

ZONING ORDINANCE COMMITTEE

November 17, 2021
ELECTRONIC MEETING
9:00 AM TO 11:00 AM

NOTICE OF ELECTRONIC MEETING: Due to the ongoing COVID-19 pandemic, this [Zoning Ordinance Committee](#) meeting will be conducted as an Electronic Meeting pursuant to the adopted Continuity Ordinance adopted by the Board of Supervisors on March 16, 2021. Members of the public are strongly encouraged to view and participate in the meeting by electronic or other means, in furtherance of the Governor's Executive Orders and social distancing directives. This meeting will be conducted in the WebEx Events platform. Login/call-in information will be posted to www.loudoun.gov/remoteparticipation prior to the meeting.

1. Call to Order/Review Agenda
2. Public Input
3. Disclosures
4. Status Updates on Other Zoning Ordinance Amendments¹ (ZOAM):
 - a) ZOAM-2018-0001: Short-term Residential Rentals: Revised draft text presented to the Zoning Ordinance Committee on October 20, 2021; to be followed by referral agencies review; anticipate final draft text ready for public outreach December 2021.
 - b) ZOAM-2020-0002: Cluster Subdivision Regulations: Preparing draft text; interactive story maps released on [GeoHub](#) for prime agricultural soils, cluster subdivisions, etc.; draft text to return to the Zoning Ordinance Committee on December 1, 2021.
 - c) ZOAM-2021-0002: Airport Impact Overlay District: draft text to be reviewed by the Zoning Ordinance Committee; anticipate public outreach in December and presenting to the Board of Supervisors in January 2022.
5. ZOAM-2020-0001: Zoning Ordinance Rewrite
 - a) Zoning Districts and Village Conservation Overlay District
6. Subcommittee Structure
7. New Business

8. Upcoming Meetings

- a) Electronic meeting. Wednesday, December 1, 2021, 9:00 AM.

9. Adjourn

ⁱ View project documents at www.loudoun.gov/lola.

MEMORANDUM

To: Zoning Ordinance Committee
From: Kate McConnell, Principal Planner, Zoning Administration
Ryan Reed, Deputy Zoning Administrator
James David, Deputy Director
Date: 11/10/2021
Re: November 17, 2021 ZOC Meeting
Review Chapter 2 - Zoning Districts, 2nd Meeting

The Zoning Ordinance Committee (ZOC) is reviewing Zoning Ordinance Rewrite (ZO Rewrite) draft Chapter 2 – Zoning Districts and draft Section 4.06 Village Conservation Overlay District. This is consistent with the ZOC bylaws that state, “at the discretion of the Planning Commission, County staff, or Board of Supervisors (Board), ZOC may be asked to provide input on proposed amendments prior to the initiation of the referral process.” The following excerpt from the ZOC bylaws provides guidance on how to review draft Zoning Ordinance (ZO) text.

Recommendations may include, but are not limited to:

- a. Correcting errors and inconsistencies;
- b. Clarifying regulations;
- c. Simplifying the Zoning Ordinance to make it more user friendly;
- d. Keeping the Zoning Ordinance current to reflect changes in the state code, the market, economic, fiscal and land use conditions and the emergence of new uses;
- e. Addressing a specific issue;
- f. Identifying when proposed Zoning Ordinance amendments are inconsistent with the Comprehensive Plan and may require a Comprehensive Plan amendment (Board of Supervisors, October 6, 2020).

Please keep in mind that the ZO Rewrite team is at the beginning stages of socializing draft concepts and text in a public forum, and the ZOC is the first stop of many as we progress towards Board review and adoption hopefully next year. ZOC review of these draft documents will not only provide essential input regarding proposed revisions but will also help to capture unintentional errors and omissions in these draft documents.

What has changed in Chapter 2 and what is ZOC's status?

As a recap of the November 3rd, 2021 meeting, the ZOC discussed Sections 2.01 – Urban Policy Area Zoning Districts, and 2.02 – Suburban Policy Area Zoning Districts. Yet to be discussed are Sections 2.03-2.07 (Transition Policy Area, Rural Policy Area, Joint Land Management Area, Planned Development, and Legacy, Zoning Districts), and Section 4.06 (Village Conservation Overlay District).

The following is the previously provided summary of work and changes to zoning districts and the Village Conservation Overlay District (VCOD) for review by the ZOC. The summary is organized into *General District Revisions* and *Work To Be Addressed*. A comprehensive summary of district revisions is found in **Attachment 1** and a zoning district names crosswalk in **Attachment 2**.

General District Revisions

1. Districts reformatted to include table with Dimensional Standards.
2. The Permitted Uses and Special Exception Uses are moved to Chapter 3, Use Matrix.
3. Removed Additional Regulations, which are moved to Chapter 3, Use-Specific Regulations or Chapter 5, Development Standards as appropriate.
4. Removed other development standards, such as specific parking, sign, or buffering and screening requirements, as they will be consolidated or represented in the applicable development standard.
5. Replaced "shall" with "must" or other mandatory language as appropriate.
6. Broke up long paragraphs and sentences into lists as feasible.
7. Began employing consistent language for similar requirements across districts.
 - a. Will need to revisit once regulations finalized.
8. Updated district regulations based on the 2019 GP.
9. Addressed issues with district regulations identified by staff and through public input (ongoing).

Work To be Addressed

1. Continue to incorporate transitional standards. Standards will be included to guide/facilitate desired transition between use types within districts. (May be incorporated as Development Standards.)
2. Continue to analyze need for "legacy" districts. Some districts may be further consolidated. Additional districts may be designated as Legacy District.
3. Finalize criteria for Floor Area Ratio bonus for Urban Transit Center, Urban Mixed Use and Suburban Mixed Use Districts.
4. Finalize Legacy Districts formatting.
5. Finalize revisions based on issues with district regulations identified by staff and the public.

Please note that some of the references in this section are still being updated. Draft text is included in this referral memo as **Attachment 3**.

Next Steps after November 17th ZOC Meeting

ZOC Pre-Referral Input

An abbreviated version of the ZOC Pre-Referral Work Plan is shown below. The next meeting will be December 1, 2021. Staff will be prepared to distribute revised draft text for ZOAM-2020-0002: Cluster Subdivision Regulations. Please be advised that the workplan schedule is tentative and subject to change.

Tentative Zoning Ordinance Committee Pre-Referral Work Plan

Topic	Meeting Date	Packet Distribution
Standalone ZOAM: Short Term Residential Rentals	20-Oct	13-Oct
Zoning Districts (and VCOD)	3-Nov	27-Oct
Zoning Districts (and VCOD)	17-Nov	10-Nov
Standalone ZOAM: Cluster Subdivision Regulations	1-Dec	24-Nov
Signs	15-Dec	8-Dec
Development Standards	5-Jan	29-Dec
Development Standards, Nonconformities	19-Jan	12-Jan
Attainable Housing	2-Feb	26-Jan
Procedures	16-Feb	9-Feb
NOTE: EnCode changes to be released to public on beginning April 2022		
NOTE2: Draft chapters to be reviewed as part of April 2022 referral package: Ch. 1 Introduction, Ch. 10 Officials, Boards and Commissions, Ch. 11 Rules of Interpretation		
NOTE3: ZOC Work Plan subject to change		

ZOC Referral Subcommittees

The ZOC bylaws state that the ZOC shall review and provide comments on proposed zoning amendments as part of the referral process for County Staff, Commission and BOS consideration. Through its referral, the ZOC shall advise the Commission, County Staff, and the Zoning Administrator of their findings and recommendations on proposed amendments (ZOC Bylaws, October 6, 2020).

The ZOC should discuss the best way to formulate findings and recommendations from the whole committee, preferably in a standalone report from the ZOC. Staff recommends the ZOC consider breaking into subcommittees during the 90-day referral period tentatively scheduled to begin in April 2022. ZOC subcommittees could be formed according to topic areas/chapters that generated strong interest during the pre-referral period. Staff recommends the following subcommittees with four to five ZOC members per group:

Recommended ZOC Subcommittees

1. Uses
2. Zoning Districts
3. Development Standards (includes Parking)
4. Attainable Housing

Subcommittees would meet a minimum of two times in April 2022 to draft findings and recommendations on their assigned chapters, and then report out to the ZOC as

a whole in May 2022. To achieve balanced subcommittees of ZOC members representing different community interests, staff suggests that ZOC members submit their top two subcommittee choices and staff will assign members to subcommittees based on ZOC member preferences.

Staff also recommends ZOC develop referral findings and recommendations as a committee of the whole in May and June 2022 on the following items. Each item listed below would be one meeting of the committee of the whole.

Recommended Committee of the Whole Referral Items

1. Subcommittee recommendations
2. Overlay Districts, Signs
3. Procedures, Nonconformities
4. ZOC Findings and Recommendations report

Please keep in mind the ZOC Findings and Recommendations report is not intended to be a ZOC draft of text. Instead, it is a comprehensive report based on, but not limited to, the evaluation criteria laid out in the ZOC Bylaws:

1. Correcting errors and inconsistencies;
2. Clarifying regulations;
3. Simplifying the Zoning Ordinance to make it more user friendly;
4. Keeping the Zoning Ordinance current to reflect changes in the state code, the market, economic, fiscal and land use conditions and the emergence of new uses;
5. Addressing a specific issue; and
6. Identifying when proposed Zoning Ordinance amendments are inconsistent with the Comprehensive Plan.

Finally, while consensus of the whole ZOC will be sought after for what is included in the ZOC Findings and Recommendations Report, majority vote(s) will suffice.

Attachments

1. Summary of District Revisions
2. Zoning District Names Crosswalk
3. Draft Chapter 2 – Zoning Districts
4. Draft Section 4.04 – Village Conservation Overlay District

Summary of District Revisions

2.01.01 & 2.01.02. Urban Transit Center and Urban Mixed Use (UT/UM) Districts

- Original District: PD-TRC
- Revised PD-TRC to align with Urban Transit Center and Urban Mixed Use Place Types
 - UT Inner Core Subarea aligns with PD-TRC Inner Core
 - UT Outer Core Subarea aligns with PD-TRC Outer Core
 - UM Subarea aligns with PD-TRC TDSA
- Floor Area Ratio – revised as follows:
 - UT Inner Core: from 3.0 FAR max to 2.0 FAR min
 - UT Outer Core: from 2.0 FAR max to 1.4 FAR min
 - UM Subarea: from 0.4 FAR max to 1.5 FAR max
- Height – increases as follows:
 - UT Inner Core: from 175 ft. max to 95 ft. min/no max
 - UT Outer Core: from 125 ft. max to 70 ft. min/no max
 - UM Subarea: from 175 ft. max (SFA 50 ft. max) to 50 ft. min (SFA 24 ft. min)
- Aligned the following with Place Type
 - Use Mix
 - Open Space
 - Block lengths
 - FAR bonus if criteria are met for UM Subarea
- Other Revisions
 - Removed FDP requirements
 - Moved CDP requirements to Procedures
 - Removed minimum incremental addition size
 - Added minimum vertical mixed building requirements

2.01.03. Urban Employment (UE) District

- Original District: PD-TREC
 - PD-TREC has never been used
- Revisions to align with the Urban Employment Place Type
- Other Revisions
 - Removed FDP requirements
 - Moved CDP requirements to Procedures

2.02.01. Suburban Neighborhood (SN) District

- Original District: R-4
- Revised to align with Suburban Neighborhood Place Type
- Included nonresidential dimensional standards
- Density – revised as follows:
 - Residential density remains 4 du/acre for Suburban Neighborhood-4

- Added 6 dwelling units per acre for infill – Suburban Neighborhood-6 (SN-6)
- Incorporated density increase from Affordable Dwelling Unit (ADU) regulations
- Added nonresidential density of 1.0 FAR
- Height – increases as follows:
 - Some increases depending on unit type
 - Added nonresidential building height of 50 ft.
- Aligned the following with Place Type
 - Included residential unit type mix and location limitations
 - Included open space requirement
 - Included limitations on location and area of nonresidential uses
 - Included requirements to be considered infill and designated as SN-6
 - Pedestrian connectivity
- Included the following to achieve Housing Policies/Affordability
 - Included variation of lot size requirement
 - Used ADU lot, yard, lot coverage requirements (which result in smaller lots)

2.02.02. Suburban Compact Neighborhood (SCN) District

- Original Districts: R-8, R-16, R-24
- Revised to align with Suburban Compact Neighborhood Place Type
- Included nonresidential development standards
- Density – revised as follows:
 - Residential density remains at 8, 16, or 24 dwelling units per acre
 - Incorporated density increases from ADU regs.
 - Added nonresidential density of 1.0 FAR
- Height – increases as follows:
 - Some increases depending on unit type
 - Added nonresidential building height of 50 ft.
- Aligned the following with Place Type
 - Included residential unit type mix and location limitations
 - Included open space requirement
 - Included limitations on location and area of nonresidential uses
 - Included requirements to be considered for the SCN district outside of the Suburban Compact Neighborhood Place Type
 - Pedestrian connectivity
- Included the following to achieve Housing Policies/Affordability
 - Included variation of lot size requirement
 - Used ADU lot, yard, lot coverage requirements (which result in smaller lots)

2.02.03. Suburban Mixed Use (SM) District

- Original Districts: PD-TC and PD-MUB
- Consolidated PD-TC and PD-MUB to align with what would be cores or centers in the Suburban Mixed Use Place Type
 - Retained Core/Fringe concept of PD-TC
 - Combined and rectified difference in size requirements for required plaza/green
 - Combined built environment/design requirements (largely the same)
- Density – Revised to 1.0 FAR max. (1.5 FAR upon meeting certain criteria, such as affordable units) to align with Place Type:
 - PD-TC: decrease from no max. FAR
 - PD-MUB: decrease from 1.2 FAR max. with no additional requirements (up to 1.5 FAR upon providing ADUs/UHNUs permitted)
- Height – Revised to 60 ft. to align with Place Type:
 - PD-TC Core: decrease from 120 ft. max (60 ft. w/in 120 ft. of district boundary abutting residential)
 - PD-TC Fringe: retains 60 ft. max. requirement
 - PD-MUB: decrease from 100 ft. max.
 - UM Subarea: from 175 ft. max. (SFA 50 ft. max) to 50 ft. min. (SFA 24 ft. min.)
- Yards – reduced yards adjacent to residential uses from 100 ft to 50 ft to achieve more compact development
 - Transition standards (in development) will address decreased yard, as well as allow this yard to be decreased more when meeting additional requirements
- Aligned the following with Place Type
 - Use Mix
 - Open Space
 - Block lengths
 - FAR bonus when criteria are met
- Moved CDP/Design Guidelines requirements to Procedures

2.02.04. Suburban Commercial (SC) District

- Original District: PD-CC(NC), (CC), (SC) and (RC)
- Retained PD-CC(NC) and PD-CC(CC) to align with Suburban Commercial Place Type and commercial component of Suburban Neighborhood and Suburban Compact Neighborhood Place Types
- Density – Revised as follows
 - Increases from 0.4 FAR to 0.6 FAR if surface parking provided
 - Increases from 0.6 to 1.0 FAR if structured parking provided
 - Retained ability for 2.0 FAR on an individual lot provided max permitted FAR is not exceeded
- Height – Revised as follows:

- Retained 45 ft. max (supported in Suburban Neighborhood and Suburban Compact Neighborhood Place Types)
- Added 60 ft. max by SPEX (supported in Suburban Commercial Place Type)
- Aligned the following with Place Type
 - Added individual use max sizes
 - Added commercial center max sizes
 - Open Space
 - Block lengths
 - Street pattern

2.02.05. Suburban Employment (SE) District

- Original Districts: PD-OP, PD-IP, PD-RDP, CLI (in certain locations)
- Consolidated districts and revised to align with Suburban Employment Place Type
- Density – Revise to 1.0 FAR max to align with Place Type
 - PD-OP: increase from 0.4 FAR by right; 0.6 FAR by SPEX
 - PD-IP: maintain current 0.6 FAR by right; 1.0 FAR by SPEX
 - PD-RDP: maintain current 0.6 FAR by right; reduce 2.0 FAR by SPEX
 - CLI: increase from 0.4 FAR by right; 0.6 FAR upon meeting certain criteria
- Height – Revised to 100 ft. to align with Place Type:
 - PD-OP: retain 60 ft., up to 100 ft. with 1 ft. increase in yard for every 1 ft. over 60 ft.)
 - PD-IP: retain 60 ft., up to 100 ft. with 1 ft. increase in yard for every 1 ft. over 60 ft.)
 - PD-RDP: increase from 45 ft., up to 100 ft. with 1 ft. increase in yard for every 1 ft. over 45 ft.)
 - CLI: retain 60 ft., up to 100 ft. with 1 ft. increase in yard for every 1 ft. over 60 ft.)
 - ADD minimum 24 ft. height
- Aligned the following with Place Type
 - Open Space
 - Block lengths
 - Street pattern
 - Pedestrian connectivity

2.02.06. Suburban Industrial (SI) District

- Original District: PD-GI, CLI & GB (in certain locations)
- Revised PD-GI to align with Suburban Industrial/Mineral Extraction Place Type
- Density – revised as follows to align with Place Type
 - PD-GI: retains 0.4 FAR by right and 0.6 FAR by SPEX
 - CLI: increases from 0.4 by right and 0.6 per Adjusted Base FAR

- GB: increases from 0.4 by right
- Height – Revised to 50 ft. to align with Place Type
 - PD-GI: retains 0.4 FAR by right and 0.6 FAR by SPEX
 - CLI: decreases from 60 ft./up to 100 ft. with 1 ft. increase in yard for each 1 ft. over 60 ft.
 - GB: increases from 45 ft.
- Lot Coverage: Revised as follows to consolidate districts:
 - PD-GI: retains 0.45 by right and adds 0.6 by SPEX
 - CLI: maintains from 0.45 by right and 0.6 by SPEX
 - GB: increases from 0.35 by right
- Aligned the following with Place Type
 - Open Space
- Note: Added Adjusted Base FAR if we consolidate CLI along the north side of 50 south of Dulles into this district

2.02.07. Suburban Mineral Extraction (SME) District

- Original District: MR-HI
- Revised MR-HI to align with Suburban Industrial/Mineral Extraction Place Type
- Density – retains 0.75 FAR by right (does not align with 0.6 FAR in Place Type)
- Height – Revised to 50 ft. to align with Place Type
- Aligned the following with Place Type
 - Open Space
 - Added pedestrian connectivity requirements
- Moved Stone Quarrying SPEX process to Procedures

2.03.01. Transition Large Lot Neighborhood (TLN) Districts

- Original Districts: TR-1, TR-3, TR-10
- Revised and consolidated TR-1, TR-3, TR-10 Districts and Section 5-701 to align with Transition Large Lot Neighborhood Place Type
- Aligned the following with Place Type
 - Open Space (%s consistent with previous requirements)
 - Added requirement to provide open space at perimeter/along roads
 - Added nonresidential FAR

2.03.02. Transition Small Lot Neighborhood (TSN) District

- New district drafted to align with Transition Small Lot Neighborhood Place Type

2.03.03. Transition Compact Neighborhood (TCN) District

- New district drafted to align with Transition Compact Neighborhood Place Type

2.03.04. Transition Community Center (TCC) District

- New district drafted to align with Transition Community Center Place Type
- Used PD-CC(NC) and (CC) as a base, but not a revision to this district

2.03.05. Transition Light Industrial (TLI) District

- Original District: PD-IP
- Revised PD-IP to align with Transition Light Industrial Place Type
- Density – Revise to 0.6 FAR max. to align with Place Type
 - PD-IP: decrease from current 0.6 FAR by right; 1.0 FAR by SPEX
- Height – Revised to 40 ft. to align with Place Type:
 - PD-IP: reduced from 60 ft., up to 100 ft. with 1 ft. increase in yard for every 1 ft. over 60 ft.)
- Aligned the following with Place Type
 - Open Space
 - Increased yards along roads to achieve visual screening
 - Increased parking setback from residential uses to achieve more separation
 - Added pedestrian connectivity requirements

2.03.06. Transition Industrial (TI) District

- Original District: PD-GI
- Revised PD-GI to align with Transition Industrial/Mineral Extraction Place Type
- Density – retains 0.4 FAR by right and 0.6 FAR by SPEX to align with Place Type
- Height – Revised to 50 ft. to align with Place Type
 - PD-GI: increase base from 45 ft., but removes ability to go up to 100 ft. with 1 ft. increase in yard for every 1 ft. over 45 ft.
- Aligned the following with Place Type
 - Open Space
 - Increased yards along roads to achieve visual screening
 - Increased parking setback from residential uses to achieve more separation
 - Added pedestrian connectivity requirements

2.03.07. Transition Mineral Extraction (TME) District

- Original District: MR-HI
- Revised MR-HI to align with Transition Industrial/Mineral Extraction Place Type
- Density – retains 0.75 FAR by right
- Height – Revised to 50 ft. to align with Place Type
 - MR-HI: increase base from 45 ft., but removes ability to go up to 100 ft. with 2 ft. increase in yard for every 1 ft. over 40 ft.
- Aligned the following with Place Type

- Open Space
- Moved Stone Quarrying SPEX process to Procedures

2.04.01. Agricultural Rural North (ARN) District

- Original Districts: AR-1
- Revised AR-1 to align with Rural North Place Type
- Cluster regs will be amended under separate process

2.04.02. Agricultural Rural South (ARS) District

- Original Districts: AR-2
- Revised AR-2 to align with Rural North Place Type
- Cluster regs will be amended under separate process

2.04.03. Rural Commercial (RC)

- Original District: RC
 - Only applies to RC NOT in the Rural Historic Village Place Type and/or VCOD
- Revised RC regulations to better to align with Rural North and Rural South Place Types

2.04.04. Village Residential (VR-1, VR-2, VR-3, and VR-4) District

- Original Districts: CR-1, -2, -3, -4
- Revised CR-1, -2, -3, -4 to align with Rural Historic Village Place Type
- Applied ADU lot size, lot coverage, and yard requirements for VR-2, VR-3, and VR-4 to achieve mor affordability
- Updates are limited because need to complete a small area plan for the villages

2.04.05. Village Agricultural Residential (VAR) District

- Original Districts: A-3
- Updates are limited because need to complete a small area plan for the villages

2.04.06. Village Commercial (VC) District

- Original Districts: RC
 - Only applies to RC in the Rural Historic Village Place Type and/or VCOD
- Update RC to better achieve Rural Historic Village Place Type
- Updates are limited because need to complete a small area plan for the villages

4.06. Village Conservation Overlay District (VCOD)

- Original Overlay District: VCOD

- Included additional general standards that require use of the existing village's built environment to determine building placement and development pattern.
- Additional updates to be made upon complete of small area plans for the villages

2.05.01. Joint Land Management Area Neighborhood (JLMA-1, JLMA-2, JLMA-3) Districts

- Original Districts: JLMA-1, JLMA-2, JLMA-3
 - Consolidated into one district with 3 designations
- Will apply to JLMA Western and JLMA Purcellville Place Types
 - Updates are limited because need to complete a small area plan for the JLMAs

2.05.02. Joint Land Management Area – Leesburg JLMA- Residential Neighborhood

- Original District: R-4
 - *Revised to align with Leesburg JLMA- Residential Neighborhood Place Type*
- Included nonresidential dimensional standards
- Density – revised as follows:
 - Residential density remains 4 du/acre for SN-4
 - Incorporated density increase from ADU regs.
 - Added nonresidential density of 0.4 FAR
- Height – increases as follows:
 - Retained residential building height of 40 ft.
 - Added nonresidential building height of 40 ft.
- Aligned the following with PT
 - Included residential unit type mix and location limitations
 - Included open space requirement
 - Included limitations on location and area of nonresidential uses
 - Pedestrian connectivity
- Included the following to achieve Housing Policies/Affordability
 - Included variation of lot size requirement
 - Used ADU lot, yard, lot coverage requirements (which result in smaller lots)

2.05.03. Joint Land Management Area - Leesburg Employment (JLMA-LE) District

- Original Districts: PD-OP and PD-IP
- Revised PD-OP and PD-IP to align with JLMA Leesburg Employment Place Type
- Density – Revise to 1.0 FAR max. to align with Place Type
 - PD-OP: increase from 0.4 FAR by right; 0.6 FAR by SPEX

- PD-IP: maintain current 0.6 FAR by right; 1.0 FAR by SPEX
- Height – Revised to 50 ft. to align with Place Type:
 - PD-OP: reduce from 60 ft., up to 100 ft. with 1 ft. increase in yard for every 1 ft. over 60 ft.)
 - PD-IP: reduce from 60 ft., up to 100 ft. with 1 ft. increase in yard for every 1 ft. over 60 ft.)
- Aligned the following with Place Type
 - Open Space
 - Block lengths
 - Street pattern
 - Pedestrian connectivity

2.06.04. JLMA Leesburg Mineral Extraction (JLMA-LME) District

- Original District: MR-HI
- Revised MR-HI to align with Leesburg JLMA Industrial/Mineral Extraction Place Type
- Density – 1.0 FAR to align with Place Type
 - MR-HI: increase from 0.75 FAR
- Height – Revised to 50 ft. to align with Place Type
 - MR-HI: increase base from 45 ft., but removes ability to go up to 100 ft. with 1 ft. increase in yard for every 2 ft. over 40 ft.
- Moved Stone Quarrying SPEX requirements to Procedures
- Aligned the following with Place Type
 - Open Space
 - Added pedestrian connectivity requirements

2.06 Planned Development (PD) District

- The new PD district will provide option for a wholly negotiated development scheme.
- Applicability of the PUD district will be limited to development proposals that
 - Implement the 2019 GP in a uniquely creative/innovative approach,
 - Would otherwise not be possible through a base zoning district.
- Detailed criteria define the required content of a PD district proposal as well as the considerations for review/approval.

2.07. Legacy Districts

The following districts will be retained as Legacy Districts and will apply only in the areas where the property is currently in this zoning district. These districts will not be allowed to expand beyond the current limits. The district regulations largely remain the same with general updates to align them with new district format, language, and names. Minimal revisions to align with the 2019 GP policies are also possible.

Analysis is ongoing to determine if additional districts will need to continue as Legacy districts, such as but not limited to:

- PD-MUB
- PD-TC
- CR-1 in Suburban Policy Area

2.07.01. Planned Development – Housing (PD-H)

2.07.02. Planned Development – Active Adult Age Restricted (PD-AAAR)

2.07.03. Suburban Residential (SR-1, SR-2, SR-3)

- Original Districts: R-1, R-2, R-3
- Consolidated districts into 1 section

2.07.04. Planned Development – Commercial Center (Small Regional Center) & (Regional Center (PD-CC(SC) and PD-CC(RC))

2.07.05. Transitional Residential-2 (TR-2)

- Consolidated Section 5-701 into the district regulations

2.07.06. Joint Land Management Area-20 (JLMA-20)

2.07.07. Agricultural Residential-3 (A-3)

2.07.08 Agricultural-10 (A-10)

2.07.09. Planned Development-Residential Village (PD-RV)

Loudoun County Zoning District Names: Current and Proposed

Current Zoning District(s) to be Consolidated	PROPOSED District Name
	<i>Urban Districts</i>
PD-TRC	Urban Transit Center/Mixed Use – UT/UM
PD-TREC	Urban Employment – UE
	<i>Suburban Districts</i>
R-4	Suburban Neighborhood – SN
R-8, R-16, R-24	Suburban Compact Neighborhood – SCN-8, SCN-16, SCN-24
PD-MUB, PD-TC	Suburban Mixed Use – SM
PD-CC(NC) and (CC)	Suburban Commercial – SC, also for commercial components that can be in SN & SCN
PD-OP, PD-IP, PD-RDP, CLI (south side of Route 50)	Suburban Employment – SE
PD-GI	Suburban Industrial – SI
MR-HI, GB, CLI, (north side of Route 50)	Suburban Mineral Extraction – SME
	<i>Transition Districts</i>
TR-10, TR-3, TR-1	Transition Large Lot Neighborhood – TLN-10, TLN-3, TLN-1
New District	Transition Small Lot Neighborhood – TSN
New District	Transition Compact Neighborhood – TCN
New District w/PD-CC(NC) as a base	Transition Community Center – TCC
PD-IP	Transition Light Industrial – TLI
PD-GI	Transition Industrial – TI
MR-HI	Transition Mineral Extraction – TME
	<i>Rural Districts</i>
AR-1	Rural North – ARN
AR-2	Rural South – ARS
	<i>Rural Historic Village</i>
CR-1, CR-2, CR-3, CR-4	Village Residential – VR-1, VR-2, VR-3, VR-4
RC	Village Commercial – VC
A-3	Village Agricultural/Residential – VAR
	<i>Joint Land Management Area (JLMA) Districts</i>
JLMA, 1, JLMA-2, JLMA-3	JLMA-1, JLMA 2, JLMA 3
R-4	Joint Land Management Area – Leesburg JLMA Residential Neighborhood (JLMA-LN)

Current Zoning District(s) to be Consolidated	PROPOSED District Name
PD-OP, PD-IP, PD-SA	Joint Land Management Area – Leesburg Employment – JLMA-LE
PD-GI, MR-HI	Joint Land Management Area – Leesburg Industrial/Mineral Extraction – JLMA-LI
	<i>Legacy Districts</i>
PD-H	Planned Development- Housing – PD-H
PD-SA	Planned Development – Special Activities
PD-AAAR	Planned Development – Active Adult/Age Restricted
PD-TC	Planned Development – Town Center
PD-MUB	Planned Development – Mixed Use Business
PD-RDP	Planned Development – Research and Development Park
R-1, R-2, R-3	Single Family Residential – R-1, R-2, R-3
CR-1	Countryside Residential-1 – CR-1
CR-2	Countryside Residential-2 – CR-2 (only in Ashburn VCOD)
PD-CC(SC), (RC)	Planned Development-Commercial Center (Small Regional Center) & (Regional Center) - PD-CC(SC) & (RC)
TR-2	Transition Residential – TR-2
JLMA-20	Joint Land Management Area-20 – JLMA-20
A-3	Agricultural Residential – A-3
A-10	Agricultural – A-10
RC	Rural Commercial – RC
PD-RV	Planned Development-Rural Village – PD-RV

2: ZONING DISTRICTS

Contents:

- 2.01 Urban Policy Area Zoning Districts**
- 2.02 Suburban Policy Area Zoning Districts**
- 2.03 Transition Policy Area Zoning Districts**
- 2.04 Rural Policy Area Zoning Districts**
- 2.05 Joint Land Management Area Zoning Districts**
- 2.06 Planned Development Zoning District**
- 2.07 Legacy Zoning Districts**

2.01 Urban Policy Area Zoning Districts

2.01.01 Urban Transit Center and Urban Mixed Use – UT/UM

Purpose. *The purpose of the Urban Transit Center and Urban Mixed Use (UT/UM) Districts is to:*

- *Implement the Urban Transit Center and Urban Mixed Use Place Types of the General Plan;*
- *Take advantage of proximity to Metrorail stations to provide for compact, pedestrian-oriented, urban development with vertically mixed-use buildings in a compatible mixture of commercial, cultural, institutional, governmental, entertainment, and high-density residential uses;*
- *Establish a walkable, grid street pattern around Metrorail stations;*
- *Integrate Metrorail and bus facilities into this urban mixed-use development;*
- *Establish high intensity, mixed-use development projects with an urban form that decreases in intensity and includes an increasing percentage and mix of residential development as distance from Metrorail stations increases; and*
- *Establish dense urban development that serves as a major destination, as well as a gateway to the County, and includes a host of economic, entertainment, and community activities.*

Specific objectives of such districts include:

- *Provide a pedestrian-scale development containing residential, commercial, public, and employment uses;*
- *Provide the opportunity for an urban center at an intensity of development that supports multi-modal transportation and other services;*
- *Provide for pedestrian and bicycle facilities that connect land uses and link with bicycle and pedestrian systems within and adjacent to the district;*
- *Provide for the use of mass transit to reduce the number of peak hour vehicle trips;*
- *Encourage high-quality design; and*
- *Encourage the development of well-configured plazas, squares, greens, landscaped streets, and parks woven into the pattern of the transit-oriented development and dedicated to collective social activity, recreation, and visual enjoyment.*

A. Applicability, Size, and Location. The following applies to the UT/UM district:

1. The UT/UM District must:

- a. For the UT Inner Core Subarea and UT Outer Core Subarea, be in areas consistent with the Urban Transit Center Place Type of the General Plan;
 - b. For the UM Subarea, be in areas consistent with the Urban Mixed Use Place Type of the General Plan;
 - c. Ensure connection and access to a Metrorail stop is an integral feature of the district; and
 - d. Include an arrangement of land uses that provides safe and convenient opportunities to connect with the Metrorail stop.
2. *Minimum District Size.* The initial UT/UM District size must be a minimum of 40 acres. Notwithstanding the provisions of Section 7.08.x, the minimum district size is not modifiable.
3. *Incremental Additions.* The Board of Supervisors may approve a zoning map amendment for incremental additions to an existing UT/UM district if it finds that they are:
- a. Abutting or across the street from an existing UT/UM district;
 - b. Compatible with the existing UT/UM district;
 - c. Consistent with the General Plan policies for the area; and
 - d. Integrated with the existing UT/UM district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.
4. *District Subareas.* The UT/UM District is composed of 3 subareas, the "UT Inner Core," the "UT Outer Core," and the "UM Subarea." The boundaries of the subareas will vary to correspond with physical and natural barriers that limit compact development, pedestrian and bicycle connections and movement, and access to the transit station. When the entire Urban Transit Center Place Type, as designated in the General Plan, is further from the Metrorail station than the 1/4 mile outer limit of the UT Inner Core Subarea, then only the UT Outer Core may be applied.
- a. *UT Inner Core Subarea.* The UT Inner Core Subarea must:
 1. Include the land area located generally within a 1/4 mile from the outer edge of the Metrorail Station, including associated parking areas;
 2. Be shown on an approved Concept Development Plan (CDP);
 3. Locate the highest land-use intensities close to the transit stop;
 4. Include the primary focal point of the development; and
 5. Include a vertical mix of commercial public, civic, or institutional uses, and high-density residential uses, public gathering places, and a predominance of pedestrian-oriented uses (uses located at street level that are visible and accessible from the street).
 - b. *UT Outer Core Subarea.* The UT Outer Core Subarea must:
 1. Include the land area located outside the Inner Core subarea, but generally within 1/2 mile from the outer edge of a Metrorail Station, including associated parking areas;
 2. Be shown on the approved CDP;
 3. Include high density development that decreases in intensity with an increase in distance from the transit stop; and
 4. Include a vertical mix of commercial, public, civic, or institutional uses, and high-density residential uses, and a predominance of pedestrian-oriented uses (uses located at street level that are visible and accessible from the street).
 - c. *UM Subarea.* The UM Subarea must:
 1. Include the land area located outside the UT Outer Core Subarea;
 2. Be shown on an approved CDP;

3. Provide a transitional and complementary area between the high-density, urban development of the UT Inner and Outer Core Subareas and the surrounding development pattern;
 4. Provide a mix of office, retail, and service uses that are integrated into the neighborhood and complement and support the uses of the UT Inner and Outer Core Subareas;
 5. Provide opportunities for a mix of housing types, such as multifamily dwellings, single-family attached townhouses, duplexes, triplexes, quadruplexes, and small lot single-family detached dwellings, as well as accessory dwellings, that meet the housing needs for all ages, abilities, and socioeconomic groups; and
 6. Include design features that complement the UT Inner and Outer Core Subareas such as flexible lot design and pedestrian and bicycle connections.
- B. **Concept Development Plan (CDP).** Rezoning to and subsequent development under the UT/UM District will be permitted only in accordance with a CDP approved according to Section 7.08 and 7.08.01 of this Ordinance. Flexibility in design options will be allowed.
- C. **Uses.** Refer to Table 3.02.01 for uses allowed in the district.
- D. **Dimensional Standards.** Refer to Table 2.01.01-1 for required dimensional standards.

Table 2.01.01-1. UT/UM DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	UT Inner Core	UT Outer Core	UM
Lot Requirements				
1	Lot Size (min.)	No min.	No min.	No min.
2	Lot Width (min.)	No min.	No min.	No min.
3	Lot Depth (min.)	No min.	No min.	No min.
Yards				
4	Adjacent to Roads (min.)	Section 5.07.02 applies, except for arterial roads where the following applies: Building - 100 ft. unless a component of an Urban Deck Parking - 50 ft.		
5	Front Yard (max.) ¹	10 ft. or 25 ft. if fronting on publicly accessible plaza or courtyard or to accommodate outdoor seating related to Food or Beverage Sales/Service uses		Nonresidential uses: 15 ft. Residential uses: 10 ft.
6	Side Yard (min.)	No min.	No min.	No min.
7	Rear Yard (min.)	No min.	No min.	No min.
Building Requirements				
8	FAR (max.) ²	No max.	No max.	1.5 ⁴
9	FAR (min.) ³	2.0	1.4	No min.
10	Single-Family Density (max.)	Single-family not permitted	Single-family not permitted	Maximum number of single-family dwelling units must be provided on an approved CDP
11	Lot Coverage (max.)	No min.	No min.	No min.
12	Building Height (max.) ⁵	No max.	No max.	MF, Office, and Retail and Service Commercial: 175 ft. Single-Family Dwelling Unit: 50 ft.
13	Building Height (min.) ^{3, 5}	95 ft.	70 ft. ³	MF, Office, and Retail and Service Commercial: 50 ft. Single-Family Dwelling Units: 24 ft.
Open Space Requirements				
14	Open Space (min.) ⁶	10%		
15	Landscaped Open Space (min.) ^{7, 8}	No requirement.	10% per development	10% per development

Table 2.01.01-1. UT/UM DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	UT Inner Core	UT Outer Core	UM
¹	Measured from back of sidewalk/public access easement.			
²	Maximum FAR for Inner Core and Outer Core must be provided on approved CDP. No maximum FAR on individual building lots or sites provided average FAR for the subareas does not exceed the maximum FAR provided on the CDP.			
³	Minimum FAR and building height may be lowered pursuant to Section 5.14 to allow a transition area between existing residential neighborhoods and sites proposed for redevelopment.			
⁴	See Section 2.01.01.E. for criteria to increase to maximum 2.0 FAR in UM Subarea.			
⁵	Unless a lower height restriction is recommended by the Metropolitan Washington Airport Authorities.			
⁶	Open space must be provided in accordance with Section 5.04.			
⁷	When the required landscaped open space is provided as a publicly accessible plaza, mini park, or other outdoor gathering space, it may be used to satisfy the minimum Public/Civic requirements of the respective UT Inner Core Subarea, UT Outer Core Subarea, or UM Subarea in Table 2.01.01-3.			
⁸	Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.			

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

E. **UM Subarea Adjusted Base Floor Area Ratio (FAR):** An application for zoning amendment, site plan, or special exception approval in the UM Subarea is eligible for an increase from 1.5 FAR to 2.0 FAR by applying a combination of the Incentive Elements in Table 2.01.01-2. Total FAR increase cannot exceed 0.5.

TABLE 2.01.01-2. UM ADJUSTED BASE FLOOR AREA RATIO

Reference	Incentive Elements	FAR Bonus
Unmet Housing Needs (see Section 8.02)		
1	ADUs are provided in accordance with Section 8.01.	Refer to Section 8.01 for density increase
2	At least 15% of the application’s total residential units address unmet housing needs pursuant to Section 8.02.	0.2
3	The application provides 5% of the application's total dwelling units as very-low income housing units pursuant to Section 8.02.	0.1
Building Techniques that Exceed Energy Efficiency Standards (see Section 5.xxx)		
4	Building or buildings to receive increased FAR achieves energy efficiency and/or sustainability standards in Section 5.xxx.	0.2
Additional Community Amenities and Pedestrian Connections (see Section 5.04)		
5	Provision of a publicly accessible plaza, square, or green of 5,000 sf or more that is in addition to the required open space and provided in accordance with Section 5.04.	0.2
6	Provision of a community amenity that exceeds the requirements of Section 2.01.01.N.	0.1
7	Provision of public or civic space that exceeds the Public/Civic Space requirement in Table 2.01.01-2 by 1%.	0.2
8	Provision of universal design elements in residential units.	TBD
9	Provision of universal design elements in neighborhood design.	TBD
10	Provision of pedestrian connections that achieve planned connections consistent with the Loudoun County, Virginia Linear Parks and Trails System (LPAT)	0.05/ 1 mile of trail
Beneficial Revitalization/Redevelopment in Priority Areas		
11	Revitalization or redevelopment located in Priority Areas identified on the Priority Commercial Redevelopment Areas map in the General Plan	0.05 for projects less than 1 acre 0.1 for projects 1 to 5 acres 0.2 for project greater than 1 acre

F. **Mix of Uses.** In the UT Inner Core, UT Outer Core, and UM Subareas, the land use mix must be provided within the percentages provided in Table 2.01.01-3.

- To exceed the minimum percentage in any land use category, the minimum percentage in all land use categories must be achieved as evidenced by an approved Site Plan or subdivision. After the minimum percentages have been achieved, in addition to the requirements of Section 7.06 (Zoning Permits), a zoning

permit for change in tenant occupancy must include a tabulation indicating that the minimum percentages continue to be met.

2. When an incremental addition is made to an existing UT/UM District, the tabulation required in Section 2.01.01.G must be revised to incorporate uses proposed for the incremental addition. The revised tabulation must continue to meet minimum use percentages required in Table 2.01.01-3.
 - a. Incremental additions permitted pursuant to Section 2.01.01.A.3. of less than 5 acres are not required to meet the Required Mix of Uses in Table 2.01.01-3. provided that:
 1. The effect of the proposed development is to shift the use mix for the UT/UM district closer to the preferred mix for the Urban Transit and/or the Urban Mixed Use Place Types;
 2. The proposed development meets the requirements of Section 2.01.01.A.3.
3. Each development application (including site plans) must include a tabulation by land use category of approved total floor area, the proposed floor area for the application, and the remaining square footage not yet developed.

TABLE 2.01.01-3. REQUIRED MIX OF USES

Land Use Category	UT Inner Core	UT Outer Core	UM
Residential ¹	40% to 60% of approved SF ²	60% to 80% of approved SF ²	70% to 90% of approved SF ³
Nonresidential ¹	40% to 60% of approved SF	20% to 40% of approved SF	10% to 30% of approved SF
Public/Civic (min.) ^{1,4}	5% of approved SF	5% of approved SF	5% of approved SF
Open Space	10% of gross land area of UT Inner and Outer Core Subareas		10% of gross land area of UM Subarea

¹Maximum SF must be provided on an approved CDP. For residential uses, maximum square footage for multifamily attached dwelling units in the UT Inner and Outer Core and dwelling units per acre in the UM subarea must be provided.
²Residential uses must be multifamily attached dwellings.
³If single-family detached dwelling units are included, the amount and design must be consistent with Section 3.06.02.09.A.
⁴Publicly accessible parks, squares, or greens provided pursuant to Section 5.04 may be used to meet the Public/Civic requirement.

- G. **Vertical Mix.** A specified number of buildings in the UT/UM District must include a vertical mix of uses, such as ground floor retail with upper story residences or offices, as follows:
 1. UT Inner Core Subarea - minimum 70% of all buildings.
 2. UT Outer Core Subarea - minimum 50% of all buildings.
 3. UM Subarea - minimum 30% of all buildings.
 - a. Single-family detached and single-family attached dwelling units will not be included in calculating required percentages of vertical mix buildings.
 4. When multiple use types are located within a single building, the land use mix requirements for Residential and Nonresidential identified on an approved CDP may be modified by 5% by the Zoning Administrator at Site Plan review provided the mix percentages are within the ranges in Table 2.01.01-3.
- H. **Publicly Accessible Outdoor Gathering Spaces.** Spaces for outdoor gathering in the UT/UM District must be provided as follows:
 1. A minimum of 1 publicly accessible plaza must be in the UT Inner Core Subarea to represent the urban focal point required to be provided in Section 2.01.01.A.4.a.4 and shown on the CDP;
 2. Publicly accessible greens, active recreation space, and mini parks must be distributed throughout the UT Inner Core Subarea, UT Outer Core Subarea, and UM Subarea within walking distance from uses;
 3. Publicly accessible greens, active recreation space, and mini-parks must be provided for each incremental addition to the UT/UM District to maintain open space within walking distance from uses in the incremental addition; and

4. Publicly accessible greens, active recreation space, and mini-parks must be depicted on the CDP in the land bay and/or block to be provided.
- I. **Land Use Arrangement.** Land uses within the UT/UM District must be arranged as follows:
 1. Bus stops must be located throughout the UT/UM District, as determined by the County, the Washington Metro Area Transit Authority (WMATA) or similar authority;
 2. Land uses must be adjoining or located proximate to each other to ensure a compact development pattern and continuous urban streetscape;
 3. The UT/UM District must be arranged in rectilinear or grid pattern of interconnecting streets and blocks. Variation of the rectilinear or grid pattern may be permitted to protect natural landscape features and avoid floodplain;
 4. Block length (measured at the edge of the right-of-way access easement for private streets) must be provided as follows:
 - a. UT Inner Core: 200 feet minimum; 400 feet maximum.
 - b. UT Outer Core: 200 feet minimum; 660 feet maximum.
 - c. UM: 200 feet minimum; 660 feet maximum.
 - d. Blocks designed to include a mid-block through-alley allowing secondary vehicle access to land uses on the block may be a maximum of 2 times the length of the maximum average length, half of which will be used to determine block length.
 5. When adjacent to smaller dwellings, larger buildings must step down in height to provide a transition to the smaller dwellings in a neighboring or adjacent residential development;
 - a. In the UM Subarea, buildings at the edge of the district should be generally no more than 1 story taller than adjoining development consisting of less-intensive uses;
 1. If the adjoining property is not developed, then the buildings at the edge of the district must not be more than 1 story or 15 feet taller than the maximum permitted height in the existing district or Place Type identified in the General Plan for the adjoining property, whichever is taller;
 6. Changes in building height or character should occur mid-block to promote street walls that appear similar in height at adjacent blocks; and
 7. Eaves are permitted to cantilever a maximum of 3 feet over sidewalks.
 - a. Awnings, canopies, trellises, and similar architectural features may overhang sidewalks.
- J. **Building Orientation.** Buildings in the UT/UM District must be oriented as follows:
 1. Toward adjacent local and/or collector streets, or adjacent plaza, greens, or parks, any of which may be public or private; and
 2. With principal entrances to all buildings accessible from the front of the building and by a sidewalk or adjacent plaza, green, or park.
- K. **Pedestrian-Oriented Building Placement and Uses.** To achieve a uniform streetscape, the building wall of any lot within the UT/UM District must be provided as follows:
 1. Within the UT Inner Core Subarea, a minimum of 70% of any lot width that abuts a public right-of-way, private street, or plaza, must be occupied by a building wall built between the maximum permitted front yard and the front lot line;
 2. Within the UT Outer Core Subarea, a minimum of 50% of any lot width that is adjacent to a public right-of-way, private street, or plaza must be occupied by a building wall between the maximum permitted front yard and the front lot line.

3. Within the UM Subarea, a minimum of 50% of any lot width that is adjacent to a public right-of-way, private street, or plaza must be occupied by a building wall between the maximum permitted front yard and the front lot line.
4. The building wall may be part of a principal building or accessory building.
5. The remaining lot frontage in the UT Inner Core Subarea, UT Outer Core Subarea, and UM Subarea may be occupied by any combination of the following:
 - a. Building wall (within the maximum front yard and the front lot line);
 - b. Decorative solid wall, fence or hedge no higher than 4 feet (located at the minimum front yard);
 - c. Decorative wall or fence that allows visibility through it, such as wrought iron or split rail fences, no higher than 6 feet (located at the minimum front yard);
 - d. Landscaped entryway signage or features (within the maximum front yard and the front lot line);
 - e. Pedestrian amenities such as a public plaza or park; or
 - f. Breaks for necessary pedestrian or vehicle access ways.
6. To achieve a pedestrian-oriented streetscape, the buildings of any lot must be provided as follows:
 - a. Within the Inner Core subarea, at least 70% of the first-floor building frontage of the building wall as required in subsection 2.01.01.L.1. above, must contain pedestrian-oriented development, preferably commercial, public, civic, or institutional uses on the ground floor.
 - b. Within the Outer Core subarea at least 50% of the first-floor building frontage of the building wall as required in subsection 2.01.01.L.2. above, must contain pedestrian-oriented development, preferably commercial, public, civic, or institutional uses on the ground floor.
 - c. In multifamily buildings, these percentages may be accomplished with accessory uses, lobbies, mailboxes, meeting rooms, and indoor recreational uses.

L. **Pedestrian and Bicycle Connections and Facilities.**

1. **Pedestrian and Bicycle Connections.** Within the UT/UM District, each development must provide and contribute to an on-site system of sidewalks, shared use paths, pedestrian walkways, bicycle paths and on-street bicycle facilities designed to provide direct access and connections to and between the following:
 - a. The primary entrance or entrances to each principal building;
 - b. Sidewalks, shared use paths, pedestrian walkways, bicycle paths, or on-street bicycle facilities onsite or on adjacent properties that extend to the district's boundaries that are shared with adjacent developments;
 - c. Sidewalks, shared use paths, bicycle paths, or on-street bicycle facilities along the perimeter streets adjacent to the UT/UM District;
 - d. Existing or planned bus or rail transit stops and commuter park and ride locations internal or adjacent to the UT/UM District; and
 - e. On-site amenities provided according to Section 2.01.01.N. below, public parks, civic uses, and parking area or structures.
2. **Most Direct Route Required.** All pedestrian connections in the UT/UM District must be:
 - a. Designed and sited to ensure the shortest and most direct route possible from point to point;
 - b. Connected so that pedestrians do not have to walk across grass or landscaped areas when making connections identified in Subsection 2.01.01.M.1. above; and
 - c. Mid-block pedestrian walkways are encouraged wherever possible to assure a more direct connection between adjacent uses.
3. **Sidewalks and Other On-Site Pedestrian Walkways.** All sidewalks and on-site pedestrian walkways must:

- a. Be provided on all 4 sides of a block;
 - b. Be provided parallel to all streets;
 - c. Be at least 8 feet wide within the UT Inner Core and UT Outer Core Subareas and at least 6 feet wide within the UM Subarea;
 - d. Have and maintain a minimum unobstructed pathway at least 5 feet wide;
 - e. Be aligned and connected with those on adjacent properties and public rights-of-way; and
 - f. Have crosswalks when the pedestrian facility crosses a parking area, driveway, or private street. In the UT Inner Core and UT Outer Core Subareas, the crosswalks must be clearly marked through use of change in paving materials, height, or distinctive colors. In the UM Subarea, painted crosswalks may be used.
4. **Bicycle Paths and Lanes.** All bicycle paths and lanes in the UT/UM District must be:
- a. At least 5 feet wide, 10 feet wide if a shared use path; and
 - b. Provided throughout the UT/UM District.
5. **Pedestrian/Bicyclist Underpasses or Tunnels.** Pedestrian underpasses or tunnels must be generally straight and without recesses so that the far end of the underpass or tunnel is visible to the pedestrian or bicyclist.
- M. **On-Site Amenities.** All buildings in the UT Inner and UT Outer Core Subareas containing 50,000 or more square feet of gross floor area must incorporate at least 2 of the on-site amenities or features listed below that are accessible to all uses within the building.
1. Patio or plaza with seating areas provided such patio or plaza has a minimum depth and width of 10 feet and a minimum total area of 300 square feet;
 2. Landscaped mini-parks, squares, or greens, including rooftop areas, provided such park or green has a minimum depth and width of 30 feet and a minimum total area of 1,000 square feet;
 3. On-site transportation amenities, including bus stops or customer pick-up/drop-off stations;
 4. Protected customer walkways, arcades, or easily identifiable building pass-throughs containing window displays and intended for public access;
 5. Water feature, such as a lake, pond, or fountain, provided the feature is easily accessed by pedestrians and includes or integrates seating areas for pedestrians;
 6. Street-level public restrooms immediately accessible from building pass-throughs, public plazas or other public open spaces, or enclosed plazas/atriums;
 7. Swimming pools (indoor or outdoor, including rooftop); or
 8. Athletic facilities such as lockers, showers, and changing rooms.
- On-site amenities may be used to satisfy the minimum parks, civic, and open space requirements of the Inner and Outer Core subareas as required in Table 2.01.01-2 .
- N. **Tree Canopy.** Tree canopy requirements of Section 5.06 do not apply to the UT Inner Core Subarea.

2.01.02 Urban Employment – UE

Purpose. The purpose of the Urban Employment (UE) District is to:

- *Implement the Urban Employment Place Type of the General Plan;*
- *Provide opportunities for a broad array of employment uses within an environment that provides gathering spaces and opportunities for synergies among businesses;*
- *Offer prime locations for office and flex space uses, as well as startups and established businesses;*
- *Allow limited first floor retail that supports predominant uses;*

- *Establish a development pattern where buildings are the predominant feature when viewed from roadways and adjacent properties and parking is generally located behind buildings;*
- *Ensure required open space includes gathering spaces for use by customers and employees in UE developments;*
- *Ensure uses do not generate excessive noise or air pollutants or require outdoor storage;*
- *Create transitions between UE uses and other developments, particularly adjacent residential neighborhoods; and*
- *Integrate separate employment uses within a walkable environment.*

Specific objectives of this district include:

- *Provide the opportunity for a high intensity and mix of development that is supportive of and served by mass transit service;*
- *Encourage development that is compatible within the AIOD, within the 65 Ldn or higher aircraft noise contours of Dulles International Airport;*
- *Provide for pedestrian, bicycle, and vehicle connections between different land uses within the district, and from development in the district to adjacent and nearby transit, open spaces, recreational and other community facilities, employment centers, and adjacent pedestrian and bicycle facilities;*
- *Ensure high-quality design and construction, including locating buildings close to the street with parking behind to ensure that buildings are the predominant visual feature when viewed from roadways and adjacent properties;*
- *Establish an urban development pattern of urban scale blocks arranged in a rectilinear grid;*
- *Provide for the use of mass transit to reduce the number of peak hour vehicle trips;*
- *Provide for a mix of supporting commercial retail and service uses to serve the shopping and service needs of district employees, visitors, and commuters;*
- *Encourage the development of well-configured plazas, squares, greens, landscaped streets, and parks woven into a pattern of transit-oriented and pedestrian-oriented development and dedicated to collective social activity, recreation, and visual enjoyment; and*
- *Support the future rail connection to the Dulles International Airport and corporate office users making frequent use of the Airport.*

A. Applicability, Size, and Location. The following applies to the UE district:

1. The UE district must:
 - a. Be in an area consistent with the Urban Employment Place Type of the General Plan;
 - b. Ensure connection and access to the Loudoun Gateway transit stop is an integral feature of the district; and
 - c. Include an arrangement of land uses that provides safe and convenient opportunities to connect with the Loudoun Gateway transit stop.
2. **Minimum District Size.** The initial district size must be 40 acres or more. Notwithstanding the provisions of Section 7.08.x, the minimum district size is not modifiable.
3. **Incremental Additions.** The Board of Supervisors may approve a zoning map amendment with incremental additions to an existing UE district if it finds that they are:
 - a. Abutting or across the street from an existing UE district;
 - b. Compatible with the existing UE district;
 - c. Consistent with the General Plan policies for the area; and
 - d. Integrated with the existing UE district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.

- B. **District Subareas.** The UE District is composed of 2 subareas, the “Inner Core” and the “Outer Core.” The boundaries of the subareas will vary to correspond with physical and natural barriers that limit compact development, pedestrian and bicycle connections and movement, and access to the transit station.
1. **Inner Core Subarea.** The “Inner Core” subarea must:
 - a. Include the land area located generally within a ¼ mile from the outer edge of the Loudoun Gateway Transit Station, including associated parking areas;
 - b. Be shown on an approved Concept Development Plan (CDP);
 - c. Locate the highest land-use intensities close to the Loudoun Gateway Transit Station;
 - d. Include a primary focal point of the development; and
 - e. Include a vertical mix of commercial, public, civic, or institutional uses, public gathering places, and a predominance of pedestrian-oriented uses (uses located at street level that are visible and accessible from the street).
 2. **Outer Core Subarea.** The “Outer Core” must:
 - a. Include the land area located outside the Inner Core subarea, but generally within ½ mile from the outer edge of the Loudoun Gateway Transit Station, including associated parking areas;
 - b. Be shown on an approved CDP;
 - c. Include high density development that decreases in intensity with an increase in distance from the transit stop; and
 - d. Include a vertical mix of supporting commercial, public, civic, institutional, or industrial uses and a predominance of pedestrian-oriented uses (uses located at street level that are visible and accessible from the street).
- C. **Concept Development Plan (CDP).** Rezoning to and subsequent development under this district will be permitted only in accordance with a CDP approved according to Sections 7.08 and 7.08.01 of this Ordinance. Flexibility in design options will be allowed.
- D. **Uses.** Refer to Table 3.02.01 for uses allowed in the district.
- E. **Lot and Building Standards.** Refer to Table 2.01.02-1 for required lot and building standards.

Table 2.01.02-1. UE District Lot and Building Standards

Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.)	No min.
2	Lot Width (min.)	No min.
3	Lot Depth (min.)	No min.
Yards		
4	Yards Adjacent to Roads (min.)	Section 5.07.02 applies, except for arterial roads where the following applies: Building - 100 ft. unless a component of an Urban Deck Parking - 50 ft.
5	Front Yard (max.)	10 ft. or 25 ft. if fronting on plaza or courtyard open to the public
6	Side Yard (min.)	No min.
7	Rear Yard (min.)	No min.
Building Requirements		
8	FAR (min.)	1.0 ¹
9	Lot Coverage (min.)	No min.
10	Building Height (max.)	100 ft. ²
11	Building Height (min.)	30 ft. of occupied space or 25 ft. of occupied space if building is constructed between a parking structure and a street and effectively screens the parking structure from public view.
Open Space Requirements		
12	Open Space (min.) ³	10%
13	Landscaped Open Space (min.) ⁴	10%

¹Maximum FAR for Inner Core and Outer Core must be provided on approved CDP. No maximum FAR on individual building lots or sites provided average FAR for the subareas does not exceed the maximum FAR provided on the CDP.

²Unless a lower height restriction is required based on Federal Aviation Regulations Part 77 – Imaginary surfaces.

³Open Space must be provided in accordance with Section 5.04.

⁴Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.

F. **Development Applications.** Each development application (including site plans) must include a tabulation of approved total floor area, the proposed floor area for the application, and the remaining square footage.

G. **Land Use Arrangement.** Land uses within the UE District must be arranged as follows:

1. Bus stops must be located throughout the UE District, as determined by the County in consultation with the Washington Metro Area Transit Authority (WMATA) or similar authority;
2. Land uses must be adjoining or located proximate to one another to ensure a compact development pattern and a continuous urban streetscape;
3. The UE District must be arranged in a generally rectilinear pattern of interconnecting streets and blocks while maintaining respect for the natural landscape and floodplain;
4. Average block length (measured at the edge of right-of-way or public access easement for private streets) within the total development area that is the subject of a Site Plan must not exceed 400 feet;
5. Blocks designed to include a mid-block, through alley allowing secondary vehicle access to land uses on the block may be a maximum of 800 feet in length, half of which will be used in the calculation of average block length;

6. The street network in the Outer Core should complement and support the Inner Core subarea street network by providing multiple and direct vehicular, bicycle, and pedestrian connections to the transit station;
 7. Awnings, canopies, trellises, and similar architectural features may cantilever over a pedestrian walkway. Eaves may cantilever over the pedestrian walkway no more than 3 feet; and
 8. Pedestrian walkways must be located on all four sides of a block. Pedestrian walkways are not required in alleys.
- H. **Building Orientation.** Buildings in the UE District must be oriented as follows:
1. Toward adjacent neighborhood and/or collector streets or adjacent plaza, greens, or parks; any of which may be publicly or privately owned; and
 2. With principal entrances to all buildings accessible from the front sidewalk or an adjacent publicly accessible plaza, green, or park.
- I. **Pedestrian-Oriented Building Placement and Uses.** To achieve a uniform streetscape, the building wall of any lot must be provided as follows:
1. Within the Outer Core Subarea, a minimum of 50% of any lot width that is adjacent to a public right-of-way, private street frontage, or a plaza must be occupied by a building wall built between the maximum permitted yard and front lot line; and
 2. The building wall may be part of a principal building or accessory building.
 3. The remaining lot frontage in the Inner Core and Outer Core subareas may be occupied by any combination of the following:
 - a. Building wall (within the maximum permitted yard up to the lot line);
 - b. Decorative solid screening wall, fence or hedge no higher than 4 feet;
 - c. Decorative wall or fence that allows visibility through it, such as wrought iron or split rail fences, no higher than 6 feet;
 - d. Landscaped entryway signage or features;
 - e. Pedestrian amenities such as a public plaza or park; or
 - f. Breaks for necessary pedestrian or vehicle access ways.
 4. To achieve a pedestrian-oriented streetscape, the buildings of any lot must be provided as follows:
 - a. Within the Inner Core subarea, at least 70% of the first-floor building frontage as required in Subsection 2.01.02.H.1. above, must contain pedestrian-oriented development, preferably commercial retail and service uses, on the first floor.
 - b. Within the Outer Core subarea, at least 30% of the first-floor building frontage, as required in Subsection 2.01.02.H.2. above, must contain pedestrian-oriented development, preferably commercial retail and service uses, on the first floor.
- J. **Pedestrian and Bicycle Connections & Facilities.**
1. **Pedestrian and Bicycle Connections.** Within the UE District, each development will provide and contribute to an on-site system of sidewalks, shared use paths, pedestrian walkways, bicycle paths and on-street bicycle facilities designed to provide direct access and connections to and between the following:
 - a. The primary entrance or entrances to each principal building in the UE District;
 - b. Sidewalks, shared use paths, pedestrian walkways, bicycle paths and on-street bicycle facilities onsite or on adjacent properties that extend to the boundaries shared with the district;
 - c. Sidewalks, pedestrian walkways, shared use paths, bicycle paths and on-street bicycle facilities along the perimeter streets adjacent to the district;

- d. Existing or planned bus or rail transit stops and commuter park and ride locations internal or adjacent to the UE district; and
 - e. On-site amenities provided according to Subsection 2.01.02.K. below, public parks, civic uses, and parking area or structures.
2. **Most Direct Route Required.** All pedestrian connections must be:
- a. Designed and sited to ensure the shortest, most direct route possible from point to point;
 - b. Connected so that pedestrians do not have to walk across grass or landscaped areas when making connections identified in Subsection 2.01.02.I.1. above; and
 - c. Mid-block pedestrian walkways are encouraged wherever possible to assure a more direct connection between adjacent uses.
3. **Sidewalks and Other On-Site Pedestrian Walkways.** All sidewalks and on-site pedestrian walkways must be:
- a. Provided parallel to all streets;
 - b. At least 8 feet wide within the Inner Core subarea and at least 6 feet wide within the Outer Core subarea;
 - c. Have and maintain a minimum unobstructed pathway at least 5 feet wide;
 - d. Aligned and connected with sidewalks and trails located on adjacent properties and public rights-of-way; and
 - e. Have crosswalks when the pedestrian facility crosses a parking area, street, or driveway.
 - 1. In the Inner Core Subarea, the crosswalks must be clearly marked through use of change in paving materials, height, or distinctive colors.
 - 2. In the Outer Core Subarea, painted crosswalks may be used.
4. **Bicycle Paths and Lanes.** All bicycle paths and lanes must be:
- a. At least 5 feet wide, 10 feet wide if a shared use path; and
 - b. Provided for throughout the UE district.
5. **Pedestrian/Bicyclist Underpasses or Tunnels.** Pedestrian and bicyclist underpasses or tunnels, if provided, must be generally straight and without recesses so that the far end of the underpass or tunnel is visible to the pedestrian or bicyclist.
- K. **On-Site Amenities.** All development in the UE District containing 25,000 or more square feet of gross floor area must incorporate at least 2 of the following on-site amenities or features that are accessible to all uses within the development:
- 1. Patio or plaza with seating areas, provided such patio or plaza has a minimum depth and width of 10 feet and a minimum total area of 300 square feet;
 - 2. Landscaped mini-parks, squares, or greens, including rooftop areas, provided such park or green has a minimum depth and width of 30 feet and a minimum total area of 1,000 square feet;
 - 3. On-site transportation amenities, including bus stops and customer pick-up/drop-off stations;
 - 4. Protected customer walkways; arcades; or easily identifiable building pass-throughs containing window displays and intended for public access;
 - 5. Water feature, such as a lake, pond, or fountain, provided the feature is easily accessed by pedestrians and includes or integrates seating areas for pedestrians;
 - 6. Athletic facilities such as lockers, showers and changing rooms;
 - 7. Street-level public restrooms immediately accessible from building pass-throughs, public plazas or other public open spaces, or enclosed plazas/atriums; or
 - 8. Swimming pools (indoor or outdoor, including rooftops).

On-site amenities may be used to satisfy the minimum 10% open space requirement for the Inner and Outer Core subareas in Table 2.01.02-1.

L. **Tree Canopy.** The tree canopy requirements of Section 5.06 will not apply to the Inner Core Subarea.

2.02 Suburban Policy Area Zoning Districts

2.02.01 Suburban Neighborhood – SN

Purpose. The purpose of the Suburban Neighborhood (SN) District is to:

- Implement the Suburban Neighborhood Place Type of the General Plan;
- Provide for moderate to medium density single-family detached and attached residences with limited multifamily residences integrated in a walkable street pattern in areas served by public water and sewer service;
 - Establish residential densities compatible to and integrated with surrounding development pattern with the SN-4 district and allow for moderate density infill development with the SN-6 district;
- Apply to areas of primarily residential uses, including Loudoun’s master planned neighborhoods, integrated with permitted public, retail, and service uses that serve the routine needs of the immediate neighborhood at significant intersections and along major roads; and
- Ensure new SN developments transition gradually to adjacent lower-density residential uses, particularly where natural or man-made buffers are not available, through building scale and design elements that soften these transitions.

A. **Applicability.** The SN District must be in an area consistent with the Suburban Neighborhood Place Type or the Leesburg JLMA Residential Neighborhood Place Type of the General Plan.

1. The SN-4 District standards apply unless a project meets the requirements of Section 2.02.01.K. Infill Development. When a project meets the requirements of Section 2.02.01.K, the SN-6 District may apply.
2. Section 2.02.01.K does not apply to properties in the Leesburg JLMA Residential Neighborhood Place Type.

B. **Use Regulations.** Refer to Table 3.02.01.

C. **Dimensional Standards.** Refer to Table 2.02.01-1 for required dimensional standards.

TABLE 2.02.01-1. SN DIMENSIONAL STANDARDS

Reference	Standard	SN-4	SN-6 ¹
Lot Requirements			
1	Residential and Nonresidential Lot Size (min.)	No min.	No min.
2	Residential Lot Size (max.)	SFD, or SFA Duplex, Triplex, or Quadruplex Building Lot: 10,000 sf.	SFD, or SFA Duplex, Triplex, or Quadruplex Building Lot: 10,000 sf.
		SFA Townhouse or Duplex, Triplex, or Quadruplex Individual Lot: No max.	SFA Townhouse or Duplex, Triplex, or Quadruplex Individual Lot: No max.
		MF: No max.	MF: No max.
3	Nonresidential Lot Size	No max.	No max.
4	Residential Lot Width (min.)	SFD: 40 ft. SFA Duplex, Triplex, Quadruplex Building Lot: 50 ft.	SFD: 40 ft. SFA Duplex, Triplex, Quadruplex Building Lot: 50 ft.
		SFA Townhouse Interior Unit: 14 ft. SFA Duplex, Triplex, Quadruplex Ground Floor Unit or Individual Lot: 20 ft.	SFA Townhouse Interior Unit: 14 ft. SFA Duplex, Triplex, Quadruplex Ground Floor Unit or Individual Lot: 20 ft.
		SFA Townhouse End Unit: 24 ft.	SFA Townhouse End Unit: 24 ft.

TABLE 2.02.01-1. SN DIMENSIONAL STANDARDS

Reference	Standard	SN-4	SN-6 ¹
		MF: No min.	MF: No min.
5	Nonresidential Lot Width (min.)	No min.	No min.
Yards			
6	Residential Front Yard (min.) ^{2,3}	15 ft.	15 ft.
7	Nonresidential Front Yard (max.) ²	15 ft.	15 ft.
8	Residential Side Yard (min.) ³	SFD, SFA: 8 ft. (16 ft. min. between units) 0 ft. for common walls	SFD, SFA: 8 ft. (16 ft. min. between units) 0 ft. for common walls
		MF: 10 ft.; 20 ft. on corner lots	MF: 10 ft.; 20 ft. on corner lots
9	Nonresidential Side Yard (min.) ⁴	Adjoining residential use: 25 ft. ⁵ Adjoining nonresidential use: 10 ft. Common walls: 0 ft.	Adjoining residential use: 25 ft. ⁵ Adjoining nonresidential use: 10 ft. Common walls: 0 ft.
10	Residential Rear Yard (min.) ³	25 ft.	25 ft.
11	Nonresidential Rear Yard (min.) ⁴	Adjoining residential use: 50 ft. ⁵ Adjoining nonresidential use: 15 ft. Common walls: 0 ft.	Adjoining residential use: 50 ft. ⁵ Adjoining nonresidential use: 15 ft. Common walls: 0 ft.
Building Requirements			
12	Residential Density (max.)	4 dwelling units per acre 4.8 dwelling units per acre with ADUs ⁶	6 dwelling units per acre 7.2 dwelling units per acre with ADUs
13	Nonresidential FAR (max.)	1.0	1.0
14	Residential Lot Coverage (max.)	SFD: 35% SFA: 50% MF: 60%	SFD: 35% SFA: 50% MF: 60%
15	Nonresidential Lot Coverage (max.)	70%	70%
16	Residential Building Height (max.)	SFD: 40 ft.; SFA: 45 ft.; MF: 50 ft. ⁸	SFD: 40 ft.; SFA: 45 ft.; MF: 50 ft. ⁸
17	Nonresidential Building Height (max.)	50 ft.	50 ft.
Open Space Requirements			
18	Residential and Nonresidential Open Space (min.) ⁹	30%	
19	Residential Active Recreation Space (min.) ^{10,11}	5,000 sf for first 10 SFD or SFA (if no SFD) dwelling units plus 100 sf for each additional SFD dwelling unit 200 sf for each additional SFA or MF dwelling unit	
20	Nonresidential Landscaped Open Space (min.) ¹⁰	0.2 times buildable area of lot	
<p>¹Infill designation determined pursuant to Section 2.02.01.K.</p> <p>²Except where a greater setback is required by Section 5.07.02.</p> <p>³Minimum yard requirements may be reduced by the Board of Supervisors by Special Exception in accordance with the provisions of Section 7.09.</p> <p>⁴Except where a greater buffer is required by Section 5.07.03.</p> <p>⁵The yard separating residential and nonresidential uses may be decreased in accordance with Section 5.14.</p> <p>⁶ADUs must be provided pursuant to Section 8.01.</p> <p>⁷Maximum height of 50 feet is permitted if the building is setback from the required yard 1 foot for each 1 foot of height that exceeds 45 feet.</p> <p>⁸Open Space must be provided in accordance with Section 5.04.</p> <p>⁹Active recreation space and landscaped open space provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.</p> <p>¹⁰Only market rate dwelling units are used in the Residential Active Recreation Space calculation. SFA may only be used in the 5,000 sf for 10 SFD dwelling units if there are not 10 SFD dwelling units in the development.</p>			

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

D. **Mix of Uses.** The land use mix in the SN district must be provided within the percentages provided in Table 2.02.01-2.

TABLE 2.02.01-2. REQUIRED MIX OF USES ¹		
Reference	Land Use Category	Requirement
1	Residential	75% to 90%
2	Nonresidential	0% to 15%
3	Public/Civic ^{4,5}	10% or more

¹Open space provided pursuant to Section 5.04 and meeting the criteria for community or cultural open space may be used to meet this requirement.
²Not required for projects less than 20 acres in size if the effect of the proposed development is to shift the use mix for an area within 1/2 mile of its boundaries closer to the preferred mix for the place type.

E. **Residential Unit Type Mix.** The mix of residential unit types must not exceed the percentages in Table 2.02.01-3.

TABLE 2.02.01-3. RESIDENTIAL UNIT TYPE MIX			
Reference	Unit Type	SN-4 Percent Allowed (max.)	SN-6 Percent Allowed (max.)
1	Single-Family Detached	85%	25%
2	Duplex, Triplex, Quadruplex	50%	75%
3	SFA Townhouse	25%	50%
4	Multifamily	5% ¹	15% ¹

¹Only Multifamily Stacked dwelling units permitted.

F. **Variation of Lot Sizes.** Developments must provide a variety of lot sizes as follows:

1. All projects containing 10 or more lots must include a mixture of lot sizes and dimensions to allow for a variety of housing opportunities and avoid monotonous streetscapes.
 - a. Larger and wider lots are encouraged at corners.
 - b. Smaller lots are encouraged adjacent to parks and open spaces.
2. No more than 60% of all single-family detached, and single-family attached duplex, triplex, and quadruplex building lots are permitted to be similar in total lot area.
 - a. For purposes of this subsection, "similar" lot areas is defined as within 500 square feet of each other.
 - b. *Exception.* Up to 70% of the lots within the subject subdivision may be similar if the Zoning Administrator finds that lot sizes and dimensions are sufficiently varied, for different housing types, to allow for a variety of housing opportunities, and avoid monotonous streetscapes.
3. **Dispersion of Lot Sizes.** Similar lot sizes must be distributed throughout a subdivision rather than grouped in one area, unless the Zoning Administrator finds that the intent of this district and of the Zoning Ordinance will be better served by a design that tends to group lots of similar sizes.

G. **Siting of Open Space and Building Lots.** Open space and building lots within the SN District must be sited as follows:

1. A minimum of 30% of the gross land area of the site must be open space provided pursuant to Section 5.04.
2. Building lots must be located on the portion of the site outside the open space.
3. Single-family attached townhouse, duplex, triplex, and quadruplex dwelling units must be located to minimize their impact on adjacent existing single-family detached dwelling unit developments.
4. Multifamily dwelling units must not be located at the edge of a development when adjacent to existing single-family detached dwelling unit developments.

5. Multifamily dwelling units should be used to create a transition between nonresidential uses and lower density residential areas, either within the same development or an adjacent development.
6. Public and/or Civic uses must be provided at no less than 10% of the land area or 10% of the lots created in a development, whichever is lesser in land area.
7. If included in a development, nonresidential lots must:
 - a. Not exceed 15% of the land area or 15% of the lots created in a development, whichever is lesser in land area;
 - b. Integrate into the neighborhood in a manner that does not create a nuisance to or require extensive separation from residential uses; and
 - c. Locate in a way that minimizes their impact on existing single-family detached dwelling unit developments adjacent to the SN District.

H. Other Lot Requirements.

1. Garages with access from the front must be setback at least 10 feet behind the front line of buildings.
 - a. *Exception.* This does not apply where the architectural front of a single-family detached, or a single-family attached duplex, triplex, or quadruplex dwelling unit is not oriented to a street.
2. Parallel parking may be provided on streets in front of residential and nonresidential lots, except for lots fronting on collector or arterial roads.

I. Road Network and Access. Within the SN District, the road network must be provided as follows:

1. Streets must form blocks where possible. Blocks must generally be in a grid pattern, with interconnecting streets and alleys.
2. Block (when provided) length or length between intersecting streets must be 600 feet to 1,500 feet in length (measured from the edge of right-of-way or access easement for private streets).
 - a. Blocks designed to include a mid-block through-alley allowing secondary vehicle access to land uses on the block may be a maximum of 2 times the length of the average block length, half of which will be used in the calculation of average block length.
3. Future street connections are required to adjacent developable parcels.
 - a. *Exception.* Such street connections are not required as follows:
 1. Through unavoidable steep slope areas (Section 5.03.02) or the Floodplain Overlay District (FOD) (Section 4.02). Developments must be designed so road connections can avoid regulated natural resources.
 2. Where intensive nonresidential uses are planned for the adjoining parcel.
4. Single-family detached and single-family attached dwelling units and nonresidential uses must front on a public road, unless the development has received approval for private roads.
5. Notwithstanding the access requirements of Section 5.01, access to single-family detached or individual single-family attached dwelling units may be provided by an alley or driveway.

J. Pedestrian and Bicycle Network. Within the SN District, a pedestrian and bicycle network must be provided as follows:

1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and road within or forming the perimeter of the district;
2. To establish direct and convenient access to the nonresidential uses, civic uses or spaces, and open space within the district;
3. To establish a trail network within the open space; and

4. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, or trails at the property boundaries of the project.
 - a. If connections are planned, then all sidewalks, shared use paths, and trails must continue to the project boundary and be stubbed. All development plans must provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat or site plan boundary.
- K. **Infill Development.** To be categorized as infill development and develop pursuant to the SN-6 Dimensional Standards in Table 2.02.02-1, the project must meet the following requirements:
 1. The project site is undeveloped or underutilized, but is located in an area of established, stable development with available or planned transportation, police and fire protection, schools and other public facilities and public utilities, including water and sewerage, adequate for the uses proposed;
 2. The project size must be no more than 25 acres;
 3. The proposed project will complement or complete a larger developed area; and
 4. The proposed project is integrated and designed to fit into the surrounding development pattern.

2.02.02 Suburban Compact Neighborhood – SCN

Purpose. *The purpose of the Suburban Compact Neighborhood (SCN) District is to:*

- *Implement the Suburban Compact Neighborhood Place Type of the General Plan;*
 - *Be applied in the Suburban Neighborhood and Suburban Mixed Use Place Types of the General Plan where appropriate;*
 - *Provide opportunities to develop compact neighborhoods that can take advantage of small infill parcels near traditional suburban neighborhoods or high-density walkable urban neighborhoods, depending on the context of their location, and in areas served by public water and sewer;*
 - *Establish a range of residential densities and design increasing in intensity from SCN-8, SCN-16, and SCN-24 districts that is compatible to and integrated with the surrounding development;*
 - *Provide opportunities for a variety of housing unit types including small-lot patio homes, manufactured housing, townhomes, duplexes, triplexes, quadruplexes, and multifamily dwellings, as well as accessory dwellings;*
 - *Ensure new development is designed to fit within or adjacent to surrounding neighborhoods;*
 - *Integrate open space areas such as parks, trails, community courtyards, and small public plazas into each neighborhood and nonresidential component;*
 - *Ensure public and civic amenities are provided or located within walking distance of each development;*
 - *Provide opportunities to integrate small scale office and retail and service uses serving the immediate needs or routine shopping needs into neighborhoods; and*
 - *Ensure new SCN developments transition to adjacent lower-density residential uses or more intensive nonresidential uses, particularly where natural or man-made buffers are not available, through building scale and design elements that soften these transitions.*
- A. **Applicability.** The SCN District must be in an area consistent with the Suburban Compact Neighborhood Place Type of the General Plan. The SCN district may also be applied in limited areas designated as the Suburban Neighborhood and Suburban Mixed Use Place Types of the General Plan if the criteria of Section 2.02.02.J are satisfied.
 - B. **Use Regulations.** Refer to Table 3.02.01.
 - C. **Dimensional Standards.** Refer to Table 2.02.02-1 for required dimensional standards.

TABLE 2.02.02-1. SCN DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	SCN-8	SCN-16	SCN-24
Lot Requirements				
1	Residential and Nonresidential Lot Size (min.)	No min.	No min.	No min.
2	Residential Lot Size (max.)	SFD; SFA Duplex, Triplex, or Quadruplex Building Lot: 6,000 sf.	SFD: 3,000 sf. SFA Duplex, Triplex, or Quadruplex Building Lot: 5,000 sf.	SFA Townhouse or Duplex, Triplex, or Quadruplex Individual Lot: No max. MF: No max.
		SFA Townhouse or Duplex, Triplex, or Quadruplex Individual Lot: No max.	SFA Townhouse or Duplex, Triplex, or Quadruplex Individual Lot: No max.	
		MF: No max.	MF: No max.	
	Residential Lot Width (min.)	SFD: 40 ft.	SFD: 30 ft.	SFA Townhouse Interior Unit: 14 ft.
		SFA Duplex, Triplex, Quadruplex Building Lot: 50 ft.	SFA Duplex, Triplex, Quadruplex Building Lot: 40 ft.	
		SFA Duplex, Triplex, Quadruplex Ground Floor Unit or Individual Lot: 20 ft.	SFA Duplex, Triplex, Quadruplex Ground Floor Unit or Individual Lot: 20 ft.	SFA Townhouse End Unit: 22 ft.
		SFA Townhouse Interior Unit: 14 ft.	SFA Townhouse Interior Unit: 14 ft.	MF Attached: 60 ft.
		SFA Townhouse End Unit: 22 ft.	SFA Townhouse End Unit: 22 ft.	
		MF: 60 ft.	MF: 60 ft.	
	Residential Length Width Ratio (max.)	5:1	7:1	6:1
	Nonresidential Lot Width	No min.	No min.	No min.
Yards				
	Residential Front Yard (min.) ^{1,2}	SFD, SFA: 15 ft.	SFD, SFA: 15 ft.	SFA: 15 ft.
		MF: 20 ft.	MF: 25 ft.	MF: 25 ft.
	Nonresidential Front Yard (min.)	15 ft.	15 ft.	15 ft.
	Residential Side Yard (min.) ^{1,2}	SFD, SFA: 8 ft. 0 ft. for common walls	SFD, SFA: 8 ft. 0 ft. for common walls	SFA: 8 ft. 0 ft. for common walls
		MF: 10 ft.; 20 ft. on corner lots	MF: 10 ft.; 25 ft. on corner lots	MF: 10 ft.; 25 ft. on corner lots
	Nonresidential Side Yard (min.) ¹	Adjoining residential use: 25 ft. ³ Adjoining nonresidential use: 10 ft. Common walls: 0 ft.	Adjoining residential use: 25 ft. ³ Adjoining nonresidential use: 10 ft. Common walls: 0 ft.	Adjoining residential use: 25 ft. ³ Adjoining nonresidential use: 10 ft. Common walls: 0 ft.
	Residential Rear Yard (min.) ^{1,2}	SFD: 25 ft.	SFD: 15 ft.	SFA: 15 ft.
		SFA: 15 ft. 0 ft. for common walls	SFA: 15 ft. 0 ft. for common walls	
		MF: 25 ft.	MF: 25 ft.	MF: 25 ft.
	Nonresidential Rear Yard (min.) ¹	Adjoining residential use: 50 ft. ³ Adjoining nonresidential use: 15 ft. Common walls: 0 ft.	Adjoining residential use: 50 ft. ³ Adjoining nonresidential use: 15 ft. Common walls: 0 ft.	Adjoining residential use: 50 ft. ³ Adjoining nonresidential use: 15 ft. Common walls: 0 ft.
Building Requirements				
	Residential Density (max.)	8 dwelling units per acre 9.6 dwelling units per acre with ADUs ⁴	16 dwelling units per acre 19.2 dwelling units per acre with ADUs ⁴	24 dwelling units per acre 28.8 dwelling units per acre with ADUs ⁴
	Nonresidential FAR (max.)	1.0	1.0	1.0

Residential Lot Coverage (max.)	SFD: 50% SFA: 75% MF: 60% Nonresidential: 75%	SFD: 70% SFA: 75% MF: 60% Nonresidential: 80%	SFA: 80% MF: 70% Nonresidential: 80%
Nonresidential Lot Coverage (max.)	Nonresidential: 75%	Nonresidential: 80%	Nonresidential: 80%
Residential and Nonresidential Building Height (max.)	SFD: 40 ft. SFA: 45 ft. MF: 50 ft. ⁵	SFD: 40 ft. SFA: 45 ft. MF: 50 ft. ⁵	SFD: 40 ft. SFA: 45 ft. MF: 50 ft. ⁵
SFA Townhouse Units per Building (max.)	8 dwelling units	8 dwelling units	8 dwelling units

Open Space Requirements				
Open Space ⁶	15%	15%	15%	15%
Residential Active Recreation Space (min.) ⁷	5,000 sf for 10 SFD or SFA dwelling units plus 100 sf for each additional SFD unit 200 sf for each additional SFA or MF unit	5,000 sf for 10 SFD or SFA dwelling units plus 100 sf for each additional SFD unit 200 sf for each additional SFA or MF unit	5,000 sf for 10 SFA or MF dwelling units plus 200 sf for each additional SFA or MF unit	
Nonresidential Landscaped Open Space (min.) ⁸	0.2 times buildable area of lot	0.2 times buildable area of lot	0.2 times buildable area of lot	

¹Except where a greater setback is required by Section 5.07.02.
²Minimum yard requirements may be reduced by the Board of Supervisors by Special Exception in accordance with the provisions of Section 7.09.
³The yard separating residential and nonresidential uses may be decreased in accordance with Section 5.14.
⁴ADUs must be provided pursuant to Section 8.01.
⁵Maximum height of 50 feet is permitted if the building is setback from the required yard 1 foot for each 1 foot of height that exceeds 45 feet.
⁶Open Space must be provided in accordance with Section 5.04.
⁷Active recreation space and landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.
⁸Only market rate dwelling units are used in the Residential Active Recreation Space calculation. SFA may only be used in the 5,000 sf for 10 SFD dwelling units if there are not 10 SFD dwelling units in the SCN-8 or SCN-16 development.

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

D. **Residential Unit Type Mix.** The mix of residential unit types must not exceed the percentages in Table 2.02.02-2.

Reference	Unit Type	Percent Allowed (max.)		
		SCN-8	SCN-16	SCN-24
1	Single-Family Detached	20%	10% ¹	0%
2	Single-Family Attached Duplex, Triplex, Quadruplex	75%	30%	0%
3	Single-Family Attached Townhouse	75%	40%	10%
4	Stacked Multifamily	15%	20%	25%
5	Attached Multifamily	0%	75%	100%

¹Single-family detached dwelling units must meet the requirements of Section 3.06.02.09.

E. **Variation of Lot Sizes.** Developments must provide a variety of lot sizes as follows:

1. All projects containing 10 or more lots must include a mixture of lot sizes and dimensions to allow for a variety of housing opportunities and avoid monotonous streetscapes.
 - a. Larger and wider lots are encouraged on corners.

- b. Smaller lots are encouraged adjacent to parks and open spaces.
 2. No more than 60% of all single-family detached, and single-family attached duplex, triplex, and quadruplex lots are permitted to be similar in lot area.
 - a. For purposes of this subsection, "similar" lot areas is defined as within 500 square feet of each other.
 3. *Exception.* Up to 70% of the lots within the subject subdivision may be similar if the Zoning Administrator finds that lot sizes and dimensions are sufficiently varied, for different housing types, to allow for a variety of housing opportunities, and avoid monotonous streetscapes.
 4. *Dispersion of Lot Sizes.* Similar lot sizes must be distributed throughout a subdivision rather than grouped in one area, unless the Zoning Administrator finds that the intent of this district and of the Zoning Ordinance will be better served by a design that tends to group lots of similar sizes.
- F. **Siting of Open Space and Building Lots.** Open space and building lots within the SCN District must be sited as follows:
1. A minimum of 15% of the gross land area of the site must be open space provided pursuant to Section 5.04.
 2. Building lots must be located on the portion of the site outside the open space.
 3. Open space that includes extensive landscaping or the protection of natural features should be used to provide a transition between the SCN district and adjacent lower density residential districts.
 4. Single-family attached townhouse, duplex, triplex, and quadruplex dwelling units must be located to minimize their impact on existing adjacent single-family detached dwelling unit developments.
 5. Multifamily dwelling units must not be located at the edge of a development when adjacent to existing single-family detached dwelling unit developments.
 6. Multifamily dwelling units should be used to create a transition between nonresidential uses and lower density residential areas, either within the same development or an adjacent development.
 7. Buildings at the edge of the SCN district must step down in height so they are generally no more than 1 story taller than an adjoining development consisting of less-intensive uses with lower permitted heights.
 8. If included in a development, nonresidential lots must be provided as follows:
 - a. No more than 15% of the land area or 15% of the lots created in a development, whichever is lesser in land area, are permitted to be used for nonresidential uses;
 - b. Integrated into the neighborhood in a manner that does not create a nuisance to or require extensive separation from residential uses; and
 - c. In a location that minimizes their impact on single-family detached dwelling unit developments adjacent to the SCN District.
- G. **Other Lot Requirements.**
1. Garages with access from the front must be setback at least 10 feet behind the front line of buildings.
 - a. *Exception.* This does not apply where the architectural front of a single-family detached, or a single-family attached duplex, triplex, or quadruplex dwelling unit is not oriented to a street.
 2. Parallel parking may be provided on streets in front of residential and nonresidential lots, except for lots fronting on collector or arterial roads.
- H. **Road Network and Access.** Within the SCN District, the road network must be provided as follows:
1. Streets must form blocks where possible. Blocks must generally be in a grid pattern, with interconnecting streets and alleys.
 2. Block (when provided) length or length between intersecting streets must be 200 feet to 660 feet in length (measured at the right-of-way or edge of public access easement for private streets).

- a. Blocks designed to include a mid-block through-alley allowing secondary vehicle access to land uses on the block may be a maximum of 2 times the length of the average block length, half of which will be used to determine the block length.
3. So that future street connections to adjacent developable parcels within the Suburban Policy Area can be created.
 - a. *Exception.* Such street connections are not required as follows:
 1. Through unavoidable steep slopes (Section 5.03.02) or in the FOD (Section 4.02). Developments must be designed so road connections can avoid regulated natural resources.
 2. Where the adjoining parcel is planned for more intensive nonresidential uses.
4. Single-family detached and single-family attached dwelling units and nonresidential uses must front on a public road, unless the development has received approval for private roads.
5. Notwithstanding the access requirements of Section 5.01, access to single-family detached or individual single-family attached dwelling units may be provided by an alley or private driveway.
- I. **Pedestrian and Bicycle Network.** Within the SCN District, a pedestrian and bicycle network must be provided as follows:
 1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and roadway within or forming the perimeter of the district;
 2. To establish direct and convenient access to the nonresidential uses, civic uses or spaces, and open space within the district;
 3. To establish a trail network within the open space; and
 4. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, or trails at the property boundaries of the project.
 - a. If connections are planned, then all sidewalks, shared use paths, and trails must continue to the project boundary and be stubbed. All development plans must provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.
- J. **SCN Alternative Location Criteria.** The SCN District may be applied in the Suburban Neighborhood or Suburban Mixed Use Place Types provided the proposal meets each of the following criteria:
 1. The proposal must include dwelling units that exceed the applicable requirements of Section 8.01 by providing a minimum number of Unmet Housing Needs Units (UHNUs) pursuant to Section 8.02 as follows:
 - a. 15% of the total number of the single-family detached and attached dwelling units; and/or
 - b. 10% of the total number of the multifamily attached or multifamily stacked dwelling units.
 2. The site must be located within 1/2 mile of a mixed use development or along a transit corridor as defined in the 2019 Countywide Transportation Plan (CTP).
 - a. When located proximate to a mixed-use development, existing and/or proposed pedestrian and/or vehicular connections to the mixed use development must be provided.
 3. Transit options must be available within 1/4 mile by road from a vehicular entrance to the proposed district.
 - a. Transit options are defined as existing or planned metro or bus lines.
 4. The site must be located within 1/2 mile of employment options and uses complementary to the proposed development (e.g., neighborhood serving retail and services).
 - a. Existing and/or proposed pedestrian and/or vehicular connections to the employment options and complementary uses must be provided.
 5. The site must be located within 1/2 mile of public facilities with existing or planned capacity to serve the proposed development.

- a. Public facilities are defined as schools, libraries, community centers, and/or public parks or open space.
 6. The proposal conforms to the Siting of Open Space and Building requirements addressing transitions in Section 2.02.02.F.
 7. The proposal must conform to the guidelines of the General Plan for the applicable Suburban Neighborhood or Suburban Mixes Use Place Type and any adjacent place types.
 8. The proposal demonstrates innovation in design, including techniques that result in a perceived density that complements the scale of the surrounding built environment.
- K. **SCN Alternative Location Request.** A request to apply the SCN District in an alternative location must include a detailed description of how the proposal meets the Alternative Location Criteria listed above to include:
1. Detailed written description of how the proposal achieves the 8 criteria listed in this section 2.02.02.J.
 2. Demonstration of how the proposal will meet the UHNU requirement of Criteria 1;
 3. Map showing location of the proposed project and the distance from the development requirements in Criteria 2, 3, 4, and 5;
 4. Depiction of the proposal achieves criteria 6, 7, and 8 and a commitment to these transition and design components.

2.02.03 Suburban Mixed Use – SM

Purpose: *The purpose of the Suburban Mixed Use (SM) District is to:*

- *Establish compact, pedestrian-oriented environments with opportunities for a mix of residential, lodging, commercial, public, civic, and institutional uses that will serve as mixed use centers in the Suburban Mixed Use Place Type of the General Plan;*
- *Ensure the district has mix of uses, which may be provided through mixed-use buildings and multi-story single-use buildings that are integrated in a walkable street pattern;*
- *Provide for an area where commercial and public/civic/institutional uses are the primary draw to the mixed-use center while supporting residential uses;*
- *Act as a mixed use center that supports areas within Suburban Mixed Use Place Type that do not include a residential component;*
- *Support pedestrian-oriented development by emphasizing appropriate building scale and design, block sizes, pedestrian-oriented uses, and pedestrian-friendly streetscapes, as well as pedestrian linkages, trails, and greenways that connect the businesses, residences, and open space;*
- *Serve as logical locations for transit stops;*
- *Ensure office and residential parking structures, gas stations, car washes, drive-throughs, and other auto-related functions are located along streets primarily designed for the automobile;*
- *Ensure office, multifamily buildings, and store entrances are located along streets designed primarily for pedestrians; and*
- *Preserve and integrate environmental features into the development to the greatest extent feasible.*

Specific objectives of the SM District include:

- *Uses generally located in vertically integrated buildings in proximity to each other;*
- *Generally rectilinear patterns of streets and blocks arranged in a network of public and/or private streets designed for pedestrians, bicycles, public transit, and automotive vehicles and that provides for multimodal connections between different land uses within the district and to nearby development;*

- *Well configured squares, greens, landscaped streets, and parks woven into the pattern of the district and dedicated to collective social activity, recreation, and visual enjoyment;*
- *Civic and community buildings or spaces for public assembly that act as landmarks, symbols, or focal points for community identity;*
- *On-street parking and centralized parking facilities to collectively support uses in the district;*
- *An attractive environment in which to live, work, and play;*
- *A mix of supporting commercial retail and service uses to serve the shopping and service needs of employees, visitors, and residents;*
- *High-quality design and construction;*
- *The assemblage of parcels to form a unified development concept; and*
- *Housing choices and opportunities compatible within the district.*

A. **Applicability, Size, and Location.** The following applies to the SM district;

1. *Place Type.* Located in areas consistent with the Suburban Mixed Use Place Type of the General Plan.
2. The SM district must be:
 - a. Located on sites served by one or more arterial or collector roadways.
 - b. Supported by an adequate road network or transit as demonstrated by a traffic impact study.
3. *Minimum District Size.* 25 acres.
 - a. A district may be between 5 and 25 acres when the district is visually and functionally integrated with an existing nonresidential development that is:
 1. Under unified control with the proposed SM District; or
 2. Subject to an approved concept development plan that will be amended to include the proposed SM District; and
 3. The proposed SM district demonstrates a compatible site design.
4. *Incremental Additions.* The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district up to the maximum district size in Sections 2.02.03.A.2 if it finds that they are:
 - a. Contiguous to an existing SM district;
 1. For the purposes of this subsection, land across a roadway with no more than two through lanes is defined as contiguous;
 - b. Compatible with the existing adjacent SM district;
 - c. Consistent with the General Plan policies for the area; and
 - d. Integrated with the existing SM district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.

B. **District Subareas.** The district may be divided into a Mixed Use Center Core and a Mixed Use Center Fringe, but must always include a Mixed Use Center Core.

1. **Mixed Use Center Core.** The Mixed Use Center Core must be provided as follows:

- a. **Minimum Subarea Size.** 10 acres;
- b. **Maximum Subarea Size;**
 1. District less than 60 acres: 30 acres;
 2. District greater than 60 acres: 50% of the district land area;

- c. No Mixed Use Center Core is permitted be located within 10,000 feet of another Mixed Use Center Core;
 - 1. *Exception.* A Mixed Use Center Core may be located within 1 mile of another Mixed Use Center Core where a physical feature exists sufficient enough to alter access and travel patterns between the Mixed Use Center Cores, such as water bodies and roads with a minimum of 6 lanes;
 - d. As shown on the approved CDP;
 - e. With vertically-integrated uses and pedestrian-oriented design to generate substantial pedestrian activity; and
 - f. As the focal point and predominant activity center of the district.
2. **Mixed Use Center Fringe.** A Mixed Use Center Fringe must be provided as follows:
- a. In any SM District greater than 30 acres;
 - b. Located outside of and adjoining the Mixed Use Center Core;
 - c. As shown on the approved CDP;
 - d. To generally serve as a transition between higher intensity uses in the Mixed Use Center Core and surrounding development; and
 - e. With pedestrian-oriented businesses and activity balanced with residential and other uses more dependent on vehicular access.
- C. **Concept Development Plan (CDP).** Rezoning to and subsequent development under the SM District will be permitted only in accordance with a CDP approved according to Section 7.08 and 7.08.02 of this Ordinance.
- D. **Uses.** Refer to Table 3.02.01 for uses allowed in the district.
- E. **Dimensional Standards.** Refer to Table 2.02.03-1 for required dimensional standards.

Draft 10/2/21

TABLE 2.02.03-1. SM DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Mixed Use Center Core Requirements	Mixed Use Center Fringe Requirements
Lot Requirements			
1	Lot Size (min.)	No min.	No min.
2	Lot Size (max.) ¹	No max., except SFA: 1,600 sf SFD: 2,500 sf ²	No max., except SFA: 1,600 sf SFD: 2,500 sf
3	Lot Width (min.)	No min., except SFA: 16 ft. SFD: 25 ft. ²	No min., except SFA: 16 ft. SFD: 25 ft.
4	Lot Width (max.)	No max., except SFD: 35 ft. ²	No max., except SFD: 35 ft.
5	Lot Depth (min.)	No min.	No min.
6	Lot Depth (max.)	No max., except SFA and SFD ² : 70 ft.	No max., except SFA and SFD: 70 ft.
Yards			
7	Front Yard (max.) ³	10 ft. or 50 ft. if a publicly accessible plaza or courtyard or area to accommodate outdoor seating related to Food or Beverage Sales/Service uses that is a minimum of 300 sf is provided adjacent to the front property line	35 ft.
8	Side Yard (min.) ³	No min., except 10 ft. when abutting a lot allowing a single-family dwelling ⁴	No min., except 10 ft. when abutting a lot allowing a single-family dwelling ⁴
9	Rear Yard (min.)	No min., except 15 ft. when abutting a lot allowing a single-family dwelling ⁴	No min., except 15 ft. when abutting a lot allowing a single-family dwelling ⁴
10	Adjacent to Districts other than SM	Buildings and Parking: 20 ft. Outdoor Storage and Loading Areas: 35 ft. for outdoor storage and loading areas	Buildings and Parking: 20 ft. Outdoor Storage and Loading Areas: 35 ft. for outdoor storage and loading areas
Building Requirements			
11	FAR (max.) ^{5,6}	1.0 1.5 pursuant to Section 2.02.03.E.	1.0 1.5 pursuant to Section 2.02.03.E
12	SFA/SFD Density (max.)	Maximum number of SFA/SFD ² dwelling units must be provided on an approved CDP	Maximum number of SFA/SFD ² dwelling units must be provided on an approved CDP
13	Lot Coverage (max.)	No max.	80%
14	Building Height (max.)	60 ft.	60 ft.
15	Building Height (min.)	Single story retail buildings are permitted only if 2,000 sf or less	Single story retail buildings are permitted only if 2,000 sf or less
Open Space Requirements			
16	Open Space (min.) ⁷		10%
17	Landscaped Open Space (min.)	No min.	10% per development ⁸
<p>¹Exclusive of major floodplain. When individual lots are provided for each SFA dwelling unit.</p> <p>²Single-family detached (SFD) dwelling units are only permitted in the Mixed Use Center Core if no Mixed Use Center Fringe is provided as part of the development.</p> <p>³Except where a greater area is required by Section 5.07.02.</p> <p>⁴Minimum yard will not apply when nonresidential use abutting SFD or SFA lots contains dwelling units above nonresidential uses.</p> <p>⁵Individual lots may exceed the maximum FAR of the district, provided that the maximum overall FAR of the entire district as shown on an approved CDP is not exceeded.</p> <p>⁶MF Attached Dwelling Units are included in FAR.</p> <p>⁷Open Space must be provided in accordance with Section 5.04.</p> <p>⁸When the required landscaped open space is provided in accordance with Section 5.04 as a publicly accessible plaza, mini park, or other outdoor gathering space, it may be used to satisfy the minimum Public/Civic requirements of the respective SM Core or SM Fringe Subarea in Table 2.02.03-3.</p>			

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

F. **SM District Adjusted Based Floor Area Ratio (FAR).** An application for zoning amendment, site plan or special exception approval in the UM Subarea is eligible for an increase from 1.5 FAR to 2.0 FAR by applying a combination of the Incentive Elements in Table 2.02.03-2. Total FAR increase cannot exceed 0.5.

TABLE 2.02.03-2. SM ADJUSTED BASE FLOOR AREA RATIO		
Reference	Incentive Elements	FAR Bonus
Attainable Housing (see Sections 8.01 and 8.02)		
1	ADUs are provided in accordance with Section 8.01.	Refer to Section 8.01 for density increase
2	At least 15% of the application’s total dwelling units address unmet housing needs pursuant to Section 8.02	0.2
3	The application provides 5% of the application's total dwelling units as very-low income housing units pursuant to Section 8.02	0.1
Building Techniques that Exceed Energy Efficiency Standards (see Section 5.xxx)		
4	Building or buildings to receive increased FAR achieves energy efficiency and/or sustainability standards in Section 5.xxx.	0.2
Additional Community Amenities and Pedestrian Connections (see Section 5.04)		
5	Provision of an additional publicly accessible plaza, square, or green of 5,000 sf minimum that is in addition to the required open space and provided in accordance with Section 5.04.	0.1
6	Provision of public or civic space that exceeds the Public/Civic Space requirement in Table 2.01.01-2 by 2%.	0.2
7	Provision of universal design elements in dwelling units.	
8	Provision of universal design elements in neighborhood design.	
9	Provision of pedestrian connections that achieve planned connections consistent with the Loudoun County, Virginia Linear Parks and Trails System (LPAT).	0.05/ 1 mile of trail
Beneficial Revitalization/Redevelopment in Priority Areas		
10	Revitalization or redevelopment of an area located in Priority Areas identified on the Priority Commercial Redevelopment Areas map in the General Plan	0.05 for projects less than 1 acre 0.1 for projects 1 to 5 acres 0.2 for project greater than 1 acre

G. **Mix of Uses.** In the Mixed Use Center Core and Mixed Use Center Fringe Subareas, the land use mix must be provided within the percentages provided in Table 2.02.03-3.

1. A tabulation of the proposed mix of uses must be provided on an approved CDP.
 - a. Existing uses on lots that are included within a proposed SM District may be used to meet the minimum use percentages required in Table 2.02.03-3.
2. When an incremental addition is made to an existing SM District, the tabulation must be revised to incorporate uses proposed for the incremental addition. The revised tabulation must meet minimum use percentages required in Table 2.02.03-3.
3. Each development application (including site plans) must include a tabulation of approved total floor area, the proposed floor area for the application, and the remaining square footage.

TABLE 2.02.03-3. REQUIRED MIX OF USES

Land Use Category	Mixed Use Center Core	Mixed Use Center Fringe
Residential (min.)	MF Attached dwelling units: 10% of approved SF ^{1,2}	MF Attached dwelling units: 10% of approved SF ^{1,2}
Residential (max.)	70% of approved SF ^{1,2} MF Stacked, SFA, and SFD dwelling units: 10% of gross land area of district ³	
Nonresidential (max.)	95% of approved SF ¹	75% of approved SF ¹
Public/Civic (min.)	5% ^{1,4}	5% ^{1,4}

¹Maximum SF must be provided on an approved CDP.
²Attached MF dwelling units must always have the largest percentage of residential floor area.
³Must be provided pursuant to Section 3.06.02.09.B.
⁴May be provided as a combination of FAR and/or land area. FAR if provided in a building; land area if provided as community or cultural open space in accordance with Section 5.04.

- H. **Vertical Mix.** A specific number of buildings in the SM District must include a vertical mix of uses, such as ground floor retail with upper story residences or offices, as follows:
1. Mixed Use Center Core: 50% of all buildings;
 2. Mixed Use Center Fringe: No requirement;
 3. Any drive-through retail use must be incorporated into a mixed use building; and
 4. Single-Family Attached Dwellings and Single-Family Detached Dwellings (and MF Stacked) shall be excluded from this calculation.
- I. **Development Applications.** Each development application (including site plans) must include a tabulation of approved total floor area, the proposed floor area for the application, and the remaining square footage.
- J. **Publicly Accessible Gathering Spaces:** Each SM District must provide a minimum of one publicly accessible plaza or green in the Town Center Core in accordance with the following:
1. The minimum size for the publicly accessible square or green is determined using Table 2.02.03-4.

TABLE 2.02.03-4. MINIMUM SIZE REQUIREMENTS FOR PLAZA OR GREEN

Reference	District Size ¹	Minimum Size
1	25 acres or less	7,500 sf
2	Between 25 and 50 acres	10,000 sf
3	Between 50 and 75 acres	15,000 sf
4	Between 75 and 100 acres	20,000 sf
5	Greater than 100 acres	1% of land area of SM District

¹Exclusive of major floodplain.

2. The required plaza or green may be located within the Mixed Use Center Fringe and adjacent to the Mixed Use Center Core if a public plaza of no less than 5,000 square feet is located within the Mixed Use Center Core.
3. In an SM District greater than 100 acres, the plaza or green in the Mixed Use Center Core may be a minimum of 20,000 square feet upon meeting the following criteria:
 - a. Other greens and/or outdoor plazas open to the public are provided elsewhere in the Mixed Use Center Core or the Mixed Use Center Fringe and adjacent to the Mixed Use Center Core; and
 - b. The square footage of all such areas is equivalent to the required minimum area of publicly accessible plaza or green area in Table 2.02.03-3., inclusive of the 20,000 square foot plaza or green.
4. The publicly accessible plaza or green must also meet the following requirements:
 - a. At least one side of the plaza or green must adjoin a road;

- b. Vehicular access, such as a driveway or road, traversing the plaza or green is not permitted;
- c. The plaza or green must include benches or similar areas to sit throughout the space, as well as public amenities such as ponds, fountains, public art, planting beds, and the like;
- d. Buildings that adjoin the plaza or green must have pedestrian-oriented, nonresidential uses on the ground floor. Two story building must have a vertical mix of uses;
 1. Buildings that adjoin the plaza or green are encouraged to utilize the space in front of the building for seating for permitted Food and Beverage Sales/Service uses;
- e. Sidewalks in and around the green or plaza must have a minimum unobstructed walkway width of 5 feet and accommodate any additional space needed for outdoor dining, furniture, and streetscape features;
- f. A minimum 4-foot-wide planting and furniture area must be provided when the green or plaza adjoins a street. The planting and furniture area must be located between the curb and sidewalk and provide pedestrian amenities such as benches, transit shelters, kiosks, public art, and the like; and
- g. Comply with Design Guidelines approved at the time of rezoning. Such Design Guidelines must include:
 1. Design criteria to determine the location of the plaza or green as a prominent focal point for the development;
 2. Design criteria that demonstrate the plaza or green's function as public gathering place for both formal and informal events; and
 3. Design elements demonstrating how the plaza or green will meet the requirements included in Subsection 2.02.03.H.3.
5. The minimum area of the publicly accessible plaza or green required by Table 2.02.03-3 is not included in the required open space.
6. Any additional publicly accessible and useable open space in the form of plazas, greens, or pocket parks, etc. provided within the developed area of the Mixed Use Center Fringe may be counted toward the required open space.
7. Publicly accessible greens, active recreation space, and mini-parks must be provided for each incremental addition to the SM District to maintain open space within walking distance from uses in the incremental addition.
8. Publicly accessible greens, active recreation space, and mini-parks must be depicted on the CDP in the general allocation, land bay, and/or block to be provided.
- J. **Land Use Arrangement.** Land uses within the SM District must be arranged as follows:
 1. In the Mixed Use Center Core, land uses must be adjoining or located proximate to each other to ensure a compact, pedestrian oriented development pattern;
 2. The SM District must be arranged in a generally rectilinear grid of interconnecting streets and blocks;
 3. A more linear street pattern may be used in the following scenarios:
 - a. To avoid natural landscape features protected by the Zoning Ordinance;
 - b. To avoid and protect important natural landscape features, e.g., minor floodplain, forest stands of native species, that will be incorporated into the open space required for the district;
 - c. If the district size or shape cannot accommodate blocks with each side between 200 and 660 feet in length; or
 - d. If other physical barriers, such as railroad tracks preclude the creation of blocks.
 4. Block lengths, when provided, or length between intersecting streets (measured at the right-of-way or edge of public access easement for private streets) must be provided as follows:

- a. 200 feet minimum; 660 feet maximum.
 - b. Blocks designed to include a mid-block through-alley allowing secondary vehicle access to land uses on the block may be a maximum of 2 times the length of the maximum average length, half of which will be used to determine block length.
5. When adjacent to smaller residential dwellings, larger buildings must step down in height to transition to the neighboring development;
- a. Buildings at the edge of the district should be generally no more than 1 story taller than adjoining adjacent development consisting of less-intensive uses;
6. SFA and SFD residential dwellings permitted pursuant to Section 3.06.02.09.B should be located to create a transition between the SM District and adjacent residential developments;
7. Changes in building height or character should occur mid-block to promote balanced street walls that appear similar in height; and
8. So that future street connections to adjacent developable parcels can be created.
- a. *Exception.* Future street connections are not necessary when:
 1. There is unavoidable steep slopes (Section 5.03.02) or in the Floodplain Overlay District (FOD) (Section 4.02). Developments must be designed so road connections can avoid regulated natural resources.
 2. When the connection would be to a parcel with more intensive existing or planned nonresidential land uses.
- K. **Building Orientation.** Buildings in the SM District must be oriented as follows:
1. Toward adjacent neighborhood and/or collector streets or adjacent plaza, greens, or parks, any of which may be publicly or privately owned; and
 2. With principal entrances to all buildings accessible from the front publicly-accessible sidewalk or adjacent plaza, green, or park.
 3. Other additional entrances or prominent entrances that accommodate drop-off lanes for automobile traffic are also permitted.
- L. **Pedestrian-Oriented Building Placement and Uses.** To achieve a uniform streetscape, the building wall of any lot within the SM District must be provided as follows:
1. At least 50% of the total of all block frontages within the Mixed Use Center Core, excluding frontages along alleys, must be occupied by a building wall.
 2. This requirement shall not apply to that portion of a block frontage that contains the following uses:
 - a. Full-block civic space; or
 - b. Green and/or plaza that meets the following requirements:
 1. It is publicly accessible;
 2. Has a minimum depth and width of 10 feet and minimum total area of 300 square feet, excluding adjoining sidewalks and through-block pedestrian linkages;
 3. Located adjacent to or between building entrances;
 4. Designed to create areas for pedestrian activity that are integrated with the surrounding uses on the block;
 5. Includes landscaped and/or hardscaped areas and a mix of amenities, such as seating, public entertainment, active recreation, raised planters, fountains, public art, and/or such other features determined to be acceptable by the Zoning Administrator.
 3. To achieve a pedestrian-oriented streetscape, the buildings of any lot must be provided as follows:

- a. Within the Mixed Use Center Core, at least 70% of the ground-floor building frontage as required in subsection 2.02.03.L.1. above, must contain pedestrian-oriented development, preferably commercial retail and service uses, on the ground floor.
- b. Within the Mixed Use Center Fringe at least 50% of the ground-floor building frontage must contain pedestrian-oriented development, preferably commercial retail and service uses, on the ground floor.
- c. In multifamily buildings, these percentages may be accomplished with residential accessory uses, lobbies, mailboxes, meeting rooms, and indoor recreational uses.

M. Pedestrian and Bicycle Connections and Facilities.

1. **Pedestrian and Bicycle Connections.** Within the SM District, each development must provide and contribute to an on-site system of sidewalks, shared use paths, pedestrian walkways, bicycle paths and on-street bicycle facilities designed to provide direct access and connections to and between the following:
 - a. The primary entrance or entrances to each principal building;
 - b. Sidewalks, share use paths, pedestrian walkways, bicycle paths, or on-street bicycle facilities onsite or on adjacent properties that extend to the boundaries shared with the district;
 - c. Sidewalks, share use paths, sidewalks, bicycle paths, or on-street bicycle facilities along the perimeter streets adjacent to the SM District; and
 - d. Existing or planned bus or rail transit stops and commuter park and ride locations internal or adjacent to the SM District.
2. **Most Direct Route Required.** All pedestrian connections in the SM District must be:
 - a. Designed and sited to ensure the shortest and most direct route possible from point to point;
 - b. Connected so that pedestrians do not have to walk across grass or landscaped areas when making connections identified in Subsection 2.02.03.M. above; and
 - c. Mid-block pedestrian walkways are encouraged wherever possible to assure a more direct connection between adjacent uses.
3. **Sidewalks and Other On-Site Pedestrian Walkways.** All sidewalks and on-site pedestrian walkways must be:
 - a. Sidewalks must be provided on all 4 sides of a block;
 - b. Provided parallel to all streets;
 - c. At least 12 feet wide within the Mixed Use Center Core and at least 9 feet wide within the Mixed Use Center Fringe;
 - d. All sidewalks and on-site pedestrian walkways must have and maintain a minimum unobstructed pathway at least 5 feet wide;
 - e. All sidewalks and on-site pedestrian walkways must be aligned and connected with those on adjacent properties and public rights-of-way; and
 - f. Have crosswalks when the pedestrian facility crosses a parking area, street, or driveway. In the Mixed Use Center Core, the crosswalks must be clearly marked through use of change in paving materials, height, or distinctive colors. In the Mixed Use Center Fringe, painted crosswalks may be used.
4. **Bicycle Paths and Lanes.** All bicycle paths and lanes in the SM District must be:
 - a. At least 5 feet wide, 10 feet wide if a shared use path; and
 - b. Provided throughout the SM District.
5. **Pedestrian/Bicyclist Underpasses or Tunnels.** Where underpasses or tunnels are used for pedestrian or bicyclist pathways, they must be generally straight and without recesses so that the far end of the underpass or tunnel is visible to the pedestrian or bicyclist.

- N. **Access from Major Roads.** The lot access requirements of Section 5.01.x must be observed. Primary access to the district is prohibited on residential neighborhood streets. This prohibition does not apply to minor collector or major collector roads through residential neighborhoods.

2.02.04 Suburban Commercial – SC

Purpose. *The purpose of the Suburban Commercial (SC) District is to:*

- *Implement the Suburban Commercial Place Type of the General Plan where the district will:*
 - *Provide opportunities for larger format retail commercial establishments and smaller commercial establishments within a “main street” style environment that encompasses a wide array of commercial designs;*
 - *Establish a district where the predominant uses are community-serving retail commercial and “big box” commercial;*
 - *Create a pedestrian-friendly streetscape with building frontages and landscaping strategically placed so that parking is not the predominant feature;*
 - *Integrate big box retail uses and pad sites into the design of the site through the use of similar architectural elements, varying block sizes, parking, and landscaping; and*
 - *Ensure access to adjacent neighborhoods and to patrons living in the larger Loudoun community by locating next to major roads or existing residential neighborhoods.*
- *Implement a neighborhood or community commercial component of the Suburban Neighborhood and Suburban Compact Neighborhood Place Types where the district will:*
 - *Integrate small-scale office, retail, and service uses that serve the routine shopping needs of the immediate neighborhood at significant intersections and along major roads in areas of primarily residential uses, including Loudoun’s master planned neighborhoods;*
 - *Locate auto-oriented uses, such as gas stations, car washes, and drive-throughs, along streets primarily designed for the automobile; and*
- *Ensure compatibility of structures in commercial areas with surrounding residential uses and a transition between the two.*

A. **Applicability, Size, and Location.**

1. The SC district comprises 2 individual districts:

a. **Neighborhood Center (NC).** This district is established to:

1. Implement the Suburban Commercial Place Type and the neighborhood retail and service component of the Suburban Neighborhood and Suburban Compact Neighborhood Place Types; and
2. Permit the development of small scale commercial centers, which serve the convenience needs of residential neighborhoods immediately adjacent to or within walking distance of the center.

b. **Community Center (CC).** This district is established to:

1. Implement the Suburban Commercial Place Type and the community retail and service component of the Suburban Neighborhood and Suburban Compact Neighborhood Place Types; and
2. Permit the development of commercial centers, which serve the retail shopping needs of the surrounding community.

2. *Minimum/Maximum District Size.* The minimum and maximum size for each individual district is as follows. Notwithstanding the provisions of Section 7.08, the district size is not modifiable.
 - a. SC(NC): 1.5 acres min.; 6 acres max.
 - b. SC(CC): 6 acres min.; 20 acres max.
 3. *Incremental Additions.* The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district up to the maximum district size in Sections 2.02.04.A.2 if it finds that they are:
 - a. Abutting or across a roadway with no more than two through lanes from an existing SC district;
 - b. Compatible with the existing adjacent SC district;
 - c. Consistent with the General Plan policies for the area; and
 - d. Integrated with the existing SC district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.
- B. **Use Regulations.** Refer to Table 3.02.01.
- C. **Dimensional Standards.** Refer to Table 2.02.04-1.

TABLE 2.02.04-1: SC DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	SC(NC)	SC(CC)
Lot Requirements			
1	Lot Size (min.)	No min.	No min.
2	Lot Width (min.)	No min.	No min.
Yards			
3	Adjacent to Roads (min.) ^{1,2}	0 ft.	0 ft.
3	Adjacent to Roads (max.) ^{1,2}	10 ft. or 30 ft. if a plaza or outdoor dining space is located between sidewalk and building	15 ft. or 40 ft. if a plaza or outdoor dining space is located between sidewalk and building
4	Adjacent to Residential Districts or Residential Uses (min.) ³	50 ft.	50 ft.
5	Adjacent to Other Nonresidential Districts (min.) ⁴	35 ft.	35 ft.
6	Adjacent to SC District (min.) ⁴	0 ft.	0 ft.
Building Requirements			
7	FAR (max.)	0.6 1.0 if parking structure provided 2.0 on individual lot ⁵	0.6 1.0 if parking structure provided 2.0 on individual lot ⁵
8	Lot Coverage (max.)	No max.	No max.
9	Building Height (max.)	45 ft. 60 ft. by SPEX	45 ft. 60 ft. by SPEX
	Individual Use (max.)	5,000 sf	30,000 sf
	Commercial Center (max.)	30,000 sf	30,000 - 150,000 sf
Open Space Requirements			
10	Open Space (min.) ⁶	10%	10%
11	Landscaped Open Space (min.) ⁷	20% per development or buildable area of commercial center	20% per development or buildable area of commercial center

TABLE 2.02.04-1: SC DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	SC(NC)	SC(CC)
¹ Except where a greater setback is required by Section 5.07.02.			
² No parking, outdoor storage, areas for collection of refuse, or loading space is permitted in areas between buildings and streets where such uses are visible from any road.			
³ Yards adjacent to residential districts or uses may be reduced in accordance with Section 5.14.			
⁴ Yards adjacent to nonresidential districts or uses may be reduced in accordance with Section 5.14, but must maintain the yard required by Section 5.07.03.			
⁵ Provided the commercial center is developed in accordance with a proffered concept development plan which limits the maximum overall FAR of the center to no more than the FAR permitted in the district.			
⁶ Open Space must be provided in accordance with Section 5.04.			
⁷ Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.			

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

D. Vehicular Access. Access to the SC District must be provided as follows:

1. Primary vehicular access must be from:
 - a. NC: Local access or 2 lane minor collector roads.
 - b. CC: Collector roads.
2. Primary vehicular access is prohibited on residential neighborhood streets;
 - a. This prohibition does not apply to collector roads through residential neighborhoods.
 - b. Minor streets must not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through traffic.
3. *Access Limitation for Route 50.* Direct access to Route 50 will be permitted as follows:
 - a. Only if the property owner can demonstrate that the subject property does not have legal access to any public road other than Route 50 and does have legal access to the location of a planned Route 50 Parallel Road, as shown on the Countywide Transportation Plan (CTP), as amended, and
 - b. Provided that such access, if permitted, is limited to right-turn-in and right-turn-out entrances to and from Route 50 only as approved by VDOT.
 - c. Prior to approval of a site plan for these uses, property owners must execute and record an instrument, in form as reviewed and approved by the County, which obligates such owner and successors to relinquish all such direct access rights and close off all direct access to Route 50, at no cost to the County or VDOT, or permit the County or VDOT to close off all direct access without compensation, when alternative access to the site becomes available via public or private street adjacent to the owner’s parcel or via other means, such as an available private access easement that provides access to any such public or private street.

E. Land Use Arrangement. Land uses within the SC District must be arranged as follows:

1. Streets must form blocks. If blocks are not feasible, a linear street pattern is permitted;
2. Block length (when provided) or length between intersecting streets must be 300 to 800 feet (measured at the right-of-way or edge of public access easement for private streets).
3. Blocks designed to include a mid-block through-alley allowing secondary vehicle access to land uses on the block may be a maximum of 2 times the length of the maximum average length, half of which will be used in the calculation of average block length.
4. So that future street connections to adjacent developable parcels can be created.
 - a. *Exception.* Such street connections are not required as follows:
 1. Through unavoidable steep slopes (Section 5.03.02) or in the Floodplain Overlay District (FOD) (Section 4.02). Developments must be designed so road connections can avoid regulated natural resources.

2. When the connection would be to a parcel with more intensive existing or planned nonresidential land uses.
 5. Areas where deliveries to customers in automobiles are to be made or where services are to be provided for automobiles must be located and arranged to minimize interference with pedestrians.
 6. Facilities and access routes for shopping center deliveries, servicing, and maintenance must be separated from customer access routes and parking areas, as reasonably practicable.
 7. In commercial centers, buildings must be grouped in relation to parking areas so that after customers arriving by automobile enter the center, establishments can be visited with minimal internal automotive movement.
- F. **Transition to neighboring development.** All commercial uses and centers must be designed to transition to the neighboring development as follows:
1. Pursuant to Section 5.14; and
 2. Buildings must be sited and organized to create a pedestrian-friendly streetscape that includes vehicular and pedestrian linkages with neighboring development.
 - a. If transitions required by Section 2.02.04.F.2 to neighboring development cannot be made due to existing development patterns or unavoidable regulated natural resources, then commercial uses and centers must be designed, landscaped, and buffered to be compatible with neighboring development.
- G. **Pedestrian and Bicycle Network.** Within the SC District, a pedestrian and bicycle network must be provided as follows:
1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and roadway within or forming the perimeter of the district;
 2. To establish direct and convenient access to uses internal to the site and to the civic and open space within the district; and
 3. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, trails, or on-street bicycle facilities at the property boundaries of the project.
 4. If connections are planned, then all sidewalks, shared use paths, trails, and on-street bicycle facilities must continue to the project boundary and be stubbed. All development plans must provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.

2.02.05 Suburban Employment – SE

Purpose. The purpose of the Suburban Employment (SE) District is to:

- Implement the Suburban Employment Place Type of the General Plan;
- Implement the Suburban Mixed Use Place Type of the General Plan;
- Provide opportunities for a broad array of employment uses and opportunities for synergies among businesses;
- Offer prime locations for office, production, flex space, and warehousing uses, including startups and established businesses;
- Allow limited first floor retail that supports predominant uses;
- Establish a development pattern where buildings are the predominant feature when viewed from roadways and adjacent properties and parking is generally located behind buildings;
- Ensure required open space includes gathering spaces for use by customers and employees in SE developments;
- Ensure uses do not generate excessive noise or air pollutants or require outdoor storage;

- *Create transitions between SE uses and other developments, particularly adjacent residential neighborhoods; and*
 - *Integrate separate employment uses within a walkable environment.*
- A. **Applicability.** The following applies to the SE District:
1. *Place Type.* Located in areas consistent with the Suburban Employment Place Type or the Suburban Mixed Use Place Type of the General Plan;
 2. *Minimum District Size.* 5 acres.
 3. *Incremental Additions.* The Board of Supervisors may approve a zoning map amendment with incremental additions if it finds that they are:
 - a. Abutting an existing SE district;
 - b. Compatible with the existing SE district;
 - c. Consistent with the General Plan policies for the area; and
 - d. Integrated with the existing SE district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.
- B. **Uses.** Refer to Table 3.02.01 for uses allowed in the district.
- C. **Dimensional Standards.** Refer to Table 2.02.05-1 for required dimensional standards.

Draft 10/27/21

TABLE 2.02.05-1:SE DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Requirement
Lot Standards		
1	Lot Size (min.)	1/2 acre, exclusive of major floodplain
Yards		
2	Adjacent to Roads (min.) ¹	10 ft.
3	Adjacent to Roads (max.)	30 ft.
4	Adjacent to Agricultural and Residential Districts or Residential Uses (min.) ²	50 ft. Building 35 ft. Parking
5	Adjacent to Other Nonresidential Districts (min.)	15 ft. ³
6	Adjacent to SE District (min.)	0 ft.
7	Between Buildings on Individual Lots or Building Sites (min.)	30 ft. Driveways, parking, and covered entrances - 5 ft. from lot lines ⁴
8	Between Buildings on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection ³
Building Standards		
9	FAR (max.)	0.60 0.80 in accordance with Section 2.02.05.D. 1.0 by SPEX
10	Lot Coverage (max.)	0.40 0.60 by SPEX
11	Building Height (max)	60 ft. Up to 100 ft. with 1 ft. increase in required yard for each 1 ft. increase in height over 60 ft.
12	Building Height (min.)	20 ft.
Open Space Requirements		
13	Open Space (min.) ⁵	30%
14	Landscaped Open Space (min.) ⁶	0.2 times buildable area of lot
¹ Except when a greater setback is required by Section 5.07.02. ² Unless a greater yard is required by Section 3.06. ³ Unless a greater buffer yard is required by Section 5.07.03. ⁴ Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site. ⁵ Open Space must be provided in accordance with Section 5.04. ⁶ Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.		

D. Vehicular Access. Vehicular access to the SE District must be provided as follows:

1. Primary vehicular access must be from collector or arterial roads;
2. Primary vehicular access is prohibited on residential neighborhood streets or local access roads;
 - a. This prohibition does not apply to collector roads through residential neighborhoods.
3. Minor streets must not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.
4. *Access Limitation for Route 50.* Direct access to Route 50 will be permitted as follows:
 - a. Only if the property owner can demonstrate that the subject property does not have legal access to any public road other than Route 50 and does have legal access to the location of a planned Route 50 Parallel Road, as shown on the Countywide Transportation Plan (CTP), as amended, and

- b. Provided that such access, if permitted, is limited to right-turn-in and right-turn-out entrances to and from Route 50 only as approved by VDOT.
 - c. Prior to approval of a site plan for these uses, property owners must execute and record an instrument, in form as reviewed and approved by the County, which obligates such owner and successors to relinquish all such direct access rights and close off all direct access to Route 50, at no cost to the County or VDOT, or permit the County or VDOT to close off all direct access without compensation, when alternative access to the site becomes available via public or private street adjacent to the owner's parcel or via other means, such as an available private access easement that provides access to any such public or private street.
- E. **Road Network.** Within the SE District, the road network must be provided as follows:
1. Streets must form blocks where feasible;
 2. Block length (when provided) or length between intersection streets must be 300 to 1,000 feet in length (measured at the right-of-way or edge of public access easement for private streets).
 - a. Blocks designed to include a mid-block through-alley allowing secondary vehicle access to land uses on the block may be a maximum of 2 times the length of the average block length proposed, half of which will be used in the calculation of average block length.
 3. So that future street connections to adjacent developable parcels within the Suburban Employment or Suburban Mixed Use Place Type of the General Plan can be created.
 - a. *Exception.* Through unavoidable steep slopes (Section 5.03.02) or in the FOD (Section 4.02). Developments must be designed so road connections can avoid regulated natural resources.
- F. **Pedestrian and Bicycle Network.** Within the SE District, a pedestrian and bicycle network must be provided as follows:
1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and roadway within or forming the perimeter of the district;
 2. To establish direct and convenient access to uses and open space internal to the site and within the district; and
 3. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, trails, or on-street bicycle facilities at the property boundaries of the project.
 - a. If connections are planned, then all sidewalks, shared use paths, trails, and on-street bicycle facilities must continue to the project boundary and be stubbed. All development plans must provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.
- G. **Adjusted Base FAR.** The base FAR may be increased singly or cumulatively, up to a maximum of 0.80 FAR on certain parcels by approval of the Zoning Administrator, upon demonstration of one or more of the following:
1. A density increase of 0.1 FAR above the base floor area ratio will be granted to properties where any portion of such properties is located within 600 feet of the right-of-way of Route 50 if:
 - a. Such properties are not located at an existing median break of Route 50; and
 - b. The owner(s) of such properties permanently relinquish direct access to Route 50; and
 - c. The owner(s) of such properties form shared access agreements with the owner(s) of adjoining properties that enable controlled access to such road for multiple uses.
 1. Such shared access agreements must remain in effect in perpetuity or until future public road improvements provide alternative access to the subject parcels that alleviates the need for the original shared access agreement.
 2. The shared access agreement must be depicted on the site plan(s) for the subject parcels and include all infrastructure improvements necessary to enable the safe and efficient access of

each parcel as determined by the Department of Transportation and Capital Infrastructure and VDOT.

2. A density increase of 0.1 FAR above the base floor area ratio will be granted to properties where any portion of such properties are located within 600 feet of the right-of-way of Route 50 if the owner(s) of such properties file a unified plan for development with contiguous parcels of land which, when combined, total at least 20 acres.
 - a. For the purposes of this Section, a unified plan for development means:
 1. Development involving multiple parcels that is approved with a single site plan application, and
 2. All parcels subject to the unified plan for development share no more than one point of access onto Route 50.
 - b. Single entity ownership is not required, but a single commercial owners association must be formed as evidenced by a Declaration of Covenants that sets forth maintenance, design standards, etc.
3. A density increase of 0.1 FAR above the base floor area ratio will be granted to properties where any portion of such properties are located within 600 feet of the right-of-way of Route 50 if the owner(s) of such properties maintain a parking setback of 150 feet and a building setback of 300 feet from the right-of-way of Route 50.

2.02.06 Suburban Industrial – SI

Purpose. *The purpose of the Suburban Industrial (SI) District is to:*

- *Implement the Suburban Industrial/Mineral Extraction Place Type of the General Plan;*
- *Provide a location for industrial uses that are incompatible with residential uses due to the prevalence of outdoor storage and emissions of noise, odor, and vibrations to operate;*
- *Ensure general and intensive industrial uses with a public nuisance potential and necessary accessory uses and facilities are built in a well-coordinated and attractive manner that is compatible with surrounding land uses;*
- *Provide for development with limited traffic and aesthetic impacts on surrounding properties and on supporting public facilities and utilities;*
- *Accommodate a mix of similar and compatible industrial uses, and related supportive commercial retail and service uses along the Route 50 Highway Corridor; and*
- *Generate development that will enhance the character of the surrounding area and contribute to the development of a distinctive gateway along the north side of the Route 50 corridor.*

A. Applicability, Size, and Location. The following applies to the SI District:

1. *Place Type.* Located in areas consistent with the Suburban Industrial/Mineral Extraction Place Type of the General Plan.
2. *Minimum District Size.* 5 acres.
3. *Incremental Additions.* The Board of Supervisors may approve a zoning map amendment with incremental additions if it finds that they are:
 - a. Contiguous to an existing SI district;
 - b. Compatible with the existing SI district;
 - c. Consistent with the General Plan policies for the area; and
 - d. Integrated with the existing SI district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.

B. Uses. Refer to Table 3.02.01 for uses allowed in the district.

C. Dimensional Standards. Refer to Table 2.02.06-1 for required lot and building standards.

TABLE 2.02.06-1. SI DISTRICT DIMENSIONAL STANDARDS		
Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.)	1 acre, exclusive of major floodplain
Yards		
2	Adjacent to Roads (min.)	30 ft. ¹
3	Adjacent to Agricultural and Residential Districts or Residential Uses (min.)	100 ft. ²
4	Adjacent to Other Nonresidential Districts (min.)	15 ft.
5	Adjacent to SI District (min.)	0 ft.
6	Between Buildings on Individual Lots or Building Sites (min.)	30 ft. ³ Driveways, parking, and covered entrances - 5 ft. from lot lines ³
7	Between Buildings on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection ³
Building Requirements		
8	FAR (max.)	0.40 0.60 by SPEX or in accordance with Section 2.02.06.D.
9	Lot Coverage (max.)	0.45 0.6 by SPEX
10	Building Height (max)	50 ft.
Open Space Requirements		
11	Open Space (min.) ⁵	30%
12	Landscaped Open Space (min.) ⁶	0.2 times buildable area of lot
¹ Except when a greater setback is required by Section 5.07.02. ² Unless a greater yard is required by Section 3.06. ³ Unless a greater buffer yard is required by Section 5.07.03. ⁴ Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site. ⁵ Open Space must be provided in accordance with Section 5.04. ⁶ Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.		

D. Pedestrian and Bicycle Network. Within the SI District, pedestrian and bicycle network must be provided as follows:

1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and roadway within or forming the perimeter of the district;
2. To establish direct and convenient access to uses and open space within the district; and
3. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, trails, or on-street bicycle facilities at the property boundaries of the project.
 - a. If connections are planned, then all sidewalks, shared use paths, trails, and on-street bicycle facilities must continue to the project boundary and be stubbed. All development plans must provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.

- E. **Adjusted Base FAR.** The base FAR may be increased singly or cumulatively, up to a maximum of 0.60 FAR on certain parcels by approval of the Zoning Administrator, upon demonstration of one or more of the following:
1. A density increase of 0.1 FAR above the base floor area ratio will be granted to properties where any portion of such properties is located within 600 feet of the right-of-way of Route 50 if:
 - a. Such properties are not located at an existing median break of Route 50; and
 - b. The owner(s) of such properties permanently relinquish direct access to Route 50; and
 - c. The owner(s) of such properties form shared access agreements with the owner(s) of adjoining properties that enable controlled access to such road for multiple uses.
 1. Such shared access agreements must remain in effect in perpetuity or until future public road improvements provide alternative access to the subject parcels that alleviates the need for the original shared access agreement.
 2. The shared access agreement must be depicted on the site plan(s) for the subject parcels and include all infrastructure improvements necessary to enable the safe and efficient access of each parcel as determined by the Department of Transportation and Capital Infrastructure and VDOT.
 2. A density increase of 0.1 FAR above the base floor area ratio will be granted to properties where any portion of such properties are located within 600 feet of the right-of-way of Route 50 if the owner(s) of such properties file a unified plan for development with contiguous parcels of land which, when combined, total at least 20 acres.
 - a. For the purposes of this Section, a unified plan for development means:
 1. Development involving multiple parcels that is approved with a single site plan application, and
 2. All parcels subject to the unified plan for development share no more than one point of access onto Route 50.
 - b. Single entity ownership is not required, but a single commercial owners association must be formed as evidenced by a Declaration of Covenants that sets forth maintenance, design standards, etc.
 3. A density increase of 0.1 FAR above the base floor area ratio will be granted to properties where any portion of such properties are located within 600 feet of the right-of-way of Route 50 if the owner(s) of such properties maintain a parking setback of 150 feet and a building setback of 300 feet from the right-of-way of Route 50.
- F. **Access Limitation for Certain Uses.** Direct access to Route 50 will be permitted as follows:
1. Only if the property owner can demonstrate that the subject property does not have legal access to any public road other than Route 50 and does have legal access to the location of a planned Route 50 Parallel Road, as shown on the Countywide Transportation Plan (CTP), as amended, and
 2. Provided that such access, if permitted, is limited to right-turn-in and right-turn-out entrances to and from Route 50 only as approved by VDOT.
 3. Prior to approval of a site plan for these uses, property owners must execute and record an instrument, in form as reviewed and approved by the County, which obligates such owner and successors to relinquish all such direct access rights and close off all direct access to Route 50, at no cost to the County or VDOT, or permit the County or VDOT to close off all direct access without compensation, when alternative access to the site becomes available via public or private street adjacent to the owner's parcel or via other means, such as an available private access easement that provides access to any such public or private street.

2.02.07 Suburban Mineral Extraction - SME

Purpose. The purpose of the Suburban Mineral Extraction (SME) District is to:

- *Implement the Suburban Industrial/Mineral Extraction Place Type of the General Plan;*
- *Serve as a district that will eventually be terminated, recognizing that areas devoted to resource extraction may and should ultimately be converted to other compatible and beneficial uses consistent with the General Plan;*
- *Protect the mineral resources, primarily diabase rock, of the County:*
 - *For possible future economic development;*
 - *To provide for diabase resource extraction operations at appropriate locations and under controlled conditions; and*
 - *To co-locate quarries and compatible heavy industrial uses.*
- *Provide a location for industrial and mineral extraction uses that are incompatible with residential uses due to the prevalence of outdoor storage and emissions of noise, odor, and vibrations to operate;*
- *Ensure mineral extraction and intensive industrial uses with a public nuisance potential and necessary accessory uses and facilities are built in a well-coordinated manner that is compatible with surrounding land uses;*
- *Provide for development with limited traffic and aesthetic impacts on surrounding properties and on supporting public facilities and utilities; and*
- *Permit residential and other uses only to the extent that they may be compatible with intensive industrial and mineral extraction uses.*

A. Applicability, Size, and Location. The following applies to the SME District:

1. *Place Type.* Located in areas consistent with the Suburban Industrial/Mineral Extraction Place Type of the General Plan.
2. *Minimum District Size.* 600 acres.
3. *Incremental Additions.* The Board of Supervisors may approve a zoning map amendment with incremental additions if it finds that they are:
 - a. A minimum of 10 acres;
 - b. Contiguous to an existing SME district;
 - c. Compatible with the existing SME district;
 - d. Consistent with the General Plan policies for the area; and
 - e. Integrated with the existing SME district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.

B. Uses. Refer to Table 3.02.01 for uses allowed in the district.

1. *Prohibited Uses.* No uranium mining or well water fields are permitted in the SME district.

C. Dimensional Standards. Refer to Table 2.02.07-1 for required lot and building standards.

TABLE 2.02.07-1. SME DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.) ¹	1 acre, exclusive of major floodplain
Yards		
2	Adjacent to Roads (min.) ²	30 ft.
3	Adjacent to Agricultural and Residential Districts or Residential Uses (min.) ¹	100 ft.
4	Adjacent to Other Nonresidential Districts (min.)	50 ft.
5	Adjacent to Other Mineral Extraction Districts ³	15 ft.
6	Between Buildings on Individual Lots or Building Sites (min.)	30 ft. Driveways, parking, and covered entrances - 5 ft. from lot lines ⁴
7	Between Buildings on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection ⁴
Building Requirements		
8	FAR (max.)	0.75
9	Lot Coverage (max.)	0.50
10	Building Height (max)	50 ft. ⁵
Open Space Requirements		
11	Open Space (min.) ⁶	30%
12	Landscaped Open Space (min.) ⁷	20% of the buildable area of the lot
		Extractive Industries Use: N/A
¹ Unless greater in Section 3.06 Use Specific Standards. ² Except when a greater setback is required by Section 5.07.02. ³ Unless a greater buffer yard is required by Section 5.07.03. ⁴ Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site. ⁵ Except non-habitable structures associated with a quarry operation. Such structures are permitted by right to 120 feet in height provided they are set back from property lines and district boundaries an additional setback of 2 feet for each 1 foot in height above 50 feet. Such structures require special exception approval for heights exceeding 120 feet. ⁶ Open Space must be provided in accordance with Section 5.04. ⁷ Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.		

D. **Stone Quarrying Special Exception Requirement.** The establishment of any new stone quarrying operations or the expansion of any existing stone quarrying operations beyond previously granted approvals in the SME require Special Exception approval. See Section 7.09.01 for Special Exception application procedures.

E. **Vehicular Access.** Access to the SME District must be provided as follows:

1. Primary vehicular access must be from collector or arterial roads;
2. Primary vehicular access is prohibited on residential neighborhood streets or local access roads;
 - a. This prohibition does not apply to collector roads through residential neighborhoods.
3. Minor streets must not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.

F. **Pedestrian and Bicycle Network.** Within the SME District, pedestrian and bicycle network must be provided as follows:

1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and roadway within or forming the perimeter of the district;
2. To establish direct and convenient access to uses and open space within the district; and

3. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, trails, or on-street bicycle facilities at the property boundaries of the project.
 - a. If connections are planned, then all sidewalks, shared use paths, trails, and on-street bicycle facilities must continue to the project boundary and be stubbed. All development plans must provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.

2.03 Transition Policy Area Zoning Districts

2.03.01 Transition Large Lot Neighborhood – TLN-10, TLN-3, TLN-1

Purpose. *The purpose of the Transition Large Lot Neighborhood (TLN) Districts is to:*

- *Implement the Transition Large Lot Place Type of the General Plan;*
 - *Create a visual and spatial transition of scale and open space between the suburban area and the rural area of the County;*
 - *Provide for low density development with the TLN-10, TLN-3, and TLN-1 districts that facilitates a transition between the suburban and rural areas of the County;*
 - *Provide for development in the Transition Policy Area in ways that encourage efficient development patterns;*
 - *Achieve a blend of rural and suburban development;*
 - *Achieve a balance between the built and natural environment;*
 - *Ensure contiguous open space areas sufficient in size and soil quality to accommodate and protect agricultural uses;*
 - *Protect drinking water resources by facilitating;*
 - *The protection of a buffer proposed along Bull Run; and*
 - *The protection of a buffer along Goose Creek, the Goose Creek Reservoir, and the Beaverdam Reservoir;*
 - *Implement requirements that open space be provided in conjunction with the standards of this Ordinance;*
 - *The TLN-3UBF/LF (Transition Large Lot Neighborhood-3 Upper Broad Run and Upper Foley/Lower Foley) and TLN-1 Subdistricts establishes a minimum of 50% open space to be more compatible with adjacent suburban development.*
 - *The TLN-10 and TLN-3LBR (Transition Large Lot Neighborhood-3 Lower Bull Run) Subdistricts establishes a minimum of 70% open space to be more compatible with rural development patterns in adjoining jurisdictions and to protect the environment and areas surrounding Bull Run.*
 - *For the TLN-3 and TLN-1 Districts to encourage new development designs that incorporate both suburban and rural features; and*
 - *Protect and integrate open space and natural resources.*
- A. **Applicability.** The TLN District must be in areas consistent with the Transition Large Lot Neighborhood Place Type of the General Plan.
 - B. **Use Regulations.** Refer to Table 3.02.02.
 - C. **Dimensional Standards.** Refer to Table 2.03.01-1 for TLN District dimensional standards.

TABLE 2.03-01-1: TLN DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	TLN-10	TLN-3	TLN-1
Lot Requirements				
1	Lot Size (min.)	No min.	No min.	No min.
2	Lot Grouping ¹	Min: 5 Max: No max.	Min: 5 Max: 25	Min: 5 Max: 25
Yards				
3	Adjacent to Roads (min.) ²	30 ft.	30 ft.	30 ft.
4	Perimeter Setback (min.) ³	100 ft.	100 ft.	100 ft.
5	Front Yard (min.) ^{2,4}	20 ft.	12 ft.	10 ft.
6	Side Yard (min.) ^{2,4}	10 ft.	7 ft.	5 ft.
7	Rear Yard (min.) ^{2,4}	25 ft.	25 ft.	25 ft.
Building Requirements				
8	Residential Density (max.)	1 dwelling unit per 10 acres	1 dwelling unit per 3 acres	1 dwelling unit per 40,000 sf
9	Nonresidential FAR (max.)	0.1	0.1	0.1
10	Lot Coverage (max.)	No max.	No max.	No max.
11	Building Height (max.)	40 ft.	40 ft.	40 ft.
Open Space Requirements				
12	Open Space (min.) ⁵	70%	TLN-3LBF: 70% TLN-3UBF/LF: 50%	50%
¹ Lots of less than 5 acres must be grouped in accordance with Section 2.03.01.F. ² Except when the required Perimeter Setback in Table 2.03.01-1. is greater. ³ Perimeter Setback is to be provided in accordance with Section 2.03.01.G. ⁴ Except where a greater setback is required by Section 5.07.02. ⁵ Open Space must be provided in accordance with Section 5.04. Each preliminary plat for subdivision must show the layout of the subdivision, including the lot area(s) and the required open space.				

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

- D. The procedures and standards of this Section apply to the subdivision of two or more lots on all lands located in the TLN-10, TLN-3 (TLN-3UBF/LF and TLN-3LBR), and TLN-1 districts.
- E. **Lot Standards.** In addition to Table 2.03.01-1, all lots must meet the following requirements:
1. **Lot Yield.** The total number of lots on a site must not exceed the number permitted to accommodate the maximum residential density established by Table 2.03.01-1, regardless of whether the lot is used for a residential or nonresidential use.
 - a. No more than 10% of the lots created are permitted to be used for nonresidential uses;
 - b. A minimum of 5% of the lots created should be used for public or civic uses.
 2. **Number of Lots in a Group.** Lot grouping must be provided as follows:
 - a. Lots less than 5 acres in size must be in a contiguous group with adjacent and fronting lots oriented toward each other, as on a street, green, or paved square.
 - b. The number of grouped lots must be consistent with Table 2.03.01-1, except that a contiguous group may consist of fewer than 5 lots if:
 1. There will be fewer than 5 lots on the entire site less than 5 acres in size; or

2. It is demonstrated that a grouping of fewer than 5 lots will result in greater amounts of contiguous open space or result in less denigration of environmental features than residential grouping(s) of 5 lots or more.
 3. *Number of Groups.* A single group must contain all the lots on a site that are less than 5 acres, where the total number of such lots is 25 or fewer, except that multiple groups may be allowed where:
 - a. It is demonstrated that multiple groups will result in greater amounts of contiguous open space or result in less denigration of environmental features; and
 - b. None of the groups contain fewer than 5 lots, unless allowed as provided in Section 2.03.01.E.
- F. Siting of the Open Space and Building Lots.** Open space and building lots must be sited as follows:
1. Building lots must be located on the portion of the site outside the open space.
 - a. *Exception.* When subdivision of a parcel creates less than 5 lots, the open space required by Table 2.03.01-1 may be provided on lots in the subdivision provided the open space is protected by an easement acceptable to the Board of Supervisors. Notwithstanding this exception, the requirements of the TLN district apply to the subdivision.
 2. In addition to the Perimeter Setback (Subsection G below), the lots and buildings within the subdivision must be sited to reduce visibility of the lot groups from public rights-of-way and from other lot groups, by using existing topography, vegetation, distance, and other factors to minimize impact. Options include:
 - a. Siting lots and buildings sufficiently below ridgelines or tree lines so the horizon remains visually defined by the ridgeline or tree line rather than by building rooftops; or
 - b. Placing lots and buildings at the far edge of a field as seen from a public right-of-way or other lot group.
 3. The residential lot group(s) must be sited as follows:
 - a. To relate to the open space and the other lot groups on the site and on adjacent lands; and
 - b. To maximize the contiguity of open space features including natural and cultural resources, such as forests, stream corridors, floodplains, wetlands, steep slopes, ridges, wildlife habitat, historic buildings, and archeological sites.
- G. Perimeter Setback.** The Perimeter Setback required in Table 2.03.01-1. must be provided as follows:
1. Along public rights of way forming the boundary of or internal to a subdivision;
 2. Along subdivision boundaries;
 - a. *Exception.* To ensure future connectivity, the Zoning Administration may determine that a Perimeter Setback will not apply if the subdivision boundary is within the Transition Large Lot Neighborhood Place Type and the adjoining land is vacant or underdeveloped.
 3. Existing native vegetation and natural features creating a visual buffer between the subdivision and the boundary of the development or public rights of way must be maintained;
 - a. Existing native vegetation may be augmented with additional native plantings to meet the requirements of Section 5.07 and/or to improve the visual screening of the subdivision from views from surrounding roads and other developments;
 4. No residential and nonresidential buildings within the subdivision are permitted to be in the Perimeter Setback. Agricultural buildings may be located in the setback.
- H. Road Network.** Within the TLN District, the road network must be provided as follows:
1. So that future street connections to adjacent developable parcels can be created.
 - a. *Exception.* Street connections are not required on unavoidable steep slopes (Section 5.03.02) or in the Floodplain Overlay District (FOD) (Section 4.02). Developments must be designed so road connections can avoid regulated natural resources.

2. Avoid Cul-de-sacs and “P-loop” streets except where necessitated by topographic or environmental considerations.
 3. Provide "T" intersections in locations where views of important civic, public, or open space areas can be highlighted.
- I. **Pedestrian and Bicycle Network.** Within the TLN District, a pedestrian and bicycle network must be provided as follows:
1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and roadway within or forming the perimeter of the district;
 2. To establish direct and convenient access to the civic and open space within the district;
 3. To establish a trail network within the open space; and
 4. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, or trails at the property boundaries of the project.
 - a. If connections are planned, then all sidewalks, shared use paths, and trails must continue to the project boundary and be stubbed. All development plans must provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.
- J. **Recognizing Protection by Right to Farm Act.** In the TLN district, record plats and deeds authorized pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Va. Code Section 3.2-300 et seq.).
- K. **Exemptions.** The development of a lot existing on January 7, 2003, is exempted from the standards and requirements of Sections 2.03.01.D. through 2.03.01.M and Table 2.03.01-1 (TLN District Dimensional Standards). The development of such lot will be subject to the development standards of Table 2.03.01-2.

**TABLE 2.03-01-2: TLN-10, TLN-3, TLN-1 BUILDING REQUIREMENTS FOR EXISTING LOTS
(Lots Existing Prior to January 7, 2003)**

Yards (min.)¹	25 ft. from any property line or 35 ft. from any other road right-of-way, private access easement, and any prescriptive easement
FAR (max.)	0.05
Building Height (max.)	40 ft. ²
¹ Except where a greater setback is required by Section 5.07.02. ² No restriction for buildings used exclusively for agriculture, horticulture, and animal husbandry.	

2.03.02 Transition Small Lot Neighborhood – TSN

Purpose. The purpose of the Transition Small Lot Neighborhood (TSN) District is to:

- Implement the Transition Small Lot Neighborhood Place Type of the General Plan;
- Create a visual and spatial transition of scale and open space to facilitate a transition between the suburban area and the rural area of the County;
- Provide for moderate density development in the Transition Policy Area in a way that encourages efficient development patterns and is served by public water and sewer;
- Establish residential neighborhoods arranged in a cluster arrangement that includes a focal point such as a civic use, park, or green;

- Create neighborhoods with predominately single-family detached housing arranged in assorted lot configurations, sizes, and shapes with substantial open space;
- Achieve a lot pattern in each community that aligns with the topography and key environmental features to minimize the visibility of the structures;
- Establish open space and natural vegetation that includes public and private trails with internal and external connections, passive and active recreation, and significant perimeter and environmental buffers as the dominant visual features of the district and maintain the rural appearance of surrounding roads.

A. Applicability, Size, and Location. The following applies to the TSN District:

1. **Place Type.** The TSN district must be in an area consistent with the Transition Small Lot Neighborhood Place Type of the General Plan.
2. **Minimum District Size.** The initial district size must be a minimum of 10 acres. Notwithstanding the provisions of Section 7.08x, the minimum district size is not modifiable.
3. **Incremental Additions.** The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district if it finds that they are:
 - a. A minimum of 2 acres in size;
 - b. Abutting or across a roadway with no more than two through lanes from an existing TSN district;
 - c. Compatible with the existing adjacent TSN district;
 - d. Consistent with the General Plan policies for the area; and
 - e. Integrated with the existing TSN district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.

B. Use Regulations. Refer to Table 3.02.02.

C. Dimensional Standards. Refer to Table 2.03.02-1.

1. Each preliminary plat for subdivision must show the layout of the subdivision, including the lot area(s) and the required open space.

TABLE 2.03.02-1: TSN DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.)	No min.
2	Lot Size (max.) ¹	20,000 sf.
3	Lot Width (min.)	No min.
4	Lot Grouping	Min. 5; Max. 25
Yards		
5	Yards Adjacent to Roads (min.) ²	30 ft.
6	Perimeter Setback (min.)	100 ft.
7	Front Yard (min.) ³	10 ft.
8	Side Yard (min.) ^{2,4}	5 ft.
9	Rear Yard (min.) ^{2,4}	25 ft.
Building Requirements		
10	Residential Density (max.)	4 dwelling units per acre
11	Non-residential FAR (max.)	0.2
12	Lot Coverage (max.)	No max.
13	Building Height (max.)	40 ft.
Open Space Requirements		

TABLE 2.03.02-1: TSN DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Requirement
14	Open Space (min.) ⁵	50%
15	Residential Active Recreation Space (min.) ⁶	5,000 sf for first 10 dwelling units plus 100 sf for each additional dwelling unit
16	Nonresidential Landscaped Open Space (min.) ⁶	20% per development (Site Plan)

¹Maximum lot size may be exceeded pursuant to Section 2.03.02.F.1.c.
²Except when the required Perimeter Setback in Table 2.03.01-1. is greater.
³Perimeter Setback is to be provided in accordance with Section 2.03.01.L.
⁴ Except where a greater setback is required by Section 5.07.02.
⁵Open Space must be provided in accordance with Section 5.04.
⁶Active recreation space and landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

D. **Lot Standards.** In addition to Table 2.03.01-1, all lots must meet the following requirements:

1. **Lot Yield.** The total number of lots on a site must not exceed the number permitted to accommodate the maximum residential density established by Table 2.03.02-1, regardless of whether the lot is used for a residential or nonresidential use.
 - a. No more than 10% of the lots created are permitted to be used for nonresidential uses.
 - b. A minimum of 5% of the lots created must be used for public or civic uses.
 1. The minimum amount of public or civic uses must be provided as shown on an approved CDP.
2. **Maximum Lot Size Waiver.**
 - a. The Zoning Administrator may permit the maximum lot size to be exceeded for public/civic or nonresidential uses that incorporate lot and building design that integrate the use into the district and achieve the intent of the Transition Compact Neighborhood Place Type of the General Plan, or due to their function necessitate a larger lot size.
 - b. Agricultural supportive businesses may exceed the maximum lot size by special exception pursuant to Section 7.09.
 1. If the use requires Special Exception approval, then the request to exceed minimum lot size must be incorporated into the Special Exception application.

E. **Number of Lots in a Group.** Lots must be clustered in a contiguous group, with adjacent and fronting lots oriented toward each other, as on a street, green, or paved square. The number of grouped lots must be consistent with Table 2.03.02-1, except that a contiguous group may consist of fewer than 5 lots if:

1. It is demonstrated that a grouping of fewer than 5 lots will result in greater amounts of contiguous open space or result in less denigration of environmental features than residential grouping(s) of 5 lots or more.

F. **Number of Groups.** A single group must contain all the lots on a site that are less than 5 acres, where the total number of such lots is 25 or fewer, except that multiple groups may be allowed where:

1. It is demonstrated that multiple groups will result in greater amounts of contiguous open space or result in less denigration of environmental features; and
2. None of the groups contain fewer than 5 lots, unless allowed as provided in Section.

G. **Variation of Lot Sizes.** Developments must provide a variation of lot sizes as follows:

1. All projects containing 10 or more lots must include a mixture of lot sizes and dimensions to allow for a variety of housing opportunities and avoid monotonous streetscapes.

- a. Larger and wider lots are encouraged on corners.
 - b. Smaller lots are encouraged adjacent to parks and open spaces.
 2. No more than 60% of all lots are permitted to be similar in total lot area.
 - a. For purposes of this subsection, "similar" lot areas is defined as within 500 square feet of each other.
 3. *Exception.* Up to 70% of the lots within the subject subdivision may be similar if the Zoning Administrator finds that lot sizes and dimensions are sufficiently varied for different housing types, to allow for a variety of housing opportunities, and to avoid monotonous streetscapes.
- H. **Dispersion of Lot Sizes.** Similar lot sizes must be distributed throughout a subdivision rather than grouped in one area, unless the Zoning Administrator finds that the intent of this district and of the Zoning Ordinance will be better served by a design that tends to group lots of similar sizes.
- I. **Siting of the Open Space and Building Lots.** Open space and building lots must be sited as follows:
 1. Building lots must be located on the portion of the site outside the open space.
 2. In addition to the Perimeter Setback, the lots and buildings within the TSN District must be sited to reduce visibility of the lot groups from public rights-of-way and from other lot groups, by using existing topography, vegetation, distance, and other factors to minimize impact. Options include:
 - a. Siting lots and buildings sufficiently below ridgelines or tree lines so the horizon remains visually defined by the ridgeline or tree line rather than by building rooftops; or
 - b. Placing lots and buildings at the far edge of a field as seen from a public right-of-way or other lot group.
 3. The residential lot group(s) must be sited as follows:
 - a. To relate to the open space and the other lot groups on the site and on adjacent lands; and
 - b. To maximize the contiguity of open space features including natural and cultural resources, such as forests, stream corridors, floodplains, wetlands, steep slopes, ridges, wildlife habitat, historic buildings, and archeological sites.
 4. The nonresidential, service and commercial retail lots should be integrated into and internal to a community, focused around community greens or other centrally located public spaces.
- J. **Perimeter Setback.** The Perimeter Setback required in Table 2.03.01-1. must be provided as follows:
 1. Along public rights of way forming the boundary of or internal to the TSN District;
 2. Along TSN District boundaries, except where the proposed TSN District boundary is within the Transition Small Lot Neighborhood Place Type and the adjoining land is vacant or underdeveloped;
 3. Existing non-invasive vegetation and natural features creating a visual buffer between the TSN District and the boundary of the development or public rights of way must be maintained;
 4. Existing non-invasive vegetation may be augmented with additional plantings to meet the requirements of Section 5.07 and/or to improve the visual screening of the subdivision from views from surrounding roads and other developments;
 5. No residential and nonresidential buildings within the subdivision are permitted to be in the Perimeter Setback. Agricultural buildings may be located in the setback.
- K. **Road Network.** Within the TSN District, the road network must be provided as follows:
 1. So that future street connections to adjacent developable parcels within the Transition Small Lot Neighborhood Place Type of the General Plan can be created.
 - a. *Exception.* Such street connections are not required through unavoidable steep slopes (Section 5.03.02) or in the FOD (Section 4.02). Developments must be designed so road connections can avoid regulated natural resources.

2. Avoid Cul-de-sacs and “P-loop” streets except where necessitated by topographic or environmental considerations.
 3. Provide "T" intersections in locations where views of important civic, public, or open space areas can be highlighted.
- L. **Pedestrian and Bicycle Network.** Within the TSN District, a pedestrian and bicycle network must be provided as follows:
1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and roadway within or forming the perimeter of the district;
 2. To establish direct and convenient access to the civic and open space within the district;
 3. To establish a trail network within the open space;
 4. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, or trails at the property boundaries of the project.
 - a. If connections are planned, then all sidewalks, shared use paths, and trails must continue to the project boundary and be stubbed. All development plans must provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.
- M. **Recognizing Protection by Right to Farm Act.** In the TRL districts, record plats and deeds authorized pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Va. Code Section 3.2-300 et seq.).

2.03.03 Transition Compact Neighborhood – TCN

Purpose. *The purpose of the Transition Compact Neighborhood (TCN) District is to:*

- *Implement the Transition Compact Neighborhood Place Type of the General Plan;*
- *Create a visual and spatial transition of scale and open space to facilitate a transition between between the suburban area and the rural area of the County;*
- *Provide for moderate density development in the Transition Policy Area in a way that encourages efficient development patterns and is served by public water and sewer;*
- *Establish residential neighborhoods arranged in an interconnected, walkable street pattern that includes a focal point such as a civic use, park, green, or small commercial center;*
- *Create blocks with a variety and interspersions of single -family detached and single-family attached duplex, triplex, quadruplex dwelling units and accessory dwellings on small lots in a variety of shapes and sizes surrounded by significant perimeter buffers;*
- *Achieve a lot pattern in each community that aligns with the topography and key environmental features to minimize the visibility of the structures; and*
- *Establish open space and natural vegetation that includes public and private trails with internal and external connections, passive and active recreation, and extensive wooded perimeter buffers maintaining the rural appearance of surrounding roads.*

A. **Applicability, Size, and Location.** The following applies to the TCN District:

1. **Place Type.** The TCN district must be in an area consistent with the Transition Small Lot Neighborhood Place Type of the General Plan.
2. **Minimum District Size.** The initial district size must be a minimum of 20 acres. Notwithstanding the provisions of Section 7.08x, the minimum district size is not modifiable.

3. *Incremental Additions.* The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district if it finds that they are:
 - a. Abutting or across a roadway with no more than two through lanes to an existing TCN district;
 - b. Compatible with the existing adjacent TCN district;
 - c. Consistent with the General Plan policies for the area; and
 - d. Integrated with the existing TCN district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.
- B. **Use Regulations.** Refer to Table 3.02.02.
- C. **Dimensional Standards.** Refer to Table 2.03.03-1.
1. Each preliminary plat for subdivision must show the layout of the subdivision, including the lot area(s) and the required open space.

TABLE 2.03.03-1. TCN DISTRICT DIMENSIONAL STANDARDS		
Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.)	No min.
2	Lot Size (max.) ¹	10,000 sf.
3	Lot Width (max.)	SFD: 50 ft.
		SFA Duplex, Triplex, Quadruplex Building Lot: 50 ft. SFA Duplex, Triplex, Quadruplex Ground Floor Unit or Individual Lot: 18 ft.
Yards		
4	Yards Adjacent to Roads (min.) ²	30 ft.
5	Perimeter Setback (min.) ³	100 ft.
6	Front Yard (max.) ⁴	15 ft.
7	Side Yard (max.) ^{2,4}	10 ft.
8	Rear Yard (max.) ^{2,4}	25 ft.
Building Requirements		
9	Residential Density (max.)	5 dwelling units per acre
10	Residential Density (min.)	3 dwelling units per acre
11	Non-residential FAR (max.)	0.2
12	Lot Coverage (max.)	No max.
13	Building Height (max.)	40 ft.
Open Space Requirements		
14	Open Space (min.) ⁵	50%
15	Active Recreation Space (min.) ⁶	5,000 sf for first 10 Single-Family Detached dwelling units plus 100 sf for each additional SFD dwelling unit 200 sf for each additional SFA Duplex, Triplex, Quadruplex dwelling unit
16	Nonresidential Landscaped Open Space (min.) ⁶	20% per development (Site Plan)
¹ Maximum lot size may be exceeded pursuant to Section 2.03.03.F.3. ² Except when the required Perimeter Setback in Table 2.03.03-1. is greater. ³ Perimeter Setback is to be provided in accordance with Section 2.03.03.G. ⁴ Except where a greater setback is required by Section 5.07.02. ⁵ Open Space must be provided in accordance with Section 5.04. ⁶ Active recreation space and landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.		

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

- D. **Lot Standards.** In addition to Table 2.03.01-1, all lots must meet the following requirements:
1. *Lot Yield.* The total number of lots on a site must not exceed the number permitted to accommodate the maximum residential density established by Table 2.03.03-1., regardless of whether the lot is used for a residential or nonresidential use.
 - a. No more than 10% of the lots created are permitted to be used for nonresidential uses.
 - b. A minimum of 10% of the lots created must be used for public or civic uses.
 1. The minimum amount of public or civic uses must be provided as shown on an approved CDP.
 - c. The Zoning Administrator may permit the maximum lot size to be exceeded for public/civic or nonresidential uses that:
 1. Due to their function necessitate a larger lot size;
 2. Incorporate lot and building design that integrate the use into the district and achieve the intent of the Transition Compact Neighborhood Place Type of the General Plan; and
 3. Agricultural supportive businesses may exceed the maximum lot size by special exception pursuant to Section 7.09.

If the use requires Special Exception approval, then the request to exceed minimum lot size must be incorporated into the Special Exception application.
 2. *Variation of Lot Sizes.* Developments must provide a variation of lot sizes as follows:
 - a. All projects containing 10 or more lots must include a mixture of lot sizes and dimensions to allow for a variety of housing opportunities and avoid monotonous streetscapes.
 1. Larger and wider lots are encouraged on corners.
 2. Smaller lots are encouraged adjacent to parks and open spaces.
 - b. No more than 60% of all lots are permitted to be similar in total lot area.
 1. For purposes of this subsection, "similar" lot areas is defined as within 500 square feet of each other.
 - c. *Exception.* Up to 70% of the lots within the subject subdivision may be similar if the Zoning Administrator finds that lot sizes and dimensions are sufficiently varied for different housing types, to allow for a variety of housing opportunities, and avoid monotonous streetscapes.
- E. **Dispersion of Lot Sizes.** Similar lot sizes must be distributed throughout a subdivision rather than grouped in one area, unless the Zoning Administrator finds that the intent of this district and of the Zoning Ordinance will be better served by a design that tends to group lots of similar sizes.
- F. **Siting of the Open Space and Building Lots.** Open space and building lots within the TCN District must be sited as follows:
1. Building lots must be located on the portion of the site outside the open space;
 2. In addition to the Perimeter Setback, the lots and buildings must be sited to reduce visibility of the buildings from public rights-of-way by using existing topography, vegetation, distance, and other factors to minimize impact. Options include:
 - a. Siting lots and buildings sufficiently below ridgelines or tree lines so the horizon remains visually defined by the ridgeline or tree line rather than by building rooftops; or
 - b. Placing lots and buildings at the far edge of a field as seen from a public right-of-way.
 3. The lots must be sited as follows:
 - a. To relate to the open space on the site and on adjacent lands; and

- b. To maximize the contiguity of open space features including natural and cultural resources, such as forests, stream corridors, floodplains, wetlands, steep slopes, ridges, wildlife habitat, historic buildings, and archeological sites.
 - c. Single-family attached duplex, triplex, and quadruplex dwellings must be located to minimize their impact on single-family detached dwelling unit developments adjacent to the TCN District.
 4. Nonresidential lots must be provided as follows:
 - a. Integrated into and internal to the neighborhood and situated in conjunction with a centrally located community park, green, civic space, or other public spaces;
 - b. In a manner that does not create a nuisance to or require extensive separation from residential uses; and
 - c. In a location that minimizes their impact on single-family detached dwelling unit developments adjacent to the TCN District.
 - G. **Perimeter Setback.** The Perimeter Setback required in Table 2.03.01-1 must be provided as follows:
 1. Along public rights-of-way forming the boundary of or internal to the TCN District;
 2. Along TCN District boundaries, except where the proposed TCN District boundary is within the Transition Compact Neighborhood Place Type and the adjoining land is vacant or underdeveloped;
 3. Existing non-invasive vegetation and natural features creating a visual buffer between the subdivision and the boundary of the development or public rights of way must be maintained;
 4. Existing non-invasive vegetation may be augmented with additional plantings to meet the requirements of Section 5.07 and/or to improve the visual screening of the buildings in the TCN District from views from surrounding roads and other developments;
 5. No buildings within the TCN District are permitted to be in the Perimeter Setback.
 - H. **Road Network and Access.** Within the TCN District, the road network must be provided as follows:
 1. Streets must form blocks where feasible.
 2. Average block length (when provided) or length between intersecting streets (measured at the right-of-way or edge of public access easement for private streets) must be 400 to 800 feet in length.
 - a. Blocks designed to include a mid-block through-alley allowing secondary vehicle access to land uses on the block may be a maximum of 2 times the length of the maximum average length, half of which will be used in the calculation of average block length.
 3. So that future street connections to adjacent developable parcels within the Transition Compact Neighborhood Place Type of the General Plan can be created.
 - a. *Exception.* Such street connections are not required through unavoidable steep slope areas (Section 5.03.02) or the FOD (Section 4.02). Developments must be designed so road connections can avoid regulated natural resources.
 4. Cul-de-sacs and “P-loop” streets are not permitted except where necessitated by topographic or environmental considerations.
 5. Provide “T” intersections in locations where views of important civic, public, or open space areas can be highlighted.
 6. Residential and nonresidential units must front on a public road, unless the development has received approval for private roads.
 7. Notwithstanding the access requirements of Section 5.01, access to single-family detached or single-family attached dwelling units may be provided by an alley.
 - I. **Pedestrian and Bicycle Network.** Within the TCN District, a pedestrian and bicycle network must be provided as follows:

1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and roadway within or forming the perimeter of the district;
2. To establish direct and convenient access to the civic and open space within the district;
3. To establish a trail network within the open space; and
4. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, or trails at the property boundaries of the project.
 - a. If connections are planned, then all sidewalks, shared use paths, and trails must continue to the project boundary and be stubbed. All development plans must provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.

2.03.04 Transition Community Center – TCC

Purpose. *The purpose of the Transition Community Center (TCC) District is to:*

- *Implement the Transition Community Center Place Type of the General Plan;*
- *Create a visual and spatial transition of scale and open space to facilitate a transition between the suburban area and the rural area of the County;*
- *Provide for small, pedestrian- focused, retail development in the Transition Policy Area in a way that encourages efficient development patterns and is served by public water and sewer;*
- *Establish pedestrian-scale commercial development that provides retail sales, entertainment, and civic functions in an interconnected, walkable street pattern;*
- *Ensure the commercial development provides convenient and safe pedestrian and vehicular connections to adjacent neighborhoods, extensive landscaping at the perimeter, and outdoor activity and community space;*
- *Allow a residential component as multifamily dwelling units over commercial uses or live/work units;*
- *Permit auto-oriented uses if they located away from pedestrian areas unless incorporated into the mixed-use buildings and limited big box retail in the form of food or drug stores; and*
- *Establish gradual transitions to adjacent residential neighborhoods and roads by using substantial open space provided as perimeter screening, such as a park or recreation area, variations in building orientation, height step down, and creative and extensive use of landscaping and natural features.*

A. Applicability, Size, and Location. The following applies to the TCC District:

1. *Place Type.* The TCC district must be in an area consistent with the Transition Community Center Place Type of the General Plan.
2. *Minimum District Size.* The initial district size must be a minimum of 6 acres. Notwithstanding the provisions of Section 7.08.x, the minimum district size is not modifiable.
3. *Incremental Additions.* The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district if it finds that they are:
 - a. A minimum of 1 acre in size;
 - b. Abutting or across a roadway with no more than two through lanes from an existing TCC district;
 - c. Compatible with the existing adjacent TCC district;
 - d. Consistent with the General Plan policies for the area; and
 - e. Integrated with the existing TCC district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.

B. Use Regulations. Refer to Table 3.02.02.

C. **Dimensional Standards.** Refer to Table 2.03.03-1.

TABLE 2.03.03-1. TCC DISTRICT DIMENSIONAL STANDARDS		
Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.)	No min.
2	Lot Width (min.)	No min.
Yards		
3	Adjacent to Roads (min.) ¹	30 ft.
4	Perimeter Setback (min.) ²	100 ft.
5	Front Yard (max.)	15 ft.
6	Side Yard (max.) ^{1, 3}	10 ft.
7	Rear Yard (max.) ^{1, 3}	25 ft.
Building Requirements		
8	FAR (max.)	0.3
9	Lot Coverage (max.)	No max.
10	Building Height (max.)	40 ft.
Open Space Requirements		
11	Open Space (min.) ⁴	50%
12	Residential Active Recreation Space ⁵	5,000 SF for first 10 dwelling units plus 200 SF for each additional dwelling unit
13	Nonresidential Landscaped Open Space (min.) ⁵	20% per development (Site Plan)
¹ Except when the required Perimeter Setback in Table 2.03.01-1. is greater. ² Perimeter Setback is to be provided in accordance with Section 2.03.01.F. ³ Except where a greater setback is required by Section 5.07.02. ⁴ Open Space must be provided in accordance with Section 5.04. ⁵ Active recreation space and landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.		

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

D. **Perimeter Setback.** The Perimeter Setback required in Table 2.03.04-1. must be provided as follows:

1. Along public rights-of-way forming the boundary of or internal to the TCC District;
2. Along TCC District boundaries, except where the proposed TCC District boundary is within the Transition Community Center Place Type and the adjoining land is vacant or underdeveloped;
3. Existing non-invasive vegetation and natural features creating a visual buffer between the subdivision and the boundary of the development or public rights of way must be maintained;
4. Existing non-invasive vegetation may be augmented with additional plantings to meet the requirements of Section 5.07 and/or to improve the visual screening of the buildings in the TCC District from views from surrounding roads and other developments;
5. No buildings within the TCC District are permitted to be in the Perimeter Setback.

E. **Siting of the Open Space and Building Lots.** Open space and building lots within the TCC District must be sited as follows:

1. Building lots must be located on the portion of the site outside the open space;
2. In addition to the Perimeter Setback, the lots and buildings must be sited to reduce visibility of the buildings from public rights-of-way by using existing topography, vegetation, distance, and other factors to minimize impact. Options include:

- a. Siting lots and buildings sufficiently below ridgelines or tree lines so the horizon remains visually defined by the ridgeline or tree line rather than by building rooftops; or
 - b. Placing lots and buildings at the far edge of a field as seen from a public right-of-way.
3. The lots must be sited as follows:
 - a. To relate to the open space on the site and on adjacent lands; and
 - b. To maximize the contiguity of open space features including natural and cultural resources, such as forests, stream corridors, floodplains, wetlands, steep slopes, ridges, wildlife habitat, historic buildings, and archeological sites.
 - c. In a manner that does not create a nuisance to or require extensive separation from residential uses; and
 - d. In a location that minimizes their impact on single-family detached dwelling unit developments adjacent to the TCC District.
4. Parking must be provided pursuant to Section 5.05.11.D.
- F. **Vehicular Access.** Access to the TCC District must be provided as follows:
 1. Primary vehicular access must be from collector or minor arterial roads;
 2. Primary vehicular access is prohibited on residential neighborhood streets or local access roads;
 - a. This prohibition does not apply to collector roads through residential neighborhoods.
 3. Minor streets must not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.
- G. **Road Network.** Within the TCC District, the road network must be provided as follows:
 1. Streets must form blocks where possible.
 2. Block length (when provided) or length between intersection streets (measured at the right-of-way or edge of public access easement for private streets) must be 200 to 800 feet in length.
 3. Blocks designed to include a mid-block through-alley allowing secondary vehicle access to land uses on the block may be a maximum of 2 times the length of the average block length, half of which will be used to determine the block length.
 4. So that future street connections to adjacent developable parcels within the Transition Community Center Place Type of the General Plan can be created.
 - a. *Exception.* Such street connections are not required on unavoidable steep slopes (Section 5.03.02) or in the FOD (Section 4.02). Developments must be designed so road connections can avoid regulated natural resources.
 5. "P-loop" streets are not permitted except where necessitated by topographic or environmental considerations.
- H. **Pedestrian and Bicycle Network.** Within the TCC District, a pedestrian and bicycle network must be provided as follows:
 1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and roadway within or forming the perimeter of the district;
 2. To establish direct and convenient access to the civic and open space within the district; and
 3. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, trails, or on-street bicycle facilities at the property boundaries of the project.
 - a. If connections are planned, then all sidewalks, shared use paths, trails, and on-street bicycle facilities must continue to the project boundary and be stubbed. All development plans must provide for

future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.

2.03.05 Transition Light Industrial – TLI

Purpose. *The purpose of the Transition Light Industrial (TLI) District is to:*

- *Implement the Transition Light Industrial Place Type of the General Plan;*
- *Provide opportunities for low-traffic industrial and employment uses, with data centers, contractor establishments, and small-scale assembly or production as the predominant uses;*
- *Establish open space that creates effective visual buffers to conceal buildings and uses from adjacent roads and residential areas; and*
- *Establish sufficient open space to ensure environmental protection on the site.*

A. Applicability, Size, and Location. The following applies to the TLI District:

1. **Place Type.** Located in areas consistent with the Transition Light Industrial Place Type of the General Plan.
2. **Minimum District Size.** 20 acres.
3. **Incremental Additions.** The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district if it finds that they are:
 - a. Abutting or across a roadway with no more than two through lanes from an existing TLI district;
 - b. Compatible with the existing adjacent TLI district;
 - c. Consistent with the General Plan policies for the area; and
 - d. Integrated with the existing TLI district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.

B. Uses. Refer to Table 3.02.02 for uses allowed in the district.

C. Dimensional Standards. Refer to Table 2.03.05-1 for required lot and building standards.

TABLE 2.03.05-1. TLI DISTRICT DIMENSIONAL STANDARDS		
Reference	Standard	Requirement
Lot		
2	Lot Size (min.)	1 acre, exclusive of major floodplain
Yard		
3	Adjacent to Roads (min.) ¹	100 ft.
4	Adjacent to Agricultural and Residential Districts or Residential Uses (min.)	75 ft.
5	Adjacent to Other Nonresidential Districts (min.) ²	15 ft.

6	Between Buildings on Individual Lots or Building Sites (min.) ³	30 ft. Driveways, parking, and covered entrances: 5 ft. from lot lines
7	Between Buildings on an Individual Lot or Building Site (min.) ³	25 ft., or greater if required for fire protection
Building Requirements		
8	FAR (max.)	0.4 by right; 0.60 by SPEX
9	Lot Coverage (max.)	0.45, up to 0.60 by SPEX
10	Building Height (max.)	40 ft.
Open Space Requirements		
11	Open Space (min.)	50%
12	Landscaped Open Space (min.)	0.2 times buildable area of lot
<p>¹Except when a greater setback is required by Section 5.07.02. ²Unless a greater buffer yard is required by Section 5.07.03. ³Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site. ⁴Open Space must be provided in accordance with Section 5.04. ⁵Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.</p>		

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

D. Vehicular Access. Access to the TLI District must be provided as follows:

1. Primary vehicular access must be from collector or arterial roads;
2. Primary vehicular access is prohibited on residential neighborhood streets or local access roads;
 - a. This prohibition does not apply to collector roads through residential neighborhoods
3. Minor streets must not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.

E. Pedestrian and Bicycle Network. Within the TLI District, pedestrian and bicycle network must be provided as follows:

1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and roadway within or forming the perimeter of the district;
2. To establish direct and convenient access to uses and open space internal to the site and within the district; and
3. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, trails, or on-street bicycle facilities at the property boundaries of the project.
 - a. If connections are planned, then all sidewalks, shared use paths, trails, and on-street bicycle facilities must continue to the project boundary and be stubbed. All development plans must provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.

2.03.06 Transition Industrial – TI

Purpose. The purpose of the Transition Industrial (TI) district is to:

- Implement the Transition Industrial/Mineral Extraction Place Type of the General Plan;
- Provide a location for industrial uses that are incompatible with residential uses due to the prevalence of outdoor storage and emissions of noise, odor, and vibrations to operate;

- *Ensure general and intensive industrial uses with a public nuisance potential and necessary accessory uses and facilities are built in a well-coordinated and attractive manner that is compatible with surrounding land uses;*
- *Provide for development with limited traffic and aesthetic impacts on surrounding properties and on supporting public facilities and utilities; and*
- *Permit residential and other uses only to the extent that they may be compatible with general and intensive industrial uses.*

A. **Applicability, Size, and Location.** The following applies to the TI District:

1. *Place Type.* Located in areas consistent with the Transition Industrial/Mineral Extraction Place Type of the General Plan.
2. *Minimum District Size.* 5 acres.
3. *Incremental Additions.* The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district if it finds that they are:
 - a. Contiguous or across a roadway with no more than two through lanes from an existing TI district;
 - b. Compatible with the existing adjacent TI district;
 - c. Consistent with the General Plan policies for the area; and
 - d. Integrated with the existing TI district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.

B. **Uses.** Refer to Table 3.02.02 for uses allowed in the district.

C. **Dimensional Standards.** Refer to Table 2.03.06-1 for required dimensional standards.

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TABLE 2.03.06-1. TI DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.)	1 acre, exclusive of major floodplain
Yards		
2	Adjacent to Roads (min.) ¹	100 ft.
3	Adjacent to Agricultural and Residential Districts or Residential Uses (min.) ²	100 ft.
4	Adjacent to Other Nonresidential Districts (min.)	15 ft.
5	Adjacent to Other Mineral Extraction Districts ³	0 ft.
6	Between Buildings on Individual Lots or Building Sites (min.) ³	30 ft. Driveways, parking, and covered entrances - 5 ft. from lot lines ⁴
7	Between Buildings on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection ⁴
Building Requirements		
8	FAR (max.)	0.40 0.60 by SPEX
9	Lot Coverage (max.)	0.45
10	Building Height (max)	50 ft.
Open Space Requirements		
11	Open Space (min.) ⁵	50%
12	Landscaped Open Space (min.) ⁶	20% of the buildable area of the lot
¹ Except when a greater setback is required by Section 5.07.02. ² Unless greater in Section 3.06 Use Specific Standards ³ Unless a greater buffer yard is required by Section 5.07.03. ⁴ Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site. ⁵ Open Space must be provided in accordance with Section 5.04. ⁶ Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.		

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

D. Vehicular Access. Access to the TI District must be provided as follows:

1. Primary vehicular access must be from collector or arterial roads;
2. Primary vehicular access is prohibited on residential neighborhood streets or local access roads;
 - a. This prohibition does not apply to collector roads through residential neighborhoods.
3. Minor streets must not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.

E. Pedestrian and Bicycle Network. Within the TI District, pedestrian and bicycle network must be provided as follows:

1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and roadway within or forming the perimeter of the district;
2. To establish direct and convenient access to uses and open space internal to the site and within the district; and
3. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, trails, or on-street bicycle facilities at the property boundaries of the project.
 - a. If connections are planned, then all sidewalks, shared use paths, trails, and on-street bicycle facilities must continue to the project boundary and be stubbed. All development plans must provide for

future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.

2.03.07 Transition Mineral Extraction - TME

Purpose. *The purpose of the Transition Mineral Extraction (TME) district is to:*

- *Implement the Transition Industrial/Mineral Extraction Place Type of the General Plan;*
- *Serve as an interim long-term district, recognizing that areas devoted to resource extraction may and should ultimately be converted to other compatible and beneficial uses consistent with the General Plan;*
- *Protect the mineral resources, primarily diabase rock, of the County:*
 - *For possible future economic development;*
 - *To provide for diabase resource extraction operations at appropriate locations and under controlled conditions; and*
 - *To co-locate with quarries compatible heavy industrial uses.*
- *Provide a location for industrial and mineral extraction uses that are incompatible with residential uses due to the prevalence of outdoor storage and emissions of noise, odor, and vibrations to operate;*
- *Ensure mineral extraction and intensive industrial uses with a public nuisance potential and necessary accessory uses and facilities are built in a well-coordinated and attractive manner that is compatible with surrounding land uses; and*
- *Provide for development with limited traffic and aesthetic impacts on surrounding properties and on supporting public facilities and utilities.*

A. **Applicability, Size, and Location.** The following applies to the TME District:

1. *Place Type.* Located in areas consistent with the Transition Industrial/Mineral Extraction Place Type of the General Plan.
2. *Minimum District Size.* 600 acres.
3. *Incremental Additions.* The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district if it finds that they are:
 - a. *Abutting or across a roadway with no more than two through lanes from an existing TME district;*
 - b. *Compatible with the existing adjacent TME district;*
 - c. *Consistent with the General Plan policies for the area; and*
 - d. *Integrated with the existing TME district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.*

B. **Uses.** Refer to Table 3.02.02 for uses allowed in the district.

1. *Prohibited Uses.* No uranium mining or well water fields are permitted in the TME district.

C. **Dimensional Standards.** Refer to Table 2.03.07-1 for required dimensional standards.

TABLE 2.03.07-1. TME DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.) ¹	1 acre, exclusive of major floodplain
Yards		
2	Adjacent to Roads (min.) ²	100 ft.
3	Adjacent to Agricultural and Residential Districts or Residential Uses (min.) ¹	100 ft.
4	Adjacent to Other Nonresidential Districts (min.)	50 ft.
5	Adjacent to Other Mineral Extraction Districts (min.) ³	15 ft.
6	Between Buildings on Individual Lots or Building Sites (min.) ³	30 ft. Driveways, parking, and covered entrances - 5 ft. from lot lines ⁴
7	Between Buildings on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection ⁴
Building Requirements		
8	FAR (max.)	0.75
9	Lot Coverage (max.)	0.50
10	Building Height (max)	50 ft. ⁵
Open Space Requirements		
11	Open Space (min.) ⁶	50%
12	Landscaped Open Space (min.) ⁷	20% of the buildable area of the lot
		Extractive Industries Use: N/A
¹ Except when greater in Section 3.06 Use Specific Standards. ² Except when a greater setback is required by Section 5.07.02. ³ Unless a greater buffer yard is required by Section 5.07.03. ⁴ Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site. ⁵ Except non-habitable structures associated with a quarry operation. Such structures are permitted by right to 120 feet in height provided they are set back from property lines and district boundaries an additional setback of 2 feet for each 1 foot in height above 50 feet. Such structures require special exception approval for heights exceeding 120 feet. ⁶ Open Space must be provided in accordance with Section 5.04. ⁷ Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.		

- D. **Stone Quarrying Special Exception Requirement.** The establishment of any new stone quarrying operations or the expansion of any existing stone quarrying operations beyond previously granted approvals in the TME require Special Exception approval. See Section 7.09.01 for Special Exception application procedures.
- E. **Vehicular Access.** Access to the TI District must be provided as follows:
1. Primary vehicular access must be from collector or arterial roads;
 2. Primary vehicular access is prohibited on residential neighborhood streets or local access roads;
 - a. This prohibition does not apply to collector roads through residential neighborhoods.
 3. Minor streets must not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.
- F. **Pedestrian and Bicycle Network.** Within the TI District, pedestrian and bicycle network must be provided as follows:
1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and roadway within or forming the perimeter of the district;
 2. To establish direct and convenient access to uses and open space internal to the site and within the district; and

3. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, trails, or on-street bicycle facilities at the property boundaries of the project.
 - a. If connections are planned, then all sidewalks, shared use paths, trails, and on-street bicycle facilities must continue to the project boundary and be stubbed. All development plans must provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.

2.04 Rural Policy Area Zoning Districts

2.04.01 Agricultural Rural North – ARN

Purpose. The purpose and intent of the Agricultural Rural North (ARN) District is to:

- Implement the Rural North Place Type of the General Plan;
 - Support the use of land for rural economy uses, with residential uses allowed at densities consistent with the general open and rural character of the rural economy uses;
 - Allow for a broad range of rural economy uses, including (agriculture, horticulture and animal husbandry), agriculture support and services associated with on-going agricultural activities, and other uses that can be developed in ways consistent with the rural character of the ARN district through mitigation or other standards;
 - Recognize the County’s tourism industry is interconnected with the rural economy and rural economy uses in the district by allowing for tourism uses related to agricultural uses, conference and training center uses, and rural activity and special event uses;
 - Promote consistency between residential development and rural economy uses through lower density residential development or clustering of residential development;
 - Ensure that the rural economy uses are compatible with any existing permitted residential development; and
 - Establish ARN as an agricultural district.
- A. **Applicability.** The ARN district must be located in areas consistent with the Rural North Place Type of the General Plan.
 - B. **Use Regulations.** Refer to Table 3.02.03.
 - C. **Development Options.** Land within the ARN zoning district must be subdivided under 1 of the 3 development options identified below provided the subdivisions are in accordance with the procedures outlined in the Land Subdivision and Development Ordinance (LSDO) for such division. Nothing in this section will preclude the opportunity for a property owner to file for a Family Subdivision in accordance with the requirements of the Land Subdivision and Development Ordinance.
 - D. **Dimensional Standards.** Refer to Table 2.04.01-1.

TABLE 2.04.01-1. ARN DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Base Density Subdivision Option	Principal/ Subordinate Subdivision Option	Cluster Subdivision Option
Lot Requirements				
1	Originating Tract (min.)	N/A	20 acres prior to development	20 acres prior to development
2	Lot Size (min.)	20 acres	80,000 SF exclusive of major floodplain;	Residential Cluster Lot Rural Economy Lot

TABLE 2.04.01-1. ARN DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Base Density Subdivision Option	Principal/ Subordinate Subdivision Option	Cluster Subdivision Option	
			Min. one 15-acre Rural Economy Lot per Principal/ Subordinate Subdivision	On-site Water and Wastewater: 40 ,000 sf, exclusive of major floodplain Off-site Wastewater and On-site Water: 20,000 sf, exclusive of major floodplain Off-site Water and Off-Site Wastewater: N o minimum lot size	Min. one 15-acre Rural Economy Lot per Cluster Subdivision
3	Lot Size (max.)	N/A	N/A	4 acres	N/A
4	Lot Width (min.)	175 ft.	175 ft.	N/A	175 ft.
5	Length/Width Ratio (max.)	N/A	3:1	N/A	3:1
Yard Requirements					
6	Front Yard (min.) ¹	25 feet from property line; 35 feet from road ROW; private access easement; and/or prescriptive easement	25 feet from property line; 35 feet from road ROW; private access easement; and/or prescriptive easement	25 feet from property line; 35 feet from road ROW; private access easement; and/or prescriptive easement ²	25 feet from property line; 35 feet from road ROW; private access easement; and/or prescriptive easement ²
7	Side Yard (min.)	25 ft.	25 ft.	15 ft. ²	15 ft. ²
8	Rear Yard (min.)	25 ft.	25 ft.	35 ft. ²	35 ft. ²
Building Requirements					
9	Residential Density (max.)	1 dwelling unit per 20 acres	1 dwelling unit per 10 acres	1 dwelling unit per 5 acres	
10	Lot Coverage (max.)	15%, but only 3% may be used for residential or non-residential structures ³	15%	Lots less than 40,000 sf: 8% Lots 40,000 sf to 4 acres: 15%	8%
11	Building Height (max.) ³	35 ft.	35 ft.	35 ft.	
Open Space Requirements					
12	Open Space (min.)	N/A	N/A	Minimum 70% of gross land area of development must be comprised of a Rural Economy Lot(s) or a combination of Rural Economy Lot(s) and Common Open Space	

TABLE 2.04.01-1. ARN DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Base Density Subdivision Option	Principal/ Subordinate Subdivision Option	Cluster Subdivision Option
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¹ Except where a greater setback is required by Section 5.07.02.

² All residential dwellings within the Cluster Subdivision must be set back a minimum of 100 feet from any lot line adjoining parcels not located within the subdivision.

³ Excludes agricultural, horticultural, and animal husbandry structures not open to the public.

- E. **Lot Access.** Lot access for the 3 ARN development options must be provided as follows:
 - 1. Access to individual lots may be provided by a private access easement that complies with the requirements of Chapter 4: Transportation, of the Facilities Standards Manual.
 - 2. A private access easement may serve as frontage in-lieu of public road frontage as follows:
 - a. Base Density Division Option: For up to 7 lots.
 - b. Principal/Subordinate Subdivision: For up to 25 lots.
 - c. Cluster Subdivision: For up to 25 lots.
 - 3. The plat of division or record plat of subdivision must contain a note detailing the provisions for the maintenance of the private access easement.
- F. **Landscaping/Buffering.** Notwithstanding the requirements of Section 5.07.03, required Buffer Yards may be provided on either the Principal and/or Subordinate lot.
- G. **Recognizing Protection by Right to Farm Act.** Record plats and deeds authorized pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Va. Code Section 3.2-300 et seq.).
- H. **Base Density Division Option.** A Base Density Division may be permitted in accordance with the following standards and criteria:
 - 1. **Creation of Lots.**
 - a. **Request.** Requests for creation of lots by plat of division in the ARN District must be submitted to the Director of the Department of Building and Development (or designee) for review and approval in accordance with “RN and RS Divisions” of the Land Subdivision and Development Ordinance.
 - b. **Public Road Frontage.** No such lot must be created fronting on a public road unless the publicly dedicated width of the road along the entire frontage of the newly created lot, measured from the centerline of the road to the property line of the lot, satisfies the criteria of the Virginia Department of Transportation (VDOT).
 - i. **Principal/Subordinate Subdivision Option:** The Principal/Subordinate Subdivision Option typically allows the landowner to achieve a greater lot yield than the base density of the Base Density Division Option, while providing for the establishment of rural economy uses as a primary use with single-family detached residential development as a secondary use.
 - 1. **Characteristics of Principal/Subordinate Subdivision Option.**
 - a. The Principal/Subordinate Subdivision Option results in the creation of one Principal Lot, and one or more Subordinate Lots.
 - b. The lot yield of a Principal/Subordinate Subdivision must be calculated from the Originating Tract of land in existence at the time the first Principal/Subordinate Subdivision is created.
 - c. Once a Principal/Subordinate Subdivision is created, the number of lots assigned to the subdivision is not permitted to be altered.
 - d. The lot yield of the Originating Tract must be calculated with each preliminary and/or record plat. At the time of the first subdivision, the number of Subordinate Lots created is subtracted from the

number of lots calculated for the Originating Tract and the remaining number of lots is then assigned to the Principal Lot. Each subsequently created Subordinate Lot is subtracted from the number of lots assigned to the Principal Lot and must reduce the number of lots assigned to the Principal Lot by 1 for each lot.

- e. A Principal Lot may be further subdivided, provided the minimum requirements of the Zoning Ordinance and LSDO are met. Once the number of lots assigned to the Principal Lot is reduced to one, the Principal Lot may no longer be subdivided.
 - f. Subordinate Lots are not permitted to be further subdivided. The record plat and initial deed of conveyance after establishment of a subdivision lot under the Principal/ Subordinate Subdivision Option shall contain a statement to this effect.
 - g. A subdivision of one or more lots may occur at one time or in a series of subdivisions up to the maximum lot yield calculated for the Originating Tract.
 - h. Any subdivision record plat for a Principal/Subordinate Subdivision must contain a tabulation of density showing, in addition to all LSDO requirements, the lot yield originally calculated for the Originating Tract, all prior subdivisions from the Originating Tract and each resulting Principal Lot and number of lots created pursuant to such subdivisions.
 - i. The Principal Lot must be clearly labeled on each record plat.
- J. **Cluster Subdivision Option.** The Cluster Subdivision Option allows for the subdivision of a tract of land with a more compact residential design plus one or more large lots suitable for rural economy uses and/or common open space. Communal water and sewer systems may be used for such developments.
- 1. **Characteristics of Cluster Subdivision Option.**
 - a. Depending on the tract size, the cluster subdivision may include one or more Rural Cluster Lots and at least one Rural Economy Lot and may include Common Open Space.
 - b. The lot yield of the cluster subdivision must be calculated from the gross acreage for the tract of land from which the subdivision is created.
 - c. All lots within the cluster subdivision must be created at one time.
 - d. The lots created by cluster subdivision are not permitted to be further subdivided.
 - e. A Homeowners' Association is required for any subdivision with common elements as described in Section 5.10.
 - f. Each preliminary and record plat for a cluster subdivision must contain a tabulation of lot yield for the cluster subdivision.
 - g. The perimeter setback required in Table 2.04.01-1 must be indicated and clearly labeled on each preliminary and record plat.
 - 2. **Variety of Lot Sizes.** In all new residential subdivisions containing 7 or more lots, a mixture of lot sizes and dimensions must be provided for a variety of housing opportunities and to avoid monotonous streetscapes. Variety is determined as follows:
 - a. No more than 25% of all lots are permitted to be similar in total area.
 - b. For purposes of this subsection, "similar" lot areas is defined as within 1,500 square feet of each other.
 - 3. **Site Design and Layout Standards for Residential Cluster Lots.** Development of the cluster option must comply with all of the following standards, in addition to the LSDO:
 - a. The site layout of the proposed development must be depicted on the preliminary subdivision plat.

- b. **Number of Lots in Cluster(s).** Rural Cluster Lots must be grouped in clusters consisting of a minimum of 5 lots and a maximum of 25 lots, except that a cluster may consist of fewer than 5 lots if any one of the following applies:
 1. There will be fewer than 5 lots in the entire subdivision.
 2. In the RN district, the area of the site is less than 50 acres.
 3. It is demonstrated that a cluster of fewer than 5 lots will result in less disturbance of land within the Mountainside Development Overlay District (MDOD), Floodplain Overlay District (FOD) lands, and/or land containing steep slopes and/or wetlands.
4. **Number of Clusters.**
 - a. Multiple groupings of Rural Cluster Lots are required where the total number of lots on a site is greater than 25.
 - b. A single grouping of Rural Cluster Lots must contain all the lots where the total number of lots on a site is 25 or fewer, except that multiple clusters may be allowed where it is demonstrated that multiple clusters will result in less disturbance of land within the MDOD, FOD lands, and/or land containing steep slopes and/or wetlands.
5. **Distance Between Clusters.** If more than one grouping of Rural Cluster Lots is to be created from a parcel, a minimum of 500 feet must separate the lot lines of the outer boundaries of each grouping of Rural Cluster lots (exclusive of open space and lots 15 acres or greater).
- K. **Common Open Space.** Common Open Space must meet the following requirements:
 1. Land that is neither part of a building lot nor a road right-of-way must be placed in common open space and must be maintained by a Homeowner's Association as described in Section 5.10.
 2. Common Open Space must be designed to constitute a contiguous and cohesive unit of land, which may be used as described below.
 3. Common Open Space has no minimum or maximum lot size and no lot width regulations.
 4. Common Open Space does not count against the lot yield allotted to the subdivision.
 5. Common Open Space Uses. Refer to Section 5.04.
- L. **Existing Lots of Record.** Lots existing as of December 6, 2006 are permitted the uses for the ARN district identified in Table 3.02.03 and must follow the lot and building requirements for the Base Density Division option as identified in Section 2.04.01.H.
- M. **Hamlet Lots.** For lots recorded prior to December 6, 2006 and developed under a hamlet subdivision, in accordance with the zoning ordinance in effect at the time of subdivision, such lots must follow the Rural Hamlet requirements, including uses, as set forth in Section 5.15.

2.04.02 Agricultural Rural South – ARS

Purpose. *The purpose of the Agricultural Rural South (ARS) District is to:*

- *Implement the Rural South Place Type of the General Plan;*
- *Support the use of land for rural economy uses consistent with the pattern of rural and agricultural land uses in the district, including sustaining and nurturing the economically significant equine industry;*
- *Allow residential uses at densities consistent with the general open and rural character of the rural economy uses, and consistent with the land use patterns in the district, which are marked by low density and large parcels relative to the other portions of the County;*
- *Allow for a broad range of rural economy uses, including traditional and new agricultural uses (agriculture, horticulture and animal husbandry), agriculture support and basic services directly associated with on-going*

agricultural activities, and other uses that can be developed in ways that are consistent with the rural character of the RS District through mitigation or other standards;

- Recognize the County’s tourism industry is interconnected with the rural economy and rural economy uses in the district by allowing for tourism uses related to agricultural uses, conference and training center uses, and rural activity and special event uses for tourists;
 - Promote consistency between residential development and rural economy uses through lower density residential development or the clustering of residential development;
 - Ensure that the rural economy uses are compatible with any existing permitted residential development; and
 - Establish an agricultural district.
- A. **Applicability.** The ARS district must be located in areas consistent with the Rural South Place Type of the General Plan.
- B. **Use Regulations.** Refer Table 3.02.03.
- C. **Development Options.** Land within the ARS zoning district may be subdivided under 1 of the 3 development options identified below provided the subdivisions are in accordance with the procedures outlined in the Land Subdivision and Development Ordinance (LSDO) for such division. Nothing in this section precludes the opportunity for a property owner to file for a Family Subdivision in accordance with the requirements of the Land Subdivision and Development Ordinance.
- D. **Dimensional Standards.** Refer to Table 2.04.02-1.

TABLE 2.04.02-1. ARS DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Base Density Subdivision Option	Principal/ Subordinate Subdivision Option	Cluster Subdivision Option	
Lot Requirements					
1	Originating Tract (min.)	No min.	40 acres prior to development	40 acres prior to development	
2	Lot Size (min.)	40 acres	80,000 SF exclusive of major floodplain; Min. one 15-acre Rural Economy Lot per Principal/ Subordinate Subdivision	Residential Cluster Lot On-site Water and Wastewater: 40,000 sf exclusive of major floodplain Off-site Wastewater and On-site Water: 20,000 sf, exclusive of major floodplain Off-site Water and Off-Site Wastewater: No minimum lot size	Rural Economy Lot Min. one 25-acre Rural Economy Lot per Cluster Subdivision
3	Lot Size (max.)	N/A	N/A	4 acres	N/A
4	Lot Width (min.)	175 ft.	175 ft.	No min.	175 ft.
5	Length/Width Ratio (max.)	N/A	3:1	No max.	3:1
Yard Requirements					

TABLE 2.04.02-1. ARS DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Base Density Subdivision Option	Principal/ Subordinate Subdivision Option	Cluster Subdivision Option	
6	Front Yard (min.)¹	25 ft. from property line; 35 ft. from road ROW; private access easement; and/or prescriptive easement	25 ft. from property line; 35 ft. from road ROW; private access easement; and/or prescriptive easement	25 ft. from property line; 35 ft. from road ROW; private access easement; and/or prescriptive easement ²	25 ft. from property line; 35 ft. from road ROW; private access easement; and/or prescriptive easement ²
7	Side Yard (min.)	25 ft.	25 ft.	15 ft. ²	15 ft. ²
8	Rear Yard (min.)	25 ft.	25 ft.	35 ft. ²	35 ft. ²
Lot Requirements					
9	Residential Density (max.)	1 dwelling units/40 acres	1 dwelling units/20 acres	1 dwelling units/15 acres	
10	Lot Coverage (max.)	15%, but only 3% may be used for residential or non-residential structures ³	15% ³	Lots less than 40,000 sf: 8% Lots 40,000 sf to 4 acres: 15%	8%
11	Building Height (max.)³	35 feet	35 feet	35 feet	
Open Space Requirements					
12	Open Space (min.)	N/A	N/A	Minimum 70% of gross land area of development must be comprised of a Rural Economy Lot(s) or a combination of Rural Economy Lot(s) and Common Open Space	
Utility Requirements					
¹ Except where a greater setback is required by Section 5.07.02. ² All residential dwellings within the Cluster Subdivision must be set back a minimum of 100 feet from any lot line adjoining parcels not located within the subdivision. ³ Excluding agricultural, horticultural, and animal husbandry structures not open to the public.					

E. Lot Access. Lot access for the 3 ARS development options must be provided as follows:

1. Access to individual lots may be provided by a private access easement that complies with the requirements of Chapter 4: Transportation of the Facilities Standards Manual.
2. A private access easement may serve as frontage in-lieu of public road frontage as follows:
 - a. Base Density Division: For up to 7 lots.
 - b. Principal/Subordinate Subdivision: For up to 25 lots.
 - c. Cluster Subdivision: For up to 25 lots.
3. The plat of division must contain a note detailing the provisions for the maintenance of the private access easement.

F. Landscaping/Buffering. Notwithstanding the requirements of Section 5.07.03, required Buffer Yards may be provided on either the Principal and/or Subordinate lot.

G. Recognizing Protection by Right to Farm Act. Record plats and deeds authorized pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Va. Code Section 3.2-300 et seq.).

H. **Base Density Division Option.** A Base Density Division may be permitted in accordance with the following standards and criteria:

1. **Creation of Lots.**

- a. **Request.** Requests for creation of lots by plat of division in the RS District must be submitted to the Director of the Department of Building and Development (or designee) for review and approval in accordance with “RS and RN Divisions” of the Land Subdivision and Development Ordinance.
- b. **Public Road Frontage.** No such lot is permitted to be created fronting on a public road unless the publicly dedicated width of such road along the entire frontage of the newly created lot, measured from the centerline of the road to the property line of the lot, satisfies the criteria of the Virginia Department of Transportation (VDOT).

I. **Principal/Subordinate Subdivision Option.** The Principal/Subordinate Subdivision Option typically allows the landowner to achieve a greater lot yield than the base density of the Base Density Division Option, while providing for the establishment of rural economy uses as a primary use with single-family detached residential development as a secondary use.

1. **Characteristics of Principal/Subordinate Subdivision Option.**

- a. The Principal/Subordinate Subdivision Option results in the creation of one Principal Lot, and one or more Subordinate Lots.
- b. The Principal Lot must be clearly labeled on each record plat.
- c. Any subdivision record plat for a Principal/Subordinate Subdivision must contain a tabulation of density showing, in addition to all Land Subdivision and Development Ordinance (LSDO) requirements, the lot yield originally calculated for the Originating Tract, all prior subdivisions from the Originating Tract and each resulting Principal Lot and number of lots created pursuant to such subdivisions.
- d. A subdivision of one or more lots may occur at one time or in a series of subdivisions up to the maximum lot yield calculated for the Originating Tract.
- e. Subordinate Lots are not permitted to be further subdivided. The record plat and initial deed of conveyance after establishment of a subdivision lot under the Principal/ Subordinate Subdivision Option shall contain a statement to this effect.
- f. A Principal Lot may be further subdivided, provided the minimum requirements of the Zoning Ordinance and Land Subdivision and Development Ordinance (LSDO) are met. Once the number of lots assigned to the Principal Lot is reduced to one, the Principal Lot may no longer be subdivided.
- g. The lot yield of the Originating Tract must be calculated with each preliminary and/or record plat. At the time of the first subdivision, the number of Subordinate Lots created is subtracted from the number of lots calculated for the Originating Tract and the remaining number of lots is then assigned to the Principal Lot. Each subsequently created Subordinate Lot is subtracted from the number of lots assigned to the Principal Lot and must reduce the number of lots assigned to the Principal Lot by 1 for each lot.
- h. Once a Principal/Subordinate Subdivision is created, the number of lots assigned to the subdivision is not permitted to be altered.
- i. The lot yield of a Principal/Subordinate Subdivision must be calculated from the Originating Tract of land in existence at the time the first Principal/Subordinate Subdivision is created.

J. **Cluster Subdivision Option.** The Cluster Subdivision Option allows for the subdivision of a tract of land with a more compact residential design plus one or more large lots suitable for rural economy uses and/or common open space.

1. **Characteristics of Cluster Subdivision Option.**

- a. Depending on the tract size the cluster subdivision may include one or more Rural Cluster Lots and at least one Rural Economy Lot and may include Common Open Space.
 - b. The lot yield of the cluster subdivision must be calculated from the gross acreage for the tract of land from which the subdivision is created.
 - c. All lots within the cluster subdivision must be created at one time.
 - d. The lots created by cluster subdivision is not permitted to be further subdivided.
 - e. A Homeowners' Association is required for any subdivision with common elements as described in Section 5.10.
 - f. Each preliminary and record plat for a cluster subdivision must contain a tabulation of lot yield for the cluster subdivision.
 - g. The perimeter setback required in Table 2.04.02-1 must be indicated and clearly labeled on each preliminary and record plat.
2. **Variety of Lot Sizes.** In all new residential subdivisions containing 7 or more lots, a mixture of lot sizes and dimensions must be provided for a variety of housing opportunities and avoid monotonous streetscapes. Variety is determined as follows:
- a. No more than 25% of the lots must be similar in total area.
 - b. For purposes of this subsection, "similar" lot areas is defined as within 1,500 square feet of each other.
3. **Site Design and Layout Standards for Rural Cluster Lot(s).** Development of the cluster option must comply with the following standards in addition to the requirements of the LSDO:
- a. The site layout of the proposed development must be demonstrated on the preliminary subdivision plat.
 - b. *Number of Lots in Cluster(s).* Lots must be grouped in clusters consisting of a minimum of 5 lots and a maximum of 25 lots, except that a cluster may consist of fewer than 5 lots if any one of the following applies:
 1. In the ARS district, the area of the site is less than 100 acres.
 2. There will be fewer than 5 lots in the entire subdivision.
 3. It is demonstrated that a cluster of fewer than 5 lots will result in less disturbance of land within the Mountainside Development Overlay District (MDOD), Floodplain Overlay District (FOD) lands, and/or land containing steep slopes and/or wetlands.
4. **Number of Clusters.** Multiple groupings of Rural Cluster Lots are required where the total number of lots on a site is greater than 25. A single grouping of Rural Cluster Lots must contain all the lots where the total number of lots on a site is 25 or fewer, except that multiple clusters may be allowed where it is demonstrated that multiple clusters will result in less disturbance of land within the MDOD, FOD lands, and/or land containing steep slopes and/or wetlands.
5. **Distance Between Clusters.** If more than one grouping of Rural Cluster Lots is to be created from a parcel, a minimum of 500 feet must separate the lot lines of the outer boundaries of each grouping of Rural Cluster lots (exclusive of open space and lots 15 acres or greater).
- K. **Common Open Space.** Common Open Space must meet the following requirements:
1. Land that is neither part of a building lot nor a road right-of-way must be placed in common open space and must be maintained by a Homeowner's Association as described in Section 5.10.
 2. Common Open Space must be designed to constitute a contiguous and cohesive unit of land, which may be used as described below.
 3. Common Open Space has no minimum or maximum lot size and no lot width regulations.

- 4. Common Open Space does not count against the lot yield allotted to the subdivision.
- 5. Common Open Space Uses. Refer to Section 5.04.
- L. **Existing Lots of Record.** Lots existing as of December 6, 2006 are permitted the uses for the ARS district identified in Table 3.02.03 and must follow the lot and building requirements for the Base Density Division option as identified in Section 2.04.02.H.
- M. **Hamlet Lots.** For lots recorded prior to December 6, 2006 and developed under a hamlet subdivision, in accordance with the zoning ordinance in effect at the time of subdivision, such lots must follow the Rural Hamlet requirements, including uses, as set forth in Section 5.15.

2.04.03 Rural Commercial – RC

Purpose. The purpose and intent of the Rural Commercial (RC) District is to:

- Retain sporadically located, existing Rural Commercial zoned properties in the Rural North and Rural South Place Types, which are deemed appropriate to be retained as commercially zoned land for development;
 - Implement the Rural North and Rural South Place Types of the General Plan;
 - Ensure the locations where limited rural commercial and residential uses are permitted develop consistent with the general open and rural character of the Rural North and Rural South Place Types; and
 - Ensure that the limited rural commercial uses are compatible with any existing permitted residential development.
- A. **Applicability.** The RC district must be located in areas consistent with the Rural North and Rural South Place Types of the General Plan.
 - 1. Expansion of the RC district is not permitted after the adoption date of this Ordinance.
 - B. **Use Regulations.** Refer to Table 3.02.03.
 - C. **Dimensional Standards.** Refer to Table 2.04.03-1.

TABLE 2.04.03-1. RC DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.)	10,000 SF
2	Lot Width (min.)	50 ft.
3	Length/Width Ratio (max.)	5:1
Yards		
3	Front (min.) ¹	25 feet from property line; 35 feet from road ROW; private access easement; and/or prescriptive easement
4	Side (min.) ¹	25 ft.
5	Rear (min.) ¹	30 ft.
Building Requirements		
7	Density (max.)	4 dwelling units per acre
8	FAR (max.)	0.4
9	Lot Coverage (max.)	40%
10	Building Height (max.)	35 ft.

¹Except where a greater setback is required by Section 5.07.02.

- D. **Additional Regulations.** The following additional regulations apply:
 - 1. Off-street parking must be provided on the side and rear of the lot if feasible.

- a. Where off-street parking is provided in the front, such parking must be effectively screened, landscaped, and buffered pursuant to Section 5.07.05.B.2. regardless of the number of parking spaces so it is not visible from the roadway and to protect residential and rural uses from undesirable views, lighting, noise, or other adverse impacts.
2. Except as expressly allowed by this Ordinance, no public and/or communal wastewater treatment systems is permitted to be established or extended in the RC district.
3. Buildings must be located so the predominant façade or elevation fronts on and is aligned with a street or roadway.
4. Multiple vehicular site entrances along roadways are prohibited, as they present a threat to public safety through numerous vehicular turning movements and/or inhibit higher operating speeds and higher levels of service.
5. Strip commercial buildings or development patterns are prohibited, as they produce conditions characterized by marked and discordant contrast with the Rural North and Rural South Place Types and the predominantly rural, open character of the County's major highways.

2.04.04 Village Residential – VR

Purpose. The purpose of the Village Residential (VR-1, VR-2, VR-3, and VR-4) District is to:

- Implement the Rural Historic Village Place Type of the General Plan;
 - Protect the small, compact, pedestrian-scale rural communities characterized by low-density residential development situated on smaller lots through the VR-1, VR-2, VR-3, and VR-4 districts;
 - Retain the compact development pattern of villages interspersed throughout the surrounding agricultural landscape;
 - Ensure new construction is designed to complement surrounding properties and maintain the existing development pattern within the Village;
 - Allow residential uses that are generally located in detached standalone two-story buildings located close to the street; and
 - While typically not served by communal or municipal water and sewer, encourage development served by public water and sewer facilities to achieve a traditional village development pattern and preserve open space.
- A. **Applicability.** The VR district must be located in areas consistent with the Rural Historic Village Place Type in the General Plan and/or within the Village Conservation Overlay District, pursuant to Section 4.06.
 - B. **Use Regulations.** See Table 3.02.03.
 - C. **Dimensional Standards.** See Table 2.04.04-1.

TABLE 2.04.04-1. VR DISTRICT DIMENSIONAL STANDARDS (VR-1, VR-2, VR-3, VR-4)

REFERENCE	STANDARD	BASE DENSITY OPTION	CLUSTER OPTION	COMPACT CLUSTER OPTION
Lot Requirements				
1	Utility Requirement ¹	On-site well and wastewater	VR-1, VR-3: Public sewer VR-2, VR-4: Public water or public sewer	Public water and public sewer
2	Lot Size (min.)	VR-1: 40,000 sf. VR-2, VR-3, VR-4: No min.	VR-1: 20,000 sf. VR-2, VR-3, VR-4: No min.	VR-1: 15,000 sf. VR-2, VR-3, VR-4: No min.
3	Lot Width (min.)	VR-1: 175 ft. VR-2, VR-3, VR-4: 50 ft.	VR-1: 75 ft. VR-2, VR-3, VR-4: 50 ft.	VR-1: 60 ft. VR-2, VR-3, VR-4: 50 ft.
4	Length/Width Ratio (max.)	5:1	5:1	5:1

TABLE 2.04.04-1. VR DISTRICT DIMENSIONAL STANDARDS (VR-1, VR-2, VR-3, VR-4)

REFERENCE	STANDARD	BASE DENSITY OPTION	CLUSTER OPTION	COMPACT CLUSTER OPTION
Yards				
5	Front Yard (min.) ^{2,3}	VR-1: 35 ft. VR-2, VR-3, VR-4: 25 ft.	25 ft.	15 ft.
6	Side Yard (min.) ³	12 ft. on one side 9 ft. on other side	9 ft.	9 ft.
7	Rear Yard (min.) ³	50 ft.	25 ft.	25 ft.
Building Requirements				
8	Residential Density (max.)	1 dwelling unit/40,000 sf. ²	VR-1: 1 dwelling unit/40,000 sf. ² VR-2: 1 dwelling unit/20,000 sf. ² VR-3, VR-4: 1 dwelling unit/15,000 sf. ²	VR-1: 1 dwelling unit/40,000 sf. VR-2: 1 dwelling unit/20,000 sf. VR-3: 1 dwelling unit/15,000 sf. VR-4: 1 dwelling unit/10,000 sf. ²
9	Lot Coverage (max.)	VR-1: 15% VR-2 and VR-3: 40% VR-4: 35%	VR-1: 25% VR-2 and VR-3: 40% VR-4: 35%	VR-1: 25% VR-2 and VR-3: 40% VR-4: 35%
10	Building Height (max.)	35 ft.	35 ft.	35 ft.
Open Space Requirements				
11	Open Space (min.)	N/A	VR-1: to maintain residential density VR-2, VR-3, VR-4: No min.	VR-1, VR-2, VR-3: to maintain residential density VR-4: No min.
Block Requirements				
12	Block Form and Size	N/A	Blocks must generally be in a grid pattern, with interconnecting streets and alleys	Blocks must generally be in a grid pattern, with interconnecting streets and alleys
¹ Nothing herein must be construed as requiring the extension of central or municipal utilities to any site or property. ² Calculated on overall parcel, exclusive of streets. ³ Except where a greater setback is required by Section 5.07.02.				

- D. **Open Space.** Open space must be preserved by means of a permanent open space easement acceptable to the Board of Supervisors.
- E. **Compact Cluster Design Standards.** Compact Cluster Developments must meet the following lot and site design standards:
 1. Street trees planted pursuant to Section 5.06.B.2. must be regularly spaced.
 2. Garages must be set back at least 20 feet behind the front line of buildings.
 3. Parallel parking may be provided on streets in front of residential lots except lots fronting on collector and arterial roads.

2.04.05 Village Agricultural/Residential – VAR

Purpose. The Village Agricultural/Residential (VAR) district is established to provide for the continued practice of agriculture, farm operations, agriculturally related and home based businesses, and low density residential developments, and other uses in a predominantly rural environment. The district also permits direct marketing of farm products and services.

- A. **Applicability.** The VAR district must be located in the Rural Historic Village Place Type in the General Plan and/or within the Village Conservation Overlay District, pursuant to Section 4.06.
- B. **Use Regulations.** Refer to Table 3.02.03.

C. **Dimensional Standards.** Refer to Table 2.07.05-1.

TABLE 2.07.05-1. VAR DISTRICT DIMENSIONAL STANDARDS		
Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.)	3 acres
2	Lot Width (min.)	300 ft. for lots fronting on Class I Roads 200 ft. for lots fronting on Class II or III Roads 50 ft. for lots fronting on a private access easement.
3	Length/Width Ratio (max.)	5:1
Yards		
3	From any property line (min.) ¹	25 ft.
4	From any road right of way, private access easement, and/or prescriptive easement (min.) ¹	35 ft.
Building Requirements		
7	Density (max.)	1 dwelling unit per 3 acres
8	Lot Coverage (max.)	25%, but only 10% may be used for residential or non-residential structures excluding agricultural and horticultural structures not open to the public
9	Building Height (max.)	35 ft.
¹ Except where a greater setback is required by Section 5.07.02.		

D. **Additional Regulations.** The following regulations apply to the Village Agricultural/Residential Districts:

1. No non-agricultural use shall be permitted which, because of its nature, location, or manner of operation, is dangerous or noxious because of noise, odor, fumes, gas, glare, light, vibration, smoke, emission of particulate matter or effluents, or for other similar reasons.
2. Except as expressly allowed by this Ordinance, no municipal and/or communal wastewater treatment systems shall be established or extended in the VAR district.
3. Except as expressly allowed by this Ordinance, no municipal and/or communal water service or system shall be established or extended in the VAR district.
4. More than one structure housing a permitted or permissible principal use may be erected on a single lot provided that yard, area, and other requirements of this Ordinance shall be met for each structure as though it were on an individual lot.

2.04.06 Village Commercial – VC

Purpose. The purpose and intent of the Village Commercial (VC) District is to:

- Implement the Rural Historic Village Place Type of the General Plan;
- Support the retention and reinforcement of historic development patterns, character, and visual identity of individual villages;
- Protect the small, compact, pedestrian-scale, rural communities characterized by low-density residential development situated on smaller lots interspersed with limited commercial uses and encourage extension of this development pattern when new construction occurs;
- Protect and reinforce the commercial core of villages that provides for the daily needs of village residents, surrounding rural residents, and visitors;

- Allow residential and commercial uses located in detached standalone two-story buildings situated close to the street, as well as vertically mixed buildings with office or residential uses located above first floor retail;
 - Ensure new commercial and residential construction is designed to complement surrounding properties and maintain the existing development pattern within each Village by:
 - Respecting each village’s historic precedents for lot size, building setbacks, spacing, and orientation to the street; and
 - Considering the context of each village’s historic buildings by designing new buildings that are compatible in siting;
 - Maintain areas of open space and natural areas on the perimeter of the villages to retain a hard edge and visual separation of the Rural Historic Villages from the surrounding agricultural landscape; and
 - Preserve existing trees and vegetation, which define building lots and contribute to the streetscape.
- A. **Applicability and Location.** The VC district must be located:
1. In areas consistent with the Rural Historic Village Place Type of the General Plan; and/or
 2. In areas designated as Legacy Village Cores by the General Plan; and/or
 3. Within the Village Conservation Overlay District (VCOD), pursuant to Section 4.06.
- B. **Use Regulations.** Refer to Table 3.02.03.
- C. **Dimensional Standards.** Refer to Table 2.04.06-1.

TABLE 2.04.06-1. VC DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.)	10,000 SF
2	Lot Width (min.)	50 ft.
3	Length/Width Ratio (max.)	5:1
Yards		
3	Front (min.) ¹	No min.
4	Side (min.) ¹	No min., except 15 ft. for nonresidential use abutting a lot used for residential purposes or a lesser distance to continue the setback of an existing building
5	Rear (min.) ¹	No min., except 30 ft. for a non-residential use abutting a lot used for residential purposes, or a lesser distance to continue the setback of an existing building
Building Requirements		
7	Density (max.)	4 dwelling units per acre
8	FAR (max.)	0.4
9	Lot Coverage (max.)	70%
10	Building Height (max.)	35 ft.

¹Except where a greater setback is required by Section 5.07.02.

- D. **Additional Regulations.** The following additional regulations apply:
1. Off-street parking must be provided on the side and rear of the lot if feasible.
 - a. Regardless of the number of parking spaces provided, where off-street parking is provided in the front, the parking must be screened, landscaped, and buffered pursuant to Section 5.07.05.B.2. so it is not visible from the roadway and to protect residential and rural uses from undesirable views, lighting, noise, or other adverse impacts.

2. Dwellings, shops, and workplaces must generally be located proximate to each other to preserve the compact village development pattern.
3. Buildings must be located so the predominant façade or elevation fronts on and is aligned with a street or roadway.
4. Streets and blocks must have a general rectilinear pattern if this is the predominate street pattern of the village in which the VC district is located.
5. The development must be a size and scale which accommodates and promotes pedestrian travel rather than motor vehicle use.
6. Multiple vehicular site entrances along roadways are prohibited, as they present a threat to public safety through numerous vehicular turning movements and/or inhibit higher operating speeds and higher levels of service.
7. Strip commercial buildings or development patterns are prohibited, as they produce conditions characterized by marked and discordant contrast with the compact, pedestrian-oriented development pattern and the Rural Historic Village Place Type.

2.05 Joint Land Management Area Zoning Districts

2.05.01 Joint Land Management Area Neighborhood – JLMA-1, JLMA-2, JLMA-3

Purpose. *The purpose of the Joint Land Management Area (JLMA) Neighborhood (JLMA-1, JLMA-2, JLMA-3) Districts is to accommodate and foster the development of land within the JLMAs outside the incorporated towns in Loudoun County to:*

- *Implement the Western JLMA Neighborhood and Purcellville JLMA Rural Neighborhood Place Types of the General Plan;*
 - *Encourage an appropriate mix of residential and nonresidential land uses;*
 - *In the JLMA-1 and JLMA-2 districts, provide a variety of housing types and lot sizes;*
 - *In the JLMA-3 district, provide for the continued practice of agriculture, farm operations, agriculturally related and home based businesses, low density clustered residential developments and other uses in a predominantly rural environment;*
 - *Where appropriate, achieve a pattern of development that generally conforms to the established, traditional pattern of development in the towns;*
 - *Establish the type and scale of development desired for the entranceway of the towns; and*
 - *Implement jointly adopted area plans, where applicable.*
- A. **Applicability.** The JLMA Districts are located in areas consistent with the Western JLMA Neighborhood and Purcellville JLMA Rural Neighborhood Place Types of the General Plan.
1. Expansion of the JLMA-1, JLMA-2, and JLMA-3 districts is not permitted upon adoption of this Ordinance.
- B. **Use Regulations.** Refer to Table 3.02.02.
- C. **Dimensional Standards.** Refer to Table 2.05.01-1 for required dimensional standards.

TABLE 2.05.01-1. JLMA-1, JLMA-2, AND JLMA-3 DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	JLMA-1	JLMA-2	JLMA-3
Lot Requirements				
1	Lot Size (min.)	20,000 sf.	10,000 sf.	20,000 sf.
2	Lot Width (min.)	50 ft.	50 ft.	60 ft.
Yards				
3	Front Yard (min.) ¹	35 ft.	15 ft.	On arterial road: 35 ft. On collector road: 25 ft. On other roads: 15 ft.
4	Side Yard (min.) ^{1, 2}	9 ft.	8 ft.	10 ft.
	Rear Yard (min.) ^{1, 2}	25 ft.	25 ft.	25 ft.
Building Requirements				
5	Residential Density (max.)	1 dwelling unit per 40,000 sf.	1 dwelling unit per 20,000 sf.	1 dwelling unit per 3 acres
6	Building Height (max.)	40 ft.	40 ft.	40 ft.
Open Space Requirements				
7	Open Space ³	30% of the site	30% of the site	50% of the site
¹ Except where a greater setback is required by Section 5.07.02. Section 5.07.02 does not apply in the JLMA-3 district. ² Except where a greater buffer yard is required by Section 5.07.03. ³ Open Space must be provided in accordance with Section 5.04. Active recreation space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.				

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

D. **Neighborhood Development Standards.** To ensure new development in the JLMA-1, JLMA-2, and JLMA-3 districts reinforce existing development patterns in the adjacent towns to the maximum extent feasible, reduces the need for automobile trips, minimizes the need for additional road improvements, and encourages walking to employment, shopping, and public facilities, development in this district must meet the following requirements:

1. **Street System/Connectivity.**

- a. **Connections to Existing Streets.** Connections to the existing or planned street system must be made to the maximum extent feasible. All development plans must incorporate and continue all streets stubbed to or shown as stubbed to the boundary of the development by previously approved development plans/plats or existing development.
- b. **Provision for Future Connections to Adjoining Land.** All developable land must provide for future public street connections to adjacent developable parcels by providing a local street connection at least every 660 feet along each subdivision plat boundary that abuts potentially developable or re-developable land, except that such street connections are not required on steep slopes, MDOD sensitivity areas, or FOD pursuant to Sections 5.03.02, 4.03, and 4.02.
- c. **Block Form and Size.** To the maximum extent feasible, blocks within developments must maintain a rectilinear pattern except where deviation is necessitated by topographic or environmental considerations. Blocks must measure not less than 300 nor more than 660 feet along each side, as measured from the edge of the right-of-way, except where deviation is necessitated by topographic or environmental considerations, or where deviation is required to comply with regulations concerning steep slopes, MDOD sensitivity areas, or FOD pursuant to Sections 5.03.02, 4.03, and 4.02.
- d. **Avoidance of Certain Street Types.** Cul-de-sacs and “P-loop” streets must be avoided except where necessitated by topographic or environmental considerations.

- e. **Provision of "T" Intersections.** "T" intersections are encouraged in locations where views of important civic, public or open space areas can be highlighted.

2. Variation of Lot Sizes.

- a. **General Rule.** In all new residential subdivisions containing 10 or more lots, a mixture of lot sizes and dimensions must be provided in order to allow for a variety of housing opportunities and avoid monotonous streetscapes. For example, larger and wider lots are encouraged on corners. Smaller lots are encouraged adjacent to parks and open spaces. No more than 60% of all lots are permitted to be similar in total lot area. For purposes of this subsection, "similar" lot areas must be defined as within 500 square feet of each other.
- b. **Exception.** Up to 70% of the lots within the subject subdivision may be similar if the Zoning Administrator, pursuant to Section 10.01, makes a finding that, notwithstanding deviation from the 60% standard stated above, lot sizes and dimensions are sufficiently varied, for different housing types, to avoid monotonous streetscapes.
- c. **Dispersion of Lot Sizes.** Similar lot sizes must be distributed throughout a subdivision rather than consolidated in one area, unless the Zoning Administrator, pursuant to Section 10.01, makes a finding that the intent of this district and of the Zoning Ordinance will be better served by a design that tends to consolidate lots of similar sizes.

3. Sidewalks.

- a. **Provision of Sidewalks and/or Trails.** Sidewalks and/or trails must be provided, at a minimum, along one side of all streets to provide pedestrian access to the town or neighborhood center, public buildings, schools, parks, and other destinations, or greater if required by the Facilities Standards Manual.
- b. **Sidewalk and/or trail Connections.** Connections to existing or planned sidewalks and/or trails must be made at the property boundaries of the project by incorporating and continuing all sidewalks and/or trails stubbed to or shown as stubbed to the boundary of the development by previously approved development plans/plats or existing development. All development plans must provide for future sidewalk and/or trails connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.

4. Civic and Open Space.

- a. **Variety of Spaces to Be Provided.** A variety of greens, parks or natural open spaces must be located throughout the development, where appropriate, to provide community identity.
- b. **Access to Civic Spaces.** Direct and convenient pedestrian and bicycle access must be provided adjacent residential land uses and to the civic and open space.
- c. **Configuration of Park Access.** Land dedicated for parks must be bordered on at least one side by public streets, preferably local or collector streets.

5. Other Design Requirements.

- a. **Street Trees.** Street trees planted pursuant to Section 5.06 must be planted at a density of no less than one canopy shade tree per 25 feet on average, and must be placed in arrangements consistent with the existing landscape of the vicinity.
- b. **Garages.** Garages must be set back at least 4 feet behind the plane of the front door of the principal building. Garages must have vehicular access only from the side or rear of the lot.
- c. **On-Street Parking.** Parallel parking may be provided on streets in front of residential lots, except for lots fronting on collector or arterial roads.

E. Compatibility Standards.

1. A minimum buffer width of 25 feet with a Buffer Yard Type B must be provided between existing agricultural uses and residential development sites.
 2. On non-residential development sites:
 - a. Areas for loading, delivery, and waste collection receptacles must be sited so as to reduce the impact on surrounding properties to the maximum extent feasible, with highest priority given to reducing the impact on residential properties.
 - b. Outdoor lighting must be directed towards the interior of the development site and must be shielded to prevent all direct illumination of other properties.
 - c. Non-agricultural uses that, because of their nature, location, or manner of operation, is dangerous or noxious because of noise, odor, fumes, gas, glare, light, vibration, smoke, emission of particulate matter or effluents, or for other similar reasons are not permitted.
- F. **Alternate Neighborhood Development Standards.** In the JLMA-1 district, either the Board of Supervisors may initiate, or the landowner(s) may request in lieu of the development requirements specified in Table 2.05.01-1 and 2.05.01.D above, the adoption of alternate neighborhood development standards as a special exception pursuant to the standards of this Section and Section 7.09. The following requirements must also be met:
1. **Minimum Area.** Alternate neighborhood design standards must be adopted for all of a JLMA-1 district or a portion of the district consisting of a minimum of 25 contiguous acres.
 2. **Initiation.** A request to have alternate neighborhood development standards adopted for all or a portion of a JLMA-1 district may be initiated by the Board of Supervisors or the landowners in the area for which the request is made by submitting an application to the County for a Special Exception pursuant to Section 7.09.
 3. **Study/Proposed Standards.** Subsequent to the request, the applicant must submit a set of proposed alternate neighborhood development standards for consideration that comply with the standards in Section 2.05.01.D.5. The proposed alternate neighborhood development standards must be in compliance with any overlay district requirements and based on a study of the existing and prevailing patterns of development in the adjoining town in the vicinity of the lands where the alternate neighborhood development standards are proposed to be adopted, as they relate to lot sizes, yards, setbacks, lot coverage, building heights, garages, porches, civic and open spaces, open space areas, block form, street pattern, sidewalks, and street trees.
 4. **Recommendation of Staff and Town Council.** After their receipt, County staff must forward a copy of the proposed alternate neighborhood development standards to the affected town for review and comment, and prepare a staff report on whether they comply with the standards of Section 2.05.01.D.5.
 5. **Standards.** The Board of Supervisors must adopt the alternate neighborhood development standards only if the Board finds that:
 - a. The standards include requirements addressing lot size, lot width and length, yards, lot coverage, building height, and open space that are consistent with the existing and prevailing patterns of development in the adjoining town in the vicinity of the lands where the alternate neighborhood development standards are to be adopted; and
 - b. The standards include specific provisions requiring street system connectivity, variation of lot sizes, the provision of civic and open spaces, the provision of sidewalks, the provision of street trees, a grid street pattern and block sizes in a form that is consistent with the existing and prevailing patterns of development in the adjoining town in the vicinity of the lands where the alternate neighborhood development standards are to be adopted.
 6. **Effect.** The approval of the special exception by the Board of Supervisors for all or a portion of a JLMA-1 district will constitute a modification of the development standards for that area, subject to the conditions and terms of the special exception, and recognition by the County that all development within the area subject to alternate neighborhood development standards must comply with the alternate neighborhood

development standards. In the case of conflict between adopted alternate neighborhood development standards and any other provision of this Ordinance, the alternate neighborhood development standards must apply.

G. **Utility Requirements.** Utilities must be provided in accordance with Section 5.02.

2.05.02 Joint Land Management Area – Leesburg JLMA Residential Neighborhood

Purpose. The purpose of the Leesburg JLMA Residential Neighborhood (JLMA-LN) District is to:

- Implement the Leesburg JLMA Residential Neighborhood Place Type of the General Plan;
- Provide for predominantly single-family detached and attached residences with limited multifamily residences integrated in a walkable street pattern in areas served by public water and sewer service;
- Support areas of primarily low density residential uses integrated with retail and service uses that serve the routine needs of the immediate neighborhood at significant intersections and along major roads.
- Ensure new JLMA-LN developments are consistent with surrounding neighborhoods with gradual transitions to adjacent uses through building scale and design elements.

A. **Applicability.** The JLMA-LN District must be in an area consistent with the Leesburg JLMA Residential Neighborhood Place Type of the General Plan.

B. **Use Regulations.** Refer to Table 3.02.01.

C. **Dimensional Standards.** Refer to Table 2.02.01-1 for required dimensional standards.

TABLE 2.02.01-1. JLMA-LN DIMENSIONAL STANDARDS

Reference	Standard	JLMA-LN
Lot Requirements		
1	Residential and Nonresidential Lot Size (min.)	No min.
2	Residential Lot Size (max.)	SFD, or SFA Duplex, Triplex, or Quadruplex Building Lot: 10,000 sf.
		SFA Townhouse or Duplex, Triplex, or Quadruplex Individual Lot: No max.
		MF: No max.
3	Nonresidential Lot Size	No max.
4	Residential Lot Width (min.)	SFD: 40 ft.
		SFA Duplex, Triplex, Quadruplex Building Lot: 50 ft.
		SFA Townhouse Interior Unit: 14 ft.
		SFA Duplex, Triplex, Quadruplex Ground Floor Unit or Individual Lot: 20 ft.
		SFA Townhouse End Unit: 24 ft.
		MF: No min.
5	Nonresidential Lot Width (min.)	No min.
Yards		
6	Residential Front Yard (min.) ^{1,2}	15 ft.
7	Nonresidential Front Yard (max.) ¹	15 ft.
8	Residential Side Yard (min.) ²	SFD, SFA: 8 ft. (16 ft. min. between units) 0 ft. for common walls
		MF: 10 ft.; 20 ft. on corner lots
9	Nonresidential Side Yard (min.) ³	Adjoining residential use: 25 ft. ⁴
		Adjoining nonresidential use: 10 ft. Common walls: 0 ft.
10	Residential Rear Yard (min.) ²	25 ft.

TABLE 2.02.01-1. JLMA-LN DIMENSIONAL STANDARDS

Reference	Standard	JLMA-LN
11	Nonresidential Rear Yard (min.) ³	Adjoining residential use: 50 ft. ⁴ Adjoining nonresidential use: 15 ft. Common walls: 0 ft.
Building Requirements		
12	Residential Density (max.)	4 dwelling units per acre 4.8 dwelling units per acre with ADUs ⁵
13	Nonresidential FAR (max.)	0.40
14	Residential Lot Coverage (max.)	SFD: 35% SFA: 50% MF: 60%
15	Nonresidential Lot Coverage (max.)	70%
16	Residential Building Height (max.)	SFD, SFA, MF: 40 ft.
17	Nonresidential Building Height (max.)	40 ft.
Open Space Requirements		
18	Residential and Nonresidential Open Space (min.) ⁶	30%
19	Residential Active Recreation Space (min.) ^{7, 8}	5,000 sf for first 10 SFD or SFA (if no SFD) dwelling units plus 100 sf for each additional SFD dwelling unit 200 sf for each additional SFA or MF dwelling unit
20	Nonresidential Landscaped Open Space (min.) ⁷	0.2 times buildable area of lot
¹ Except where a greater setback is required by Section 5.07.02. ² Minimum yard requirements may be reduced by the Board of Supervisors by Special Exception in accordance with the provisions of Section 7.09. ³ Except where a greater buffer is required by Section 5.07.03. ⁴ The yard separating residential and nonresidential uses may be decreased in accordance with Section 5.14. ⁵ ADUs must be provided pursuant to Section 8.01. ⁶ Open Space must be provided in accordance with Section 5.04. ⁷ Active recreation space and landscaped open space provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district. ⁸ Only market rate dwelling units are used in the Residential Active Recreation Space calculation. SFA may only be used in the 5,000 sf for 10 SFD dwelling units if there are not 10 SFD dwelling units in the development.		

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

D. **Mix of Uses.** The land use mix in the JLMA-LN district must be provided within the percentages provided in Table 2.02.01-2.

TABLE 2.02.01-2. REQUIRED MIX OF USES

Reference	Land Use Category	Requirement
1	Residential	85% to 100%
2	Nonresidential	0% to 15%
3	Public/Civic ^{1, 2}	0% or more
¹ Open space provided pursuant to Section 5.04 and meeting the criteria for community or cultural open space may be used to meet this requirement. ² Not required for projects less than 20 acres in size if the effect of the proposed development is to shift the use mix for an area within 1/2 mile of its boundaries closer to the preferred mix for the place type.		

E. **Residential Unit Type Mix.** The mix of residential unit types must not exceed the percentages in Table 2.02.01-3.

TABLE 2.02.01-3. RESIDENTIAL UNIT TYPE MIX

Reference	Unit Type	JLMA-LN Percent Allowed (max.)
1	Single-Family Detached	85%
2	SFA Duplex, Triplex, Quadruplex	50%
3	SFA Townhouse	25%
4	Multifamily	5% ¹

¹Only Multifamily Stacked dwelling units permitted.

F. Variation of Lot Sizes. Developments must provide a variety of lot sizes as follows:

1. All projects containing 10 or more lots must include a mixture of lot sizes and dimensions to allow for a variety of housing opportunities and avoid monotonous streetscapes.
 - a. Larger and wider lots are encouraged at corners.
 - b. Smaller lots are encouraged adjacent to parks and open spaces.
2. No more than 60% of all single-family detached, and single-family attached duplex, triplex, and quadruplex building lots are permitted to be similar in total lot area.
 - a. For purposes of this subsection, "similar" lot areas is defined as within 500 square feet of each other.
 - b. Exception. Up to 70% of the lots within the subject subdivision may be similar if the Zoning Administrator finds that lot sizes and dimensions are sufficiently varied, for different housing types, to allow for a variety of housing opportunities, and avoid monotonous streetscapes.
3. **Dispersion of Lot Sizes.** Similar lot sizes must be distributed throughout a subdivision rather than grouped in one area, unless the Zoning Administrator finds that the intent of this district and of the Zoning Ordinance will be better served by a design that tends to group lots of similar sizes.

G. Siting of Open Space and Building Lots. Open space and building lots within the JLMA-LN District must be sited as follows:

1. A minimum of 30% of the gross land area of the site must be open space provided pursuant to Section 5.04.
2. Building lots must be located on the portion of the site outside the open space.
3. Single-family attached townhouse, duplex, triplex, and quadruplex dwelling units must be located to minimize their impact on adjacent existing single-family detached dwelling unit developments.
4. Multifamily dwelling units must not be located at the edge of a development when adjacent to existing single-family detached dwelling unit developments.
5. Multifamily dwelling units should be used to create a transition between nonresidential uses and lower density residential areas, either within the same development or an adjacent development.
6. Public and/or Civic uses must be provided at no less than 10% of the land area or 10% of the lots created in a development, whichever is lesser in land area.
7. If included in a development, nonresidential lots must:
 - a. Not exceed 15% of the land area or 15% of the lots created in a development, whichever is lesser in land area;
 - b. Integrated into the neighborhood in a manner that does not create a nuisance to or require extensive separation from residential uses; and
 - c. Locate in a way that minimizes their impact on existing single-family detached dwelling unit developments adjacent to the JLMA-LN District.

H. Other Lot Requirements.

1. Garages with access from the front must be setback at least 10 feet behind the front line of buildings.
 - a. Exception. This does not apply where the architectural front of a single-family detached, or a single-family attached duplex, triplex, or quadruplex dwelling unit is not oriented to a street.
 2. Parallel parking may be provided on streets in front of residential and nonresidential lots, except for lots fronting on collector or arterial roads.
- I. **Road Network and Access.** Within the JLMA-LN District, the road network must be provided as follows:
1. Streets must form blocks where possible. Blocks must generally be in a grid pattern, with interconnecting streets and alleys.
 2. Block (when provided) length or length between intersecting streets must be 600 feet to 1,500 feet in length (measured from the edge of right-of-way or access easement for private streets).
 - a. Blocks designed to include a mid-block through-alley allowing secondary vehicle access to land uses on the block may be a maximum of 2 times the length of the average block length, half of which will be used in the calculation of average block length.
 3. Future street connections are required to adjacent developable parcels within the Suburban Policy Area.
 - a. Exception. Such street connections are not required as follows:
 1. Through unavoidable steep slope areas (Section 5.03.02) or the Floodplain Overlay District (FOD) (Section 4.02). Developments must be designed so road connections can avoid regulated natural resources.
 2. Where intensive nonresidential uses are planned for the adjoining parcel.
 4. Single-family detached and single-family attached dwelling units and nonresidential uses must front on a public road, unless the development has received approval for private roads.
 5. Notwithstanding the access requirements of Section 5.01, access to single-family detached or individual single-family attached dwelling units may be provided by an alley or driveway.
- J. **Pedestrian and Bicycle Network.** Within the JLMA-LN District, a pedestrian and bicycle network must be provided as follows:
1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and road within or forming the perimeter of the district;
 2. To establish direct and convenient access to the nonresidential uses, civic uses or spaces, and open space within the district;
 3. To establish a trail network within the open space; and
 4. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, or trails at the property boundaries of the project.
 - a. If connections are planned, then all sidewalks, shared use paths, and trails must continue to the project boundary and be stubbed. All development plans must provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat or site plan boundary.

2.05.03 Joint Land Management Area – Leesburg Employment – JLMA-LE

Purpose. The purpose of the Joint Land Management Area - Leesburg Employment (JLMA-LE) District is to:

- Implement the Leesburg Joint Land Management Area Employment Place Type of the General Plan;
- Provide opportunities for a range of light and general industry uses consistent with the existing pattern south of Route 7 and around the Leesburg Executive Airport, including flex space, manufacturing, warehousing, contractor services, and other productive uses;

- *Allow complementary office and data center uses and necessary supporting accessory uses and facilities;*
- *Ensure sites are designed so that light and general industry uses in the district are sufficiently separated from adjacent residential uses;*
- *Establish a park-like atmosphere to complement surrounding land uses by means of appropriate siting of buildings and service areas, attractive architecture, and effective landscape buffering; and*
- *Provide and retain opportunities for special activity uses that may necessitate large land areas, often operating and designed in a campus like atmosphere, and which may require functional separation from residential, commercial, or industrial development.*

A. Applicability, Size, and Location. The SE District must be:

1. *Place Type.* Located in areas consistent with the JLMA – Leesburg Employment Place Type of the General Plan.
2. *Minimum District Size.* 5 acres.
3. *Incremental Additions.* The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district if it finds that they are:
 - a. Contiguous to an existing JLMA-LE district;
 - b. Compatible with the existing adjacent JLMA-LE district;
 - c. Consistent with the General Plan policies for the area; and
 - d. Integrated with the existing JLMA-LE district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.

B. Uses. Refer to Table 3.02.02 for uses allowed in the district.

C. Dimensional Standards. Refer to Table 2.05.03-1 for required dimensional standards.

Draft 10/27/21

TABLE 2.05.03-1: JLMA-LE DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.)	1 acre, exclusive of major floodplain
Yards		
2	Adjacent to Roads (min.) ¹	30 ft.
3	Adjacent to Agricultural and Residential Districts or Residential Uses (min.)	75 ft. Building 35 ft. Parking
4	Adjacent to Other Nonresidential Districts (min.) ²	15 ft.
5	Adjacent to JLMA-LE District (min.)	No requirement.
6	Between Buildings on Individual Lots or Building Sites (min.) ²	30 ft. Driveways, parking, and covered entrances - 5 ft. from lot lines ³
7	Between Buildings on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection ³
Building Requirements		
8	FAR (max.)	0.60 1.0 by SPEX pursuant to Section 7.09
9	Lot Coverage (max.)	0.45 0.60 by SPEX
10	Building Height (max)	50 ft.
Open Space Requirements		
11	Open Space (min.) ⁴	20%
12	Landscaped Open Space (min.) ⁵	20% of the buildable area of the lot
¹ Except when a greater setback is required by Section 5.07.02. ² Unless a greater buffer yard is required by Section 5.07.03. ³ Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site. ⁴ Open Space must be provided in accordance with Section 5.04. ⁵ Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.		

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

- D. **Vehicular Access.** Access to the JLMA-LE District must be provided as follows:
1. Primary vehicular access must be from collector or arterial roads;
 2. Primary vehicular access is prohibited on residential neighborhood streets or local access roads;
 - a. This prohibition does not apply to collector roads through residential neighborhoods.
 3. Minor streets must not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.
- E. **Road Network.** Within the JLMA-LE District, the road network must be provided as follows:
1. Streets must form blocks where feasible;
 2. Block length (when provided) or length between intersection streets must be 300 to 1,000 feet in length (measured at the right-of-way or edge of public access easement for private streets).
 - a. Blocks designed to include a mid-block through-alley allowing secondary vehicle access to land uses on the block may be a maximum of 2 times the length of the average block length proposed, half of which will be used in the calculation of average block length.
 3. So that future street connections to adjacent developable parcels within the Suburban Employment or Suburban Mixed Use Place Type of the General Plan can be created.

- a. Exception. Such street connections are not required on unavoidable steep slopes (Section 5.03.02) or in the FOD (Section 4.02). If possible to avoid, developments must be designed so road connections can avoid regulated natural resources.
- F. **Pedestrian and Bicycle Network.** Within the JLMA-LE District, pedestrian and bicycle network must be provided as follows:
1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and roadway within or forming the perimeter of the district;
 2. To establish direct and convenient access to uses and open space internal to the site and within the district; and
 3. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, trails, or on-street bicycle facilities at the property boundaries of the project.
 - a. If connections are planned, then all sidewalks, shared use paths, trails, and on-street bicycle facilities must continue to the project boundary and be stubbed. All development plans must provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.

2.05.04 Joint Land Management Area – Leesburg Industrial/Mineral Extraction – JLMA-LME

Purpose. *The purpose of the Joint Land Management Area - Leesburg Industrial/Mineral Extraction (JLMA-LME) district is to:*

- *Implement the Joint Land Management Area (JLMA) - Leesburg Industrial/Mineral Extraction Place Type of the General Plan;*
- *Serve as an interim long-term district, recognizing that areas devoted to resource extraction may and should ultimately be converted to other compatible and beneficial uses consistent with the General Plan;*
- *Protect the mineral resources, primarily diabase rock, of the County:*
 - *For possible future economic development;*
 - *To provide for diabase resource extraction operations at appropriate locations and under controlled conditions; and*
 - *To co-locate with quarries compatible heavy industrial uses.*
- *Provide a location for industrial and mineral extraction uses that are incompatible with residential uses due to the prevalence of outdoor storage and emissions of noise, odor, and vibrations to operate;*
- *Ensure mineral extraction and intensive industrial uses with a public nuisance potential and necessary accessory uses and facilities are built in a well-coordinated and attractive manner that is compatible with surrounding land uses; and*
- *Provide for development with limited traffic and aesthetic impacts on surrounding properties and on supporting public facilities and utilities.*

A. **Applicability, Size, and Location.** The following applies to the JLMA-LME District:

1. *Place Type.* Located in areas consistent with the JLMA- Leesburg Industrial/Mineral Extraction Place Type of the Loudoun County General Plan.
2. *Minimum district size.* 600 acres.
3. *Incremental Additions.* The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district if it finds that they are:
 - a. Contiguous to an existing JLMA-LME district;

- b. Compatible with the existing adjacent JLMA-LME district;
- c. Consistent with the General Plan policies for the area; and
- d. Integrated with the existing JLMA-LME district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.

B. **Uses.** Refer to Table 3.02.02 for uses allowed in the district.

- 1. *Prohibited Uses.* No uranium mining or well water fields are permitted in the JLMA-LME district.

C. **Dimensional Standards.** Refer to Table 2.05.04-1 for required dimensional standards.

TABLE 2.05.04-1. JLMA-LME DISTRICT DIMENSIONAL STANDARDS		
Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.) ¹	1 acre, exclusive of major floodplain
Yards		
2	Adjacent to Roads (min.) ²	30 ft.
3	Adjacent to Agricultural and Residential Districts or Residential Uses (min.) ¹	100 ft.
4	Adjacent to Other Nonresidential Districts (min.)	50 ft.
5	Adjacent to Other Industrial or Mineral Extraction Districts ³	15 ft.
6	Between Buildings on Individual Lots or Building Sites (min.) ³	30 ft. Driveways, parking, and covered entrances - 5 ft. from lot lines ⁴
7	Between Buildings on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection ⁴
Building Requirements		
8	FAR (max.)	0.75 1.0 by SPEX pursuant to Section 7.09
9	Lot Coverage (max.)	0.50
10	Building Height (max)	50 ft. ⁵
Open Space Requirements		
11	Open Space (min.) ⁶	20%
12	Landscaped Open Space (min.) ⁷	0.2 times buildable area of lot
		Extractive Industries Use: N/A
¹ Unless greater in Section 3.06 Use Specific Standards ² Except when a greater setback is required by Section 5.07.02. ³ Except when a greater buffer yard is required by Section 5.07.03. ⁴ Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site. ⁵ Except non-habitable structures associated with a quarry operation. Such structures are permitted by right to 120 feet in height provided they are set back from property lines and district boundaries an additional setback of 2 feet for each 1 foot in height above 50 feet. Such structures require special exception approval for heights exceeding 120 feet. ⁶ Open Space must be provided in accordance with Section 5.04. ⁷ Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.		

D. **Stone Quarrying Special Exception Requirement.** The establishment of any new stone quarrying operations or the expansion of any existing stone quarrying operations beyond previously granted approvals in the JLMA-LI require Special Exception approval. See Section 7.09.01 for Special Exception application procedures.

E. **Vehicular Access.** Access to the SME District must be provided as follows:

- 1. Primary vehicular access must be from collector or arterial roads;

2. Primary vehicular access is prohibited on residential neighborhood streets or local access roads;
 - a. This prohibition does not apply to collector roads through residential neighborhoods.
 3. Minor streets must not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.
- F. **Pedestrian and Bicycle Network.** Within the SME District, pedestrian and bicycle network must be provided as follows:
1. Sidewalks (minimum width - 5 feet) or shared use paths (minimum width - 10 feet) on both sides of each street and roadway within or forming the perimeter of the district;
 2. To establish direct and convenient access to uses and open space internal to the site and within the district; and
 3. To link adjacent communities by connecting with existing or planned sidewalks, shared use paths, trails, or on-street bicycle facilities at the property boundaries of the project.
 - a. If connections are planned, then all sidewalks, shared use paths, trails, and on-street bicycle facilities must continue to the project boundary and be stubbed. All development plans must provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.

2.06 Planned Development District - PD

Purpose. The purpose of the PD District is to:

- Serve as a relief mechanism from the prescriptive standards of an Urban or Suburban zoning district; and
 - Be used to achieve a higher quality of project design than could be accomplished through the strict application of a base zoning district or districts.
- A. **Establishment of a PD District.** A PD District is a customized zoning district that must be approved through a rezoning in accordance with Sec. 7.08 and a Planned Development Master Plan in accordance with Section 2.06.C.
- B. **Modification of Standards.** Modification of the standards of a base zoning district to a PD District are permitted as follows:
1. Except as noted in this Article, development in a PD District must conform to all applicable provisions of this Ordinance.
 - a. The PD District allows modification of the following, as approved by the Board of Supervisors pursuant to Sec. 7.08:
 1. Section 2.01. Urban Policy Area Zoning Districts
 2. Section 2.02. Suburban Policy Area Zoning Districts
 3. Section 3.06. Use-Specific Standards (except as otherwise noted in individual Use-Specific Standards)
 4. Section 5.01. Application of Site Development Terms
 5. Section 5.05. Parking Standards
 6. Section 5.06. Tree Planting and Replacement Standards
 7. Section 5.07. Landscaping, Buffer Yards, Screening, and Landscape Plans
 2. Modifications to the Attainable Housing regulations of Chapter 8 are not permitted except in accordance with the modification provisions of Chapter 8 (current Section 7-108).
 3. A PD District may be of any size.

4. A PD District may include more than 1 base zoning district.
 - a. *Exception.* In areas where a mixed use district is anticipated, a mixed use district must be modified. Combining 2 or more single use base zoning districts to create a mixed use district is not permitted.
 5. A PD District that includes multiple buildings must include at least one of the following building types: single family attached, multifamily, or a mixed-use building, unless the building type is not permitted in the district being modified. For a PD District with multiple buildings, but not in an SRN district, at least 2 building types must be included in the first phase of development.
 6. No modification is permitted to affect uses, density, or floor area ratio of a base zoning district.
 7. Modifications must not be proposed for the primary purpose of achieving the maximum density on a site.
 8. The permitted and special exception uses of the PD District must be those of the base district identified on the CDP for the development, except that the following uses are permitted by-right provided that the number, size, and locations of these uses are identified on the CDP:
 - a. Religious land use;
 - b. Public School (elementary, middle, or high), pursuant to Section [3.06.05.20](#);
 - c. Neighborhood or community parks (not public);
 - d. Library;
 - e. Community Center;
 - f. Public Safety facility;
 - g. Child Day Care facility; and
 - h. Non-commercial recreation facilities.
 9. In all cases, the regulations for PD Districts in this Section and Section [7.08](#) Zoning Amendment Review of this Ordinance apply.
 10. Each Planned Development is required to provide the required open space of the base district. This open space must adhere to Section [5.04](#).
 11. In approving any such modifications under Section [2.06](#), the Board of Supervisors may impose conditions, safeguards, and restrictions upon the premises benefited by such modification as may be necessary to avoid or minimize any potentially adverse or injurious effect of such modification upon other property in the neighborhood and to carry out the general purpose and intent of this Ordinance.
- C. **PD District Application Requirements.** Any request for PD District approval must include the following:
1. *PD Master Plan.* In addition to a rezoning application, a PD Master Plan must include the following required elements. More than 1 required element may be combined onto a single map/plan sheet if each element is legible.
 - a. Vicinity Map.
 - b. Existing Conditions Map.
 - c. General Layout Map delineating all zoning district and overlay zoning district boundaries.
 - d. A Concept Development Plan (CDP) meeting the requirements of Section [7.08.x](#), Contents of a Concept Development Plan.
 - e. A Detailed Plan that specifies:
 1. Each element of the development that is subject to a requested modification, including location, modified regulation section reference and new standards;
 2. Maximum and minimum building heights;
 3. Maximum and minimum building yards or setback lines for all structures and parking areas;
 4. Locations of nonresidential and residential land uses.

- f. Street and Block Plan.
 - g. Number, size, and location of the uses listed in G if proposed.
 - h. Pedestrian Circulation Plan.
 - i. Parking Plan.
 - j. Open Space Plan.
 - k. Tree Conservation Area Plan.
 - l. Location of major utilities and/or stormwater management facilities.
 - m. Phasing Plan, if more than one phase is contemplated.
 - n. An illustrative 3-dimensional model or digital rendering that shows building elevations, location of streets and prominent site features. The 3-dimensional model must illustrate the potential massing and scale of the proposed development but will not be regulatory.
2. *Additional Application Requirements.* Each application must also include the following:
- a. The specific standards intended to be modified as part of the approval process. If a standard of this ordinance is not listed as being modified, then the standard is considered applicable and must be adhered to. However, subsequent requests for alternative compliance may be submitted.
 - b. The proposed maximum number of dwelling units by dwelling unit type for each PD subdistrict.
 - c. The proposed maximum square footage of multifamily residential floor area for each PD subdistrict.
 - d. The proposed maximum square footage of nonresidential floor area for each PD subdistrict.
 - e. A description of how the PD District conforms with the Urban Policy Area Design Guidelines for Urban Districts and the Suburban Policy Area Design Guidelines for Suburban districts in the General Plan and the General Design Principles for PD Districts listed in Sec. 2.06.D.
 - f. A description of how the PD District conforms with the corresponding Place Type identified in the General Plan.
 - g. A description of how the PD District conforms with other applicable policies of the General Plan, including but not limited to Natural, Environmental, and Heritage Resources: Housing; Economic Development; and Fiscal Management and Public Infrastructure.
 - h. A description of how the proposed PD District meets the purpose of this section and is being used to achieve a higher quality of project design than could be accomplished through the strict application of the Urban or Suburban Zoning District or Districts.
- D. **General Design Principles.** If applicable, the following general design principles will be considered when reviewing an application for a PD District.
1. When at least 20 dwelling units are proposed, the project includes a variety of dwelling unit types that serve a range of incomes and age groups, and may include single family detached dwelling units, single family attached dwelling units, multifamily dwelling units and dwelling units above first floor commercial, public, civic, or institutional uses.
 2. Uses are compact and well-integrated, rather than widely separated and buffered.
 3. Compatibility among different uses is achieved through effective site planning and architectural design.
 4. A variety of business types are accommodated, such as retail, professional offices, live-work units, corner stores, and larger format supermarkets.
 5. Special sites, such as those at a terminated vista, are reserved for public or civic buildings and spaces that serve as symbols of the community, enhancing community identity.

6. The project includes a variety of street types designed to be accessible to the pedestrian, bicycle, and automobile. Streets are connected in a way that encourages walking and reduces the number and length of automobile trips.
 7. Bicycle circulation is accommodated on streets and on dedicated bicycle paths, greenways, or trails with adequate bicycle parking facilities provided at appropriate locations.
 8. Building facades spatially delineate the streets and civic spaces, and mask parking lots.
 9. Architecture and landscape design are based on the local climate, topography, history, and building practice.
 10. The project includes a variety of useful open spaces as a significant element of the project's design. Formal and informal, active and passive open spaces are included. Open spaces may include, but are not limited to, squares, plazas, greens, preserves, farmers markets, greenways, and parks.
 11. The project is compatibly integrated into established adjacent areas, and considers existing development patterns, scale, and use.
 12. The project is a clearly identifiable or legible place with a unique character or unique tradition.
 13. Public art, including but not limited to, monuments, sculpture, and water features, is encouraged.
 14. Entertainment facilities, including but not limited to, live music venues and theatres, are encouraged.
- E. **Master Plan Amendments.** Any amendment to an approved PD Master Plan must follow the procedures below.
1. **Administrative Amendments.** The Zoning Administrator may administratively approve PD Master Plan amendments that propose any of the following alterations.
 - a. An increase or decrease to the minimum required nonresidential square footage or maximum permitted nonresidential square footage, not to exceed 10%.
 - b. An increase to allowable height (as measured in feet), provided the increase does not result in the addition of another occupiable level or more than 12 feet.
 - c. A transfer of nonresidential floor area, residential floor area, or residential dwelling units, from one land bay or area to another, not to exceed a 20% maximum for each standard.
 - d. An increase in residential floor area is not permitted to result in an increase in the number of dwelling units permitted.
 - e. Minor adjustments in location of building, parking, and open space areas. A minor adjustment is defined as a modification in orientation or distance to property line; however, the adjustment must not exceed 100 feet in distance from the approved location and must not be located any closer than 50 feet to the boundary of the PD District.
 1. *Exception.* Where a building or parking area is shown on the approved Master Plan within 50 feet of a property line, the building or parking area adjustment is not permitted to be located any closer to the property line than as shown on the approved Master Plan.
 - f. An adjustment to the location of transit facilities is permitted, provided the adjustment:
 - g. Is acceptable to the Department of Transportation and Capital Infrastructure (DTCI); and
 - h. Occurs prior to the recordation of any associated easements necessary for the transit facility.
 - i. An exchange of open space area, provided the exchanged properties are of like acreage, value, and utility and that no Tree Conservation Area or Open Space Easement or other protected open space area has been recorded for the requested exchanged properties with the Loudoun County Land Records.
 - j. An exchange of above ground stormwater control facilities of like size. Zoning Administrator may not administratively approve the relocation of an above ground stormwater facility to a location closer than 50 feet from the boundary of the PD District.

- k. A relocation of access points, driveways, or sidewalks either within or outside of the public right-of-way with the concurrence of the DCTI and/or the Virginia Department of Transportation (VDOT).
 - l. A relocation of a fence, wall, sign, or utility. Fences or walls required for transition areas or buffer yards may not be removed or relocated to an area that conflicts with the buffering requirement.
 - m. Any requirement associated with a permitted change must be shown on an updated PD Master Plan.
2. **Non-Administrative Amendments.** Any other amendment not listed in Sec. 2.06.F.1 must be subject to the rezoning process specified in Sec. 7.08.
 3. **Committed Elements.** Where a PD Concept Plan specifies certain committed timed elements, the applicant may request an extension for up to 1 year, to be granted by the Zoning Administrator provided development within the PD District or in the vicinity has not created the need for the committed timed elements.

2.07 Legacy Zoning Districts

2.07.01 Planned Development - Housing - PD-H

Purpose. *The Planned Development-Housing (PD-H) district is established to provide for a variety of single and multifamily housing types in neighborhood settings plus supporting non-residential uses in a planned environment fostering a strong sense of community.*

- A. **Size and Location.** A PD-H district, when mapped, must be no less than 50 acres in size for a PD-H3, no less than 25 in size for a PD-H4, and a PD-H6 district. Smaller parcels that are adjacent to and a logical extension of an approved PD-H district may be approved pursuant to Section 7.08. Land may be rezoned to the PD-H district where consistent with the provisions of the residential elements of the General Plan.
 1. The PD-H District is not permitted to be expanded beyond the currently mapped limits after adoption of this ordinance.
- B. **Timing of Development.** It is the intent of these regulations that due consideration be given to the relationship of a PD-H proposal to:
 1. The general housing demand in the County.
 2. The existing and potential housing supply under development plans approved by the County.
 3. The general pattern and organization of residential communities in the County, and
 4. The relationship to existing and planned employment opportunities and supporting business and other services.
- C. **Zoning Regulations Generally.** It is the intent of these regulations that there be 3 PD-H district options PD-H3, PD-H4, and PD-H6 to be distinguished on the basis of the maximum net residential density of the proposed district. PD-H districts must be developed according to the regulations of the Urban Residential Districts, in Article III of this Ordinance, identified for individual land bays within the development at the time of preliminary subdivision official acceptance with the following:
 1. **Maximum Net Residential Density.** The maximum net residential density approved for a PD-H district must be consistent with the General Plan and the design criteria defined therein for various types of communities and as follows. Increases in density above the maximums noted may be granted pursuant to Section 8.01.
 - a. PD-H3: 3 dwelling units per acre.
 - b. PD-H4: 4 dwelling units per acre.
 - c. PD-H6: 6 dwelling units per acre.
 2. **Uses.** Single-family detached, single-family attached, duplex, triplex, quadruplex, townhouse, two family and multifamily uses are allowed in each of the PD-H zoning districts. The permitted and special

exception uses of the PD-H district are those of the R district identified on the concept development plan (CDP) for the development, except that the following uses will be permitted by-right provided that the number, size and locations of these uses are identified on the CDP:

- a. Church, synagogue, temple;
- b. Public school (elementary, middle or high), pursuant to Section 3.06.05.20;
- c. Neighborhood or community parks (not public);
- d. Libraries;
- e. Community Centers;
- f. Fire, police and rescue stations;
- g. Child care facilities;
- h. Non-commercial recreation facilities; and
- i. Retail and service uses, offices and industrial parks may be permitted, subject to Sections 2.07.01.D through 2.06.01.G below. In all cases, the regulations for PD-H developments in this Section and Section 7.08 of this Ordinance will apply.

3. Development Requirements (including lot, building, utility, open space buffer, setback, and access requirements).

- a. The approved CDP for a PD-H district must designate which individual land bays of the proposed district must be developed for residential uses pursuant to Low Density (R-1, R-2, and R-3), Medium Density (SN-4 and SCN-8), or High Density (SCN-16 and SCN-24) district regulations, the maximum size of the land bay and number of units per land bay to be developed. Residential uses in the PD-H districts must follow those requirements set forth in the R-1, R-2, R-3, SN-4, SCN-8, SCN-16, or SCN-24 zoning districts respectively as designated on the preliminary subdivision plan.
- b. The approved CDP for a PD-H district must designate which individual land bays of the proposed district will be developed for office, commercial and industrial uses, the maximum size of the land bay and floor area per land bay, to be developed. Office, commercial and industrial uses must follow those requirements set forth in the Suburban Commercial (SC) or Suburban Employment (SE) zoning districts respectively as designated on the preliminary subdivision plan.
- c. Requirements of these districts may be modified in connection with a PD-H rezoning, or as a separate application thereafter, provided that the proposal meets the criteria of Section 7.08.

4. Building Requirements.

- a. **Floor Area Ratio.** Not applicable to residential uses; maximum 0.40 FAR for any retail or service use, offices, or industrial parks.

5. Planning and Design Guidelines. The Board, by resolution after a public hearing on such guidelines, may adopt and utilize separate planning and design guidelines to supplement the Zoning Ordinance in the review of applicant proposals for PD-H districts.

D. Retail and Service Uses. These uses are intended to serve primarily the convenience needs of the PD-H District. Total land area devoted to such uses, including uses allowed under Sections 2.07.01.E and 2.07.01.F, must not exceed 3% of the total land area of the planned development district.

E. Planned Commercial Centers. These uses are permissible as provided in Section 2.02.04 SC (Neighborhood Centers and Community Centers only), subject to the following restrictions and requirements in addition to those in Section 2.02.04:

1. First floor location uses are restricted to commercial, personal service, and finance establishments.

2. The commercial center must be in a location that provides convenient access to major or minor collector streets without creating through traffic in residential neighborhoods, causing traffic hazards or congestion, or impeding free traffic flow.
3. Layout of building, parking, service areas, access, berms, landscaping, yards, courts, walls, signs, lighting, and control of noise must protect the residential character of the PD-H district and any other residential districts in the vicinity.
4. The maximum Floor Area Ratio for such uses must not exceed 0.40.
5. Non-vehicular open space in an amount equal to at least 30% of the net area of the site exclusive of adjoining streets must be provided. Such space must be landscaped and located to provide buffering and convenient pedestrian circulation.
6. Where appropriate accessways may be so located as to serve other uses in the district subject to the limitations of Section 2.06.01.E.2.
7. Dwelling units may be permitted on levels above street level at densities not to exceed 1 dwelling unit per 2,000 square feet of gross floor area devoted to commercial purposes.

F. Convenience Establishments.

1. **Uses permitted.** For purposes of these regulations, convenience establishments are defined as small establishments designed and intended to serve the daily or frequent trade or service needs of the immediately surrounding population. Such establishments, as permitted in PD-H districts, include groceries, variety stores, pharmacies pursuant to Section 3.06.04.12, coin-operated laundry and dry cleaning agencies, tailoring and dressmaking shops, beauty shops, barber shops, professional offices, carry-out restaurants and similar small scale uses.
 - a. Specifically excluded are automobile service stations, repair garages, drive-in eating and drinking establishments.
2. **Location grouping.** Convenience establishments must be located only in portions of PD-H districts:
 - a. Not served by similar facilities within walking distance; and
 - b. Near dwelling unit densities of at least 6 dwelling units per acre, as to provide substantial walk-in trade.
 - c. Where more than one convenience establishment of this nature is proposed, they must be grouped, arranged, and designed for maximum pedestrian convenience. Vehicular access and parking areas must be combined where such combination will result in improvement in public convenience and vehicular circulation.
3. **Control of potential adverse effects.** Convenience establishments must not have substantial adverse effects on residential uses within the district or adjoining residential districts by reason of their location, design, construction, manner or timing of operation, signs, lighting, parking, or access arrangements. Landscaped open space must be utilized to protect the residential character of the PD-H and surrounding districts.
4. **Maximum size of establishments.** No individual convenience establishment established under the provisions of this Section is permitted to have a gross floor area in excess of 5,000 square feet, and no combination of such establishments in any 1 location is permitted to have a total gross floor area of more than 10,000 square feet.
5. **Lot Area, Width, and Coverage.** No minimum lot area or width requirements are set for convenience establishments, but lot coverage by all buildings must not exceed 30% of the net area of the lot or building site.
6. **Yards: Building Spacing.** Yards must have the same or greater depth as required for adjoining uses. Where space is left between buildings on the lot or building site, it must be at least 25 feet in width.

7. **Open Space.** Non-vehicular open space in an amount equal to at least 15% of the net area of the site, exclusive of adjoining streets, must be provided. Such space must be landscaped or otherwise appropriately improved for general amenity to provide convenient pedestrian circulation, play areas for children, passive recreation areas and the like.
 8. **Off-street parking and multiple use of access.** Off-street parking spaces must comprise two-thirds of that required for the SC Neighborhood Center. Where appropriate to the general design of the district and timing of operations of the uses involved, accessways may be so located as to serve other uses in the district if such multiple use will not lead to congestion or hazards to pedestrian or vehicular traffic.
 9. **Access.** The lot access requirements of Section 5.01 must be observed.
 10. **Signs.** Sign limitations must be as provided in Chapter 6 of this ordinance.
- G. **SE Uses.** Location of these uses within a PD-H district must be consistent with the General Plan. These uses must comply with the following additional regulations and requirements:
1. Total land area devoted to such uses must not exceed 15% percent of the total land area of the planned development, and no single area devoted to such uses is permitted to have less than 10 acres. Modification of this section may be permitted pursuant to Section 7.08.
 2. Total office floor space must not exceed 200 square feet per allowed dwelling unit. Total industrial floor space must not exceed 200 square feet per allowed dwelling unit. Modification of this section may be permitted pursuant to Section 7.08.
 3. Accessory retail and service uses may be provided within office and industrial buildings in an amount not to exceed 5% of total office or industrial floor space.
 4. Permitted and special exception uses, minimum area requirements for individual lots, minimum landscaped open space, and minimum yard requirements must be governed by the provisions of Section 2.02.05 (SC), , which provisions act as regulations for the development of such sites.
- H. **Site Planning - External Relationships.** Site planning within the PD-H district must provide protection of the development from potentially adverse surrounding influences, and protection of surrounding areas from potentially adverse influences within the development. In particular and without limitation, the proposed development must demonstrate the following features:
1. Principal vehicular access points must be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. In general, minor streets must not be connected with streets outside the district in such a way to encourage the use of such minor streets by substantial amounts of through traffic.
 2. **Protection of visibility - pedestrian/cyclist.** Where there is pedestrian or bicycle access to a street, no impediment to visibility more than 2-1/2 feet above the level of the center of the street is allowed within the visibility triangle required in Section 5.11 or VDOT standard, whichever is greater.
 3. Planned shopping centers and convenience establishments adjacent to single-family or agricultural residential districts or land bays allowing residential uses must provide a permanent open space buffer at least 75 feet in width with a Buffer Yard Type B. Other nonresidential uses in such perimeter areas must provide the yards required by Table 2.02.05-1.4.
 4. **Height limitations at edges of PD-H districts.** Except along boundaries where adjoining districts permit greater heights within similar areas, height limitations are limited to an imaginary plane leaning inward from district boundaries at an angle representing an increase in height of 1 foot for every 1 foot of horizontal distance perpendicular to the district boundary. No portion of any building in such district is permitted to project through said imaginary plane.
- I. **Site Planning - Internal Relationships.** The PD-H district must provide the following:

1. **Maximum Height Restrictions.** Dwellings and other uses allowed in residential zoning districts: as provided in the applicable R, SN, or SCN District. Commercial, industrial, and office buildings: as provided in the applicable SC per Section 2.02.04 or SE District per Section 2.02.05.
 2. Public and private road must be provided pursuant to Section 5.13.
 3. Streets, drives, parking, and service areas must provide immediate, safe, and convenient access and circulation for dwelling units and project facilities and for service and emergency vehicles including fire-fighting equipment, furniture moving vans, fuel trucks, garbage collection, deliveries, and snow removal. Streets must not be laid out to encourage outside or through traffic to traverse the development on minor streets.
 4. Vehicular access to public streets from off-street parking and service areas serving less than 80 dwelling units may be directly to the street via a single point of access. Vehicular access from off street parking and service areas serving 80 or more dwelling units must provide 2 or more points of access. Determination of number of the actual dwelling units served is based on normal routing of traffic anticipated in the development.
 5. Vehicular access from off-street parking and service areas must be designed to minimize the number of curb cuts and to promote safe traffic flow.
 6. **Ways for pedestrians and cyclists; use by emergency or service vehicles.** Ways must be provided to all dwelling units, project facilities, and principal off-site destinations. Accessways to be used by children as routes to school or other destinations must be located and safeguarded to minimize contacts with automotive traffic. Street crossings must be held to a minimum on such walkways. Pedestrian ways may be combined with other easements and used only by emergency or service vehicles.
 7. **Protection of visibility - cyclists and pedestrians.** Visibility clearance at intersections must be as provided in Section 5.11.
 8. Recycling collection centers must be designed and located in accordance with the provisions of Section 3.06.07.04 of this Ordinance and the requirements of the Facilities Standards Manual.
 9. Planned shopping centers and convenience establishments adjacent to single-family residential and agricultural-residential districts must provide a permanent open space buffer at least 75 feet in width with a Buffer Yard Type B. Other nonresidential uses in such perimeter areas must provide the yards required by Table 2.02.05-1.4.
- J. **Open Space.**
1. **Open Space.** A minimum of 30% of the land within the district, excluding the land designated for road rights-of-way, commercial and industrial uses, must be devoted to open space. Active recreation space required under the R-3, SN, or SCN Districts will be counted toward the open space requirements and all, or a portion of, which may be located outside of the individual R-district land bay to create more functional recreation areas. Land comprising major floodplain, steep slopes, active recreation open space, common open space and dedicated open space will be counted toward satisfying this minimum open space requirement. The general location and character of the required open space must be depicted on the CDP.
 2. **Ownership, Operation, and Management of Common Open Space and Common Facilities.** See Section 5.10 for Owner's Association requirements for common open space and common facilities.

2.07.02 Planned Development-Active Adult Retirement Community - PD-AAAR

Purpose.

The purpose and intent of the PD-AAAR district is to provide for the establishment of planned adult residential communities that provide important housing opportunities for a population 55 years of age or older, in accord with Virginia Code Section 36-96.7, as amended. The PD-AAAR district is intended to be located in urban and suburban areas of the County where high density residential uses would otherwise be consistent with the County's Comprehensive Plan policies. Development shall occur in accordance with an approved Concept Development Plan. The district will be designed to provide a safe and convenient environment which compliments the surrounding uses and other amenities for the residents of the district. In addition, the district shall be designed to provide adequate open space within the development, and have minimum impact on the surrounding land by providing open space adjacent to the exterior boundaries.

Size and Location.

This district shall have no less than 25 acres. It shall only be located as follows:

- A. In areas served by one or more major arterial or major collector roads;
- B. Consistent with the locations identified in the Comprehensive Plan for high density, Urban Residential Neighborhoods;
- C. In areas served by public water and sewer;
- D. No more than 100 acres shall be developed residentially.

Required Uses.

The following uses shall be required in the PD-AAAR district, subject to the requirements and limitations of these regulations:

- A. Active Adult/Age Restricted Community, which shall consist of:
 1. Dwelling units, (multi-family, single-family detached, and single-family attached) for an active adult, age-restricted population.
 2. Clubhouse, solely for the residents, employees and their guests, including meeting rooms, auditorium, theater, business office, and recreational facilities and other uses related to adult community living.
 3. Ancillary retail uses only for the development, such as grocery/convenience food store, pharmacy, medical services, barber shop, beauty shop, personal care facilities, eating and drinking establishments, library, bank and financial institutions, business services, laundry, cleaners, and other similar retail uses. The floor area for retail and community service uses shall not exceed 10 percent of the gross residential floor area of the buildings.
 4. Swimming pool.
 5. Health or fitness center.
 6. Recreation space, active.
 7. Bus stops/shelters with bus service.

Maximum Residential Density.

The number of dwelling units in an active adult/age-restricted community shall not exceed 30 dwelling units per acre of the developable area. Such number does not include dwelling units which may be required under Chapter 8 of this ordinance.

Lot Requirements.

- A. **Size.** 6,000 sq. ft. minimum for single family detached dwellings; 3,000 sq. ft. minimum for duplex dwellings; 2,200 sq. ft. minimum for triplex end units or quadruplex dwellings; 1,800 sq. ft. minimum for triplex interior dwellings; 1,600 sq. ft. minimum for townhouse dwellings; 8,000 sq. ft. minimum for a multi-family structure; each exclusive of major floodplain.

- B. **Width.** 50 feet minimum for single family detached dwellings; 40 feet for duplex dwellings; 30 feet for triplex end unit dwellings; 18 feet for triplex interior dwellings; 35 feet for quadruplex dwellings; 26 feet for townhouse end unit dwellings; 16 feet for interior townhouse dwellings; 80 feet minimum per lot for multi-family structures.
- C. **Yards.** Each lot shall provide the following yards:
1. **Single Family Detached Dwellings.**
 - a. **Front.** 25 feet minimum.
 - b. **Side.** 8 feet minimum if two side yards are provided; 16 feet if only one side yard is provided. In no case shall the distance between dwellings be less than 16 feet.
 - c. **Rear.** 25 feet minimum.
 2. **Single Family Attached Dwellings.**
 - a. **Front.** 40 feet minimum from centerline of travelway which does not include parking. 45 feet minimum from the centerline of travelway which does include parking.
 - b. **Side.** No requirement along common walls; minimum side yard on end unit shall be 8 feet.
 - c. **Rear.** 25 feet minimum, no requirement along common walls.
 3. **Multi-Family Dwellings.** Each multi-family structure shall provide the following yards:
 - a. 100 feet from edge of adjoining residential, commercial, institutional, or industrial district.
 - b. 50 feet from edge of adjoining office district.
 - c. 40 feet from any internal private street or road, not including service entrances.
 - d. 60 feet between buildings.
 4. **Adjacent to roads.** No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.
 5. **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than (100) feet to any agricultural district, any existing or planned residential district, or land bay allowing residential uses. No parking shall be permitted closer than (50) feet to any such area. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses are visible from said agricultural and residential areas.
- D. **Length/Width Ratio.** 6:1 maximum

Building Requirements.

- A. **Lot Coverage.**
1. Single-family detached and single-family attached, 50 percent maximum.
 2. Multi-family not to exceed a maximum of 30 percent.
- B. **Building Height.** Sixty (60) feet maximum provided that a building may be erected to a maximum height of one hundred feet if it is set back from streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions a distance of not less than one (1) foot for each one (1) foot of height that it exceeds the 60 foot limit, except where it adjoins a non residentially zoned district, the building height shall be 100 feet maximum.

Common Open Space, Including Recreational Spaces.

Not less than 50 percent of the gross area of the development.

Utility Requirements.

All utility distribution lines in the PD-AAAR district shall be placed underground.

Development Setback and Access from Major Roads.

In designing residential development, the lot access requirements and the building and parking setback requirements of this ordinance shall be observed.

- A. **Private Streets.** Internal roads may be designed and constructed to private streets standards set forth in the Facilities Standards Manual, provided the following conditions are met:
 - 1. All facilities served by the private road shall be subject to a recorded covenant expressly requiring private maintenance of such road in perpetuity and the establishment, commencing with the initial record plat or site plan of a reserve fund for repairs to such road.
 - 2. The record plat, site plan, and/or protective covenants for such development shall expressly state that the County and VDOT have no and will have no responsibility for the maintenance, repair, or replacement of private roads.
 - 3. Sales brochures or other literature and documents, provided by the seller whose development is served by such private roads, shall include information regarding responsibility for maintenance, repair, replacement, and covenants including a statement that the County has no and will have no responsibility for the maintenance, repair, or replacement of private roads. Roads serving other uses shall be designed and constructed to VDOT standards for inclusion in the State highway system.

Development Criteria.

The following recreational, educational, and cultural facilities solely for the residents, employees and their guests shall be located on site or within 10 miles of the site. If facilities are not provided on site, a guaranteed use of and vehicular or other guaranteed means of transportation to such facilities for the residents of the development shall be provided.

- A. Golf course (minimum 18 holes).
- B. Chapel.
- C. Medical care facility, outpatient only.
- D. Recreation space, passive.

Age of Residents.

The development of an active adult/age restricted community shall include homeowners documentation reviewed by the County that specifies the age restricted nature of the proposed use. A development designated for an active adult/age-restricted development community shall be in accord with Virginia Code, Section 36-96.7, as amended, and shall include in the homeowners association documentation policies and procedures which:

- A. Ensure that at least 80 percent of the units are occupied by at least one person 55 years of age or older per unit; and
- B. Demonstrate an intent by the owner or manager to providing housing for persons 55 years of age or older.

Common Areas, Recreational Facilities.

- A. **Ownership, Operation and Management of Common Open Space and Common Facilities.**
 - 1. All common open space and common facilities shall be preserved for its intended purpose as expressed in the Concept Development Plan. The developer shall choose prior to approval of the first record plat or final site plan, one (1) or a combination of the following methods of administering common open space:
 - a. Establishment of a non-profit association, corporation, trust, or foundation of all owners of residential property within the planned development. Such organization shall conform to the following requirements:

- i. The organization must be established prior to approval of the first record plat or final site plan in the proposed development. The documents establishing such organization shall be reviewed and approved by the County.
 - ii. Membership in the organization shall be mandatory for all residential property owners, present or future, within the planned community and said organization shall not discriminate in its members or shareholders.
 - iii. The organization shall manage, maintain, administer and operate all common facilities, open space and improvements and other land not publicly or privately owned, and shall secure adequate liability insurance on the land and such improvements.
 - iv. Sales brochures or other literature and documents provided by the seller of all lots within a PD-AAAR district shall include information regarding membership requirements and responsibilities of such organizations.
 - b. Retention of ownership, control, and maintenance of common open space and improvements by the developer.
2. All common open space shall be subject to restrictive covenants running with the land restricting its use to that specified in the approved Development Plan. Such restrictions shall be for the benefit of, and enforceable by, all present or future residential property owners and the Board of Supervisors of Loudoun County.
 3. All common open space, as well as public recreational facilities, shall be specifically included in the development schedule and be constructed and fully improved by the developer at an equivalent or greater rate than the construction of residential structures.

Site Planning - External Relationships.

Site planning within the PD AAAR district shall provide protection of the development from potentially adverse surrounding influences, and protection of surrounding areas from potentially adverse influences within the development. In particular and without limitation, the proposed development shall demonstrate the following features:

- A. Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. In general, minor streets shall not be connected with streets outside the district and the use of such minor streets by substantial amounts of through traffic shall be discouraged.
- B. **Protection of visibility - pedestrian/cyclist.** Where there is pedestrian or bicycle access to a street, no impediment to visibility more than 2-1/2 feet above the level of the center of the street shall be allowed within the visibility triangle required in VDOT standards.

Site Planning - Internal Relationships.

The PD-AAAR district shall provide the following:

- A. Streets, drives, parking and service areas shall provide immediate, safe and convenient access and circulation for dwelling units and project facilities and for service and emergency vehicles including fire fighting equipment, furniture moving vans, fuel trucks, garbage collection, deliveries, and snow removal.
- B. Vehicular access from off-street parking and service areas shall be designed to minimize the number of curb cuts and to promote safe traffic flow.
- C. **Ways for pedestrians and cyclists; use by emergency or service vehicles.** Ways shall be provided to all dwelling units, project facilities and principal off-site destinations. Street crossings shall be held to a minimum on such walkways. Pedestrian ways may be combined with other easements and used only by emergency or service vehicles.
- D. **Protection of visibility - cyclists and pedestrians.** Visibility clearance at intersections shall be provided.

2.07.03 Single-Family Residential – R-1, R-2, R-3

Purpose. *The purpose of the Single-Family Residential (R-1, R-2, and R-3) districts is as follows:*

- *The R-1 District provides for existing low density single-family detached residences on lots of 40,000 square feet or more and should be limited to areas planned and served for public water and sewer.*
 - *The R-2 District provides for existing low-to-moderate density single-family detached and attached residences on lots of 20,000 square feet or more in locations served by public water and sewer but unsuitable for higher densities.*
 - *The R-3 District provides for existing moderate density single-family detached and attached residences on lots of 15,000 square feet or more in areas served by public water and sewer service.*
- A. **Applicability.** Expansion of the R-1, R-2, and R-3 districts is not permitted after the adoption date of this Ordinance.
 - B. **Use Regulations.** Refer to Table 3.02.01.
 - C. **Dimensional Standards.** Refer to Table 2.07.03-1 for required dimensional standards.

Draft 10/27/21

TABLE 2.07.03-1. R-1, R-2, AND R-3 DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	R-1	R-2	R-3
Lot Requirements				
1	Lot Size (min.)	Suburban: 40,000 sf Cluster: 32,000 sf Compact Cluster ¹ : 20,000 sf	Suburban: No min. Traditional: No min. Cluster: No min. Compact Cluster ¹ : No min.	Suburban: No min. Traditional: No min. Cluster: No min. Compact Cluster ¹ : No min.
2	Lot Width (min.)	Suburban: 175 ft. Cluster: 140 ft. Compact Cluster ¹ : 100 ft.	Suburban: 60 ft. Traditional: 45 ft. Cluster and Compact Cluster ¹ : 50 ft.	SFA Interior Units: 18 ft. SFA End Units: 30 ft.
3	Length/Width Ratio	5:1	5:1	5:1
Yards				
4	Front Yard (min.) ²	Suburban: 35 ft. Cluster: 30 ft. Compact Cluster ¹ : 25'	Suburban, Cluster and Compact Cluster ¹ : 25 ft. Traditional: 15 ft.	SFA: 15 ft.
5	Side Yard (min.) ²	12 ft. on 1 side 9 ft. on other side	Suburban: 12 ft. on 1 side, 9 ft. on other side Traditional, Cluster, and Compact Cluster ¹ : 9 ft.	SFA: 9 ft.; 0 ft. interior units
6	Rear Yard (min.) ²	Suburban: 35 ft. Cluster: 30 ft. Compact Cluster ¹ : 25 ft.	25 ft.	25 ft.
Building Requirements				
7	Gross Density	1 dwelling unit per 40,000 sf	1 dwelling unit per 20,000 sf 1 dwelling unit per 14,000 sf if ADUs provided	1 dwelling unit per 15,000 sf 1 dwelling unit per 10,000 sf if ADUs provided
8	Lot Coverage (max.)	Suburban: 25% Cluster and Compact Cluster ¹ : 30%	40%	40%
9	Building Height (max.)	40 ft.	40 ft.	40 ft.
Open Space Requirements				
10	Open Space (min.)	Suburban: No min. Cluster and Compact Cluster ¹ : To maintain gross density ³	Suburban: No min. Traditional, Cluster, and Compact Cluster ¹ : To maintain gross density ^{3, 4}	Suburban: No min. Traditional, Cluster, and Compact Cluster ¹ : To maintain gross density ^{3, 5}
11	Active Recreation Space ⁶	N/A	N/A	5,000 sf for first 10 SFD dwelling units plus 100 sf for each additional SFD and Duplex dwelling unit 200 sf for each additional SFA Triplex or Quadruplex dwelling unit

TABLE 2.07.03-1. R-1, R-2, AND R-3 DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	R-1	R-2	R-3
Lot Requirements				
1	Lot Size (min.)	Suburban: 40,000 sf Cluster: 32,000 sf Compact Cluster ¹ : 20,000 sf	Suburban: No min. Traditional: No min. Cluster: No min. Compact Cluster ¹ : No min.	Suburban: No min. Traditional: No min. Cluster: No min. Compact Cluster ¹ : No min.
2	Lot Width (min.)	Suburban: 175 ft. Cluster: 140 ft. Compact Cluster ¹ : 100 ft.	Suburban: 60 ft. Traditional: 45 ft. Cluster and Compact Cluster ¹ : 50 ft.	SFA Interior Units: 18 ft. SFA End Units: 30 ft.
3	Length/Width Ratio	5:1	5:1	5:1
Yards				
4	Front Yard (min.) ²	Suburban: 35 ft. Cluster: 30 ft. Compact Cluster ¹ : 25'	Suburban, Cluster and Compact Cluster ¹ : 25 ft. Traditional: 15 ft.	SFA: 15 ft.
5	Side Yard (min.) ²	12 ft. on 1 side 9 ft. on other side	Suburban: 12 ft. on 1 side, 9 ft. on other side Traditional, Cluster, and Compact Cluster ¹ : 9 ft.	SFA: 9 ft.; 0 ft. interior units
6	Rear Yard (min.) ²	Suburban: 35 ft. Cluster: 30 ft. Compact Cluster ¹ : 25 ft.	25 ft.	25 ft.
Building Requirements				
7	Gross Density	1 dwelling unit per 40,000 sf	1 dwelling unit per 20,000 sf 1 dwelling unit per 14,000 sf if ADUs provided	1 dwelling unit per 15,000 sf 1 dwelling unit per 10,000 sf if ADUs provided
8	Lot Coverage (max.)	Suburban: 25% Cluster and Compact Cluster ¹ : 30%	40%	40%
9	Building Height (max.)	40 ft.	40 ft.	40 ft.
Open Space Requirements				
10	Open Space (min.)	Suburban: No min. Cluster and Compact Cluster ¹ : To maintain gross density ³	Suburban: No min. Traditional, Cluster, and Compact Cluster ¹ : To maintain gross density ^{3, 4}	Suburban: No min. Traditional, Cluster, and Compact Cluster ¹ : To maintain gross density ^{3, 5}
11	Active Recreation Space ⁶	N/A	N/A	5,000 sf for first 10 SFD dwelling units plus 100 sf for each additional SFD and Duplex dwelling unit 200 sf for each additional SFA Triplex or Quadruplex dwelling unit

¹Compact Cluster must be developed pursuant to Section 7.05.

²Except where a greater setback is required by Section 5.07.02.

³Calculated based on overall parcel.

⁴If ADUs are provided pursuant to Section 8.01, Cluster and Compact Cluster may provide open space to maintain an overall density of 1 lot per 14,000 sf.

⁵If ADUs are provided Section 8.01, Cluster and Compact Cluster may provide open space to maintain an overall density of 1 lot per 10,000 sf.

⁶All active recreation space must be accessible to all residents by means of internal pedestrian walkways.

- D. **Minimum Open Space Area.** Open space must be preserved by means of a permanent open space easement acceptable to the Board of Supervisors.
- E. **Traditional Design Option Requirements.**
4. **Lot Design Requirements.**
 - a. Street trees planted pursuant to Section 5.07 must be regularly spaced.
 - b. Garages must be set back at least 20 feet behind the front line of buildings.
 5. **Other Requirements.**
 - a. Blocks must generally be in a grid pattern with interconnecting streets and alleys.
 - b. Parallel parking may be provided on streets in front of residential lots, except for lots fronting on collector or arterial roads.
- F. **R-2 and R-3 Additional Requirements.**
1. **Reduction of Minimum Yards.** In the R-2 and R-3 Districts, minimum yards may be reduced by the Board of Supervisors by Special Exception, in accordance with the provisions of Section 7.09 of this Ordinance.
 2. **SFA Lot Location.** In the R-2 and R-3 Districts, single-family attached duplex, triplex, and quadruplex dwelling units must be located to minimize their impact on adjacent single-family detached dwelling unit developments.
- G. In designing residential development, the lot access requirements of Section 5.01 and the building and parking setback requirements in Section 5.07.02 must be observed.
- H. **Frontage.** Single-family attached dwelling units must front on a public road, unless the development has received approval for private streets.
- I. **Access.** Access to individual single-family attached dwelling units may be provided by an alley or private driveway.

2.07.04 Planned Development-Commercial Center -- PD-CC

Purpose. The purpose of the Planned Development-Commercial Center (PD-CC) district is to:

- Permit the continued development of regional shopping centers in scale with surrounding market areas, at previously approved locations.
- Ensure such districts are provided with carefully organized buildings, service areas, parking areas, and landscaped open space; with design features that reduce traffic; and with design, landscaping, and buffers that protect property values in surrounding neighborhoods.
- Provide a broad range of facilities and services appropriate to the general need of the regional market served.

A. **Applicability, Size, and Location.**

1. The PD-CC district comprises 2 individual districts:
 - a. **Small Regional Center (SC).** This district is established to:
 1. Permit the continued development of established small regional centers consisting of individual large and small scale commercial uses selling a broad range of goods or services to a market area beyond the local community.
 2. Expansion of the PD-CC(SC) District is not permitted after the adoption date of this Ordinance.
 - b. **Regional Center (RC).** This district is established to:
 1. Permit the continued development of existing large scale commercial centers which provide a wide range of retail, office, and service uses, with 1 or more anchor stores, to the regional market.

2. Expansion of the PD-CC(RC) District is not permitted after the adoption date of this Ordinance.
2. **Minimum/Maximum District Size.** The minimum and maximum size for each individual district is:
 - a. PD-CC(SC): 20 acres min.; 60 acres max.
 - b. PD-CC(RC): 60 acres min.; no max.

Notwithstanding the provisions of Section 7.08.x, the district size is not modifiable.

B. **Use Regulations.** Refer to Table 3.02.01.

C. **Dimensional Standards.** Refer to Table 2.07.04-1.

TABLE 2.07.04-1. PD-CC DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	PD-CC(SC)	PD-CC(RC)
Lot Requirements			
1	Lot Size (min.)	No min.	No min.
2	Lot Width (min.)	No min.	No min.
Yards			
3	Adjacent to Roads (min.) ^{1,2}	35 ft.	50 ft.
4	Adjacent to Residential Districts or Residential Uses (min.)	100 ft.	100 ft.
5	Adjacent to Other Nonresidential Districts (min.)	35 ft.	35 ft.
6	Adjacent PD-CC District (min.)	0 ft.	0 ft.
Building Requirements			
7	FAR (max.)	0.4 0.6 if parking structure provided 2.0 on individual lot ³	0.4 0.6 if parking structure provided 2.0 on individual lot ³
8	Lot Coverage (max.)	No max.	No max.
9	Building Height (max.)	45 ft. 50 ft. if required yard is increased 1 ft. for every 1 ft. in height exceeding 45 ft.	45 ft. 100 ft. if required yard is increased 1 ft. for every 1 ft. in height exceeding 45 ft.
	Individual Use (max.)	No max.	No max.
	Commercial Center (max.)	No max.	No max.
Open Space Requirements			
10	Open Space (min.) ⁴	No min.	No min.
11	Landscaped Open Space (min.) ⁵	20% per buildable area of commercial center	20% per buildable area of commercial center
¹ Except where a greater setback is required by Section 5.07.02. ² No parking, outdoor storage, areas for collection of refuse, or loading space is permitted in areas between buildings and streets where such uses are visible from any road. ³ Provided the commercial center is developed in accordance with a proffered concept development plan which limits the maximum overall FAR of the center to no more than the FAR permitted in the district. ⁴ Open Space must be provided in accordance with Section 5.04. ⁵ Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.			

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

D. **Vehicular Access.** Access to the PD-CC District must be provided as follows:

1. Each commercial center must provide convenient and coordinated vehicular access to public roadways only as follows:
 - a. SC: Major collector roads. Access to the small regional center must be controlled.

- b. RC. Arterial roads. Access to the regional center must be controlled.
 2. Primary vehicular access is prohibited on residential neighborhood streets;
 - a. This prohibition does not apply to collector roads through residential neighborhoods.
 - b. Minor streets must not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.
 3. Each commercial center must provide a vehicular circulation plan that minimizes direct vehicular access to parking stalls from major cartways, and provides other on and off-site improvements to enhance pedestrian and vehicular circulation.
- E. **Land Use Arrangement.** Land uses within the PD-CC District must be arranged as follows:
1. Streets must form blocks where feasible. If blocks are not feasible, a linear street pattern is permitted;
 2. Block length (when provided) or length between intersecting streets must be 200 to 660 feet (measured at the right-of-way or edge of public access easement for private streets).
 3. Blocks designed to include a mid-block through-alley allowing secondary vehicle access to land uses on the block may be a maximum of 2 times the length of the maximum average length, half of which will be used in the calculation of average block length.
 4. So that future street connections to adjacent developable parcels can be created.
 - a. *Exception.* Such street connections are not required as follows:
 1. On unavoidable steep slopes (Section 5.03.02) or in the FOD (Section 4.02). If possible to avoid, developments must be designed so road connections can avoid regulated natural resources; and/or
 2. When the connection would be to a parcel with existing or planned more intensive nonresidential land uses or single family detached residential uses.
 5. Areas where deliveries to customers in automobiles are to be made or where services are to be provided for automobiles must be located and arranged to minimize interference with pedestrians.
 6. Facilities and access routes for shopping center deliveries, servicing, and maintenance must be separated from customer access routes and parking areas, as reasonably practicable.
 7. Buildings must be grouped in relation to parking areas so that after customers arriving by automobile enter the center, establishments can be visited with minimal internal automotive movement.
 8. **Transition to neighboring development.** All commercial uses and centers must be designed to transition to the neighboring development as follows:
 - a. Pursuant to Section 5.14;
 - b. If transitions required by Section 2.07.04.E.8 and Section 5.14 to neighboring development cannot be made due to existing development patterns or unavoidable regulated natural resources, then commercial uses and centers must be designed, landscaped, and buffered to be compatible with neighboring development.
 - c. The PD-CC(RC) District must provide carefully planned transportation facilities, public services, and site design to ensure regional centers promote and reinforce the identity of the community and commercial facilities in the surrounding area.
 - d. In the PC-CC(SC) and PD-CC(RC) Districts, retail and service uses and commercial centers and their parking areas must be oriented as follows:
 1. Toward existing and planned major arterials, minor arterials, or collector streets;
 2. Away from adjacent existing and planned minor streets in residential neighborhoods; and
 3. Away from existing and planned adjacent residential neighborhoods not separated from the district by streets.

- F. **Pedestrian Circulation Plan.** Each commercial center must provide a pedestrian circulation plan identifying improvements that accomplish the following:
1. Minimizes conflict between pedestrians and moving motor vehicles;
 2. Channelizes pedestrian flows to crossing areas and delineates paths across major cartways, such as striping and signage;
 3. Connects internal pedestrian walkways to existing walkways and/or makes provision for connecting to future site walkways; and
 4. Includes walkways, crosswalks, and traffic control devices that create safe and convenient pedestrian paths from all parking areas to shopping areas.

2.07.05 Transitional Residential-2 TR-2

Purpose. *The purpose and intent of the Transitional Residential-2 (TR-2) district is to:*

- *Create a visual/spatial transition between the suburban area and the rural area of the County;*
- *Achieve a blend of rural and suburban development;*
- *Encourage new development designs that incorporate both suburban and rural features;*
- *Achieve a balance between the built and natural environment;*
- *Protect and integrate open space and natural resources; and*
- *Implement requirements that open space be provided in conjunction with the standards of this Ordinance.*

A. **Applicability.** Expansion of the TR-2 District is not permitted after adoption of this Ordinance.

B. **Development Standards.** All development in the TR-2 district, unless exempted pursuant to Section 2.07.05.B.1. must be developed consistent with Table 2.07.05-2 and Sections 2.07.05.C. through 2.07.05.J.

1. **Exemptions.** The development of a lot existing prior to January 7, 2003 is exempted from the standards and requirements of Table 2.07.05-2 and Sections 2.07.04.C. through 2.07.04.J. The development of such lot is subject to the development standards of Table 2.07.05-1.

TABLE 2.07.05-1. TR-2 BUILDING REQUIREMENTS FOR EXISTING LOTS¹

Reference	Standard	Requirement
1	Required Yards (min.) ¹	Building: 25 ft. from any property line or Building: 35 ft. from any other road right-of-way, private access easement, or prescriptive easement.
2	Floor Area Ratio (max.)	0.05
3	Building Height (max.) ²	40 ft.

¹Existing lots are defined as lots in existence prior to January 7, 2003.

²Except where a greater setback is required by Section 5.07.02.

³No restriction for buildings used exclusively for agriculture, horticulture and animal husbandry.

TABLE 2.07.05-2. TR-2 DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Requirement
Lot Requirements		
1	Residential Density (max.)	1 du per 20,000 sf
2	Lot Size (min.)	No min.
3	Lot Grouping	Min: 5 Max: 25
Yards		
4	Front Yard (min.) ¹	10 ft.
5	Side Yard (min.) ¹	5 ft.
6	Rear Yard (min.) ¹	25 ft.
Building Requirements		
7	Building Height (max.)	40 ft.
Open Space Requirements		
8	Open Space ²	50% of the site

¹Except where a greater setback is required by Section 5.07.02.
²Open Space must be provided in accordance with Section 5.04.

- C. Each preliminary plat for subdivision must show the layout of the subdivision, including the lot area(s) and the required open space.
- D. **Lot Yield.** The total number of lots on a site must not exceed the number permitted to accommodate the base density established by Table 2.07.05-2, regardless of whether the lot is used for a residential or nonresidential use.
- E. **Number of Lots in a Group.** Lots that are less than 5 acres in size shall be located in a contiguous group, with adjacent and fronting lots oriented toward each other, as on a street, green or paved square. The number of grouped lots must consist of a minimum of 5 lots and a maximum of 25 lots, except that a contiguous group may consist of fewer than 5 lots if:
 - 1. There will be fewer than 5 lots on the entire site that are less than 5 acres in size; or
 - 2. It is demonstrated that a grouping of fewer than 5 lots will result in greater amounts of contiguous open space or result in less denigration of features within an environmental overlay district than residential grouping(s) of 5 lots or more.
- F. **Number of Groups.** A single group must contain all the lots on a site that are less than 5 acres, where the total number of such lots is 25 or fewer, except that multiple groups may be allowed where:
 - 1. It is demonstrated that multiple groups will result in greater amounts of contiguous open space or result in less denigration of features within an environmental overlay district; and
 - 2. None of the groups contain fewer than 5 lots, unless allowed as provided in Section 2.07.05.E.
- G. **Siting of the Open Space and Building Lots.**
 - 1. The location of the open space on the site must be identified consistent with the requirements of Section 5.04.
 - 2. The building lots must be located on that portion of the site that is outside the open space.
 - 3. The lots and buildings within the subdivision must be sited to reduce visibility of the lot groups from public rights-of-way and from other lot groups by using existing topography, vegetation, distance, and other factors to minimize impact. Options include siting lots and buildings sufficiently below ridgelines or treelines that the horizon will remain visually defined by the ridgeline or treeline rather than by the rooftops of the

buildings, or placing lots and buildings at the far edge of a field as seen from a public right-of-way or other lot group.

4. The residential lot group(s) must be sited to relate to the open space and the other lot groups on the site and on adjacent lands by maximizing the contiguity of other open space features such as vegetation, and natural features such as stream corridors, floodplains, wetlands, steep slopes, ridges, mountainsides, and wildlife habitat.

H. **Homeowners’ Association and Responsibilities.** If any of the following features are present, the development must have an incorporated Homeowners’ Association (“HOA”). If any of the following areas or improvements are present within the development, the HOA must be established in accordance with Section 5.10.

I. **Recognizing Protection by Right to Farm Act.** In the TR-2 district, record plats and deeds authorized pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Va. Code Section 3.2-300 et seq.).

2.07.06 Joint Land Management Area-20 - JLMA-20

Purpose. The purpose and intent of the Joint Land Management Area-20 (JLMA-20) district is to:

- Provide for uses that are compatible with the Leesburg Executive Airport and allow for future expansion of the airport and/or existing agricultural use.
 - Provide for the continued practice of agriculture, farm operations, agriculturally related and home based businesses.
 - Encourage an appropriate mix of land uses.
 - Implement jointly adopted area plans, where applicable.
- A. **Application.** Expansion of the JLMA-20 District is not permitted after the date of adoption of this Ordinance.
 - B. **Use Regulations.** Refer to Table 3.02.02.
 - C. **Dimensional Standards.** Refer to Table 2.07.06-1 for required dimensional standards.

TABLE 2.07.06-1. JLMA-20 DIMENSIONAL REQUIREMENTS

Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.)	20 acres
2	Lot Width (min.)	200 ft. on paved roads 50 ft. on unpaved roads
3	Lot Access	<p>Access to individual lot provided by privately owned and maintained travelway must be provided as:</p> <ul style="list-style-type: none"> ▪ A private access easement that complies with the requirements of Chapter 4: Transportation of the Facilities Standards Manual; or ▪ A private lane that: <ul style="list-style-type: none"> ▪ Is within a 24 ft. private easement; ▪ Is at least 12 ft. in width; ▪ If paved, is 2 in. over a 4 in. base; ▪ If gravel is 6 in.; and ▪ Has a minimum grade of 10% with a minimum 30 ft. centerline curve radius. ▪ Private access easement or private lane may serve as frontage in-lieu of public road frontage up to 25 lots. ▪ Plat of division must contain note and provide for maintenance of private access easement or private lane.

TABLE 2.07.06-1. JLMA-20 DIMENSIONAL REQUIREMENTS

Reference	Standard	Requirement
Yard Requirements		
4	Yards (min.)	25 ft. of any property line ¹ 35 ft. from any road right-of-way, private access easement, and/or prescriptive easement ²
5	Lot Coverage (max.)	25%, but only 10% may be used for residential structures ³
Building Requirements		
6	Residential Density (max.)	1 dwelling unit per 20 acres
7	Nonresidential FAR (max.)	1.0 FAR
8	Building Height (max.)	40 ft. ⁴
Open Space Requirements		
9	Open Space (min.) ⁵	20% of the site
¹ Except where a greater buffer is required by Section 5.07.03. ² Except where a greater setback is required by Section 5.07.02. ³ Excludes agricultural, horticultural, and animal husbandry structures not open to the public. ⁴ No restriction for buildings used exclusively for agriculture, horticulture and animal husbandry, or for Government (General) use. ⁵ Open Space must be provided in accordance with Section 5.04.		

INCLUDE SKETCH/FIGURE OF DEVELOPMENT

D. **Utility Requirements.** Utilities must be provided in accordance with Section 5.02.

- Water.** Development must be served by individual wells, except for Town-owned or County-owned and operated public uses that may be served by municipal water facilities, if available as determined by the Town, or may be served by communal water supply systems.
- Wastewater.** Development must be served by an on-site septic system, except for Town owned or County owned and operated public uses that may be served by municipal sewer facilities, or may be served by communal sewer systems.

2.07.07 Agricultural/Residential-3 - A-3

Purpose. The Agricultural/Residential-3 (A-3) district is established to provide for the continued practice of agriculture, farm operations, agriculturally related and home based businesses, low density residential developments, preferably in a hamlet subdivision pattern, and other uses in a predominantly rural environment. The district also permits direct marketing of farm products and services.

- Applicability and Location.** Expansion of the A-3 district is not permitted after the date of adoption of this Ordinance.
- Use Regulations.** Refer to Table 3.02.03.
- Dimensional Standards.** Refer to Table 2.07.07-1.

TABLE 2.07.07-1. A-3 DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.)	3 acres
2	Lot Width (min.)	300 ft. for lots fronting on Class I Roads 200 ft. for lots fronting on Class II or III Roads 50 ft. for lots fronting on a private access easement.
3	Length/Width Ratio (max.)	5:1

TABLE 2.07.07-1. A-3 DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Requirement
Yards		
3	Yards from any property line (min.) ¹	25 ft.
4	Yards from any road right of way, private access easement, and/or prescriptive easement (min.) ¹	35 ft.
Building Requirements		
7	Density (max.)	1 dwelling unit per 3 acres
8	Lot Coverage (max.)	25%, but only 10% may be used for residential or non-residential structures excluding agricultural and horticultural structures not open to the public
9	Building Height (max.)	35 ft.
¹ Except where a greater setback is required by Section 5.07.02.		

C. Additional Regulations. The following regulations apply to all A-3 Districts:

1. Non-agricultural uses that because of their nature, location, or manner of operation, are dangerous or noxious because of noise, odor, fumes, gas, glare, light, vibration, smoke, emission of particulate matter or effluents, or for other similar reasons will not be permitted.
2. Except as expressly allowed by this Ordinance, no municipal and/or communal wastewater treatment systems is permitted to be established or extended in the A-3 district.
3. Except as expressly allowed by this Ordinance, no municipal and/or communal water service or system is permitted to be established or extended in the A-3 district.
4. More than 1 structure housing a permitted or permissible principal use may be erected on a single lot provided that yard, area, and other requirements of this Ordinance are met for each structure as though it were on an individual lot.

2.07.08 Agricultural-10 - A-10

Purpose: *The Agricultural-10 (A-10) district is established to protect rural areas of the county in which agriculture, farm operations, and low density residential development on parcels in excess of 10 acres have become the established land use pattern, and to provide an environment which encourages residents to continue to live and practice agricultural operations without adverse impacts arising from new, higher density development. The district permits uses compatible with and supportive of agriculture, including agriculturally related and home based businesses appropriate to a rural and farm setting. The district also permits direct marketing of farm products and services in conjunction with farm operations.*

- Applicability and Location.** Expansion of the A-10 district is not permitted after the date of adoption of this Ordinance.
- Use Regulations.** Refer to Table 3.02.03.
- Dimensional Standards.** Refer to Table 2.07.08-1.

TABLE 2.07.08-1. A-10 DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Standard Development Requirements	Cluster Development Requirements
Lot Requirements			
1	Lot Size (min.)	10 acres	3 acres, exclusive of major floodplain

TABLE 2.07.08-1. A-10 DISTRICT DIMENSIONAL STANDARDS

Reference	Standard	Standard Development Requirements	Cluster Development Requirements
2	Lot Width (min.)	300 ft. for lots fronting on Class I Roads 200 ft. for lots fronting on Class II or III Roads 50 ft. for lots fronting on a private access easement.	300 ft. for lots fronting on Class I Roads 200 ft. for lots fronting on Class II or III Roads 50 ft. for lots fronting on a private access easement.
3	Length/Width Ratio (max.)	5:1	5:1
Yards			
3	Yards from any property line (min.) ¹	25 ft.	25 ft.
4	Yards from any road right of way, private access easement, and/or prescriptive easement (min.) ¹	35 ft.	50 ft.
Building Requirements			
7	Density (max.)	1 dwelling unit per 10 acres	1 dwelling unit per 10 acres
8	Lot Coverage (max.)	25%, but only 10% may be used for residential or non-residential structures excluding agricultural and horticultural structures not open to the public	25%, but only 10% may be used for residential or non-residential structures excluding agricultural and horticultural structures not open to the public
9	Building Height (max.)	35 ft.	35 ft.
10	Common Open Space	N/A	Sufficient to maintain gross density of 1 dwelling unit per 10 acres ²
Open Space Requirements			
¹ Except where a greater setback is required by Section 5.07.02.			
² Common open space must be permanently reserved as open space acceptable to the Board of Supervisors.			

C. Additional Regulations. The following regulations apply to all A-10 Districts:

1. Non-agricultural uses that because of their nature, location, or manner of operation, are dangerous or noxious because of noise, odor, fumes, gas, glare, light, vibration, smoke, emission of particulate matter or effluents, or for other similar reasons will not be permitted.
2. Except as expressly allowed by this Ordinance, no municipal and/or communal wastewater treatment systems is permitted to be established or extended in the A-10 district.
3. Except as expressly allowed by this Ordinance, no municipal and/or communal water service or system is permitted to be established or extended in the A-10 district.
4. More than 1 structure housing a permitted or permissible principal use may be erected on a single lot provided that yard, area, and other requirements of this Ordinance are met for each structure as though it were on an individual lot.

2.07.09 Planned Development-Rural Village – PD-RV

Purpose. The Planned Development-Rural Village (PD-RV) district is established to provide for the development of new rural villages at a scale intended to continue Loudoun's traditional rural land use pattern and to promote its traditional concept of villages. Each village will be serviced by its own public water and sewer facility. Villages are permitted only in accordance with the policies and design criteria in the Comprehensive Plan. The applicant must demonstrate that its planning, design and development will achieve, but not necessarily be limited to, all of the following specific objectives:

- The preservation of agricultural land, open space, scenic vistas and natural resources found within Loudoun and to minimize the potential for conflict between agricultural and other land uses.

- *The creation of a distinct physical settlement surrounded by a protected rural landscape of generally open land for agricultural, forestal, recreational and environmental protection purposes.*
 - *Dwellings, shops and workplaces generally located in close proximity to each other; the scale of which accommodates and promotes pedestrian travel for trips within the village.*
 - *Modestly sized buildings fronting on, and aligned with, streets in a disciplined manner, uninterrupted by parking lots.*
 - *A generally rectilinear pattern of streets, alleys, and blocks reflecting the street network in existing rural villages which provides for a balanced mix of pedestrians and automobiles.*
 - *Squares, greens, landscaped streets and parks woven into street and block patterns to provide spaces for social activity, parks and visual enjoyment.*
 - *Provision of civic buildings for assembly or other civic purposes.*
 - *A recognizable, functionally diverse, visually unified village center, focused on a village green or square.*
 - *A development size and scale which accommodates and promotes pedestrian travel rather than vehicle trips within the village.*
- A. **District Size and Location.** This district, when mapped, must be no less than 300 acres in size. No less than 80% of the gross land area must be subject to a permanent open space easement and no more than 20% of the gross land area must constitute the Village Center.
1. Expansion of the PD-RV district is not permitted after the adoption date of this Ordinance.
- B. **Design of the Concept Development Plan (CDP).** The CDP, submitted pursuant to Section 7.08, must demonstrate conformance with the design requirements noted below and in the Comprehensive Plan. The CDP must include a plan of the Village Conservancy and Village Center subdistricts, areas, blocks and streets. It may also include a plan for a Satellite Conservancy subdistrict, if proposed. Typical sections and drawings demonstrating satisfaction of other design requirements are allowed as support documentation.
1. The Rural Village must have at least 2 types of subdistricts; a Village Conservancy and Village Center. A Satellite Conservancy subdistrict is optional. Within the Village Center subdistrict there are 3 designated land use areas (See Figure 1):
 - a. Village Conservancy and/or Satellite Conservancy subdistricts.
 - b. Village Center subdistrict.
 1. Designated residential area.
 2. Designated commercial area.
 3. Designated workplace subarea.
- C. **Transportation Requirements.** The CDP of a Village Center must demonstrate that the following transportation requirements are satisfied:
1. The Village Center must have at least 2 points of access onto paved 2 lane roadways designated in Table 2.07.09-1 below as part of the Significant Rural Transportation Route and Corridor Network. This requirement may be modified pursuant to Section 2.07.09.O.2 subject to County approval in cases where 1 access point to a paved road is found to be sufficient and a secondary means of access is provided for emergency vehicles.
 2. Additional points of access to Significant Rural Transportation Routes maintained through State Primary Funds are discouraged. County approval of all access points to such streets will be judged on the safety merits of the proposed road network design.
 3. Other significant transportation routes and corridors, found to be acceptable to the County, may be utilized provided that such roads are paved with a minimum 20 foot section or that the applicant has secured and

improved, or has agreements with off site property owners to secure and improve, the right-of-way necessary to develop a paved 20 foot section, which meets County standards, from the property to the nearest intersecting road listed in Table 2.07.09-1.

4. Any secondary road improved to a minimum 20 foot paved section through the County Six Year Secondary Road Improvement Program after the adoption of this ordinance, meeting all County standards for horizontal and vertical geometry and design speed must be, upon completion of construction, considered to be included on Table 2.07.09-1.
5. Neighborhood streets serving a Village Center should not have direct access to any Significant Rural Transportation Route or Corridor road.
6. Significant Rural Transportation Route and Corridor Network roads are not permitted to not serve as through roads or neighborhood streets within a Village Center unless a new bypass road of similar function is provided.
7. All roads, streets and alleys, internal and external to the Village Center, and all improvements required for the proper design and safe function of the Village Center must be provided by the applicant and maintained, in a manner approved by the County, either by the applicant, the Village Homeowner Association, or VDOT.
8. All private streets, not accepted as public streets by VDOT, must meet the standards for private streets in the Facilities Standards Manual (FSM), and must be maintained either by the applicant or the Village Homeowner Association.
 - a. All residences served by a private street must be subject to a recorded covenant expressly requiring private maintenance of such street in perpetuity and the establishment, commencing with the initial record plat, of a reserve fund for repairs to such street.
 - b. The record plat and protective covenants for such a Rural Village must expressly state that the County and VDOT have no, and will have no, responsibility for the maintenance, repair, or replacement of private streets.
 - c. Sales brochures, or other literature and documents, provided by the seller of lots served by such private streets, must include information regarding responsibility for maintenance, repair, replacement, and covenants pertaining to such streets, including a statement that the County has no, and will have no, responsibility for the maintenance, repair, or replacement of private streets.
9. Lots in the Village Conservancy may be served by private access easements designed and constructed to standards in the Facilities Standards Manual.

TABLE 2.07.09-1. SIGNIFICANT RURAL TRANSPORTATION ROUTE AND CORRIDOR NETWORK

1. The following road maintained through State Primary Funds: Routes 7, 9, 15, 50, 287, 340
2. The following roads and corridors maintained through State Secondary Funds: Routes and corridors 673/681, 621, 655, 671, 672, 704, 734719/743/623, 626/736, 733/745, 731/728/722, 690/673623/725, 662/665/668, 662/657/661, 626, 662, 663, 860658, 615, 659, 682, 705, 620, 710, 709

D. Purpose and Intent of Subdistricts and Areas. (See Figure 2)

1. **Village Conservancy and Satellite Conservancy Subdistricts.** To surround the Village Center subdistrict with open land affording rural views, to provide significant buffering of neighboring properties and to provide a land base for agricultural, forestal and open space uses.
2. **Village Center Subdistrict - Residential Area.** To provide for a compact settlement of single-family homes in a residential neighborhood environment, complemented by compatible civic, business and residential uses, parks, squares and greens. (See Figure 3)

3. **Village Center Subdistrict - Commercial Area.** To provide a variety of retail shops and services to support the needs of village and neighboring residents, complemented by other compatible civic, business and residential uses, which would be housed in buildings with commercial uses on the ground floor consistent with a small downtown or central market place of a community.
 4. **Village Center Subdistrict - Workplace Area.** To provide employment opportunities for rural village and neighboring residents and to provide sites for compatible small, light industrial uses which support the rural area without undue adverse impact on the village, surrounding lands, and neighboring residents.
- E. **Size and Location of Subdistricts.**
1. **Village Conservancy Subdistrict.** The Village Center must be ringed by a buffer of land, described hereafter as the Village Conservancy, which will create a visual and physical distinction between the settlement, the surrounding countryside and any neighboring hamlets, villages and towns. The Village Conservancy subdistrict must be:
 - a. A contiguous and generally compact block of land.
 - b. A minimum of 80% of the Rural Village district, exclusive of any Satellite Conservancy subdistrict land area.
 - c. Subdivided into lots with an average size of 50 acres or more.
 - d. No less than 800 feet in depth at all points along the perimeter of the Village Center, except as modified by the County (See Section 2.07.09.O.2).
 - e. Placed under permanent open space conservation easement limiting uses to those listed in Section 3.02.03 and prohibiting further subdivision.
 2. **Rural Village Satellite Conservancy Subdistrict.** A Rural Village district may include detached parcels constituting a Satellite Conservancy subdistrict. Transfer of development potential from a Satellite Conservancy may increase the total development potential of the balance of the Rural Village District, provided that such development potential is not increased by more than 20%. Such Satellite Conservancy subdistricts must:
 - a. Be located so that at least one boundary of the Satellite Conservancy is no further than 1.5 miles from the nearest point of the Conservancy subdistrict unless these provisions are specifically modified by the County, pursuant to Section 2.07.09.O.2.
 - b. Be at least 50 acres in size.
 - c. If subdivided, be larger than 100 acres in size, and be subdivided into lots with an average size of no less than 50 acres.
 - d. Be placed under permanent open space conservation easement limiting uses to those listed in Section 3.02.03 and prohibiting further subdivision.
 3. **Village Center Subdistrict.** The Village Center including residential, commercial and workplace areas, must:
 - a. Not exceed a maximum of 20% of the district.
 - b. Be contiguous and generally compact in shape.
 - c. Contain no more than 300 dwelling units, exclusive of conservancy lots units or accessory dwelling units, at a density of no less than 1.5 dwellings per acre and no more than 5.0 dwellings per acre of the village center.
 - d. Identify the location of all required civic lots and greens.
 4. At a minimum, the location of the Village Center must conform to the following general criteria:
 - a. It must be located at least 1 mile from the boundary of an existing town, and at least 1 mile from the boundary of an existing village, as defined in the General Plan, and at least 1 mile from the boundary of another approved Village Center.

- b. In any case, Rural Village districts is not permitted to be located within an Urban Growth Area (UGA) as defined in the General Plan.
 - c. It must be located at least 3 miles from the boundary of the Waterford National Historic Landmark unless specifically modified by the County pursuant to Section 2.07.09.O.2.
 - d. In the event that the County modifies the minimum 1 mile and/or 3 mile Village Center distance rules, the buffering and landscaping requirements of this Ordinance may be modified and additional requirements may be imposed, at the discretion of the County, in order to ensure that the identity of the existing town or village and its setting are preserved.
5. If located in a Mountainside Development Overlay District (MDOD), the Village must be designed to comply with performance standards and criteria in the MDOD (Section 4.03).
- F. **Land Use Mix.** Village Conservancy, Satellite Conservancy and Village Center subdistricts, residential, commercial, workplace areas and civic lots must conform with the land allocation requirements in Table 2.07.09-2. (See Figures 4 and 5)

TABLE 2.07.09-2. RURAL VILLAGE - LAND ALLOCATION REQUIREMENTS

SUBDISTRICT/AREA	PERCENT OF RURAL VILLAGE DISTRICT LAND AREA
Village Conservancy (VC) (min.)	80% ¹
Satellite Conservancy (SC)	None required
Village Center (max.)	20%
Civic Lots ² (min.)	0.6%
Greens, Parks and Squares (min.)	1.0%
House Lots	No minimum or maximum
Commercial and workplace lots	Minimum: 3,000 sf Maximum: 5 acres

¹Inclusive of any greens, parks and squares.

²For purpose of applying the percentages in the above table, land designated for use as a private or public school for more than 9 children is excluded from these calculations as a civic use.

G. Development Potential in the Rural Village District.

1. Designated Residential Areas.

- a. The maximum residential development potential of the Rural Village district, must be calculated upon a base density of 1 dwelling unit per 3 acres, as adjusted by application of the following bonuses:
 - b. The base number of proposed residential units in the village may be increased by 35% in all rural villages.
 - c. The base number of proposed residential units in the village may be increased by an additional 15% if the proposed village includes a mix of both single-family detached and single-family attached dwelling units.
 - d. The base number of proposed residential units in the village may be increased by 4 dwelling units for each 100 acres dedicated to serve as Village Conservancy lot(s).
 - e. In any case, the maximum number of residential units within the Village district must not exceed 300 dwelling units, exclusive of dwelling units developed on conservancy lots and accessory dwelling units.
2. The total number of residential units permitted in a village, as determined above, must not include those residential units established on lots which are created in the Village Conservancy and Satellite Conservancy subdistricts.

3. The maximum residential development potential of a Satellite Conservancy subdistrict, which may be transferred to the Village Center, is limited by the provisions of Section 2.07.09.E.2.

4. **Designated Commercial and Workplace Areas.**

- a. The County will permit non-residential uses in the Village Center subdistrict subject to Sections 3.02.03, Table 2.07.09-2, and Section 2.07.09.J.
- b. Accessory dwellings and apartments associated with commercial and workplace uses must be permitted, provided that all accessory units on commercial and workplace lots are located above the first floor. Such accessory units are not included in calculating the maximum residential development potential provided for above in Section 2.07.09.G.1.

H. **Permitted Uses on Civic Lots.** The following uses are permitted on Civic Lots in this district:

1. Church, synagogue and temple.
2. Convent, monastery, or seminary.
3. Library.
4. Post office.
5. Museum, historical and cultural center, arboretum.
6. Community center.
7. Theater.
8. Public School (elementary, middle or high), pursuant to Section 5-666.
9. Structures or uses for federal, state or local government purposes.
10. Art gallery.
11. Greens, parks and squares.
12. Recreational structure or use primarily for village residents.

I. **Use Limitations.**

1. No off-street parking is permitted in front yards within the Village Center.
2. Automobile service stations are limited to 1 per block and 1 per street intersection.
3. No workplace use is permitted which, because of its nature, location, or manner of operation, is dangerous or noxious because of odor, fumes, gas, smoke, emission of particulate matter or effluent, or for other reasons.
4. Outdoor Storage.
 - a. No storage of any kind is permitted within any front yard.
 - b. Underground bulk storage of gasoline or petroleum products are not permitted, except for automobile service stations or as incidental to manufacturing and research and development operations or the servicing of company owned or leased vehicles within enclosed areas defined in (c) below.
 - c. Outdoor storage of materials, equipment, and vehicles must be screened in accordance with Section 3.06.06.06.
 - d. Waste materials must be stored in a closed container. The burning of waste materials is prohibited.

J. **Lot and Building Requirements.**

1. **Village Conservancy and Satellite Conservancy Subdistricts.**
 - a. Average Lot Size. 50 acres minimum.
 - b. Minimum Lot Size. 10 acres, exclusive of major floodplain and steep slopes.
 - c. Minimum Lot Width. 300 feet.

- d. Length/Width Ratio. 9:1 maximum.
- e. Perimeter Yard. 16 feet minimum.
- f. Maximum Lot Coverage. 8% for Single-Family Residential and 25% for all other uses.
- g. Building Height. 3 stories or 40 feet maximum whichever is less.

2. Village Center - Residential Area.

a. Single-Family Detached Lots.

1. Lot Size. 5,000 sq. ft. minimum, exclusive of major floodplain and steep slopes.
2. Lot Width. 60 feet minimum.
3. Length/width ratio. 5:1 maximum.
4. Front yard. 6 feet minimum and 30 feet maximum for lots 10,000 square feet in size or less. 25 feet minimum and 60 feet maximum for lots greater than 10,000 square feet in size. (See Figure 6B)
5. Side yard. 8 feet minimum.
6. Rear yard. 16 feet minimum.
7. Detached garages located at the rear of a lot and attached to a similar garage on a contiguous lot may be located within the side yard setback and within 6 feet of the rear property line. No minimum rear yard is required for garages which are accessed from the front of a lot.
8. Front Sidewalk Width. 6 feet minimum, which may include a minimum 4 foot wide sidewalk and planting strip of 2 feet at the curb. Sidewalks must be provided on both sides of the street.
9. Lot Coverage. 40% maximum.
10. Building Height. 3 stories or 40 feet maximum whichever is less.

b. Single-family attached Lots.

1. Lot Size. 1,600 square feet minimum, exclusive of major floodplain and steep slopes.
2. Lot Width. 16 feet minimum; 48 feet maximum.
3. Length/Width Ratio. 9:1 maximum for lots less than 32 feet in width; 5:1 maximum for lots of 32 feet in width or greater.
4. Front Yard. 4 feet minimum; 16 feet maximum. (See Figure 6A)
5. Lot Coverage. 70% maximum.
6. Front Sidewalk Width. 6 feet minimum, which may include a minimum 4 foot wide sidewalk and planting strip of 2 feet at the curb. Sidewalks must be provided on both sides of the street.
7. Building Height. 3 stories or 40 feet maximum, whichever is less.
8. Access. Off street parking for single-family attached dwellings of less than 32 feet frontage must be provided at the rear of the lot and must be accessed either from an alley or from a side street. This requirement may be modified if a block of parking is provided within 200 feet of the townhouse units served.

c. Greens, Parks and Squares.

1. Lot Size. 20,000 square feet minimum for the main village green minimum; 10,000 square feet minimum for other greens, parks and squares. (See Figure 4)
2. Lot Width. 96 feet minimum for the main village green minimum; 64 feet minimum for other greens, parks and squares.
3. Length/Width Ratio. 5:1 maximum.

d. Commercial/Workplace Lots.

1. Lot Size. 1,600 square feet minimum, exclusive of major floodplain and steep slopes.
2. Lot Width. 16 feet minimum; 48 feet maximum for attached buildings and 120 feet maximum for detached buildings.
3. Length/Width Ratio. 9:1 maximum.
4. Front Yard and Entrance. A maximum front yard setback of sixteen feet for all commercial uses except day care facilities. The maximum front yard setback for daycare facilities is 50 feet. A minimum of 60% of buildings located on a single block must share a common set back. The principal entrance of a commercial building must be from the front.
5. Side Yard. Storefront buildings fronting on the same street and located on the same block must be attached except where pedestrian ways are located between buildings.
6. Lot Surface Coverage. 70% maximum.
7. Building Height. 3 stories or 40 feet maximum, whichever is less.
8. Front Sidewalk. 8 feet minimum width, which may include a minimum 6 foot wide sidewalk and planting strip of 2 feet wide at the curb. (See Figure 7A) Open colonnades constructed over a sidewalk which adjoins storefront buildings may be permitted subject to an appropriate easement.
9. Alleys. Off street parking for storefront buildings may be provided at the rear of the lot and may be accessed either from an alley or from a side street perpendicular to that on which the townhouses enfront.
10. Pedestrian Access.
 - a. Temporary paths must be constructed, extending across undeveloped land designated for commercial development and linking other portions of the Village Center, by the developer at the same time as adjoining areas are developed. Such paths must be a minimum of 3 feet in width, constructed of gravel, sand, woodchips, or other similar type materials.
 - b. Paths linking land designated for commercial development with residential areas must be constructed concurrent with development of the individual commercial lots.
11. Parking. Off street parking for commercial and workplace lots is not permitted in the front of the lot.
12. Buffering.
 - a. Between Village Workplace Areas and residential areas, a continuous buffer a minimum of 50 feet in width that meets the plant unit requirements for a Buffer Yard Type B under Section 5.07.03.D must be provided.
 - b. Between Village Workplace Areas and public streets and open space areas, a continuous buffer a minimum of 30 feet in width that meets the plant unit requirement for a Buffer Yard Type B under Section 5.07.03.D must be provided.
 - c. Workplace lots used for open storage must have either an additional 50 foot wide planted buffer (for a total width of 100 feet if located on a workplace subdistrict boundary) or a masonry wall no less than 6 feet minimum in height.

K. **Utility Design and Financing Requirements.** The applicant must demonstrate to the satisfaction of the Board of Supervisors, the technical and financial ability to provide an appropriately sized water treatment and sewage collection system for both immediate and long term needs. The location of the water and wastewater treatment facilities, or connections to public water and sewer mains, proposal must be shown in the CDP and must be accompanied with a financing plan designed to obtain sufficient revenue from the system users to pay all

construction, operating, service and replacement costs incurred by the Loudoun Water. All proposals must meet State and Local Health Department requirements for water and wastewater treatment facilities.

1. Lots within the Village Center must be served by appropriately sized public water and wastewater collection facilities provided and constructed by the applicant and dedicated to Loudoun Water, the public body which will be ultimately responsible for utility operation, control and maintenance.
2. Lots in the Village Conservancy and Satellite Conservancy subdistricts, which are not adjacent to the Village Center, may be served by private water supply and sewage disposal systems meeting all State and Local Health Department criteria.

L. **Utilities.** All utilities in the Village Center must be located underground. All above ground utility boxes and other facilities must be co-located and screened from road and street view. (Typical drawings permitted.)

M. **Land Use Arrangement.**

1. Overall Form. (See Figures 2-8)

- a. The boundaries of Village Conservancy and Satellite Conservancy subdistrict lots should be designed to follow natural features whenever possible and such lots should seek to provide for an agricultural, forestal, or open space use of the land.
- b. The Village Center must be distinguished from the Village Conservancy by a well defined "hard edge" of closely spaced buildings in contrast with the open, largely unbuilt farm, forestal and open space character of the conservancy.
- c. The village should be sited so as to best preserve natural vistas and the existing rural topography.
- d. The Village Center should be designed in a generally rectilinear pattern of blocks and interconnecting streets and alleys, defined by buildings, street furniture, landscaping, pedestrian ways and sidewalks.
- e. A hierarchy of parks and squares must be distributed strategically for maximum benefit and convenience throughout the Village Center and must include a central civic park, called the main village green.

2. **Spatial Relationship of Village Subdistricts and Areas.**

- a. The Village Conservancy subdistrict must surround the Village Center subdistrict unless explicitly modified pursuant to Section 2.07.09.O.2 upon a finding that unique topographical or other natural features or pre-existing boundary constraints require an alternative arrangement.
- b. Village Center commercial and workplace areas must be surrounded by the residential lots or, where applicable, by a combination of residential lots and civic areas.
- c. Higher density residential lots should generally be located between the designated commercial area and lower density residential lots, providing a transition between the business and residential uses of each.
- d. The designated workplace area should generally abut the designated commercial area, must be located in no more than 2 geographic places at the periphery of the Rural Village Center subdistrict and must be buffered to have the least impact on residences within the Rural Village District or on adjacent properties.
- e. Every Village Center must be provided with a centrally located main village green. The main village green should abut the designated commercial and civic areas.

3. **Block Design.**

- a. Blocks of a generally rectangular shape should be the main organizing feature of the Village Center subdistrict. While topography, existing vegetation, hydrology and design intentions should influence block shape and size, the perimeter of such blocks should range between 1,100 and 1,800 feet in length as measured along lot frontage lines, between intersections of streets.

- b. The blocks of the Village Center subdistrict may be subdivided into lots, having frontage on a street, whose generally rectangular shape should respond to environmental factors, the proposed use and design intentions. This Ordinance is best served by Village Center lot design which includes a variety of sizes.
- c. Village Center subdistrict lots should minimize both front and side yards, garage aprons and entrances and blank walls and should generally have as narrow a width as is practical in order to encourage pedestrian movement. (Typical drawings permitted.)
- d. Townhouse lots of less than 32 feet in width are not permitted to be developed with garage doors on their principal façade.

4. Additional Criteria.

- a. Road, street and alley layouts in the Village Center subdistrict must be designed in a hierarchical, rectilinear pattern with geometrical variation as required by traffic safety, environmental factors and design intentions. Village Center roads, streets and alleys should terminate on other roads and streets.
- b. Roads, streets and alleys should be designed to:
 - 1. Parallel and preserve existing fence lines, tree lines, hedgerows and stone walls.
 - 2. Minimize alteration of natural site features.
 - 3. Secure the view to prominent natural and man made vistas.
 - 4. Minimize the area devoted to motor vehicle travel.
 - 5. Promote pedestrian movement so that it is generally more convenient and safe to walk than to drive.
- c. Village roads and streets should be designed as a set of parallel zones:
 - 1. A zone of moving vehicles.
 - 2. A buffer area of street trees, planting and parked cars.
 - 3. A sidewalk or pedestrian path zone.
 - 4. A yard adjacent to residential buildings or an entrance adjacent to other buildings. (Typical drawings permitted.)

5. Parking.

- a. Parking for residential, civic, commercial, workplace and recreational uses in Village Center should generally be located at the rear of lots and no off-street parking is permitted in front yards. Adjacent off-street parking lots must have off-street vehicular and pedestrian ways. Continuous parallel parking for additional cars and visitors should be provided on the streets. (Typical drawings permitted.)
- b. Access for off-street parking in Village Center subdistrict must generally be achieved by means of alleys, off-street vehicular connections between adjacent parking lots and side streets. Driveway curb cuts on neighborhood streets serving residential lots may be allowed if spaced to allow parallel parking for at least 2 cars (a minimum of 36 feet) between successive driveways. (Typical drawings permitted.)
- c. Off-street parking areas, carports, and garages in a Village Center should be designed to have low visibility and consequently are not permitted be located at the visual termination of roads and streets and not permitted to be the principal use of corner lots. To this same end, front load garages and carports should offset from direct view and should be located a minimum of 6 feet behind the principal building façade. Any parking lot which abuts a street must be buffered by a landscaped strip no less than 10 feet wide and planted with a continuous row of shrubs no less than 3 1/2 feet high, and/or shielded by a wall no less than 3 1/2 feet and no more than 6 feet high.

6. Landscaping.

- a. The applicant must submit a conceptual Landscape Master Plan as part of the CDP which identifies design intentions, the general location and size of both existing vegetation to be retained and proposed new vegetation, typical landscape sections and drawings, typical planting materials, and the phasing of landscape installation and planting methods.
- b. Roads and streets in Village Center residential areas should generally be planted on both sides with street trees spaced, according to species, at regular intervals. The width of sidewalks required pursuant to Section 2.07.09.J should account for such street trees. Streets in the storefront areas of the Village Center must be planted on at least 1 side with street trees spaced, according to species, at regular intervals. (Typical drawings permitted.)

N. **Village Governance.** Every rural village must have a homeowners association established pursuant to Section 5.10.

O. Modification of Regulations.

1. Precedence. Where there are explicit differences between provisions of the Rural Village Ordinance and general zoning, subdivision or other County regulations, the provisions of the Rural Village Ordinance will apply.
2. Locational Requirements. The Board of Supervisors may grant modifications permitted pursuant to Section 7.08.

Draft 10/27/21

Figure 1 Hierarchy of Village Zones

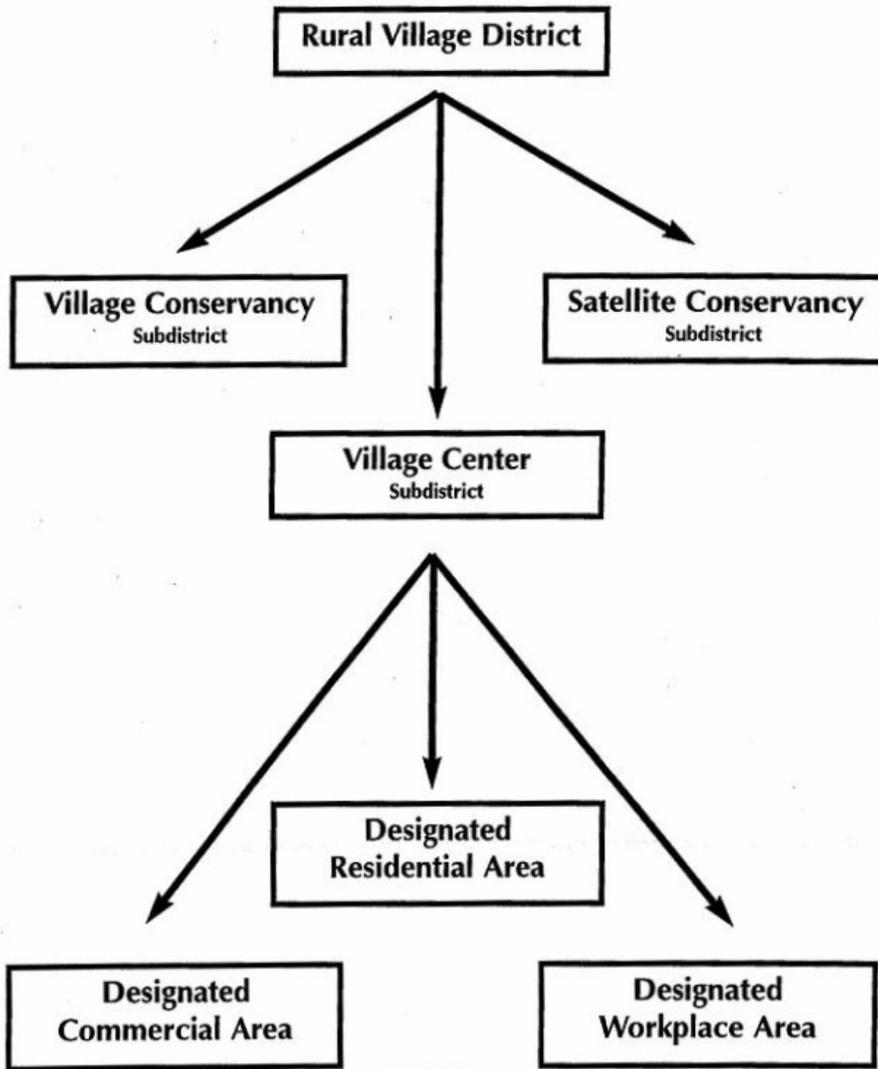


Figure 1

Hierarchy of Village Zones

121

Figure 2 Major Village Zones

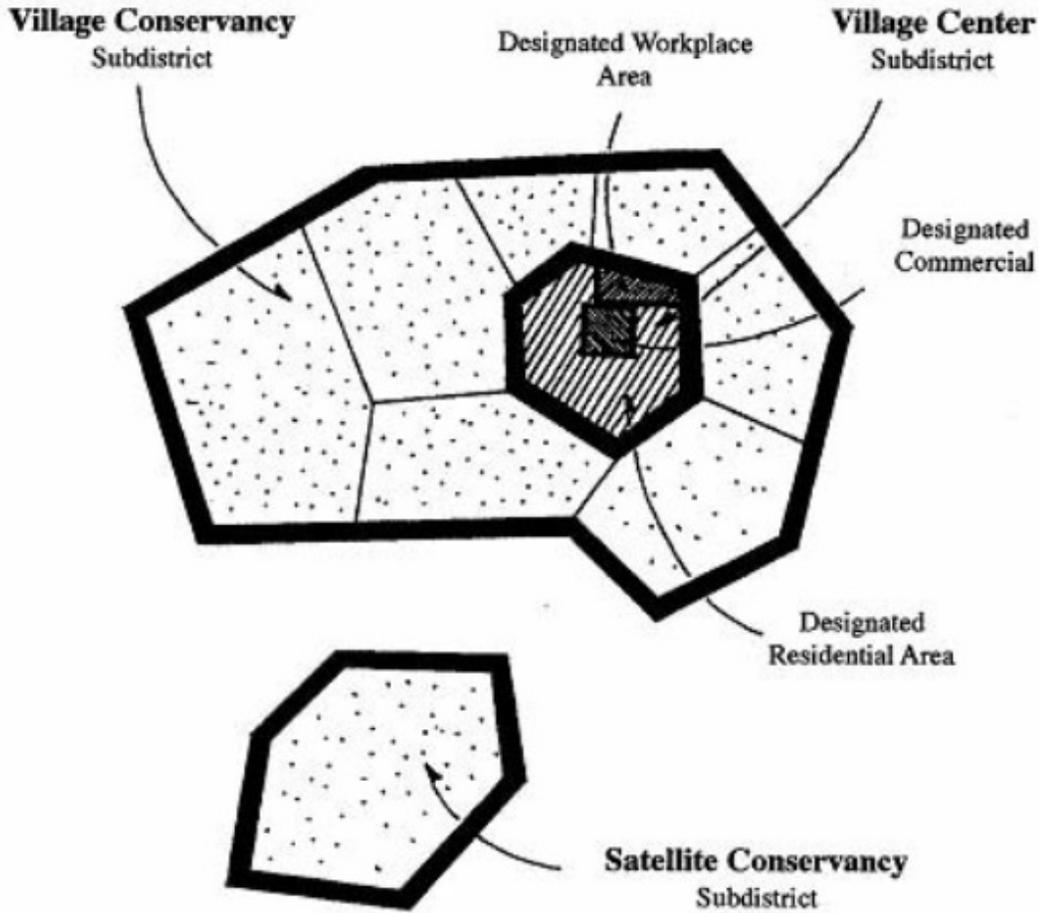


Figure 2

Major Village Zones

Figure 3 Detail of Village Center

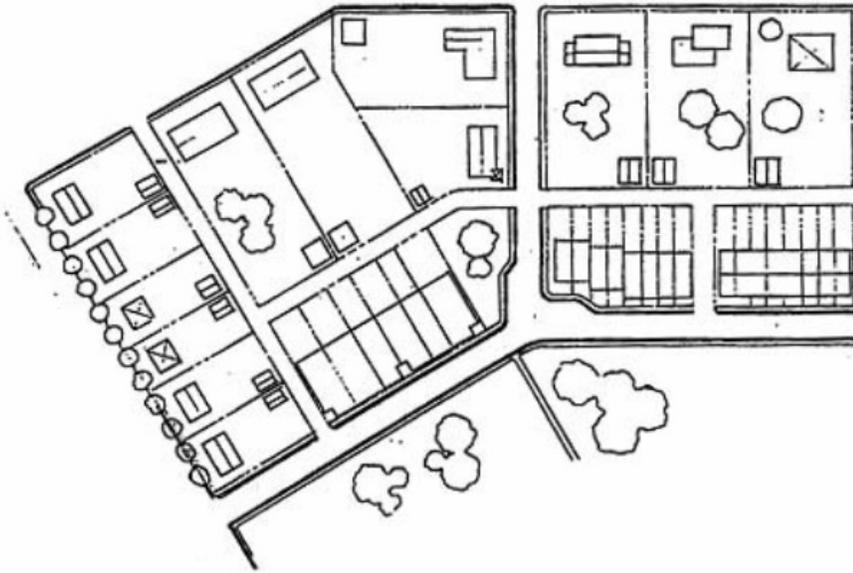


Figure 3

Detail of Village Center

Draft 10.12.21

Figure 4 Village Center Uses (minimum area)

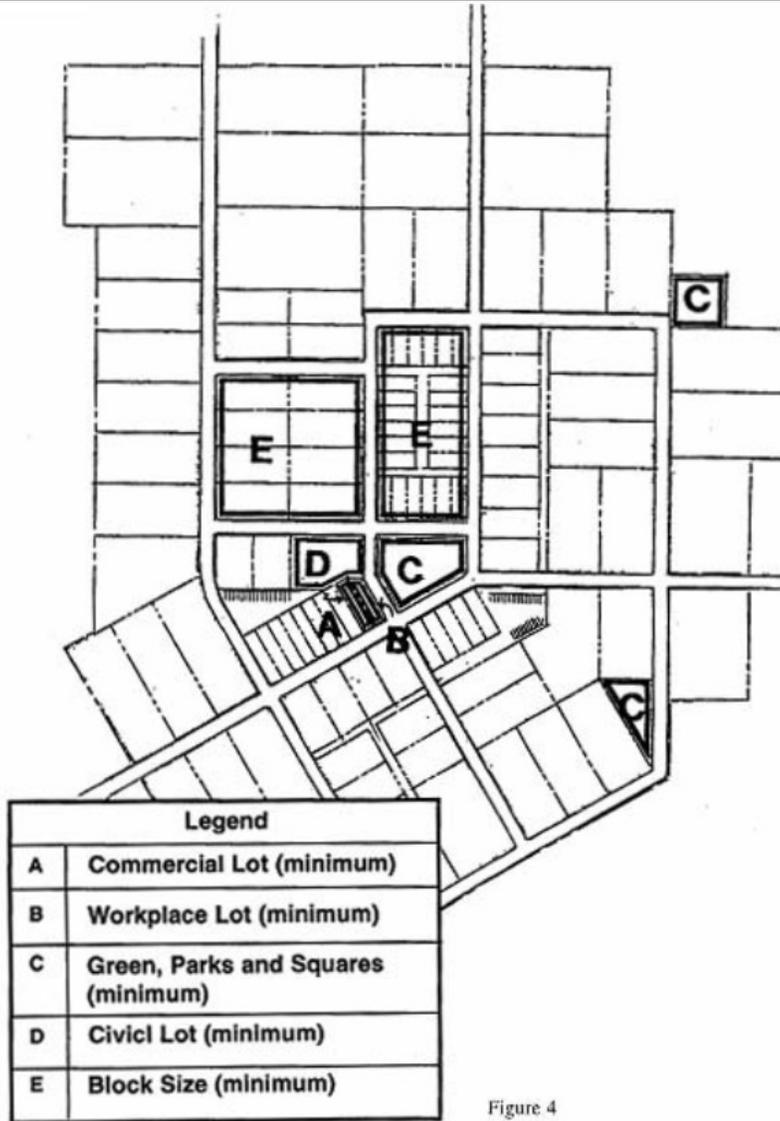


Figure 4

Village Center Uses (minimum area)

Figure 5 Village Center Uses (maximum area)

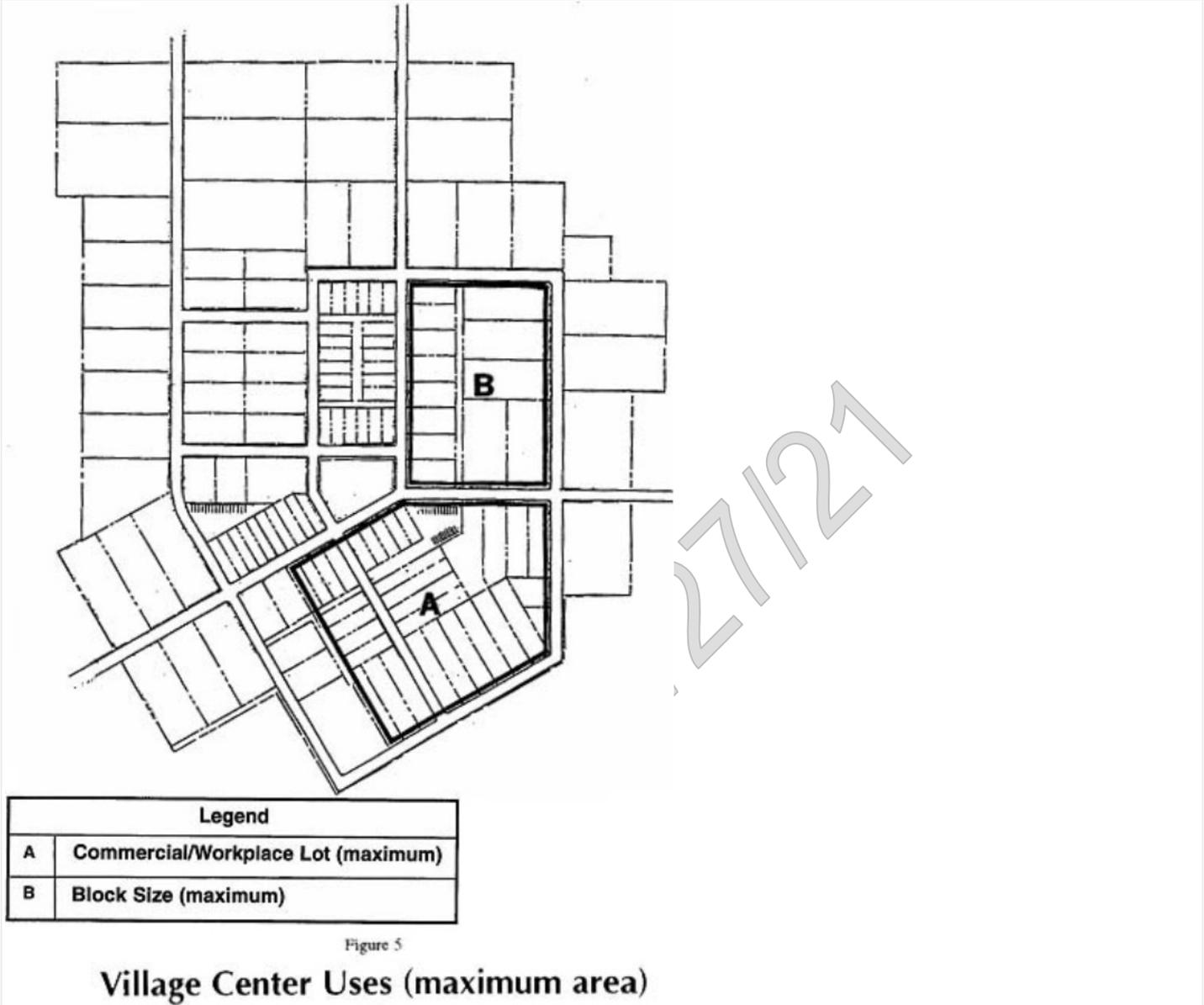


Figure 6a Single Family Attached Street Cross Section

Minimum and Maximum Front Yards



Figure 6A

Single Family Attached Street Cross Section

Minimum and Maximum Front Yards

(1:20 Scale)

Figure 6b Single Family Detached Street Cross Section

Minimum and Maximum Front Yards

(1:20 Scale)



Figure 6B

Single Family Detached Street Cross Section

Minimum and Maximum Front Yards

Figure 7a Commercial Workplace Street Cross Section



Figure 7A

Commercial Workplace Street Cross Section

(1:20 Scale)

Figure 7b Commercial Workplace Street Plan View

(1:20 Scale)

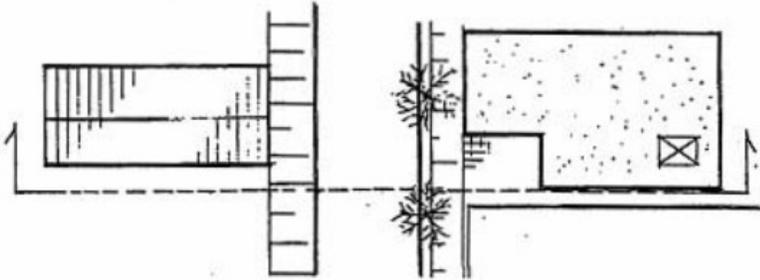
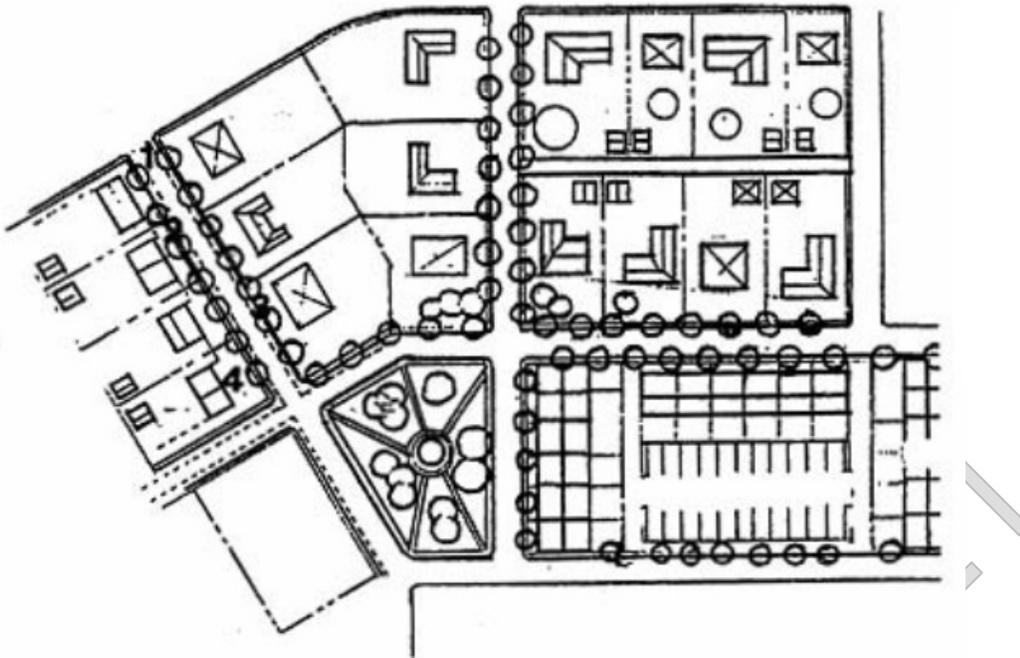


Figure 7B

Commercial Workplace Street Plan View

Draft 10/27/21

Figure 8 Village Blocks Detail



Road/Street Zones	
A	Zone of Moving Vehicles
B	Buffer Area
C	Pedestrian Movement and Meeting Zone
D	Yard and Entry Zone

Figure 8

Village Blocks Detail

4.06 Village Conservation Overlay District – VCOD

Purpose: *The purpose of the Village Conservation Overlay District is to:*

- *Implement the Rural Historic Village Place Type of the General Plan;*
 - *Recognize that each Rural Historic Village has a unique character linked to its historic development pattern, spatial organization, and location within the County and sense of place that should be preserved and enhanced;*
 - *Support the retention and reinforcement of historic development patterns, character, and visual identity of individual villages;*
 - *Protect the small, compact, pedestrian-scale, rural communities characterized by low-density residential development situated on smaller lots interspersed with limited commercial uses and encourage extension of this development pattern when new construction occurs;*
 - *Protect and reinforce the commercial core of villages that provides for the daily needs of village residents, surrounding rural residents, and visitors;*
 - *Allow residential and commercial uses located in detached standalone two-story buildings situated close to the street, as well as vertically mixed buildings with office or residential uses located above first floor retail;*
 - *Ensure new commercial and residential construction is designed to complement surrounding properties and maintain the existing development pattern within each Village by:*
 - *Respecting each village’s historic precedents for lot size, building setbacks, spacing, and orientation to the street; and*
 - *Considering the context of each village's historic buildings by designing new buildings that are compatible in siting, size, scale, massing, materials, design details, and roof forms; and*
 - *Maintain areas of open space and natural areas on the perimeter of the villages to retain a hard edge and visual separation of the Rural Historic Villages from the surrounding agricultural landscape; and*
 - *Preserve existing trees and vegetation, which define building lots and contribute to the streetscape.*
- A. **Applicability.** The Village Conservation Overlay District (VCOD) is established as an overlay district, meaning that it is a district overlaid upon other districts. Land within the VCOD may be used as permitted in the underlying district, subject to the VCOD Development Standards of this district.
- B. **District Boundaries.** The VCOD boundaries are as established on the adopted zoning map and affect the following villages set forth below.
1. Aldie
 2. Ashburn
 3. Bluemont
 4. Bowmantown (also known as Aldie Mountain)
 5. Lincoln
 6. Loudoun Heights
 7. Lucketts
 8. Neersville
 9. Paeonian Springs
 10. Philomont
 11. St. Louis
 12. Taylorstown

13. Waterford

- C. **Expansion of VCOD Boundaries.** Expansion of the VCOD is only permitted in areas designated as the Rural Historic Village Place Type in the General Plan.
- D. **VCOD Development Standards.** When the following requirements conflict with other provisions of this Ordinance, the following requirements apply unless otherwise noted:
1. **Building Height.** Proposed buildings must have a building height that does not exceed 25% of the average height of principal buildings on the same side of the street within 150 feet of both sides of the lot or lots being developed.
 - a. The building height is not permitted to exceed the maximum building height permitted in the underlying zoning district.
 2. **Building Features.** Proposed buildings should be consistent with the following building design elements of existing buildings within 300 feet of the lot or lots being developed:
 - a. Building stories;
 - b. Roof type;
 - c. Front or side (if visible from the street) porch type and location;
 - d. Building orientation; and
 - e. Attached or detached garage.
 3. **Building Area.** The gross square footage of proposed buildings must be within 50% of the average gross square footage of principal buildings on the same side of the street within 150 feet of both sides of the lot or lots being developed.
 4. **Average Front Yard.** Proposed buildings or additions to existing buildings must have front yards that are within 25% of the average front yard of principal buildings on the same side of the street within 150 feet of both sides of the lot or lots being developed.
 5. **Average Side Yard.** Proposed buildings or additions to existing buildings must have side yards that are within 50% of the average side yard of principal buildings on the same side of the street within 150 feet of both sides of the lot or lots being developed.
 - a. Side yards are not permitted to be less than the minimum side yard permitted in the underlying zoning district.
 6. **Rear Yard Encroachment.** Additions to existing buildings on nonconforming lots may encroach into a required rear yard by up to 25% or to within 15 feet of the rear property line, whichever is greater.
 - a. This encroachment is permitted to occur 1 time after adoption of this Ordinance.
 7. **Lot Coverage.** The required lot coverage for existing nonconforming lots may be exceeded by up to 25% of the maximum lot coverage permitted in the underlying zoning district.
 - a. Exceeding the maximum lot coverage is permitted for the purposes of constructing an addition or an accessory building.
 - b. Exceeding the maximum lot coverage is permitted to occur 1 time after adoption of this Ordinance.
 8. **Variation of Lot Sizes and Dimensions.** In all new subdivisions containing 6 or more lots, a mixture of lot sizes and dimensions must be provided as follows:
 - a. No more than 33% of all lots are permitted to be similar in total lot area.
 1. For purposes of this subsection, “similar” lot areas is defined as within 500 square feet of each other.
 - b. The lot width for new lots must be within 51% of the average of the minimum lot width and the maximum lot width of existing lots within 300 feet of the subject lot or lots to be subdivided.

- c. Larger and wider lots are encouraged on corners.
 - d. Smaller lots are encouraged adjacent to parks and open spaces.
9. **Garage Locations.** Front-loaded garages must be setback at least 20 feet behind the front line of all principal buildings.
- a. *Exception.* When a lot on the same side of the street within 150 feet of both sides of the subject lot has a garage setback less than 20 feet from the front lot line of all principal buildings on such lot, the minimum garage setback may be equal to or greater than the garage setback on such lot.
10. **Connections to Existing Streets.** Within the VCOD, the connections to the existing road network must be provided as follows:
- a. For any new development requiring extension of an existing street, connections to the existing or planned street system so that future street connections to adjacent developable parcels within the VCOD can be created must be made to the maximum extent feasible;
 - 1. *Exception.* Such street connections are not required on unavoidable steep slopes (Section 5.03.02) or in the Floodplain Overlay District (FOD) (Section 4.02). If possible to avoid, developments must be designed so road connections can avoid regulated natural resources.
 - b. For any new development of 6 or more lots, the new road network must connect to existing streets where feasible and continue the predominate street pattern in the village;
 - 1. When blocks are the predominate street pattern, the length of new blocks must be within 30% of the average block length in the existing village; and
 - 2. Blocks designed to include a mid-block through-alley allowing secondary vehicle access to land uses on the block may be a maximum of 2 times the length of the average block length in the village, half of which will be used in the calculation of average block length.
 - c. All development plans must incorporate and continue all streets stubbed to or shown as stubbed to the boundary of the development by previously approved development plans/plats or existing development.
11. **Sidewalks.** Sidewalks may be provided for the lot or lots being developed in accordance with the Facilities Standards Manual (FSM).
- a. *Exception.* Sidewalks are not required for a single, developed lot in the VCOD if sidewalk exists on less than 50% of the frontage of street on which the lot is located.
 - b. Regardless of D.11.a above, a redeveloped lot or lots will be required to provide sidewalk.
12. **Street Trees.** In addition to tree planting and replacement requirements of Section 5.07.02, street trees must be provided along the frontage of each lot and must be regularly spaced.