



LCPCC ZONING COMMITTEE

“Problems with Permits”

Primer

Executive Committee Briefing: April 11, 2018

County Senior Staff Presentation: May 14, 2018

Enforcement/Inter-departmental Communications: April 14, 2021

ZOR Round 1 Public Input

What are the weaknesses and threats with the current Zoning Ordinance?



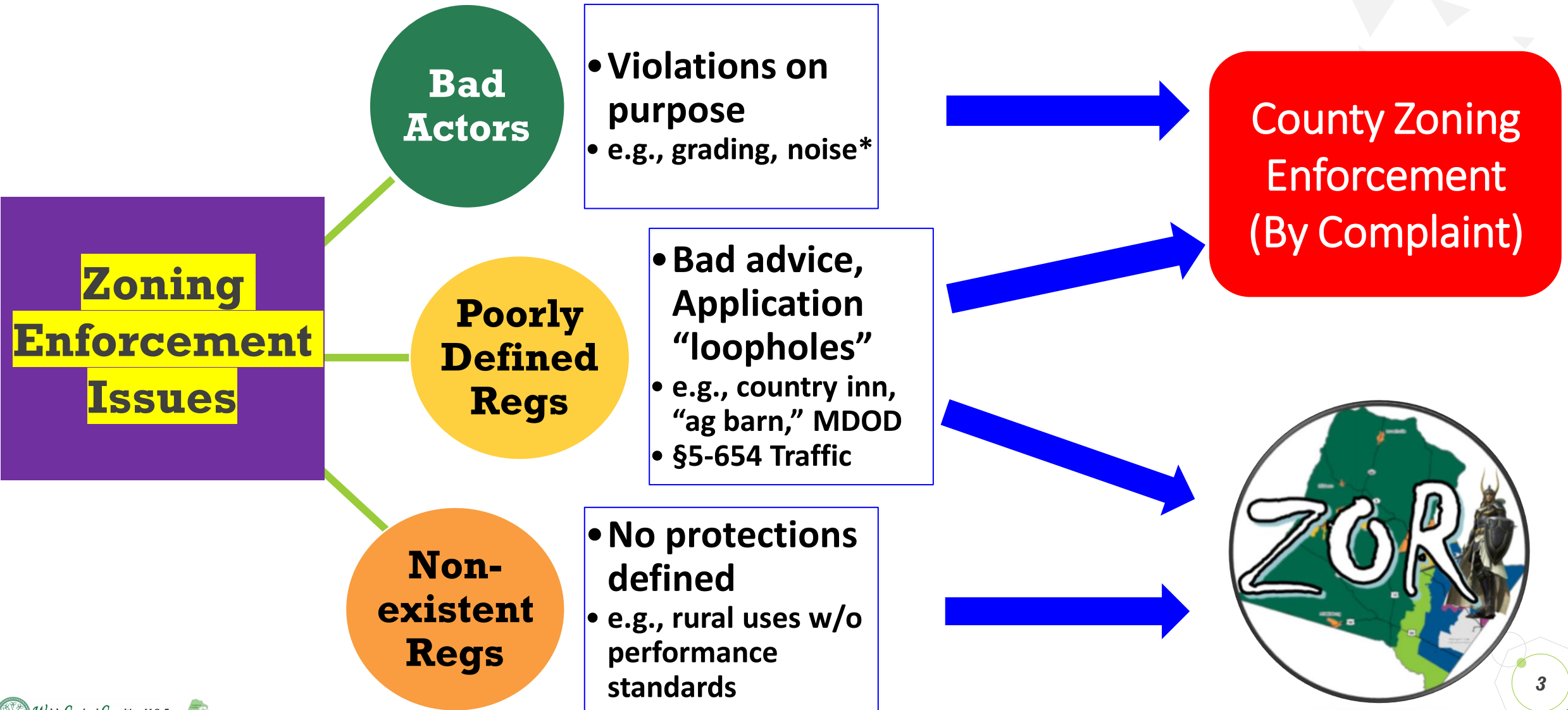
What are the challenges/threats involving the USES and PERFORMANCE STANDARDS in the current Zoning Ordinance?



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



ZONING: Enforcement vs. ZOR



WSP Code Audit – ZOC Input

CHAPTER	WHO	COMMENT/QUESTION	STAFF/CONSULTANT RESPONSE
Procedures	Walsh-Copeland	Favorite quotations: "A zoning ordinance is not just a document – it is a process," and "The zoning ordinance should make the right things easy." They may be the best justifications to update internal processes (e.g., checklists) where possible NOW.	Noted.
Procedures	Walsh-Copeland	Fix the zoning performance standards, checklists, process and procedures during ZOR and it's predicted Zoning Enforcement complaints will be significantly less.	Noted.
Procedures	Walsh-Copeland	The County is working to improve trouble ticket entry , tracking, notification and reporting via enerGov. What is the timeframe for implementation? Will there be any interface with enCodePlus?	enCodePlus will codify the Zoning Ordinance, but is not an enforcement tracking application. The latest timeframe for completion of EnerGov is August 2022 , subject to change.
Procedures	Walsh-Copeland	Did the Consultant's project scope include reviewing the ZOR Round One Public Input from LCPC, REDC, FRBM, SRL and a number of other sources that provide requests for design changes and more input rather than by-right, administrative approval?	Yes, these were reviewed. Design changes and public input can occur through the application of new zoning districts and special exceptions, along with neighborhood meeting processes.
Procedures	Walsh-Copeland	Learn from zoning complaints/tickets that document instances of taking advantage of poorly defined regulations and non-existent/inconsistent/missing regulations, processes or procedures.	Zoning Enforcement staff are participating on the internal team of ZO Rewrite drafters to offer insight along these lines. We are also open to reviewing other specific instances community members want to point out.
Procedures	Walsh-Copeland	Support for the ZO requiring neighborhood meetings , integrating flowcharts identifying decision-making authority and notice requirements, workflows on general procedures, and stronger checklists.	Noted.



WSP/Staff Code Audit

Proposed ZO Chapters

1. Introduction
2. Zoning Districts
3. Uses
4. Overlay Districts
5. Development Standards
6. Signs
7. Procedures
8. Affordable Dwelling Units
9. Nonconformities
10. Officials, Boards and Commissions
11. Definitions and Rules of Interpretation



LCPCC ZONING COMMITTEE

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Primer

County Senior Staff Presentation

May 14, 2018

OUTDOOR SOUND/MUSIC



OUTDOOR TENT USE



HOURS OF OPERATION/NOISE YARD IMPACTS

IMPACTS: YARD STANDARDS



Gravel Road



Neighbor's
Property Line /
House

ADEQUATE PARKING

Paved Road

Good Screening



VS. INADEQUATE PARKING - IMPACTS



PARKING & ROAD ACCESS IMPACTS

ROAD ACCESS

SUFFICIENT WIDTH



INSUFFICIENT WIDTH



“Ag Barn” – New construction (2017)

COMPARISON: B&B/Wedding Venue



- Constructed without permits or inspections
- Insufficient setbacks to neighbors (noise, lighting, traffic issues)
- Claiming “Ag Structure”
- Non-Ag large scale use



Non-Ag large scale use in residential area

AG STRUCTURE REUSE & PUBLIC SAFETY

Ag Structure – Reuse

BEFORE



AFTER



- Added 3 bathrooms and catering kitchen

White-Capitol Consulting, LLC



- No interior bathrooms
- Livestock on lower level
- Sufficient yard setbacks

White-Capitol Consulting, LLC

“Ag Barns”



- No building code permits;
- No electrical inspections;
- No plumbing inspections;
- No fire safety inspections;

- No Health Dept./Office of Drinking Water (ODW) permits, unless bathroom, sink or catering kitchen disclosed to Health Department & ODW.

RESULT: Concern of adjacent property owners/patrons

White-Capitol Consulting, LLC

TRILLIUM GATHERING BUILDING

REVIEWED with County Senior Staff May 2018

LOCATION

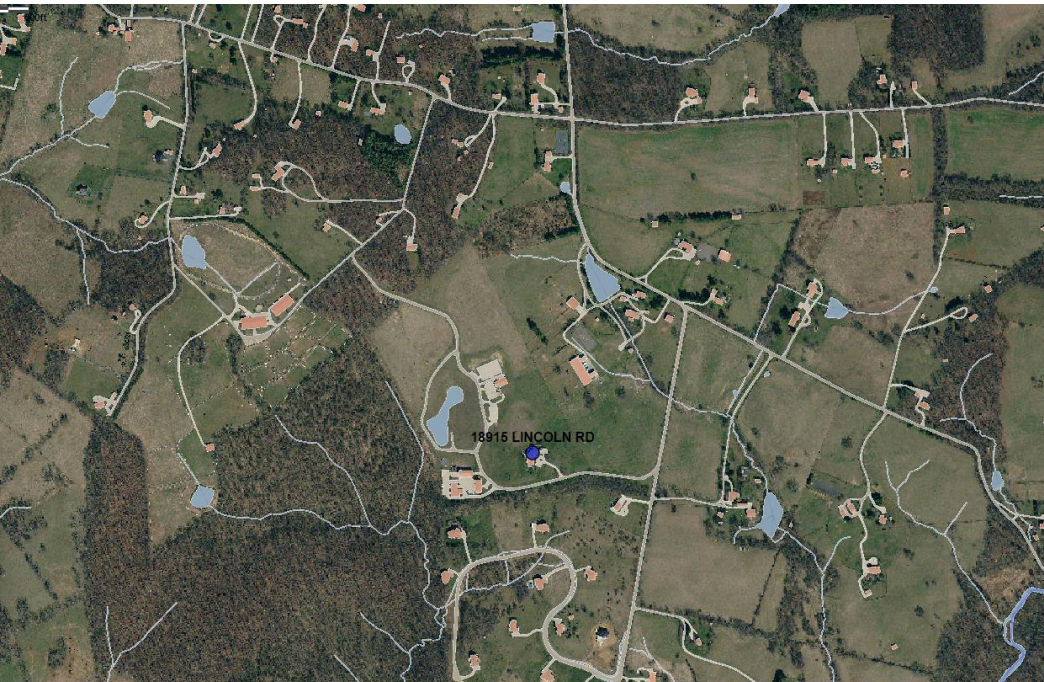
Purcellville, VA

DESCRIPTION

TMG provided all civil, building, interiors and systems construction for this new 7,400 SF timber-framed community facility located on a 50-acre farm and nature center in Loudoun County. The community building features a performance hall with a curved stage, large projection screen, and separate audiovisual control room; large reception hall with double-sided fireplace; a commercial kitchen; and conference facilities on the lower level.

The facility was completed with a stone and heavy timber façade, cedar shake siding and standing seam metal roof to blend with other facilities on the campus. The interiors were designed to be welcoming and to seamlessly connect with the surrounding landscape. This was accomplished through the use of natural and organic finishes such as the exposed timber framing and wood details, stone fireplace, windows that provide expansive views of the pond and surrounding nature, and multiple doors that open onto a large stone terrace.

The site also includes lighted basketball and tennis courts with separate restroom and shower facilities and a riding ring for the



7,400 sq ft
Performance
hall/stage
Commercial
kitchen
Conference
facilities
Sports courts,
Riding ring



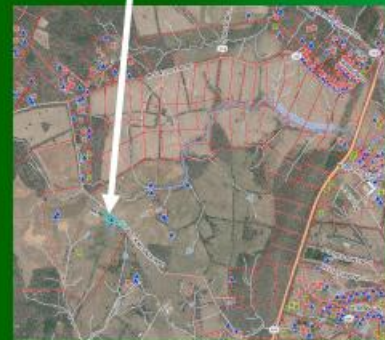
TRAFFIC / VENUE DENSITY IMPAIRS

PUBLIC SAFETY

QUANTITY OF EVENTS: EXAMPLE



- 125 acres
- EXIT RIGHT: ~4 Residences, Tar & Chip -- sufficient width
- EXIT LEFT: ~40 Residences, Gravel/tar & chip -- insufficient width



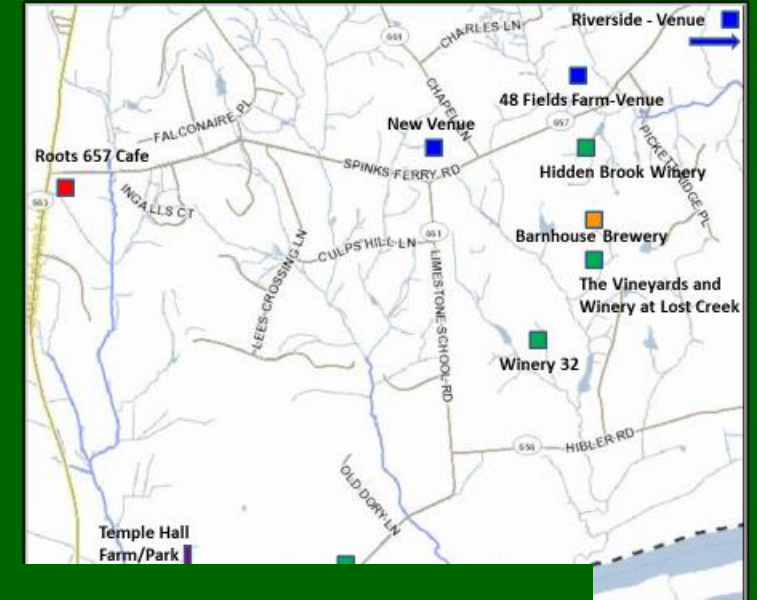
VDOT 2016 AADT* ~ 1200 trips/week

Peak Season
Tasting rooms est. ~ 7000+ trips/week
& weddings

% Inc. for residents = est. 400-500+%

* Annual Average Daily Traffic Volume

VENUE DENSITY EXAMPLE



Scale: 1:16000

VENUES IN PROXIMITY IMPACT: EXAMPLE

Spinks Ferry Rd	M	T	W	Th	Fri	Sat	Sun	
2016 VDOT AADT	100	100	100	100	100	100	100	700
Winery 1								
Winery 2	60	60	60	60	150	800	600	1790
Winery 3								
Brewery 1	0	0	0	0	150	500	300	950
Wedding Venue 1								
Wedding Venue 2	0	0	0	0	0	500	400	900
Wedding Venue 3								
TOTAL								4340
% Increase								620%
Limestone School:								
Winery 4	20	20	20	20	50	500	300	930
Farm Tourism	50	50	50	50	50	200	200	650
TOTAL								1580
								5920
% Increase								846%

RURAL TOURISM
VIEW:

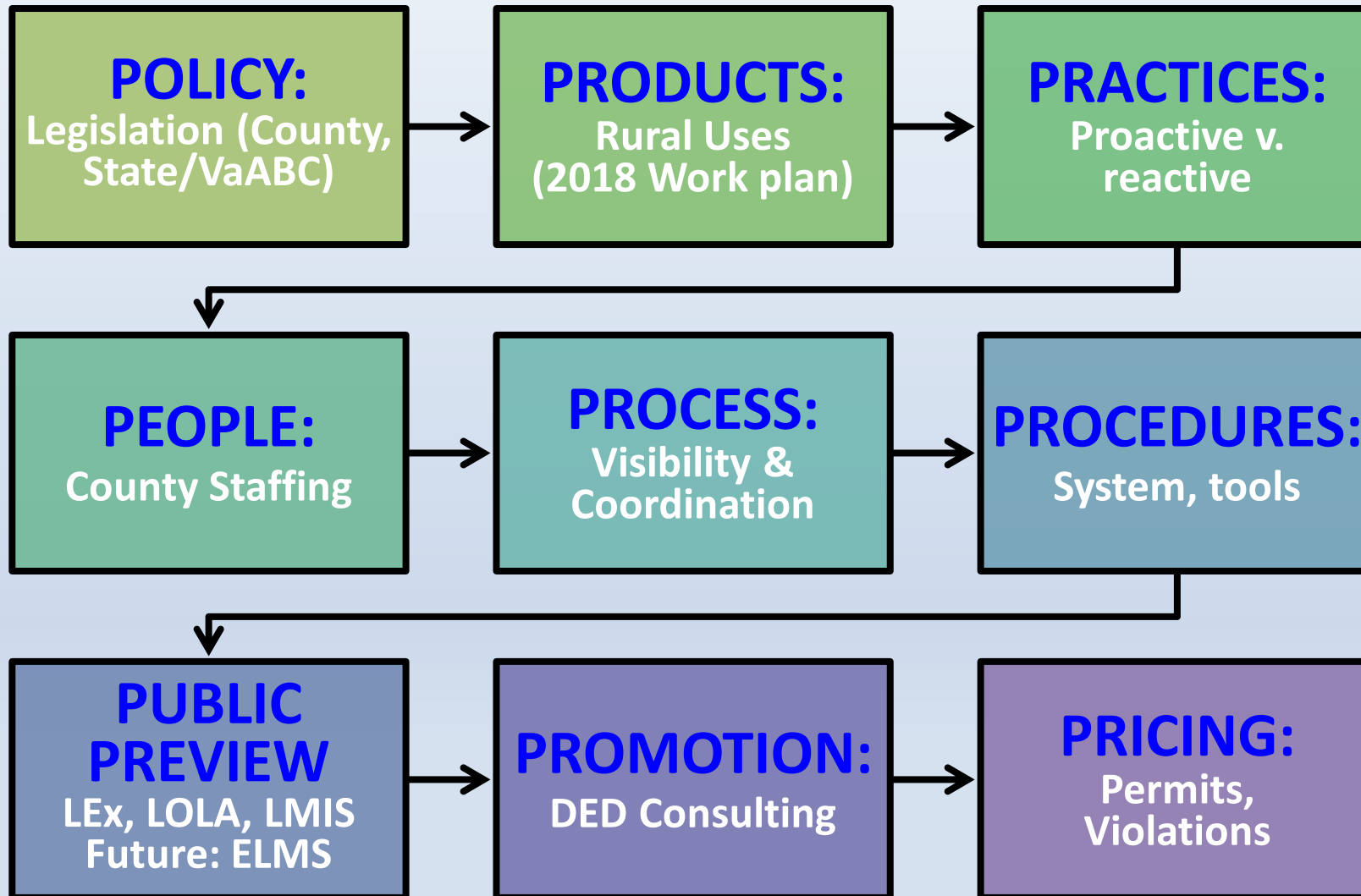
Venues in close proximity benefit
tourists/limo companies

RESIDENT/
NEIGHBOR VIEW:

Venues in close
proximity cause peak
traffic increase in excess
of 600%

WHAT CAN BE DONE?

Work with Staff & Committees:



2015-2017--Zoning Case Study Comparisons: Inconsistencies

**TOLD: "Wait for new
Zoning Ordinance"**

CONCLUSIONS – Response to Original Questions

**ZONING
INCONSISTENCY**
Inconsistent &/or
Non-existent Rural Use
performance standards



**LOCATION/
INTENSITY IMPACTS:**
Noise, Traffic, &
Enforcement

**PRIMARY FACTORS
IMPACTING**
*"balance between
Rural Economy and
Quality of life for
residents."*

RuralZoningComparison.xlsx

Loudoun County Rural Use Zoning Comparison*

3/15/2017

	B&B Homestay / Section 5-601	B&B Inn / Section 5-601	Country Inn / Section 5-601	Rural Retreats / Rstrs Section 5-601	Rural Corp Retreat/ Section 5-619	Banquet/Event Facilities / Section 5-642	Restaurant in AR / Section 5-643	Limited Brewery / Section 5-667
No of Guest Rooms	1-4 Guest Rooms	1-10 Guest Rooms	1-40 Guest Rooms	20 to 120 rooms		N/A	N/A	N/A
Intensity/Size of Use (Min. Lot size)	No Min. Lot size	Min 5 acres. 0.04 FAR (Floor Area Ratio).	Min. 20 Acres	40 acres to 150 acres (> 120 rooms requires special exception)	Minimum 50 acres. 100 users/50 acres. No >450 users, servers, deliv. on >200 acres w/o Sp. Exception approval	Min 20 ac/200 attendees Min 50 ac/260 attendees Min 75 ac/310 attendees Min 100ac/360 attendees	Min 20 acres & 0.01 FAR (except for adaptive reuse)	Minimum 10 acres. No bldg restriction (proposed 12K sq.ft. & 5K sq.ft. storage)
Hours of Operation	Hours 7am - 12 midnight (parties)	Hours 7am - 12 midnight (parties)	Hours 7am - 12 midnight (parties)			Hours 7am - 12 midnight (incl deliveries)	Hours 6am - 12 midnight (incl deliveries)	
Daily/Yearly Parties/Attendees	Daily: Max 20 attend. Yearly: 10 Parties > 20 attend. subject to Zoning/Bldg permit >10: Special Event Permit	Daily: Max 50 attend. Yearly: 20 Parties >50 attend. subject to Zoning/Bldg permit >20: Special Event Permit	Daily: Max 100 Attend. Yearly: 20 Parties >100 attend. subject to Zoning/Bldg permit. >20: Special Event Permit	("Private party" not deemed a "special event")	Approval per Section 5-500, unless facility meets rqmts of Section 5-654 (Road Access Stds) ("Private party" not deemed a "special event")	Daily & Yearly: Determined at STPL, SPEX or SPML stage ("Private party" not deemed a "special event")	("Private party" not deemed a "special event")	ALBEMARLE: Min 5 acre crops in production Zoning Clearance. res/g >50 vehicle trips/day. Special Use Permit >200 attendees
Yards			100' for use & parking.			100' for use & parking.	100' for 1.5K sq.ft. structure.	ALBEMARLE: Structures -- Fr-75';

RuralZoningComparison.xlsx

Loudoun County Rural Use Zoning Comparison*

3/15/2017

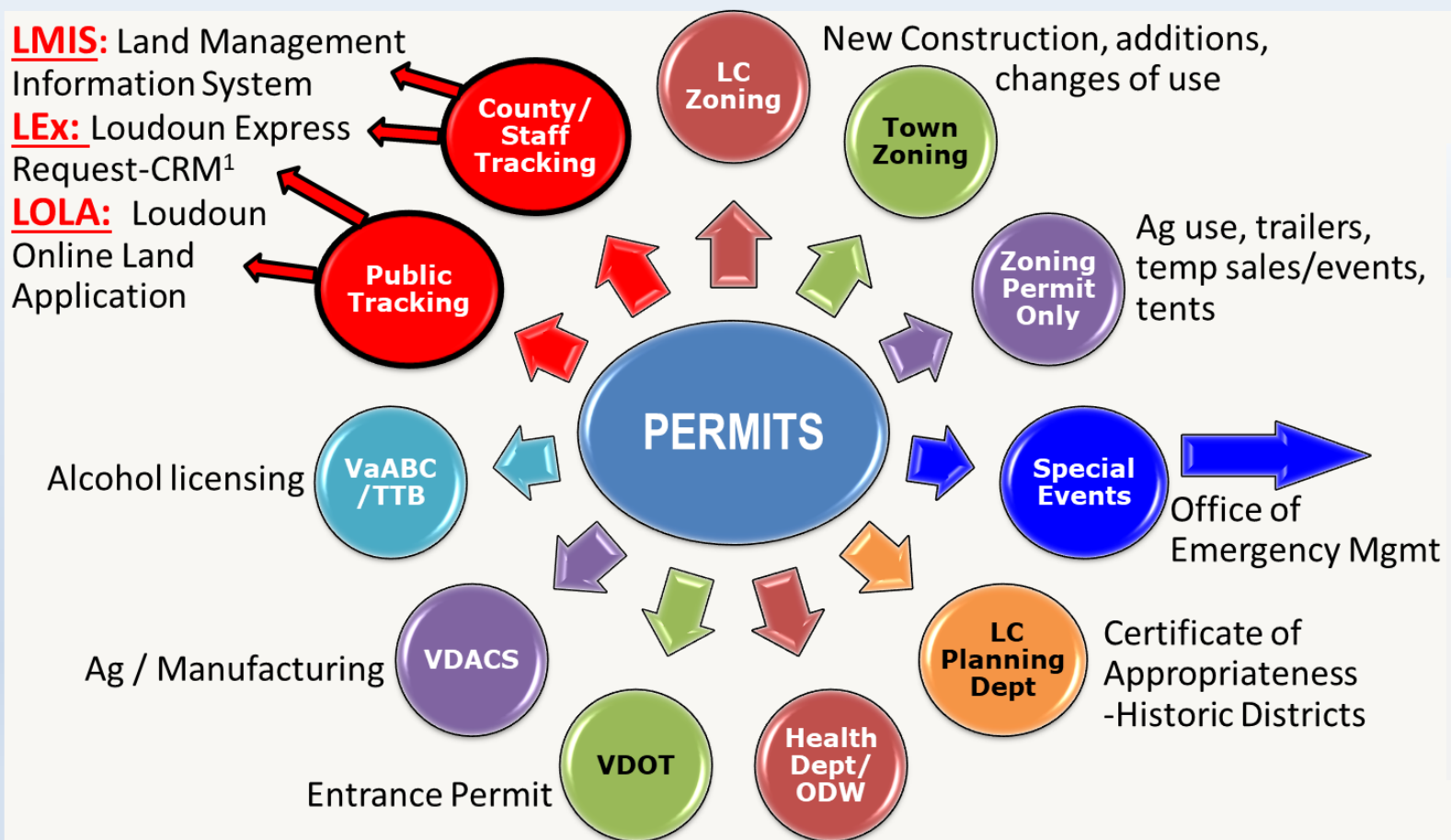
	Craft Beverage Manuf./ Section 5-668	Small Based Busi / Section 5-614	Commercial Winery / Section 5-625	Agri Support Uses w/Ag / Section 5-627	Farm Based Tourism / Section 5-628	Agri Support Uses w/o Ag / Section 5-630	Eco-Tourism / Section 5-647	Virginia Farm Winery	NEW Rural Uses (2016)
Landscaping/ Bt Screening	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Parking	Tasting Rm 49% of floor or 5K sq.ft.	10+ acres. 5K sqft structure or storage plus 1K sq.ft. for each addl 10 ac, not to exceed 15K sq.ft.	Minimum 10 acres.	Min 5 acres. Level I: 12K sq.ft. structures & 5K sq/ft storage areas.	Min 5 acres. Level I: max 7.5K sq.ft. w/ 80+ ac. Storage Max 25% of structure.	Research: 25 ac min, Farm Distrib: 25 ac min, Equestrian Event Fac: 25ac min, Stable, Utey: 25 ac min	Minimum 5 acres. Structure not exceed 5K sq.ft. Storage not exceed 1K sq.ft.	LC Wineries as of 2015: 88% > 10 acres 69% > 15 acres 62% > 20 acres	
Road/Access			Hours of operation 10am - 10pm	Hours 6am-9pm (incl deliveries)	Hours 8am-6pm (incl deliveries)	Hours 6am-10pm (incl deliveries)	Hours 6am-9pm (incl deliveries)		
Vehicle/ Equip		Employees: Max 3: 3- <10ac Max 4: 10- 50ac Max 10: 50+ ac	Unlimited?	# People: Max 200: 5-25ac; Max 400: 25-50ac; Max 600: 50-100 ac	# People: Max 300/day up to 5 ac; > 300/day = >40 ac > 600/day = >80 ac	Level I: <200 on 5-25 ac Level II: >200-400, 25-50ac Level III: >400-600, 50-100 ac			
Exterior Lighting									
Noise	Outdoor tasting 50' from lot lines of adj ag or residential zoned properties. No outdoor storage.	100' for 2Ksq.ft. bldg & yard. 300' for 2K+sq.ft. bldg & yard. 500' adjacent to residential No parking in req'd yard/ backyard.	125' for use.	60' for structures & storage areas	Level I: 100' for 5K sq.ft. Level II: 150' for 7.5K sq.ft. Level III: 200' for 10.5K sq.ft.	Level I: 5-25 ac, 60ft Level II: 25-50ac, 120ft Level III: 50-100 ac, 175ft			
Water/ Wastew		Section 5-653(C) for storage	Section 5-653(a) for use. Section 5-653(B) for parking	Section 5-653(a) for use. Section 5-653(C) for storage	Section 5-653(A) for use. Section 5-653(B) for parking. Section 5-653(C) for storage	Section 5-653(A) for use. Section 5-653(B) for parking. Section 5-653(C) for storage			
Application Rqr		Section 5-1102	Section 5-1102. Dust-free surfacing material	Section 5-1102. Dust-free surfacing material	Section 5-1102. Dust-free surfacing material	Section 5-1102. Dust-free surfacing material	Section 5-1102. Dust-free surfacing material		
Permits		N/A	Section 5-654	Section 5-654	Section 5-654	Section 5-654	Section 5-654. No more than 1 access point to public road.		
		Paved road access for heavy equipment	Paved road access for heavy equipment	Paved road access for heavy equipment					
	Section 5-652(A)(1) & (2)	Section 5-652(A)	Section 5-652(A)	Section 5-652(A)	Section 5-652(A)	Section 5-652(A)	For security purposes only		
		Section 5-652(B)	Section 5-652(B)	Section 5-652(B)	N/A	Section 5-652(B)			
	Shall be served by central water and central sewer	Health Department Approval?	Health Department Approval	Health Department Approval?	Health Department Approval?	Health Department Approval?	Health Department Approval?	Health Department Approval?	
	Not stated	Sketch Plan	Site Plan	Site Plan	Site Plan	??	??	?	
								Zoning/HD/ VDACS/ODW	

* Update to "Loudoun county Land Use Comparison" chart prepared by LC Staff for ZOAM 2014-0003

Walsh-Copeland Consulting, LLC

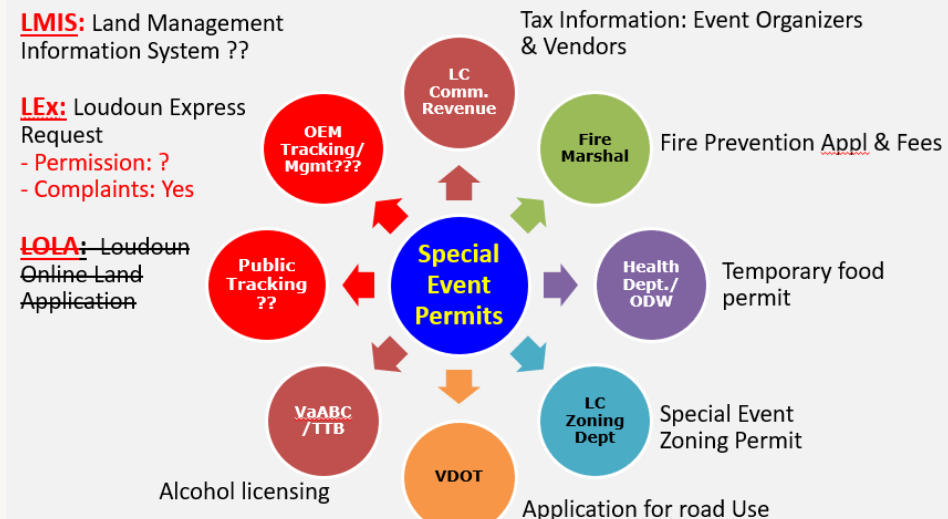
PERMITS – Primer:

No Consolidated way to track Permit violations



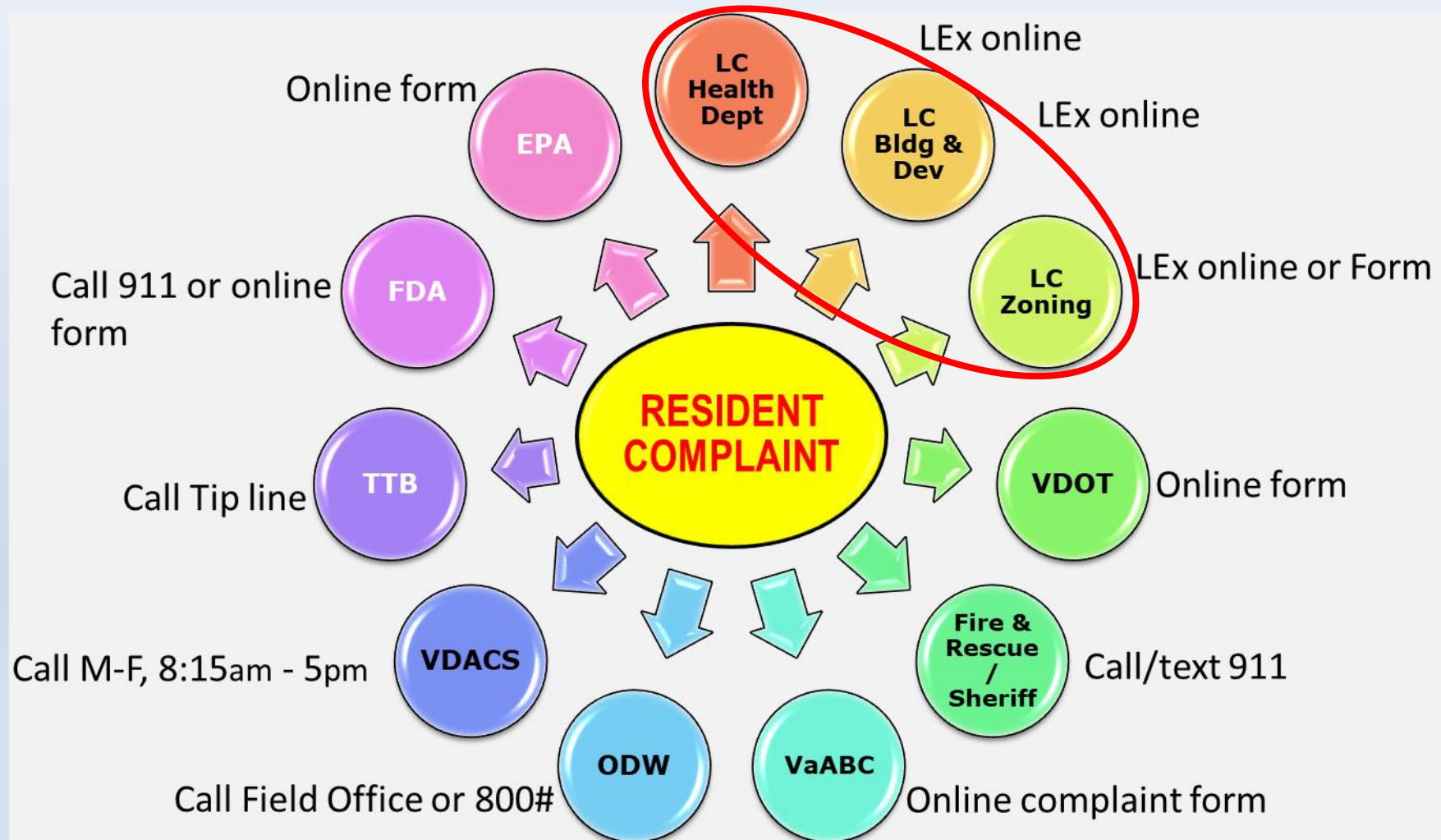
SPECIAL EVENT PERMITS –

No way to track Special Event Permit violations



COMPLAINTS:

No Consolidated Tracking outside County LEx system



RESULTS Since 2018?




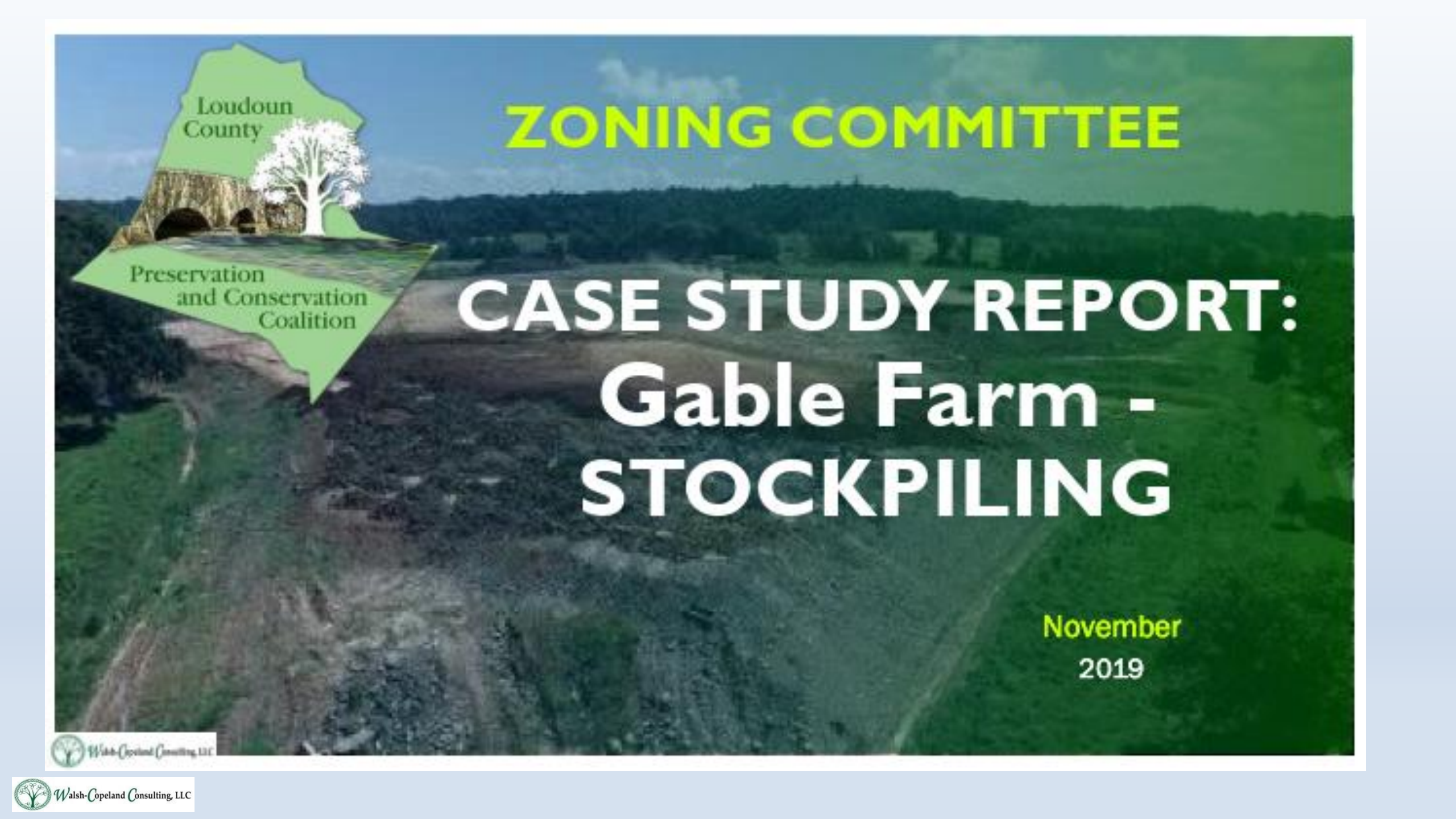
COMPLIMENTS:

- Positive County **Organization Changes**: Valmarie Turner P&Z, B&D, DED in one “shop”
- **DED: Personnel** and procedure changes
- Health Department: **ONGOING mitigation** of well & septic with Rural Uses in violation



CAUTIONS/CONCERNS:

Continuing communication issues



Loudoun
County

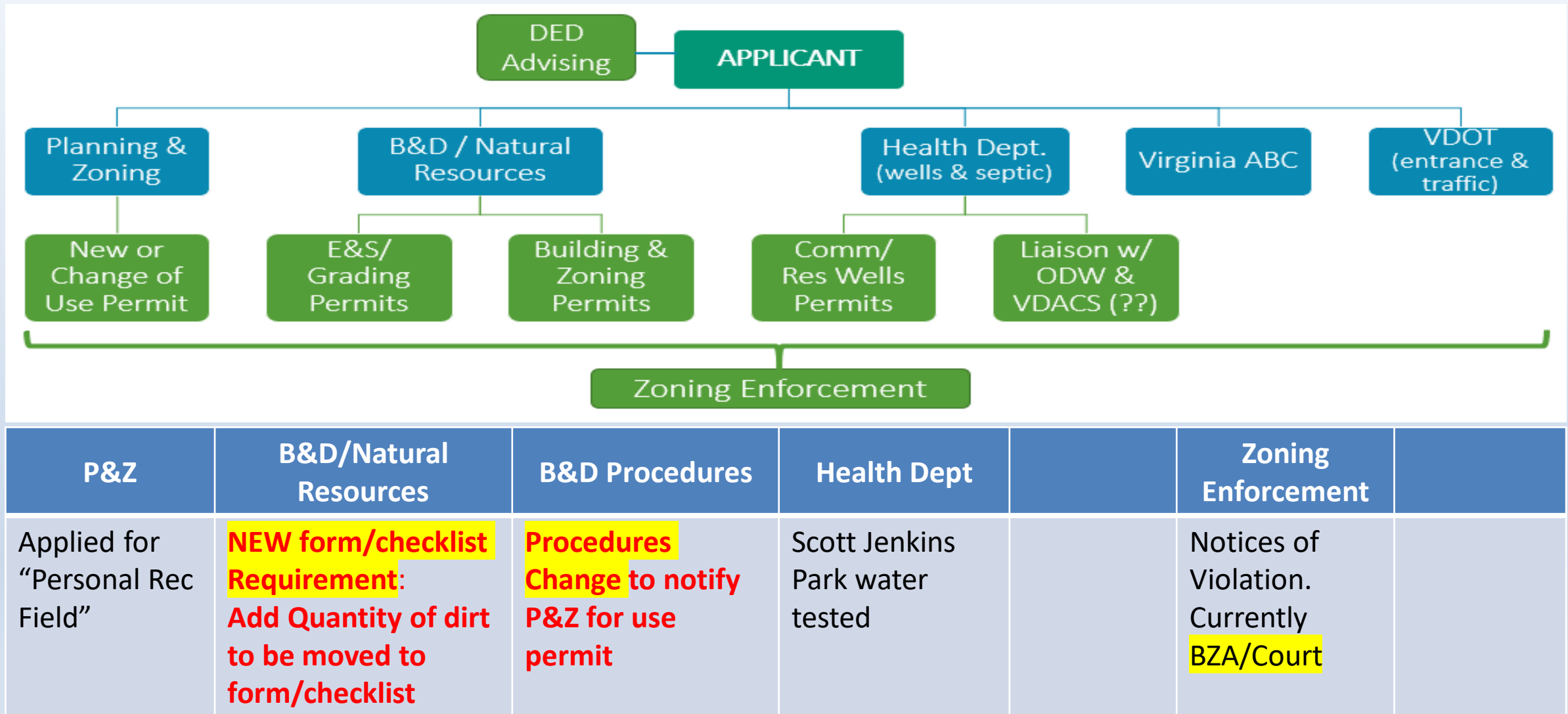
Preservation
and Conservation
Coalition

ZONING COMMITTEE

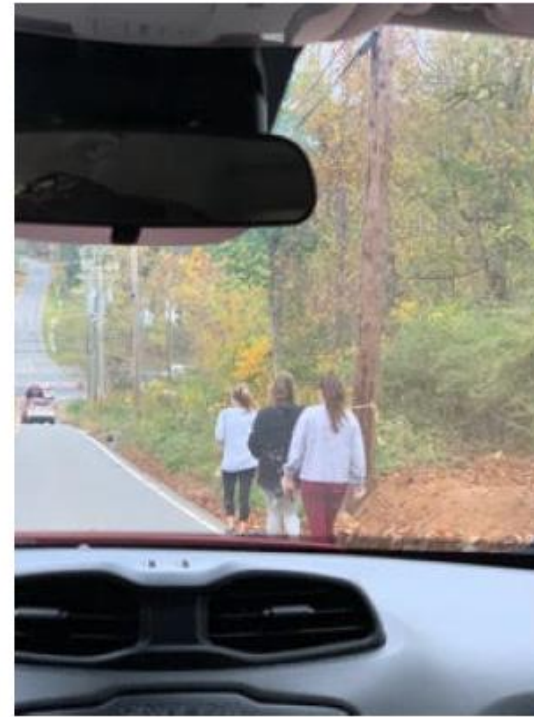
CASE STUDY REPORT: Gable Farm - STOCKPILING

November
2019

Unpermitted Stockpiling: ACTIONS



Rural Uses – No performance Standards/Traffic Compliance



10/19/20 10/24/20 10/19/20 10/19/20

Lights on Mountainside

Schoolhouse Road. The Winery lights are on the left, the Dirt Farm lights on the right. This year the Dirt Farm added strings of red and blue lights.



Nokes House - Demolition

February 2, 2018 (M. Gunderman)



House studied by Heritage Commission & Thomas Balch Black History Committee

APRIL, 2021

- Nokes Plaza LLC issued demolition permit
- “Staff who issued permit not made aware of significance.”

New Use: Drone Facility - Lovettsville



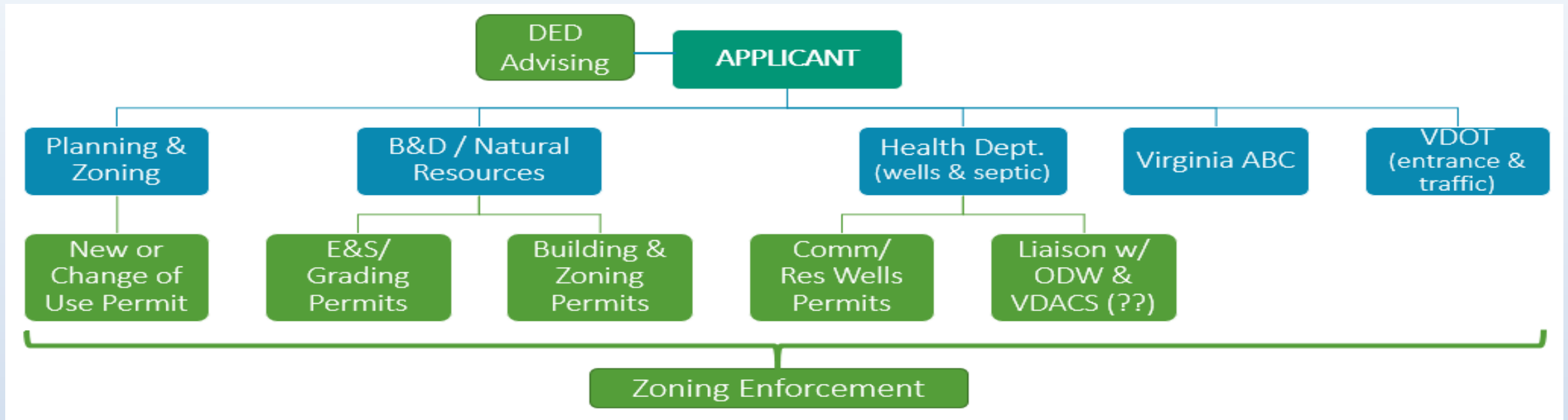
Industrial Wells: Limestone School Road



Sewage System	
Type of Approval: Applicants for new construction are advised to apply for a certification letter to determine if land is suitable for a sewage system and to apply for a construction permit (valid for 18 months) only when ready to build.	
<input checked="" type="radio"/> Certification Letter <input type="radio"/> Construction Permit <input type="radio"/> Voluntary Upgrade <input type="radio"/> Repair Permit <input type="radio"/> Minor Modification	
Proposed Use:	
Single Family Home (Number of Bedrooms ____)	Multi-Family Dwelling (Total Number of Bedrooms ____)
Other (describe) <u>N/A</u>	
Basement? <input type="radio"/> Yes <input checked="" type="radio"/> No	Walk-out Basement? <input type="radio"/> Yes <input checked="" type="radio"/> No
Conditioned? <input type="radio"/> Yes <input checked="" type="radio"/> No	Fixtures in Basement <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, which conditions do you want?	
<input type="checkbox"/> Reduced water flow	<input type="checkbox"/> Limited Occupancy
<input type="checkbox"/> Intermittent or seasonal use	<input type="checkbox"/> Temporary use not to exceed 1 year
Do you wish to apply for a betterment loan eligibility letter? <input type="radio"/> Yes <input checked="" type="radio"/> No *There is a \$50 fee for determination of eligibility.	
Water Supply	
Will the water supply be <input type="radio"/> Public or <input checked="" type="radio"/> Private?	Is the water supply <input type="radio"/> Existing or <input checked="" type="radio"/> Proposed?
If proposed, will it be a replacement well? <input type="radio"/> Yes <input checked="" type="radio"/> No	If yes, will the old well be abandoned? <input type="radio"/> Yes <input checked="" type="radio"/> No
Will any building within 50' of the proposed well be termite treated? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Well Type (domestic use, agricultural, irrigation, etc.) <u>Industrial/commercial WELL EV-4, not for human consumption</u>	

- Proposed Use: **“N/A”**
- Well Type:
**“Industrial/commercial WELL EV-4,
not for human consumption”**

Industrial Wells in LOD: No Permitted Use



	12/22/2020	12/26/2020	3/4/2021	12/16/2020	12/21/2020	12/14/2020
No Zoning Use applied for	Asked HD to “keep us informed.” E&S Stop Work Order	County “Internal meeting.”	“Use of wells not been disclosed”	ODW. Said contact VDACS	VDACS. “P&Z must have approved.”	LCSWD, “No authority.” Use Lex.

County/Community Meeting: March 19th.

Citizens told Zoning enforcement cannot act until a violation occurs.

“Not for Human Consumption”



“Premier event facility in Virginia!”

“. . . naturally filtered water . . . drawn from unique limestone karst aquifer”

“Weddings . . . Any size wedding or anniversary celebration”

“Corporate Events . . . Comfortably accommodate over 500 guests”

WELCOME TO EARTH'S BREW

A natural source water company

WATER SOURCE

Services



Earth's brew at Droumavalla Farm is a unique limestone karst aquifer which produces the finest naturally filtered water this world has to offer!!!

Wholesale



Offering wholesale water to large packing companies at discounted pricing....Please call you representative today for pricing.

Just the facts



The water that is produced by Earth's Brew at Droumavalla farm is one of the most mineral rich, NATURALLY HIGH PH water sources in the nation. The alkalinity level produces by the limestone karst yeilds alkaline levels of 11+ which is extremely

Current specials



Order over 1,000,000 gallons per month and receive up to 5% off !



LEX: Loudoun Express Request

**ACTION/
Enforcement**



**Actual Qty of
Complaints**

→ **Inductive/McNamara Fallacy**

Zoning Enforcement to Citizen, 4/12/21

“Due to the previously received inquiries and complaints, your LEX request will be closed as a duplicate to Enforcement Case: 9263510.”

COMPLAINTS: 2021 UPDATE

STILL Not Tracked; **STILL** Discretionary Reporting

NOT TRACKED:

Letters/emails to

- BOS
- Planning Commission
- State elected officials
- State Agencies
- Federal elected officials
- Federal Agencies
- Social Media/News

INCOMPLETE TRACKING*

- Calls to Sheriff
- Virginia ABC

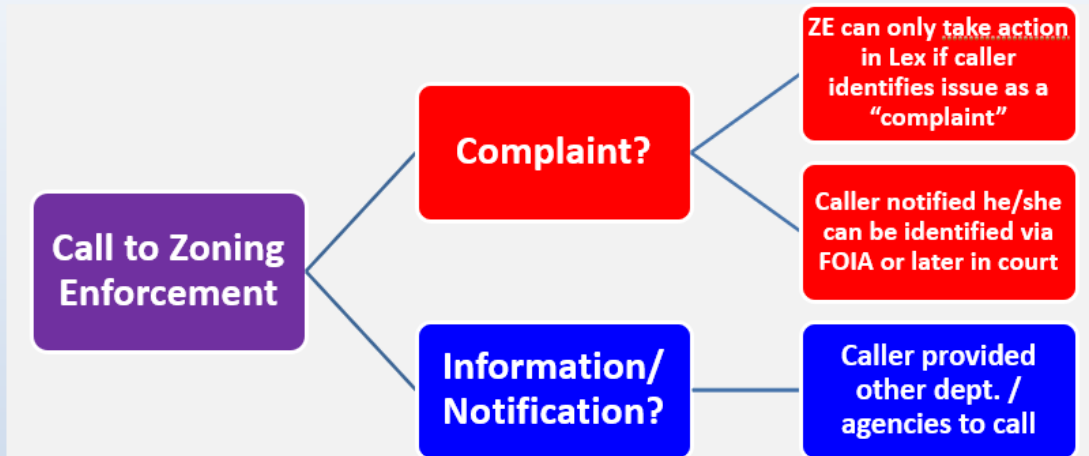
* Not all complaints reported on public reports. Discretion and plea bargaining impact incident reports.

RESULT: TOTAL COMPLAINTS UNDER REPORTED

Enforcement by Complaint **POLICY**

STILL Not Known/Understood by Citizens

ZONING ENFORCEMENT



PRIVACY AT RISK: *Conflicting information regarding submissions*

"You may elect to keep all identifying information held confidential by indicating this on the online form."

"Information you submit through this form is public and may be subject to disclosure through the Freedom of Information Act."

You are attesting to the validity of this report and acknowledge your willingness to appear in court as a witness..."

ZONING ENFORCEMENT POLICY*

Since 1992 BOS direction –
Zoning Enforcement staff investigates

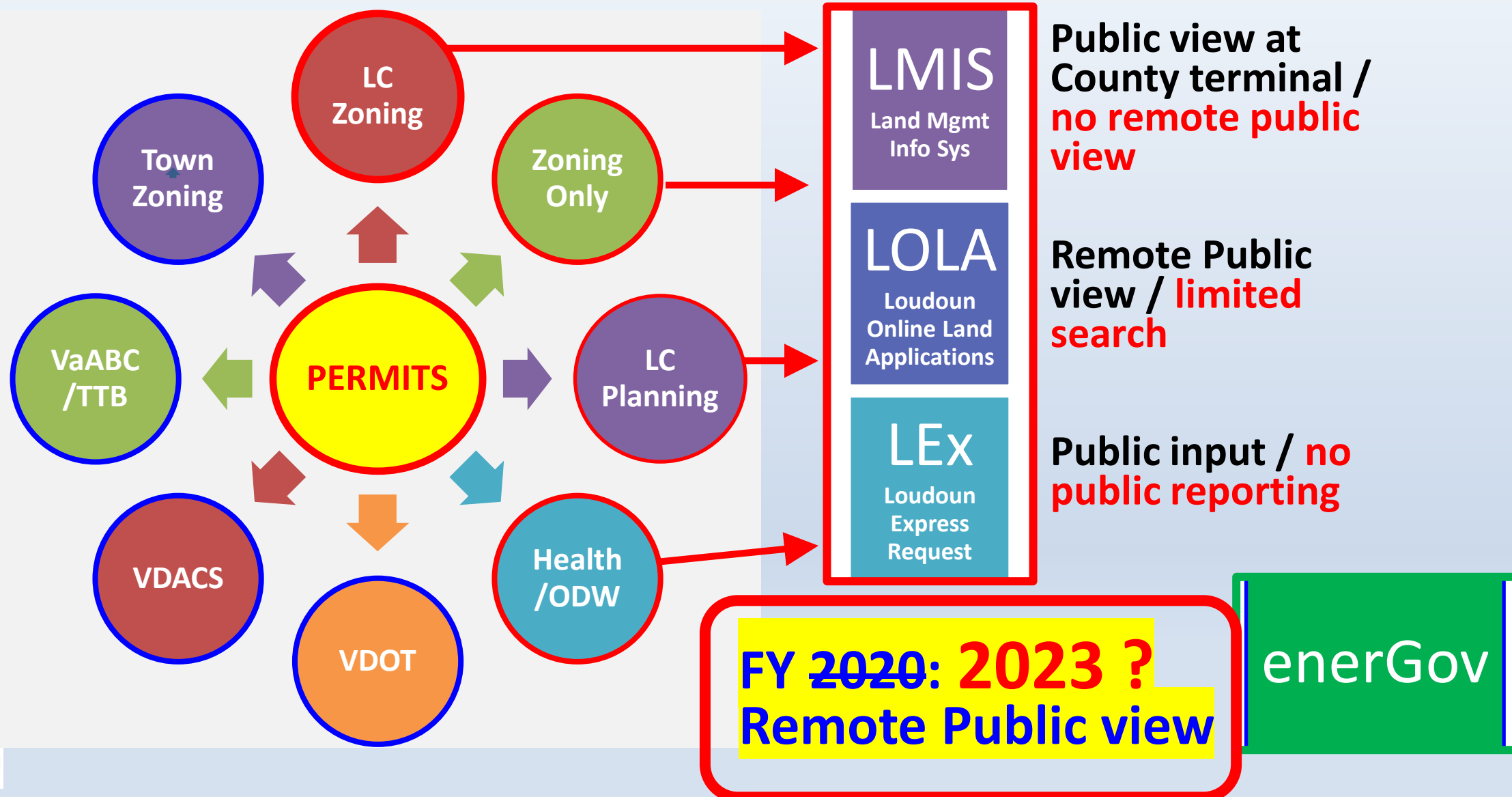


As of June, 2010:

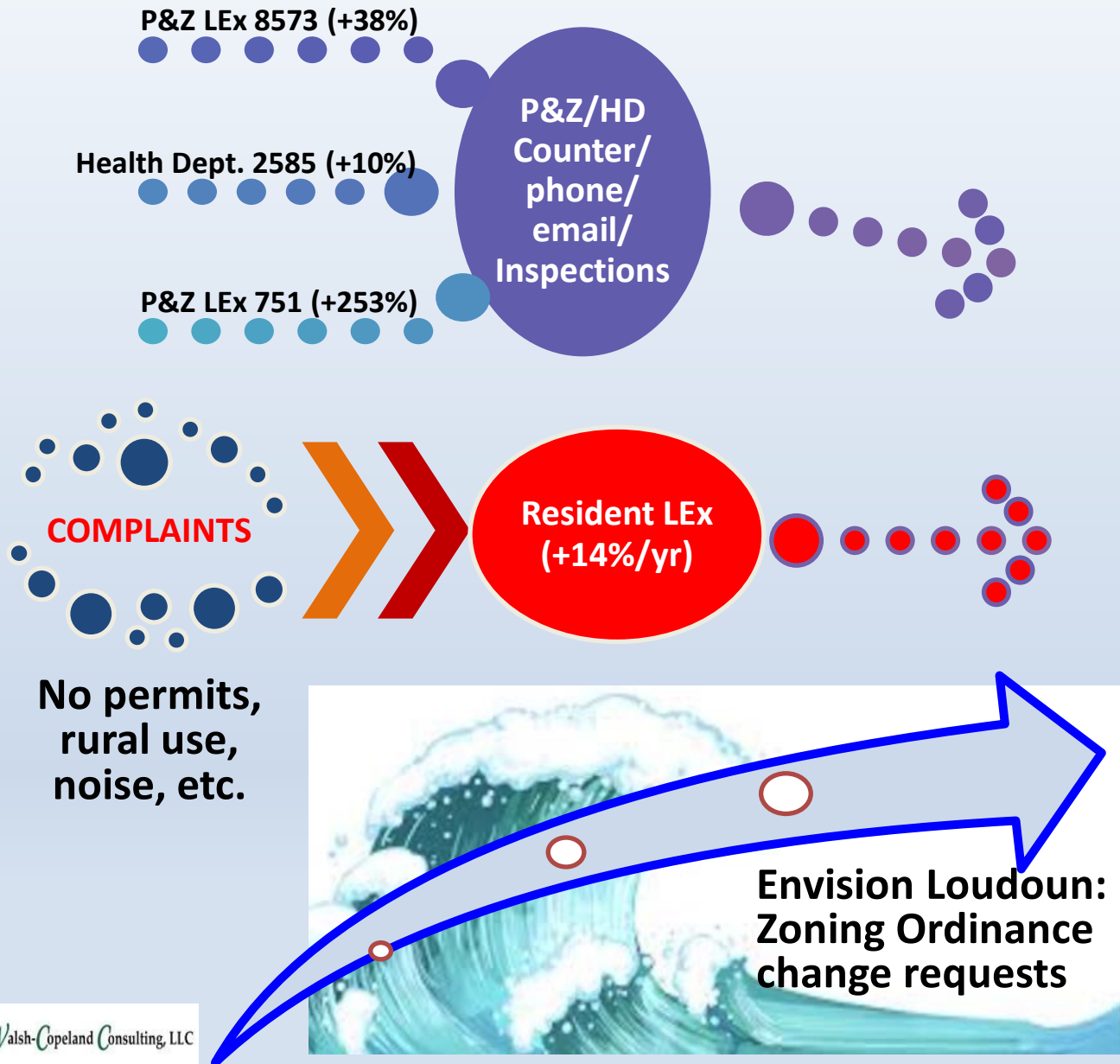
- Zoning Enforcement approved for **Proactive Enforcement** in Sterling Area (only). Mon-Fri workweek, weekend inspections as necessary.

*BOS Action #11, June 15, 2010
BOS Action #11, Nov. 17, 2009
BOS Action #13.b April 19, 2005

PERMITS – Primer: Systems/Tools - **Delayed** **STILL** No Consolidated way to track Permits/violations



~~HITTING~~ **HIT** THE WALL



POLICY? Legislation
County, State/VaABC

PRODUCTS?
Rural Uses/Zoning

PRACTICES?
Proactive vs. reactive?

PEOPLE?
Staffing

PROCESS?
Improve coordination

PROCEDURES?
Systems/Tools

PUBLIC PREVIEW?
LMIS, LOLA, ELMS?

PROMOTION?
Staff Consulting

PRICING?
Permits, violations

ZOR Round 1 Public Input & Case Studies

1st Qtr 2020: LCPCC Orgs “ZOR”* Round 1 Input

www.LoudounCoalition.org

OUR WORK

ZONING INPUT & UPDATES

Zoning Ordinance Rewrite Input

Zoning Documents & Updates



- About
- OUR WORK
 - ZONING INPUT & UPDATES >
 - Zoning Ordinance Rewrite Public Input
 - Zoning Documents & Updates
 - Zoning: Case Studies & Reports
 - How To Report a Concern
 - Roads, Bridges & Arterial Network >
 - Resource Protection & Green Infrastructure
 - Development Projects
 - Conservation & Heritage Preservation >
 - County Fiscal Vision
- Coalition Members
- Topics
- Resources
- Contact

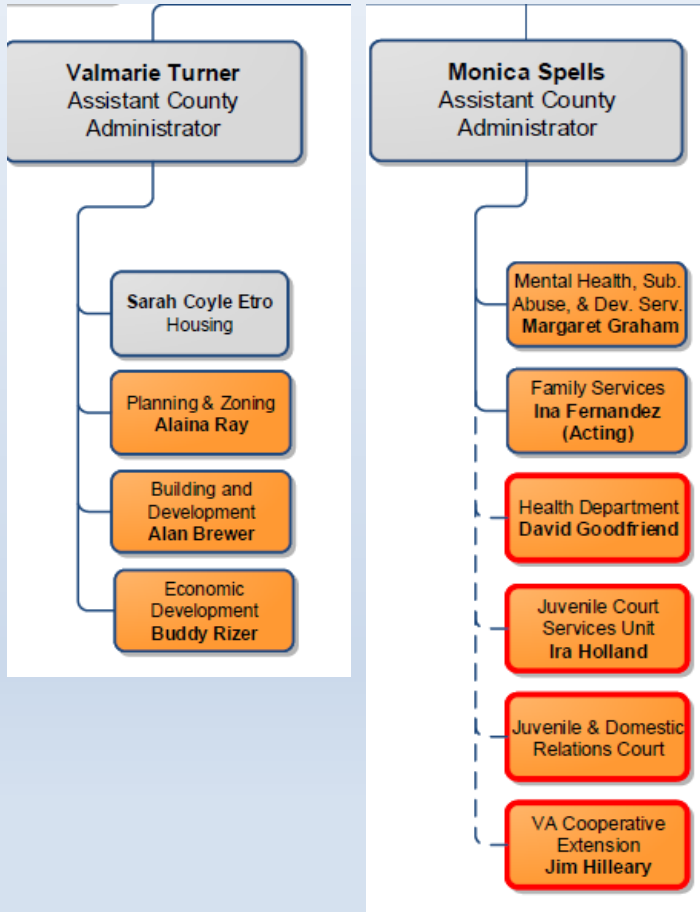
PUBLIC INPUT ZONING ORDINANCE AUDIT & ATTACHMENT MODULES

 Environmental, Historic Resources & Sustainability Zoning Ordinance Audits & Attachments Read more >	 Equine and Trails Zoning Ordinance Audits & Attachments from Loudoun Equine Alliance & REDC Read more >	 Loudoun Historic Villages Zoning ordinance input from the Loudoun Historic Village Alliance (LHVA) Read more >	 Mountainside Development Overlay Zoning ordinance input pertaining to MDCD and related impacts. Read more >
 Processes, Permits & Procedures Zoning ordinance audit and attachments across uses and application types Read more >	 RPA Preservation Zoning ordinance input for the RPA, farmland and prime soils preservation. Read more >	 Rural Uses Zoning ordinance input for Rural Uses and Performance Standards. Read more >	 Signs Zoning Ordinance Audits and attachments input for Signs. Read more >
 Stockpiling Zoning ordinance audits pertaining to Stockpiling. Read more >	 Transition Policy Area Zoning ordinance audit input for the TPA. Read more >	 Unmet Housing Needs Committee Input for Unmet Housing Needs Strategic Plan. Read more >	 ZOR Additional Public Input Zoning Ordinance Input from other organizations. Read more >

* ZOR: Zoning Ordinance Rewrite

WHEN CAN WE MEET WITH COUNTY/ZOR STAFF?

Enforcement *PREVENTION*



ISSUE	ACTION
Back-end Zoning Enforcement heat from front-end zoning issues	Assist ZOR Staff review Round 1 Public Input
Department communication issues and constraints	Assist ZOR Staff review LCPCC Case Studies & recommendations
Citizen confusion and concerns	Assist Staff create “Citizen Journey Map”
Insufficient Staff / Enforcement by Complaint	Reconsider BOS Policy

Property Uses, Building & Development Quick Reference

This page covers common questions and requests related to property and land use (zoning), building projects and requirements, development projects, and zoning and permit questions.

Zoning Administration

- The [Zoning Ordinance \(PDF\)](#) can be accessed online.
- For information on a specific piece of property, use the web form below. You may also use [WebLOGIS](#) to access the county's online mapping system or [Loudoun County Real Estate Information Site](#) to find property-based information.
- Zoning Enforcement complaints can be submitted through the Web form.

Building Code Enforcement / Inspection Division

- Building Code Questions: Building code, building plan review and building inspection questions, please contact the Building Code Enforcement/Inspections Division at 703-777-0220.
- Inspections: To schedule, cancel, or see results from an inspection, use the [Web Automated Inspection Request System \(WAIRS\)](#).

Building Code Enforcement / Inspection Resource

- [Basement Inspections](#)
- [Deck Inspections](#)
- [Virginia Uniform Statewide Building Code](#)



LEX - Loudoun Express Request

Log In

Sign Up

EXAMPLE

- No explanation of Dept. interface with Health Department
- No explanation for process of inquiry (business or resident)
- No explanation of “Zoning Enforcement” policy (complaint only, after evidence of violation)

Contact Information: Loudoun County Building & Development

Category	Phone Number
Engineering Hotline	703-737-0116
Main Office	703-777-0220
Overcrowding Hotline	703-737-8190
Permits and Inspections	703-777-0220
Zoning Complaints	703-777-0103
Zoning Hotline	703-777-0118

Privacy Settings

The LEX platform provides an option for users to follow and receive updates on requests that have been entered by a fellow community member. While this is not available on all requests, it is an efficient option for several citizens to stay updated without submitting duplicate requests. On public requests, the username of the original submitter is viewable by fellow community members and a pin with the relevant information appears on the LEX map. **Users always have the option to switch these requests from public to private using the toggle at the bottom of the request form.**

Important Disclaimers

By submitting a request through this form, you acknowledge that you have read, understood, and agree to the applicable disclaimers.

- [Additional Services Not Covered by This Form](#)
- [Other Ways to Contact the Loudoun County Government](#)
- [Web Form Disclaimer](#)
- [Zoning Enforcement Disclaimer](#)

Assistance

Should you require further assistance with completion of this form, please contact the Manager in the Office of the County Administrator at 703-777-0113.

EXAMPLE

Neat County Resources



Loudoun Express Request

Loudoun Express Request is a helpful tool for contacting county staff regarding a wide spectrum of issues. Internet service, property use, environmental health, and much more can be entered on LEX. Enter your question or concern and LEX will contact appropriate county staff! Learn more [here](#).

Ask A Question

- All four links go to the SAME page, with no further explanation

EXAMPLE

How a Business Gets Approval:

Once you know what usages match your business plan, you're ready to start the permitting process. There are many factors to consider and each requires approval, to ensure the viability of your business and the safety of your customers and staff. Here is what the permitting process might look like and where your paperwork may go.



Business Resources



The Official Guide To Starting Your Rural Business In Loudoun

Are you thinking of starting a rural business in Loudoun County? Our Department of Economic Development has put together this guide just for you. It gives an overview of important information for rural businesses, from farm and breweries to restaurants and bed & breakfasts, and helps you figure out if your specific use is permitted on your property.

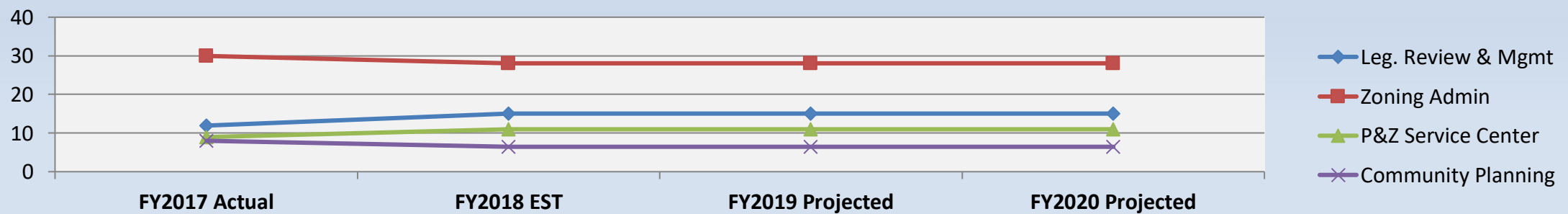
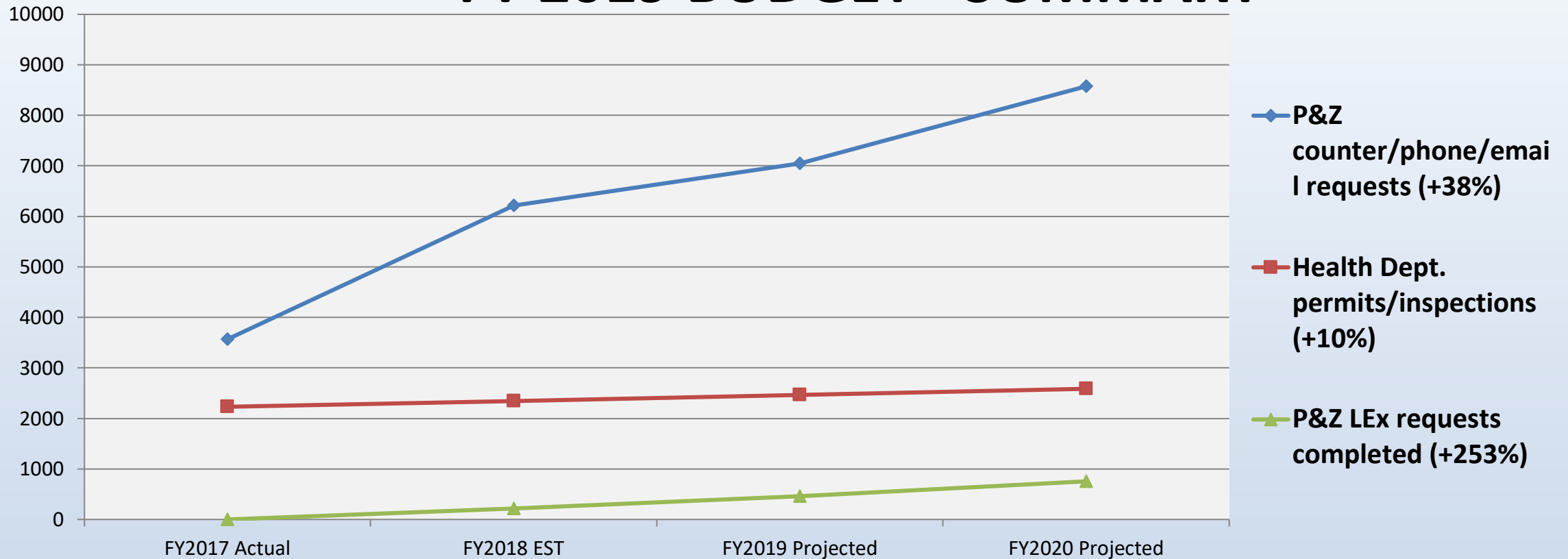
[Read Now](#)

- No equivalent for CITIZEN INQUIRIES
- **RECOMMENDATION:**
Citizen “Journey Map”

FY 2019 BUDGET - SUMMARY

		FY2017 Actual	FY2018 EST	FY2019 Projected	FY2020 Projected	% Inc
EXECUTIVE MGMT	FOIA requests	159	180	190	200	11%
	% Departments using LEx	70%	75%	75%	75%	
	No. LEx requests	11,070	12,000	12,000	12,000	0%
COUNTY ATTORNEY	Pending Reg. Enforcement	45	48	49	50	4%
SPECIAL EVENTS MGMT	No. Special Events	419	400	425	425	6%
	No. Sp. Events Staff Hrs	691	1850	1900	1900	3%
HEALTH DEPARTMENT	Permits/inspections	2233	2345	2462	2585	10%
BUILDING & DEV	Counter Assistance	7120	6000	5500	5000	-17%
	LEx Requests	3450	3500	3600	3700	6%
	B&D Permit Issuance	59,939	59,670	60,860	62,000	4%
PLANNING & ZONING	Counter/phone/email requests	3568	6215	7045	8573	38%
	LEx requests completed	n/a	213	457	751	253%
	FOIA Requests	68	65	65	65	0%
	ZOAMs reviewed	8	6	5	2	-67%
P&Z - FTE	Leg. Review & Mgmt	12	15	15	15	0%
	Community Planning	8	6.47	6.47	6.47	0%
	P&Z Service Center	9	11	11	11	0%
	Zoning Admin	30	28	28	28	0%

FY 2019 BUDGET - SUMMARY



RURAL USES ZOAMs

Sport Shooting Ranges
Short Term Residential Rentals

