

ZOAM-2020-0002, PRIME AGRICULTURAL SOILS AND CLUSTER SUBDIVISION AMENDMENTS COMPARISON TABLE (8/5/2022) Yellow Highlight Indicates an Amendment						
Zoning Ord. Req.	Current AR-1 Text	NEW Draft AR-1 Text		Current AR-2 Text	NEW 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 Gross Acreage
<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 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 placed within the PFL or less disturbance of other environmental features	
<i>Min. Distance Between Groupings of Res. Cluster Lots</i>	500 Feet	200 Feet Separation between groupings may be reduced by the Zoning Administrator to a minimum of 100 feet if the reduction results in more connected Prime		500 Feet	200 Feet Separation between groupings may be reduced by the Zoning Administrator to a minimum of 100 feet if the reduction results in more connected Prime	

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		Farmland Soils located within the PFL or less disturbance of other environmental features			Farmland Soils located within the PFL or less disturbance of other environmental features	
Min. Res. Cluster Lot Size, On-site Water and Wastewater	40,000 SF	40,000 SF		40,000 SF	40,000 SF	
Min. Res. Lot Size, Off-site Wastewater, On-site Water	20,000 SF	20,000 SF		20,000 SF	20,000 SF	
Min. Res. Lot Size, Off-site Water and Off-site Wastewater	No Min. Lot Size	No Min. Lot Size		No Min. Lot Size	No Min. Lot Size	
Max. Res. Cluster Lot Size	4 Acres	2 Acres		4 Acres	2 Acres	
Max. Res. Cluster Lot Coverage	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	
Preliminary Soils Review	Preliminary Soils Review not required	Preliminary Soils Review required		Preliminary Soils Review not required	Preliminary Soils Review required	
Req. for Preservation Farm Lots (PFL)	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	
Permanent Open Space Easement	No. Req.	PFL subject to Permanent Open Space Easement		No Req.	PFL subject to Permanent Open Space Easement	
Min. Amount of Prime Farmland Soils Preserved on Preservation Farm Lot	No Req.	70% of the Prime Farmland Soils within the Originating Tract		No. Req.	70% of the Prime Farmland Soils within the Originating Tract	
Min. Preservation Farm Lot Size	No. Req.	20 to 30 Acre Originating Tract = 10 Acre PFL Over 30 Acre Originating Tract = 20 Acre PFL		No Req.	40 to 50 Acre Originating Tract = 20 Acre PFL Over 50 Acre Originating Tract = 40 Acre PFL	
Max. Lot Coverage, Preservation Farm Lot	No. Req.	15%		No Req.	15%	

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Max. Lot Width, Preservation Farm Lot	No Req.	175 Feet		No Req.	175 Feet	
No. of Req. Rural Economy Cluster Lots	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	
Min. Rural Economy Cluster Lot Size	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	
Max. Rural Economy Cluster Lot Coverage	8%	15%		8%	15%	
Min. Rural Economy Cluster Lot Width	175 Feet	175 Feet		175 Feet	175 Feet	
Max. Rural Economy Cluster Lot Length/Width Ratio	3:1	No Max.		3:1	No Max.	
Min. Setbacks From R.O.W and Private Access Easements	100 Feet, Arterial Rd. 75 Feet, Collector Rd. 35 Feet, Any other R.O.W. or easement	Setback reqs. of 5-1403 apply, additionally 75 Feet, Minor Collector Rd. 25 Feet, All other R.O.W.		100 Feet, Arterial Road 75 Feet, Collector Rd. 35 Feet, Any other R.O.W. or easement	Setback reqs. of 5-1403 apply, additionally 75 Feet, Minor Collector Rd. 25 Feet, All other R.O.W.	
Min. Res. Perimeter Setback	100 Feet	No requirement		100 Feet	No requirement	
Min. Yards	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	
Max. Building Height	35 Feet	35 Feet		35 Feet	35 Feet	
Utility Req., Sewer	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	
Maint. Of Water and/or Sewage Disposal Systems	Individual Systems or Communal	No change		Individual Systems or Communal	No change	
Lot Access, Max. No. of Lots accessing Private Access Easements	25	25		25	25	

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Pre-Submission Meeting	No requirement for a pre-submission meeting	Optional Pre-submission meeting available prior to any application for a Cluster Subdivision		No requirement for a pre-submission meeting	Optional Pre-submission meeting available prior to any application for a Cluster Subdivision	

**ZOAM-2020-0002, PRIME AGRICULTURAL SOILS AND CLUSTER SUBDIVISION AMENDMENTS
COMPARISON TABLE – ARTICLE 8 DEFINITIONS (8/5/2022)**

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 <u>option that allows</u> for the subdivision of an Originating Tract of land with that permits <u>a higher residential density and smaller lot sizes than the other subdivision options, more compact residential design plus and includes</u> one or more larger lots suitable for <u>agriculture, horticulture, and/or animal husbandry uses, other rural economy uses,</u> 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>No current definition for Preservation Farm Lot</p>	<p>Preservation Farm Lot: 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 <u>agricultural, horticultural, and/or animal husbandry uses, and a single family detached dwelling.</u></p>
<p>No current definition for Prime Farmland Soils</p>	<p>Prime Farmland Soils: The original basis for the identification of Prime Farmland Soils is the <u>"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, 13B, 17B, 23B, 28B, 31B, 43B, 45B, 55B, 70B, 70C, 71B, 76B, 90B, and 93B.</u></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</u> cluster s <u>Subdivision 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>

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Current Definition	Draft Definition
No current definition for Rural Economy Cluster Lot	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.</u>
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.	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.