

ZONING ORDINANCE ACTION GROUP FOCUS GROUP INPUT – thru MARCH 4, 2020

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	If we move to one ordinance, how does that affect the Route 28 tax district? Important to understand the effect of consolidating districts.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Ability to opt out of one ordinance and what that means. Make an overlay? Grandfather clause.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Most complicated, difficult ordinance for the public to understand how to use.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Have to comply with town ordinances - different perspective.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Should have a chapter that says transition area, not have to look in five different areas. Should be found in one of first three chapters then cross referenced.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Is there a more progressive way to look at zoning, a different paradigm? How will the public use it?
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Policy areas would lend to form based code...hard to do form based code on a farm!
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Make the ordinance as clean and easy to use as possible. Let the experts worry about the legal and process issues.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Would like a summary sheet. Do not go through the index and say I don't understand. From economic development perspective, where is my summary? Prince William has a summary that is plugged in online, direct links.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Would like a use list.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Advocate of a matrix and making it the principal element of the Zoning Ordinance. Linking.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Opportunity to strengthen land and prime soil. Can do better for protection of resources.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Length and complexity of zoning ordinance - same things repeat in a lot of the other districts.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Relaxation of standards. Things just keep adding on.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Noise ordinance is confusing to the residents. Need to be better synced up. Enforced by complaint not working.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Comp plan should be basis for this rewrite in terms of policies. Make sure conformity between codified ordinances and need to cross reference to them.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Missing topics, comp plan did not address like Sustainability. Recognize codified play a role. Zoning ordinance is part of codified ordinance in some jurisdictions.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Specifics in the zoning districts are outdated - suburban. A lot of people having to ask for modifications to implement what is in the plan.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Like to do office with retail. Actual retail not ground floor. Commercial district. Residential with ground floor retail. We don't have that. Tiny component. Whole lot of commercial, little residential. Modifying heck out of everything. Look at comp plan weekly and do not have ordinance that maximizes that. Fear driven ordinance if we do x we don't know what will happen. As advances are made, ordinance doesn't allow it or we create a Frankenstein type of approach.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Bad application because you have 15 modifications, only way to get to comp plan. Do not have a true PD district in Loudoun County. Allow for creative innovative design. Educate fire marshals on this. A big one. If want to implement urban policy area with fire marshal requirements, it's impossible. Need to address soon to move forward.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Try to get more innovative, triple cross reference. Modify FSM.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Think that whatever this product is. Need strong integration. Cross reference. All my years I still forget section.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Also a result of changing interpretation of zo over time. Make it simple and understandable for everyone.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Condominiums finance this way, sell this way, lending counsel question. Transfer vehicle. Create zoning ordinance violations? Do not look at individual condo buffer etc. Land condos units are not parcel boundaries. Question so many have. Only way to rectify, tear down a wall and move it back. Could make or break at lenders counsel table. Will not take that risk.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Helpful if some sort of searchable database can be created as an adjunct to ordinance. Look to see interpretation.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	5-600 performance standards. Businesses accused of trying to find a loophole. Clean up.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Craft beverage and wayside stand, bed and breakfast - look at land use definitions. Told yes but then no, definition doesn't allow it. Dog park, in one district. Allowed in others?
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	County makes it difficult if you have a building and change of use, parking etc. directly related.
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Lack of interaction between zoning ordinance and subdivision ordinance. Identify issues with subdivision ordinance. Ground lease, subdivide parcel. Nonconformity on site. What do they have to do? Whole site be brought up to conformance?
1/29/2020	Zoning Ordinance Action Group (meeting 1 of 4)	Offer insight but hope big national oversight not hamstrung by local. Interested to see consultants role.
2/5/2020	Zoning Ordinance Action Group (meeting 2 of 4)	Would like to see a map of what is on the ground - proffered.
2/5/2020	Zoning Ordinance Action Group (meeting 2 of 4)	How many districts should we have? Placetypes as districts? May not be able to consolidate. Analyze. Significant amount of modifications to do that. From perspective of public, having something that talks about placetypes and no zoning to match...have to have paperwork to say this matches that zoning district. General public integration has to occur.
2/5/2020	Zoning Ordinance Action Group (meeting 2 of 4)	Hypothetical overlay. Areas that meet revitalization criteria or map specific revitalization areas.
2/5/2020	Zoning Ordinance Action Group (meeting 2 of 4)	Maybe it's too high level but as we elevate comp plan, simplify the ordinance tremendously. Could have couple districts that achieve residential zoning but have to defer to the plan. When you get into some districts that look similar but different flavors - how do you work those - uses, by right, spex. Rubber meets road.
2/5/2020	Zoning Ordinance Action Group (meeting 2 of 4)	Revitalization - will take rezoning specific considerations. Why constrain it?
2/5/2020	Zoning Ordinance Action Group (meeting 2 of 4)	Provide examples of what other jurisdictions are doing.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Simplify zoning districts.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Protect prime agricultural soils.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Balance restrictive legislation.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Prime soil at risk or open space complexity etc. restricts good design. This idea that we have islands unto themselves. Protect ourselves from another neighborhood. Interplay – less Euclidian approach.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Drive design. Link developments. Road scape, landscape. Not every development looks like the next one.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Hard to find for the average person. Zoning Ordinance doesn't guide them through the steps to understand. Overlays sometimes more strictly followed then the Zoning Ordinance itself. Predictive.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Don't really know what you get. Except maybe airport overlay. All the other ones send you somewhere else like FSM.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Decision flow charts would be helpful. Like the one for the Route 28 corridor.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Steep slopes, structure approved... two different interpretations. No recourse or appeal process.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Floodplain causing terrible problems. Have to keep cattle and livestock out of the stream but cannot put a fence there. How do you keep animals if you cannot put up sheds to keep them out of weather? Abusive. Only term you can use for it. HOA can't put up trees, can't cut down trees. Limestone. Streams and creeks follow fractures. Limestone features cannot come within 50 ft. of. How do you cross the stream? Driveway, road.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Limestone overlay - features are vague and subjective and cannot study further. Intent is good but look at where it is applicable. Right to apply these standards?
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Too difficult to determine what you can and cannot do.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	25% steep slopes not allowed. Way implemented too absolute - could have a retaining wall. Cannot make a case that "hey this is better".
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Ways that the overlay does not give the protection. Make more flexible but at same time need to do what it is intended to do and does not always do that.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Airport overlay district different. Can't build any residential in 65LDN. Rigidity. No way for someone to come in and acoustically treat units. There is no way. Hotel at JFK and did it acoustically. Greater housing stock in the right location. Area with connectivity. Predictive at best. Some additional sophistication added to that overlay.

2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Going to develop a property. Zoning Ordinance - can get lost in rabbit hole. Time is valuable. Predictability of ... understanding of..
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Just because you can do something, does not mean you should.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Predictability to environmental protections. Things are not changing. How you deal with those...
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	A lot of regulations based on specific things. Mountainside and steep slopes based on peoples view sheds. Airport noise complaints. Try to create a logical overlay. Not saying it shouldn't be regulated. Take values and put in the development.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	One size fits all approach to zoning in Loudoun county. Unique in that a rural, suburban, urbanizing area of county. The zo has not been applied to recognize the differences of what we are trying to accomplish. Keep that in mind as we go forward. Protections we want in place to preserve. Unique areas, deal with uniquely.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Need for flexibility in suburban.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	How do you connect small towns and how they live in a larger community?
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Mapping system, click on parcel and ask for zoning. Gives me all zoning. Which overlays affect the property? It is difficult.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Would be fantastic if there was a way to refrain in a more positive way. Language could change the development pattern in the county.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Property lines and overlays - recognize where it goes, located in wrong place?
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Person A can do it but neighbor cannot. Tear house down, restore, add to what's there. Completely subjective and often changes.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Where do we go with steep slopes? No engineering basis for it or environmental.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	If policy is in plan then...implementation in overlay district as clear and implementable as possible.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Keeping Zoning Ordinance within placetypes? Identify ways for implementing. Holistic. Facilitate a more global look.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Start the discussion for true PD districts. Allow for apps to come in that provide their design. Consistent with comp plan. Set of design guidelines. Regulated plan that comes in with it. Implement placetype. Don't have to make it real difficult. Challenge is to back off the regulations. Looking at broader picture. Do not look at independently. Where we need to start. Form based codes. A whole different way of looking at zoning. But the way zoning has evolved. Flexibility to market, environmental.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Placetypes are a way to get uses. Whatever the zoning district is – those uses – refer back to the placetypes. Use and location.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Flexible not some rigid interpretation. Form based code and criteria. List of uses. Broader context.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Why do we keep talking zoning districts. Uses may not be totally compatible. Get some kind of cohesion...Focus on old districts...Well, we are done with them. Fold into new placetypes.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Keep calling it placetypes. Blow it up. Call it Placemaking. Art of planning and zoning. Placemaking flexibility. Has to be a way to be able to put the words and structure in the zoning ordinance, not lot by lot. Euclidian approach to it.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	The simpler the better gets to placemaking. Biggest challenge housing affordability. Process you have to go through to get something approved. Takes about 5 years to time delivered. Complexity built in to Zoning Ordinance. Has resulted in driving the cost of housing up. Take complexity out of process, ordinance, in order to deliver houses faster. Is it JLMA 1, 2, 3. No. it's the placetype.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Article 7 has too much.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Placetypes define primary, conditional uses. Concern is getting those uses, categories not nearly as robust as those in ZO. More flexible approach. Commercial uses interested in having that conversation. Do we want to define it?
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Biggest area of scrutiny. Uses and definition of uses.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	There is always "it is not in the list so you can't do it at all". Even if uses similar, have to start over with approval process. For instance, office to medical office, new site plan.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Originally planning had discussed mtgs focused on spatial policy area. Need to ask question by policy area. A lot of synergies in west and a little in TPA. May help with better definition in the end. Inherent compatibility, less attention to property line..
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Proffers to mitigate. Can we phase them out? Have one ordinance.
2/19/2020	Zoning Ordinance Action Group (meeting 3 of 4)	Simplification by place making terms.

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Hopefully ordinance rewrite will put all of overlays together. Ms. Tierney has been here for a few meetings. Makes me think it will affect other things like Codified Ordinances.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Keep existing districts where they are. Have open ended PD district for the remainder. And consolidate existing zoning districts under heading "placemakers". Also, have a liberal... urban new development.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Idea of more flexibility in formulating all of the specifics relating to legislative application rather than modifying. Ability to create something. Placemaker whatever it is. Having that ability.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	More specific information so that the public knows what is going on. Especially in light of comp plan placetypes and specificity of certain design requirements in plan. Have structure to allow flexibility to formulate - that will go a long way in implementing plan.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Districts fit the plan? Argue about whether they fit. Uses within the districts... Keep it simple. Want to be able to do certain uses. Plan identifies where those uses are appropriate. Currently zoning districts are what they are until they are rezoned to something else. If current zoning does not include a use you want to have, but plan says you can then you should have that use. What do we need the districts for? Want to do things in certain areas, what's wrong with that.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Don't think we want to go through this size of an overhaul. Practicality of it. Consultant doing a national review of trends and best practices. Evaluate their summary. Tailor to our experience. Where we would be most effective and efficient.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Less reliance on narrow uses and having 50 of them in a particular district. Awkward and unworkable. Can never think of every possible use. Always something new. The way we have gotten this way is "scared of impacts of these uses". Fear based approach. Scared of roads, scared of neighbors. Just care what impacts are. Will take a mind shift that has to happen.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Concerned about where this thing ends up and the impact it has on existing residents and businesses in county. 72, 93 came into effect. Moved a lot of zoning districts. Not that big of an impact. Housing somewhat of an impact. Good part of eastern Loudoun. Cognizant of unintended consequences to existing houses and businesses.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Overlay districts - think it is important to understand and implement the general policies of the plan. Number of districts complicated. Creek valley buffer is not overlay but has its own section in the Zoning Ordinance. Overlook and don't think of it. Not mapped anywhere. Make that as an overlay district for consistency.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Heading to more flexibility and less Euclidian - very narrow, word by word of what you can and cannot do.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Placemaking. Is the 'place' itself from where everything flow or 'use' from top of pyramid where everything flows. Townhomes adjacent to 1 acre lots. May want more separation.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	What is definition of placetype? Town home cluster next to something over here that is changing. Different in that community. Definition of community. Density FAR on broader scale.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Concern - form based code, creates real problems. Some form based codes have not been written particularly well.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Pyramid. Think of what that document will look like. enCodePlus, a cloud based software, the decision is hierarchical. From a system standpoint in Dec 2021 who will be doing that decision tree. Consultant or staff, need rules. Tables for the buffer, for parking. Concepts, digital. Doesn't exist without process. Do not want uses at top of pyramid.

3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	From rural perspective put in positive vote for having mountainside, limestone protection. Overlays are protective in nature and should continue to do so. Countywide concern.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Need to be an understanding and realization that there has been a big change in types of uses. Limited amount of land available. Where market might be going. In suburban area, some level of flexibility in PD.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Definitions. Should be general and a new use should be able to fit within it. Data center should not have been a new use. It should fit a warehouse or... Maybe it is that simple. Someone disagrees have ability to appeal. Don't keep adding new uses.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Need for different uses? If don't recognize impacts - warehouse doesn't usually generate noise and neighbor complaints.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Tenant moved out, tenant wants to come in. Use? Heavily performance based, lack of flexibility.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Rural area large properties. Variety of compatible things. Brewery, stable, short term rental. Conflicting standards and requirements. Can you stack uses? Single business but different parameters. Need more flexibility. Innovative businesses with multiple facets. Mitigate impacts.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Development review. Looking at each discreet use and/or project. Need to look at whole. Doesn't reflect what individual trying to do. Not only large properties.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Fuzzy line between Zoning Ordinance and Subdivision Ordinance. If parcel subdivided vs lease line, more use, complicated. Finance person for separate things. Has to be factored in somehow. Don't see bankers at the table. Enough knowledge to be dangerous. May need help on financing side.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	A lot more condominium transfer vehicle. Hit to value when sell as condo. Better as fee simple lot. Tax base to capture built environment. Important.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	County does not recognize condo lines but showing up on GIS as parcel lines. Not sure why that is happening. Need a way to map it. Which limits how you finance project. Reciprocal easements?
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Single family detached development density is a key element. Establishes value of property. Tax returns. Determines what kind you will build and if it will be affordable. Consider that. Economic impact.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Floor area ratio averaging...Mixed-use districts. Bump out or not bump out. Go vertical?
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Excess of yards with setbacks with buffering and screening. 5-1400. Buffer width greater than setback. What is sense of that? Buffer should be comparable to setback.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Floor area ratio to single family homes a nightmare. Do you count the garage?
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Form based codes - do not know what to put on lot until neighbor does theirs.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Residence 35 feet high. Can't add 2 inches. Basement becomes part of building height. Have to be careful. Pick number out of air when it really doesn't matter. If a safety issue then ok.

3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	New comp plan speaks to stories. What are we plugging in? Intended to be the same?? How does that work in the Zoning Ordinance?
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	50%/ 70% open space. Applying unilaterally does not make sense. That much public space - let's have a purpose for it.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	Open space does have benefits. Look at comprehensively in community.
3/4/2020	Zoning Ordinance Action Group (meeting 4 of 4)	What belongs in zoning ordinance versus what belongs in land subdivision. Minimum lot width.
3/4/2020	Rural Economic Development Council	Variety rural uses is good. Protect/preserve farmland to protect overall rural economy. Rural economy growth is good.
3/4/2020	Rural Economic Development Council	Transition Policy Area important for protection of agriculture land. Don't want to lose agribusinesses due to encroaching increased densities.
3/4/2020	Rural Economic Development Council	Intent in General Plan obvious, in practice regulations don't implement intent.
3/4/2020	Rural Economic Development Council	Prime soils in General Plan but no teeth in Zoning Ordinance, Facilities Standards Manual, LSDO.
3/4/2020	Rural Economic Development Council	What to do to promote equestrian uses - put teeth in Zoning Ordinance.
3/4/2020	Rural Economic Development Council	Intent to protect is in base density but suburban is at cluster level.
3/4/2020	Rural Economic Development Council	Need alternative to selling land to developer.
3/4/2020	Rural Economic Development Council	Well water/septic availability to determine where clustering can go. Look at specific area to allow clustering.
3/4/2020	Rural Economic Development Council	Look at limestone overlay district and special exception uses.
3/4/2020	Rural Economic Development Council	Minimum lot size is prohibitive for some uses.
3/4/2020	Rural Economic Development Council	Confusing.