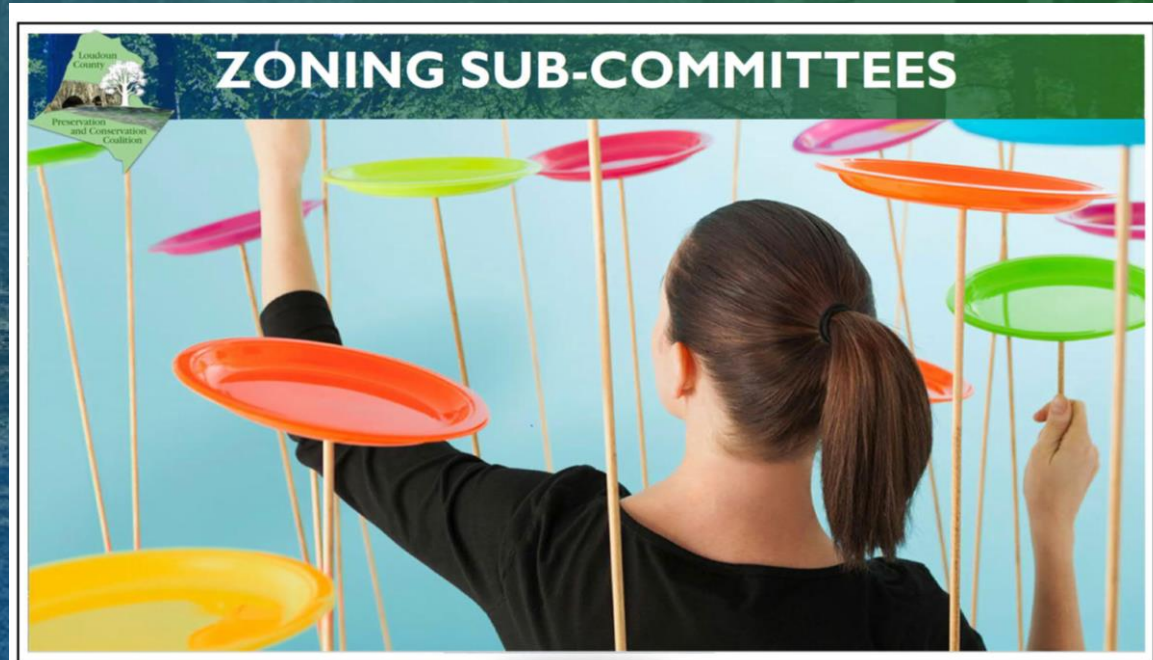
Individuals?

STAFF REPLY: Best to join in other focus groups/meetings.

- Staff will discuss, but may not have same weight unless part of an identified community-wide group (input may or may not result in a change in Zoning Ordinance)



ZONING SUB- COMMITTEES



LCPCC SWOT Template

LCPCC: Loudoun Zoning SWOT ANALYSIS: (INSERT TOPIC / SUB-COMMITTEE)

Strengths – Weaknesses – Opportunities – Threats

| INTERNAL FACTORS | |
|---|---|
| <p align="center">STRENGTHS</p> <p>Elements in existing zoning ordinance that promotes preferred community vision (rural, transition, suburban)</p> <ul style="list-style-type: none"> • | <p align="center">WEAKNESSES</p> <p>Sections of zoning ordinance that needs to be strengthened or changed to realize community vision.</p> <ul style="list-style-type: none"> • |
| EXTERNAL FACTORS | |
| <p align="center">OPPORTUNITIES</p> <p>New and improved zoning regulations that could promote preferred types of business development, environmental & historic protection, and residential quality of life.</p> <ul style="list-style-type: none"> • | <p align="center">THREATS</p> <p>Loopholes in existing regulations that allow unpermitted uses, unintended consequences, or negatively impact quality of life.</p> <ul style="list-style-type: none"> • |

LCPCC ZONING SUB-COMMITTEES

KEY TO ALL DELIVERABLES

1. **Focus on primary goal of "Implementing General Plan"**
2. Provide EXAMPLES for recommendations to support SWOT and/or ZO Audit).

e.g. Chronologies with specific instances/
examples of policy, procedure, process.

MEETINGS with LCPCC & Zoning Sub-Committees:

- **February 25th – Presentation to LCPCC Orgs as a whole**
- **March, 2020 – "SWOT" with Zoning Sub-Committees** (date TBD)
- **Zoning Audit Templates**