ZONING ORDINANCE REWRITE

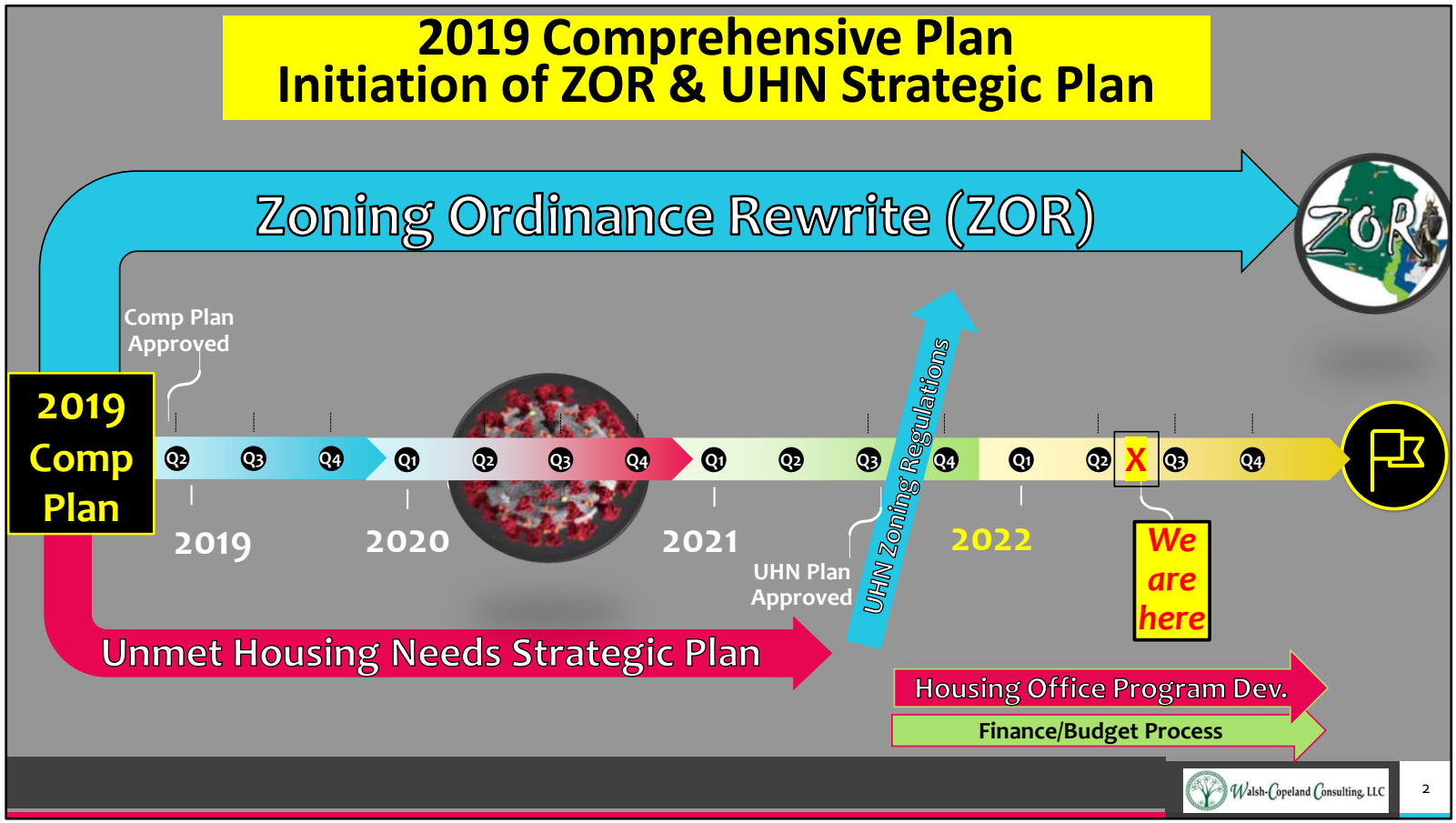
PUBLIC INPUT "PREP-TALK"

MAY 2022

Walsh-Copeland Consulting, LLC

The purpose of the "prep-talk" is to help you and your organization provide constructive input to Staff for the Zoning Ordinance Rewrite Round 3 90-day Public Input

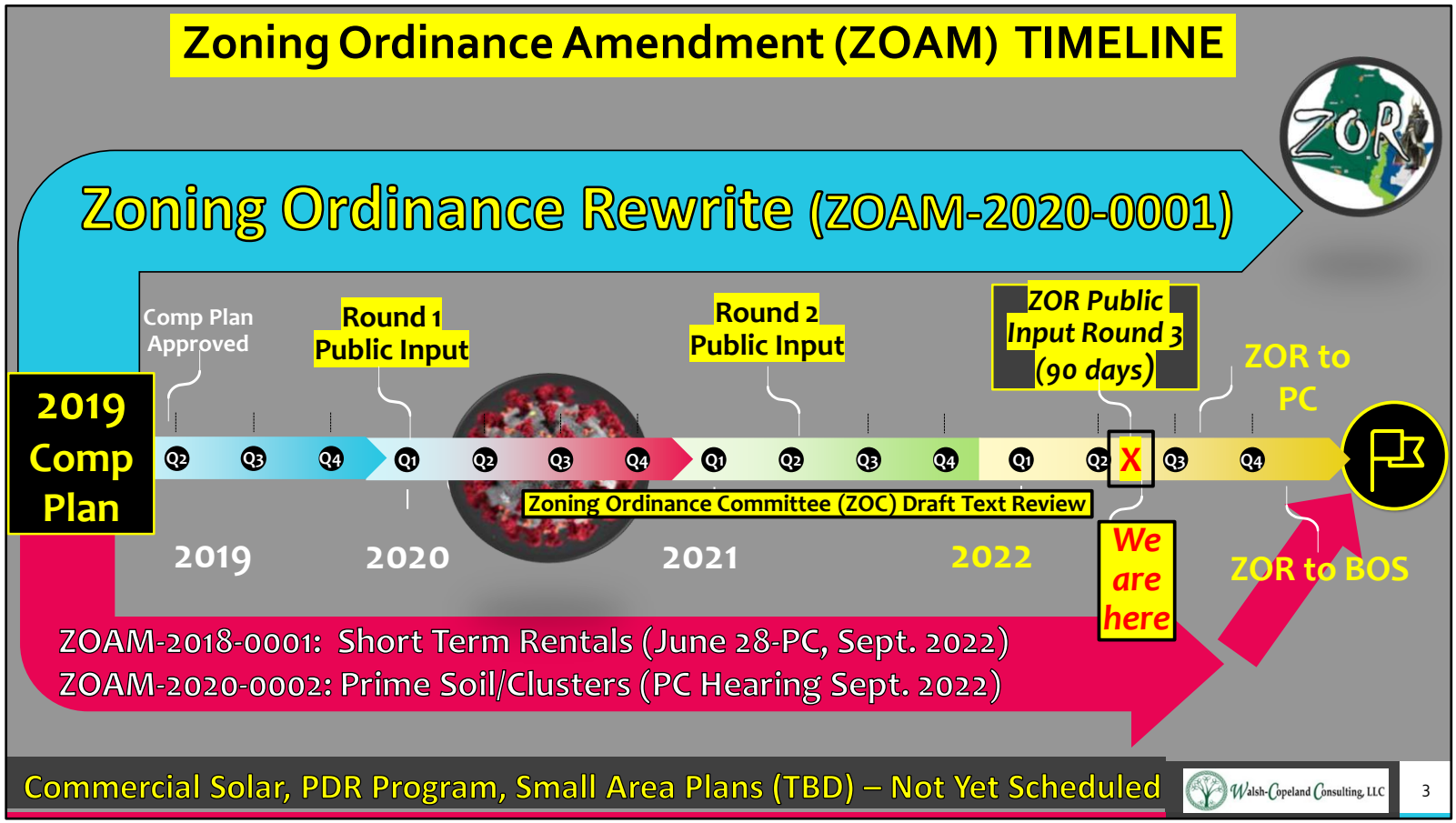
But first – need to connect some dots over the past several years . . .



With the approval of the 2019 Comprehensive Plan, the Board of Supervisors set in motion two long-term projects:
The Zoning Ordinance Rewrite (ZOR) and the Unmet Housing Needs Strategic Plan (UHNSP).

The UHNSP was approved in the fall of 2021, thereby branching the implementation steps three ways:

1) **To the Zoning Ordinance Rewrite to address zoning requirements**
2) **Housing Office or program development**
3) **Finance and Budget Departments for funding**



The Zoning Ordinance Rewrite is actually a massive Zoning Ordinance Amendment or ZOAM. Key points to note include:

1) **Round 1 Public Input started in 2020 (as the world was shutting down)**
2) **The Zoning Ordinance Committee (ZOC) was established and has been reviewing text for a year**
3) **Round 2 Public Input was conducted in 2nd quarter 2021**
4) **We are now at Round 3 Public Input to review draft text**
5) **A second draft is sent to the Planning Commission and BOS**

There are other <u>parallel</u> ZOAMs being worked for STRR and Prime Soil/Clusters. When completed they will be merged with ZOR. Other ZOAMs have yet to be initiated/scheduled due to Staffing requirements.

Next are a few important things to know as background for the Zoning Ordinance Rewrite

Zoning Ordinance: Goals, Purpose & Intents

Section 1-102 of Loudoun County Zoning Ordinance:

ARTICLE 1
GENERAL REGULATIONS

Section 1-100 **Title, Purpose and Intent and Application of Ordinance.**

1-101 **Title.** This Ordinance and the official zoning map made a part hereof shall be known and may be cited and referred to as the Loudoun County Zoning Ordinance.

1-102 **Goals, Purpose and Intent.** This Ordinance is enacted in order to promote the health, safety and welfare of the residents of Loudoun County and to implement the Loudoun County Comprehensive Plan. To these ends, the Ordinance is designed to:

(A) Guide and regulate the orderly growth, development and redevelopment of Loudoun County in accordance with a well-considered plan and with long-term objectives, principles and standards deemed beneficial to the interest and welfare of the people.

(B) Protect the established character and the social and economic well-being of both private and public property.

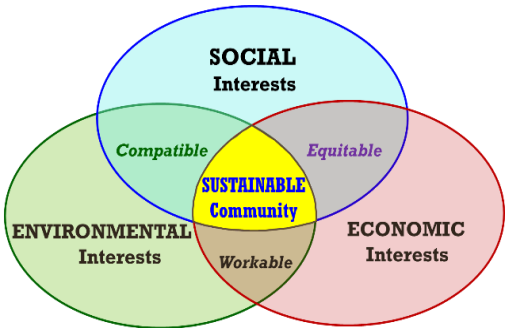
(C) Promote, in the public interest, the best utilization of land.

(D) Provide for adequate light, air, convenience of access, and safety from fire, flood and other dangers.

(E) Reduce or prevent congestion in the public streets.

(F) Facilitate the creation of a convenient, attractive and harmonious community.

(G) Expedite the provision of adequate police and fire protection, safety from crime, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements.



(H) Protect against destruction of, or encroachment upon, historic areas.

(I) Protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, panic or other dangers.

(J) Encourage economic development activities that provide desirable employment and enlarge the tax base.

(K) Promote the public necessity, health, safety, convenience and general welfare by equitably apportioning the cost of providing the additional public facilities necessitated or required by development.

(L) Provide for the preservation of agricultural and forestal land and other lands for the protection of the natural environment.

(M) Protect approach slopes and other safety areas of licensed airports.

(N) Provide for and promote affordable housing for County residents.

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Loudoun County Zoning Ordinance Article 1 identifies 14 clear Goals, Purpose & Intents.

Zoning Ordinance: Goals, Purpose & Intents

Section 1-102 of Loudoun County Zoning Ordinance:

SOCIAL/RESIDENTIAL

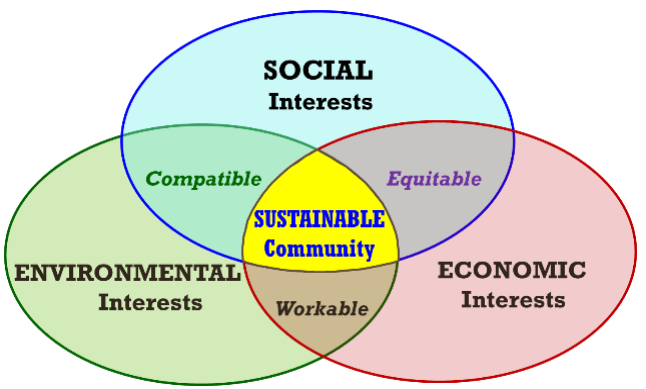
b. Social & economic well being of both private & public property
e. Reduce or prevent congestion
f. convenient, attractive harmonious community
g. Adequate public services
i. Protect against undue density of population
k. Promote public facilities
n. Provide/promote affordable housing

ENVIRONMENTAL/HISTORIC

d. Adequate light, air, convenience of access
h. Protection of Historic areas
l. preservation of agricultural and forestal land and . . . natural environment

BUSINESS/ECONOMIC

a. Orderly growth, development and redevelopment,
c. Best utilization of land
j. Encourage economic development
m. Safe airports



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Applying the classic sustainability model components of Economic, Environmental and Social Interests to the Loudoun County Zoning Ordinance show a BALANCED array of the fourteen Goals, Purpose & Intents.

LOUDOUN BOS VISION & STRATEGIC GOALS

The Loudoun County Board of Supervisors' Vision and Strategic Goals statements were adopted on January 2, 2013 and were re-affirmed on November 1, 2016. On January 19, 2021, the Vision Statement was modified as written below:

VISION

While appreciating and acknowledging our rich history, Loudoun County strives to be a prosperous, inclusive, equitable and sustainable community where residents feel free to live, work, learn and play.

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Which are key to the implementation of the County Vision of being an inclusive, equitable and sustainable community.

A SUSTAINABLE COMMUNITY

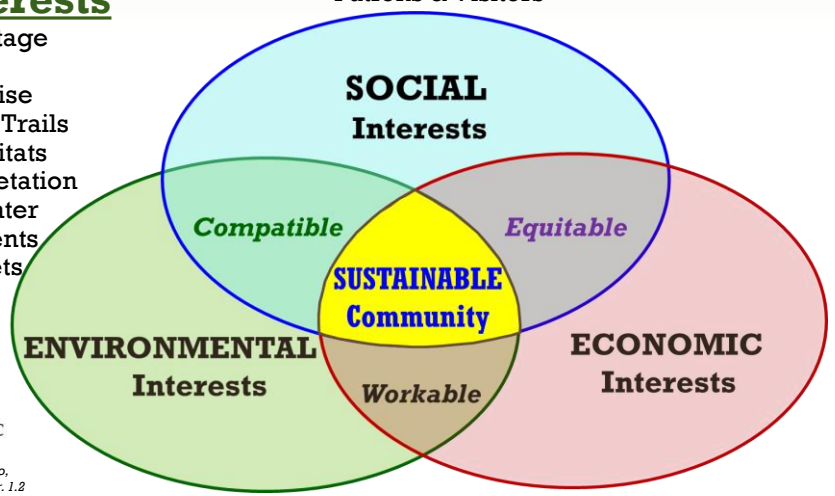
in *requires* **BALANCE** *between:*

Social Interests

- Residents (Rural & Suburban, new & long term)
- Property Owners / Land Stewards
- Towns and Villages
- Patrons & Visitors

Environment & Heritage Interests

- Archaeology & Heritage
- Agricultural Soils
- Air, Dark Skies & Noise
- Parks, Greenways & Trails
- Plant & Wildlife Habitats
- Forests, Trees & Vegetation
- Surface & Groundwater
- Open space easements
- Farm & Historic assets
- Mountainsides
- Rivers & Streams



Economic Interests

- Agriculture (Farming, farm leasing, horticulture)
- Arts/Recreation/Tourism
- Craft Beverages, Wineries, Breweries
- Education/Public & Institutional
- Equine/Animal Husbandry
- Finance/Banking/Federal
- Info & Biomed Technology
- Lodging (B&B's, Hotel, Motel)
- Professional/Home Businesses
- Real Estate/Development
- Restaurants & Event Centers
- Retail, Health & Wellness
- Technology/Data services

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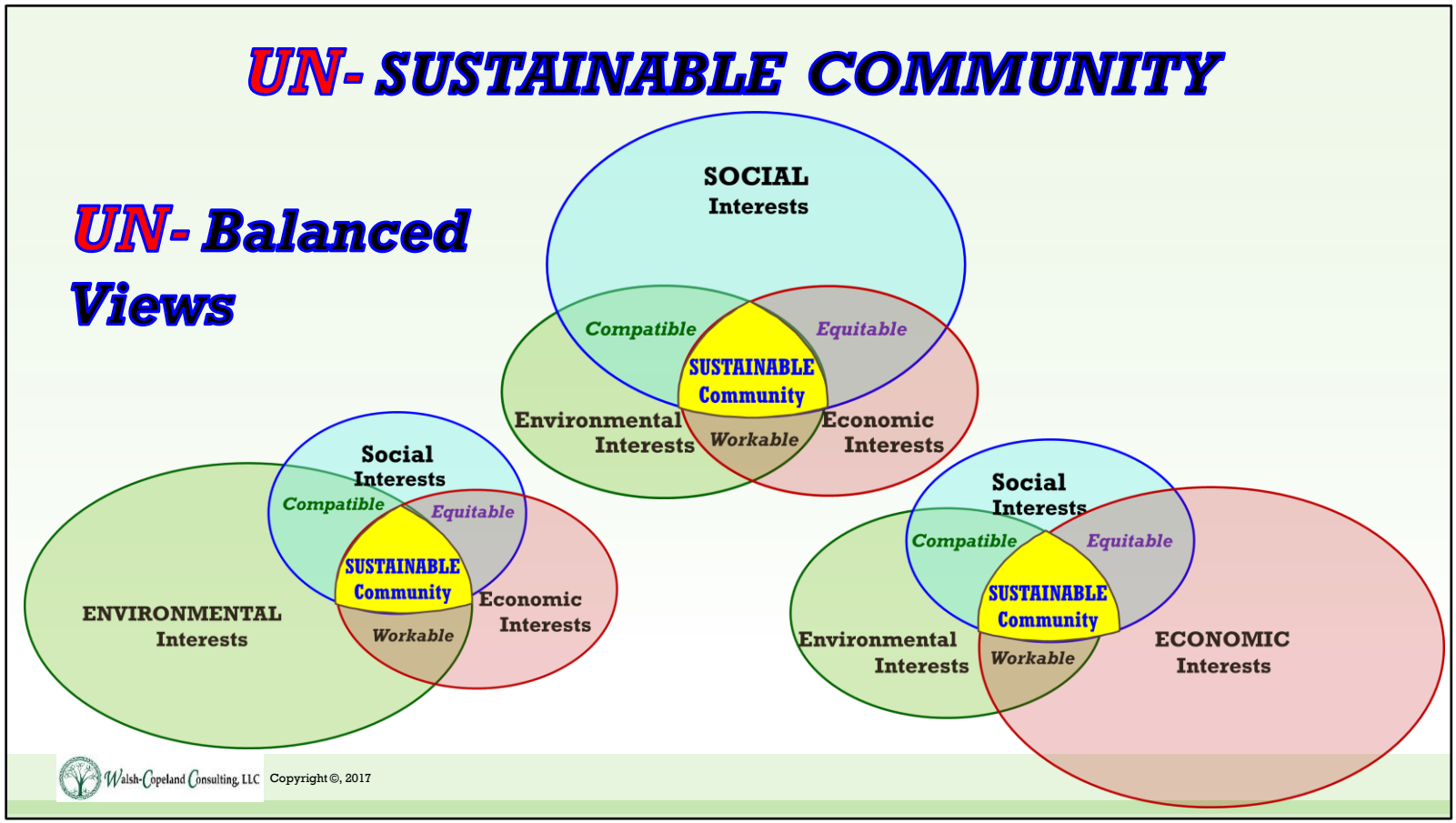
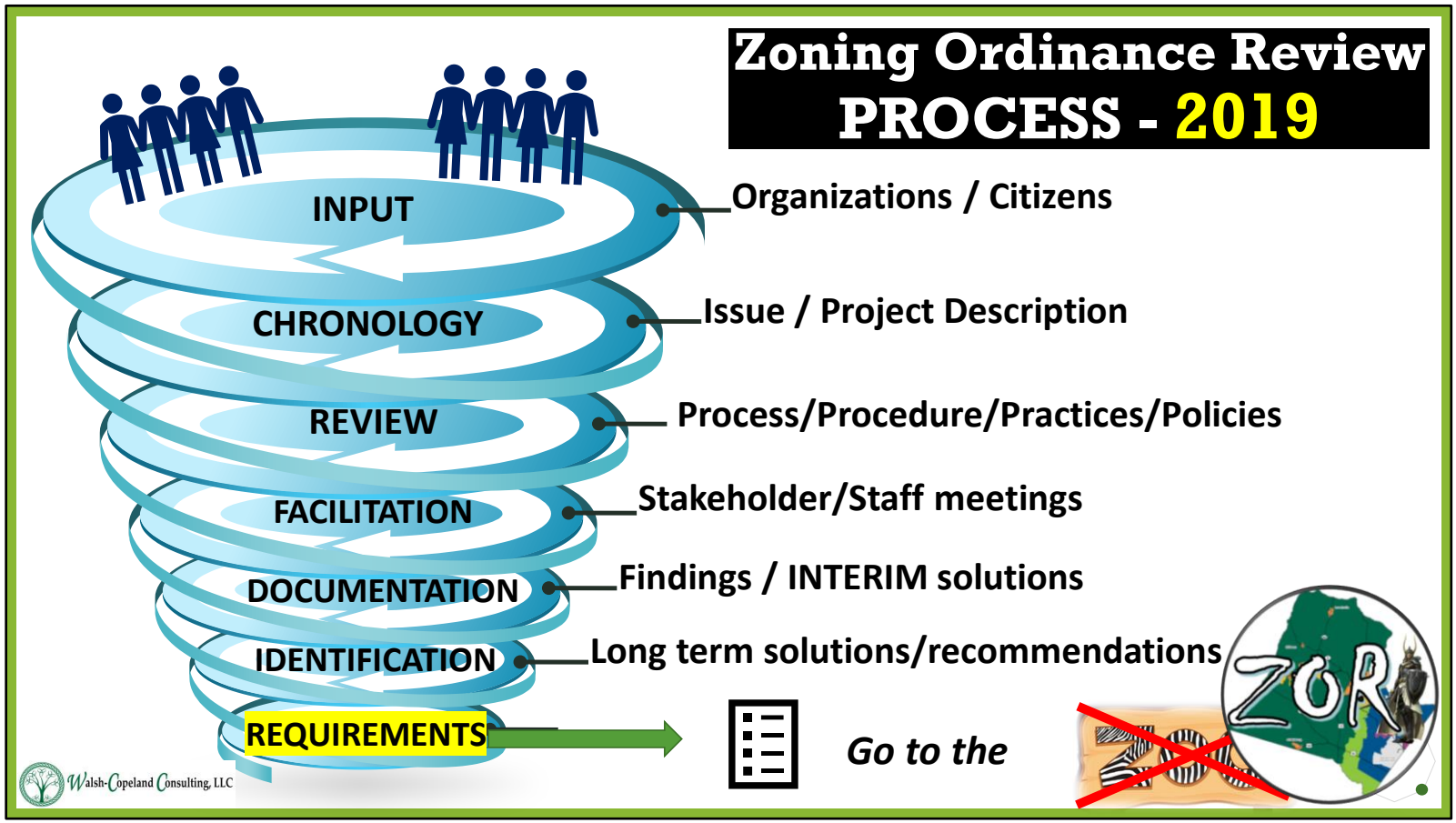
The Sustainable Community model can be applied to every area of the zoning ordinance, covering requirements to address businesses, the environment, residents/property owners and visitors to Loudoun County.



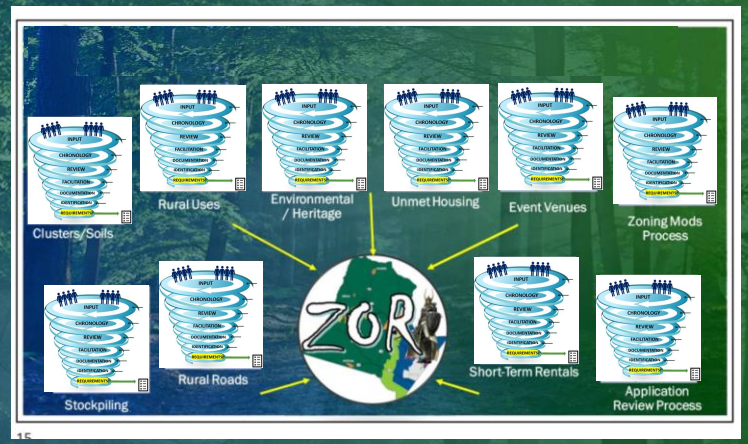
Maintaining a "balanced" perspective is important. When interests are not balanced during input, review and approval a skewed, unsustainable community may result, as indicated by issues and complaints to Zoning Enforcement.



Round 1 and Round 2 input was documented by many individuals and groups since 2019. After issue description, review of the Comp Plan, documenting findings and consideration of recommendations, many written requirements were sent to the ZOR County Staff.

ZONING ORDINANCE REWRITE

Being Proactive instead of Reactive



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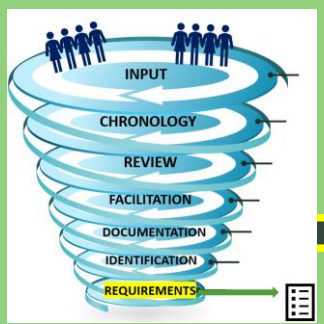
The goal was to be Proactive instead of Reactive, and staying engaged (even during a pandemic)

Zoning Ordinance Rewrite

REQUIREMENTS:

Process Output/Activities



County Staff Departments

RFP Consultants/ Other Stakeholders

Case Study Findings & INPUT

2022 ZONING ORDINANCE

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In parallel, County Staff Departments and many other stakeholder categories and advisory groups also participated and documents requirements to ZOR County Staff.

Where Do I Find the ROUND 1 & 2 (2020–2021) PUBLIC INPUT?

www.LoudounCoalition.org

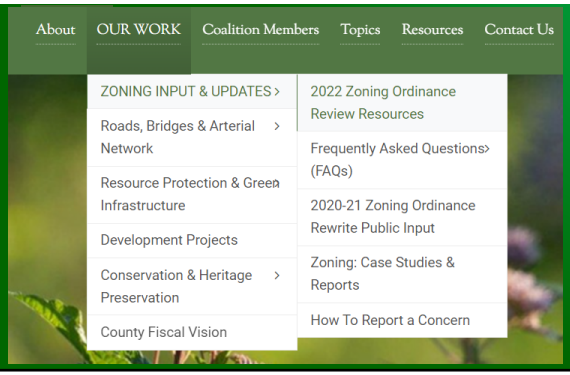
OUR WORK

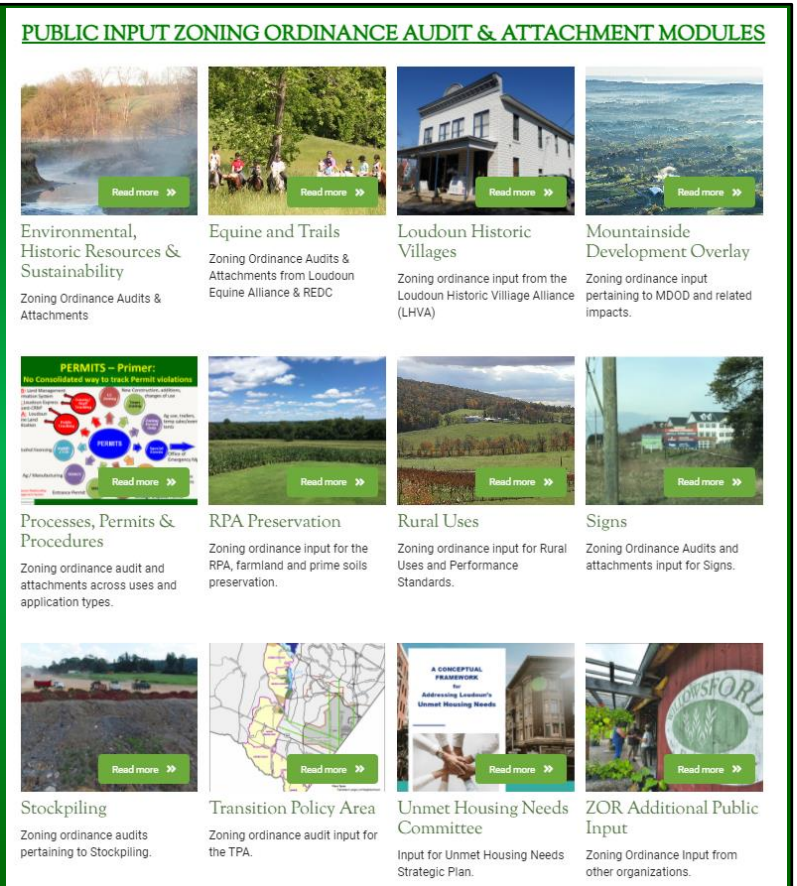
ZONING INPUT & UPDATES

2022 ZOR Review Resources

Frequently Asked Questions

2020-2021 ZOR Input





The Round 1 & 2 documentation is available, being hosted on the LCPCC website for facilitated public access.

All documentation is also available on the County website for LOLA (Loudoun Online Land Application system) under the project number ZOAM-2020-0001.

Where Do I Find the ROUND 3 Prep Materials?

www.LoudounCoalition.org*

OUR WORK

ZONING INPUT & UPDATES

- **2022 ZOR Review Resources**
- **Frequently Asked Questions**
- **2020-2021 ZOR Input**

2022 Zoning Ordinance Review Resources

RESOURCE PAGE OVERVIEW

This page is designed for organizations and the general public to review the **Zoning Ordinance Rewrite (ZOR)** and **Zoning Ordinance Amendments (ZOAMs)** that impact all districts throughout Loudoun County. In an effort to improve transparency, this page provides key documents being *hosted* by LCPCC for facilitated public access in a general-public-friendly format. To access Loudoun County Staff information (documents, schedules and meeting information): ***CHECK HERE***

ZONING ORDINANCE REWRITE – REVIEW:

The ZOR draft text is now available for review. Comments can be provided starting April 18, 2022 through July 17, 2022. Public Input is being requested an organization and individual resident basis.

RECOMMENDATIONS: *"A section per week may get the results you seek."*

Check the FREQUENTLY ASKED QUESTIONS page for

"How to Get Started with Your ZOR Review" and *"Things to Know About Making ZOR Comments"*

ZONING ORDINANCE REWRITE (ZOR) DOCUMENTS

Zoning Ordinance CHAPTER	ZOR SECTIONS / TOPIC	DRAFT TEXT Reviewed by ZOC	ZOC Meeting Dates	COMMENTS SUBMITTED & Staff Response Documents
CHAPTER 2: ZONING DISTRICTS Incl. Village Conservation Overlay District (VCOD)	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 Joint Land Management Area Zoning Districts 2.06 Planned Development Zoning District 2.07 Legacy Zoning Districts	11-03-2021 ZOC PACKET-DISTRICTS-VCOD 11-17-2021 ZOC PACKET-2-DISTRICTS-VCOD	Nov. 3, 2021 Nov. 17, 2021	ZOR–ZONING DISTRICT-VCOD INPUT ZOR–ZONING DISTRICT-VCOD LHVA INPUT 2022_04-18-REVISED-Chapter_2_ZOC-STAFF COMMENT RPT 2021_11-1 Staff comments – Zoning Districts
CHAPTER 3: USES TABLE MATRIX & DEFINITIONS	3.02 Use Tables 3.02.01 Urban & Suburban Use Table 3.02.02 Transition & JLMA Use Table 3.02.03 Rural Use Table 3.03 Use Definitions	2021-06-16 ZOC PACKET- USE MATRIX Tables & DEFINITIONS	May 5, 2021, June 2, 2021 June 16, 2021	LCPCC ZOC Text INPUT-Use Matrix-Definitions 2021-06-16-ZOC STAFF COMMENTS- USE MATRIX Tables & DEFINITIONS
USE-SPECIFIC STANDARDS	3.04 Accessory Uses 3.05 Temporary Uses	2021-08-25 ZOC PACKET-USE-	Aug. 25, 2021	LCPCC ZOC Text INPUT-USE-SPECIFIC STDS 8-25-21

*** LCPCC hosting Walsh-Copeland Consulting materials for facilitated public access.**

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Information complied for Round 3 Public Input is also available, as a "Review Resource" page, with Frequently Asked Questions (FAQs).

The BIGGEST TIP: Don't just sit down and start to review the draft text from front to back – you will not get through it before the end of the year! Instead:

1) Plan what is most important to YOU to review. Use the Table of Contents to pick chapters or sections
2) Schedule your time in priority order (remember – the deadline is July 18th)
3) Then read the sections you selected
4) Review/compare the input others have documents
5) After your "homework" steps, then you'll be ready to make comments in one of three ways
6) When you're done, share your comments with your neighbors, groups, etc. to help reinforce your input.

3 WAYS TO COMMENT

After completing your review/comparison, make your **Comment(s)** in one of the following ways:

1. Using the online COMMENT Box tool

   Provides a "comment box" for every section of the draft text for those who want to make specific, detailed comments.

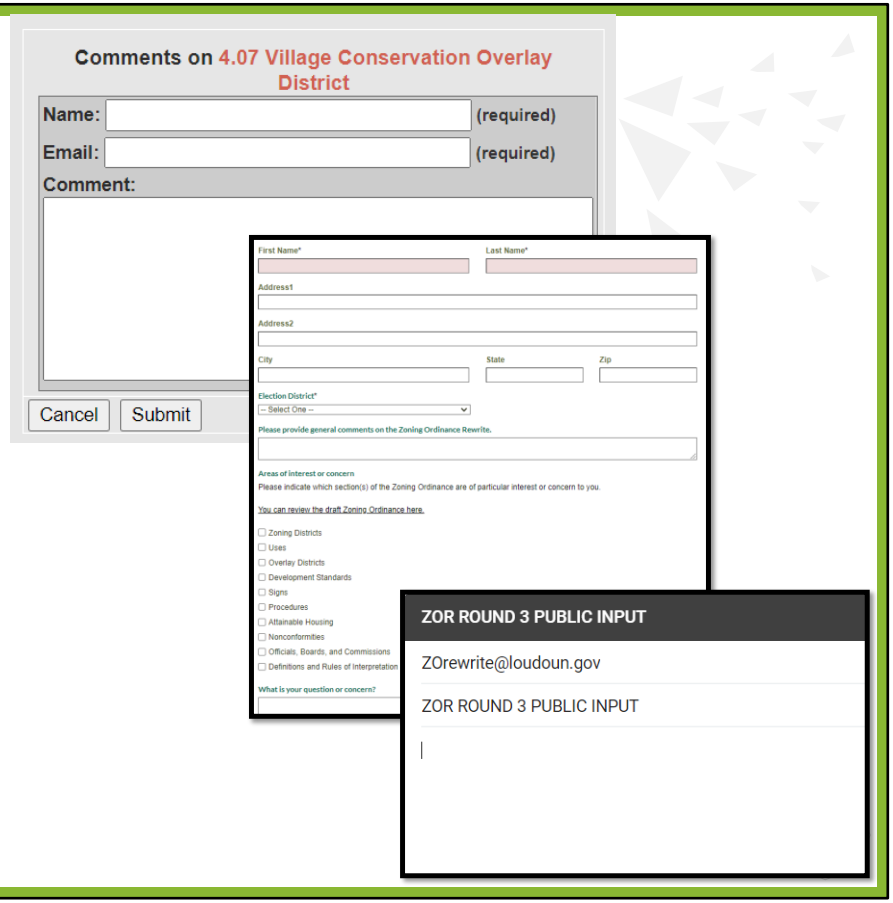
2. Using the online general form.

   Best for those who have a few general comments and/or do not want to use the text comments boxes.

3. Email comments ZOrewrite@loudoun.gov

   May be best for

   - group/organization "white papers" and
   - submitting photos, case data, evidence or other supporting documentation as attachments.



Everything you need to know (including all links) is available on the ZOR Review Resource and FAQ pages at www.loudouncoalition.org,

Our Work,

Zoning Input & Updates

2022 Zoning Ordinance Review Resources

Frequently Asked Questions

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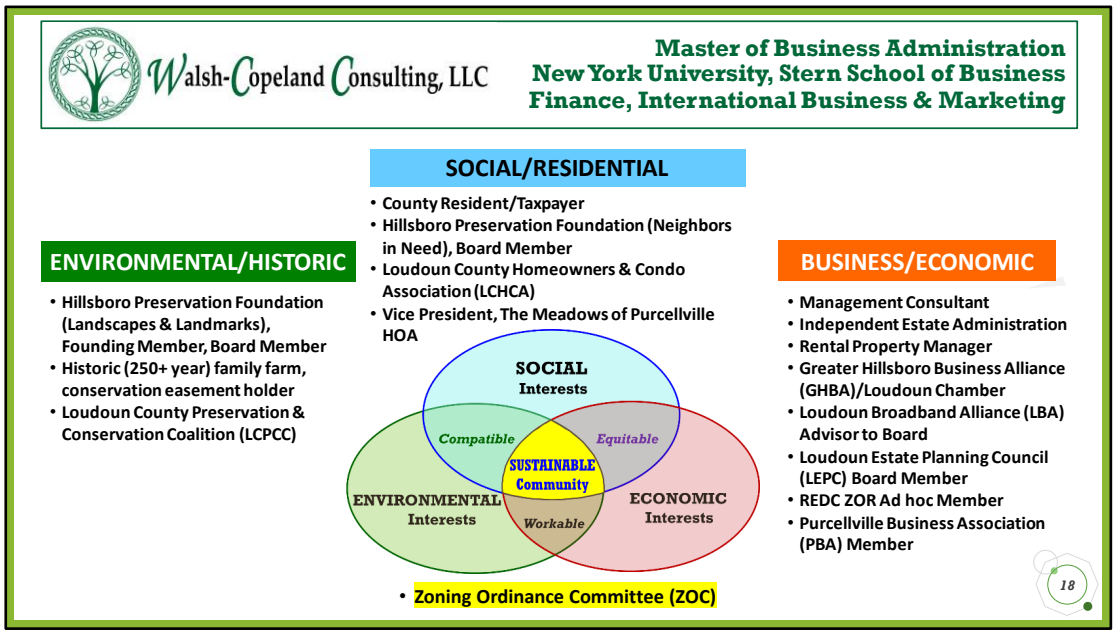

Walsh-Copeland Consulting -- background and involvement with multiple industries and groups supports a balanced view for input and deliberations as a member of the Zoning Ordinance Committee.