

Loudoun County Rural Use Zoning Comparison*

2021 ZOR CATEGORY: 2021 ZOR Section INTENSITY Level	3.06.03 Lodging 3.06.03.01 LOW	3.06.03 Lodging 3.06.03.01 LOW	3.06.03 Lodging 3.06.03.01 MEDIUM	3.06.03 Lodging 3.06.03.01 HIGH	3.06.03 Lodging 3.06.03.02 HIGH	3.06.03 Lodging 3.06.03.03 HIGH	3.06.03 Lodging 3.06.03.04 MEDIUM	3.06.04 Com/Food & Bev 3.06.04.04 HIGH	3.06.04 Com/Food & Bev 3.06.04.10 MEDIUM	3.06.04 Com/Food & Bev 3.06.04.17 HIGH/MEDIUM
	B&B Homestay / Section 5-601	B&B Inn / Section 5-601	Country Inn / Section 5-601	Rural Resorts / Section 5-601	Camp, Day and Boarding / Section 5-645	Campgrounds / Section 5-646	Guest Farm or Ranch Section 3.03.02. __	Banquet/Event Facilities / Section 5-642	Craft Beverage Manuf. / Section 5-668	Restaurant in AR / Section 5-643
No of Guest Rooms	1-4 Guest Rooms	1-10 Guest Rooms	1-40 Guest Rooms	20 to 120 rooms	N/A	N/A	Max 20 guest 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	Resort/Guest Rooms: Level I: <61-80 on 100 ac Level II: >81-100, 120ac Level III: >101-120, 150 ac Level IV: >120 = SPEX	Campers: Level I: <30 on 15 ac Level II: >30-100, 40ac Level III: >100-250, 100 ac Level IV: >250 = SPEX	Campsites: Level I: <50 on 40 ac Level II: >50-100, 80ac Level III: >100-150, 160 ac Level IV: >150 = SPEX		Min 20 ac/200 attendees Min 50 ac/260 attendees Min 75 ac/310 attendees Min 100ac/360 attendees	Tasting Rm 49% of floor or 5K sq.ft.	Min 20 acres & 0.01 FAR (except for adaptive reuse)
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		Campers: Level I: <30 Level II: >30-100 Level III: >100-250 Level IV: >250 = SPEX	Campsites: Level I: <50 Level II: >50-100 Level III: >100-150 Level IV: >150 = SPEX		Daily & Yearly: Determined at STPL, SPEX or SPMI stage ("Private party" not deemed a "special event")		("Private party" not deemed a "special event")
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'	Resort Structures Level I: 300' Level II: 350' Level III: 375'	Structures Level I: 150' Level II: 200' Level III: 250' Level IV: 300'	Structures Level I: 8Ksqft, 150' Level II: 16Ksqft, 200' Level III: 32Ksqft, 250' Level IV Struct.: 300'		100' for use & parking. Private parties: 200' unless adj. to commercial prop., then 100'	Outdoor tasting 50' from lot lines of adj ag or residential zoned properties. No outdoor storage.	Structures: Level I <1.5Ksqft: 100' Level II >1.5K-4Ksqft: 150' Level III >4Ksqft: 175'
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 5-1404.A.6 for use. Section 5-1407 for parking.	Section 5-1404.A.6 for use. Section 5-1407 for parking.	Section 5-1404.A.6 for use. Section 5-1407 for parking.		Section 5-653(A) for use. Section 5-653(B) for parking. Section 5-653(C) for storage		Section 5-1404.A.6 for use. Section 5-1407 for parking. Section 1406 for storage
Parking	Section 5-1102	Section 5-1102	Section 5-1102	Section 5-1102.	Section 5-1102.	Section 5-1102.		Section 5-1102		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	Section 5-654		Section 5-654; 2-access points & access location. Permission for easement.		Section 5-654; 1-access point & access location
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)	Section 5-652(A)		Section 5-652(A)(1)-(3) & 12' max height for parking lot lighting	Section 5-652(A)(1) & (2)	Section 5-652(A)
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)			Section 5-652(B)		
Water/ Wastewater				Public water/sewer or Communal Water/waste. HD/ODW?				Health Department Approval? ODW if >60 events?	Shall be served by central water and central sewer	Health Department Approval?
Application Rqmts	Proposed??: Sketch Plan <5K sq.ft Site Plan >=5K sq.ft.	Proposed??: Sketch Plan <5K sq.ft Site Plan >=5K sq.ft. &/OR Minor Sp. Exception	Proposed??: Special Exception OR Minor Sp. Exception &/OR Site Plan					Proposed??: Special Exception OR Minor Sp. Exception &/OR Site Plan	Not stated	Site Plan
Vehicle/ Equipment										
Permits	Zoning/Bldg & Parties >20	Zoning/Bldg & Parties >50	Zoning/Bldg & Parties >100					Zoning/Bldg.		

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

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3.06.04 Com/Food & Bev 3.06.04.18 LOW	3.06.05 Public/Civic 3.06.05.01 HIGH	3.06.05 Public/Civic 3.06.05.02 LOW	3.06.05 Public/Civic 3.06.05.03 MEDIUM	3.06.05 Public/Civic 3.06.05.07 HIGH	3.06.05 Public/Civic 3.06.05.09 MEDIUM/LOW	3.06.05 Public/Civic 3.06.05.11 HIGH	3.06.05 Public/Civic 3.06.05.19 HIGH	3.06.05 Public/Civic 3.06.05.19 HIGH	3.06.08 Agriculture 3.06.08.01 LOW	3.06.08 Agriculture 3.06.08.02 MEDIUM
Small Based Busi / Section 5-614	Outdoor Amphitheater / Section 5-649	Agricultural Cultural Center / Section 5-634	Educ. Research Related to Ag, Hort, Husbandry / Section 5-644	Conference & Training Center / Section 5-640	Eco-Tourism / Section 5-647	Farm Based Tourism / Section 5-628	Rural Corp Retreat/ Section 5-619	Rural Retreats/ Section 5-601	Agri, Horticulture, Animal Husbandry / Section 5-626	Agri Support Uses w/Ag / Section 5-627
N/A	N/A		N/A		N/A	N/A		20 to 120 rooms	N/A	N/A
10+ acres. 5K sqft structure or storage plus 1K sq.ft. for each addl 10 ac, not to exceed 15K sq.ft.	Minimum 50 acres	Minimum 10 acres FAR 0.04	Minimum 25 acres	Level I: <50 on 50 ac Level II: >50-100, 100ac Level III: >100-150, 150 ac Level IV: >150 = SPEX	Minimum 5 acres. Structure not exceed 5K sq.ft. Storage not exceed 1K sq.ft.	Minimum 5 acres. Level III: max 7.5K sq.ft. w/ 80+ ac. Storage Max 25% of structure.	Minimum 50 acres. 100 users/50 acres. SPEX: >450 users on >200 ac	Retreat/Guest Rooms: Level I: <20 on 40 ac Level II: >21-40, 60ac Level III: >41-60, 80 ac	Minimum 5 acres.	Minimum 5 acres. Level I: 12K sq.ft. structures & 5K sq/ft storage areas.
					Hours 6am-9pm (incl deliveries)	Hours 8am-6pm (incl deliveries)				Hours 6am-9pm (incl deliveries)
Employees: Max 3: 3- <10ac Max 4: 10- 50ac Max 10: 50+ ac	Not exceed 2,000 persons		# People: Max 200/day, No >100 vehicles at one time Add'l 5 people/acre above 25 ac	Level I: <50 on 50 ac Level II: >50-100, 100ac Level III: >100-150, 150 ac Level IV: >150 = SPEX		# People: Max 300/day up to 5 ac; > 300/day = >40 ac > 600/day = >80 ac	Approval per Section 5-500, unless facility meets rqmts of Section 5-654 (Road Access Stds) ("Private party" not deemed a "special event")			# People: Max 200: 5-25ac; Max 400: 25-50ac; Max 600: 50-100 ac
100' for 2Ksq.ft. bldg & yard. 300' for 2K+sq.ft. bldg&yard. 500' adjacent to residential. No parking in reqd yard/ setback.	Amphitheater: 1000' from all lot lines	Structures Level I <9Ksqft: 125' Level II >9K-18Ksqft: 175' Level III >18Ksqft: 225'	Structures Level I <7Ksqft: 100' Level II >7K-12Ksqft: 150' Level III >12Ksqft: 200'	Level I: 50 ac, 150ft Level II: 100ac, 200ft Level III: 150ac, 250ft	Structure Not exceed 5K	Level I: 100' for 5K sq.ft. Level II: 150' for 7.5K sq.ft. Level III: 200', 10.5K sq.ft.	Min 200' from adjacent properties	Retreat Structures Level I: 125' Level II: 200' Level III: 250'	60' for structures & storage areas	60' for structures & storage areas
Section 5-653(C) for storage	Section 5-1404.A.6 for use. Section 5-1407 for parking.	Section 5-1404.A.6 for use. Section 5-1407 for parking. Section 1406 for storage	Section 5-1404.A.6 for use. Section 5-1407 for parking. Section 1406 for storage	Section 5-1404.A.6 for use. Section 5-1407 for parking. Section 1406 for storage		Section 5-1404.A.6 for use. Section 5-1407 for parking. Section 1406 for storage		Section 5-653(A). Parking Section 5-653 (B)		Section 5-653(a) for use. 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.	Section 5-1102. Dust-free surfacing material	Section 5-1102. Dust-free surfacing material	Section 5-1102. Dust-free surfacing material		Section 5-1102		Section 5-1102. Dust-free surfacing material
N/A	Section 5-654. No more than 2 access points to public road.	Section 5-654	Section 5-654	Section 5-654	Section 5-654. No more than 1 access point to public road.	Section 5-654		Section 5-654		Section 5-654
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(A)		Section 5-652(A)		Section 5-652(A)
Section 5-652(B)	Section 5-652(B)		Section 5-652(B)	Section 5-652(B). No outdoor music allowed after 11PM				Outdoor music not allowed after 11pm.		Section 5-652(B)
Health Department Approval?					Health Department Approval?	Health Department Approval?		Public water/sewer or Communal Water/waste. HD/ODW?		Health Department Approval?
Sketch Plan					??	Site Plan	Sketch Plan ("accurate drawing of all aspects . . . including the size and dimensions")	??		Site Plan
Paved road access for heavy equipment										Paved road access for heavy equipment

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3.06.08 Agriculture 3.06.08.03 HIGH	3.06.08 Agriculture 3.06.08.06 HIGH	3.06.08 Agriculture 3.06.08.04 HIGH	3.06.08 Agriculture 3.06.08.04	Agriculture NOT LISTED	
Agri Support Uses w/o Ag / (Standalone) Section 5-630	Commercial Winery / Section 5-625	Limited Brewery / Section 5-667	2014: Limited Brewery / Section 5-667	Limited Brewery / ALBEMARLE COUNTY 2019	Virginia Farm Winery
	N/A	N/A	N/A	N/A	
Research: 25 ac min, Farm Distrib: 25 ac Eq Evtnt Fac: 25ac min, Stable, Liv.: 25 ac min	Minimum 10 acres.	Minimum 10 acres. No bldg restriction	Minimum 10 acres. 2014: LC Staff proposed 12K sq.ft. & 5K sq.ft. storage	Minimum 10 acres. No bldg restriction (proposed 12K sq.ft. & 5K sq.ft. storage)	
Hours 6am-10pm (incl deliveries)	Hours of operation 10am - 10pm				
Level I: <200 on 5-25 ac Level II: >200-400, 25-50ac Level III: >400-600, 50-100 ac	Unlimited?			ALBEMARLE: Min. 5 acre crops in production Zoning Clearance req'd >50 vehicle trips/day. Special Use Permit : >200 attendees	
Level I: 5-25 ac, 60ft Level II: 25-50ac, 120ft Level III: 50-100 ac, 175ft	125' for use.	50' from outdoor tasting rooms or similar outdoor activities.	Sketch Plan requests: Residences w/in 300' 2014: LC Staff Proposed: 60' bldg, 40' parking	ALBEMARLE: Structures -- Fr-75'; Side 25'; Rr: 35' Parking: Fr: 75'; Side: 125'; Rr: 125'	
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		2014: LC Staff Proposed Section 5- 653(A). Parking Section 5-653 (B)		
Section 5-1102. Dust-free surfacing material	Section 5-1102. Dust-free surfacing material		2014: LC Staff Proposed Section 5- 1102	ALBEMARLE: One 9'x18' space for every 2.5 customers.. Add'l for special events.	
Section 5-654	Section 5-654		2014: LC Staff Proposed Section 5- 654; 2-access points & access location.	ALBEMARLE: Comply w/ VDOT.	
Section 5-652(A)	Section 5-652(A)		2014: LC Staff Proposed Section 5- 652(A)(1)-(3) & 12' max height for parking lot lighting	LC Staff Proposed Section 5- 652(A)(1)-(3) & 12' max height for parking lot lighting	
Section 5-652(B)	Section 5-652(B)			ALBEMARLE: Outdoor Prohibited 10p-7a Sun-Thur, 11p-7a Fri/Sat. Open windows/doors considered outdoor music.	
Health Department Approval?	Health Department Approval	Health Department Approval	Health Department Approval	Health Department Approval	Health Department Approval?
??	Site Plan	Sketch Plan "Distances from structures to adj lot lines must be accurately depicted"	Sketch Plan "Distances from structures to adj lot lines must be accurately depicted"	Sketch Plan "Distances from structures to adj lot lines must be accurately depicted"	?
	Paved road access for heavy equipment		2014: LC Staff Proposed: Paved road access for heavy equipment.	LC Staff Proposed: Paved road access for heavy equipment.	
		Zoning/HD/VDACS/ODW	Zoning/HD/VDACS/ODW	Zoning/HD/VDACS/ODW	Zoning/HD/VDACS/ODW

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