

3.06.01 Purpose and Applicability

A. **Purpose.** The purpose of this section is to establish standards for specific uses to minimize negative impacts on neighboring properties, implement State and federal law, and ensure the orderly development of a diversity of land uses within the county. These standards will provide uniformity in the criteria for development approval, protect the public health, safety and welfare, and protect property values and economic development. These standards are consistent with and support The Loudoun County 2019 General Plan.

B. **Applicability.** ~~The use specific standards of this section apply in addition to all other applicable standards and regulations within this ordinance unless otherwise stated. In addition to the use specific standards of this section, the uses identified in this section are subject to all other applicable standards and regulations within this ordinance unless otherwise stated. These standards and regulations shall include, but not be limited to: Exterior Lighting (Section 5.12), Landscaping/Buffering/Screening (Section 5.07), Noise (Section 5.12), Parking (Section 5.05) and Roads/Access (Section 5.13).~~

~~Where applicable, a structure existing prior to January 7, 2003, that is: 1) located within a County Historic Site (HS) District or Historic and Cultural Conservation (HCC) District under Section et seq.; 2) listed or eligible for listing in the Virginia Landmarks Register (VLR) or the National Register of Historic Places (NRHP); or 3) listed or eligible for listing as a contributing resource to a VLR or NRHP listed or eligible Historic District, may be used in accordance with this section and is exempt from the minimum lot area, and set back from lot line requirements. Any expansion or enlargement of that structure shall not exceed 15% of the total floor area existing prior to January 7, 2003. Documentation shall be provided to the Zoning Administrator demonstrating that the Virginia Department of Historic Resources has confirmed the listing or eligibility of structures. MOVED THIS LANGUAGE TO ADAPRIVE REUSE SECTION 5.09.~~

C. **Conditions.** In addition to any standards in this Section 3.06, a use shall conform to any proffers applied pursuant to a zoning amendment (Section 7.08), conditions imposed pursuant to a special exception or minor special exception (Section 7.09) or variance (Section 7.13) review, or conditions or proffers applied pursuant to a planned unit development review (Section 7.10).

E. **3.06.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts**

A. **Applicability.** This section applies to any [Bed and Breakfast Homestay](#), [Bed and Breakfast Inn](#), [Country Inn](#), or [Rural Resort](#) that is established either as the initial use of the subject property, by change of use of the property, or by conversion of one use to another.

B. **Approval.** No Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn or Rural Resort shall be established until a [sketch plan or site plan, as applicable](#), for the proposed use is approved and the appropriate building permit and applicable Fire Prevention [Code](#) permits obtained. ~~Additional approval requirements are listed in Section 3.02 and on a per use basis in the following subsections.~~

Bed and Breakfast Inn. The following standards apply to a Bed and Breakfast Inn:

1. **Intensity/Character.**

a. **Number Permitted.** Only a single Bed and Breakfast Inn use type, and its related uses and accessory uses, is permitted on a lot in the ARN, ARS, and A-3 [zoning districts](#).

b. **Management.** The owner or manager of the premises shall provide full-time management at all times when the Bed and Breakfast Inn is occupied by overnight guests or private party attendees. An owner or manager may live on the premises ~~and must be onsite at all times when the Bed and Breakfast Inn is occupied by overnight guests or private party attendees.~~

c. **Guest Rooms.** The number of guest rooms shall not exceed 10.

d. **Lot Area.** The minimum lot area is 5 acres.

e. **Size of Use.** Maximum floor area ratio: 0.04.

f. **Food Service.** The Bed and Breakfast Inn shall not contain restaurant facilities, but may provide food service only for overnight guests or private party attendees.

g. **Yard Standards.** Parking shall be [setback](#) 40 feet from all [lot lines](#).

F. **Country Inn.** The following applies to a Country Inn:

1. **Approval.** Minor special exception review and approval is required in ARN, ARS, and A-3 zoning districts if a Country Inn contains [a restaurant that serves more than 100 persons.](#)

a. ~~more than 20 guest rooms, or~~

b. ~~multiple structures, or~~

c. ~~a restaurant that serves more than 100 persons.~~

2. **Intensity/Character.**

a. **Number Permitted.** Only a single Country Inn use type, and its related uses and accessory uses, is permitted on a lot in the ARN, ARS, and A-3 zoning districts.

b. **Management.** The owner or manager of the premises shall provide full-time management at all times when the Country Inn is occupied by overnight guests or private party attendees. An owner or manager may live on the premises ~~and must be onsite at all times when the Country Inn is occupied by overnight guests or private party attendees.~~

c. **Guest Rooms.** The number of guest rooms shall not exceed 40.

d. **Minimum Lot Area.** The minimum lot area is 20 acres.

A. Applicability

1. This section applies to limited breweries.
2. Limited breweries shall be licensed as a Limited Brewery in accordance with Title 4.1 of the Code of Virginia, as amended.
3. No limited brewery shall be established either as the initial use of the subject property or by change of use of the property until a sketch plan is approved per Chapter 7.
4. The owner of a limited brewery must is requested to contact the Loudoun County Department of Fire, Rescue and Emergency Management and Department of Building and Development for an informational inspection of the building(s) or structure(s) to be used for the limited brewery prior to establishing the use.

B. Location.

1. A limited brewery shall must be located on a farm on land zoned agricultural.
2. For purposes of this definition, "farm" means A limited brewery must be located on one or more contiguous parcels of land, totaling at least 10 acres, owned or leased by the licensed limited brewery and used as an "agricultural operation" or "production agriculture and silviculture" as defined in Section 3.2-300 of the Code of Virginia.

C. Intensity/Character.

1. Outdoor tasting rooms or similar outdoor activities must be set back at least 50 feet from all lot lines of adjacent agriculturally or residentially zoned properties under separate ownership.

D. Limited Brewery Event. For the purposes of this section, a "Limited Brewery Event" is any planned event conducted at a limited brewery on one or more days, where the purpose is agritourism or to promote beer sales, and which includes any of the following: receptions where beer is sold or served; beer club meetings and activities; beer tasting educational seminars; beer tasting luncheons, business meetings, and corporate luncheons with a focus on selling beer; gatherings with the purpose of promoting sales to the trade, such as restaurants, distributors, and local chamber of commerce activities; brewmasters' dinners where beer is paired with food; agritourism promotions; fundraisers and charity events; or similar activities. On-premises sale, tasting, or consumption of beer during regular business hours within the normal course of business, and private parties are not deemed "Limited Brewery Events."

1. **Permitted By Right.** Limited brewery events are permitted by right at a limited brewery if no more than 250 persons are in attendance at the brewery at any time and the events are related to agritourism or beer sales.
2. **Parking.** All parking for those events must be provided on site. Parking must meet the standards and requirements of Section 5.05.03.

E. Limited Brewery Special Event. For purposes of this section, a "Limited Brewery Special Event" is any planned event conducted at a limited brewery on one or more days, where the purpose is agritourism or to promote beer sales, and which includes beer festivals or any event identified as a Limited Brewery Event in which more than 250 persons are in attendance at the brewery at any time. On-premises sale, tasting or consumption of beer during regular business hours within the normal course of business, and private parties are not deemed "Limited Brewery Special Events."

1. **Frequency.** Within a single calendar year, the same property may host no more than 10 limited brewery special events pursuant to this subsection. The temporary use permits for these special events may be reviewed and approved concurrently. At least 14 days shall lapse between special events on any one property, or the subsequent special event shall be at least 2,000 feet from the location of the previous event.
2. **Parking.** All parking for limited brewery special events should be provided on site out of the public right-of-way. If any special event parking is provided off-site, a shuttle service must be provided.

3. ~~Approval.~~ Special events shall receive approval pursuant to Section 3.05.

F. ~~Prohibited Uses.~~ The following uses/activities are prohibited accessory uses at any Limited Brewery:

1. ~~Helicopter rides~~
2. ~~Grocery, convenience or general stores~~
3. ~~Go-kart, motorized bike or four-wheeler trails, tracks or rides~~
4. ~~Amusement park rides~~
5. ~~Flea markets~~
6. ~~Other uses that the Zoning Administrator determines are similar in nature or in impact to those listed above.~~

G. **Private Access Easements.** Limited Breweries that share a private access easement with another property owner/s, must show the easement allows a use of this type or written permission must be obtained by the sharing parties.