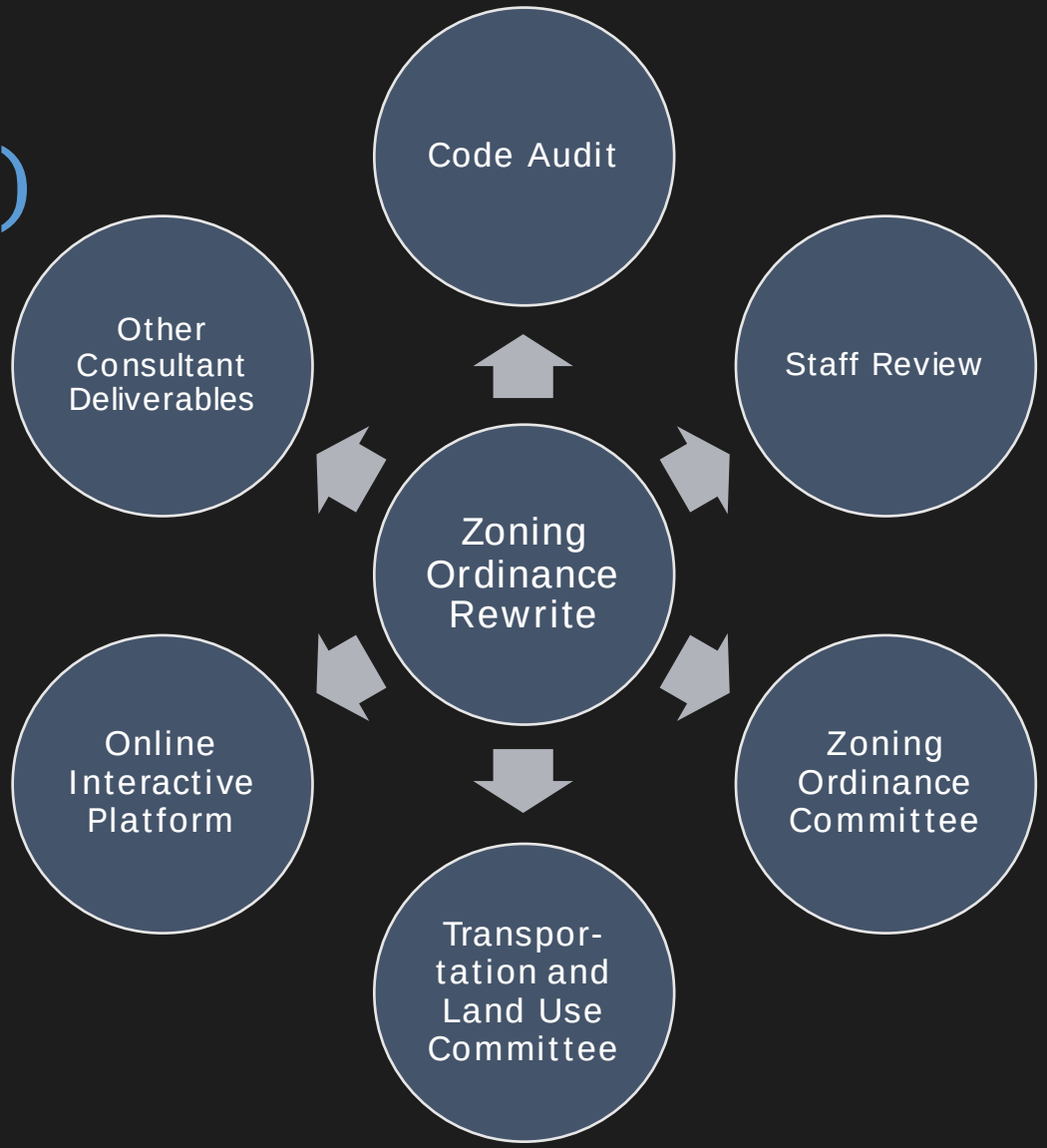
Loudoun County
VIRGINIA
WHERE TRADITION MEETS INNOVATION

Zoning Ordinance Rewrite Project Update

Zoning Ordinance Committee
1/6/21

Progress (since July 2020)



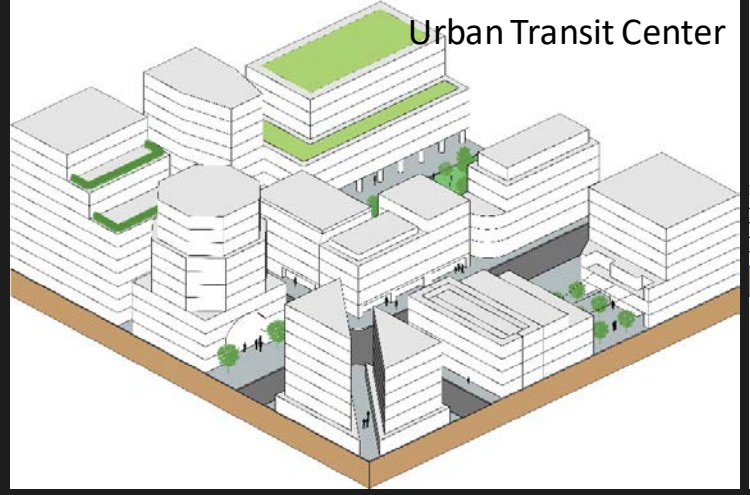
Code Audit Content

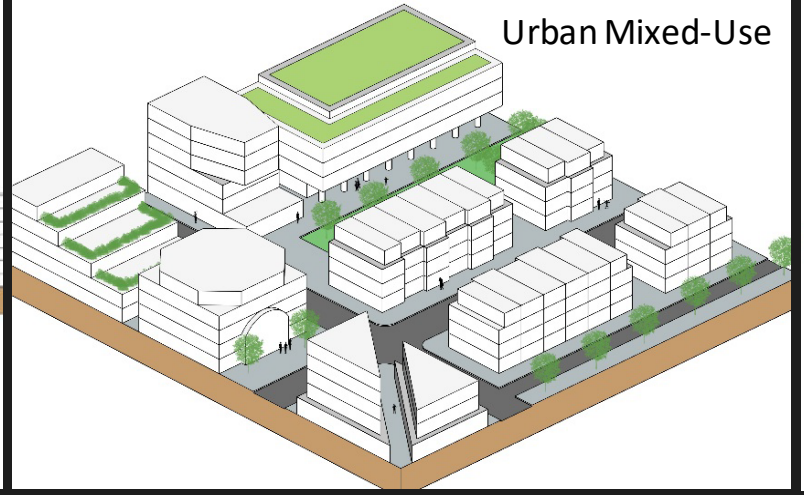
- Third-party evaluation
  - Code structure
  - Districts
  - Development standards
  - Use regulations
  - Code administration process

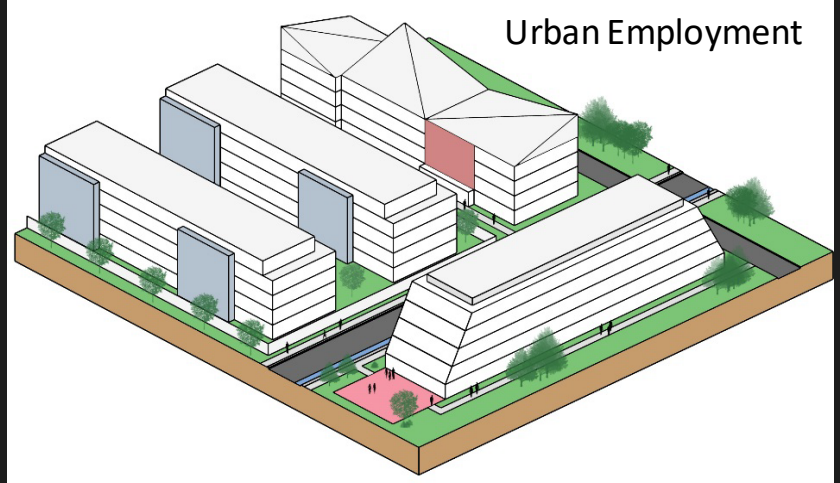
- Recommendations
  - Usability
  - Modernization
  - 2019 GP alignment

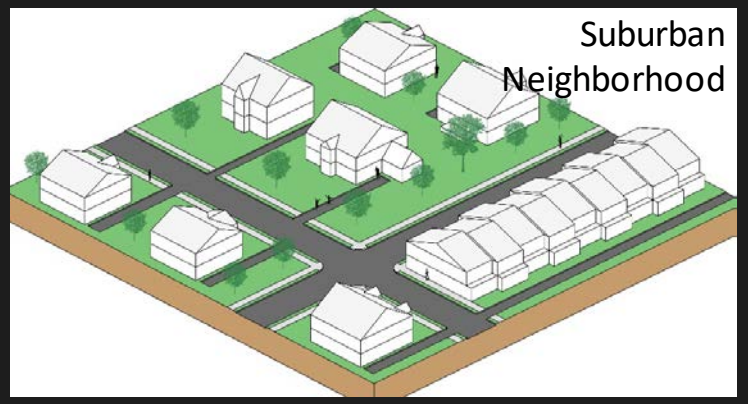
Audit Results: Code Structure

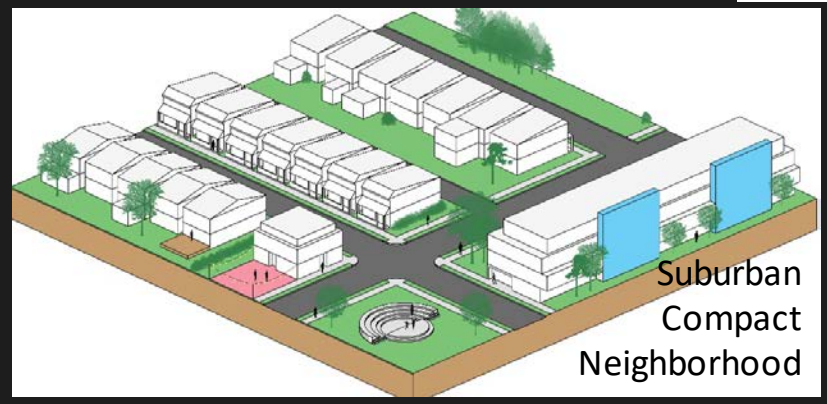
1. Ensure it is user-friendly
2. Make the right things easy
3. Reflect best practices
4. Integrate with other documents

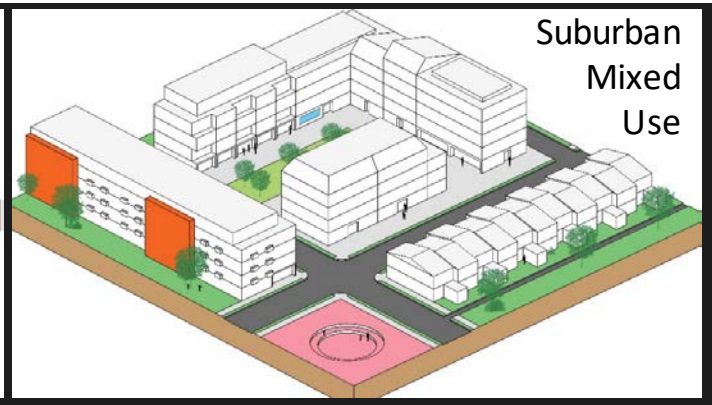


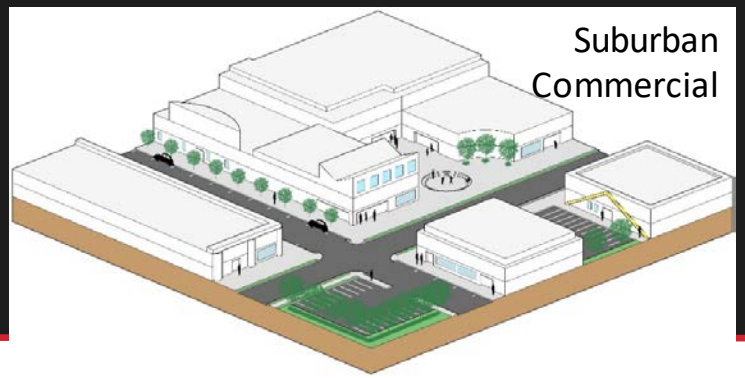


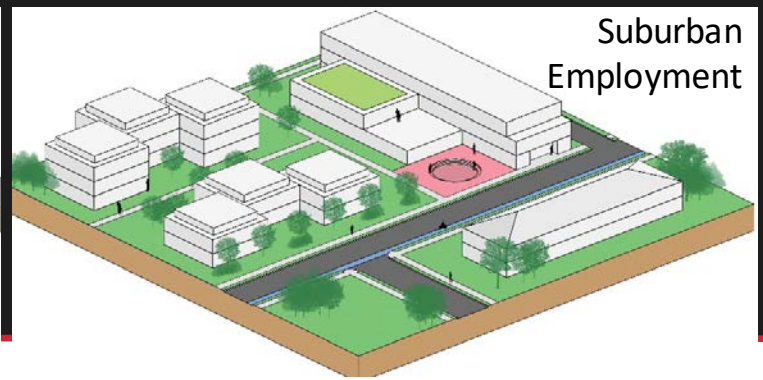


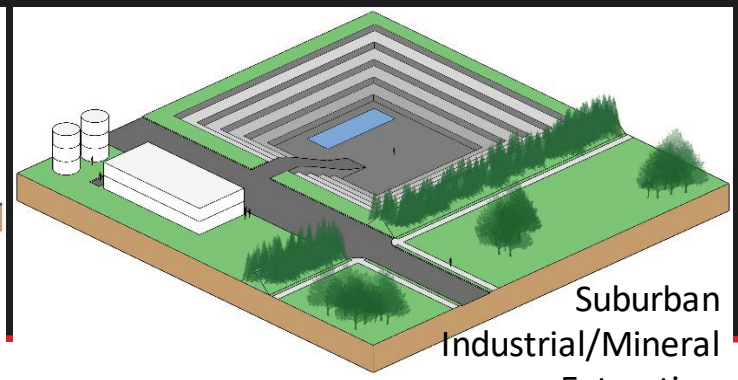












Loudoun County
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Place Types

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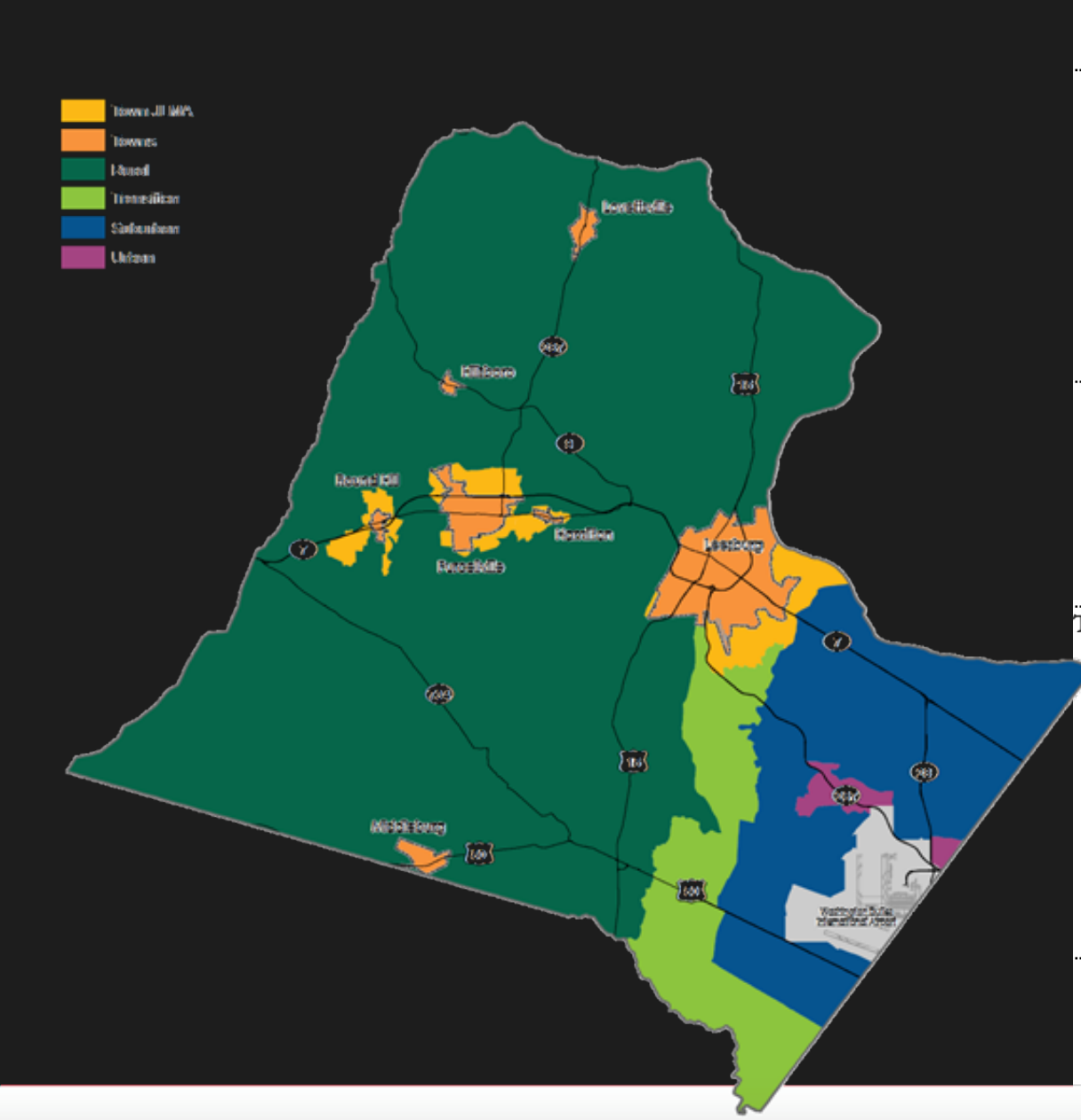
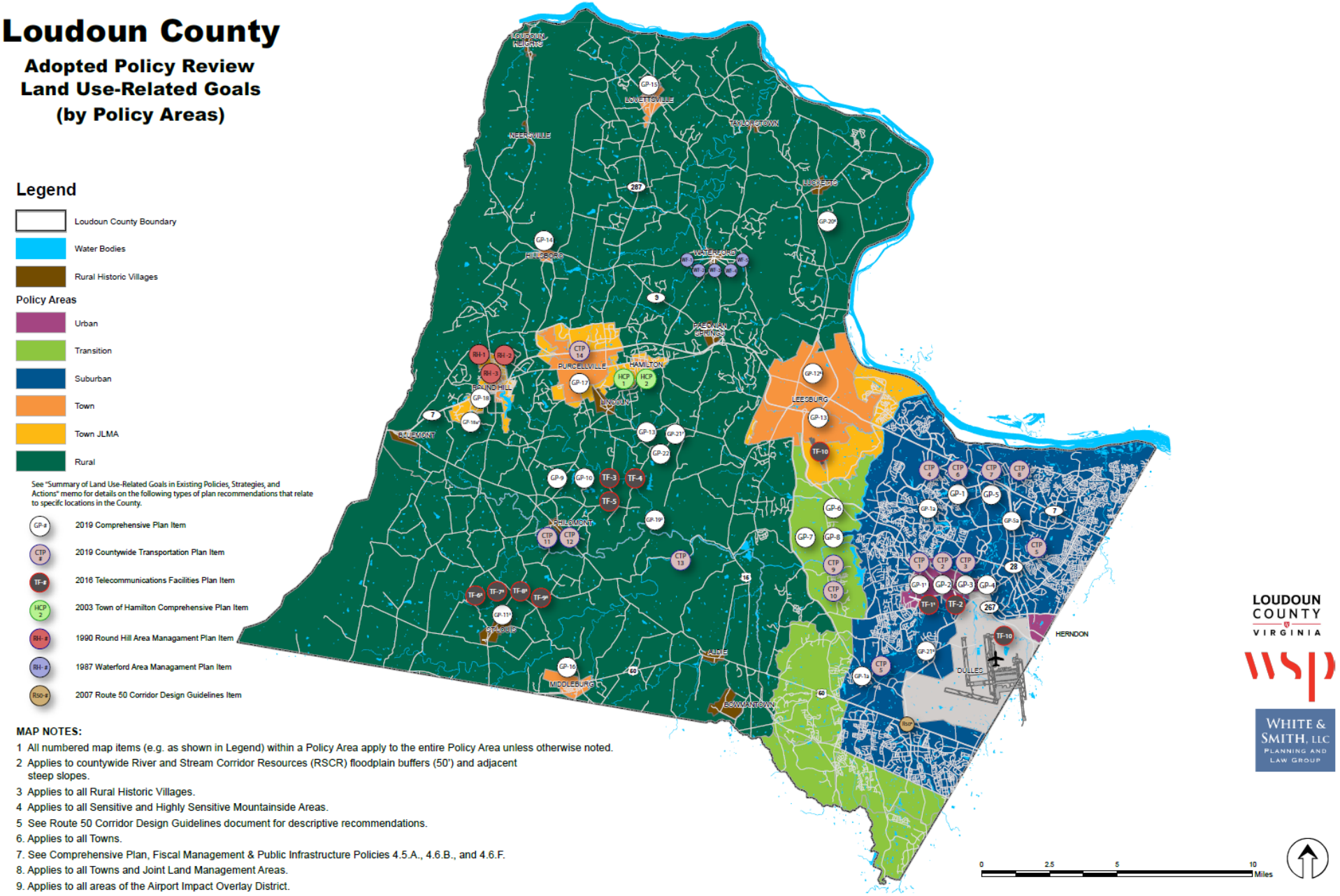


Policy Area	Land Area	Description	Place Types
Urban (UPA)	2,600 acres	• Located around the Silver Line Metrorail Stations (Loudoun Gateway & Ashburn). • Mixed-use/transit-oriented development that accommodates living, working, shopping, and playing in a dense urban environment, creating complete communities that serve as centers of activity.	• Urban Transit Center • Urban Mixed Use • Urban Employment
Suburban (SPA)	48,000 acres	• Mostly single-family and built out. • Includes Route 28 and Loudoun County Parkway (Route 607) • Focus on infill, redevelopment, and adaptive reuse	• Suburban Neighborhood • Suburban Compact Neighborhood • Suburban Mixed Use • Suburban Commercial • Suburban Employment • Suburban Industrial/Mineral Extraction
Transition (TPA)	24,000 acres	• Edge of SPA • Large-lot and clustered residential uses with limited commercial • Visually distinct • Substantial open space within the context of an assortment of community designs • Accommodates additional housing to address County demand.	• Transition Large Lot Neighborhoods • Transition Small Lot Neighborhoods • Transition Compact Neighborhoods • Transition Community Centers • Transition Light Industrial • Transition Industrial / Mineral Extraction
Rural (RPA)	230,000 acres	• 12 Rural Historic Villages[5] • Rural landscape of working agricultural lands, rural economy uses, and limited residential • Farmland; natural, environmental, and heritage resources; open space; and vistas	• Rural North • Rural South • Rural Historic Villages

Loudoun County

Adopted Policy Review
Land Use-Related Goals
(by Policy Areas)



Legend

- Loudoun County Boundary
- Water Bodies
- Rural Historic Villages

Policy Areas

- Urban
- Transition
- Suburban
- Town
- Town JLMA
- Rural

See "Summary of Land Use-Related Goals in Existing Policies, Strategies, and Actions" memo for details on the following types of plan recommendations that relate to specifc locations in the County.

- 2019 Comprehensive Plan Item
- 2019 Countywide Transportation Plan Item
- 2016 Telecommunications Facilities Plan Item
- 2003 Town of Hamilton Comprehensive Plan Item
- 1990 Round Hill Area Managament Plan Item
- 1987 Waterford Area Managament Plan Item
- 2007 Route 50 Corridor Design Guidelines Item

MAP NOTES:

1 All numbered map items (e.g. as shown in Legend) within a Policy Area apply to the entire Policy Area unless otherwise noted.
2 Applies to countywide River and Stream Corridor Resources (RSCR) floodplain buffers (50') and adjacent steep slopes.
3 Applies to all Rural Historic Villages.
4 Applies to all Sensitive and Highly Sensitive Mountainside Areas.
5 See Route 50 Corridor Design Guidelines document for descriptive recommendations.
6. Applies to all Towns.
7. See Comprehensive Plan, Fiscal Management & Public Infrastructure Policies 4.5.A., 4.6.B., and 4.6.F.
8. Applies to all Towns and Joint Land Management Areas.
9. Applies to all areas of the Airport Impact Overlay District.

LOUDOUN COUNTY VIRGINIA

WSP

WHITE & SMITH, LLC PLANNING AND LAW GROUP

Audit Results: Districts

1. Connect 2019 GP place types to zoning districts

2. Simplify and consolidate

Existing Loudoun Zoning Districts

		No.
Non-Suburban		**20**
Rural		**9**
AR-1	Agricultural Rural-1	
AR-2	Agricultural Rural-2	
A-10	Agriculture	
A-3	Agricultural Residential	
CR-1	Countryside Residential-1	
CR-2	Countryside Residential-2	
CR-3	Countryside Residential-3	
CR-4	Countryside Residential-4	
RC	Rural Commercial	
Joint Land Management Area (JLMA)		**4**
JLMA-1	Joint Land Management Area-1	
JLMA-2	Joint Land Management Area-2	
JLMA-3	Joint Land Management Area-3	
JLMA-20	Joint Land Management Area-20	
Transition		**7**
TR-10	Transitional Residential - 10	
TR-3 UBF	Transitional Residential - 3	
TR-3 LBR	Transitional Residential - 3	
TR-3 LF	Transitional Residential - 3	
TR-2	Transitional Residential - 2	
TR-1 UBF	Transitional Residential - 1	
TR-1 LF	Transitional Residential - 1	
Suburban		**10**
R-1	Single Family Residential	
R-2	Single Family Residential	
R-3	Single Family Residential	
R-4	Single Family Residential	
R-8	Single Family Residential	
R-16	Townhouse/Multifamily Residential	
R-24	Multifamily	
GB	General Business	
CLI	Commercial Light Industry	
MR-HI	Mineral Resources – Heavy Industry	
Special & Overlay		**27**
Planned District		**16**
PD-H3	-Housing	
PD-H4	-Housing	
PD-H6	-Housing	
PD-CC(NC)	-Commercial Center (Neighborhood Center)	
PD-CC(CC)	-Commercial Center (Community Center)	
PD-CC(SC)	-Commercial Center (Small Regional Center)	
PD-CC(RC)	-Commercial Center (Regional Center)	
PD-OP	-Office Park	
PD-RDP	-Research & Development Park	
PD-IP	-Industrial Park	
PD-GI	-General Industry	
PD-SA	-Special Activity	
PD-TC	-Town Center	
PD-CV*	-Countryside Village	
PD-TREC*	-Transit Related Employment Center	
PD-TRC	-Transit Related Center	
PD-RV	-Rural Village	
PD-AAAR	-Active Adult/Age Restricted	
PD-MUB	-Mixed Use Business	
Environmental Impact (overlay districts)		**6**
AIOD	Airport Impact	
FOD	Floodplain	
MDOD	Mountainside Development	
TI	Transportation Impact (Reserved)	
QN	Quarry Notification	
LOD	Limestone	
Other		**5**
VCOD	Village Conservation Overlay District	
Route 28:		
CO	Corridor Office Optional Overlay	
PD-CM*	Corridor Mixed-Use Planned Development	
CB	Corridor Business Optional Overlay	
CI	Corridor Industrial Optional Overlay	
Historic		**4**
HS	Historic Site	
HCC	Historic and Cultural Conservation	
HR	Historic Roadway	
HAC	Historic Access Corridor	
Total	61	

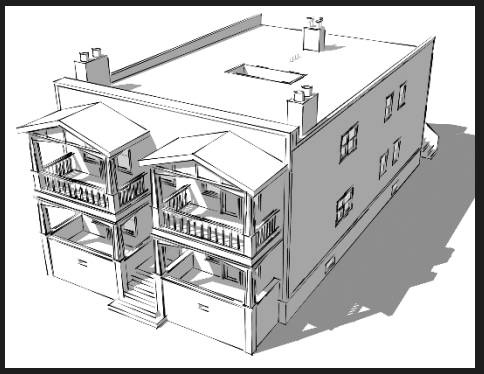
Loudoun County VIRGINIA

Audit Results: Development Standards

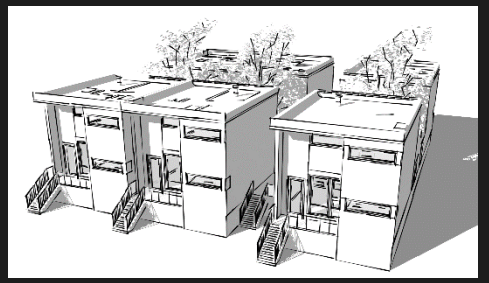
1. Emphasize environmental sensitivity
2. Strengthen historic resource preservation
3. Implement 2019 GP environmental policy
4. Broaden affordable housing incentives
5. Illustrate desired product types
6. Focus on site design between districts

Product Type Illustrations

Courtyard Apartment



Fourplex



Multiplex

Use v. Building Form

Results
Control

Acceptability
Flexibility

Controversial
Litigation potential

Disregard
Administration

Audit Results:
Use Regulations

1. Audit the list of uses against industry classifications

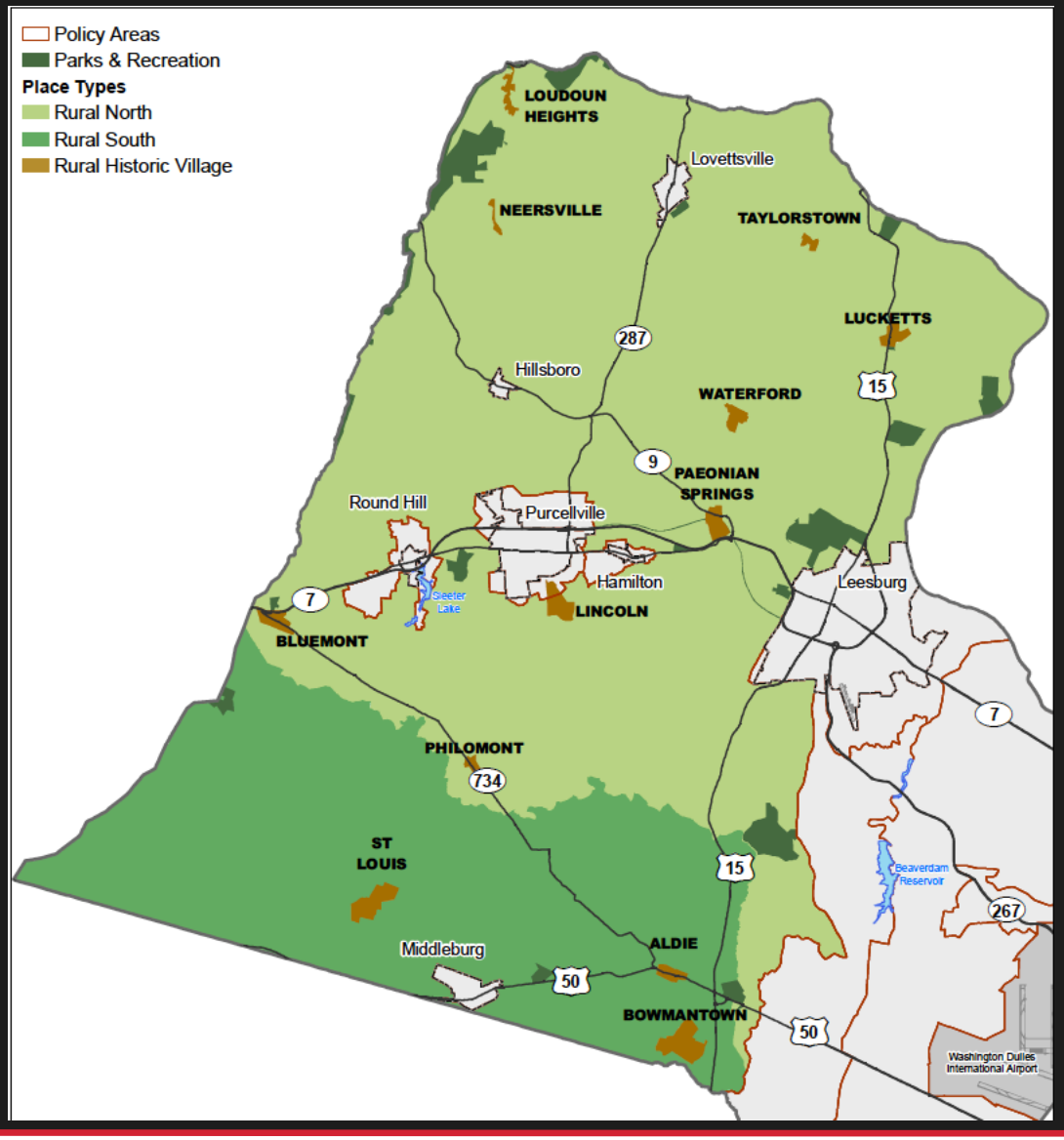
2. Collapse land uses and consolidate into one matrix

Sample Use Matrix

Land Use	Permit Requirement by Zoning Dis									
	AG	C/OS	R1	R2	R3	R4	PF	O	C-N	C-C
Banks and Financial Institutions										
ATMs								A	A	A
Banks and Credit Unions								A		A
Check Cashing Shops/Payday Loans										MUP
Business Services								A		A
Cemetery		CUP	CUP	CUP	CUP	CUP	CUP			
Commercial Recreation - Large Scale							PC			CUP
Commercial Recreation - Small Scale								MUP	MUP	A
Day Care Center			MUP	MUP	MUP	MUP	MUP	A	A	A
Eating and Drinking Establishments										
Bars, Live Entertainment, and Taverns										MUP
Restaurant									A	A
Restaurant with Late Hour Alcohol Service									MUP	MUP
Food and Beverage Sales										
General Market									A	A
Convenience Store				MUP	MUP	MUP			A	A
Produce Stand	MUP	MUP							A	
Liquor Store									MUP	MUP
Food Preparation										
Funeral Parlors and Internment Services							MUP	MUP		
Instructional Services							MUP	CUP	MUP	M/A
Maintenance and Repair Services										

District Equivalency

- Rural Policy Area
  - Rural South (RS) & Rural North (RN)
  - Development options (*base density, principal/subordinate subdivision, and cluster*)
  - Lot cover adjusted to match rural character
  - Setbacks adjusted to lot specifications and rural character

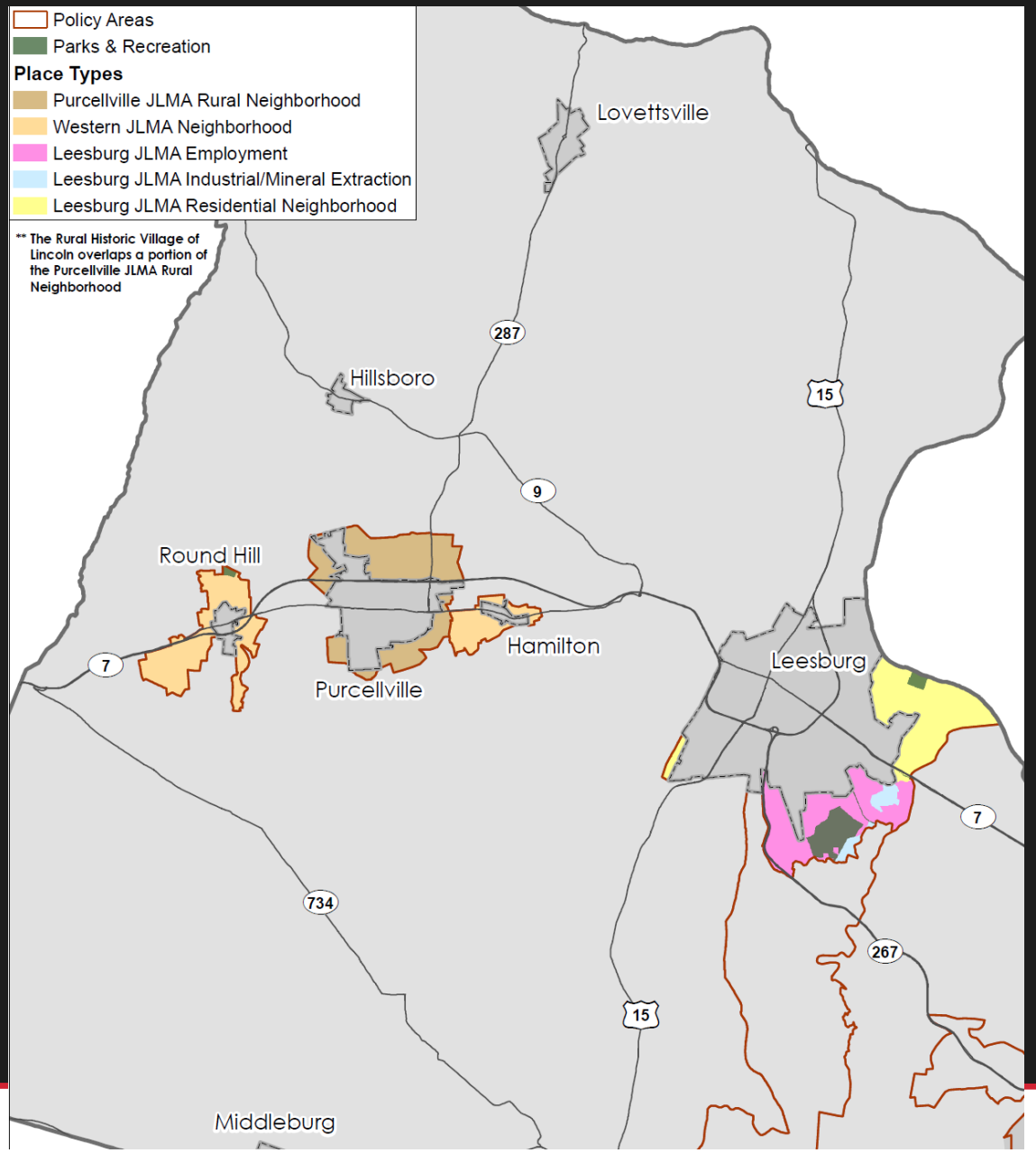


District Equivalency

- Rural Policy Area
  - HV (Rural Historic Village)
  - Replaces VCOD
  - Recognize existing development patterns
  - Calibrate standards
  - Contextual building design

District Equivalency

- Joint Land Management Areas
  - Leesburg JLMA Residential Neighborhood
  - Leesburg JLMA Employment
  - Leesburg JLMA Industrial / Mineral Extraction
  - Purcellville JLMA Rural / Western JLMA Neighborhoods



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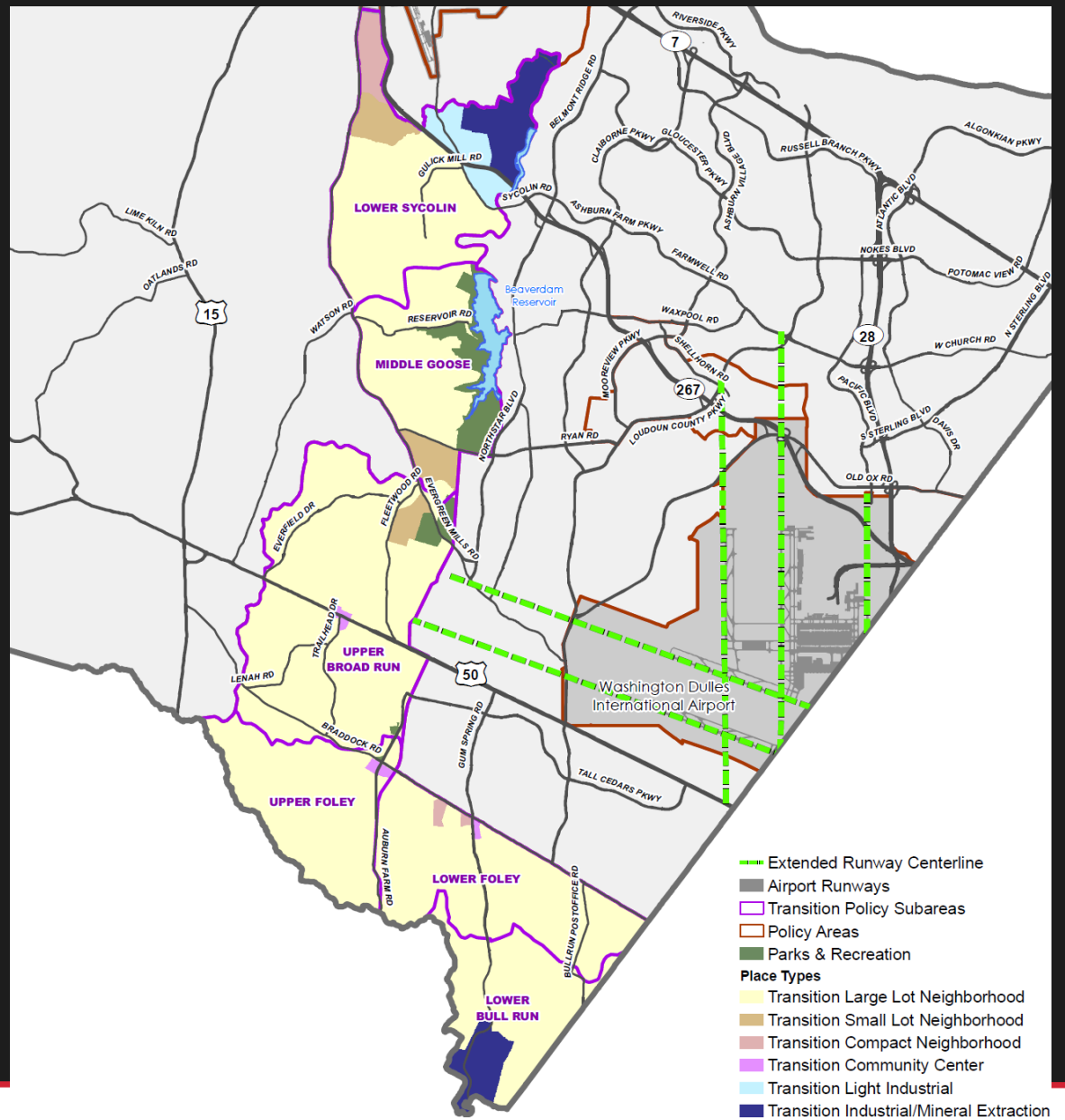
District Equivalency

- Transition Policy Area
  - Transition Large Lot (TL)
  - Transition Small Lot (TS)
  - Transition Compact Neighborhood (TC)
  - Transition Community Center (TR)
  - Transition Light Industrial (TI)
  - Transition Industrial / Mineral Extraction (TM)



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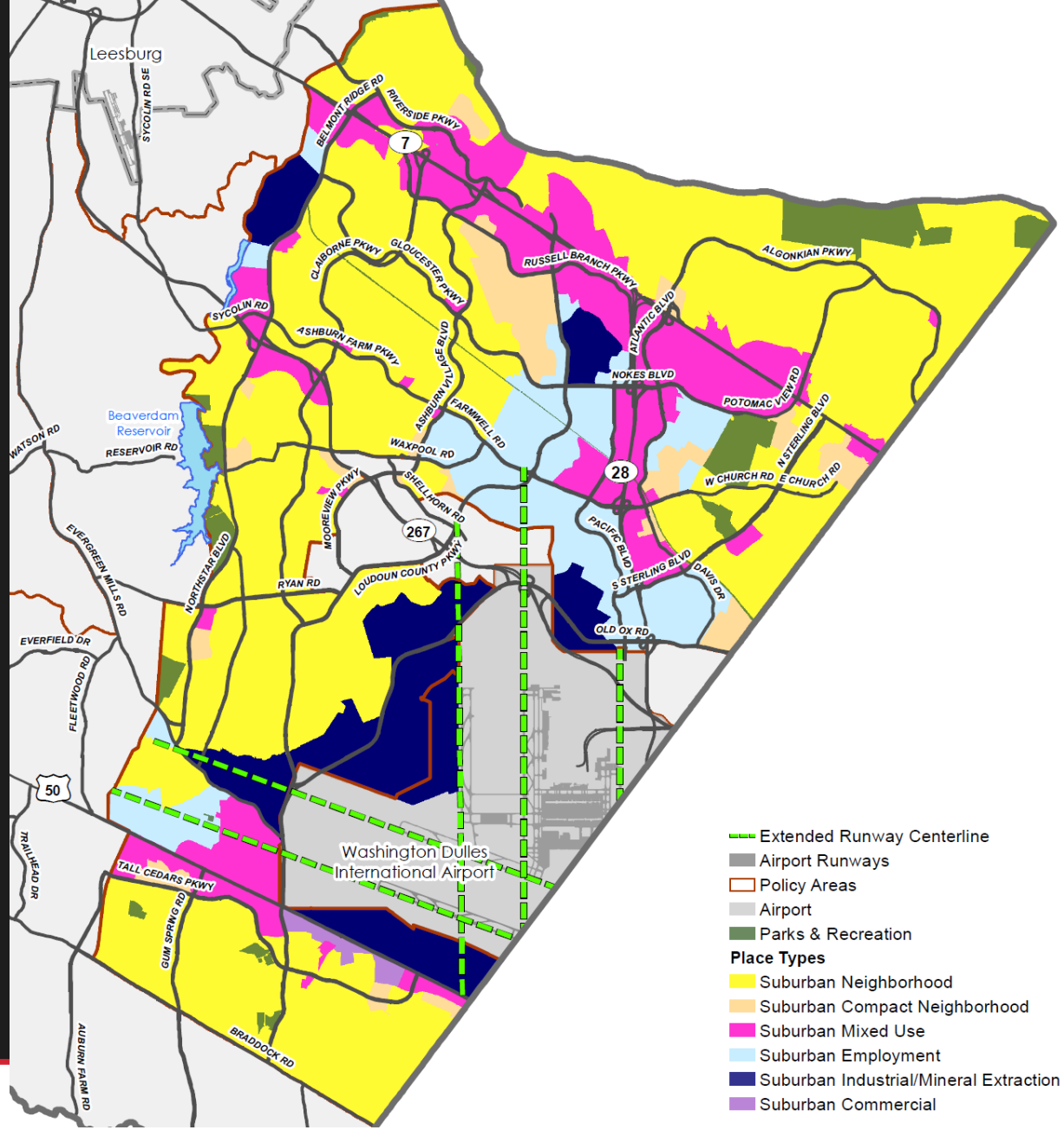
District Equivalency

- Suburban Policy Area
  - Suburban Neighborhood (SN)
  - Suburban Compact Neighborhood (CN)
  - Suburban Mixed Use (SM)
  - Suburban Commercial (SC)
  - Suburban Employment (SE)
  - Suburban Industrial / Mineral Extraction (SI)



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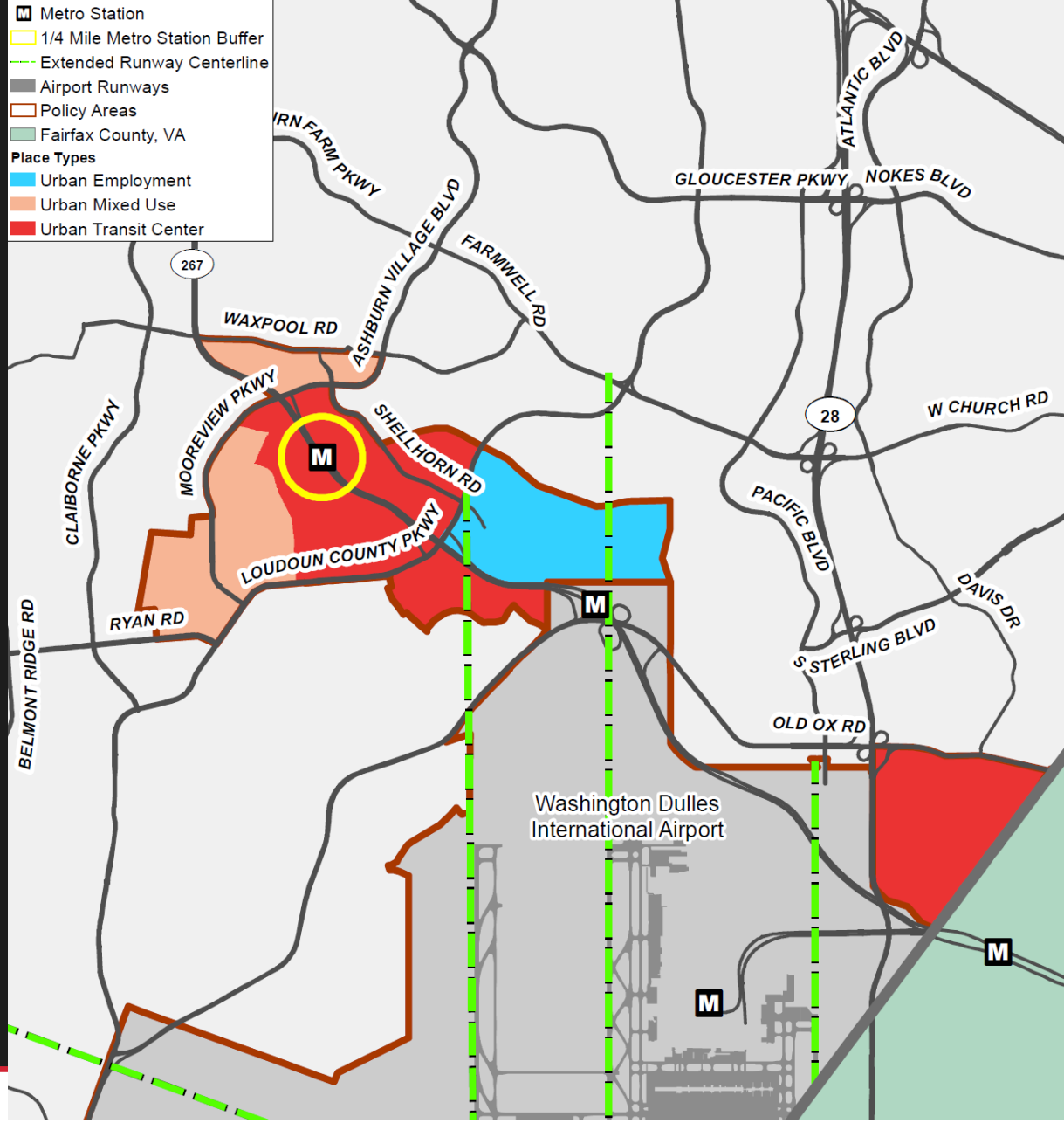
District Equivalency

- Urban Policy Area
  - o Urban Employment (UE)
  - o Transit Center (UT)
  - o Mixed Use (UM)



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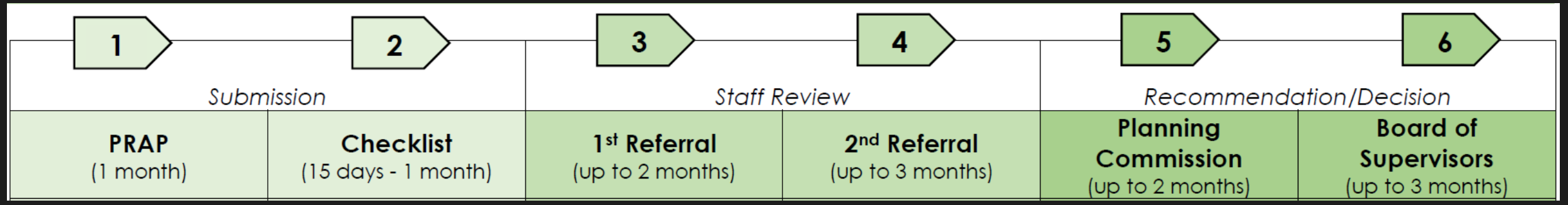
Audit Results: Code Administration

1. Streamline processes

2. Gather critical application information as early as possible

Loudoun Legislative Application Process



Conclusion

QUESTIONS?

COMMENTS?