



COMPREHENSIVE PLAN / ZONING & ORDINANCES AUDIT: RURAL CLUSTERS - FBRM

Use form to provide key audit information: 1) Review both the 2001 and 2019 Comp Plan to note policy gaps and issues not addressed. 2) Review three ordinance documents (Zoning, FSM, LSDO) to determine existence or levels of enforcement for policies/issues. Use Section (§) references where applicable. 3) Describe Issue and Recommendations. Links to key documents: [2019 Comp Plan](#), [2001 Comp Plan \(RGP\)](#), [CPAM Revisions to the 2001 RGP](#), [Facilities Standards Manual \(FSM\)](#), [Land Subdivision & Development Ordinance \(LSDO\)](#).

1. Comp Plan Policy or Issue Area (2001 & 2019)	2a. Zoning Ordinance § Reference or N/A (Brief text or summary)	2b. Facilities Standards Manual § Reference or N/A (Brief text or summary)	2c. Land Subdivision & Dev. Ordinance § Reference or N/A (Brief text or summary)	3. Issue Description / Recommendations
Chapter 2: RPA Strategy 1.1. Support uses that protect, preserve, and enhance . . . retain farmland and the vitality . . . and foster a high quality of rural life for residents. Also SGR Strategy 3.2; preserve & protect prime . . .	2-101 (A) Support the use of land for rural economy uses, with residential uses allowed at densities consistent “	Needs revision to implement	Needs revision to implement	<p>PROTECT FARMLAND AND PRIME SOILS ISSUES:</p> <ul style="list-style-type: none"> The cluster provision in the subdivision ordinance does not preserve land adequately for farming. Most “rural economy lots” are developed without consideration of prime agricultural soils. Drainfields may be placed in “open spaces,” making those portions unusable for farming. The ZO should be revised to ensure that prime soils are preserved so that farming remains viable on rural economy and open space lots. <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> Insert specific provisions that protect farmland and prime soils in the ZO for rural cluster subdivisions and rural economy uses of the ZO. Develop model HOA Docs.
Chapter 2: RPA Strategy 2.1 Where residential development does occur . . . preserve <i>rural character</i> . . .		Needs revision from to implement	Needs revision to implement	<p>DEFINE “RURAL CHARACTER” ISSUES:</p> <ul style="list-style-type: none"> The “rural character” lacks definition in order to implement for designing clusters and rural economy lots in the RPA. The view-shed and road standards are important elements. <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> Reintroduce Hamlet Design Standards (or modified) into the AR 1 and 2 zones. Architectural standards such as provided in the Goose Creek Overlay District contain such design criteria, including how lots are clustered, architectural styles, and how buildings could be buffered from the travel ways or incorporated into the natural landscape. This type of criteria can help make judgement of rural character, preservation, and protection of natural features and retention of existing structures more objective.
Chapter 2: RPA Strategy 3.1 Ensure compatibility of rural economy uses . . .	2-101 (E); ensure that rural economy uses are compatible with existing and permitted residential development	Needs revision to implement	Needs revision to implement	<p>COMPATIBILITY OF RURAL ECONOMY USES ISSUE:</p> <ul style="list-style-type: none"> Uses in the RPA that are considered “agricultural” in nature have become and /or are in danger of becoming too broad and overwhelming the “rural” character of the RPA.

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				<p>RECOMMENDATION:</p> <ul style="list-style-type: none"> Provide development standards that address traffic capacity, site design, land disturbance, buffering of surrounding uses, intensity, and architectural features into special exception requirements for potentially invasive rural economy uses.
Chapter 2: RPA Strategy 3.2 & 3.3: Promote . . . agricultural	AR-1 and 2 Uses are limited by RESIDENTIAL USES to one accessory dwelling and seasonal labor or dormitory	Needs revision to implement	Needs revision to implement	<p>FARMWORKER / SEASONAL LABOR HOUSING</p> <p>ISSUE:</p> <ul style="list-style-type: none"> Farm and agricultural uses require a workforce that typically cannot afford the high cost of housing in Loudoun. <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> #1: Provide development and architectural standards that address housing and apartments for on-site labor. #2: Require subdivision development and rural economy uses to set aside land for multi-use trails that may currently or ultimately be part of the Emerald Ribbon.
Chapter 2: RPA; Strategy 3.4 Maintain . . . and support agriculture . . .	2-101 (D): Promote consistency between residential development and rural economy uses through lower density residential development or clustering of residential development.	Not applicable	Not applicable	<p>PDR / TDR / LAND BANK PROGRAMS</p> <p>ISSUE:</p> <ul style="list-style-type: none"> Besides encouraging Conservation Easements and assistance for such, a PDR and TDR program can be valuable tools to encourage agricultural uses and maintain the rural character of the RPA by creating perpetual easements for land preservation. <p>RECOMMENDATION:</p> <ul style="list-style-type: none"> Establish a land bank and program to buy and sell development rights that for residential and commercial uses in portions of the County as designated in the Comprehensive Plan
Chapter 2: Rural Historic Villages; Strategy 1.1 Encourage and retention and development of . . . and 1.2; Preserve the character . . .		Needs revision to implement	Needs revision to implement	<p>VILLAGES PLACE TYPE BUFFERS</p> <p>ISSUE:</p> <ul style="list-style-type: none"> In order to be consistent with the philosophy of the RPA the Place Type Villages need to be protected and buffered from each other and from the towns. <p>RECOMMENDATION:</p> <ul style="list-style-type: none"> Cluster development and rural economy uses need to be especially sensitive to location and design of features in order to maintain a rural-like buffer around villages so they may retain their identity and character. As such, this should not limit the development potential within the villages and towns

Chapter 2: Towns and JLMAs; Strategy 1.1; Work with the Towns . . .		Needs revision to implement	Needs revision to implement	<p>BUFFERING FOR TOWNS / JLMAs</p> <p>ISSUE:</p> <ul style="list-style-type: none"> In order to be consistent with the philosophy of the RPA the Towns need to be buffered from each other by the integrity of the RPA. <p>RECOMMENDATION:</p> <ul style="list-style-type: none"> Cluster development and rural economy uses need to be especially sensitive to location and design of features in order to maintain a rural-like buffer around Towns so they may retain their identity and character. As such, this should not limit the development potential within the villages and towns
Chapter 2: Towns and JLMAs; Strategy 1.3; Continue to recognize the Towns as the preferred location of public . . .		Needs revision to implement	Needs revision to implement	<p>PUBLIC UTILITIES</p> <p>ISSUE:</p> <ul style="list-style-type: none"> In order to prevent suburban sprawl to continue emanating from the towns located in the RPA, as well as the villages, public utility lines should emanate from within the towns and not by outside sources, which will tend to promote linear development due to the domino effect. <p>RECOMMENDATION:</p> <ul style="list-style-type: none"> Public utilities need to be required to emanate in a nuclear pattern from towns and villages rather than a linear fashion.
Chapter 2: Towns and JLMAs: Add Strategy 1.4; Provide for inter town and village multi-use trails		Needs revision to implement	Needs revision to implement	<p>MULTI-USE TRAILS</p> <p>ISSUE:</p> <ul style="list-style-type: none"> Multi-use trails encourage distinction and character development of the various Place Types, besides providing transportation and recreation opportunities, wildlife corridors, and buffer opportunities to protect water resources and desirable vegetation. <p>RECOMMENDATION:</p> <ul style="list-style-type: none"> Provide standards that require subdivision development and other uses to set aside land for multi-use trails that may currently or ultimately be part of the Emerald Ribbon.
Chapter 3: Natural, Environmental and Heritage Resources: Policy 1: Provide protection for . . .		Needs revision to implement	Needs revision to implement	<p>OVERLAY DISTRICTS</p> <p>ISSUE:</p> <ul style="list-style-type: none"> Overlay zones include, for example, Mountainsides, Steep Slopes, Limestone, Flood, and so forth. Subdivisions and rural economy use developments need to pay special attention to overlay zones and should require a higher standard of development regulations. <p>RECOMMENDATION:</p> <ul style="list-style-type: none"> Provide standards that require subdivision development and other uses to consider such overlay zones in calculating density.
Chapter 3: Natural, Environmental and Heritage Resources: Policy 2.2, 2.3, 2.4, 2.5 & 2.6; Establish River and Stream . . . buffers to promote health, . . . sediment removal, flood control . . .		Needs revision to implement Needs revision to implement		<p>IMPERMEABLE SURFACE PERFORMANCE STANDARDS</p> <p>ISSUE:</p> <ul style="list-style-type: none"> Residential and some rural economy uses probably require some impermeable surfaces. In order to remove sediment, provide flood control, and replenish the aquifer, measures are required to control runoff and provide for permeability lost in other areas of the County.

Protect and improve stream quality . . . runoff . . .				<p>RECOMMENDATION:</p> <ul style="list-style-type: none"> • Provide standards that require subdivision development and other uses rural economy uses submit plans to provide water management provisions. • Provide Standards that minimize area of impermeable surfaces
				<p>RECOMMENDATION</p> <ul style="list-style-type: none"> • Implement a Conservation Design methodology, using a Scoring Matrix Based on the following Factors
				Continuity & Retention of Prime Ag Soils & Pastureland
				Impermeable surfaces and Runoff Controls
				Set aside areas for multi-use trails
				Architectural Styles - Diversity
				Building envelopes that control Visibility of non-ag buildings
				Retention of farm & other historic buildings
				Screening and buffering
				Minimize Roads & Parking surfaces
				Overlay Zone (Limestone, Mountain, Flood . . . require higher scores
				Score: Percent of 1 lot per 5 acres allowed if < 80%
				Bonus over 1/5 acres if > 100%