



Loudoun County



VIRGINIA

WHERE TRADITION MEETS INNOVATION

Zoning Ordinance Committee Subcommittees - Expectations & Outcomes

Zoning Ordinance Rewrite

March 14, 2022

ZO Rewrite Timeline



General Plan is Loudoun County's Vision
Zoning Ordinance implements Comprehensive Plan

Subcommittees

Zoning Districts

- Matt Lawrence
- Bridge Littleton
- Kevin Ruedisueli
- Tia Walbridge
- Eric Zicht

Alternate:
Maura Walsh-Copeland

Use Standards

- Colleen Gillis
- Charlie Houston
- John Merrithew
- Russ Forno
- Maura Walsh-Copeland

Alternate:
Gem Bingol

Development Standards

- Gem Bingol
- Rich Brittingham
- Joe Paciulli
- Ben Keethler
- Bill Junda

Alternate:
John Merrithew

Attainable Housing

- Jeff Browning
- Michael Capretti
- Packie Crown
- Colleen Gillis
- Kevin Ruedisueli

Alternate:
Bridge Littleton

Quorum = 3 members.
To request an alternate, email staff facilitator & alternate.

Subcommittee Meetings - Participation

- Government Center Lovettsville Room (in person)
- Speakers:
 - ZOC subcommittee members
 - Active alternates
 - Staff
- Meetings are open to all ZOC members & the public
- ZOC members not serving on the subcommittee & the public are invited to enter comments in enCodePlus

Freedom of Information Act (FOIA)

Public Meetings:

- Subcommittee meetings are public meetings & subject to public notice requirements.
- 3 members discussing committee business—even on email—is a public meeting.

Public Records:

- Emails pertaining to ZOC business including on home computers
- If you receive a records request, contact Ryan Reed immediately.

Subcommittee Meeting Roles

Staff Facilitator

- Facilitate Meeting & Discussion
- Identify Key Draft Text Changes Needing ZOC Input

Subcommittee Members

- Develop Proposed Findings & Recommendations
- Identify Areas for Full ZOC Discussion

Staff Notetaker

- Document:
- Findings
 - Recommendations
 - Areas for Full ZOC Discussion
 - Differing Views

Subcommittees will not need Chairs.
Subcommittees will not need formal votes.

Subcommittee “Assignments”

Attainable Housing Subcommittee

Chapter 8: Attainable Housing

8.01 Affordable Dwelling Unit Program

8.02 Unmet Housing Needs Unit Program

Subcommittees & assignments reflect where staff seeks ZOC input on the First Draft Zoning Ordinance.

Subcommittee “Assignments”

Zoning Districts Subcommittee

Chapter 2: Zoning Districts

2.01 Urban Policy Area Zoning Districts

2.02 Suburban Policy Area Zoning Districts

2.03 Transition Policy Area Zoning Districts

2.04 Rural Policy Area Zoning Districts

2.05 JLMA Zoning Districts

2.06 Planned Development Zoning District

Subcommittee “Assignments”

Use Standards Subcommittee

Section 3.06: Use-Specific Standards

3.06.01 Purpose and Applicability

3.06.02 Residential

3.06.03 Lodging

3.06.04 Commercial

3.06.05 Public/Civic/Institutional

3.06.06 Industrial/Production

3.06.07 Infrastructure

3.06.08 Agriculture

Subcommittee “Assignments”

Development Standards Subcommittee

- Chapter 5: Development Standards
 - 5.01 Site Development Terms
 - 5.02 Utilities
 - 5.04 Open Space
 - 5.05 Parking
 - 5.08 Performance Standards
 - 5.09 Adaptive Reuse
 - 5.10 Homeowner’s Associations
 - 5.13 Neighborhood Transition
 - 5.15 Pedestrian & Bicycle Network

Subcommittee Expectations

ZOC Bylaws: At the discretion of the PC, staff, or Board, ZOC may be asked to provide input on proposed amendments...

Recommendations may include but are not limited to:

1. Identify when proposed ZO amendments are inconsistent with Comprehensive Plan
2. Correct errors & inconsistencies
3. Clarify regulations
4. Simplify the ZO/Make it more user friendly
5. Keep the ZO current
6. Address a specific issue

No wordsmithing please.

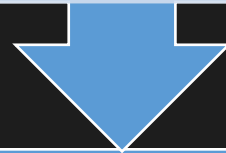
Developing Findings & Recommendations

Staff Facilitator Identifies Key Changes

2019 Comp Plan Policy

Draft ZO Text to Implement Policy

Other Key
Revision



Subcommittee Develops Findings Based on Bylaws

Does draft text successfully
implement GP Policies?

Errors or
Inconsistencies

Is it clear/user
friendly?

Is ZO
current?

Address
Issue



Subcommittee Develops Recommendations

Recommend solutions to address findings.

Flag findings for full ZOC discussion.

Subcommittee Outcomes

1. Matrix

- a. Findings - Proposed subcommittee findings based on ZOC bylaws
- b. Recommendations - Proposed subcommittee recommendations based on findings
- c. Full ZOC Discussion Items - Areas the subcommittee proposes for further discussion by the full ZOC

2. Summary Memo – consistent format/template

Staff will prepare Memo & Matrix based on notes.

Subcommittee Outcomes: Matrix

CP Policy or Issue	Draft ZO Text to Implement Policy	ZOC Bylaw	Finding	Recommendation	Opposing Comment	ZOC Y=Yes N=No
<p>“Provision of bicycle parking for multifamily residential, commercial, and institutional uses. . . .” Chapter 2, Amenities and Natural Features, p 2-32.</p>	<p>SPA Bicycle Parking Ratios: Dwelling, multifamily; Long-term 1/40 Units, Short-term 1/20 Units</p>	<p>Consistency with CP</p>	<p>Draft text does not provide enough bicycle parking for multifamily residential</p>	<p>Increase Bike Parking Req'mt</p>	<p>Too much bike parking req'd, let market decide</p>	<p>Y</p>

Full ZOC Outcomes - Referral to the PC

- ZOC's goal: Prepare a referral to the Planning Commission on the First Draft Zoning Ordinance.
- ZOC will review Subcommittee proposed findings & recommendations matrix & summary memo.
- ZOC will discuss & formally vote on findings recommendations.
- Referral Format: ZOC Findings & Recommendations Report

Staff will prepare ZOC's Findings & Recommendations Report.

Deliverables to the PC

- ZOC Findings & Recommendations Report
- Second Draft Zoning Ordinance (staff recommended)
- Staff Report: ZOC Outstanding Issues & Public Input Themes
- Comment Reports:
 - Focus Group Comments & Staff Responses Matrix (Rounds 1 & 2)
 - ZOC enCodePlus Comments & Staff Responses Reports
 - Public enCodePlus Comments (Round 3)
 - Links to additional public input (emails & letters)

Staff will prepare deliverables with ZOC Chair/Vice Chair review.

Questions & Comments