

Loudoun County Rural Use Zoning Comparison*

	B&B Homestay / Section 5-601	B&B Inn / Section 5-601	Country Inn / Section 5-601	Rural Retreats/ Rsrts Section 5-601	Rural Corp Retreat/ Section 5-619	Banquet/Event Facilities / Section 5-642	Restaurant in AR / Section 5-643	Limited Brewery / Section 5-667
No of Guest Rooms	1-4 Guest Rooms	1-10 Guest Rooms	1-40 Guest Rooms	20 to 120 rooms		N/A	N/A	N/A
Intensity/Size of Use (Min. Lot size)	No Min. Lot size	Min 5 acres. 0.04 FAR (Floor Area Ratio).	Min. 20 Acres	40 acres to 150 acres (> 120 rooms requires special exception)	Minimum 50 acres. 100 users/50 acres. No >450 users, servers, deliv. on >200 acres w/o Sp. Exception approval	Min 20 ac/200 attendees Min 50 ac/260 attendees Min 75 ac/310 attendees Min 100ac/360 attendees	Min 20 acres & 0.01 FAR (except for adaptive reuse)	Minimum 10 acres. No bldg restriction (proposed 12K sq.ft. & 5K sq.ft. storage)
Hours of Operation	Hours 7am - 12 midnight (parties)	Hours 7am - 12 midnight (parties)	Hours 7am - 12 midnight (parties)			Hours 7am - 12 midnight (incl deliveries)	Hours 6am - 12 midnight (incl deliveries)	
Daily/Yearly Parties/Attendees	Daily: Max 20 attend. Yearly: 10 Parties > 20 attend. subject to Zoning/Bldg permit >10: Special Event Permit	Daily: Max 50 attend. Yearly: 20 Parties >50 attend. subject to Zoning/Bldg permit >20: Special Event Permit	Daily: Max 100 Attend. Yearly: 20 Parties >100 attend. subject to Zoning/Bldg permit. >20: Special Event Permit	("Private party" not deemed a "special event")	Approval per Section 5-500, unless facility meets rqmts of Section 5-654 (Road Access Stds) ("Private party" not deemed a "special event")	Daily & Yearly: Determined at STPL, SPEX or SPMI stage ("Private party" not deemed a "special event")	("Private party" not deemed a "special event")	ALBEMARLE: Min. 5 acre crops in production Zoning Clearance req'd >50 vehicle trips/day. Special Use Permit : >200 attendees
Yards	Subject to Zoning District Requirements	Subject to Zoning District Requirements. 40' for parking	100' for use & parking. Outdoor parties: 200' unless adj. to commercial prop., then 100'	Min 200' from adjacent properties. 125' to 375" from all lot lines.	Min 200' from adjacent properties	100' for use & parking. Private parties: 200' unless adj. to commercial prop., then 100'	100' for 1.5K sq.ft. structure. 150' for 1.5K-4K sq.ft. structure. 175' for 4K+sq.ft. structure	ALBEMARLE: Structures -- Fr-75'; Side 25'; Rr: 35' Parking: Fr: 75'; Side: 125'; Rr: 125' LC Staff Proposed: 60' bldg, 40' parking
Landscaping/ Buffering/ Screening	Section 5-653(A). May waive/modify per Sec 5-1409.	Section 5-653(A). May waive/modify per Sec 5-1409. Section 5-653(B) for parking	Section 5-653(A). May waive/modify per Sec 5-1409. Section 5-653(B) for parking	Section 5-653(A). Parking Section 5-653 (B)		Section 5-653(A) for use. Section 5-653(B) for parking. Section 5-653(C) for storage	Section 5-653(a) for use. Section 5-653(B) for parking. Section 5-653(C) for storage	LC Staff Proposed Section 5-653(A). Parking Section 5-653 (B)
Parking	Section 5-1102	Section 5-1102	Section 5-1102	Section 5-1102		Section 5-1102	Section 5-1102	ALBEMARLE: One 9'x18' space for every 2.5 customers.. Add'l for special events. LC Staff Proposed Section 5-1102
Road/Access	If not on public road, easement permission required.	Section 5-654; 2-access points & access location. Permission for easement.	Section 5-654; 2-access points & access location. Permission for easement.	Section 5-654		Section 5-654; 2-access points & access location. Permission for easement.	Section 5-654; 1-access point & access location	ALBEMARLE: Compliance w/ VDOT LC Staff Proposed Section 5-654; 2-access points & access location.
Vehicle/ Equipment								LC Staff Proposed: Paved road access for heavy equipment.
Exterior Lighting	Section 5-652(A)(2)-(3) & 12' max height for parking lot lighting	Section 5-652(A)(1)-(3) & 12' max height for parking lot lighting	Section 5-652(A)(1)-(3) & 12' max height for parking lot lighting	Section 5-652(A)		Section 5-652(A)(1)-(3) & 12' max height for parking lot lighting	Section 5-652(A)	LC Staff Proposed Section 5-652(A)(1)-(3) & 12' max height for parking lot lighting
Noise	No outdoor music 11pm-10am Fri. Sat & preceding Holiday. 10p-10a other days	No outdoor music 11pm-10am Fri. Sat & preceding Holiday. 10p-10a other days	No outdoor music 12 am (midnight) to 7am.	Outdoor music not allowed after 11pm.		Section 5-652(B)	N/A	ALBEMARLE: Outdoor Prohibited 10p-7a Sun-Thur, 11p-7a Fri/Sat. Open windows/doors considered outdoor music.
Water/ Wastewater				Public water/sewer or Communal Water/waste. HD/ODW?		Health Department Approval? ODW if >60 events?	Health Department Approval?	Health Department Approval
Application Rqmts	<i>Proposed??: Sketch Plan <5K sq.ft Site Plan >=5K sq.ft.</i>	<i>Proposed?? Sketch Plan <5K sq.ft Site Plan >=5K sq.ft. &/OR Minor Sp. Exception</i>	<i>Proposed??: Special Exception OR Minor Sp. Exception &/OR Site Plan</i>	??	Sketch Plan ("accurate drawing of all aspects . . . including the size and dimensions")	<i>Proposed??: Special Exception OR Minor Sp. Exception &/OR Site Plan</i>	Site Plan	Sketch Plan "Distances from structures to adj lot lines must be accurately depicted"
Permits	Zoning/Bldg & Parties >20	Zoning/Bldg & Parties >50	Zoning/Bldg & Parties >100			Zoning/Bldg.		Zoning/HD/VDACS/ODW

* Update to "Loudoun county Land Use Comparison" chart prepared by LC Staff for ZOAM 2014-0003

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Craft Beverage Manuf. / Section 5-668	Small Based Busi / Section 5-614	Commercial Winery / Section 5-625	Agri Support Uses w/Ag / Section 5-627	Farm Based Tourism / Section 5-628	Agri Support Uses w/o Ag / Section 5-630	Eco-Tourism / Section 5-647	Virginia Farm Winery	NEW Rural Uses (2016)
N/A	N/A	N/A	N/A	N/A		N/A		
Tasting Rm 49% of floor or 5K sq.ft.	10+ acres. 5K sqft structure or storage plus 1K sq.ft. for each addl 10 ac, not to exceed 15K sq.ft.	Minimum 10 acres.	Min 5 acres. Level I: 12K sq.ft. structures & 5K sq/ft storage areas.	Min 5 acres. Level III: max 7.5K sq.ft. w/ 80+ ac. Storage Max 25% of structure.	Research: 25 ac min, Farm Distrib: 25 ac min, Equestrian Evnt Fac: 25ac min, Stable, Livery: 25 ac min	Minimum 5 acres. Structure not exceed 5K sq.ft. Storage not exceed 1K sq.ft.	<i>LC Wineries as of 2015:</i> 88% > 10 acres 69% > 15 acres 62% > 20 acres	
		Hours of operation 10am - 10pm	Hours 6am-9pm (incl deliveries)	Hours 8am-6pm (incl deliveries)	Hours 6am-10pm (incl deliveries)	Hours 6am-9pm (incl deliveries)		
	Employees: Max 3: 3- <10ac Max 4: 10- 50ac Max 10: 50+ ac	Unlimited?	# People: Max 200: 5-25ac; Max 400: 25-50ac; Max 600: 50-100 ac	# People: Max 300/day up to 5 ac; > 300/day = >40 ac > 600/day = >80 ac	Level I: <200 on 5-25 ac Level II: >200-400, 25-50ac Level III: >400-600, 50-100 ac			
Outdoor tasting 50' from lot lines of adj ag or residential zoned properties. No outdoor storage.	100' for 2Ksq.ft. bldg & yard. 300' for 2K+sq.ft. bldg&yard. 500' adjacent to residential. No parking in reqd yard/ setback.	125' for use.	60' for structures & storage areas	Level I: 100' for 5K sq.ft. Level II: 150' for 7.5K sq.ft. Level III: 200' for 10.5K sq.ft.	Level I: 5-25 ac, 60ft Level II: 25-50ac, 120ft Level III: 50-100 ac, 175ft			
	Section 5-653(C) for storage	Section 5-653(a) for use. Section 5-653(B) for parking	Section 5-653(a) for use. Section 5-653(C) for storage	Section 5-653(A) for use. Section 5-653(B) for parking. Section 5-653(C) for storage	Section 5-653(A) for use. Section 5-653(B) for parking. Section 5-653(C) for storage			
	Section 5-1102	Section 5-1102. Dust-free surfacing material	Section 5-1102. Dust-free surfacing material	Section 5-1102. Dust-free surfacing material	Section 5-1102. Dust-free surfacing material	Section 5-1102. Dust-free surfacing material		
	N/A	Section 5-654	Section 5-654	Section 5-654	Section 5-654	Section 5-654. No more than 1 access point to public road.		
	Paved road access for heavy equipment	Paved road access for heavy equipment	Paved road access for heavy equipment					
Section 5-652(A)(1) & (2)	Section 5-652(A)	Section 5-652(A)	Section 5-652(A)	Section 5-652(A)	Section 5-652(A)	For security purposes only		
	Section 5-652(B)	Section 5-652(B)	Section 5-652(B)	N/A	Section 5-652(B)			
Shall be served by central water and central sewer	Health Department Approval?	Health Department Approval	Health Department Approval?	Health Department Approval?	Health Department Approval?	Health Department Approval?	Health Department Approval?	
Not stated	Sketch Plan	Site Plan	Site Plan	Site Plan	??	??	?	
							Zoning/HD/ VDACS/ODW	

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