



Zoning Committee

Zoning Ordinance Audits - PUBLIC INPUT



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EXECUTIVE SUMMARY

This report serves as the Loudoun County Preservation and Conservation Coalition (LCPCC) Zoning Committee's formal submission of the content on the [LCPCC Zoning Ordinance Audit Public Input website](#), launched on May 5, 2020 to the Department of Planning and Zoning and Public Affairs & Communications Department.

The LCPCC Zoning Sub-Committees and associated organizations prepared a series of Zoning Ordinance Audits specifically designed for reference and use by County Staff, Board of Supervisors, Planning Commission, LCPCC Member Organizations and other groups during meetings and deliberations for a number of current efforts which include, but are not limited to:

- Zoning Ordinance Rewrite (ZOR);
- Unmet Housing Needs Strategic Plan;
- Rural Cluster Development / Prime Agricultural Soil Zoning Ordinance Amendment (ZOAM); and
- Any/all other efforts pertaining to input provided.

The information included in the Zoning Ordinance Audits provides critical zoning ordinance requirements reinforcing the public input provided during the County Staff Planning & Zoning Focus Groups conducted in 2020. Zoning ordinance requirements are based on primary research performed by subject matter experts since Fall, 2019. Importantly, the attachments for each Zoning Ordinance Audit include illustrative examples for the issues and recommendations from citizen input and case studies from the past five years to demonstrate the necessity of implementing ordinances changes.

As a **public service**, the LCPCC Zoning Audit Template (prepared with input from the Department of Planning & Zoning) was shared with multiple organizations for their use to provide a consistent format for County Staff and other recipients.

The Zoning Ordinance Audits are provided on the LCPCC website in modules for self-paced review by Staff, Supervisors, Planning Commissioners and the public. The Zoning Ordinance Audit format was specifically designed to be an electronic resource for County Staff Departments working on the various initiatives, and has been cross-referenced with the Planning and Zoning Staff ten primary focus group topics to facilitate use by ZOR writers.

The Zoning Ordinance Audits will be used by the LCPCC Zoning Committee member organizations and public to expedite evaluation of new zoning ordinance language during the 90-day review periods when drafts are made available later in the year.¹

The LCPCC Zoning Committee is available to respond to questions, provide additional examples and further descriptions upon request. Please contact Zoning.Cmte@LoudounCoalition.org to schedule a call or video conference.

¹ As of this report, a revised County Staff Project Plan is expected to be presented to the Board of Supervisors at their July 21, 2020 meeting.

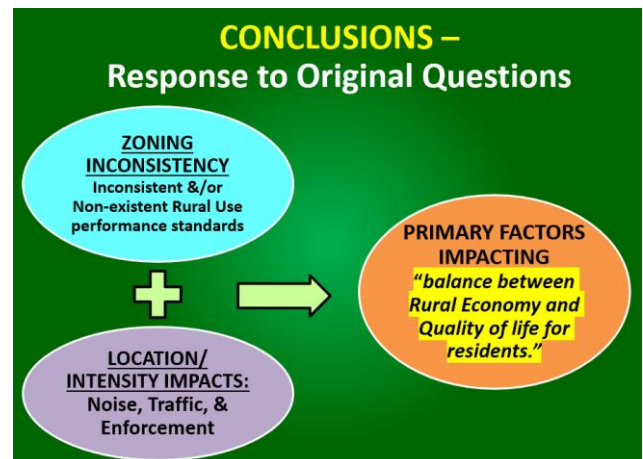
BACKGROUND

Zoning Ordinance Audit activity actually began more than five years ago, during review of applications and zoning ordinance amendments presented to the Planning Commission and Board of Supervisors.

- Rural Use ZOAM 2015-0006. The stated purpose of this initiative was to amend the zoning ordinance for text errors, fixes, encourage economic development and *“incorporate revisions recommended by the public.”* Citizens were told a key purpose of this ZOAM was to *“make rural use performance standards equitable.”*² However, when presented in 2016 the ZOAM instead proposed 36 new land uses, but did not address the majority of performance standards issues previously identified via public input.
- The BOS September 2016 Strategic Planning Retreat included goals for *“Improving the rural economy in a way that maintains the quality of life for current residents.”* Shortly thereafter, Supervisor Tony Buffington sent a letter stating it was, *“critically important that we strike an appropriate balance between having a strong rural economy and ensuring a high quality of life for residents.”*³

Supervisor Buffington requested *“recommendations designed to: Define the types of businesses that should comprise our rural economy; improve the balance between maintaining a strong rural economy and ensuring a high quality of life for residents,”* to be obtained via a collaborative effort between Loudoun residents, business owners, and other groups, organizations and stakeholders interested in the future of Loudoun County.

- From this request an Ad-Hoc Committee was formed in December, 2016, with a [Rural Use Zoning Comparison Case Study](#) completed in March, 2017 identifying the key issues and recommendations requested. The Case Study’s primary conclusions and responses to the questions posed were that Zoning inconsistency (i.e., inconsistent and/or non-existent Rural Use performance standards) plus Location and intensity impacts of noise, traffic and enforcement were the primary factors impacting the *“balance between Rural Economy and Quality of life for residents.”* The case study also identified environmental concerns pertaining to buffering, water resources, enforcement by complaint action and tracking, permit process issues and violations.



² Supervisors Clarke and Volpe, February, 2015.

³ [Supervisor Buffington’s letter to REDC](#) (dated October 17, 2016) also indicated that it had become evident that, *“many western Loudoun residents are uncomfortable with the current balance. This has proven to be the case on issues such as maintenance and improvement of our rural roads, location and conditions of approval for breweries and banquet/event facilities, and even the mere definition of the types of businesses that should comprise our rural economy.”*

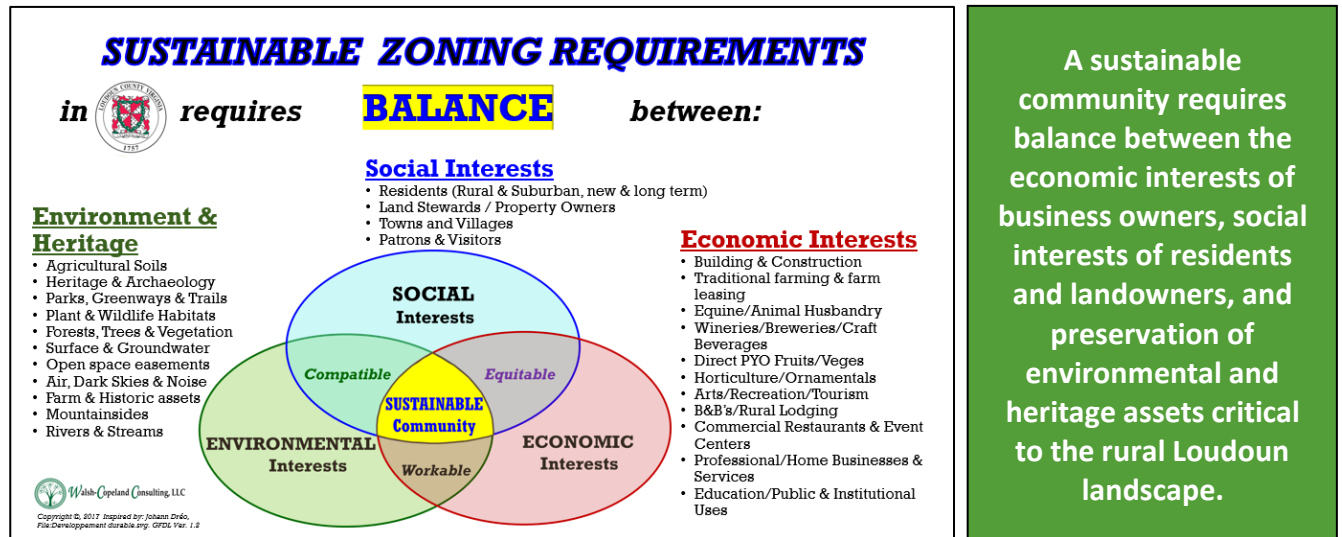
The case study identified the actual inconsistent performance standards within the zoning ordinances for rural uses, presented in a similar grid as used by the Department of Planning & Zoning:

RuralZoningComparison.xlsx		Loudoun County Rural Use Zoning Comparison*										3/15/2017	
	B&B Homesley / Section 5-601	B&B I-401 / Section 5-601	Country Inn / Section 5-601	Rural Retreats / Section 5-601	Rural Corp Retreats / Section 5-619	Banquet/Event Facilities / Section 5-642	Restaurant in A/R / Section 5-643	Limited Brewery / Section 5-667					
No of Guest Rooms	1-4 Guest Rooms	3-10 Guest Rooms	1-40 Guest Rooms	20 to 120 rooms	N/A	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 (1-120 acres requires special exception)	Minimum 50 acres 100 acre/700 attendees 150 acre/1000 attendees 200+ acres w/o Sp. Exception approval	Min 20 acres/200 attendees Min 75 acres/750 attendees Min 150+ acres/1500 attendees	Min 20 acres & 0.01 FAR (except for adaptive reuse)	Minimum 10 acres Min 100 acre/1000 attendees 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 (parties)	Hours 7am - 12 midnight (parties)	Hours 7am - 12 midnight (parties)	Hours 7am - 12 midnight (parties)	Hours 7am - 12 midnight (parties)					
Daily/Weekly Parties/Attendees	Daily: Max 20 attend. Weekly: 20 Parties + 20 attend. subject to Zoning/Min. permit add. Special Event Permit	Daily: Max 20 attend. Weekly: 20 Parties + 20 attend. subject to Zoning/Min. permit add. Special Event Permit	Daily: Max 100 attend. Weekly: 20 Parties + 20 attend. subject to Zoning/Min. permit add. Special Event Permit	Daily: Max 100 attend. Weekly: 20 Parties + 20 attend. subject to Zoning/Min. permit add. Special Event Permit	Special event Section 5-601 any facility must register of event to Zoning/Min. permit add. Special Event Permit	Special event Section 5-601 any facility must register of event to Zoning/Min. permit add. Special Event Permit	Special event Section 5-601 any facility must register of event to Zoning/Min. permit add. Special Event Permit	Special event Section 5-601 any facility must register of event to Zoning/Min. permit add. Special Event Permit					
Yards	Subject to Zoning District Requirements	Subject to Zoning District Requirements. 40' for parking	Subject to Zoning District Requirements. 40' for parking	Subject to Zoning District Requirements. 40' for parking	Min 200' from adjacent properties. 120' to 350' from all lot lines.	100' for use & parking.	100' for use & parking.	100' for use & parking.					
Landscaping/ Buffers/ Screening	Section 4-603A. May require/mulch per Sec 5-100N	Section 4-603A. May require/mulch per Sec 5-100N	Section 4-603A. May require/mulch per Sec 5-100N	Section 4-603A. May require/mulch per Sec 5-100N	Section 4-603A. May require/mulch per Sec 5-100N	Section 4-603A. May require/mulch per Sec 5-100N	Section 4-603A. May require/mulch per Sec 5-100N	Section 4-603A. May require/mulch per Sec 5-100N					
Parking	Section 5-1302	Section 5-1302	Section 5-1302	Section 5-1302	Section 5-1302	Section 5-1302	Section 5-1302	Section 5-1302					
Road/Access	If not on public road, easement permission required.	Section 4-604. 2 access points. Access location. Permission for easement.	Section 4-604. 2 access points. Access location. Permission for easement.	Section 4-604. 2 access points. Access location. Permission for easement.	Section 4-604. 2 access points. Access location. Permission for easement.	Section 4-604. 2 access points. Access location. Permission for easement.	Section 4-604. 2 access points. Access location. Permission for easement.	Section 4-604. 2 access points. Access location. Permission for easement.					
Vehicle/ Equipment	Section 5-602A(1)(3) & 12	Section 5-602A(1)(3) & 12	Section 5-602A(1)(3) & 12	Section 5-602A(1)(3) & 12	Section 5-602A(1)(3) & 12	Section 5-602A(1)(3) & 12	Section 5-602A(1)(3) & 12	Section 5-602A(1)(3) & 12					
Exterior Lighting	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.					
Noise	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.	No outdoor music 11pm-12am Sat & Sun preceding holiday. 10p-10a other days.					
Water/ Waterwater	Section 4-602A(1)(3) & 12	Section 4-602A(1)(3) & 12	Section 4-602A(1)(3) & 12	Section 4-602A(1)(3) & 12	Section 4-602A(1)(3) & 12	Section 4-602A(1)(3) & 12	Section 4-602A(1)(3) & 12	Section 4-602A(1)(3) & 12					
Application Rights	Presumptive 1st/2nd/3rd/4th/5th/6th/7th/8th/9th/10th/11th/12th/13th/14th/15th/16th/17th/18th/19th/20th/21st/22nd/23rd/24th/25th/26th/27th/28th/29th/30th/31st/32nd/33rd/34th/35th/36th/37th/38th/39th/40th/41st/42nd/43rd/44th/45th/46th/47th/48th/49th/50th/51st/52nd/53rd/54th/55th/56th/57th/58th/59th/60th/61st/62nd/63rd/64th/65th/66th/67th/68th/69th/70th/71st/72nd/73rd/74th/75th/76th/77th/78th/79th/80th/81st/82nd/83rd/84th/85th/86th/87th/88th/89th/90th/91st/92nd/93rd/94th/95th/96th/97th/98th/99th/100th/101st/102nd/103rd/104th/105th/106th/107th/108th/109th/110th/111th/112th/113th/114th/115th/116th/117th/118th/119th/120th/121st/122nd/123rd/124th/125th/126th/127th/128th/129th/130th/131st/132nd/133rd/134th/135th/136th/137th/138th/139th/140th/141st/142nd/143rd/144th/145th/146th/147th/148th/149th/150th/151st/152nd/153rd/154th/155th/156th/157th/158th/159th/160th/161st/162nd/163rd/164th/165th/166th/167th/168th/169th/170th/171st/172nd/173rd/174th/175th/176th/177th/178th/179th/180th/181st/182nd/183rd/184th/185th/186th/187th/188th/189th/190th/191st/192nd/193rd/194th/195th/196th/197th/198th/199th/200th/201st/202nd/203rd/204th/205th/206th/207th/208th/209th/210th/211st/212nd/213th/214th/215th/216th/217th/218th/219th/220th/221st/222nd/223rd/224th/225th/226th/227th/228th/229th/230th/231st/232nd/233rd/234th/235th/236th/237th/238th/239th/240th/241st/242nd/243rd/244th/245th/246th/247th/248th/249th/250th/251st/252nd/253rd/254th/255th/256th/257th/258th/259th/260th/261st/262nd/263rd/264th/265th/266th/267th/268th/269th/270th/271st/272nd/273rd/274th/275th/276th/277th/278th/279th/280th/281st/282nd/283rd/284th/285th/286th/287th/288th/289th/290th/291st/292nd/293rd/294th/295th/296th/297th/298th/299th/300th/301st/302nd/303rd/304th/305th/306th/307th/308th/309th/310th/311st/312nd/313th/314th/315th/316th/317th/318th/319th/320th/321st/322nd/323rd/324th/325th/326th/327th/328th/329th/330th/331st/332nd/333rd/334th/335th/336th/337th/338th/339th/340th/341st/342nd/343rd/344th/345th/346th/347th/348th/349th/350th/351st/352nd/353rd/354th/355th/356th/357th/358th/359th/360th/361st/362nd/363rd/364th/365th/366th/367th/368th/369th/370th/371st/372nd/373rd/374th/375th/376th/377th/378th/379th/380th/381st/382nd/383rd/384th/385th/386th/387th/388th/389th/390th/391st/392nd/393rd/394th/395th/396th/397th/398th/399th/400th/401st/402nd/403rd/404th/405th/406th/407th/408th/409th/410th/411st/412nd/413th/414th/415th/416th/417th/418th/419th/420th/421st/422nd/423rd/424th/425th/426th/427th/428th/429th/430th/431st/432nd/433rd/434th/435th/436th/437th/438th/439th/440th/441st/442nd/443rd/444th/445th/446th/447th/448th/449th/450th/451st/452nd/453rd/454th/455th/456th/457th/458th/459th/460th/461st/462nd/463rd/464th/465th/466th/467th/468th/469th/470th/471st/472nd/473rd/474th/475th/476th/477th/478th/479th/480th/481st/482nd/483rd/484th/485th/486th/487th/488th/489th/490th/491st/492nd/493rd/494th/495th/496th/497th/498th/499th/500th/501st/502nd/503rd/504th/505th/506th/507th/508th/509th/510th/511st/512nd/513th/514th/515th/516th/517th/518th/519th/520th/521st/522nd/523rd/524th/525th/526th/527th/528th/529th/530th/531st/532nd/533rd/534th/535th/536th/537th/538th/539th/540th/541st/542nd/543rd/544th/545th/546th/547th/548th/549th/550th/551st/552nd/553rd/554th/555th/556th/557th/558th/559th/560th/561st/562nd/563rd/564th/565th/566th/567th/568th/569th/570th/571st/572nd/573rd/574th/575th/576th/577th/578th/579th/580th/581st/582nd/583rd/584th/585th/586th/587th/588th/589th/590th/591st/592nd/593rd/594th/595th/596th/597th/598th/599th/600th/601st/602nd/603rd/604th/605th/606th/607th/608th/609th/610th/611st/612nd/613th/614th/615th/616th/617th/618th/619th/620th/621st/622nd/623rd/624th/625th/626th/627th/628th/629th/630th/631st/632nd/633rd/634th/635th/636th/637th/638th/639th/640th/641st/642nd/643rd/644th/645th/646th/647th/648th/649th/650th/651st/652nd/653rd/654th/655th/656th/657th/658th/659th/660th/661st/662nd/663rd/664th/665th/666th/667th/668th/669th/670th/671st/672nd/673rd/674th/675th/676th/677th/678th/679th/680th/681st/682nd/683rd/684th/685th/686th/687th/688th/689th/690th/691st/692nd/693rd/694th/695th/696th/697th/698th/699th/700th/701st/702nd/703rd/704th/705th/706th/707th/708th/709th/710th/711st/712nd/713th/714th/715th/716th/717th/718th/719th/720th/721st/722nd/723rd/724th/725th/726th/727th/728th/729th/730th/731st/732nd/733rd/734th/735th/736th/737th/738th/739th/740th/741st/742nd/743rd/744th/745th/746th/747th/748th/749th/750th/751st/752nd/753rd/754th/755th/756th/757th/758th/759th/760th/761st/762nd/763rd/764th/765th/766th/767th/768th/769th/770th/771st/772nd/773rd/774th/775th/776th/777th/778th/779th/780th/781st/782nd/783rd/784th/785th/786th/787th/788th/789th/790th/791st/792nd/793rd/794th/795th/796th/797th/798th/799th/800th/801st/802nd/803rd/804th/805th/806th/807th/808th/809th/810th/811st/812nd/813th/814th/815th/816th/817th/818th/819th/820th/821st/822nd/823rd/824th/825th/826th/827th/828th/829th/830th/831st/832nd/833rd/834th/835th/836th/837th/838th/839th/840th/841st/842nd/843rd/844th/845th/846th/847th/848th/849th/850th/851st/85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- The Ad-Hoc Committee Co-Chairs 2018 summary report⁴ provided additional context and a key framework for a Sustainable Community, which included 1) challenges and threats from conversion of Loudoun's farmland to housing development; 2) necessity of protecting environmental and cultural values; 3) rural economy contribution and dependence on the rural character and landscape; 4) the quantified impacts of cluster subdivisions on the loss of farmland, increased traffic and increased costs for public services; 5) the importance of historic villages in maintaining a tourist attraction, historic integrity and resident way of life; 6) dependence of the equine and agricultural operations for rural tourism; and 7) the need for continued land preservation via conservation easements and other methods.
- The 2018 summary report provide specific recommendations for inclusion in the new (2019) Comprehensive Plan and the corresponding Zoning Ordinance requirements to create a sustainable community.
- The findings and recommendations in the 2018 case study were shared with County Senior Staff and the Zoning Ordinance Action Group (ZOAG), with the comments that the identified issues and recommendations would be considered for the new Comprehensive Plan and be addressed in the Zoning Ordinance Rewrite.

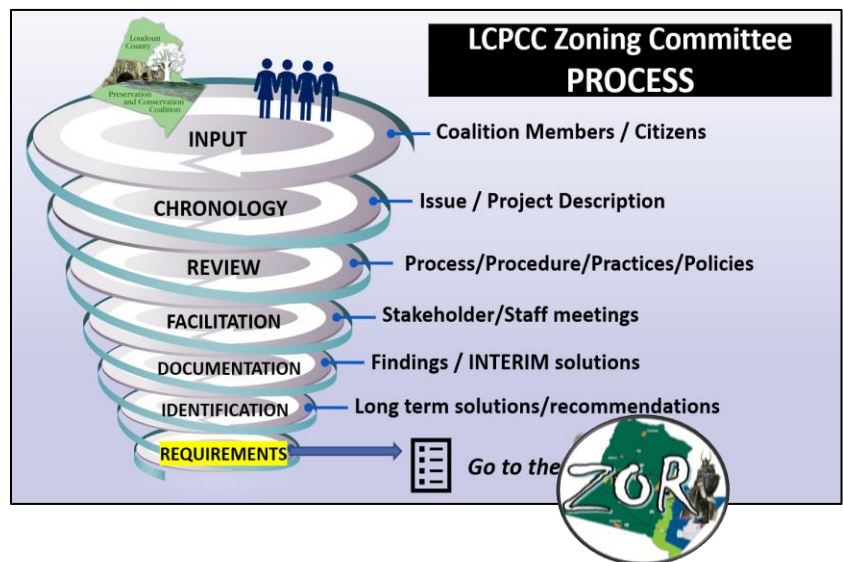
⁴ ["Suggestions and Recommendations for Building a Sustainable Rural Community"](#) by Ad-Hoc Committee Co-Chairs: Al Van Huyck and the late Malcom Baldwin, prepared by Walsh-Copeland Consulting, LLC, February, 2018

- The case study and summary report became the basis for the creation of the LCPCC New Comprehensive Plan Committee (a.k.a., “SWAT” Team), consisting of representatives from multiple Loudoun Coalition member organizations. The Team, working in parallel with Staff and the Stakeholder Committee, consolidated public input from member organizations and associated groups, representing almost 80,000 residents County-wide.



Formation of LCPCC Zoning Committee

The LCPCC Zoning Committee was formed to continue the work of the LCPCC “SWAT” Team after adoption of the 2019 Comprehensive Plan, again relying on the direct involvement of member organization representatives. Sub-committees were formed by key areas of interest to address the Comprehensive Plan input for the Zoning Ordinance. Sub-Committee Team Leads stepped forward, and a process was defined to provide consistency throughout all sub-committees.



The Zoning Sub-Committees performed detailed case study reviews of current ordinance documents, and identified a number of key underlying issues.

Comp Plans vs. Ordinances: Aug, 2019 Review Conflicts in Documentation Usage & Reference

Loudoun County Document	# Pages	"Prime" Ag Soils/Farmland	"Farming"	
Revised General Plan	304	24 - total 22 - reference Ag soils	103 - "Farm" total 13 - "Farming"	
2019 Comprehensive Plan (Interim Final)	361	20 - total 11 - Ag soils/farmland	145 - "Farm" total 15 - "Farming"	
Zoning Ordinance	1025	1 reference (p. 745)	288 total ("Farm" uses) 12 Farming/Mgmt Plan	5-702 Rural Hamlet Option (A3/A10)
Land Subdivision ordinance (LSDO)	47	No references	1 reference "Farming"	
Facilities Standards manual (FSM)	332	No references	5 "Farm"	"Right to Farm Act" references

For example, the RPA Preservation Case Study presented in August, 2019 determined the primary cause for the impact of cluster and other subdivisions on the loss of prime agricultural farmland was not due to County Building and Development Staff "ignoring" Comprehensive Plan policies, but rather that policies defined in the Revised General Plan were never implemented in the Zoning Ordinance, Facilities Standards Manual (FSM) or Land Subdivision Development Ordinance (LSDO).

Until policies were implemented, Staff could not apply or enforce them legally during application review. This case study result was incorporated in a "time-sensitive" Board Member Initiative (BMI) for expedited review during the Zoning Ordinance Rewrite process.⁵

Report requests were made to County Staff to evaluate proposals, however, due to Covid-19 continuity of service demands Staff was not able to accommodate the request. To assist with quantification of proposals for the June Rural Cluster/Prime Soils BMI, Loudoun County public data files were concatenated in MS Access. Data reports will be used to evaluate and quantify impacts of the proposals made by multiple organizations to implement changes in the zoning ordinance and related documents.

Other case studies included a detailed review of environmental, natural and heritage resource, stockpiling, and permits and application processing. (See the Zoning Ordinance Audit modules for more information.)

⁵ June 16, 2020 Board Member Initiative, "Rural Cluster Development and Prime Agricultural Soil Amendments."

LCPCC ZONING AUDIT PROCESS

In the Fall of 2019 the Zoning Sub-committee Team Leads recruited subject matter experts from member LCPCC organizations. In consultation with County Planning & Zoning Staff, a template was created and shared with all sub-committees. Sub-committee members received training for how to research their topics in key County documents (Comprehensive Plan, Zoning Ordinance, Facilities Standards Manual, Land Subdivision Development Ordinance, etc.)

Of note, after an initial draft of each sub-committee zoning audit, the audits were circulated between all sub-committees and involved member organizations for review and submission of additional input. The new input was incorporated by each sub-committee in a second draft before final, thereby making each Zoning Ordinance Audit representative of all participating organizations.



LCPCC Audit Template				
COMPREHENSIVE PLAN / ZONING & ORDINANCES AUDIT				
<small>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 (BGP), CPAM Revisions to the 2001 RGP, Facilities Standards Manual (FSM), Land Subdivision & Development Ordinance (LSDO) </small>				
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

What is a “Chronology?”

Over the past several years various organization and citizens have identified zoning ordinance issues and impacts through review of applications and zoning enforcement cases.

A template was provide to document these examples – in a factual, non-emotional manner – to assist ZOR Staff understand the underlying causes pertaining to specific issues and recommendations included in the Zoning Ordinance Audits.

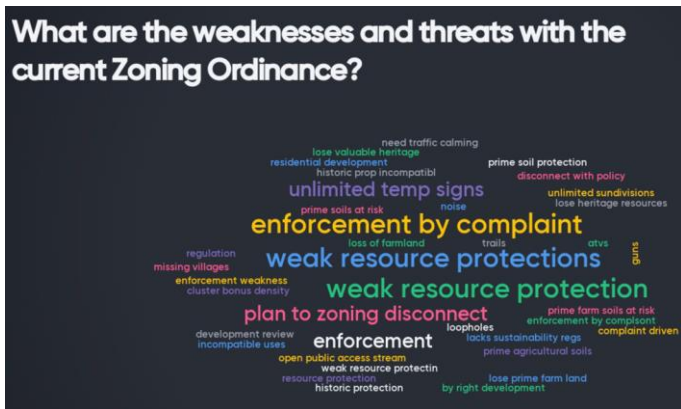
Each sub-committee was requested to provide examples and support for recommendations included in the zoning ordinance audits. These attachments consist of prior case study reports, supporting quantitative analysis, example zoning language from other counties, and “chronologies” of actual site examples (see sidebar).

As a **public service**, the templates were also shared with other organizations for their use to provide a consistent format for ZOR County Staff recipient’s, Supervisor’s and Planning Commissioner’s review.

Zoning Ordinance Rewrite – Focus Group Input

To obtain public input for the Zoning Ordinance Rewrite, County ZOR Planning & Zoning Staff invited approximately 20 stakeholder organizations to participate in focus groups, representing: utilities and authorities; business, realtors and building industry; BOS Advisory Groups; Loudoun Towns, Villages and Homeowner Associations (HOAs); other groups by request; and environmental and conservation groups (represented by LCPCC and the Piedmont Environmental Council).

After LCPCC Zoning Committee Audits were drafted, each sub-committee prepared a “Strengths, Weaknesses, Opportunities and Threats” (“SWOT”) summary for use via the [“Menti” Word Cloud focus group discussion](#) prompts. County ZOR Staff compiled all focus group comments into [chart summaries](#) for use by Staff ZOR writers during their rewrite efforts.



Although the focus group sessions elicited the primary findings of the LCPCC Zoning sub-committees, participants felt additional information was needed to provide sufficient detail and explanation for zoning ordinance requirements compiled over the past several years.

Website Presentation

A question received from County Staff during the May 5th launch was, “Why was the information provided via a website?” It was explained that the LCPCC consists of over 50 nonprofit, nonpartisan organizations.

Since the Loudoun Coalition was formed in 2007, the primary means of sharing information with member organizations, citizens and interested parties has been the LCPCC website. For similar ease of access, the Zoning Committee Audits are posted on the [LCPCC Zoning Committee webpage](#) for Member Organizations and Staff, as well as review and use by the BOS, Planning Commissioners, and other interested groups.



ZONING ORDINANCE AUDITS

Zoning Ordinance Audits have been cross-referenced with the Planning & Zoning Staff ten primary focus group topics to facilitate use by ZOR writers (see chart).

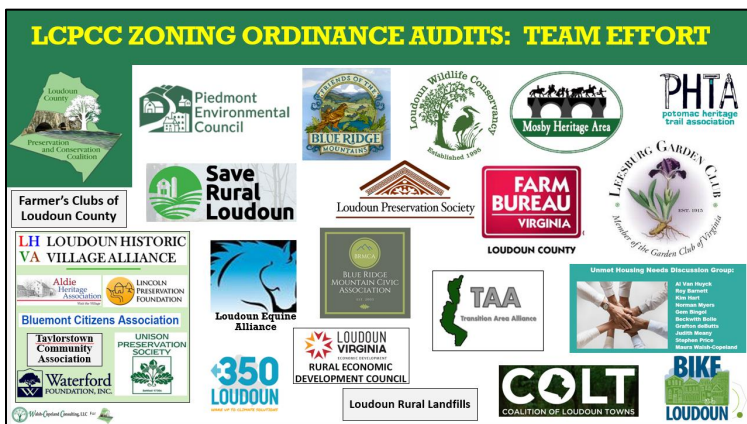
Each Zoning Ordinance Audit and corresponding attachments provide examples and evidence to support highlighted issues and recommendations.

Note: Zoning Ordinance Audit attachments include the most illustrative examples, however, they are not exclusive or exhaustive.

ZONING AUDITS & ATTACHMENTS	A	B	C	D	E	F	G	H	I	J
Environmental, Heritage & Sustainability	X		X		X	X		X		X
Equine & Trails				X	X			X		X
Loudoun Historic Villages, LHVA	X	X	X	X	X		X			
Mountainside Development Overlay District	X	X			X		X	X		
Processes, Permits & Procedures	X		X							
RPA / Farmland Preservation										
(Farm Bureau Input)	X	X		X	X	X				
(Friends of Blue Ridge Mtn Input)	X	X	X	X	X	X	X			
(Save Rural Loudoun Input)	X	X	X	X	X	X				
Rural Uses	X	X	X					X		X
Signs	X								X	
Stockpiling	X	X	X					X		
Transition Area (Transition Area Alliance)		X		X	X	X				
Unmet Housing Needs, Ad-Hoc Committee			X	X	X	X				

In addition to use by County ZOR Planning & Zoning Staff use for the Rewrite, the LPCC Zoning Ordinance Audits will also be used by the LCPC Zoning sub-committees, member organizations and public to evaluate the new zoning ordinance language during the 90-day review time periods when drafts are made available later in the year.

The Zoning Ordinance Audits are provided on the LCPCC website in **modules for self-paced review** by Staff, Supervisors, Planning Commissioners and the public to understand the primary issues and required changes to the zoning ordinance to support recommendations. Advance review will also allow sufficient time for questions or clarifications well in advance of receiving Zoning Ordinance drafts with short lead times for response.



The LCPCC Zoning Committee members welcome the opportunity to respond to questions, provide additional examples and descriptions upon request. Please contact the LCPCC Zoning Committee Chair to schedule the correct groups to be present at an inquiry session (via video conference until Fall, 2020, pending circumstances).








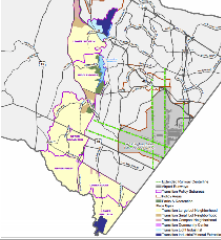
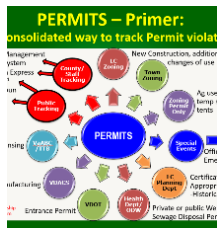
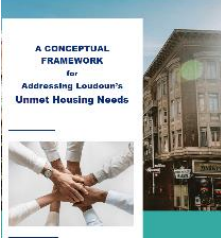


SPECIAL NOTE: All LCPCC Zoning Ordinance Audits and attachments are available electronically and via pdf download. If a hardcopy print out (~550 pages⁶) is required or requested for formal submission of this material, please contact Zoning.Cmte@LoudounCoalition.org.

⁶ The Zoning Ordinance Audits and Attachments in all modules is approximately 550 pages, excluding the [RPA Rezoning Overview-2005-CPAM-ZOAM](#) (509 pages) included as a reference for previous zoning, performance standards and design guidelines.

LCPCC Zoning Ordinance Audit – MODULES

Main page link: <https://loudouncoalition.org/zoning-committee/zoning-sub-committee-input/>

Links to modules:

	<u>Environmental, Historic Resources & Sustainability</u>			<u>Rural Uses</u>
	<u>Equine & Trails</u>			<u>Signs</u>
	<u>Loudoun Historic Villages</u>			<u>Stockpiling</u>
	<u>Mountainside Development Overlay</u>			<u>Transition Policy Area</u>
	<u>Processes, Permits & Procedures</u>			<u>Unmet Housing Needs Committee</u>
	<u>Rural Policy Area (RPA) Preservation</u>			<u>Additional Public Input -- Links to other organizations</u>

Environmental, Historic Resources & Sustainability



Zoning ordinance input

E&H audit-LCPCC AUDIT INPUT-3-20-2020 (23 pages)



What are the challenges/threats involving the OVERLAY DISTRICTS and ENVIRONMENTAL, BUFFER, SCREENING STANDARDS in the current Zoning Ordinance?

add energy standards
simplify strengthen mod
use of more stalls vs may
existing conditions
strengthen mod
sticking to them
lack of buffers
weak resource protections
weak resource protection
vcod limited
enforcement
water aquifer constraints
weak reservoir protection
lack sustainability regs
village mdod protection
village protection
lose valuable heritage
heritage protection
cumulative impacts
add native plants
weak buffering of
historic property neglect
historic districts

Equine & Trails



Zoning ordinance input

LCEA ZONING AUDIT INPUT-5-1-2020 (4 pages)



What do you dislike about lot and building standards?

poor cluster option
 ordinance ambiguities
 bonus density
 not environmentally rite
 prime soil no protection
 dont really help ag
 application loopholes
 lack incentives for trail
 impact on infrastructure
 lacks incentive for trail
 clusters and bonus densit
 misuse of ag exemptions
 cluster bonus density
 no ag protection

Loudoun Historic Villages



Zoning ordinance input from the Loudoun Historic Village Alliance (LHVA)

LHVA MentiResults-2-24-20 (10 pages)

LCPCC LHVA AUDIT INPUT-4-26-20 (9 pages)

Attachments

LCPCC LHVA AUDIT ATT-4-26-20 (8 pages)

LCPCC Chronology-St. Louis-5-4-2020 (7 pages)



**LH LOUDOUN HISTORIC
VA VILLAGE ALLIANCE**



Mountainside Development Overlay



Zoning ordinance input pertaining to MDOD and related impacts.

LCPCC AUDIT INPUT-MDOD-5-4-20 (9 pages)

Attachments

LCPCC Zoning Chronology (5 pages)

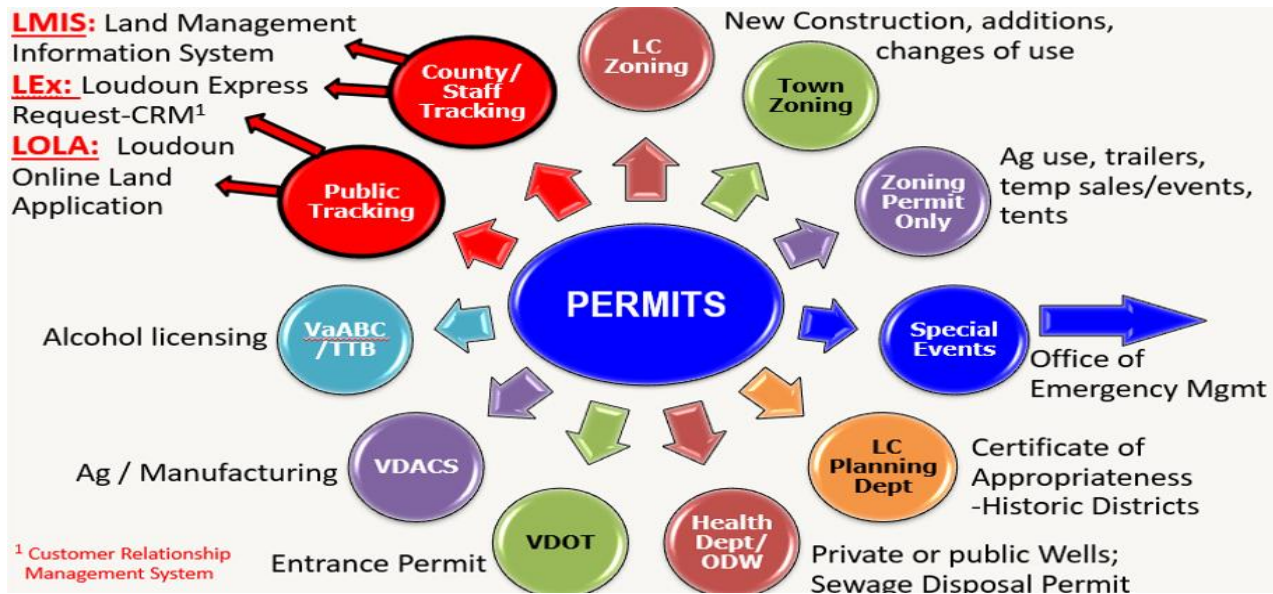


What are the challenges/threats involving the OVERLAY DISTRICTS and ENVIRONMENTAL, BUFFER, SCREENING STANDARDS in the current Zoning Ordinance?

add energy standards
simplify strengthen mod
use of more stalls vs may
existing conditions
strengthen mod
lack of buffers
weak resource protections
weak resource protection
vcod limited
enforcement
water aquifer constraints
weak reservoir protection
lack sustainability regs
village mmod protection
village protection
lose valuable heritage
heritage protection
cumulative impacts
add native plants
weak buffering of
historic property neglect
historic districts
sticking to them
vcod weak



Processes, Permits & Procedures



Zoning ordinance input for process, permitting and procedures across uses and application types.

LCPCZ ZOR AUDIT Permit-Process-5-1-20 (12 pages)

Attachments

LCPCZ Chronologies-4-1-20 (41 pages)

LCPCZ Zoning Chronology-BC (5 pages)



**LH LOUDOUN HISTORIC
VA VILLAGE ALLIANCE**



**UNISON
PRESERVATION
SOCIETY**



What are the challenges/threats involving current Zoning Ordinance PROCESSES?



Rural Policy Area (RPA) Preservation



Zoning ordinance input for the RPA, farmland and prime soils preservation

LCPCC RPA Preservation Overview Data:

For reference and evaluation for the 6/16/2020 BMI: Rural Cluster Development and Prime Agricultural Soil Zoning Ordinance Amendment (ZOAM).

2018 Report Summary: "Building a Sustainable Community" (23 pages)

The LCPCC RPA Preservation Sub-Committee prepared a summary of proposals during its zoning ordinance audit review.

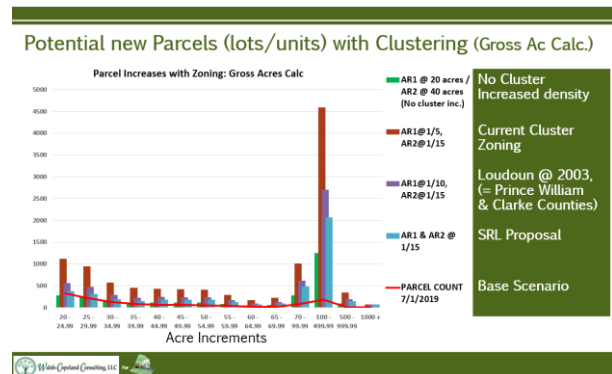
- **Part 1:** RPA Preservation Sub-Committee Overview, Proposals & Data Requests (14 pages)

Report requests were made to County Mapping Staff, however, due to Covid-19 continuity of service demands Staff was not able to accommodate the request. To assist with quantification and development of the June BMI, Loudoun County GeoHub data files were concatenated in MS Access by Walsh-Copeland Consulting, LLC. Data reports for Rural Cluster/Prime Soils discussions include, but not limited to:*

- **Part 2:** Farmland Protection via Conservation Easements: Level of Impact (12 pages)*
- **Part 3:** Loudoun Subdivisions – Preliminary Impact on Prime Soils (11 pages)*
- **Part 4:** RPA Cluster Subdivision Extrapolations (9 pages)** Provides cluster extrapolation examples to calculate increased Population, Students, Avg. Daily Car tips and School/child costs.

*Additional quantification and data reports are available for RPA Preservation meeting discussions.

**SOURCE: Loudoun County Mapping/GeoHub and Department of Planning & Zoning.



Rural Policy Area (RPA) Preservation -- Continued



RPA Preservation Zoning Ordinance Audits: *For reference and evaluation for ZOR*

- Farm Bureau: [LCPCC Audit-FarmBureau-4-30-20](#) (4 pages)
- Friends of Blue Ridge Mtns: [LCPCC Audit-FBRM-4-30-20](#) (4 pages)
- Save Rural Loudoun: [LCPCC Audit-SRL-5-1-20](#) (8 pages)
- Rural Economic Development Council: [REDC-ZOR-4-6-20](#) (2 pages)

Attachments

[LCPCC ZONING Cmte-CLUSTER CASE STUDY REPORT-Aug-2019](#) (30 pages)

[RPA Rezoning Overview-2005-CPAM-ZOAM](#) (509 pages). Contains zoning and design guideline language contained in pre-2006 Zoning Ordinance text.



Rural Uses



Zoning ordinance input for Rural Uses and Performance Standards.

LCPCC ZOR AUDIT RuralUse-5-1-20 (23 pages)

Attachments

ATTACHMENT-RuralUses-Chronologies (41 pages)

Zoning-Rural Uses-Permits-CASE STUDIES-2017-2018 (105 pages)

Chart: RURAL USE Zoning/Performance Standards Inconsistencies (2 pages)

Albemarle County-Comparison Documents

ALBEMARLE ZONING-CHAPTER 18-Wineries-Breweries-Events (19 pages)

Albemarle Agricultural Operations FAQs (4 pages)



What are the challenges/threats involving the USES and PERFORMANCE STANDARDS in the current Zoning Ordinance?

climate change
adaptive reuse
protect water supply
loss of habitat
quantification
treatment plans
incompatible
vague
environmental considerations
lack of maps of natural areas
farmable rural economic lots
prime soils at risk
traffic studies required
variances allowed
prime soils
incompatible uses
enforcement
lose resources
need to relate to plan
inconsistent standards
incentives 4 trails
some uses don't belong
design guidelines void
no clarity
traffic
inadequate standards
noise
limit location when need

Stockpiling



Zoning ordinance input pertaining to Stockpiling.

[LCPCC ZOR AUDIT-Landfills-3-6-20](#) (4 pages)

Attachments

[LCPCC Chronology-GABLE FARM STOCKPILING](#) (4 pages)

[LCPCC ZONING-Cmte-GABLE-STOCKPILING Case Study-11-14-19 HANDOUT](#) (13 pages)

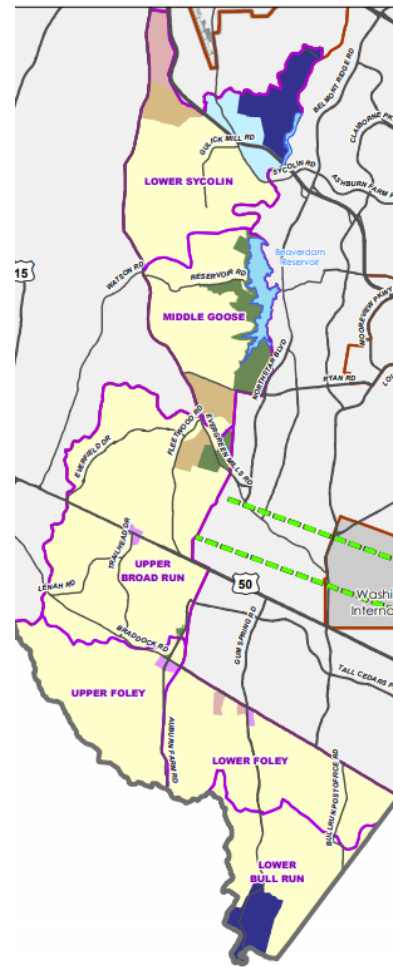
Additional information: www.loudounrurallandfills.com/



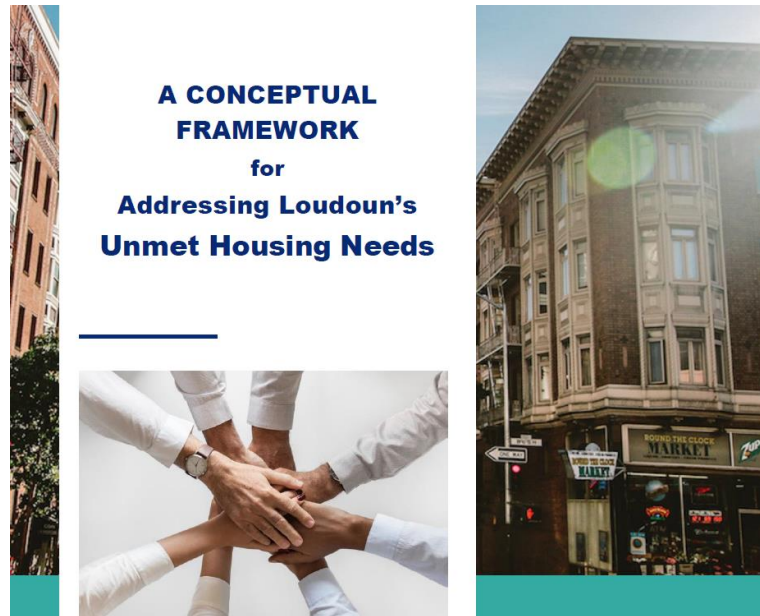
Transition Policy Area (TPA)

Zoning ordinance input for Transition Area

TPA-ZOR Input TPA-TAA Input-5-1-20
(5 pages)



Unmet Housing Needs Committee

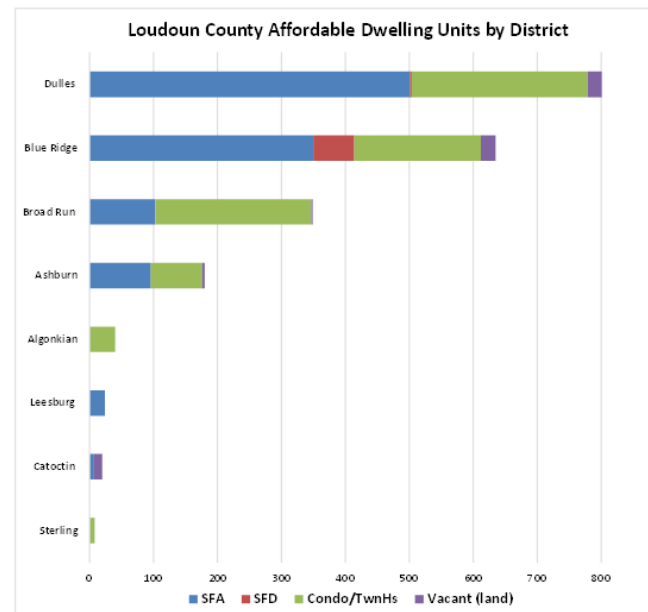


Deliverables for the Unmet Housing Needs Committee* are included on the LCPCC website as a service for easy public access by County Staff, Committee members, and other interested groups.

UHN Committee Overview & Input Summary: UHN-INPUT SUMMARIES-SCORING-4-20-2020 (32 pages)

Unmet Housing Needs Report: UHN COMMITTEE REPORT-4-24-2020 (20 pages)

Meeting Guide Handout: UHN Committee & County Staff -4-24-2020-Mtg.Handout (16 pages)



SFA = Single Family Attached
SFD = Single Family Detached

Source: Loudoun County Real Estate Parcel Data, as of August, 2019

Prepared by
Walsh-Copeland Consulting, LLC

* The UHN Committee consists of housing industry experts from a range of stakeholder groups participating in individual capacities.

Additional Public Input

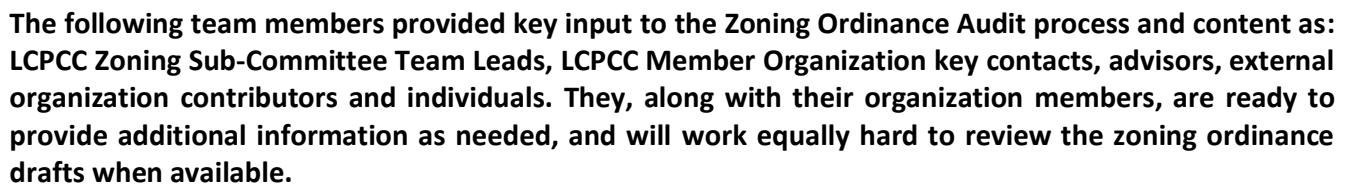


As a public service, the LCPCC Zoning Audit Template was shared with other organizations for their use, to provide a consistent format for ZOR County Staff recipients. Input from other organizations is shared to provide consolidated access for review:

Rural Economic Development Council (REDC) focus group notes (8 pages)

Loudoun Coalition of Homeowners and Condominium Associations (LCHCA) focus group notes (4 pages)

Input to research, document and propose zoning ordinance issues and improvements over the past five years as been a TEAM EFFORT.



John Adams	Mitch Diamond	Dennis Kruse	Steve Price**
Roy Barnett**	Matt Durham	Gladys Lewis	Kim Rapp
Robin Bartok	John Ellis*	Mayor Littleton***	Avis Renshaw
Wendy Bebe	Sally Fletcher	John Lovegrove	Richard Rogers
Gem Bingol*	Kelly Foltman*	Larry Malone	Margit Royal
Chris Bleckner	Jeff Freeman	Evan McCarthy	Martha Semmes
Beckwith Bolle**	Margaret Good*	Marla McIntyre	Madeline Skinner*
Jeff Browning	Gene Gulland	Michelle McIntyre***	Owen Snyder*
Jean Brown	Jim Hanna	Judith Meany**	Emily Southgate
Bill Carney	Kim Hart**	Jennifer Moore	Laura TeKrony
Tara Connell	Henry Harris*	Andrew Murphy	Al Van Huyck*
Neil Conley	Joyce Harris	Michael Myers	Chris Van Vlack
Giovanni Coratolo	Emily Houston	Norm Myers	Maura Walsh-Copeland*
Phil Daley	Cheryl Hutchinson	David Nelson	Peter Weeks
Grafton deButts**	Alta Jones***	Natalie Pien	Ben Winn
Carrie Dever	Jan Kernan***	Martha Polkey	Janell Zurschmede***

*** External organization contributor