



ZOAM-2020-0001-Zoning Ordinance Rewrite -- ZONING DISTRICT & VCOD Draft Text

Section	LOUDOUN HISTORIC VILLAGE ALLIANCE COMMENTS TO VILLAGE CONSERVATION OVERLAY DISTRICT STANDARDS (VCOD)
4.06	4.06 VCOD. OVERALL. Each village is unique so will benefit from each having Small Area Plan (Community Plan) as recommended by 2019 Comprehensive Plan. Support from the county will be necessary to accomplish this. (Comp Plan, Rural Historic Villages, Section 1.1.B) When can we expect to start work on Small Area Plans for villages? What county department will provide support to villages so these Small Area Plans may be completed effectively? How do they become law?
4.06	4.06 VCOD. OVERALL. VILLAGE CONSERVATION OVERLAY DISTRICT (VCOD). It is understood that VCOD has been separated from the other ZOR Overlay Districts in review, and will have separate consideration during the development of Village Small Area Plans. However, to avoid an overall delay in mitigating current issues there are changes being recommended BEFORE or IN PARALLEL WITH Village Small Area Plan development. They include but are not limited the following that should be INCLUDED in current review PRIOR to Village Small Area Plans as they apply to Villages (to get the discussions started):
4.06	4.06 VCOD. OVERALL. Underlying zoning must be flexible to allow adaptive reuse of historic properties. At the same time, there can be no damage to historic fabric (Sec Standards of Rehab used). Recommend new zoning districts be created for historic villages. Density needs to be unique to each village per their Small Area Plan: e.g., there are small lots in Waterford but larger ones in St Louis. also, RC zoning density will not work in all villages
4.06	4.06 VCOD. OVERALL. If current parcels on well and septic, will water studies be required to ensure availability of these resources after new development complete?
4.06	4.06 VCOD. OVERALL. Villages concerned about impact on village fabric with approval of Short Term Rentals and impact on availability Affordable Housing. Can STRR be EXCLUDED from Rural Historic Villages, primarily STRR-Commercial Whole House?
4.06	4.06 VCOD. OVERALL. If more than one overlay covers a property, which language prevails?
4.06	4.06 VCOD. PURPOSE. Regarding, "Ensure new commercial and residential construction is designed to complement surrounding properties and maintain existing development pattern within each village by: Respecting each village's historic precedents.....and considering the context of each village's historic buildings" LHVA likes the language but is concerned about enforcement, evaluation and density to achieve. Will this reduce density then to accomplish this? How will this be enforced? Who evaluates?

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4.06	4.06 VCOD. PURPOSE. Regarding, "Maintain areas of open space and natural areas on the perimeter of the villages to retain a hard edge and visual separation" Villages are very supportive of this requirement. How will this be accomplished? Will this open space be inside the VCOD boundaries? Will some boundaries be expanded to enable this?
4.06.0	4.06. VCOD. PURPOSE. District Boundaries. Need to add VCOD overlay to other villages: Morrisonville, Unison, Willisville. Delete Ashburn. Change Aldie Mt to Bowmantown. How would new ones be added in the future? Would a CPAM be required for each village to be added or can several villages be added under same CPAM?
4.06.D.01	4.06.D.1. VCOD. BUILDING HEIGHT. Height of new building no greater than height of any building on same side of street within 150 yards. If large oversize structures are to be considered for a village (e.g., fire house, schools), Small Area plan must be consulted as well as community. How can this be made a requirement in the zoning ordinance?
4.06.D.09	4.06.D.9. VCOD. GARAGE LOCATIONS. Agree with set back of 20 feet, front loading, but need to add that to hold no more than 2 vehicles and detached only garages should be permitted. Attached garages were not originally found on historic properties. Can this requirement be added?
4.06.D.10	4.06.D.10) VCOD. CONNECTIONS TO EXISTING STREETS. Extending existing streets good as long as cul de sac does not result. How will that be prevented? Each village is unique so this must be addressed in each village's Small Area Plan. "Continue the predominate street pattern in the village"...differs for each village. How will this prevent development of a subdivision within a village? 10a 1 Delete "if possible to avoid". Then "Developments must be designed so road connections avoid regulated natural resources. " What does 10 b 2 mean? Does 10c prevent cul de sac?
4.06.D.11	"4.06.D.11. VCOD. SIDEWALKS. Allowed if appropriate in specific village. Some have, some do not. Can a requirement be for existing pattern to be considered (in advance of Small Area Plans) for that village? 4.06 D b Delete. Sidewalks should never be REQUIRED in a village."
4.06.D.12	4.06.D.12. VCOD. STREET TREES. Support language 100%. Thank you.