

ZOAM-2020-0002, PRIME AGRICULTURAL SOILS AND CLUSTER SUBDIVISION AMENDMENTS
COMPARISON TABLE (10/25/2022) Yellow Highlight Indicates an Amendment

Zoning Ord. Req.	Current AR-1 Text	Draft AR-1 Text	Current AR-2 Text	Draft AR-2 Text	Notes
<i>Purpose and Intent</i>	No language mentioning prime farmland soils	Language added stating protection of prime farmland soils	No language mentioning prime farmland soils	Language added stating protection of prime farmland soils	
<i>Use Table</i>	No separation of permitted or permissible uses for different lot types	Table revised to state those uses permitted or permissible based on the rural cluster option lot types, and open space uses moved to Use Table.	No separation of permitted or permissible uses for different lot types	Table revised to state those uses permitted or permissible based on the rural cluster option lot types, and open space uses moved to Use Table.	
<i>Min. Dev. Acreage</i>	20 Acres	20 Acres	40 Acres	40 Acres	
<i>Max. Lot Yield Density</i>	1 lot per 5 acres	1 lot per 5 acres	1 lot per 15 acres	1 lot per 15 acres	Based on Originating Tract
<i>Min. Percentage of Land Area Outside of Residential Cluster Lots</i>	70%	70%	70%	70%	
<i>Lot Types in 70% Land Area</i>	Rural Economy and/or Open Space	Combination of Preservation Farm Lot, Rural Economy Cluster Lot, and/or Open Space Lot	Rural Economy and/or Open Space	Combination of Preservation Farm Lot, Rural Economy Cluster Lot, and/or Open Space Lot	
<i>Max. No. of Res. Cluster Lots in a Group</i>	25	25 Number of lots within groupings may be adjusted by the Zoning Administrator if demonstrated that more connected Prime Farmland Soils can be placed within the PFL or less disturbance of other environmental features	25	25 Number of lots within groupings may be adjusted by the Zoning Administrator if demonstrated that more connected Prime Farmland Soils can be placed within the PFL or less disturbance of other environmental features	
<i>Min. Distance Between Groupings of Res. Cluster Lots</i>	500 Feet	100 Feet Chg from 8/5/2022	500 Feet	100 Feet Chg from 8/5/2022	
<i>Min. Res. Cluster Lot Size, On-site Water and Wastewater</i>	40,000 SF	40,000 SF	40,000 SF	40,000 SF	
<i>Min. Res. Lot Size, Off-site Wastewater, On-site Water</i>	20,000 SF	20,000 SF	20,000 SF	20,000 SF	

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<i>Min. Res. Lot Size, Off-site Water and Off-site Wastewater</i>	No Min. Lot Size	No Min. Lot Size	No Min. Lot Size	No Min. Lot Size	
<i>Max. Res. Cluster Lot Size</i>	4 Acres	2 Acres	4 Acres	2 Acres	
<i>Max. Res. Cluster Lot Coverage</i>	8% - Lots < 40,000 SF 15% - Lots 40,00 SF – 4 AC	15% Max.	8% - Lots < 40,000 SF 15% - Lots 40,00 SF – 4 AC	15% Max	
<i>Preliminary Soils Review</i>	Preliminary Soils Review not required	Preliminary Soils Review required	Preliminary Soils Review not required	Preliminary Soils Review required	
<i>Req. for Preservation Farm Lots (PFL)</i>	No Req.	Minimum of 1 per each cluster sub. that contains 5 acres or more Prime Farmland soils	No Req.	Minimum of 1 per each cluster sub. that contains 5 acres or more Prime Farmland Soils	
<i>Permanent Open Space Easement</i>	No. Req.	PFL subject to Permanent Open Space Easement	No Req.	PFL subject to Permanent Open Space Easement	
<i>Min. Amount of Prime Farmland Soils Preserved on Preservation Farm Lot</i>	No Req.	70% of the Prime Farmland Soils within the Originating Tract	No. Req.	70% of the Prime Farmland Soils within the Originating Tract	
<i>Min. Preservation Farm Lot Size</i>	No. Req.	20 to 30 Acre Originating Tract = 10 Acre PFL Over 30 Acre Originating Tract = 15 Acre PFL	No Req.	40 to 50 Acre Originating Tract = 20 Acre PFL Over 50 Acre Originating Tract = 25 Acre PFL	
<i>Max. Lot Coverage, Preservation Farm Lot</i>	No. Req.	15%	No Req.	15%	
<i>No. of Req. Rural Economy Cluster Lots</i>	Min. of 1	Min. of 1 for Originating Tracts that have less than 5 acres of Prime Farmland Soils	Min. of 1	Min. of 1 for Originating Tracts that have less than 5 acres of Prime Farmland Soils	
<i>Min. Rural Economy Cluster Lot Size</i>	15 Acres	20 to 30 Acre Originating Tract = 10 Acre RECL Over 30 Acre Originating Tract = 15 Acre RECL	25 Acres	40 to 50 Acre Originating Tract = 20 Acre RECL Over 50 Acre Originating Tract = 25 Acre RECL	

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<i>Max. Rural Economy Cluster Lot Coverage</i>	8%	15%	8%	15%	
<i>Min. Rural Economy Cluster Lot Width</i>	175 Feet <i>Chg from 8/5/22?</i>	No requirement	175 Feet <i>Chg from 8/5/22?</i>	No requirement	
<i>Max. Rural Economy Cluster Lot Length/Width Ratio</i>	3:1	No Max.	3:1	No Max.	
<i>Min. Setbacks From R.O.W and Private Access Easements</i>	100 Feet, Arterial Rd. 75 Feet, Collector Rd. 35 Feet, Any other R.O.W. or easement	100 Feet, Arterial Rd. 75 Feet, Minor Collector Rd. 25 Feet, All other R.O.W.	100 Feet, Arterial Road 75 Feet, Collector Road 35 Feet, Any other R.O.W. or easement	100 Feet, Arterial Rd. 75 Feet, Minor Collector Rd. 25 Feet, All other R.O.W.	
<i>Min. Res. Perimeter Setback</i>	100 Feet	No requirement	100 Feet	No requirement	
<i>Min. Yards</i>	Front: 35 Feet Side: 15 Feet Rear: 35 Feet	Front: 25 Feet Side: 15 Feet Rear: 20 Feet	Front: 35 Feet Side: 15 Feet Rear: 35 Feet	Front: 25 Feet Side: 15 Feet Rear: 20 Feet	
<i>Max. Building Height</i>	35 Feet	35 Feet	35 Feet	35 Feet	
<i>Utility Req., Sewer</i>	70% of lots may have primary or reserve septic fields within open space	70% of lots may have primary or reserve septic fields within open space	70% of lots may have primary or reserve septic fields within open space	70% of lots may have primary or reserve septic fields within open space	
<i>Maint. Of Water and/or Sewage Disposal Systems</i>	Individual Systems or Communal	No change	Individual Systems or Communal	No change	
<i>Lot Access, Max. No. of Lots accessing Private Access Easements</i>	25	25	25	25	
<i>Pre-Submission Meeting</i>	No req. for a pre-submission meeting	Optional Pre-submission meeting available prior to any application for a Cluster Subdivision	No req. for a pre-submission meeting	Optional Pre-submission meeting available prior to any application for a Cluster Subdivision	
<i>Advisory Cluster Subdivision Siting and Design Guidelines</i>	No siting and design guidelines	Advisory siting and design guidelines	No siting and design guidelines	Advisory siting and design guidelines	

**ZOAM-2020-0002, PRIME AGRICULTURAL SOILS AND CLUSTER SUBDIVISION AMENDMENTS
COMPARISON TABLE – ARTICLE 8 DEFINITIONS (10/25/2022)**

Current Definition	Draft Definition
<p>Cluster Development (AR Districts Only): A type of development design that allows for the subdivision of a tract of land with a more compact residential design plus one or more large lots suitable for rural economy uses or common open space. Land not included within lots or required for public or private streets shall be maintained as common open space. Communal water and/or sewer systems are permitted under this development type within the common open space.</p>	<p>Cluster Development Subdivision Option (AR Districts Only): A type of development design option that allows for the subdivision of an Originating Tract of land with that permits a higher residential density and smaller lot sizes than the other subdivision options, more compact residential design plus and includes one or more larger lots suitable for <u>agriculture, horticulture, and/or animal husbandry uses, other rural economy uses, or common open space.</u> Land not included within lots or required for public or private streets shall be maintained as common open space. Communal water and/or sewer systems are permitted under this development type within the common open space.</p>
<p>No current definition for Preservation Farm Lot</p>	<p><u>Preservation Farm Lot:</u> A type of lot that may be created under the AR-1 or AR-2 District Cluster Subdivision Option that contains a minimum amount of prime farmland soils, if such soils are present within the originating tract. The principal use of a Preservation Farm Lot is for agricultural, horticultural, and/or animal husbandry uses, and a single family detached dwelling with associated accessory uses.</p>
<p>No current definition for Prime Farmland Soils</p>	<p><u>Prime Farmland Soils:</u> The original basis for the identification of Prime Farmland Soils is the “Interpretive Guide to Soils Maps, Loudoun County, Virginia”, which is shown on the Loudoun County Geographical Information System (WebLOGIS). The following soil mapping units are identified as Prime Farmland Soils within Loudoun County: 3A, 7A, 13B, 17B, 23B, 28B, 31B, 43B, 45B, 55B, 70B, 70C, 71B, 76B, 90B, 93B, 94B and 95B.</p>
<p>Rural Economy Conservation Lands: One of the two required elements of a residential cluster option development within the AR zoning district located outside of the cluster portion and intended to accommodate rural economy and open space uses as permitted in the underlying zoning district.</p>	<p align="center">Definition deleted</p>
<p>Rural Economy Lot: A type of lot located with an AR-1 or AR-2 District cluster subdivision. A minimum of one Rural Economy Lot is required to be located within any AR-1 or AR-2 cluster subdivision. The primary use of such lot is for rural economy uses, with residential uses permitted in association with a rural economy use</p>	<p>Rural Economy Lot: A type of lot located with an AR-1 or AR-2 District cluster subdivision <u>Principal/Subordinate Subdivision Option</u>. A minimum of one Rural Economy Lot is required to be located within any AR-1 or AR-2 <u>Principal/Subordinate cluster sSubdivision Option</u>. The primary use of such lot is for rural economy uses, with <u>a single family detached residential usesdwelling unit</u> permitted in association with a rural economy use <u>on the lot</u>.</p>
<p>No current definition for Rural Economy Cluster Lot</p>	<p><u>Rural Economy Cluster Lot:</u> A type of lot located within an AR-1 or AR-2 District Cluster Subdivision Option. The principal use of such lot is for rural economy uses, and a single family detached dwelling with associated accessory uses.</p>

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Current Definition	Draft Definition
<p>Rural Economy Uses: An array of agricultural and equine enterprises, tourist attractions and services, and commercial businesses that are land-based, depend on large tracts of open land, and the area’s rural atmosphere.</p>	<p>Rural Economy Uses: <u>Agricultural, horticultural, and animal husbandry uses; tourist attractions and services; and other commercial businesses listed as permitted or permissible uses in the AR-1 and AR-2 Districts that are dependent on the rural land base for its agricultural productivity, scenic quality, and rural character to sustain business activities.</u> An array of agricultural and equine enterprises, tourist attractions and services, and commercial businesses that are land-based, depend on large tracts of open land, and the area’s rural atmosphere.</p>