



COMPREHENSIVE PLAN / ZONING & ORDINANCES AUDIT: RURAL USES REGULATIONS

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
See Attachment 1 for Comp Plan Language being cited. Citations come from June 20, 2019 version of Comprehensive Plan version.	Bed and Breakfast			
RPA Ch. 2-Strategy 3.1 Action A page 2-100	5-601 (A)(1)(a)			<p>B&B RESIDENCY REQUIREMENTS PROCESS/PERMIT ISSUE: Property owners are filing for B&B zoning permit for properties they do not reside in, for the primary purpose of holding events.</p> <p>ENFORCEMENT: The owner/manager of the premises shall reside on the premises and manage the bed and breakfast homestay.</p> <p>RECOMMENDATION: Bed and breakfast must be actively marketed, and records must be available to show it is actively rented as a bed and breakfast and not just being used to allow private parties. Avoid “Bed and Breakfast” use title being used to just have weddings and large events.</p>
RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p. 2-96 RPA Ch.2-Rural Economy p. 2-97 RPA Ch.2-Rural Strategy p. 2-98 RPA Ch.2-Policy 1 p. 2-99 RPA Ch.2-Strategy 1.1 p. 2-99 RPA Ch.2-Policy 3 p. 2-100 RPA Ch.2-Strategy 3.1 p. 2-100 RPA Ch.2-Action A p. 2-100 Action B RPA Ch. P. 2-100 RPA Ch.2-Strategy 3.2 Action A p. 2-100 RPA Ch.2-Strategy 3.2 Action C p. 2-100	5-601 (A)(1)(e)(ii)			<p>INCONSISTENT ZONING REGULATIONS ISSUE: Inconsistent zoning regulations for number of private parties and quantity of attendees.</p> <ul style="list-style-type: none"> This ZO section needs to be rewritten to vary the number of private parties of over 20 people with some acreage limitations applied to better scale the size of events to the size of the property. <p>RECOMMENDED LIMITS WOULD BE:</p> <ul style="list-style-type: none"> 5 acres or less – 5 private parties of 21-75 people per calendar year; 6-19 acres – 10 private parties of 21 – 100 people per calendar year; 20 acres or more – 15 private parties of 21 – 150 people per year.

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RPA Ch.2-Strategy 3.4 Action A p. 2-101 RPA Ch.2-Rural Hist, Village Vision p. 2-104 RPA Ch.2-Rural Hist, Village Intro. pp. 104, 105 RPA Ch.2-Rural Hist, Village Policy 1 p.2-105 RPA Ch.2-Rural Hist Village Policy 1 Action C p.2-105 RPA Ch.2-Rural Hist Village Policy 1 Action F p. 2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 p. 2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 Action A p. 106 RPA Ch.2-Rural Hist Village Design Stds p. 2-107 RPA Ch.2-Rural South p. 2-111 RPA Ch.2-Rural South Design Char, Transition p. 2-112 RPA Ch.2-Rural Hist Dist. Design Char, Transition 2-115				
RPA Ch.2-Rural Economy p. 2-95 RPA Ch.2-Rural Economy p. 2-96 RPA Ch.2-Rural Economy p. 2-97 RPA Ch.2-Rural Strategy p. 2-98 RPA Ch.2-Policy 1 p. 2-99 RPA Ch.2-Strategy 1.1 p. 2-99 RPA Ch.2-Strategy 3.1 p. 2-100 RPA Ch.2-Strategy 3.1 Action A p. 2-100 RPA Ch.2-Strategy 3.1 Action B p. 2-100 RPA Ch.2-Strategy 3.2 Action C p. 2-100 RPA Ch.2-Rural Hist Villages Introduction p. 2-104 RPA Ch.2-Rural Hist Villages Intro.p.2-105 RPA Ch.2-Rural Hist Villages Policy 1 p.2-105 RPA Ch.2-Rural North Design Char. Transition p.2-110 RPA Ch.2-Rural South p.2-111	5-601(A)(2)(a)	Revise FSM requirements to match recommended buffering regulations		<p>BUFFERING REGULATIONS ISSUE: Buffering regulations are far too general and do not provide consistent protection to adjacent properties for types of adjacent uses allowed.</p> <p>RECOMMENDATION: Buffering regulations need to be written in a manner that protects neighboring property views and keeps road views compatible with the surrounding area.</p>

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RPA Ch.2-Rural South Design Char. Transition p.2-112 RPA Ch.2-Rural Hist Vill. Design Char Transition p.2-115				
See Above Item	5-601(A)(3)(a)	Revise FSM requirements to match recommended buffering regulations		<p>PARKING REQUIREMENTS ISSUE: Parking requirements do not address buffering needs for B&B's holding events.</p> <p>RECOMMENDATION: Parking regulations need to be improved to better buffer car parking from the neighboring properties and avoid the commercial shopping mall impact now occurring at some bed and breakfast, primarily during events.</p>
RPA Ch.2-Rural Economy p.2-96 RPA Ch.2- Rural Economy p.2-97 RPA Ch.2-Strategy 1.1 p.2-99	5-601(A)(5)			<p>NOISE COMPLAINTS ISSUE: Lack of clarity for noise complaints due to differences between Zoning Noise ordinance (Zoning Enforcement) and Codified ordinance (Sheriff enforcement)</p> <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> • Drop current noise language in this section and call for section 5-1507 to be applied. • Assure that enforcement of the Zoning Ordinance noise regulation is used rather than the one being used by police.
	Bed and Breakfast Inn			
RPA Ch.2- Policy 3 Action A p.2-100	5-601(B)(1)(a)			<p>B&B RESIDENCY PROCESS/PERMIT ISSUE: Property owners are filing for B&B zoning permit for properties they do not reside in, for the purpose of holding events.</p> <p>ENFORCEMENT: The owner or manager of the premises shall provide full-time Management when the bed and breakfast inn is occupied by overnight quests or private party attendees. An owner or manager may live on the premises.</p> <p>RECOMMENDATIONS: Bed and breakfast Inn must be actively advertised, and records must be available to show that it is actively being rented, not being used only to hold large events (e.g., weddings) and parties.</p>

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RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Rural Strategy p.2-98 RPA Ch.2-Policy 1 p.2-99 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Policy 3 p.2-100 RPA Ch.2-Strategy 3.1 p.2-100 RPA Ch.2-Action A p.2-100 2-Action B RPA Ch. P. 2-100 RPA Ch.2-Strategy 3.2 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Strategy 3.4 Action A p.2-101 RPA Ch.2-Rural Hist, Village Vision p.2-104 RPA Ch.2-Rural Hist, Village Intro. P.104, 105 RPA Ch.2-Rural Hist, Village Policy 1 p.2-105 RPA Ch.2-Rural Hist Village Policy 1 Action C p.2-105 RPA Ch.2-Rural Hist Village Policy 1 Action F p.2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 p.2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 Action A p.106 RPA Ch.2-Rural Hist Village Design Standards p. 2-107 RPA Ch.2-Rural South p.2-111	5-601(B)(1)(f)(i)			INCONSISTENT ZONING REGULATIONS ISSUE: Inconsistent zoning regulations for number of private parties and quantity of attendees. <ul style="list-style-type: none"> This ZO section needs to be rewritten to vary the number of private parties of over 50 people with some acreage limitations applied to better scale the size of events to the size of the property. RECOMMENDED LIMITS WOULD BE: <ul style="list-style-type: none"> 5 acres or less – 5 parties for 51-75 people per year, 6 acres to 19 acres – 10 parties for 51-100 people per calendar year, 20 acres or more – 15 parties for 51 – 150 people per calendar year.
RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-96	5-601(B)(1)(h)			INSUFFICIENT PARKING ISSUE: Insufficient parking protection for adjacent properties. RECOMMENDATION: Parking shall be set back 100 feet from property lines
RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97	5-601(B)(2)(a)	Revise FSM requirements to match recommended buffering regulations		BUFFERING REGULATIONS ISSUE: Buffering regulations are far too general and do not provide consistent protection to adjacent properties for types of adjacent uses allowed.

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RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Rural Strategy p.2-98 RPA Ch.2-Policy 1 p.2-99 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Strategy 3.1 p.2-100 RPA Ch.2-Strategy 3.1 Action A p.2-100 RPA Ch.2-Strategy 3.1 Action B p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Rural Hist Villages Introduction p.2-104 RPA Ch.2-Rural Hist Villages Introduction p.2-105 RPA Ch.2-Rural Hist Villages Policy 1 p.2-105 RPA Ch.2-Rural North Design Char. Transition p.-110 RPA Ch.2-Rural South p.2-111 RPA Ch.2-Rural South Design Char. Transition p.2-112	5-601(B)(3)(a)	Revise FSM requirements to match recommended parking regulations		<p>INSUFFICIENT PARKING PROTECTION ISSUE: Insufficient parking protections for adjacent properties.</p> <p>RECOMMENDATION: Parking regulations need to be improved to better shield cars from neighboring properties and avoid having the parking look like a shopping mall lot.</p>

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RPA Ch.2-Rural Hist Vill. Design Char Transition p.2-115				
RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Policy 3 p.2-100 RPA Ch.2-Strategy 3.1 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Strategy 3.4 Action A p.2-101 RPA Ch.2-Rural Hist Villages Vision p.2-104 RPA Ch.2-Rural Hist Villages Introduction p.2-104	5-601(B)(5)			<p>INCONSISTENT NOISE ORDINANCES ISSUE: Lack of clarity for noise complaints due to differences between Zoning Noise ordinance (Zoning Enforcement) and Codified ordinance (Sheriff enforcement)</p> <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> Drop current noise language in this section and call for section 5-1507 to be applied. Assure that enforcement of the Zoning Ordinance noise regulation is used rather than the one being used by police.
	Country Inn			
RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Rural Strategy p.2-98 RPA Ch.2-Policy 1 p.2-99 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Policy 3 p.2-100 RPA Ch.2-Strategy 3.1 p.2-100 RPA Ch.2-Action A p.2-100 RPA Ch.2-Action B p. 2-100 RPA Ch.2-Strategy 3.2 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action C p. 2-100 RPA Ch.2-Strategy 3.4 Action A p.2-101 RPA Ch.2-Rural Hist, Village Vision p.2-104 RPA Ch.2-Rural Hist, Village Intro. pp.104, 105 RPA Ch.2-Rural Hist, Village Policy 1 p. 2-105 RPA Ch.2-Rural Hist Vill.Policy 1 Action C p. 2-105 RPA Ch.2-Rural Hist Vill.Policy 1 Action F p.2-106 RPA Ch.2-Rural Hist Vill.Policy 1 Stra. 1.4 p.2-106 RPA Ch.2-Rural Hist Vill.Policy 1 Stra 1.4 Action A p.106	5-601(C)(1)(f)(ii)			<p>INCONSISTENT REGULATIONS FOR PARTIES ISSUE: Inconsistent impacts of parties with over 100 attendees</p> <p>Recommendations:</p> <ul style="list-style-type: none"> Private parties having over 100 attendees should be limited to 20 per calendar year and have an upward limit of 250 people per event. A special permit process should be established to allow a small number of events larger than 250 if the event would not adversely impact the surrounding area.

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RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Rural Strategy p.2-98 RPA Ch.2-Policy 1 p.2-99 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Strategy 3.1 p.2-100 RPA Ch.2-Strategy 3.1 Action A p.2-100 RPA Ch.2-Strategy 3.1 Action B p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Rural Hist Villages Intro. p.2-104 RPA Ch.2-Rural Hist Villages Introduction p.2-105 RPA Ch.2-Rural Hist Villages Policy 1 p.2-105 RPA Ch.2-Rural North Design Char. Transition p.2-110 RPA Ch.2-Rural South p.2-111 RPA Ch.2-Rural South Design Char. Transition p.2-112 RPA Ch.2-Rural Hist Vill. Design Char Transition p.2-115	5-601(C)(2)(a)	Revise FSM requirements to match recommended buffering regulations		<p>BUFFERING REGULATIONS ISSUE: Buffering regulations are far too general and do not provide consistent protection to adjacent properties for types of adjacent uses allowed.</p> <p>RECOMMENDATION: Buffering regulations need to be written in a manner that protects neighboring property views and keeps road views compatible with the surrounding area.</p>
RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Policy 3 p.2-100 RPA Ch.2-Strategy 3.1 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Strategy 3.4 Action A p.2-101	5-01(C)(5)			<p>INCONSISTENT NOISE ORDINANCES ISSUE: Lack of clarity for noise complaints due to differences between Zoning Noise ordinance (Zoning Enforcement) and Codified ordinance (Sheriff enforcement)</p> <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> Drop current noise language in this section and call for section 5-1507 to be applied.

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RPA Ch.2-Rural Hist Villages Vision p.2-104 RPA Ch.2-Rural Hist Villages Introduction p.2-104				<ul style="list-style-type: none"> Assure that enforcement of the Zoning Ordinance noise regulation is used rather than the one being used by police.
RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Rural Strategy p.2-98 RPA Ch.2-Policy 1 p.2-99 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Strategy 3.1 p.2-100 RPA Ch.2-Strategy 3.1 Action A p.2-100 RPA Ch.2-Strategy 3.1 Action B p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Rural Hist Villages Introduction p.2-104 RPA Ch.2-Rural Hist Villages Introduction p.2-105 RPA Ch.2-Rural Hist Villages Policy 1 p.2-105 RPA Ch.2-Rural North Design Char. Transition p.2-110 RPA Ch.2-Rural South p.2-111 RPA Ch.2-Rural South Design Char. Transition p.2-112 RPA Ch.2-Rural Hist Vill. Design Char Transition p.2-115	Rural Retreats and Resorts 5-601(D)(8)(d)(i)	Revise FSM requirements to match recommended buffering regulations		<p>BUFFERING REGULATIONS ISSUE: Buffering regulations are far too general and do not provide consistent protection to adjacent properties for types of adjacent uses allowed.</p> <p>RECOMMENDATION: Buffering regulations need to be written in a manner that protects neighboring property views and keeps road views compatible with the surrounding area.</p>
See Above Item	Winery – Commercial 5-625(D)(1)	Revise FSM requirements to match recommended buffering regulations		<p>BUFFERING REGULATIONS ISSUE: Buffering regulations are far too general and do not provide consistent protection to adjacent properties for types of adjacent uses allowed.</p> <p>RECOMMENDATION: Buffering regulations need to be written in a manner that protects neighboring property views and keeps road views compatible with the surrounding area.</p>

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RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Policy 3 p.2-100 RPA Ch.2-Strategy 3.1 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Strategy 3.4 Action A p.2-101 RPA Ch.2-Rural Hist Villages Vision p.2-104 RPA Ch.2-Rural Hist Villages Introduction p.2-104	New Noise Regulation			<p>INCONSISTENT NOISE ORDINANCES ISSUE: Lack of clarity for noise complaints due to differences between Zoning Noise ordinance (Zoning Enforcement) and Codified ordinance (Sheriff enforcement)</p> <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> • Drop current noise language in this section and call for section 5-1507 to be applied. • Assure that enforcement of the Zoning Ordinance noise regulation is used rather than the one being used by police.
RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Rural Strategy p.2-98 RPA Ch.2-Policy 1 p.2-99 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Policy 3 p.2-100 RPA Ch.2-Strategy 3.1 p.2-100 RPA Ch.2-Action A p.2-100 RPA Ch.2-Action B p.2-100 RPA Ch.2-Strategy 3.2 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Strategy 3.4 Action A p.2-101 RPA Ch.2-Rural Hist, Village Vision p.2-104 RPA Ch.2-Rural Hist, Village Intro. Pp. 104, 105 RPA Ch.2-Rural Hist, Village Policy 1 p.2-105 RPA Ch.2-Rural Hist Village Policy 1 Action C p.2-105 RPA Ch.2-Rural Hist Village Policy 1 Action F p.2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 p.2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 Action A p.106	New Special Events			<p>SPECIAL EVENT REGULATIONS ISSUE: Quantity and size of large special events causing negative impacts to adjacent properties.</p> <p>RECOMMENDATION: Need language to place cap on number of special events and the number of people attending these events to avoid overwhelming the venue and area</p>

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RPA Ch.2-Rural Hist Village Design Standards p.2-107 RPA Ch.2-Rural South p.2-111				
RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Policy 3 p.2-100 RPA Ch.2-Strategy 3.1 Action A p.2-100 RPA Ch.2-Rural Hist Villages Intro. p.2-104 RPA Ch.2-Rural Hist Villages Design Standards p.2-107	New Environment	Revise FSM requirements to match recommended fertilizer use regulations		FERTILIZER REGULATIONS RECOMMENDATION: Need stronger regulations regarding spraying and fertilizer use.
	Farm Based Tourism			
RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Rural Strategy p.2-98 RPA Ch.2-Policy 1 p.2-99 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Policy 3 p.2-100 RPA Ch.2-Strategy 3.1 p.2-100 RPA Ch.2-Action A p.2-100 RPA Ch.2-Action B p.2-100 RPA Ch.2-Strategy 3.2 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Strategy 3.4 Action A p.2-101 RPA Ch.2-Rural Hist, Village Vision p.2-104 RPA Ch.2-Rural Hist, Village Introduction pp.104, 105 RPA Ch.2-Rural Hist, Village Policy 1 p.2-105 RPA Ch.2-Rural Hist Village Policy 1 Action C p.2-105 RPA Ch.2-Rural Hist Village Policy 1 Action F p.2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 p.2-106	5-628(A)(2)			SCOPE OF USE EVENTS RECOMMENDATION: The chart specifying the Scope of Use Events should have the Level I section modified as follows: <ul style="list-style-type: none"> • 5-10 acres = 100 visitors per day and 50 vehicles at one time; • 11-20 acres = 200 visitors per day and 100 vehicles at one time; • 21-39 acres = 250 visitors per day and 150 vehicles at one time. • Special events may be conducted beyond these numbers 5 times per year with special permit required.

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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
RPA Ch.2-Rural Hist Villages Intro. p.2-104				<ul style="list-style-type: none"> Assure that enforcement of the Zoning Ordinance noise regulation is used rather than the one being used by police
RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Rural Strategy p.2-98 RPA Ch.2-Policy 1 p.2-99 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Strategy 3.1 p.2-100 RPA Ch.2-Strategy 3.1 Action A p.2-100 RPA Ch.2-Strategy 3.1 Action B p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Rural Hist Villages Intro. p.2-104 RPA Ch.2-Rural Hist Villages Intro. p.2-105 RPA Ch.2-Rural Hist Villages Policy 1 p.2-105 RPA Ch.2-Rural North Design Char. Transition p.2-110 RPA Ch.2-Rural South p.2-111 RPA Ch.2-Rural South Design Char. Transition p.2-112 RPA Ch.2-Rural Hist Vill. Design Char Transition p.2-115	Banquet/Event Facility 5-642(B)(1)	Revise FSM requirements to match recommended buffering regulations		<p>BUFFERING REGULATIONS</p> <p>ISSUE: Buffering regulations are far too general and do not provide consistent protection to adjacent properties for types of adjacent uses allowed.</p> <p>RECOMMENDATION: Buffering regulations need to be written in a manner that protects neighboring property views and keeps road views compatible with the surrounding area</p>
RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Policy 3 p.2-100 RPA Ch.2-Strategy 3.1 Action A p. 2-100 RPA Ch.2-Strategy 3.2 Action A p. 2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Strategy 3.4 Action A p.2-101 RPA Ch.2-Rural Hist Villages Vision p.2-104 RPA Ch.2-Rural Hist Villages Intro. p.2-104	5-642(F)			<p>INCONSISTENT NOISE ORDINANCES</p> <p>ISSUE: Lack of clarity for noise complaints due to differences between Zoning Noise ordinance (Zoning Enforcement) and Codified ordinance (Sheriff enforcement)</p> <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> Drop current noise language in this section and call for section 5-1507 to be applied. Assure that enforcement of the Zoning Ordinance noise regulation is used rather than the one being used by police

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
	Restaurant 643			
RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Policy 3 p.2-100 RPA Ch.2-Strategy 3.1 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Strategy 3.4 Action A p.2-101 RPA Ch.2-Rural Hist Villages Vision p.2-104 RPA Ch.2-Rural Hist Villages Intro. p.2-104	New Add :Noise Item			NOISE REGULATIONS RECOMMENDATION: Apply section 5-1507 noise regulation and enforce to this standard
	Campgrounds			
RPA Ch.2-Rural Economy p. 2-95 RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Rural Strategy p. 2-98 RPA Ch.2-Policy 1 p. 2-99 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Strategy 3.1 p.2-100 RPA Ch.2-Strategy 3.1 Action A p.2-100 RPA Ch.2-Strategy 3.1 Action B p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Rural Hist Villages Intro. p.2-104 RPA Ch.2-Rural Hist Villages Intro. p.2-105 RPA Ch.2-Rural Hist Villages Policy 1 p.2-105 RPA Ch.2-Rural North Design Char. Transition p.2-110 RPA Ch.2-Rural South p. 2-111 RPA Ch.2-Rural South Design Char. Transition p.2-112 RPA Ch.2-Rural Hist Vill. Design Char Transition p.2-115	5-646(D)(1)	Revise FSM requirements to match recommended buffering regulations		BUFFERING REGULATIONS ISSUE: Buffering regulations are far too general and do not provide consistent protection to adjacent properties for types of adjacent uses allowed. RECOMMENDATION: Buffering regulations need to be written in a manner that protects neighboring property views and keeps road views compatible with the surrounding area
RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97	5-646(2)			HOURS OF OPERATION RECOMMENDATION: Add line to existing language which sets time limits on the camping. (Recommend no more than 30 days in one calendar year)

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
RPA Ch.2-Rural Strategy p.2-98 RPA Ch.2-Policy 1 p.2-99 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Policy 3 p.2-100 RPA Ch.2-Strategy 3.1 p.2-100 RPA Ch.2-Action A p.2-100 RPA Ch.2-Action B p.2-100 RPA Ch.2-Strategy 3.2 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Strategy 3.4 Action A p.2-101 RPA Ch.2-Rural Hist, Village Vision p.2-104 RPA Ch.2-Rural Hist, Village Intro. pp. 104, 105 RPA Ch.2-Rural Hist, Village Policy 1 p.2-105 RPA Ch.2-Rural Hist Village Policy 1 Action C p.2-105 RPA Ch.2-Rural Hist Village Policy 1 Action F p.2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 p.2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 Action A p.106 RPA Ch.2-Rural Hist Village Design Stds p.2-107 RPA Ch.2-Rural South p.2-111				
RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Policy 3 p.2-100 RPA Ch.2-Strategy 3.1 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Strategy 3.4 Action A p.2-101 RPA Ch.2-Rural Hist Villages Vision p.2-104 RPA Ch.2-Rural Hist Villages Intro. p.2-104	5-646 Add Noise Item			NOISE REGULATION <u>RECOMMENDATION:</u> Apply section 5-1507 noise regulation and enforce to this standard

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
RPA Ch.2-Policy 3 Action A p.2-100	5-646 Add Privacy Item			<p>BUFFERING REQUIREMENTS ISSUE: Rural event venues and “tasting rooms” may not have sufficient buffering, screening or fencing to prohibit trespass on adjacent properties</p> <p>RECOMMENDATION: Add in this section a regulation that requires the operator to protect neighboring properties from intrusion. This could be signage at property line, fencing or other appropriate measures.</p>
RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Rural Strategy p.2-98 RPA Ch.2-Policy 1 p.2-99 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Policy 3 p.2-100 RPA Ch.2-Strategy 3.1 p.2-100 RPA Ch.2-Action A p.2-100 RPA Ch.2-Action B p.2-100 RPA Ch.2-Strategy 3.2 Action A p. 2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Strategy 3.4 Action A p.2-101 RPA Ch.2-Rural Hist, Village Vision p.2-104 RPA Ch.2-Rural Hist, Village Intro. pp.104, 105 RPA Ch.2-Rural Hist, Village Policy 1 p.2-105 RPA Ch.2-Rural Hist Village Policy 1 Action C p.2-105 RPA Ch.2-Rural Hist Village Policy 1 Action F p.2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 p.2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 Action A p.106 RPA Ch.2-Rural Hist Village Design Standards p.2-107	Brewery Limited 5-667(A) Sketch Plan			<p>SITE PLAN VS. SKETCH PLAN ISSUE:</p> <ul style="list-style-type: none"> • A sketch plan is the only items called for in this section of the current regulations. It leaves all other matters concerning Breweries to be legislated by the State code for Breweries. • This lack of local zoning governing Limited Breweries in Loudoun County is grossly inadequate, and does not provide sufficient protection for the County, its residents or for people using these facilities. <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> • In the space below, some recommendations are made for new zoning rules in this area. • However, it is highly recommended that the County review and include the language adopted by Albemarle County in Virginia regarding “Farm” Breweries, which have not been negated by Code of Virginia. • Implementing similar zoning rules for Loudoun County would go far to address the concerns expressed in ZOR focus groups by the Loudoun Coalition, LHRV, REDC, and the general public. A copy of Albemarle County Zoning Ordinance can be found in the attachments.

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
See Above Item	5-667 Site size (new)			MINIMUM ACRES FOR USE INADEQUATE ISSUE: Minimum acres for use (10 ac) does not define adequate space allocated to use (see Chronology examples in attachments: Venue on less than 3 acres.) RECOMMENDATIONS: <ul style="list-style-type: none"> • The minimum lot area for a Limited ("Farm") Brewery is 10 acres on land that is already designated a 'farm' under County definition. • Further define/clarify "farm" as a minimum of 5 acres of active agricultural lands (e.g., crops), exclusive of "curtilage" (e.g., residential household and adjacent outbuildings).
See Above Item	5-667 tasting room	Revise FSM requirements & checklists		RECOMMENDATION: Facilities for tasting rooms shall not exceed 49 percent of the total gross floor area of all structures at the Limited Brewery.
RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Rural Strategy p.2-98 RPA Ch.2-Policy 1 p.2-99 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Strategy 3.1 p.2-100 RPA Ch.2-Strategy 3.1 Action A p.2-100 RPA Ch.2-Strategy 3.1 Action B p. 2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Rural Hist Villages Intro. p.2-104 RPA Ch.2-Rural Hist Villages Intro. p.2-105 RPA Ch.2-Rural Hist Villages Policy 1 p.2-105 RPA Ch.2-Rural North Design Char. Transition p. 2-110 RPA Ch.2-Rural South p. 2-111 RPA Ch.2-Rural South Design Char. Transition p.2-112 RPA Ch.2-Rural Hist Vill. Design Char Transition p.2-115	5-667 Set Back	Revise FSM requirements & checklists		RECOMMENDATION: A Limited Brewery structure shall be set back at least 125 feet from all lot lines

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
RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Rural Strategy p.2-98 RPA Ch.2-Policy 1 p.2-99 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Policy 3 p.2-100 RPA Ch.2-Strategy 3.1 p.2-100 RPA Ch.2-Action A p.2-100 RPA Ch.2-Action B p.2-100 RPA Ch.2-Strategy 3.2 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Strategy 3.4 Action A p.2-101 RPA Ch.2-Rural Hist, Village Vision p.2-104 RPA Ch.2-Rural Hist, Village Intro. pp.104, 105 RPA Ch.2-Rural Hist, Village Policy 1 p.2-105 RPA Ch.2-Rural Hist Vill Policy 1 Action C p.2-105 RPA Ch.2-Rural Hist Village Policy 1 Action F p.2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 p.2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 Action A p.106 RPA Ch.2-Rural Hist Village Design Standards p.2-107	5-667 Look of Facility	Revise FSM requirements & checklists		RECOMMENDATION: A Limited Brewery should conform to the look and appearance of the local area. This includes appropriate buffering and landscaping to protect neighboring and road views.
See Above Item	5-667 Special Events			RECOMMENDATION: <ul style="list-style-type: none"> The number, type and size of special events should be limited to avoid overwhelming neighboring properties and better conform to the types and sizes of events for the area. See Attachments for Albemarle County section on special events for specific language.
RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Policy 3 p.2-100	5-667 Noise			ISSUES: <ul style="list-style-type: none"> Noise complaints due to outside music and large functions at “tasting rooms” Lack of clarity for noise complaints due to differences between Zoning Noise ordinance (Zoning Enforcement) and Codified ordinance (Sheriff enforcement)

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
RPA Ch.2-Strategy 3.1 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Strategy 3.4 Action A p.2-101 RPA Ch.2-Rural Hist Villages Vision p.2-104 RPA Ch.2-Rural Hist Villages Intro. p.2-104				<p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> Assure that enforcement of the Zoning Ordinance noise regulation is used rather than the one being used by police Apply section 5-1507 on noise to farm breweries. This is the overall County standard.
	<p>5-600 New Items</p>			
RPA Ch.2-Rural Economy p.2-95 RPA Ch.2-Rural Economy p.2-96 RPA Ch.2-Rural Economy p.2-97 RPA Ch.2-Rural Strategy p.2-98 RPA Ch.2-Policy 1 p.2-99 RPA Ch.2-Strategy 1.1 p.2-99 RPA Ch.2-Policy 3 p.2-100 RPA Ch.2-Strategy 3.1 p.2-100 RPA Ch.2-Action A p.2-100 RPA Ch.2-Action B p.2-100 RPA Ch.2-Strategy 3.2 Action A p.2-100 RPA Ch.2-Strategy 3.2 Action C p.2-100 RPA Ch.2-Strategy 3.4 Action A p.2-101 RPA Ch.2-Rural Hist, Village Vision p.2-104 RPA Ch.2-Rural Hist, Village Intro. pp.104, 105 RPA Ch.2-Rural Hist, Village Policy 1 p.2-105 RPA Ch.2-Rural Hist Village Policy 1 Action C p.2-105 RPA Ch.2-Rural Hist Village Policy 1 Action F p.2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 p.2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 Action A p.106 RPA Ch.2-Rural Hist Village Design Standards p.2-107	5-600 Ultimate Use New			<p>ULTIMATE BUSINESS USE AND INTENT</p> <p>PROCESS/PERMIT ISSUE: Numerous property owners have initially applied and received approval for permits that are not reflective of the owner’s ultimate business intent.</p> <p>As an example, specific use could be</p> <ul style="list-style-type: none"> bed & breakfast inn with the intention of having up to six guests per day also conducting weddings or other special events 10 times per year for 100 people with up to 75 cars per special event. These two “uses” have dramatically different impacts on traffic and should be considered at the time of initial application and approval for ultimate impacts. <p>RECOMMENDATIONS:</p> <ul style="list-style-type: none"> Submissions for special uses identified in section 5-600 must include detailed data on the ultimate use of the property. This data should be used by all departments when approving the use including VDOT to comply with current section 5-654 requirements. If use or attendee level changes after submission a completely new approval should be obtained.

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See Above Item	5-600 Site Plan New	Revise FSM Site Plan requirements and corresponding checklists		RECOMMENDATIONS: <ul style="list-style-type: none"> All submissions for special uses identified in section 5-600 should include more detail in the site plan. A scale drawing showing all items on the proposed site including parking to the number of cars anticipated for all events on the site.
RPA Ch.2-Strategy 1.1 p. 2-99 RPA Ch.2-Strategy 3.1 Action A p. 2-100 RPA Ch.2-Rural Hist Villages Intro. p. 2-104 RPA Ch.2-Rural Hist Villages Policy 1 p.2-105 RPA Ch.2-Rural Hist Villages Policy 1 Action A p. 2-105 RPA Ch.2-Rural Hist Villages Policy 1 Action B p. 2-105	5-600 Notice New			PROPER NOTICE TO ADJACENT PROPERTIES RECOMMENDATION: Proper Notice <ul style="list-style-type: none"> Each adjoining property owner should be advised by the County of the potential use being sought for the property and advised who they may contact if they have questions or concerns. Notice should be sent out within 30 days of the submission.
RPA Ch.2-Rural Economy p. 2-95 RPA Ch.2-Rural Economy p. 2-96 RPA Ch.2-Rural Economy p. 2-97 RPA Ch.2-Rural Strategy p. 2-98 RPA Ch.2-Policy 1 p. 2-99 RPA Ch.2-Strategy 1.1 p. 2-99 RPA Ch.2-Policy 3 p. 2-100 RPA Ch.2-Strategy 3.1 p. 2-100 RPA Ch.2-Action A p. 2-100 RPA Ch.2-Action B p. 2-100 RPA Ch.2-Strategy 3.2 Action A p. 2-100 RPA Ch.2-Strategy 3.2 Action C p. 2-100 RPA Ch.2-Strategy 3.4 Action A p. 2-101 RPA Ch.2-Rural Hist, Village Vision p. 2-104 RPA Ch.2-Rural Hist, Village Intro. pp.104, 105 RPA Ch.2-Rural Hist, Village Policy 1 p. 2-105 RPA Ch.2-Rural Hist Village Policy 1 Action C p. 2-105 RPA Ch.2-Rural Hist Village Policy 1 Action F p. 2-106 RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 p. 2-106	5-600 Site Visit new	Revise FSM process requirements & checklists as needed		RECOMMENDATION: <ul style="list-style-type: none"> A county official shall conduct a site visit of the property under consideration for a special purpose. The intention of this visit is to confirm facts stated in the submission and to gain a better feel for the property in order to evaluate its proposed usage.

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
RPA Ch.2-Rural Hist Village Policy 1 Strategy 1.4 Action A p.106 RPA Ch.2-Rural Hist Village Design Stds p.2-107				
See Above Item	5-600 Aux. Buildings New	Revise FSM requirements, site plan review & checklists		<p>“AG BUILDING” ABUSES/LOOPHOLES PERMIT/PROCESS ISSUE:</p> <ul style="list-style-type: none"> Property owners are applying for an “agricultural building” (that does not require any building permits or safety inspections), for use as a non-ag “tasting room,” or event venue. The practice has become “normal,” without any review by zoning, building & development prior to application approval. This is a health, safety and welfare issue for the general public, as “ag buildings” may be unsafe for the general public. <p>RECOMMENDATION:</p> <ul style="list-style-type: none"> Any buildings being added to the property to support the special usage should be sized and designed to be compatible with buildings in the surrounding area. Buildings found to be permitted as an “ag barn” not used as such should be fined and have other zoning use permits revoked.
RPA Ch.2-Policy 3 Action A p. 2-100	5-600 Privacy New	Revise FSM requirements & checklists		<p>BUFFERING AND SCREENING ISSUE: Rural event venues and “tasting rooms” may not have sufficient buffering, screening or fencing to prohibit trespass on adjacent properties.</p> <p>RECOMMENDATION: Property owner of the proposed special purpose property will actively work to prevent patrons from going on neighboring properties.</p>
RPA Ch.2-Rural Economy p. 2-95 RPA Ch.2-Rural Economy p. 2-97 RPA Ch.2-Polliicy 3 p. 2-100 RPA Ch.2-Strategy 3.1 Action A p. 2-100 RPA Ch.2-Rural Hist Villages Intro. p. 2-104 RPA Ch.2- Rural Hist Villages Design Stds p.2-107	5-600 Environment New	Revise FSM requirements, site plan review & checklists		<p>COORDINATION WITH STATE AGENCIES PERMIT/PROCESS ISSUE: County Zoning permits and approvals have been provided in advance of approval of Virginia Health Department and Virginia Office of Drinking Water (ODW).</p> <p>RECOMMENDATION: All required water, sewer and environmental actions required by the County for the facility must be completed prior to the facility being approved for operation. Conditional approval while waiting for completion of actions is not recommended.</p>

ATTACHMENT 1:

2019 Comprehensive Plan Citation Language

There are 30 policy, strategy, action and general language statements contained in the Rural Policy Area of Chapter 2 of the Comprehensive Plan that support the recommended changes and or additions to the Zoning Regulations in our submission. These are noted below with chapter and page numbers for the comprehensive plan citations provided.

- RPA Chapter 2-Rural Economy page 2-95: The County's land development approach for the RPA is to limit residential development so that land will remain available for the continued operation, expansion, and establishment of agricultural and **rural and economy uses that preserve the rural character of the landscape and support the County's environmental goals.**
- RPA Chapter 2-Rural Economy page 2-96: These rural economy uses largely **depend on the agricultural productivity, scenic quality, and rural character of the RPA**
- RPA Chapter 2-Rural Economy page 2-97: These hospitality and tourism businesses rely on the natural, scenic, and rural character of the RPA to attract visitors. Therefore, it is **critical to maintain the natural, environmental and heritage resources that provide the setting and context for our rural tourism economy.**
- RPA Chapter 2-Rural Strategy page 2-98: Loudoun County and its citizens continue to recognize **the importance of maintaining and preserving the farming and equine heritage, cultural and natural resources, open space, and scenic beauty of the RPA as a fundamental component of the County's identity.**
- RPA Chapter 2-Policy 1 page 2-99: RPA Policy 1: Foster land use and development **patterns that incorporate natural, cultural, heritage, and agricultural resources to preserve character-defining features of the rural landscape while providing opportunities for rural living and businesses.**
- RPA Chapter 2-Strategy 1.1 page 2-99: **Support uses that protect, preserve, and enhance natural areas and open space, retain farmland and the vitality of the rural economy, and foster a high quality of rural life for residents.**
- RPA Chapter 2-Policy 3 page 2-100: Agricultural and rural business **uses that are compatible with the predominant land use pattern** will be developed in a manner that is consistent with the County's growth management, economic and environmental goals.
- **RPA Chapter 2-Strategy 1.1 page 2-100: Ensure compatibility of rural economy uses through the evaluation of the scale, use, intensity, and design (site and building) of development proposals in comparison with the dominant rural character and adjacent uses.**
- **RPA Chapter 2-Strategy 1.1 Action A page 2-100: Evaluate and revise zoning regulations and development standards for rural economy uses. Such regulations and standards will address traffic capacity, safe and adequate road access, number of employees, site design standards (e.g. land disturbance, buffering, use intensity, siting, and architectural features), and public health, safety and welfare.**
- RPA Chapter 2-Strategy 1.1 Action B page 2-100: **Architectural styles that reflect the surrounding rural character, 3) preserves ridgetops, natural resources, farmland and open space...**

- RPA Chapter 2-Strategy 3.2 Action A page 2-100: promote rural tourism, hospitality uses, and similar kinds of rural business **uses that are compatible with the character of the RPA.**
- RPA Chapter 2-Strategy 3.2 Action C page 2-100: **Create zoning regulations and design standards for existing and new types of rural recreational uses to evaluate their appropriateness and ensure their compatibility with the character of the RPA.**
- RPA Chapter 2-Strategy 3.4 Action A page 2-101: To strengthen the rural economy,, **preserve rural character and maintain the viability of farming.**
- RPA Chapter 2- Rural Hist. Villages Vision page 2-104: ... while **contributing to the overall character of the Rural Policy Area.**
- RPA Chapter 2-Rural Hist Villages Introduction page 2-104: The County's land development approach for the Rural Historic Villages is to limit residential, business, and commercial activities to uses **that are compatible with the historic development patterns,, community character and visual identity of the individual villages.**
- Although limited development is anticipated in the Villages, that development should **not adversely affect the quality of life of residents nor pose a threat to public health or safety.**
- RPA Chapter 2-Rural Hist Villages Introduction page 2-105: With careful planning and growth management, the Rural Historic Villages will maintain their scenic and historic character.
- RPA Chapter 2-Rural Hist Villages Policy 1 page 2-105: Development and uses in Rural Historic villages must be **compatible with the historic development pattern, community character, visual identity, intensity, and scale of the individual village.**
- RPA Chapter 2-Rural Hist Villages Policy 1 Action A page 2-105: Develop criteria to evaluate existing rural Historic Villages and other historic crossroads communities such as Airmont, Bloomfield, Howardsville, Morrisonville, Unison and Willisville, to determine if their current designation is warranted, define and/or redefine community boundaries as necessary and amend the Comprehensive Plan and Zoning Ordinance as appropriate.
- RPA Chapter 2-Rural Hist Villages Policy 1 Action B page 2-105: Work with Rural Historic Villages to develop **community plans that will support their community goals and address issues related to land use and zoning.....**
- RPA Chapter 2-Rural Hist Villages Policy 1 Action C page 2-105: **Review and revise zoning regulations, design standards and guidelines to achieve compatible** building and street design to ensure that quality development occurs within the Rural Historic Villages.
- RPA Chapter 2-Rural Hist Villages Policy 1 Action F page 2-106: Evaluate and revise existing Rural Commercial (RC) zoning district regulations to implement Plan policies and design standards for development in the Rural Historic Villages that **ensure compatibility with the settlement patterns and neighborhood scale.**
- RPA Chapter 2-Rural Hist Villages Policy 1 Strategy 1.4 page 2-106: **Business and commercial uses in the Rural Historic Villages should be 1) small scale, 2) compatible with existing development patterns, 3) generate limited vehicular traffic, and 4) meet local community needs or support rural tourism.**
- RPA Chapter 2-Rural Hist Villages Policy 1 Strategy 1.4 Action A page 2-106: **Adopt zoning regulations, design standards and performance criteria that are specific to the type of small-scale, community related commercial uses that the County encourages within the Rural Historic Villages.**

- RPA Chapter 2-Rural Hist Villages Design Standards page 2-107: When using the guidelines make sure to analyze the impact potential development may have on the Rural Villages and surrounding landscape, considering not only appearance, **but practical considerations such as road and street access, siting of buildings and parking, safe and adequate water and wastewater, community amenities, jobs, and housing to assess compatibility.** Development should contribute to the character of the Rural Historic Villages to integrate and blend with existing development patterns and building styles.
- RPA Chapter 2-Rural North page 2-109: The area allows for complementary agricultural, rural business, and tourism use that constitute Loudoun's rural economy.
- **All development should incorporate natural and heritage resources while preserving important viewsheds that contribute to the rural landscape.**
- RPA Chapter 2-Rural North Design Characteristics Transition page 2-110: **Locate buildings and structures to blend with the existing topography and natural features. Preserve and incorporate existing tree and vegetation on the property and its perimeter to buffer and screen views for adjoining properties. Provide landscaping or supplemental plantings comprised of native species when screening and buffering are required between rural uses.**
- RPA Chapter 2-Rural South page 2-111: **All development should maintain the distinctive rural character through the incorporation of natural and heritage resources and the preservation of important viewsheds.**
- RPA Chapter 2-Rural South Design Characteristics Transition page 2-112: **Locate buildings and structures to blend with the existing topography and natural features. Preserve and incorporate existing trees and vegetation on the property and its perimeter to buffer and screen views for adjoining properties. Provide landscaping or supplemental plantings comprised of native species when screening and buffering are required between rural uses.**
- RPA Chapter 2-Rural Hist Villages page 2-113: Each Rural Historic Village **has its own unique character linked to its historic development pattern, spatial organization, and location within the County.**
- Buildings should be designed to **be sensitive to the context of the village** through compatible siting, size, scale, massing, materials, design details and roof forms.
- RPA Chapter 2-Rural Hist Villages Design Characteristics Transition page 2-115: **Maintain areas of open space and natural areas on the perimeter of the villages to maintain a hard edge and visual separation from the surrounding uses. Within the village, preserve existing trees and vegetation,, which define building lots and contribute to the streetscape. New construction should be designed to complement surrounding properties and maintain the existing development pattern within the Village.**