

# ZOC Comments - Use-Specific Standards Section 3.06 8/18/21-8/23/21 Section Comments

ID	Section
#3124	3.06.04.21 Vehicle Wholesale Auction
By: Jean Ault Tags: public <a href="mailto:jean.ault@gmail.com">jean.ault@gmail.com</a> Date:8/23/2021	Does within the AI mean within any of the contours even the 1-mile buffer? I know this is the same as the previous ordinance, so is the meaning understood?  Is the test driving on-site necessary? How did we develop the regulations on times/days allowed? Are these conditions for the existing large auction?
#3382	3.06.04.21 Vehicle Wholesale Auction
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	we will work to clarify these questions in the text.
#3071	3.06.02.04 Manufactured Homes
By: Jean Ault Tags: public <a href="mailto:jean.ault@gmail.com">jean.ault@gmail.com</a> Date:8/23/2021	Should we expand manufactured housing by allowed in other districts to promote affordable housing options? If they can be regulated with the same standards as SFD, why not expand the districts in which they are allowed?
#3113	3.06.02.04 Manufactured Homes
By: Jean Ault Tags: public <a href="mailto:jean.ault@gmail.com">jean.ault@gmail.com</a> Date:8/23/2021	Ignore my comment related to manufactured housing.
#3089	3.06.02.05 Portable Dwelling/Construction Trailer
By: Jean Ault Tags: public <a href="mailto:jean.ault@gmail.com">jean.ault@gmail.com</a> Date:8/23/2021	Is there more to come in this section? Removal refers to only after completion of primary residence. Aren't there construction trailers for other, possibly commercial, uses? Such a small regulation like this makes me want to incorporate use-specific standards within the definitions.
#3286	3.06.02.05 Portable Dwelling/Construction Trailer
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	This was pulled from definitions and placed in use-specific standards because the definition described standards of use. That said, more standards are necessary for this section, and perhaps duplicating the standard in "Commercial/Mixed Use"
#2958	3.06.02.01 Accessory Dwellings

ID	Section
By: John merrithew Tags: public <a href="mailto:John.merrithew@loudoun.gov">John.merrithew@loudoun.gov</a> Date:8/19/2021	Sere comments on guest houses. Simplify exemption to apply to all pre-existing accessory units. Merge this use with guest houses. Standards are identical.
#3059	3.06.02.01 Accessory Dwellings
By: Jean Ault Tags: public <a href="mailto:jean.ault@gmail.com">jean.ault@gmail.com</a> Date:8/23/2021	Would it be reasonable to make Guest House a subsection of Accessory DU - noting that a second Accessory DU is permitted on the property if used as a Guest House (not operated for gain)?  If Guest Houses and Accessory DUs have the same physically requirements, and the only difference is whether they can be rented. How do we regulate this?
#3278	3.06.02.01 Accessory Dwellings
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	Merging / consolidation is being discussed and considered.
#3000	3.06.06.07 Outdoor Storage
By: Jean Ault Tags: public <a href="mailto:jean.ault@gmail.com">jean.ault@gmail.com</a> Date:8/21/2021	Should this be more specific? This seems open to a lot of interpretation with the "suitable and appropriate" wording. Should the fence be opaque, etc.

## Section Comments

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#3012	3.06.02.08 Tenant Dwellings
By: John merrithew Tags: public <a href="mailto:Jm@loudoun.gov">Jm@loudoun.gov</a> Date:8/23/2021	Why would tenant houses not have to meet the same standards as guest house? Suggest they be consolidated.
#3295	3.06.02.08 Tenant Dwellings
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	agreed, consolidation is being considered.
#3011	3.06.02.04 Manufactured Homes
By: John merrithew Tags: public <a href="mailto:Jm@loudoun.gov">Jm@loudoun.gov</a> Date:8/23/2021	There is too much design here. These should be regulated with the same standards as a SFD.
#3284	3.06.02.04 Manufactured Homes
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#2969	3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop
By: John merrithew Tags: public <a href="mailto:Jm@loudoun.gov">Jm@loudoun.gov</a> Date:8/20/2021	<p>Antique shop seems to be a very low impact use. Not sure why we can't live with normal district standards.</p> <p>A number of standards simply refer to the relative sections of the ordinance that I assume would apply anyway. Why not have one universal statement for noise, lighting and historic structures, road access, parking and buffers.</p>
#3332	3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	good point and being considered.
#2968	3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop

ID	Section
By: John merrithew Tags: public <a href="mailto:Jimerrithew@loudoun.gov">Jimerrithew@loudoun.gov</a> Date:8/20/2021	Test
#3333	3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	ing. 1-2-3.
#2967	3.06.02.07 Seasonal Labor Dormitory
By: John merrithew Tags: public <a href="mailto:John.merrithew@loudoun.gov">John.merrithew@loudoun.gov</a> Date:8/20/2021	Try to consolidate group living like religious. Housing, seasonal dormitories, and others under one set of standards. The activity is the same. Should not repeat the use definition in the standards.
#3293	3.06.02.07 Seasonal Labor Dormitory
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	consolidation is being considered
#2966	3.06.02.06 Religious Housing
By: John merrithew Tags: public <a href="mailto:John.merrithew@loudoun.gov">John.merrithew@loudoun.gov</a> Date:8/19/2021	These are pretty incredible setbacks and standards. Why are there such stringent and arduous standards? Also question why we need to refer to applicable standards in other parts of the ordinance? Are these uses not subject to the whole ordinance unless noted otherwise?
#3287	3.06.02.06 Religious Housing
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	Setbacks and standards were taken from 5-656, Convent or Monastery. Can be adjusted as appropriate, and yes, subject to the whole ordinance.
#2958	3.06.02.01 Accessory Dwellings
By: John merrithew Tags: public <a href="mailto:John.merrithew@loudoun.gov">John.merrithew@loudoun.gov</a> Date:8/19/2021	Sere comments on guest houses. Simplify exemption to apply to all pre-existing accessory units. Merge this use with guest houses. Standards are identical.
#3059	3.06.02.01 Accessory Dwellings

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By: Jean Ault Tags: public <a href="mailto:jean.ault@gmail.com">jean.ault@gmail.com</a> Date:8/23/2021	Would it be reasonable to make Guest House a subsection of Accessory DU - noting that a second Accessory DU is permitted on the property if used as a Guest House (not operated for gain)?  If Guest Houses and Accessory DUs have the same physically requirements, and the only difference is whether they can be rented. How do we regulate this?
#3278	3.06.02.01 Accessory Dwellings
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	Merging / consolidation is being discussed and considered.
#2957	3.06.02.02 Guest Houses
By: John Merrithew Tags: public <a href="mailto:John.Merrithew@loudoun.gov">John.Merrithew@loudoun.gov</a> Date:8/19/2021	Recommend any pre-existing guest house be permitted without regard for the floor area and footprint limits.
#3282	3.06.02.02 Guest Houses
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#2956	3.06.02.02 Guest Houses
By: John merrithew Tags: public <a href="mailto:John.merrithew@loudoun.gov">John.merrithew@loudoun.gov</a> Date:8/19/2021	Guest houses are perfect STRR candidates. Allowing STRR might help protect some of these historic properties.  Paragraph E could simply say eligible or listed on the VLR or NRHP. All other qualifications would meet the requirement.
#3283	3.06.02.02 Guest Houses
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted



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#2985	3.06.08.05 Wayside Stands
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	What distinguishes a Wayside Stand from a Farm Market?
#2984	3.06.07.06 Stockpiling
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	I don't understand the additional height description
#2983	3.06.06.08 Sawmills
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	Should there be additional standards relative to sawdust or wood chip pile? Area limit?
#2982	3.06.06.02 Data Center
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	Are the landscaping/buffering/screening requirements stricter than those found in Tables 5.07....? If so, are they stricter than any found in that section of the ordinance. Why is this information here?
#2981	3.06.05.21 Schools, Public (15 or Fewer Pupils)
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	Are there any public schools this small?
#2980	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	Does site design belong in the FSM and not here?

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#2979	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	Setbacks seem backward. I'd expect more separation from residential uses to buffer the residences. Not so important for commercial uses.
#2978	3.06.05.20 Schools, Public (Elementary, Middle or High)
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	If bicycle parking is relaxed in 5.05.04 for any reason, it could result in inadequate bicycle parking at school sites...Perhaps schools have their own special parking requirements.
#2977	3.06.05.19 Rural Retreat
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	Why do the Performance Standards need to reference hazardous materials? I have not noted that elsewhere for other uses that might be much more likely to handle hazardous materials, or other similar uses that are just as unlikely to handle them.
#2976	3.06.05.19 Rural Retreat
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	I do not find a definition for this use. Is it the same as Rural Resort?
#2975	3.06.05.12 Funeral Homes
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	I do not see Funeral Homes in the definitions. Is this the same as Funeral Services, which is defined?
#2974	3.06.05.08 Country Club
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	For this use, compared to others, the setbacks for structures seems quite small. Why so lenient with this use? Or maybe be more lenient with others.
#2973	3.06.05.06 Cemetery, Mausoleum, Crematorium, Memorial Park
By: Kevin Ruedisueli Tags: public	Setbacks seem extreme for all but maybe the Crematorium use.



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<a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	
#2972	3.06.04.20 Vehicle Repair, Heavy with Accessory Motor Vehicle Sales
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	I don't understand the Outside Display. Sounds as if you can't do it. If not in a parking area, where? In any case, why not? How is Outside Display of a vehicle different from a vehicle parked in a lot?
#3381	3.06.04.20 Vehicle Repair, Heavy with Accessory Motor Vehicle Sales
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#2971	3.06.04.18 Small Business, Agricultural and Rural
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	setbacks for buildings should be no more restrictive than other buildings in a district.
#3378	3.06.04.18 Small Business, Agricultural and Rural
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#2970	3.06.04.17 Restaurant
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/20/2021	location on site needs to be flexible for adaptive reuse structures similar to site size and FAR for such structures. Perhaps a SPEX or modification allowance.
#3373	3.06.04.17 Restaurant
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#2965	3.06.04.04 Banquet/Event Facility

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By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/19/2021	Number of attendees: an example, if you have 40 acres, can you have the math calculated number of 240 attendees? If so, what is the point of the table? If not, what is the point of providing rate listed above the table?
#3343	3.06.04.04 Banquet/Event Facility
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#2964	3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/19/2021	Why are art galleries, etc. limited in size to 3,000 while an antique shop may be 10,000 sf? Seems the same standards should apply.
#3334	3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#2963	3.06.03.05 Hotel/Motel
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/19/2021	Question whether the standard of 30 sf per room for mtg/conf is a reasonable standard. A 100 room hotel would be required to have 30,000 for such use, which may not actually be needed. Is there some other way to do this?
#3325	3.06.03.05 Hotel/Motel
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	Carry over language from 5-611. we will revisit this standard.
#2962	3.06.03.03 Campgrounds
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/19/2021	D. 1. Size of use: it is not clear whether this is referring to individual structures or the total of all structures.
#3321	3.06.03.03 Campgrounds

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By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted. we will clarify
#2961	3.06.03.02 Camp, Day and Boarding
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/19/2021	3.06.03.02 C. stipulates a minimum of 20 acres for less than 15 campers, yet requires only 15 acres for up to 30 campers. Something is wrong here.
#3315	3.06.03.02 Camp, Day and Boarding
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted. will standardize and consider appropriate size as with comment #3130
#2960	3.06.02.08 Tenant Dwellings
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/19/2021	Similar to my question on Accessory Dwellings, why the 25-acre increment instead of an increment related to zoning district lot sizes? This 25-acre figure was also listed elsewhere.
#2959	3.06.02.01 Accessory Dwellings
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:8/19/2021	3.06.02.01 C. Why are additional units allowed one per 25 acres instead of 20 acres?
#3279	3.06.02.01 Accessory Dwellings
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	This is carryover language from 5-613(F). Staff can consider reducing to 20 acres.

## Section Comments

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#3158	3.06.04.19 Snack or Beverage Bars
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.04.19 SNACK OR BEVERAGE BARS: Why is there no noise provisions for this use? Apply Section 5.12B if it is similar to old 5.652B.
#3379	3.06.04.19 Snack or Beverage Bars
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	agreed. we may look to reorganize and avoid the redundancy of referencing the noise standards in each individual standard here.
#3157	3.06.04.18 Small Business, Agricultural and Rural
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.04.18 SMALL BUSINESS, AGRICULTURAL & RURAL. Need better parameters, such as footprint of the business structures, storage, etc. A single owner contractor could clear large parking and storage areas for supplies, equipment, etc. How will "small" be defined?
#3374	3.06.04.18 Small Business, Agricultural and Rural
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	<p>current definition:</p> <p>Small Business: A business or service which may be conducted in a private residence that is considered temporary for the purpose of starting a new business and operates according to the restrictions and standards established by this Ordinance. For the purposes of this definition the following terms have the meaning herein ascribed to them:</p> <p>a. Structure. A structure used for a small business.</p> <p>b. Business vehicles. Automobiles, vans, pick-up trucks, motorcycles, and other similar vehicles requiring Department of Motor Vehicle tags and designed and primarily used to transport people.</p> <p>c. Employees. Persons, other than members of the household permanently residing on the premises, who are engaged onsite in the operation of the small business on a regular or occasional basis.</p> <p>d. Heavy equipment. Bulldozers, fork lifts, compactors, paving cutters, backhoes, skid loaders, and any other motorized or similar equipment which is primarily used to perform heavy work activities, and not used to transport passengers, and which do not require or</p>

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	<p>use Department of Motor Vehicle tags; and dump trucks requiring 26,000 pounds gross vehicle weight; and passenger and tour buses, excluding school buses and 16-seat commuter vans; and vans and large pick-up trucks modified for heavy work, all of which are used for off-site income producing purposes.</p> <p>Any heavy equipment used principally for agricultural uses onsite may be used offsite for small business uses listed in Section 5-614(D). The term "heavy equipment" includes all vehicles not classified as "business vehicles", as defined above, which are associated with the small business. Additionally, trailers used for transporting heavy equipment are considered accessory to the heavy equipment.</p> <p>e.            Storage yard. An outdoor space accessory to a permissible use and used for the purpose of storing equipment, vehicles, construction materials and similar items necessary to a permissible business.</p>
#3156	3.06.04.18 Small Business, Agricultural and Rural
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	"03.06.04.18 SMALL BUSINESS, AGRICULTURAL AND RURAL. "A. Adaptive Re-use of Farm Structures. This Section provides for the adaptive re-use of farm structures for home occupations and small businesses." ADD TEXT: "Adaptive Reuse must be performed to the Secretary of the Interior (NPS) Standards for historic preservation projects." "
#3376	3.06.04.18 Small Business, Agricultural and Rural
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3155	3.06.04.18 Small Business, Agricultural and Rural
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	"3.06.04.18 SMALL BUSINESS, AGRICULTURAL AND RURAL. E.3. Accessory Structures, Agriculture. "An approved zoning/building permit IS REQUIRED for the change in use" vs. "zoning/building permit shall be received for the change of use."  H. Parking. Additional regulations should be considered beyond compliance for 5.05.03 for the volume and type of vans and/or trucks in addition to employee and customer vehicles.  I Exterior Lighting standards reference new Section 5.12.A.1-3; how do they differ from current Section 5-652(A)?  J. Noise standards reference new Section 5.12.b; how do they differ from Section current Section 5-652(B)? Without review of the referred-to sections, review of this use should be considered "in-progress" only, not final."
#3375	3.06.04.18 Small Business, Agricultural and Rural

ID	Section
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted & Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12
#3154	3.06.04.17 Restaurant
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	"3.06.04.17 RESTAURANT: D.3. Location site/dimension standards. Is 100 feet for up to 1,500 sqft GFA sufficient?  H. Exterior Lighting standards reference new Section 5.12.A.; how do they differ from current Section 5-652(A)? No noise regulation noted. Section 5.12B should be applied if it is similar to old 5.652B. "
#3369	3.06.04.17 Restaurant
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12
#3153	3.06.04.17 Restaurant
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	"3.06.04.17.B RESTAURANT. B. APPROVAL. RESTAURANT vs. FARM Restaurant (now combined). If the result from ZOAM-2015-0006 was to have ONE regulation to describe the same Use (Restaurant) regardless of location, why would they not both still require the same minor special exception review and approval for the health, safety and welfare of patrons? Appears inconsistent otherwise.  At the Nov. 1, 2016, BOS Meeting, (ZOAM)-2015-0006, Rural Uses and Historic Structures was approved, with direction to prepare amendments to include "Restaurant" uses in open space. April 19, 2018 BOS Item 10a further described the ZOAM purpose to: Rename "Restaurant" under the agriculture support and service directly related to on-going agriculture, horticulture and animal husbandry activity, on-site use category to "Farm Restaurant" in the AR zoning districts. Currently, "Restaurant" is listed twice in both the AR-1 and AR-2 districts, as a permitted use under the agriculture support and service directly related to on-going agriculture, horticulture and animal husbandry activity, on-site use category and as a minor special use under the commercial food and beverage use category. Amendment provides a clearer distinction between the two types of restaurants (farm support vs. commercial) currently allowed in the AR districts and avoids future misunderstandings by renaming the permitted "Restaurant" under the agriculture support and service directly related to on-going agriculture, horticulture, and animal husbandry activity, on-site use category to "Farm Restaurant."
#3370	3.06.04.17 Restaurant
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a>	noted

ID	Section
Date:8/24/2021	
#3152	3.06.04.15 Mobile Vendor
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	"3.06.04.15 MOBILE VENDOR (a.k.a. Food Trucks). Was this one of the Draft Text Sections that was leaked and then escalated to Supervisors via complaint, thereby delaying the ZOC meetings by a week? If so, then Staff should restate the process by which Draft Text input should and will be provided, through the identified Focus Groups and Advisory Groups, and confirm that no "new" pathways for input after 18 months will be allowed."
#3367	3.06.04.15 Mobile Vendor
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	The initial draft text of 3.06 - Use-Specific Standards was distributed beyond its intended audience. The "rough draft" nature of the initial text has been reiterated to staff. The ZOC remains the first public distribution of draft text in the process.
#3151	3.06.04.13 Farm Markets
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.04.13. FARM MARKETS. Defer to REDC ZOR-AdHoc Committee input
#3360	3.06.04.13 Farm Markets
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	REDC comments sent to ZOC 8/24/2021
#3150	3.06.04.11 Drive-through Facilities Associated With Banks, Financial Institutions and Pharmacies
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.04.11.C DRIVE-THROUGH FACILITIES. You're leaving us in suspense! "and an escape lane shall" . . . . ?
#3357	3.06.04.11 Drive-through Facilities Associated With Banks, Financial Institutions and Pharmacies
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a>	we're keeping you on your toes! noted

ID	Section
Date:8/24/2021	
#3149	3.06.04.10 Craft Beverage Manufacturing
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.04.10.B.1.b CRAFT BEVERAGE MANUFACTURING: Setback of 50 feet may or may not be adequate. Needs review as created.
#3352	3.06.04.10 Craft Beverage Manufacturing
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	carry-over language from 5-668. open to discussion on adequate setbacks / current issues experienced.
#3148	3.06.04.10 Craft Beverage Manufacturing
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.04.10 CRAFT BEVERAGE MANUFACTURING: Noise regulation (Section 5.12B if similar to old 5.652B) needs to be applied.
#3353	3.06.04.10 Craft Beverage Manufacturing
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12
#3147	3.06.04.10 Craft Beverage Manufacturing
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.04.10 CRAFT BEVERAGE MANUFACTURING. As a Use with outdoor tasting rooms and activities as well as alcohol, food and exterior lighting, this use should be made CONSISTENT with defined Hours of Operation. Suggest 11am to 11pm.
#3354	3.06.04.10 Craft Beverage Manufacturing
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	agreed



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#3146	3.06.04.09 Convenience Stores
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.04.09.F CONVENIENCE STORES NOISE: Section 5.12B should be applied if it is similar to old 5.652B. Open until 5.12B reviewed
#3350	3.06.04.09 Convenience Stores
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12
#3145	3.06.04.07 Child Day Care
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.04.07. CHILD DAY CARE. It's been a while since reviewing the prior ZOAM for Child Day Care centers, but can you refresh my memory why "written notice of Zoning Permit application" is or cannot be also mailed to HOA Boards with KNOWN address and/or management? (i.e., primarily HOAs in TPA and SPA)?
<b>Needs Followup</b>	
#3346	3.06.04.07 Child Day Care
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	tabling for follow-up
#3144	3.06.04.04 Banquet/Event Facility
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.04.04.B4b BANQUET/EVENT FACILITY: Setback should be a minimum of 200 feet from property line to buffer neighbors
#3339	3.06.04.04 Banquet/Event Facility
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted

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#3143	3.06.04.04 Banquet/Event Facility
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.04.04 BANQUET/EVENT FACILITY. Should not be allowed in MDODs. If allowed in MDODs, must be by Special Exception, and must, at a minimum, meet all permit and operation criteria established for Brewery, Limited
#3340	3.06.04.04 Banquet/Event Facility
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	tabling for 'Overlay District' consideration. agree the intensity of use may be similar to a brewery, limited.
#3142	3.06.04.04 Banquet/Event Facility
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	<p>"3.06.04.04. BANQUET EVENT FACILITY.            C.1. ROAD/ACCESS standards now reference the new Section 5.13. To determine agreement, please provide DRAFT text for this section to determine what differences, if any, apply from Section 5-654.</p> <p>E EXTERIOR LIGHTING standards reference new Section 5.12.A.1-3; how do they differ from current Section 5-652(A)?</p> <p>F. NOISE standards reference new Section 5.12.b; how do they differ from Section current Section 5-652(B)?            Without review of the referred-to sections, review of this use should be considered ""in-progress"" only, not final."</p>
#3341	3.06.04.04 Banquet/Event Facility
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	The draft language in these sections is identical to the existing ZO.
#3141	3.06.04.03 Auction House
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.04.03.I AUCTION HOUSE. NOISE: Section 5.12B should be applied if it is similar to old 5-652B. Open until 5.12B can be reviewed.
#3336	3.06.04.03 Auction House

ID	Section
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12
#3140	3.06.04.03 Auction House
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.04.03.D AUCTION HOUSE: Setback should be a minimum of 200 feet from property line to properly buffer neighboring areas.
#3337	3.06.04.03 Auction House
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3139	3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.04.01.I ANTIQUE SHOP/ART GALLERY NOISE: Section 5.12B should be applied if it is similar to old 5.652B. Open until reviewed.
#3328	3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12
#3335	3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12
#3138	3.06.04 Commercial / Mixed-Use
By: Maura Walsh-Copeland Tags: public	3.06.04.01.G COMMERCIAL/MIXED USE NOISE: Section 5.12B should be applied if it is similar to old 5.652B. Open until reviewed.

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<a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	
#3137	3.06.03.04 Guest Farm or Ranch
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.03.04. GUEST FARM OR RANCH. Confirm definition of "FARM" as used for Guest Farm
#3322	3.06.03.04 Guest Farm or Ranch
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	we will need to table this and ensure it is addressed in Definitions.
#3136	3.06.03.04 Guest Farm or Ranch
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.03.04 GUEST FARM OR RANCH. How will this use be differentiated from STRR/CWH rentals in applicability, permit approval and enforcement?
#3323	3.06.03.04 Guest Farm or Ranch
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	This use needs further defined and standards. This was a carryover from existing definitions that had no additional standards. More to come.
#3135	3.06.03.03 Campgrounds
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.03.03.J CAMPGROUNDS. NOISE: Section 5.12B should be applied if it is similar to old 5.652B. Open until added & reviewed
#3316	3.06.03.03 Campgrounds
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a>	Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12

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Date:8/24/2021	
#3134	3.06.03.03 Campgrounds
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.03.03.E CAMPGROUNDS: Setbacks for Level 1 should be 250 feet, Level II should be 300 feet, Level III should be 400 feet. The activity around a campground is such that these much higher setbacks are required to buffer the neighboring properties.
#3318	3.06.03.03 Campgrounds
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3133	3.06.03.03 Campgrounds
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.03.03.C.b CAMPGROUNDS: The minimum lot size for Level 1 should be 50 acres, Level 2 should be 100 acres. This allows for proper setbacks and proper layout of the use.
#3319	3.06.03.03 Campgrounds
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3132	3.06.03.03 Campgrounds
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	"3.06.03.03. CAMPGROUNDS. In addition to ""service buildings,"" there should be reference to other ""structures."" Specifically, is this use intended for ""tents (as indicated/implied in D.1.a) or small cabins? If the latter, the line between ""campground"" and ""STRR"" could be easily crossed without better definition.  3.06.03.03.C.2 CAMPGROUND: Maximum campground stay by camper should be listed as no more than 30 days."
#3320	3.06.03.03 Campgrounds
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a>	good point. we will revise to avoid unintended consequences.

ID	Section
Date:8/24/2021	
#3131	3.06.03.02 Camp, Day and Boarding
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.03.02.G CAMP DAY AND BOARDING: Noise. Section 5.12B should be applied if it is similar to old 5.652B. Open until added & reviewed.
#3312	3.06.03.02 Camp, Day and Boarding
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	Though Chapter 5: Development Standards are still being drafted, the current language in 5-652.B has been copied into the new 5.12
#3130	3.06.03.02 Camp, Day and Boarding
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.03.02.C CAMP DAY AND BOARDING: Lot areas of this type of camp should be 20 acres and not 15 to better handle the use
#3313	3.06.03.02 Camp, Day and Boarding
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3129	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.03.01.G6 RURAL RESORT: Can the Uses on open space be more limited to avoid destroying purpose of open space?
#3299	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a>	noted

ID	Section
Date:8/24/2021	
#3128	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.03.01.G RURAL RESORTS. IF Allowed in MDODs, minimum acreage must be 50 acres, and accommodations for up to 20 sleeping rooms only, regardless of acreage, so as to preserve environmentally sensitive mountain forests. All permit application requirements, set backs, buffering, lighting, Special Event regulations must be devised accordingly.
#3300	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	Limitations noted. Is the suggestion to make it a SPEX use in the MDOD?
#3127	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.03.01.F COUNTRY INN. The change to minor special exception review and approval in ARN, ARS and A-3 is appropriate to ensure HS&W of residents and patrons.
#3301	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	good
#3126	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	<p>3.06.03.01.D5 B&amp;B HOMESTAY/B&amp;B INN: Is the 5.12.B Noise section going to be similar to the current 5-652.B Noise Section? If yes, section 5.12B should be added to this area. The review of this section will remain open pending a review of 5.12B.</p> <p>3.06.03.01.E5 B&amp;B INN NOISE: Section 5.12B should be applied here if it is similar to old 5.652B. Open until added and reviewed</p> <p>3.06.03.01.F6 COUNTRY INN. NOISE: Section 5.12B should be applied here if it is similar to old 5.652B. Open until added and reviewed</p>

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	3.06.03.01.G.8.g RURAL RESORTS NOISE: Section 5.12B should be applied here if it is similar to old 5.652B. Open until added/reviewed"
#3302	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3125	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.03.01.B BED AND BREAKFAST HOMESTAY, INN, COUNTRY INN AND RURAL RESORT LODGING. APPROVAL. Change from sketch plan to site plan is appropriate to ensure the health, safety and welfare of residents and patrons. Thank you.
#3303	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3123	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	"3.06.03.01.B BED AND BREAKFAST HOMESTAY, INN, COUNTRY INN AND RURAL RESORT LODGING. Section needs to also add/define the PURPOSE (as lodging) before Approval to avoid applications for B&B's filing to hold events vs. intent of lodging (as lesser restriction ""path"" than Event Center). Applications should verify (public information) or require affirmative oath with penalties if statements are later found to be false and/or falsified by applicants. Bed and breakfast Inn must be actively advertised, and records must be available to show that it is actively being rented, not being used only to hold large events (e.g., weddings) and parties."
#3304	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted



ID	Section
#3122	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	"3.06.03.01.1 BED AND BREAKFAST PRIVATE PARTY CHART: The number of attendees and number of private parties allowed for B&B Homestay and B&B Inns needs to be expanded to allow for differences per acreage since the current chart allows for too much use on smaller properties. Would recommend the following: 5 acres or less 21-75 attendees and 5 maximum private parties; 6-19 acres 21-100 attendees and 10 party maximum per year. "
#3305	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3121	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	"3.06.03.01 BED AND BREAKFAST HOMESTAY. Item 7. This type of statement is listed under each type of overnight accommodation: Historic Property. "" ...Any expansion or enlargement of structure shall not exceed 15% of the total floor area existing prior to January 7, 2003, unless a greater expansion is approved by Minor Special Exception, pursuant to Section 7.09."" Can each ""Historic Property"" bullet point include this language: ""Alteration to the original footprint of the historic structure must be relevant to the setting and context-sensitive in design, such as structural additions to a country inn must utilize appropriate rural design, in keeping with the surroundings whether rural in nature or located within an historic main street village."" (Also stated in 03.06.04.02 ANTIQUE SHOP, and in 03.06.04.02 AUCTION HOUSE, and in 03.06.04.19 TEAHOUSE, and in 3.06.05.02 AGRICULTURAL CULTURAL CENTER, 3.06.05.04 ARBORETUM, 03.06.05.09 CROSS-COUNTRY SKI, 3.06.05.11 FARM BASED TOURISM)"
#3306	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3120	3.06.03 Lodging
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a>	3.06.03 LODGING. NOISE regulations only stipulating hours of operation for outdoor music/noise are insufficient for B&B's conducting weddings and large events. A noise regulation standard -- that is enforceable -- should be included. There is a known lack of clarity between noise regulations between Zoning Ordinances and Codified ordinance (Sheriff enforcement). NOW IS THE TIME with ZOR to make this correction.

ID	Section
Date:8/23/2021	
#3119	3.06.03 Lodging
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	"3.06.03 LODGING. LANDSCAPING/BUFFERING/SCREENING -- All. The statement requiring ""outdoor private party areas shall . . . screen outdoor private party areas, regardless of the size of adjacent property."" Unless the new Section for Landscaping/Buffering/Screening RETAINS this requirement it should be put back within the use specific standards to address known issues with large events held at B&Bs. All regulations for related to Special Events, set-backs, buffering, lighting, and site plans IF ALLOWED IN THE MDODs, must be the same as Brewery, Limited."
#3118	3.06.03 Lodging
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	"3.06.03 LODGING. Many Round 1 and Round 2 ZOR Focus Group and Zoning Audit input requests were not included in the current ZOR DRAFT TEXT. As indicated to Staff in Spring 2020 and Spring 2021 the input would be restated during ZOC review, and will also be included in Round 3 if DRAFT Text is not revised. Input was consolidated from numerous organizations, all currently published on the ZOR LOLA public input site. If Staff or WSP Consultants require additional evidence, cases, complaints submitted via LEx and other methods, copies can be sent to James David and/or ZORewrite@loudoun.gov. "
#3117	3.06.02.08 Tenant Dwellings
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.02.08.B2 TENENT DWELLING: Placing tenant dwelling on open space should not be a by right decision. It should require some type of approval by the county to avoid harm to the open space purpose.
#3294	3.06.02.08 Tenant Dwellings
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3116	3.06.02.07 Seasonal Labor Dormitory
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.02.07.B.3 SEASONAL LABOR DORMITORY & 3.06.02.08.B.7 TENANT DWELLING. Why would "Sanitary and Bathing Facilities" requirement for Seasonal Labor Dormitory (and Tenant Dwellings) be removed? Wouldn't that mean than an empty barn could be used without confirming proper facilities?

ID	Section
#3289	3.06.02.07 Seasonal Labor Dormitory
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	Review by the County Attorney's Office suggested deletion because it was redundant to the IBC regulations.
#3115	3.06.02.07 Seasonal Labor Dormitory
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	"3.06.02.07.B.3 SEASONAL LABOR DORMITORY. How will the requirement that residents be employed be enforced or monitored?  3.06.02.07.D Seasonal Labor Dormitory: Should this area also adhere to 5.07.05? "
#3290	3.06.02.07 Seasonal Labor Dormitory
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	If this section remains, yes, the parking will need to meet the landscaping and screening requirements.
#3114	3.06.02.04 Manufactured Homes
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	"3.06.02.04.A. MANUFACTURED HOMES. Why are manufactured homes in ARN, ARS, A-3 and TLN not subject to the standards?  3.06.02.04.B1 MANUFACTURED HOMES: Did you wish to limit size just to 900 sf or did you also want to limit to 19 feet wide?"
#3189	3.06.02.04 Manufactured Homes
By: Mark Holland Tags: staff <a href="mailto:mark.holland@loudoun.gov">mark.holland@loudoun.gov</a> Date:8/23/2021	The applicability standard in A is language carried over from the current ordinance. The districts have been updated to reflect the revised zoning district names. B.1. has been revised to include "and a minimum of" 19 feet in width. This is also carryover language from the current ordinance.
#3112	3.06.02.01 Accessory Dwellings
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.02.01.C ACCESSORY DWELLING. "Additional dwellings may be permitted by Special Exception f." What is "f"? 3.06.02.01.G. ACCESSORY DWELLINGS. Text for "G" is blank
#3160	3.06.02.01 Accessory Dwellings

ID	Section
By: Mark Holland Tags: staff <a href="mailto:mark.holland@loudoun.gov">mark.holland@loudoun.gov</a> Date:8/23/2021	"f" has been removed. G. references existing structures.
#3111	3.06.02.01 Accessory Dwellings
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.02.01.E ACCESSORY DWELLING. A detached accessory dwelling is subject to all yard requirements applicable to the building principle dwelling where it is located.
#3171	3.06.02.01 Accessory Dwellings
By: Mark Holland Tags: staff <a href="mailto:mark.holland@loudoun.gov">mark.holland@loudoun.gov</a> Date:8/23/2021	This should reference attached accessory dwellings. An accessory dwelling when located within or as part of the principal dwelling is subject to the same setbacks as that principal dwelling.
#3110	3.06.02.01 Accessory Dwellings
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	3.06.02.01.A.1. ACCESSORY DWELLINGS. The district name in the Use Matrix was changed/corrected to be "Agricultural Rural." Will this change be made consistent throughout this section?
#3277	3.06.02.01 Accessory Dwellings
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	Terminology will be standardized throughout.
#3109	3.06.01 Purpose and Applicability
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:8/23/2021	"3.06.01.A PURPOSE AND APPLICABILITY: Add 'environmental' to the list of items being protected, with notation such as: "" and to protect the County's unique/sensitive environments"" as the General Plan dedicates Chapter 2 to those goals. Does a 'restrictive covenant' clause need to be included as a conformance item?"
#3273	3.06.01 Purpose and Applicability
By: Ryan Reed	agreed. We will add the appropriate language in here.

ID	Section
Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	

## Section Comments

ID	Section
#3057	3.06.01 Purpose and Applicability
By: Rich Brittingham Tags: public <a href="mailto:rbrittingham@dewberry.com">rbrittingham@dewberry.com</a> Date:8/23/2021	<ul style="list-style-type: none"> <li>- This language needs to be included: "Unless otherwise specified, the following additional regulations may be modified by Minor Special Exception..."</li> <li>- Maybe addressed elsewhere in the ZO but how will these standards be applied to large site in the course of a SPAM? Will standards apply to only the areas of disturbance, or will site be required to all come into conformance with new use regulation standards which will become legal non-conforming with the adoption of the new ZO?</li> </ul>
#3274	3.06.01 Purpose and Applicability
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	We will look into both of these points.
#3051	3.06.06.02 Data Center
By: Rich Brittingham Tags: public <a href="mailto:rbrittingham@dewberry.com">rbrittingham@dewberry.com</a> Date:8/23/2021	<ul style="list-style-type: none"> <li>- Where substation is proposed on-site, adjacent buffering must meet requirements of Section 3.06.07.08</li> <li>- Or just require Type C buffer on all sites for Data Centers</li> <li>- Berm slope should be revised to 3:1 to be consistent with security and maintenance standards</li> </ul>
#3045	3.06.07.08 Utility Substations
By: Rich Brittingham Tags: public <a href="mailto:rbrittingham@dewberry.com">rbrittingham@dewberry.com</a> Date:8/23/2021	<ul style="list-style-type: none"> <li>- Sec D: Add language "A Commission Permit is required unless the utility substation is specially delineated in the Comprehensive Plan or shown on Concept Development Plan approved by Board of Supervisors"</li> <li>- Sec E: Need additional consistency and clarification on buffer requirements along roadways. Do Road corridor buffer supersede this requirements or does Type C buffer supersede?</li> <li>- Sec E: Additional clarification and consistency when Substation is located within property developed for data center uses. Safety and security concerns make any buffer plantings impractical around internal substations perimeter directly adjacent to Data Center buildings on-site. Additionally, Data Centers often require different buffer yards. ZO should allow for simple adjustments when existing buffer is installed (or shown on approved site plan) rather than a retrofit which results in complex SPAM process simply to slightly increase plant quantities.</li> </ul>

## ZOC Comments - Use-Specific Standards Section 3.06 8/18/21-8/23/21

ID	Section
#3197	3.06.07.07 Telecommunications Facility
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Input from people involved in stopping AT&T's plans on Short Hill: "The top of a monopole or antenna should not exceed the elevation of the ridgeline." Thus the pole must be put further downslope.  I concur.
#3108	3.06.05.05 Assembly
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.05.05 Assembly Since a SPEX is required, I have no comments. I favor as much legislative overview as possible, and that sort of approval means it is not necessary to foretell the future (when some uses may become an irritant) or to cover every detail and eventuality in the zoning ordinance.
#3107	3.06.05.03 Agricultural Education or Research
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.05.02 Agricultural education and research This speaks of customers and visitors, yet the definition implies a focus on education, presumably of individuals. This is inconsistent. Moreover, why is this here; is it needed? Perhaps the simplest correction is to require a SPEX.
#3106	3.06.05.02 Agricultural Cultural Center
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.05.02 Agricultural cultural center Why is this here? Suggest deleting this use.
#3105	3.06.05.01 Amphitheater
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.05.01 Amphitheater Suggest limiting hours of operation. No other comments since a SPEX is required and I'm satisfied that applications will thus be scrutinized.
#3104	3.06.04.19 Snack or Beverage Bars

<p>By: Charles Houston                  Tags: public  <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a>                  Date:8/23/2021</p>	<p>3.06.04.19 Snack bars                  As defined, this could include major chain operations, especially Starbucks, to open anywhere in the RPA on a by-right basis. Addressing this might best be done in the Definitions section, by saying franchises and chains are not included. To reinforce this, change the name of the use to "Snack bars - Locally owned." I would also suggest that a snack bar require a SPEX.</p>
#3380	3.06.04.19 Snack or Beverage Bars
<p>By: Ryan Reed                  Tags: public,staff  <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a>                  Date:8/24/2021</p>	noted
#3103	3.06.04.18 Small Business, Agricultural and Rural
<p>By: Charles Houston                  Tags: public  <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a>                  Date:8/23/2021</p>	<p>3.06.04.18 Small Business                  D. 3 &amp; 4. Repair businesses and contractors could be problematic. Suggest treating them differently, with beefed-up screening, limits on outdoor storage, perhaps addressing noxious odors, etc.</p>
#3377	3.06.04.18 Small Business, Agricultural and Rural
<p>By: Ryan Reed                  Tags: public,staff  <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a>                  Date:8/24/2021</p>	noted
#3102	3.06.04.17 Restaurant
<p>By: Charles Houston                  Tags: public  <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a>                  Date:8/23/2021</p>	<p>Restrict heights to one story (In fact, the performance standards for just about every use should specify a height limit, which could vary between zoning districts.)</p>
#3371	3.06.04.17 Restaurant
<p>By: Ryan Reed                  Tags: public,staff  <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a>                  Date:8/24/2021</p>	noted
#3101	3.06.04.17 Restaurant
<p>By: Charles Houston                  Tags: public  <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a>                  Date:8/23/2021</p>	<p>3.06.04.17 Restaurant                  The Uses table has sit-down restaurants and take-oy restaurants. Why aren't there separate performance standards here?                  C. Limit hours to 10 PM on weekdays.</p>
#3372	3.06.04.17 Restaurant



By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted. will work to align standards with use tables.
#3100	3.06.04.16 Personal Services
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.16 Personal Services Shouldn't this also include hair salons, barber shops, spas? Shouldn't the performance standards include size limits?
#3368	3.06.04.16 Personal Services
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	The proposed "personal services" definition will include those uses as well. This existed in Article 8 - Definitions previously and contained standards that needed to be removed from definitions. Size limits and other standards are open for discussion.
#3099	3.06.04.14 Kennels/Indoor Kennels
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.15 Kennels B.1. Many kennels have "dog doors" opening into very small outside enclosures, with wire walls and roofs. This seems reasonable but would be forbidden by this section. Much more importantly, there should be a maximum size, either number of animals or square footage.
#3364	3.06.04.14 Kennels/Indoor Kennels
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3098	3.06.04.13 Farm Markets
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	E.1. Should be 10% of the indoor sales area. Strongly suggest a separate use - "Farm market small scale" perhaps defined as less than one acre total space including parking, 500 sf maximum indoor space and 500 sf maximum outdoor sales space. This lets individuals to set up small shops or stands to sell their mown products. There are examples of this in various places.
#3361	3.06.04.13 Farm Markets
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	see #3097
#3097	3.06.04.13 Farm Markets

By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	E.1. Should be 10% of the indoor sales area. Strongly suggest a separate use - "Farm market small scale" perhaps defined as less than one acre total space including parking, 500 sf maximum indoor space and 500 sf maximum outdoor sales space. This lets individuals to set up small shops or stands to sell their mown products. There are examples of this in various places.
#3362	3.06.04.13 Farm Markets
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3096	3.06.04.13 Farm Markets
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.13 Farm markets Unnecessary underlining in several places.
#3363	3.06.04.13 Farm Markets
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	agreed. will clean up.
#3095	3.06.04.12 Farm Machinery
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.12 Farm machinery This section needs further development to include considering inside sales/service and outdoor sales-display and storage areas. Lighting standards would be good. I assume that there is no need to refer to signage since it would be controlled by that ordinance.
#3359	3.06.04.12 Farm Machinery
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3094	3.06.04.11 Drive-through Facilities Associated With Banks, Financial Institutions and Pharmacies
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.11 Banks etc. with drive-through lanes. "C" is an incomplete sentence.
#3358	3.06.04.11 Drive-through Facilities Associated With Banks, Financial Institutions and Pharmacies

By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3093	3.06.04.10 Craft Beverage Manufacturing
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	B.1.a Tasting rooms. Suggest this language: "Indoor and outdoor facilities, collectively, for tasting rooms and ..." As drafted, indoor rooms have a maximum size but outdoor seating does not have a size limit. Suggest specifying maximum hours of operation.
#3355	3.06.04.10 Craft Beverage Manufacturing
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3092	3.06.04.10 Craft Beverage Manufacturing
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.10 Craft beverage manufacturing Suggest removing "manufacturing" from the title since sales and consumption are allowed.
#3356	3.06.04.10 Craft Beverage Manufacturing
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3091	3.06.04.09 Convenience Stores
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.09 Convenience store Suggest specifying hours of operation, even if it's open 24 hours per day.
#3351	3.06.04.09 Convenience Stores
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3090	3.06.04.08 Commercial Nursery

By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.08 Commercial nursery 3.06.04.08. B. On-site production should not be a requirement. 3.06.04.08.D.2. Accessory products sales area is not to exceed 25% of the “gross sales area.” That’s an undefined term; is it indoor or outdoor area? Again, an example of lack of drafting precision.
#3349	3.06.04.08 Commercial Nursery
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	language is carry-over and reorganized from existing 5-605. Open to discussion.
#3088	3.06.04.07 Child Day Care
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.07.C Child care Suggest limits on number of children.
#3347	3.06.04.07 Child Day Care
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	to clarify, are you suggesting a limit on the number of children at or above the age of 13?
#3087	3.06.04.07 Child Day Care
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.07.B Child day homes There’s an unnecessary quotation mark in B 2. A “P” is missing in the first line of B 5 and unnecessary underlinings in B 9 and B 13.
#3348	3.06.04.07 Child Day Care
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	we will fix that presently.
#3086	3.06.04.06 Business Support Services
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.06 Business support services Suggest a one-story height limit. Suggest that outdoor storage be required to be fenced (with screening fencing) as well as buffers. Suggest specific standards for outdoor storage, probably district-by-district. This use could get out of hand - visualize a parking lot with 20 or more service trucks.
#3345	3.06.04.06 Business Support Services

By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3085	3.06.04.05 Building Maintenance Services
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.05 Building maintenance Add more performance standards, especially FAR. Suggest a one-story height limit.
#3344	3.06.04.05 Building Maintenance Services
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	yes, more standards to come.
#3084	3.06.04.04 Banquet/Event Facility
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.04 Banquet and event facilities Hours of operation - should cease at 10:00 PM weekdays.
#3342	3.06.04.04 Banquet/Event Facility
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3083	3.06.04.03 Auction House
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.03 Auction house Suggest four different classifications: Auction - animal; Auction - equipment; Auction - vehicles; and Auction - personalty. ("Personalty" is a legal term but it picks up everything from art to zithers.) Each of these have unique characteristics. However, since a SPEX or a ZOAM is required in the RPA, this suggestion is more important in the UPA and SPA.
#3338	3.06.04.03 Auction House
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3082	3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop

By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.02.c.1 Size of lot: 1 acre works in ARN and ARS but is too large elsewhere. Simply include these in the general retail category.
#3329	3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3081	3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.02 Antique store, art studio, etc. In the Uses table, an art studio is in the Public/Civic/Institutional category. In that Uses table I do not see “antique store,” “art gallery” or “craft shop.” These could simply be part of “retail, general” in the Uses table. Art studios should be permitted in ARN and ARS. Art galleries of less than 500 sf should be permitted in ARN and ARS if there are an accessory use to an art studio. Art studios should be limited to 2 artists; more should require an MPEX. (Hill High would be an example.)
#3331	3.06.04.02 Antique Shop, Art Gallery, Studio or Craft Shop
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3080	3.06.04.01 Animal Hospital
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.04.01 Animal Hospital A SPEX is required in ARN and ARS. There are important equine clinics in ARN and ARS. Instead of requiring a SPEX, I suggest a MPEX if the facility is for equines or farm animals rather than for domestic pets. Where are the suggested standards for kennels and vets? Where are suggested standards for adult and child day care? For banks?
#3327	3.06.04.01 Animal Hospital
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted.  kennels and child day care are within this section. Adult day care and banks did not have existing standards in the ZO. Can be considered if necessary.
#3079	3.06.03.04 Guest Farm or Ranch
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.03.03 Guest Farm B. Size. Rooms are rented, not leased. This illustrates the lack of clarity and accuracy in many sections of the text. Given the lack of many performance standards, I suggest that a SPEX be required.

ID	Section
#3324	3.06.03.04 Guest Farm or Ranch
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3078	3.06.03.02 Camp, Day and Boarding
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.03.01 and .02 Camps Suggest requiring fire and health departments' approval. Suggest a one-story height limit for all structures.
#3314	3.06.03.02 Camp, Day and Boarding
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3077	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	G. Rural Resort G.6. Golf courses? Swimming pools? Ball fields? Weak noise restrictions? Currently a rural resort requires a MPEX in ARN and ARS. Insanity!!! This absolutely should require a SPEX at a minimum. I'd much prefer to delete it as a permitted use so that a ZOAM is required. A SPEX is required for a large camp, which doesn't allow such uses, so logically a SPEX would be the minimum standard for a rural resort. Lansdowne approximates the character of a rural resort. Would we ever want to allow a Lansdowne to plo down in western Loudoun without BoS approval and extensive public input?
#3307	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3076	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	ZOC should have a good discussion about what a country inn could be and how one should be restricted. Other vague uses also need solid discussion - rural retreats is an example.

ID	Section
#3308	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	rural resort replaces rural retreat
#3075	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	F. Country Inn F.1.a. There really needs to be a maximum size for a country inn!!! F.1.b. allows multiple structures. This was misused on Route 9 to building a multi-structure on a by-right basis. Suggest requiring a SPEX if there are to be multiple buildings. F.2.f. The limits on restaurant size are almost meaningless: On a 20-acre site with a .04 FAR, the inn could be 35,000 sf and the restaurant could be 17,000 sf. This would be a huge restaurant. I suggest a maximum restaurant/prep size of 6,000 sf regardless of the size of the lot. F.6. Noise. Use the same restrictions as for the B&B's: No outdoor music between 11PM and 10AM on weekends and 10PM to 10AM weekdays. A country inn can be a huge project with many impacts on the county. They are suggested to be by-right or require a MPEX. I suggest a SPEX for country inns given the potential consequences. Uses like this are why my concept of "sunset zoning" is wise.
#3309	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3074	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.06.03.01 B&B et seq B. Shouldn't Health Department approval also be required? C. Why allow any parties above the maximum??? E. B & B Inn can have up to 10 rooms. This suggests purpose-built buildings, not use of a home. I would delete this category and increase the maximum number of rooms in B&B Homestay from 4 to 6. Subparagraph 'd' in B&B Homestay and 'f' in B&B Inn forbids food service. I suggest also forbidding the operator from providing alcohol.
#3311	3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts



By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	The HD approval is required for all zoning permits. We will ensure the references are consistent. The private party maximum is on a daily basis, versus a by-right number of times that may exceeded per year. This mirrors the special event permits. Noted re: providing alcohol.
#3073	3.06.08.04 Brewery, Limited
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	D.1. Limit this to 100 persons. Breweries are a great rural economy use, but let's not turn western Loudoun into Party Central with large gatherings.
#3072	3.06.08.04 Brewery, Limited
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	I continue to believe that breweries and wineries should be in the Food & Beverage section, not in Agriculture.
#3070	3.06.08.06 Winery, Commercial
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Suggest no commercial wineries in the MDOD
#3069	3.06.08.06 Winery, Commercial
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Require that these be located on the larger paved roads, however they roads are classified.
#3068	3.06.08.06 Winery, Commercial
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Where is "farm winery"?
#3067	3.06.08.05 Wayside Stands
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Suggest size limit of 1,000 sf. Suggest allowing 50% of products to be from 3rd party sources.  These are not "farm markets," but simple stands and should be encouraged.  Suggest signage and lighting standards.

#3066	3.06.08.02 Agriculture Support Uses (Direct Association with On-Site Agricultural Activity)
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Suggest 10 acres for equestrian event facility and 15 acres for livery stable.
#3065	3.06.08.02 Agriculture Support Uses (Direct Association with On-Site Agricultural Activity)
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	I don't see section 5.07.03.A.6, Buffers, but regardless there should be NO buffer requirement for barns, run-ins, sheds, etc. in the RPA.
#3063	3.06.08.02 Agriculture Support Uses (Direct Association with On-Site Agricultural Activity)
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Where is this defined? Is the intent that this be for barns, etc.?
#3062	3.06.08.02 Agriculture Support Uses (Direct Association with On-Site Agricultural Activity)
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Suggest 10 acre minimum for equestrian event center and 15 acre minimum for livery stable.
#3061	3.06.08.01 Agriculture, Horticulture and Animal Husbandry
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	D. Very sloppy language makes this hard to understand.
#3060	3.06.08.01 Agriculture, Horticulture and Animal Husbandry
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	C - Conservation Farm Plan -- is serious overkill. Delete it.
#3058	3.06.08.01 Agriculture, Horticulture and Animal Husbandry

By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	B.2. Suggest minimum lot of 3 acres.
#3056	3.06.07.07 Telecommunications Facility
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Telecommunication towers - suggest same language on location/elevation as I suggested for monopoles - keep them away from ridgelines.
#3054	3.06.07.07 Telecommunications Facility
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	The intent of 3.o is good but the language needs work. I suggest prohibiting any monopole from locating at an elevation within 20 feet of the ridgeline.
#3053	3.06.07.07 Telecommunications Facility
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	3.c. A 199 foot height? Insane!
#3052	3.06.07.07 Telecommunications Facility
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Delete 1.d. AT&T is promoting a first-responders service that requires monopoles. It could simply offer free service to, say, a volunteer fire department in return for co-locating a monopole. AT&T could then build whatever it wished, with no public review. (This is a lesson-learned from the Short Hill situation.)
#3049	3.06.07.07 Telecommunications Facility
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	1.j. A max height of 199' seems crazy
#3048	3.06.07.07 Telecommunications Facility
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	d. should say max diameter of dish antennae is 6'

ID	Section
#3047	3.06.07.07 Telecommunications Facility
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	B.1.b should say "the lesser of 20 feet..."
#3046	3.06.07.06 Stockpiling
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	I did not see Stockpiling as a use in any planning area. If that's correct, why is this section needed?  I suggest allowing it in some districts but requiring a SPEX.
#3044	3.06.07.05 Solar Facility, Commercial
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	PLEASE delete this!!
#3043	3.06.07.04 Recycling Collection Centers and Material Recovery Facilities
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	E.6. There is no consistency on operating hours, across many uses. Suggest handling this like parking, where there is one section on Operating Hours which are then specified for all uses where operating hours need to be stated.
#3042	3.06.07.04 Recycling Collection Centers and Material Recovery Facilities
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	B.4. Is the 3,000 sf for structures? Containers? Or for the lot?
#3041	3.06.07.01 Airport
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	B.1.a. Do you mean one runway? "Air strip" is undefined.
#3040	3.06.06.08 Sawmills

By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Need operating hours
#3039	3.06.06.07 Outdoor Storage
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Buffers? Setbacks?  This is the kind of use that could get out of hand, thus the performance standards need to be tough...and specific.
#3038	3.06.06.07 Outdoor Storage
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Minimum lot sizes? On what sort of roads should they front? Concur with Jean. Specific language on screening is set out for data centers - just copy-and-paste.
#3037	3.06.06.06 Mini-Warehouse
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Minimum lot size?
#3036	3.06.06.04 Flex Buildings
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Minimum lot size?
#3035	3.06.06.04 Flex Buildings
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Suggest adding the language about design and trails that are set out for data centers.
#3034	3.06.06.03 Extractive Industries
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Suggest hours of operation: Not past 6:00 PM and not operated on weekends.

ID	Section
#3261	3.06.06.03 Extractive Industries
By: Rich Brittingham Tags: public <a href="mailto:rbrittingham@dewberry.com">rbrittingham@dewberry.com</a> Date:8/24/2021	All new applications or amendments to existing facilities currently require a SPEX, and I assume that will continue. So any circumstances which would necessitate limited hours of operation should be evaluated at that time on a case by case basis. Arbitrarily limiting hours of operation for this use is problematic
#3033	3.06.06.02 Data Center
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Where are height limits? FAR?
#3032	3.06.05.19 Rural Retreat
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Strongly suggest requiring a SPEX for all rural retreats!!  And why is this even here? Are there rural retreats in the county now?
#3031	3.06.05.19 Rural Retreat
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Shouldn't C.4. be the FAR of the aggregate of all structures on the site?
#3029	3.06.05.19 Rural Retreat
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	C 3 speaks of "rural corporate retreats," while the section is about "rural retreats."
#3028	3.06.05.18 Recreation
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Why should the building be at least three stories? The county already has businesses like an indoor go-kart track that are in single-story buildings.
#3027	Recreation, outdoor or major

By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Definition of Recreation should not include Lodging!!
#3026	3.06.05.17 Public Safety Uses
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	FAR of 0.3 seems too small
#3025	3.06.05.13 Golf Course
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Golf clubs are almost synonymous with country clubs. Perhaps the sections can be merged. If not, suggest putting them next to each other in the document.
#3024	3.06.05.13 Golf Course
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Suggest forbidding sand traps.
#3023	3.06.05.11 Farm Based Tourism
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Given that 300 visitors per day is considered "small scale," I suggest a 10-acre minimum lot.
#3022	3.06.05.10 Fairground
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Suggest requiring a SPEX.
#3021	3.06.05.10 Fairground
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	I'm confused here as well since I did not see Fairgrounds in any USE table. There is already a fairground in the county so Fairground should be included in the USE table.

ID	Section
#3020	3.06.05.09 Cross-Country Ski Business or Eco-Tourism
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Neither of these appear in any of the USE tables. Suggest eliminating this section.  Are there either of these uses in the county now?
#3019	3.06.05.08 Country Club
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Design standard #3 speaks to ridgelines and hilltops. These are specific elevations and what we really want is to forbid development on or within a certain number of feet to the APPARENT ridgeline. While this seems like semantics, AT& has suggested that t might use this distinction to put a large tower on Short hill Mountain since the current ZO speaks to "ridgelines" and it could put the tower just a few feet off the technical ridgeline.
#3018	3.06.05.08 Country Club
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Design standards #1 and #3 may be difficult to enforce since they are subjective. Can you create objective standards?
#3017	3.06.05.08 Country Club
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Glad a SPEX is required.  Perhaps divide the standards into parts for golf course, tennis courts (where lighting is a problem,) and for a swimming pool. Include support facilities as appropriate. The do a separate section for the clubhouse.
#3016	3.06.05.07 Conference and Training Centers
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	The earlier Use table specifies SPEX for training facilities. The table here requires a SPEX only for large-scale projects.  These categories could lead to projects that really don't fit into ARN or ARS. Very important to require a SPEX for any of these uses, regardless of size.
#3015	3.06.05.07 Conference and Training Centers
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	The Use table I see speaks of a "training facility" and I did not see a "conference center." Consistency is important...and helpful.



ID	Section
#3014	3.06.05.06 Cemetery, Mausoleum, Crematorium, Memorial Park
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	Setbacks from individual wells are important.
#3013	3.06.05.06 Cemetery, Mausoleum, Crematorium, Memorial Park
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/23/2021	FAR doesn't apply to a cemetery. Also, should the cemetery be limited to a certain amount of the parcel, or will setbacks achieve the same purpose?
#3010	Continuing care facility
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/21/2021	Continuing Care Facility: This misses an important type of project which I guess could be called "Senior Living.' Projects like Spring Arbor in Leesburg include small free-standing apartments, apartments in larger buildings, nursing home rooms and hospice facilities. These projects are seldom located near health care facilities.
#3009	Congregate housing
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/21/2021	Congregate housing should also include establishments providing shelter for teen pregnancies. (There is one such place near us.)
#3008	3.06.02.08 Tenant Dwellings
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/21/2021	Tenant dwellings, C.4. Hoe occupation by tenants. I would forbid child care or any form of school.
#3296	3.06.02.08 Tenant Dwellings
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3007	3.06.02.08 Tenant Dwellings

By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/21/2021	C.6. allows 4 tenant dwellings/parcel. This seems to conflict with the limits in A.!
#3297	3.06.02.08 Tenant Dwellings
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3006	3.06.02.08 Tenant Dwellings
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/21/2021	B.2. What is an "open space parcel"?
#3298	3.06.02.08 Tenant Dwellings

By: Ryan Reed  
Tags: public,staff  
[ryan.reed@loudoun.gov](mailto:ryan.reed@loudoun.gov)  
Date:8/24/2021

Open Space: Areas of trees, shrubs, lawns, grass, pathways and other natural and man-made amenities not within individual building lots, (except in rural village and Countryside Village developments), set aside for the use and enjoyment of residents, visitors and other persons, unoccupied by buildings or facilities unless related to recreational activities and in the TR and JLMA districts HOA facilities, and accessible to and adequate for persons and functions it is designed to serve. Lot coverage in the open space shall be limited to 0.01 of the lot. Generally, open space is intended to provide light and air and is designed for either scenic or recreational purposes. For the purpose of this Ordinance, open space shall include and be qualified as active recreation space, common open space, and dedicated open space.

a. Open space, active recreation: That open space that is designed for recreational purposes, to include, but not to, be limited to such uses as ballfields, multi-purpose courts, swimming pools, tennis courts, golf courses, play lots and playgrounds, camping, picnicking, boating, fishing, equestrian activities, walking and biking trails, and activities incidental and related to the foregoing. (In the TR and JLMA districts, these recreational facilities may include HOA facilities.) Recreational facilities may be open to the public for a fee, provided the intent of the open space requirements is maintained. Examples of acceptable for-fee facilities include golf courses and sports pavilions where such facilities are utilized and enjoyed by the development but that must secure outside users for economic viability.

b. Open space, common: Land within, or related to, a development not individually owned or dedicated for public use which is designed or intended for the common use or enjoyment of the residents of the development and may include such complementary structures and improvements as are necessary and appropriate. In only the Planned Development Housing (PD-H) Zoning District, uses of common open space may also include a dog park provided that the following conditions are met: 1) the dog park is non-commercial in nature; and 2) the homeowners' association (HOA) for such PD-H Zoning District owns and operates the dog park and owns the common open space upon which the dog park is located. Such dog park may be open to the public for a fee, provided the intent of the open space requirements is maintained.

c. Open space, dedicated: All open space which is to be dedicated or conveyed to the County or an appropriate public agency, board, or body for public use as open space. For the purposes of this definition, twenty-five percent (25%) of all dedicated school sites shall be considered as dedicated open space

ID	Section
#3005	3.06.02.07 Seasonal Labor Dormitory
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/21/2021	MAJOR COMMENT  Every bit of text needs to be scrutinized for precision and clarity. Here's an example of poor drafting: While I understand that seasonal labor dormitories are not to be greater than 2,500 sf in size, the draft sentence could be read as allowing a structure up to 2,500 sf per laborer housed. This might seem like nit-picking, but this will be a long-lasting document and it absolutely must be clear.
#3291	3.06.02.07 Seasonal Labor Dormitory
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3004	3.06.02.07 Seasonal Labor Dormitory
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/21/2021	Change minimum size to 150 or 200 sf
#3292	3.06.02.07 Seasonal Labor Dormitory
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3003	3.06.02.04 Manufactured Homes
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/21/2021	Manufactured Homes: These are permitted in ARN and ARS, so why don't these standards apply?
#3285	3.06.02.04 Manufactured Homes
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	This was carry over language from 5-620(I), however noted.
#3002	3.06.02.02 Guest Houses

By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/21/2021	Minor drafting comments: In B., change "must" to "may."  Need clarity: In C., the last phrase (" or otherwise used as a separate dwelling." is very vague. Delete it or clarify it.
#3281	3.06.02.02 Guest Houses
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:8/24/2021	noted
#3001	3.06.02.01 Accessory Dwellings
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:8/21/2021	3.06.02.01 A.1. Minor suggestion: Should read "...a footprint of not more than 70% of the FOOTPRINT OF the principal structure..."