

LCPCC ZONING ORDINANCE REWRITE FOCUS GROUP - 3-2-20 SORTED

DATE	WHO	EVENT	TOPIC	PUBLIC INPUT	ADD'L SORT CRITERIA
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Development Review Process	Unclear to public who to contact when by-right development occurs. Some communities have process for input.	Communication
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Development Review Process	Enforcement by complaint results in uneven enforcement. Allows some things to fall through cracks, while other complaints are elevated in importance.	Enforcement
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Development Review Process	Who enforces junkyards? Sheriff, Zoning / no coordination. Create process for consistent use application.	Enforcement
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Development Review Process	Enforcement - we need better follow up on issues already identified / inspections.	Enforcement
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Development Review Process	There are no clear, significant penalties for violations. Instead, approach is to try to bring violation into compliance when they really don't comply. Permit application to address past violation is lax.	Enforcement
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Development Review Process	Not many know how to use LEX. We should educate people on this option.	Enforcement
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Development Review Process	A lot of violations occur on weekends, when projects that are not permitted are undertaken.	Enforcement
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Development Review Process	Process to complain is tedious. If problems persist then should not have to file new complaint.	Enforcement
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Development Review Process	There are too many modifications that weaken environmental requirements being approved.	Environment
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Development Review Process	When historic resources protected through proffer legislation, we need to prevent demolition by neglect.	Historic
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Development Review Process	Noise - who enforces? Codified Ordinance versus Zoning Ordinance. No process, no coordination.	Noise
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Development Review Process	Fiscal analysis should be performed for all density increase. Show relationship between cost and ADU's.	Other
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Development Review Process	Joint Land Management Area intent good but Board of Supervisors implementation fails.	Other
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Development Review Process	No clear criteria for enforcement of overlay districts, such as the limestone overlay district. Scrutiny of checklist items is missing. For example, fill dumping. No enforcement after stopwork.	Overlay Districts/Enforcement
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Lot and Building Standards	How would they take into consideration adjacent uses, rural economy especially difficult, and their impacts. Too many variances.	Other

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3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	Enforcement of overlay districts is critical.	Enforcement
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	Know existing conditions so we can identify wildlife corridors and set up process to protect.	Environment
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	Protect water quality, groundwater/aquifer replenishment/encroachments in floodplain overlay district. Protect upper reaches of water, springs. If we do not, it will affect flooding issues.	Environment
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	Good plan policies/intent to protect natural resources, e.g., tree cover, threatened and endangered species, but Zoning Ordinance regulations not as strong/regulations do not implement policies.	Environment
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	The ability to engineer uses in the floodplain overlay district is not protecting this community asset.	Overlay District
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	Strengthen mountainside overlay district and steep slope standards. Decrease ability to expand/establish uses on existing/older parcels, manmade features "disturbed soil built in exemptions" (apply in context), and other ways to get around overlays. Ensure correct uses are applied.	Overlay Districts
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	Learn from previous issues in limestone overlay district (LOD)/what drove establishment of LOD. All land not in LOD is able to be developed, but we also need to protect what is below, but not in, karst. These areas also cannot sustain level of development being approved.	Overlay Districts
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	Overlay districts should apply so that they take into account cumulative effects of development on environmental resources. Evaluate effects of full buildout and develop regulations that protect against impacts at this level.	Overlay Districts
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	Review previously adopted mountainside overlay district (MOD) standards for standards that more effectively protect mountainside and reinstitute. For instance, the MOD used to use a sea level height (700 ft. above?) to designate district, now it is a soil designation. Sea level was a simple, clean way to administer.	Overlay Districts
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	Consider "scenic mountain overlay" zone. Wood lots on mountains are "grandfathered" and building on mountain tops is occurring. Will decrease land value with mountain views. County used to require home sites to be on least slope but still allowed residential use.	Overlay Districts
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	River and stream overlay district is important in both the eastern and western parts of the County. Evaluate whether a standard could be developed for rural districts that is different than county overall or eastern part of County.	Overlay Districts
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	Route 7 buffers, steep slopes not applied evenly. Intent to protect in plan good.	Overlay Districts

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3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	Strengths of Zoning Ordinance: VCOD: Green spaces around villages, sense of identity. Historic district requirements of CAPPs.	Overlay Districts
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	Evaluate whether prime farmland can be in an overlay district.	Prime Farmland
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	Strengthen VCOD, include more villages. Evaluate zoning, especially when dealing with historic resources. Should accommodate uniqueness of each village. It should incorporate flexibility for uses, parking etc.	Villages/JMLA
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Overlay Districts	Gateway/entrance corridors to villages is important setting and part of resources. We should protect them.	Villages/JMLA
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Parking Standards	Need analysis of what parking standards are today. Try to diminish over-parking. Facilitate reuse of under used, unnecessary parking for projects that address housing affordability.	Rural Roads/Parking
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Roads	Evaluate need for 10 lane roads east and west.	Rural Roads/Parking
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Roads	Protect rural roads by identifying what features are important but also by considering impacts of development on rural roads - can those roads handle it? The expectation should be the rural roads are preserved.	Rural Roads/Parking
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Roads	Protect rural roads but include locational standards for permitting materials that address function and maintenance. For example, hard surface and drainage on slopes. Committee working with VDOT on this.	Rural Roads/Parking
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Signs	Limitations on signs is good, but not consistent throughout county.	Signs
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	Affordable dwelling units dispersion requirement difficult and adds cost. Overly regulated physical design. Balance with social impacts of clustering.	ADU's
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	Allowing buy out of affordable dwelling unit may not be ok - instead of buy out provide land for affordable units.	ADU's
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	What is density in rural area? Is it the base density or the bonus? When is the base?	Cluster Housing
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	Cluster idea is good. Since cluster itself is a benefit to developers because it requires less infrastructure, bonus density does not need to be provided.	Cluster Housing
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	Cluster lots are not really small or clustered. Supposedly because of need to accommodate on site water/sewer. Should be required to be on community water and sewer facilities.	Cluster Housing
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	Downzoning can become a political battle, but we could improve design of cluster, consider reinstating or taking ideas from hamlet option.	Cluster Housing

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3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	We could implement rural area plan policy by using a matrix that includes beneficial features. The matrix should consider all existing conditions, not only prime ag soils. Use weighted criteria/rating system to show that proposal achieves plan policy. Then, no need for CPAM to address rural density.	Cluster Housing
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	Clustering units outside of rural village should not be permitted.	Cluster Housing
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	RC/CR zoning intensity is not considering environmental impacts. Four (4) dwelling units per acre may not work in all locations because of water/sewer requirements, even though the density is permitted in these districts.	Environment
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	Incorporate sustainability and climate change in Zoning Ordinance. Building code, subdivision standards, lot orientation, transit-oriented development, density.	Environment
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	Homeowners Association - concern they will restrict permitted right to farm and other sustainability measures, such as not allowing small solar parks or requiring mowing.	Environment
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	Important not to allow sewer to extend into rural area.	Environmental
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	Ability to modify Zoning Ordinance is too great. Too many ways regulations allowed to be modified.	Other
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	Cluster does not protect prime soil. Prime soil should be in rural economy lot.	Prime Farmland
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	Goal of preserving farmland through cluster option - Plan policies are strong, but Zoning Ordinance implementation is weak as it does not protect the farmland.	Prime Farmland and Cluster Housing
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	Amount of impervious surface affects flooding. Roads in subdivision are very wide. Use of turf grass playing fields increases impervious surface. Large gravel parking lots are impervious and unattractive. Limit size, include design requirements.	Rural Roads/Parking
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Subdivision Design	Rural economy lots are being used for drainfields, which means they are not being used for rural economy. Farmers on rural economy lots are experiencing issues with location of onsite systems. Location of onsite systems are making rural economy lots unusable. Therefore, they should not be allowed to count toward open space because these lots are really developed.	Rural Uses
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Environmental resources need to be identified so they can be protected proactively. Requirement set up as a performance standard to protect upon development.	Environment
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Compatibility should apply to natural resources, as well as, impacts to community.	Environment
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Trees planted to meet planting requirements of the Zoning Ordinance should be native species, which is supported by the Plan. The Facilities Standards Manual planting list includes non-native species.	Environment

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3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Incorporate sustainability standards into uses. Will use overwhelm natural, environmental, cultural resource?	Environment
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Need to apply Section 5-1507 noise performance standards. It would solve a lot of noise issues in rural area.	Noise
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Need performance standards that acknowledge and require avoidance of prime soils. Prime soil performance standard should apply to any rural use, not only residential. Protecting prime soil plans for future natural resources in Virginia.	Prime Farmland
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Need to preserve ability to have agriculture in order to retain rural tourism.	Prime Farmland
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Solar farms are not an agricultural use. We want to protect agricultural land for ag uses, particularly prime soils.	Prime Farmland
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Heavy agriculture equipment and biker conflict on rural roads. Ag equipment should not be penalized when using back roads.	Rural Roads/Parking
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Uses may be compatible, but the scale, size, and intensity of the use may exceed the location permitted (and size of parcel) and be out of proportion with settings or other uses. Development standards do not address sufficiently when location not considered.	Rural Uses
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Most rural uses required to meet Section 5-654, but most rural uses not held to comply with traffic requirements of Section 5-654.	Rural Uses
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Need to include plan policy criteria in Zoning Ordinance, maybe as performance standards, so they can be considered for uses.	Rural Uses
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Include existing conditions analysis as a performance standard.	Rural Uses
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	There a too many by-right uses that are not consistent with the plan. Address fees rather than making by-right to ensure review/criteria applied.	Rural Uses
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Breweries (farm) value added but no performance standards to determine that business qualifies for the use designation. For example, production on site, locally product, etc.	Rural Uses
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Review allowed uses in the rural area against plan to identify what is supported. Consider how uses would affect soils, traffic, etc.	rural Uses
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Performance standards should include a way to holistically evaluate the effects of a new use proposed in the in rural area. How do additional permitted uses affect rural area as a whole?	rural Uses
3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Strengths of Zoning Ordinance: 5-600: good foundation for protection against uses, some need strengthened. Affordable dwelling unit affordability levels.	Rural Uses

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3/2/2020	Loudoun County Preservation and Conservation Coalition	Outreach Session Round 1: Focus Group	Uses and Definitions	Incorporate trails through incentives and overlays. Connect locations but also protect resources. Weave into Zoning Ordinance; make it a referral topic. Ensure trails through developments are anticipated by homeowner associations, subdivisions.	Trails

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Input Summary

Rural Uses	18.7%
Prime Soils	13.4%
Cluster Subdivision	9.3%
Environment	8.7%
Processes, Permits	8.7%
Overlay Districts	7.6%
Enforcement	7.0%
Traffic/Rural Roads/Parking	3.5%
Lighting/Dark Skies	2.9%
Villages	1.1%
Affordable Housing	1.1%
Trails	2.3%
Communication	1.1%
Noise	1.1%
Historic Protection	0.5%
Signs	0.5%
Other (individual items)	11.1%