

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room on the first floor of the County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, January 24, 2023, at 6:00 p.m.** to consider the following:

CMPT-2022-0008 & SPEX-2022-0043 GOOSE CREEK SUBSTATION EXPANSION

(Commission Permit & Special Exception for a Utility Substation, Transmission)

Dominion Energy Virginia, of Glen Allen, Virginia, has submitted applications for the following: 1) Commission approval to permit the expansion of a Utility Substation, Transmission in the JLMA-20 (Joint Land Management Area – 20) zoning district; and 2) a Special Exception to permit the expansion of a Utility Substation, Transmission in the JLMA-20 zoning district. These applications are subject to the Revised 1993 Zoning Ordinance. The proposed use requires a Commission Permit in accordance with Section 6-1101 and is listed as a Special Exception use in the JLMA-20 zoning district under Section 2-1303. The subject property is located within the QN (Quarry Notification) Overlay District (Luck Note Area), partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 noise contour and partially within the FOD (Floodplain Overlay District) (minor floodplain). The subject property is approximately 34.32 acres in size and is located north of Cochran Mill Road (Route 653) and south of Crosstrail Boulevard in the Leesburg Election District. The subject property is more particularly described as PIN: 151-45-9554. The area is governed by the policies of the Loudoun County 2019 General Plan (Leesburg Joint Land Management Area (Leesburg JLMA Employment Place Type)) which designate this area for light and general industry employment uses at a recommended Floor Area Ratio (FAR) of up to 1.0.

ZRTD-2022-0001 & ZMOD-2022-0011 PACIFIC CORPORATE PARK

(Zoning Conversion in the Route 28 Taxing District and Zoning Modification)

Pacific-Ashburn Campus LLC, of McLean, Virginia, has submitted an application to rezone approximately 43.28 acres from the PD-IP (Planned Development – Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP zoning district under the Revised 1993 Zoning Ordinance in order to permit all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance, at maximum Floor Area Ratio (FAR) of 1.0. The subject property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60, airport noise contours. The applicant also requests the following Zoning Ordinance modification:

Zoning Ordinance Section	Proposed Modification
§4-506(B), PD-IP Planned Development – Industrial Park, Building Requirements, Building Height.	Permit building heights up to 100 feet without additional setbacks from streets or lot lines.

The subject property is approximately 43.28 acres in size and is located south of Waxpool Road (Route 625), west of Pacific Boulevard (Route 1036), east of Broderick Drive (Route 1070), and north of Prentice Drive (Route 1071) in the Broad Run Election District. The subject property is more particularly described as follows:

PIN	PROPERTY ADDRESS
044-36-2194	22040 Broderick Drive
044-46-1959	22020 Broderick Drive
044-35-9342	44900 Prentice Drive

The area is governed by the policies of the Loudoun County 2019 General Plan (Suburban Policy Area (Suburban Employment Place Type)), which designate this area for Office, Production, Flex Space, and Warehousing uses at up to 1.0 FAR.

WITHDRAWAL (EARLY)

REQUEST FOR WITHDRAWAL OF LAND BELONGING TO SURVIVORS TRUST OF MARSH REVOCABLE TRUST (TRUST), TOM BOLANDER, TRUSTEE, FROM THE NEW HILLSBORO AGRICULTURAL AND FORESTAL DISTRICT

Pursuant to Virginia Code §15.2-4314 and the New Hillsboro Agricultural and Forestal District Ordinance, Survivors Trust of Marsh Revocable Trust (Trust), Tom Bolander, Trustee, of 16483 Hillsboro Road, Purcellville, Virginia, has submitted an application to withdraw a 20.51-acre parcel from the New Hillsboro Agricultural and Forestal District. The subject property is located north of Allder School Road (Route 711) and on the east side of Short Hill Road (Route 718), in the Blue Ridge Election District. The subject property is more particularly described as PIN: 520-28-0478. The New Hillsboro Agricultural and Forestal District currently has a 4-year period that will expire on April 10, 2026, and is subject to a subdivision minimum lot size of 20 acres.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications may be examined by request at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 4:30 p.m., Monday through Friday, or by calling 703-7770246 (option 5) to request hard copies or electronic copies or electronically at: <https://www.loudoun.gov/adac>

(12-5-2022 ADAC Meeting under Agendas and Bylaws). Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: <https://www.loudoun.gov/pc> (for Public Hearing documents, follow the link for Public Hearings Packet).

WITHDRAWAL (EARLY)

REQUEST FOR WITHDRAWAL OF LAND BELONGING TO MORTON AND CHRISTINE ADAMS FROM THE NEW OAK HILL AGRICULTURAL AND FORESTAL DISTRICT

Pursuant to Virginia Code §15.2-4314 and the New Oak Hill Agricultural and Forestal District Ordinance, Morton and Christine Adams, of 21990 Oatlands Road, Aldie, Virginia, have submitted an application to withdraw a 35-acre parcel from the New Oak Hill Agricultural and Forestal District. The subject property is located west of Tail Race Road (Route 612) and on the south side of, Oatlands Road (Route 650), in the Blue Ridge Election District. The subject property is more particularly described as PIN: 393-10-1697. The New Oak Hill Agricultural and Forestal District currently has a 4-year period that will expire on April 14, 2026, and is subject to a subdivision minimum lot size of 40 acres.

In accordance with Section 15.2-4307 of the Code of Virginia, the applications may be examined by request at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 8:30 a.m. to 4:30 p.m., Monday through Friday, or by calling 703-7770246 (option 5) to request hard copies or electronic copies or electronically at: <https://www.loudoun.gov/adac> (12-5-2022 ADAC Meeting under Agendas and Bylaws). Documents also may be viewed and downloaded electronically 72 hours in advance of the public hearing at: <https://www.loudoun.gov/pc> (for Public Hearing documents, follow the link for Public Hearings Packet).

SPEX-2022-0026 & ZMOD-2022-0035 ENCOMPASS HEALTH EXPANSION

(Special Exception & Zoning Ordinance Modification)

Encompass Health Corporation of Birmingham, Alabama, has submitted an application for a Special Exception to expand a Medical Facility use in the PD-IP (Planning Development-Industrial Park) zoning district. This application is subject to the Revised 1993 Zoning Ordinance, and the proposed use is listed as a Special Exception use under Section 4-504(D). The applicant also requests the following Zoning Ordinance modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§5-1102(F), Off-Street Parking and Loading Requirements, Number of Parking and Loading Spaces Required, Adjustments to Parking Requirements.	To permit a parking reduction due to the nature of the facility.

The subject property is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65, outside of but within one (1) mile of the Ldn 60 aircraft noise contours. The subject property is approximately 9.16 acres in size and is located on the north side of Millstream Drive (Route 2626), and west of Stone Springs Boulevard (Route 2625), at 24430 Millstream Drive, Stone Ridge, Virginia, in the Dulles Election District. The subject property is more particularly described as PIN: 247-20-1488. The area is governed by the policies of the Loudoun County 2019 General Plan (Suburban Policy Area (Suburban Mixed Use Place Type)), which designate this area for Residential, Commercial, Entertainment, Cultural, and Recreational uses at a recommended Floor Area Ratio (FAR) of up to 1.0.

ZMAP-2021-0018 & ZMOD-2022-0081 FIREFOX DULLES

(Zoning Map Amendment, Zoning Modification)

Firefox Dulles LLC of Herndon, Virginia has submitted an application to rezone approximately 24.6 acres from the MR-HI (Mineral Resource – Heavy Industry) zoning district under the Revised 1993 Zoning Ordinance to the PD-IP (Planned Development – Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit data center; utility substation, distribution; utility substation transmission; and accessory uses under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.6 (up to 1.0 by Special Exception). The Applicant also requests the following Zoning Ordinance modification(s):

ZONING ORDINANCE SECTION	PROPOSED MODIFICATION
§5-1403(B), Landscaping, Buffer Yards, Screening, and Landscaping Plans, Road Corridor Buffers and Setbacks, Road Corridor Buffer and Setbacks Matrix, Table 5-1403(B).	Reduce the building and parking setbacks along the future Tall Cedars Parkway/Route 50 Alternate Road from 100 feet and 75 feet respectively to 50 feet.

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The subject property is located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher aircraft noise contours, and partially within the FOD (Floodplain Overlay District). The subject property is approximately 24.6 acres in size and is located north of John Mosby Highway (Route 50), west of Pleasant Valley Road (Route 609) and on the south side of South Perimeter Road in the Dulles Election District. The subject property is more particularly described as PIN: 097-40-9598. The area is governed by the policies of the 2019 General Plan (Suburban Policy Area (Suburban Industrial/Mineral Extraction Place Type) which designates this area for large manufacturing, contractor with outdoor storage, and other productive uses at a recommended FAR of up to 0.6.

ZOAM-2020-0001

ZONING ORDINANCE REWRITE

(Zoning Ordinance Amendments)

Pursuant to Virginia Code §§ 15.2-2204, 15.2-2285, and 15.2-2286, the Planning Commission gives notice of its intent to consider and recommend a proposed ordinance that will repeal the existing Loudoun County Zoning Ordinance (commonly known as the “Revised 1993 Zoning Ordinance”), amending, replacing, renumbering, and re-ordinating it as the new Loudoun County Zoning Ordinance (“Zoning Ordinance Amendments” or “Zoning Ordinance”).

New Format and Numbering for the Loudoun County Zoning Ordinance

The proposed new Zoning Ordinance has been reorganized and renumbered into Chapters 1-13. When appropriate, cross-references (CR) to corresponding provisions of the Revised 1993 Zoning Ordinance (R93ZO) are provided in this notice, as applicable. Proposed amendments may establish new regulations; revise or delete existing regulations; or incorporate provisions from R93ZO with revisions necessary to clarify the requirements of the Zoning Ordinance, to implement and maintain internal consistency, to correct typographical and grammatical errors, and to update formatting and cross-references.

Public Hearings

The Planning Commission conducted a public hearing on August 30, 2022, concerning Chapters 8, 10, and 12 and the Appendices and portions of Chapters 7, 11 and 13 of the proposed Zoning Ordinance Amendments. The following is a descriptive summary of the remaining portions of the proposed Zoning Ordinance Amendments that will be considered at the public hearing scheduled for **Tuesday, January 24, 2023, at 6:00 p.m.** This descriptive summary covers the main points of the proposed amendments but does not explain every detail of the text. The Planning Commission may recommend additional amendments to the proposed text as a result of its hearings and deliberations.

CHAPTER 1: INTRODUCTION

Section 1.01 Title, Purpose, and Intent

CR R93ZO Sections 1-101 & 1-102

- Incorporate existing Title, Purpose, and Intent of the Zoning Ordinance.
- Clarify that the term “Zoning Ordinance”, as used in the text, refers to the ordinance in effect at any given time unless otherwise stated.

Section 1.02 Application of Zoning Ordinance

CR R93ZO Section 1-103

- Incorporate existing regulations regarding Territorial Application, General Application, General Prohibition, Private Agreements, Zoning Permits Issued Prior to Effective Date, Pending Applications, Provisions Declared Invalid, Conflicting Provisions, Proffered Conditions, Approved Subdivisions and Site Plans, and Effective Date.
- Revise text to clarify that development in accordance with existing special exception or variance approval must comply with the Zoning Ordinance, except in the event of conflict between the Zoning Ordinance and the existing approval.
- Revise text to clarify that commercial and industrial property within the Route 28 Transportation Improvement District (Route 28 Tax District) that is currently administered under the “1972 Zoning Ordinance” will continue to be administered under that ordinance unless property owner obtains approval of a ZMAP or ZRTD application; commercial or industrial property in Route 28 Tax District that has a prior approved ZMAP or ZRTD or that previously elected to waive Route 28 Tax District protections may develop in accordance with applicable vested rights under Code of Virginia and will otherwise be administered under the current Zoning Ordinance.
- Revise text to confirm that Zoning Ordinance is not intended to impair vested rights accruing under Code of Virginia Sections 15.2-2307 or 15.2-2303(B) or legal protections in the Route 28 Tax District secured by 15.2-4903(C).
- Add provision confirming that single-family detached and attached dwelling condominium projects are subject to the same District Dimensional Standards and Transportation regulations as physically identical projects under a different form of ownership.

Section 1.03 Interpretation of Official Zoning Map and 1.04 Interpretation of Map and District Boundaries

CR R93ZO Sections 1-201 through 1-202, 1-300, 6-407

- Incorporate existing rules of interpretation for terms used in the Zoning Ordinance with some updates (e.g., use of the terms “must”, “day”, and “such as”).
- Incorporate existing provisions regarding Zoning Map and District Boundaries.
- Revise regulations identifying the official Zoning Map; add provision identifying authoritative data source for locations and district boundaries.
- Incorporate existing provisions regarding Zoning Administrator’s authority to make cartographic interpretations of environmental resource maps and areas, including Mountainside Overlay District, Floodplain Overlay District, Steep Slopes Areas, and Limestone Overlay District; add River and Stream Corridor Resources to the existing list of environmental resources.

CHAPTER 2: ZONING DISTRICTS

CR R93ZO Articles 2 & 3 and Article 4, Divisions A & D

- Consolidate regulations for all Zoning Districts into one chapter, organized into the following categories: Urban Policy Area, Suburban Policy Area, Transition Policy Area, Rural Policy Area, Joint Land Management Area, and Countywide Zoning Districts, and a Planned Development Zoning District.
- Revise text regarding the purpose of, and regulations regarding the location of future rezonings to, non-Legacy Zoning Districts to be more consistent with the associated Place Types, Housing, Quality Development, and other applicable policies under the Loudoun County 2019 General Plan (2019 GP).
- Relocate certain requirements from individual Zoning District regulations to other chapters/sections as follows:
 - Use and accessory uses to Chapter 3: Uses.
 - Use limitations for specific uses to Chapter 4: Use-Specific Standards.
 - Regulations regarding site development; open space; tree planting, replacement, and preservation; landscaping, buffers and screening; streets tree; light, noise, and vibration; parking; transportation; utilities; and owners associations to Chapter 7: Development Standards.
 - Signs to Chapter 8: Signs.
 - Regulations regarding Unmet Housing Needs Units applicable to the Planned Development-Mixed Use Business (PD-MUB) Zoning District to Section 9.02, Unmet Housing Needs Program.
 - Regulations regarding rezonings and concept plan amendments specifically applicable to the PD-MUB, Planned Development–Transit Related Employment Center (PD-TREC), and Planned Development–Transit Related Center (PD-TRC) Zoning Districts to Section 11.10, Zoning Amendments.
 - Regulations regarding special exceptions applicable to certain quarrying operations in the Mineral Resource-Heavy Industrial (MR-HI) Zoning District to Section 11.11, Special Exception Review.
- Establish new regulations for rezoning requests for incremental additions to existing zoning districts.
- Rename certain Zoning Districts by deleting “Planned Development” (“PD”) from the name.
- Delete the Planned Development-Countryside Village (PD-CV) Zoning District (R93ZO Section 4-900) and Route 28 Corridor Optional Overlay Districts (R93ZO Article 4, Division D).
 - No property currently is mapped to PD-CV.
 - Property that currently is mapped to a Route 28 Corridor Optional Overlay District will retain its designation on the Zoning Map.

Section 2.01 Urban Policy Area Zoning Districts

Section 2.01.01 Transit Related Center (TRC) Zoning District (currently Planned Development–Transit Related Center (PD-TRC))

CR R93ZO Section 4-1100

- Rename the PD-TRC Zoning District to TRC.
- Decrease minimum TRC size from 40 acres to 20 acres.
- Delete the 25-acre minimum size for incremental additions to the TRC.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table, and:
 - Delete minimum lot size requirements applicable to single-family dwellings.
 - Establish new maximum front yard requirements for the Inner and Outer Cores and TDSA.
 - Delete maximum building height requirements in the Inner Core and Outer Core.
 - Decrease maximum building height from 100 feet to 95 feet for multifamily and nonresidential uses and 50 feet for single-family dwelling units in the Transit-Designed Supportive (TDSA).
 - Increase minimum permitted building height from 35 feet to 95 feet in the Inner Core subarea, and 25 feet to 70 feet in the Outer Core.
 - Establish new minimum building heights of 50 feet for multifamily and nonresidential uses and 25 feet for single-family dwelling units in the TDSA.
 - Establish new minimum floor area ratio (FAR) of 2.0 for the Inner Core and 1.4 for the Outer Core.
 - Increase maximum FAR from 0.4 to 1.5 in the TDSA and establish new incentive elements to increase TDSA maximum FAR to 2.0.
 - Amendments to TDSA maximum building height, TRC minimum building heights, and minimum FAR in the Inner and Outer Cores will apply to future rezonings to TRC and will not apply to properties currently mapped PD-TRC.
- Revise mix of uses requirements as follows:
 - For the residential land-use category, revise Inner and Outer Core requirements from a minimum of 20% of gross land area to 40% to 60% of approved square feet (SF) within the Inner Core and 60% to 80% of approved SF within the Outer Core, and establish new TDSA requirements of 70% to 90% of approved SF for multifamily attached dwelling units, maximum 50% of land area for single-family attached and multifamily stacked dwelling units, and 5% of land area for single-family detached dwelling units.
 - For the nonresidential land-use category, revise Inner and Outer Core requirements from minimums of 20% and 10% of gross land area for Office and Commercial Retail and Services, respectively, to a combined 40% to 60% of approved SF within the Inner Core and 20% to 40% of approved SF within the Outer Core, and establish new TDSA requirement of 10% to 30% of approved SF.
 - For the Public/Civic land-use category, revise Inner and Outer Core requirements from a minimum of 20% of gross land area for Parks, Civic and Open Space to a minimum of 5% of approved SF within the Inner Core and 5% of approved SF within the Outer Core, and establish new TDSA requirement of a minimum 5% of approved SF.
 - Require concept development plans associated with incremental additions to tabulate and show how proposed uses will maintain required mix of uses.
- Establish new vertical mix requirements for buildings to require that 70% of all buildings in the Inner Core, 50% of all buildings in the Outer Core, and 30% of all buildings (excluding single-family and multifamily stacked buildings) in the TDSA have a vertical mix of uses.
- Revise requirements regarding minimum percentage of block frontage that must contain pedestrian-oriented uses to specify use categories.

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- Revise road network requirements that apply in addition to road network requirements under Section 7.07.02 to provide requirements for vehicular connections to transit stations that used to apply only to the TDSA subarea to the entire TRC.
- Revise requirements for sidewalks and shared use paths that apply in addition to pedestrian and bicycle network requirements under Section 7.07.03 to provide requirements for connections to transit stations that used to apply only to the TDSA subarea to the entire TRC.
- Delete multifamily stacked, single-family attached, and single-family detached dwelling units as permitted uses in the Inner and Outer Cores.
- Delete use limitations for Ambulatory Retail/Food and Beverage Sales.
- Delete requirements for Final Development Plans (“FDP” or “FIDP”).

Section 2.01.02 Urban Employment (UE) Zoning District (currently Planned Development–Transit Related Employment Center (PD-TREC))

CR R93ZO Section 4-1000

- Rename the PD-TREC Zoning District to UE.
 - No decrease to this Zoning District’s current permitted maximum FAR will result from these amendments.
 - No property currently is mapped to PD-TREC.
- Delete the Inner Core and Outer Core subareas of PD-TREC.
- Decrease minimum district size from 40 acres to 20 acres.
- Revise requirements regarding incremental additions to the UE, including deleting the 25-acre minimum size.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table, and:
 - Decrease maximum building height from no maximum to 100 feet.
 - Decrease minimum permitted building height from 35 feet to 30 feet.
 - Establish a minimum FAR of 1.0.
 - Increase maximum FAR from 2.0 to no maximum FAR.
- Establish mix of uses requirements to permit up to 100% of the approved square footage to be for general nonresidential uses and/or public/civic uses.
- Revise open space requirements to provide requirements regarding the Broad Run Floodplain’s use to provide pedestrian connections and on-site amenities that apply in addition to open space requirements under Section 7.02.
- Revise requirements regarding minimum percentage of block frontage that must contain pedestrian-oriented uses to specify use categories.
- Revise road network requirements that apply in addition to road network requirements under Section 7.07.02 to provide requirements for vehicular, connections to transit stations that used to apply only to the Outer Core subarea to the entire UE.
- Revise pedestrian-oriented building orientation, placement, and uses requirements regarding organization of buildings regarding open space and the Broad Run Floodplain, minimum percentages of lot width that must be occupied by building walls and other features.
- Revise pedestrian and bicycle network requirements to provide requirements for sidewalks and shared use paths that apply in addition to pedestrian and bicycle network requirements under Section 7.07.03.
- Delete requirements regarding no maximum FAR on individual building lots, vertical mixes of uses in buildings, use limitations regarding Ambulatory Retail/Food and Beverage Sales; exemption from tree canopy requirements under Section 7.03 that previously would have applied to inner core subarea; and requirements for Final Development Plans (“FDP” or “FIDP”).

Section 2.02 Suburban Policy Area Zoning Districts

Section 2.02.01 Suburban Neighborhood-4, -6 (SN-4, SN-6) Zoning Districts

- Establish the new SN-4 and SN-6 Zoning Districts including a purpose statement and regulations regarding applicability of the SN-4 and SN-6 to the Suburban Neighborhood Place Type under the 2019 GP; dimensional standards, including lot, yard, building, and density requirements; mix of uses; dwelling unit type mix; lot access; garage design; and infill development.

Section 2.02.02 Suburban Compact Neighborhood-8, -16, -24 (SCN-8, SCN-16, SCN-24) Zoning Districts

- Establish the new SCN-8, SCN-16, and SCN-24 Zoning Districts including a purpose statement and regulations regarding applicability of the SCN-8, SCN-16, and SCN-24 to the Suburban Compact Neighborhood Place Type, or Suburban Neighborhood and Suburban Mixed Use Place Types if certain criteria are met, under the 2019 GP; dimensional standards, including lot, yard, building, and density requirements; mix of uses; dwelling unit type mix; lot access; garage design; and alternative location criteria for the SCN-8, SCN-16, and SCN-24 to be applicable to the Suburban Neighborhood and Suburban Mixed Use Place Types.

Section 2.02.03 Town Center (TC) Zoning District (currently Planned Development–Town Center (PD-TC))

CR R93ZO Section 4-800

- Rename the PD-TC Zoning District to TC.
 - This amendment does not propose any decrease in permitted maximum FAR for property currently mapped PD-TC.
- Prohibit modification of permitted maximum size of TC.
- Consolidate dimensional standards for lots, yards, and building requirements into one table, and:
 - Replace the minimum 10-foot yard for off-street surface parking within the Town Center Core with a requirement to provide a yard pursuant to Section 7.06.10.D and increase the minimum yard for off-street surface parking within the Town Center Fringe from 10 feet to 15 feet.
 - Decrease maximum building height from 120 feet to 60 feet, and minimum building height from 24 feet to 15 feet for buildings 2,000 square feet or less.
 - Decrease maximum FAR from no maximum to 1.0 and establish new incentive elements that may be used to increase maximum FAR to 1.5.

- Amendments to maximum and minimum building height and maximum FAR will only apply to future rezonings to TC and will not apply to properties currently mapped PD-TC.
- Consolidate mix of uses requirements into one table, and revise requirements for residential, nonresidential, and public/civic uses.
- Establish tabulation requirements to track mix of uses applicable to concept development plans and subdivision and site plan applications.
- Establish new vertical mix requirements including requiring ground floor pedestrian-oriented uses and incorporating drive-through facilities into mixed use buildings.
- Establish new open space requirements for incremental additions to the TC that apply in addition to open space requirements under Section 7.02.
- Establish new requirement for the Town Center Core regarding location of buildings and uses, orientation of primary facades, and access to principal entrances.
- Revise requirements regarding minimum percentage of block frontage that must contain pedestrian-oriented uses to specify use categories.

Section 2.02.04 Commercial Center-Neighborhood Center (CC-NC) and Commercial Center-Community Center (CC-CC) Zoning Districts (currently Planned Development-Commercial Center (Neighborhood Center) (PD-CC(NC)) and Planned Development-Commercial Center (Community Center) (PD-CC(CC))

CR R93ZO Section 4-200

- Rename the PD-CC(NC) and PD-CC(CC) Zoning Districts to CC-NC and CC-CC, respectively.
 - This amendment does not propose any decrease in permitted maximum FAR for property currently mapped PD-CC(NC) or PD-CC(CC).
- Separate existing PD-CC provisions into 1 section covering both CC-NC and CC-CC (described here) and 1 section covering both PD-CC(SC) and PD-CC(RC) (described later).
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table, and:
 - Decrease minimum required yards adjacent to certain residential zoning districts and uses to 50 feet and establish minimum percentages of buildings required to along the minimum front yard.
 - Establish new requirement for certain accessory uses in CC-NC to not be visible from the road.
 - Establish new maximum size of individual uses, and special exception to increase maximum building height from 45 feet to 60 feet, for CC-CC.
 - Increase maximum FAR to 0.6, with further increases up to 1.0 if a parking structure is provided.
- Establish new table for mix of uses requirements with requirements for nonresidential and public/civic uses.
- Establish transitions requirements for vehicular and pedestrian linkages that apply in addition to transitions requirements under Section 7.01.06.

Section 2.02.05 Legacy Suburban Policy Area Zoning Districts

Section 2.02.05.01 Single-Family Residential-1, -2, -3 (R-1, R-2, R-3) Zoning Districts

CR R93ZO Sections 3-100, 3-200, 3-300, 6-1400, 7-500 & 7-600

- Revise regulations to prohibit expansion of R-1, R-2, and R-3 beyond currently mapped zoning district boundaries.
- Consolidate existing R-1, R-2, and R-3 regulations into one section.
- Consolidate dimensional standards for lots, yards, building, and density requirements into 1 table.
- Rename the cluster development options for reducing lot size up to 20% and reducing lot sizes 20% to 50% to Cluster and Compact Cluster, respectively.
- Incorporate existing cluster, suburban, or traditional design subdivision option requirements from R93ZO Section 6-1400, and R93ZO R-2 and R-3 Affordable Dwelling Unit (ADU) development zoning district regulations.

Section 2.02.05.02 Single-Family Residential-4 (R-4) Zoning District

CR R93ZO Section 3-400, 6-1400 & 7-700

- Revise regulations to prohibit expansion of R-4 beyond currently mapped zoning district boundaries.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table.
- Rename the cluster development options for reducing lot size up to 20% and reducing lot sizes 20% to 50% to Cluster and Compact Cluster, respectively.
- Incorporate existing cluster, suburban, or traditional design subdivision option requirements from existing Section 6-1400, and R93ZO R-4 ADU development zoning district regulations.

Section 2.02.05.03 Single-Family Residential-8 (R-8) Zoning District

CR R93ZO Sections 3-500 & 7-800

- Revise regulations to prohibit expansion of R-8 beyond currently mapped zoning district boundaries.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table, and establish new maximum height for multifamily dwelling units.
- Incorporate existing R-8 ADU development zoning district regulations.
- Delete size and location requirements for R-8.

Section 2.02.05.04 Townhouse/Multifamily Residential (R-16) Zoning District

CR R93ZO Sections 3-600 & 7-900

- Revise regulations to prohibit expansion of R-16 beyond currently mapped zoning district boundaries.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table, and establish new minimum width for single-family attached quadruplex dwelling units and maximum height for SFD manufactured dwelling units.
- Incorporate existing R-16 ADU development zoning district regulations.
- Delete size and location requirements for R-16, and the traditional design option for single-family attached dwelling units.

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Section 2.02.05.05 Multifamily Residential (R-24) Zoning District

CR R93ZO Sections 3-700 & 7-1000

- Revise regulations to prohibit expansion of R-24 beyond currently mapped zoning district boundaries.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table.
- Incorporate existing R-24 ADU development zoning district regulations.
- Delete size and location requirements for R-24.

Section 2.02.05.06 Planned Development-Housing (PD-H) Zoning District

CR R93ZO Section 4-100

- Revise regulations to prohibit expansion of PD-H beyond currently mapped zoning district boundaries.
- Revise certain use names for those uses that are permitted by-right if identified on the Concept Development Plan and delete “Non-commercial recreation facilities” from this list.
- Revise Timing of Development provisions.

Section 2.02.05.07 Planned Development-Commercial Center (Small Regional Center) and (Regional Center) (PD-CC(SC) and PD-CC(RC)) Zoning Districts

CR R93ZO Section 4-200

- Revise regulations to prohibit expansion of PD-CC(SC) and PD-CC(RC) beyond currently mapped zoning district boundaries.
- Separate existing PD-CC provisions into 1 section covering both PD-CC(SC) and PD-CC(RC) (described here) and 1 section covering both CC-NC and CC-CC (described previously).
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table.

Section 2.02.05.08 Planned Development-Research and Development Park (PD-RDP)

CR R93ZO Section 4-400

- Revise regulations to prohibit expansion of PD-RDP beyond currently mapped zoning district boundaries.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table.
- Establish new exemption for data center uses from certain road network requirements under Section 7.07.02.
- Delete size and location requirements.

Section 2.02.05.09 Planned Development-Special Activity (PD-SA)

CR R93ZO Section 4-700

- Revise regulations to prohibit expansion of PD-SA beyond currently mapped zoning district boundaries.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table.
- Delete size and location requirements.

Section 2.02.05.10 Planned Development-Active Adult/Age Restricted (PD-AAAR)

CR R93ZO Section 4-1300

- Revise regulations to prohibit expansion of PD-AAAR beyond currently mapped zoning district boundaries.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table.
- Delete size and location requirements.

Section 2.02.05.11 Planned Development-Mixed Use Business (PD-MUB)

CR R93ZO Section 4-1350

- Revise regulations to prohibit the expansion of PD-MUB beyond currently mapped zoning district boundaries.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table.
- Consolidate minimum use percentages into 1 table.
- Revise minimum public plaza size for PD-MUB zoning districts greater than 100 acres to exclude major floodplain from calculation of total land area.
- Delete size and location requirements.

Section 2.02.05.12 General Business (GB)

CR R93ZO Section 3-800

- Revise regulations to prohibit the expansion of GB beyond currently mapped zoning district boundaries.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table.

Section 2.02.05.13 Commercial Light Industrial (CLI)

CR R93ZO Section 3-900

- Revise regulations to prohibit the expansion of CLI beyond currently mapped zoning district boundaries.
- Delete auxiliary uses requirements (uses previously listed as auxiliary uses have been reclassified as permitted principal uses in CLI).

Section 2.03 Transition Policy Area Zoning Districts

Section 2.03.01 Transitional Residential-10, -3, -1 (TR-10, TR-3, TR-1) Zoning District

CR R93ZO Sections 2-1400, 2-1500, 2-1700 & 5-701

- Consolidate existing TR-10, TR-3, and TR-1 regulations into one section, and incorporate existing Transition (TR) Districts Lot Standards from R93ZO Section 5-701.
 - This amendment does not propose any decrease in permitted or approved maximum density/FAR for property currently mapped TR-10, TR-3, or TR-1.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table, and clarify 40-foot maximum building height.
- Revise siting of the open space and building lot requirements to permit subdivisions creating 4 or fewer

lots to locate open space on lots if subject to an appropriate easement.

- Delete language specifying site layout of lot areas and open space is to occur during review of the preliminary plat of subdivision.
- Delete requirements to locate building lots to reduce visibility from public rights of way and other groups of building lots.

Section 2.03.02 Transition Small Lot Neighborhood (TSN) Zoning District

- Establish the new TSN Zoning District including a purpose statement and regulations regarding applicability of the TSN to the Transition Small Lot Neighborhood Place Type under the 2019 GP; minimum district size; incremental additions; dimensional standards, including lot, yard, building, FAR, and density requirements; mix of uses; lot standards, including lot yield and grouping; open space and building lot siting; and recognizing protections of the Right to Farm Act.

Section 2.03.03 Transition Compact Neighborhood (TCN) Zoning District

- Establish the new TCN Zoning District including a purpose statement and regulations regarding applicability of the TCN to the Transition Small Lot Neighborhood Place Type under the 2019 GP; minimum district size; incremental additions; dimensional standards, including lot, yard, building, FAR, and density requirements; mix of uses; lot yield; open space and building lot siting; and lot access that apply in addition to lot access requirements under Section 7.07.01.

Section 2.03.04 Transition Community Center (TCC) Zoning District

- Establish the new TCC zoning district including a purpose statement and regulations regarding applicability of the TCC to the Transition Community Center Place Type under the 2019 GP; minimum district size; incremental additions; dimensional standards, including lot, yard, building, FAR, and density requirements; mix of uses; district vehicular access that apply in addition to lot access requirements under Section 7.07.01; transition standards that apply in addition to transitions requirements under Section 7.01.06; and open space and building lot siting.

Section 2.03.05 Legacy Transition Policy Area Zoning Districts

Section 2.03.05.01 Transitional Residential-2 (TR-2) Zoning District

CR R93ZO Section 2-1600 & 5-701

- Revise regulations to prohibit expansion of TR-2 beyond currently mapped zoning district boundaries.
- Incorporate and consolidate existing Transition (TR-2) Districts Lot Standards from R93ZO Section 5-701.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table, and clarify 40-foot maximum building height.
- Revise siting of the open space and building lots requirements to permit subdivisions creating less than 5 lots to locate open space on lots if subject to an appropriate easement.
- Delete requirement for site layout of lot areas and open space to occur during review of the preliminary plat of subdivision.

Section 2.04 Rural Policy Area Zoning Districts

Section 2.04.01 Agricultural Rural-1 (AR-1) Zoning District

CR R93ZO Section 2-100

- Consolidate dimensional standards for lots, yards, building, and density requirements into 1 table
- Upon adoption by the Board of Supervisors, incorporate provisions of Zoning Ordinance Amendment (ZOAM)-2020-0002, Prime Agricultural Soil and Cluster Subdivisions.

Section 2.04.02 Agricultural Rural-2 (AR-2) Zoning District

CR R93ZO Section 2-200

- Consolidate dimensional standards for lots, yards, building, and density requirements into 1 table.
- Upon adoption by the Board of Supervisors, incorporate provisions of ZOAM-2020-0002, Prime Agricultural Soil and Cluster Subdivisions.

Section 2.04.03 Legacy Rural Policy Area Zoning Districts

Section 2.04.03.01 Agricultural-10 (A-10) Zoning District

CR R93ZO Section 2-300

- Consolidate dimensional standards for lots, yards, building, and density requirements into 1 table and reduce minimum lot width for standard and cluster developments.

Section 2.04.03.02 Agricultural Residential (A-3) Zoning District

CR R93ZO Section 2-400

- Consolidate dimensional standards for lots, yards, building, and density requirements into 1 table, and reduce minimum lot width.

Section 2.04.03.03 Countryside Residential-1, -2, -3, -4 (CR-1, CR-2, CR-3, CR-4) Zoning District

CR R93ZO Sections 2-500, 2-600, 2-700 & 2-800

- Revise regulations to prohibit expansion of CR beyond currently mapped zoning district boundaries.
- Consolidate existing R93ZO CR-1, CR-2, CR-3, and CR-4 provisions into 1 section.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table.
- Incorporate existing CR-2, CR-3, and CR-4 ADU development zoning district regulations.
- Establish new road network requirements that apply in addition to road network requirements under Section 7.07.02.

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Section 2.04.03.04 Rural Commercial (RC) Zoning District

CR R93ZO Section 2-900

- Revise regulations to prohibit expansion of RC beyond currently mapped zoning district boundaries.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table.
- Revise requirement for roads and blocks to have a general rectilinear pattern to apply only to RC that also is in a Village Conservation Overlay District (VCOD) with roads and blocks that have a general rectilinear pattern.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table.

Section 2.04.03.05 Planned Development-Rural Village (PD-RV) Zoning District

CR R93ZO Section 4-1200

- Revise regulations to prohibit expansion of PD-RV beyond currently mapped zoning district boundaries.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table.
- Delete size and location requirements and use limitation that prohibits dangerous or noxious workplace uses.

Section 2.04.03.06 Rural Hamlet

CR R93ZO Section 5-702

- Consolidate dimensional standards for lots, yards, and building requirements into 1 table.
- Delete provisions governing the application of rural hamlet regulations where there are conflicts with general zoning, subdivision, or other regulations and requirements.

Section 2.05 Joint Land Management Area Zoning Districts

Section 2.05.01 Joint Land Management Area-1, -2, -3 (JLMA-1, JLMA-2, JLMA-3) Zoning District

CR R93ZO Sections 2-1000, 2-1100 & 2-1200

- Consolidate existing JLMA-1, JLMA-2, and JLMA-3 provisions into 1 section.
- Revise regulations to prohibit expansion of JLMA-1, JLMA-2, and JLMA-3 beyond currently mapped zoning district boundaries.
- Consolidate dimensional standards for lots, yards, building, and density requirements into 1 table, and establish new maximum lot coverage requirements and density increases if affordable dwelling units are provided.
- Revise Compatibility Standards to prohibit areas for loading, delivery, and collection of refuse for nonresidential uses between the nonresidential use and an adjoining residential use.
- Establish new road network requirements that apply in addition to road network requirements under Section 7.07.02.
- Delete provisions regarding Alternate Neighborhood Development Standards and providing public street connections to adjacent developable land every 660 feet.

Section 2.05.02 Legacy Joint Land Management Area Zoning Districts

Section 2.05.02.01 Joint Land Management Area-20 (JLMA-20) Zoning District

CR R93ZO Section 2-1300

- Revise regulations to prohibit expansion of JLMA-20 beyond currently mapped zoning district boundaries.

Section 2.06 Countywide Zoning Districts

Section 2.06.01 Office Park (OP) Zoning District (currently Planned Development-Office Park (PD-OP))

CR R93ZO Section 4-300

- Rename the PD-OP Zoning District to OP.
 - This amendment does not propose any decrease in permitted maximum FAR for property currently mapped PD-OP.
- Delete the 1-acre minimum size for incremental additions to the OP.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table, and decrease the yard for buildings adjacent to roads from 35 feet to 30 feet and increase the yard for parking adjacent to roads from 25 feet to 30 feet.
- Establish new table for mix of uses requirements with requirements for nonresidential and public/civic uses.
- Establish a new exemption for data center uses from the road network requirements under Section 7.07.02.

Section 2.06.02 Industrial Park (IP) Zoning District (currently Planned Development-Industrial Park (PD-IP))

CR R93ZO Section 4-500

- Rename the PD-IP Zoning District to IP.
 - This amendment does not propose any decrease in permitted maximum FAR for property currently mapped PD-IP.
- Decrease minimum district size from 20 acres to 10 acres.
- Delete the 1-acre minimum size for incremental additions to the IP.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table, and decrease the yard for buildings adjacent to roads from 35 feet to 30 feet and increase the yard for parking adjacent to roads from 25 feet to 30 feet.
- Establish new table for mix of uses with requirements for nonresidential and public/civic uses.
- Establish a new exemption for data center uses from the road network requirements under Section 7.07.02.

Section 2.06.03 General Industry (GI) Zoning District (currently Planned Development-General Industry (PD-GI))

CR R93ZO Section 4-600

- Rename the PD-GI Zoning District to GI.
 - This amendment does not propose any decrease in permitted maximum FAR for property currently mapped PD-GI.
- Delete the 1-acre minimum size for incremental additions to the GI.
- Consolidate dimensional standards for lots, yards, and building requirements into 1 table, and:
 - Revise minimum 1 acre lot size to be exclusive of major floodplain.
 - Decrease the yard for buildings adjacent to roads from 35 feet to 30 feet and increase the yard for parking adjacent to roads from 25 feet to 30 feet.
 - Increase maximum building height from 45 feet to 50 feet.
- Establish new table for mix of uses with requirements for nonresidential and public/civic uses.
- Establish a new exemption for data center uses from road network requirements under Section 7.07.02.

Section 2.06.04 Mineral Resource-Heavy Industry (MR-HI) Zoning District

CR R93ZO Section 3-1000

- Consolidate dimensional standards for lots, yards, and building requirements into 1 table, and increase the minimum yard adjacent to agricultural and residential zoning district or residential uses from 50 feet to 100 feet.
- Establish new table for mix of uses with requirements for nonresidential and public/civic uses.
- Establish a new exemption for extractive industry uses from the road network requirements under Section 7.07.02.

Section 2.07 Planned Unit Development (PUD) Zoning District

- Establish the new PUD zoning district that allows planned developments that implement the policies of the 2019 GP and could not otherwise develop under another zoning district, including a purpose statement and regulations regarding creation of the PUD through a rezoning in accordance with Sections 11.10.01 and 11.10.09; authorization to impose associated conditions, safeguards, and restrictions; and size, composition, building type, lot, yard, use, density or FAR, and open space requirements for the PUD.

CHAPTER 3: USES

- Consolidate use tables and general regulations for Principal Uses, Accessory Uses, and Temporary Uses for all zoning districts into a single chapter.

Section 3.01 Uses Generally

- Explain the organization of principal Use Tables to include Use Classifications, Use Categories and specific Uses.
- Clarify the number of principal uses permitted on each lot and the minimum lot size requirements when multiple principal uses are located on the same lot.
- Clarify process for Zoning Administrator to determine whether a use not specifically identified in Chapter 3 may be permitted.
- Incorporate existing provision exempting Stream Restoration and Wetland Mitigation from zoning district regulations (R93ZO Section 1-103(D)(3)); clarify that Floodplain Overlay District, Mountainside Overlay District, Limestone Overlay District, and Natural and Environmental Resources regulations in Chapters 5 and 6 do apply.

Section 3.02 Use Tables

- Establish five use tables for all principal uses, organized as follows:
 - 3.02.01 Urban and Suburban Policy Area Zoning Districts
 - 3.02.02 Legacy Suburban Policy Area Zoning Districts
 - 3.02.03 Transition, Rural, and JLMA Policy Area Zoning Districts
 - 3.02.04 Legacy Transition, Rural, and JLMA Policy Area Zoning Districts
 - 3.02.05 Countywide Zoning Districts
- Consolidate and/or rename existing uses. A spreadsheet identifying the uses included in the proposed Zoning Ordinance Amendments with cross-references to the prior use name under the R93ZO (“Uses Crosswalk”) will be available for public inspection along with the proposed Zoning Ordinance text.
- Revise permissibility of certain land uses, as follows:
 - Reclassify auxiliary uses in the PD-OP, PD-IP, PD-GI, and CLI zoning districts to principal uses.
 - Reclassify listed accessory uses in the MR-HI, RC, GB, PD-CC(NC), PD-CC(CC), PD-CC(SC), PD-CC(RC), PD-RDP, PD-GL, PD-RV, and PD-TRC zoning districts to principal uses.
 - Remove “Cohousing” as a permitted use in the AR-1 and AR-2 zoning districts.
 - Remove Magazine contained explosives facility as a use permitted by Special Exception in the A-3 zoning district.
 - Remove Stockpiling of dirt as a use permitted by Special Exception in the AR-1 and AR-2 zoning districts.
 - Remove Dwelling, single-family detached, and Dwelling, single-family attached, as uses permitted in the PD-TRC Outer Core Subarea.
 - Remove Car wash, accessory to convenience store, in the TRC and RDP zoning districts.
 - Remove retail sales accessory to residential in the PD-RV zoning district and address this use as a Home Occupation.
 - Add Dwelling, single-family attached as a use permitted in the R-2, R-3, and R-4 zoning districts, not to exceed 35% of the total number of dwelling units in a development.
 - Add Dwelling, multifamily as a use permitted in the R-8 zoning district, not to exceed 50% of the total number of dwelling units in a development.
 - Add Continuing care facility as a use permitted in CC (NC) and CC (CC).
 - Add Contractor as a use permitted in TRC, UE, TC, CC (NC), PD-CC (SC), PD-CC (RC), PD-MUB, GB, TCC.

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- Add Building and landscaping materials supplier as a use permitted in MR-HI and permitted by Special Exception in GI.
- Add Energy storage as a use permitted by Special Exception in MR-HI and GI.
- Add Maintenance and repair services as a use permitted in IP and GI.
- Add Ground passenger transportation (e.g., taxi, charter bus) as a use permitted by Special Exception in TRC Outer Core and GI.
- Add Auction facility, livestock as a use permitted by Special Exception in AR-1 and AR-2.
- Add Convenience store (with gasoline sales) as a use permitted by Special Exception in OP, IP, and MR-HI.
- Add School, technical/trade as a use permitted by Special Exception in IP and GI.
- Add Entertainment facility as a use permitted by Special Exception in PD-CC (SC), PD-CC (RC), TC Core, and TC Fringe.
- Add Dog park as a use permitted by Special Exception in TC Fringe.
- Change Nursery, production from a Special Exception use to a permitted use in TR-10, TR-3, TSN, JLMA-1, JLMA-2, JLMA-3, A-10, A-3, and CR-1.
- Change Hotel/Motel from a Special Exception use to a permitted use in PD-CC (SC) and PD-CC (RC).
- Change Child day care from a Special Exception use to a permitted use in IP, R-1, R-2, R-4, R-8, R-16, R-24, and GB.
- Change Community center from a Special Exception use to a permitted use in R-1, R-2, R-3, R-4, R-8, R-16, R-24.
- Change Library from a Special Exception use to a permitted use in R-1, R-2, R-3, R-4, R-8, R-16, R-24, CLI.

Section 3.03 Accessory Uses

CR R93ZO Sections 5-100 & 5-400

- Identify all permitted accessory uses and structures in a single table.
- Incorporate and relocate existing Use Limitations for accessory uses into one section.
- Establish new regulations regarding Donation Drop-off Boxes, retail sales accessory to industrial uses, vehicle parking, accessory vehicle service, mobile vendors, and outdoor sales.

Section 3.04 Temporary Uses

CR R93ZO Section 5-500

- Incorporate existing provisions regarding Temporary Uses with revisions:
 - Revise criteria for temporary special event permits, including to clarify permissible locations.
 - Relocate procedures and approval criteria for temporary zoning/special event permits to Section 11.04.
 - Remove the sketch plan requirement for Temporary/Fire Rescue Stations and only require a zoning permit exhibit to show satisfaction of setback criteria.
 - Establish a new exemption from the requirement to obtain a temporary zoning permit for temporary special events held in required publicly accessible gathering spaces in the TRC, TC, and PD-MUB Zoning Districts.

CHAPTER 4: USE SPECIFIC STANDARDS

- Establish new chapter prescribing standards and regulations for specific Uses; organized by Use Classifications.
- Incorporate standards for specific Uses from R93ZO Section 5-600 with revisions to some standards as described below and otherwise to reflect consolidation of uses or change in use names.
- Remove standards for uses no longer allowed in the Zoning Ordinance or for which Use Specific Standards no longer apply, including Magazine Contained Explosive Facilities, Airport/Landing Strip, Cross-Country Ski Business and Eco-Tourism, and Business Service Establishment (R93ZO Sections 5-622, 5-633, 5-647, 5-661).
- Establish use-specific standards for the following uses:
 - Live/Work Dwelling (Section 4.02.04)
 - Multifamily Dwelling Units (Section 4.02.10)
 - Guest Farm or Ranch (Section 4.03.04)
 - Automobile Car Sharing (Section 4.04.04)
 - Business Support Services (Section 4.04.07)
 - Feed and Farm Supply Center (Section 4.04.15)
 - Personal Services (Section 4.04.18)
 - Vehicle Repair, Light (Section 4.04.23)
 - Recreation (Section 4.05.16)
 - Outdoor Storage (Section 4.06.07)
 - Research and Development (Section 4.06.08)
 - Parking Facility (Section 4.07.01)
 - Solar Facilities (Section 4.07.04)
 - Agriculture, Bona Fide (Section 4.08.01)
 - Stable or Livery (Section 4.08.06)
 - Stable, Private (Section 4.08.07)
- Delete requirements for Landscaping/Buffering/Screening, Exterior Lighting, Noise, Parking, and Road Access that are located in Chapter 7: Development Standards; certain unique standards have been retained in Chapter 4.
- Delete requirements for signs that have been relocated to Chapter 8: Signs.

Section 4.01 Purpose and Applicability

CR R93ZO Section 5-600

- Confirm that Use-Specific Standards apply in addition to all other applicable standards, may be modified by minor special exception unless otherwise specified, and are subject to any applicable proffers or conditions of approval.

Section 4.02.01 Accessory Dwellings

CR R93ZO Section 5-613

- Establish that accessory dwellings are not included in density calculations, attached accessory dwelling are subject to yard requirements for principal structure, and accessory dwellings in PD-RV Village Center Commercial Workplace Areas must be above ground-floor.

Section 4.02.02 Continuing Care Facility

CR R93ZO Section 3-907(P)

- Relocate existing regulations from CLI Zoning District regulations for standards applicable to continuing care facilities within that zoning district.

Section 4.02.05 Manufactured Homes

CR R93ZO Section 5-620

- Delete standard for RV storage area on a separate lot.

Section 4.02.08 Dormitory, Seasonal Labor

CR R93ZO Section 5-632

- Reduce setback from offsite single family detached dwellings from 300 feet to 100 feet.

Section 4.02.09 Single-Family Dwelling Units

CR R93ZO Sections 4-809(G), 4-1111(G) & 4-1358(I)

- Limit single-family attached townhouse structures to no more than 8 units in a row.
- Revise standards for single family dwelling units located in the TRC, TC, and PD-MUB Zoning Districts.
- Establish new regulation limiting the types of single-family attached dwellings in the TCN Zoning District to duplex, triplex and quadraplex units.

Section 4.02.11 Tenant Dwellings

CR R93ZO Section 5-602

- Revise regulations to add AR-1 and AR-2 to the list of zoning districts in which tenant dwellings may be located on an open space parcel.

Section 4.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn and Rural Resorts

CR R93ZO Section 5-601

- Clarify that owner or manager of Bed and Breakfast Inn or Country Inn must be onsite at all times when premises is occupied by overnight guests or private party attendees.
- Clarify that only one Bed and Breakfast Inn or Country Inn use type is permitted on a lot in the AR-1, AR-2 and A-3 Zoning Districts.

Section 4.03.02 Camp, Day and Boarding

CR R93ZO Section 5-645

- Delete separate standard for minimum lot area standard for camps with less than 15 campers. This requirement is included within the standard for camps with up to 30 campers.

Section 4.03.03 Campgrounds

CR R93ZO Section 5-646

- Revise communication standard to reflect current forms of communication.

Section 4.03.05 Hotel/Motel

CR R93ZO Section 5-611

- Establish exception standard for direct access in TRC, TC and PD-MUB Zoning Districts.
- Revise separation standards to require Buffer Type B and minimum width of 100 feet between Hotel/Motel and zoning districts allowing residential use, except in TRC, TC, PD-AAAR, and PD-MUB Zoning Districts; delete separation standards for agricultural and institutional uses.
- Revise standards that apply to Hotels/Motels in the OP and IP districts to apply to the TC and RDP districts also.
- Revise regulation to allow use by Special Exception when Hotel/Motel does not meet standards for certain amenities in TC, RDP, OP and IP Zoning Districts.
- Establish standards for Hotel/Motel uses located in the TRC, UE, TC, and PD-MUB Zoning Districts.

Section 4.04.01 Animal Hospital

CR R93ZO Section 5-631

- Revise standards to apply to the animal hospitals in the UE and RC Zoning Districts and exclude the animal hospitals in the GI district.
- Establish standards for animal hospitals in the UE district.

Section 4.04.02 Antique Shop, Art Gallery, Studio or Craft Shop

CR R93ZO Section 5-650

- Revise standards to apply to antique shop, art gallery, studio or craft shop uses in the CLI Zoning District.

Section 4.04.03 Auction House

CR R93ZO Section 5-651 & 4-1358(E)

- Relocate standards for auction house use in the PD-MUB district to Chapter 4 and establish such standards for the TC and TRC districts.

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Section 4.04.05 Banquet/Event Facility*CR R93ZO Section 5-642, 3-903 & 3-904*

- Revise standards to exclude use-specific standards for banquet/events facility use within the TC Zoning District
- Relocate standards to Chapter 4 for the CLI district.

Section 4.04.08. Child Day Care and Child Day Home*CR R93ZO Section 5-609*

- Revise minimum lot size standard for child day homes of more than 9 children.
- Delete requirement for site plan submittal.
- Establish maximum number of children for child day care in the TSN, TCN, and TCC Zoning Districts.

Section 4.04.09 Nursery, Commercial and Production*CR R93ZO Section 5-605*

- Revise standard for area dedicated to production for production nurseries.

Section 4.04.11 Craft Beverage Manufacturing*CR R93ZO Section 5-668*

- Establish standards for small-scale brewery manufacturing and small-scale distillery manufacturing.
- Establish standard for hours of operation.

Section 4.04.12 Drive-through Facilities*CR R93ZO Section 5-659*

- Revise standards to include drive-through facilities associated with restaurants and other retail uses.
- Establish standard requiring a special exception in the TRC, TC, and PD-MUB Zoning Districts.

Section 4.04.14. Farm Markets*CR R93ZO Section 5-603*

- Revise standard for minimum percentage of products made in Loudoun County.
- Revise standard method for calculating parking.

Section 4.04.16 Kennels/Indoor Kennels*CR R93ZO Section 5-606 & 4-607(H)*

- Delete general standards for kennels and indoor kennels and relocated to definitions.
- Consolidate standard for setback of buildings adjacent to residentially zoned property within the GI Zoning District.

Section 4.04.19 Restaurant*CR R93ZO Section 5-643*

- Revise standard requiring approval of a minor special exception.

Section 4.04.20 Small Business, Agricultural, and Rural*CR R93ZO Section 5-614*

- Revise the minimum setback for all structures or storage yards used for the storage of heavy equipment from all lot lines adjacent to existing residential dwellings.
- Delete standard requiring submittal of a sketch plan.

Section 4.04.22 Vehicle Repair, Heavy*CR R93ZO Section 4-607(J)*

- Relocate standards to Chapter 4 and establish for all zoning districts.

Section 4.05.01 Amphitheater*CR R93ZO Section 5-649*

- Revise standards to apply to the Amphitheater use in the PD-MUB, TSN, TCN, TCC, and TC Zoning Districts.
- Permit capacity to exceed 2,000 by Special Exception in the PD-MUB and TC districts.

Section 4.05.03 Agricultural Education or Research*CR R93ZO Section 5-644*

- Revise standards to apply to use in the AR-1, AR-2, and JLMA-20 Zoning Districts.

Section 4.05.04 Assembly*CR R93ZO Section 5-639*

- Revise standards to apply to use in all zoning districts.
- Establish standard for when to require special exception approval in the AR, JLMA, TR-10, TRC, UE, GI, PD-RDP, GB, and RC Zoning Districts.
- Establish limit of maximum area for storage yards.
- Revise minimum setback standards for parking from 50 feet to 100 feet.

Section 4.05.08 Death Care Services*CR R93ZO Sections 5-637 & 5-658*

- Revise standards for general setbacks and setbacks from residences.
- Establish standard for providing sufficient car stacking on-site to form funeral processions.
- Consolidate standards for cemetery, mausoleum, crematorium and funeral home uses.

Section 4.05.10 Farm Based Tourism*CR R93ZO Section 5-628*

- Revise standard for hours of operation.

Section 4.05.12 Health and Fitness Centers*CR R93ZO Section 4-607(K)*

- Relocate standards to Chapter 4 and establish for all zoning districts.
- Establish standards for massage services as an accessory use.

Section 4.05.14 Private Schools*CR R93ZO Sections 5-623 and 5-655*

- Revise and consolidate standards for permitted zoning districts and notification.

Section 4.05.17 Rural Retreat*CR R93ZO Section 5-619*

- Establish standards for hours of operation, adaptive reuse, and sewer and water.
- Delete standard for requirement of a sketch plan.

Section 4.05.18 Schools, Public (Elementary, Middle or High)*CR R93ZO Section 5-666*

- Revise standards for by-right and special exception approval.
- Establish standard for trails in the GI Zoning District.
- Revise standards for setbacks for principal buildings from Agricultural or Residential zoning districts and from Industrial/Commercial/Office zoning districts.
- Revise standards for secondary access and traffic impact analysis.
- Establish standards for principal vehicular and emergency access within the GI Zoning District.

Section 4.06.01 Contractor*CR R93ZO Section 5-662*

- Revise contractor allowance in the RC Zoning District from lawn and landscape contractors to all contractors, subject to a prohibition on outdoor storage.
- Establish standards for outdoor storage and parking for contractor vehicles.

Section 4.06.02 Data Center*CR R93ZO Section 5-664*

- Revise regulations for Data Center uses, including provisions regarding architectural design standards, principal building facades, mechanical equipment screening, site design elements, pedestrian and bicycle facilities, landscaping, lighting, noise, environmental considerations, setbacks, step-backs, variation in height, and additional requirements. Amendments include new regulations and revisions to and deletions of existing regulations. Additional amendments to the proposed text regarding data center uses as a result of Planning Commission hearings and deliberations are anticipated.

Section 4.06.03 Extractive Industries*CR R93ZO Section 3-1005 through 3-1008 & 5-1506*

- Consolidate, relocate, and revise standards for Stone Quarrying, Extraction, and Mining and standards for Mineral Resource Extraction and Processing.

Section 4.06.04 Flex Buildings*CR R93ZO Section 5-608*

- Revise standard for gross floor area of each building dedicated for Industrial/Production uses.
- Delete standards for maximum height requirement.
- Establish standards for uses permitted within flex buildings.

Section 4.06.05 Manufacturing, General*CR R93ZO Sections 4-809(E) and 4-1358(J)*

- Relocate and consolidate standards for Manufacturing, General applicable to the TC and PD-MUB Zoning Districts.

Section 4.06.06 Mini-Warehouse*CR R93ZO Sections 4-507(K) PD-IP, 4-809(C), 4-1111(F), 4-1358(G) and 5-665*

- Consolidate and relocate the standards for mini-warehouse uses.
- Revise standards to apply to mini-warehouses in TRC, IP, TC, PD-MUB, GB, and PD-RV Zoning Districts.

Section 4.06.09 Sawmills*CR R93ZO Section 5-629*

- Revise minimum lot sizes based on level of use.
- Revise maximum permitted size of storage yards.
- Establish standard for setback of buildings adjacent to residential zoned property within the GI zoning district.

Section 4.06.10 Wholesale Distribution, Warehousing, and Storage*CR R93ZO Section 5-663*

- Revise standard to reference the wholesale distribution, warehousing, and storage use.

Section 4.07.02 Public Utilities*CR R93ZO Sections 5-621 and 4-607(H)*

- Consolidate standard for setback of buildings adjacent to residentially zoned property within the GI Zoning District.

Section 4.07.05 Stockpiling**CONTINUED ON NEXT PAGE**

- Revise standards for siting in environmentally sensitive areas.

Section 4.07.06 Telecommunications Facility

CR R93ZO Section 5-618

- Delete standard for commercial advertising on structures.

Section 4.07.07 Utility Substations

CR R93ZO Section 5-616

- Consolidate the standards for minimum lot size of utility substation, transmission, and distribution uses.

Section 4.08.05 Brewery, Limited

CR R93ZO Section 5-667

- Delete standard requiring submittal of a sketch plan.
- Establish standards for permitted location of limited brewery uses.
- Establish standards for intensity and character of limited brewery uses.

Section 4.08.09 Winery, Commercial

CR R93ZO Section 5-625

- Establish standards for associated uses
- Establish standard for special exception approval for facilities over 20,000 square feet.

Section 4.09 Adaptive Reuse

- Relocated from Chapter 10 as advertised in the notice for the August 30, 2022, public hearing
- Revise standards for eligibility.

CHAPTER 5: OVERLAY DISTRICTS

Section 5.01 General Provisions of Overlay Districts

- Consolidate regulations for all Overlay Districts into a single chapter.
- Relocate provisions regarding interpretation of Overlay District map features and Overlay District boundaries to Chapter 1, and additional procedures and submission requirements applicable to Overlay Districts to Chapter 11.
- Relocate all definitions applicable to Overlay Districts to Chapter 13, except for definitions specific to Floodplain Overlay District under Section 5.03.
- Clarify that uses in underlying zoning districts are subject to the additional regulations, restrictions, and prohibitions of Overlay Districts.

Section 5.02 Airport Impact Overlay District (AIOD) (currently abbreviated as AI)

CR R93ZO Section 4-1400

- Incorporate existing AIOD provisions.
- Upon adoption by the Board of Supervisors, incorporate amendments to AIOD reflected in ZOAM-2021-0002, Airport Impact Overlay District.

Section 5.03 Floodplain Overlay District (FOD)

CR R93ZO Section 4-1500

- Incorporate existing FOD provisions.

Section 5.04 Mountainside Overlay District (MOD) (currently Mountainside Development Overlay District (MDOD))

CR R93ZO Section 4-1600

- Establish new mountainside resource protection provisions including setback requirements applicable to ridgelines and springs within which uses are not permitted, requirements regarding submission of exhibits depicting of such setbacks and buildable areas with subdivision applications, and certain exemptions from setback requirements for fences, trails and passive recreation facilities, restoration and revegetation, and construction of single family dwellings on lots in existence as of the adoption date of this Zoning Ordinance.
- Replace exemption from MOD for certain agricultural, horticultural, forestry, or silvicultural uses with an exemption for Bona Fide Agriculture.
- Revise Performance Standards in Somewhat Sensitive and Sensitive Areas and in Highly Sensitive Areas to require special exception approval for the subdivision of land into 3 or more lots and decrease maximum centerline grade for private roads and driveways to 14%.
- Prohibit extractive industry uses within the MOD.

Section 5.05 Limestone Overlay District (LOD)

CR R93ZO Section 4-1900

- Replace exemption from LOD for certain agricultural operations and forestry and silviculture with an exemption for Bona Fide Agriculture.
- Revise Karst/Sensitive Environmental Feature Setback requirements to be provided as 1 table and establish a new 50-foot setback for certain underground solution channels.

Section 5.06 Quarry Notification Overlay District (QNOD) (currently abbreviated as QN)

CR R93ZO Section 4-1800

- Incorporate existing QN provisions.

Section 5.07 Village Conservation Overlay District (VCOD)

CR R93ZO Section 4-2100

- Revise regulations regarding district boundaries to replace the reference to “Aldie Mountain” with a reference to “Bowmantown (also known as Aldie Mountain)”, and expansion of VCOD boundaries to

permit such expansion only in areas designated as the Rural Historic Village Place Type of the 2019 GP.

- Revise VCOD development standards as follows:

- Reduce existing maximum building height from 50% to 25% of the average height of principal buildings within a certain distance of the lot(s) being developed.
- Establish new buildings features requirements regarding consistency of certain building design elements with existing buildings within a certain distance of the lot(s) being developed.
- Establish new building area requirements for size of proposed buildings to be within 50% of the average size of existing buildings within a certain distance of the lot(s) being developed.
- Replace existing front yard requirement with requirement for buildings to be set back from front lot lines a distance within 25% of the distance that existing buildings are set back from front lot lines within a certain distance of the lot(s) being developed.
- Establish new side and rear yard requirements for buildings to be set back from side and rear lot lines a distance within 50% of the distance that existing buildings are set back from front lot lines within a certain distance of the lot(s) being developed.
- Establish new 25% increase of maximum lot coverage for existing nonconforming lots for the purpose of constructing an addition to an existing principal building or an accessory building.
- Establish new maximum lot size requirement that does not permit the size of a new lot to be greater than the largest existing lot along the same road as and within a certain distance of the new lot.
- Establish new variation of lot sizes and dimensions requirements regarding lot widths for new lots.
- Establish new garage standards regarding requirement for garages to be detached from the principal building and maximum width and height of garage door openings.
- Establish new connections to existing roads requirements regarding road design to avoid dead ends and culs-de-sac and regulated natural resources, and road network and block lengths for certain new developments.

Section 5.08 Historic Overlay District (HOD) (currently Historic Districts (HD))

CR R93ZO Sections 6-1800 and 6-1900

- Consolidate Historic District procedures and regulations into one section.
- Revise provisions as follows:
 - Permit demolition of non-contributing site elements as a minor action that may receive Certificate of Appropriateness-Administrative for Minor Actions (CAPA) approval.
 - Delete requirement regarding recordation of resolutions approving zoning map amendments related to HOD boundary changes in the Circuit Court land records.

CHAPTER 6: NATURAL AND ENVIRONMENTAL RESOURCES (NER)

- Establish a new Chapter that incorporates existing Steep Slopes Standards and establishes new regulations regarding river and stream corridor resources.

Section 6.01 River and Stream Corridor Resources (RSCR)

CR R93ZO Section 5-1000

- Replace existing regulations regarding the Scenic Creek Valley Buffer with new regulations regarding River and Stream Corridor Resources (RSCR) including:
 - Purpose and applicability of RSCR regulations to all land located within a minimum 300 feet of the bankfull along either side of Scenic Rivers and the Potomac River, Bull Run, and Broad Run, and within a minimum 100 feet of the bankfull along either side of all other rivers and streams and other waterbodies, which minimum distances may be increased by up to 50 feet and are composed of the Resource Area (e.g., floodplain, very steep slopes) and a RSCR Buffer Area.
 - Exemptions from RSCR regulations for Bona Fide Agriculture, single-family dwellings, and certain accessory uses on existing lots of record, and additions to existing buildings and structures that do not exceed a certain size.
 - Regulations regarding calculation of minimum width of RSCR.
 - Prohibition on diversion of any Scenic River, with exception for road crossings identified by the 2019 Countywide Transportation Plan.

Section 6.02 Steep Slope Areas

CR R93ZO Section 5-1508

- Replace existing exemption from Steep Slope Areas regulations for agricultural operations and timber harvesting with an exemption for Bona Fide Agriculture.
- Delete regulations regarding modification of development standards, administration of performance standards, and enforcement of performance standards.

Section 6.03 NER (Natural and Environmental Resources) Use Table

CR R93ZO Section 5-1508

- Incorporate and revise existing permitted and special exception uses and activities for Moderately Steep Slope Areas and Very Steep Slope Areas, establish new permitted and special exception uses and activities for RSCR Buffer Areas, and consolidate all uses and activities into a new NER use table.
- Revise regulations governing how the NER use table and other regulations regarding the permitted, minor special exception, and special exception uses of underlying zoning districts and overlay districts are to be interpreted together.

Section 6.04 Development, Land Disturbance, and Additional Use Specific Standards

CR R93ZO Section 5-1508

- Incorporate existing development standards applicable to very steep slope areas and moderately steep slope areas and apply such development standards to the RSCR Buffer Area.
- Establish new development standards applicable to very steep slope areas, moderately steep slope

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areas, and the RSCR Buffer Area regarding permeable surfaces, Virginia Natural Heritage Resources, Virginia Wildlife and Habitat, preservation of existing vegetation, and siting and disturbance.

- Consolidate all development standards into a new NER development and land disturbance standards table.
- Establish new additional use specific standards applicable to very steep slope areas and moderately steep slope areas regarding shared-use paths, and applicable to RSCR regarding trails.

CHAPTER 7: DEVELOPMENT STANDARDS

Section 7.02 Open Space

CR R93ZO Sections 2-103(C), 2-203(C), 2-305, 2-500, 2-607(E), 2-707(E), 2-1005, 2-1105, 2-1200, 2-1501, 2-1601, 3-100, 3-200, 3-300, 3-400, 3-507(F), 3-907, 4-100, 4-207(B), 4-307(C), 4-407(A), 4-507(B), 4-607(B), 4-707(B), 4-808, 4-1100, 4-1300, 4-1350, 5-700, & 6-1404, and Article 8, Definitions.

- Consolidate existing provisions regarding open space from individual zoning district regulations, into one section applicable to all zoning districts.
- Revise existing and establish new regulations regarding:
 - Open space requirements for zoning districts.
 - Additional open space may be required pursuant to Chapter 3: Uses and Chapter 4: Use-Specific Standards.
 - Location of open space.
 - Method for calculating open space provided, including increases and reductions for certain open space areas.
 - Active recreation open space for residential development.
 - Ownership and maintenance of open space.
 - Require all open space to be within an easement acceptable to the Board of Supervisors.

CHAPTER 9: ATTAINABLE HOUSING

- Consolidate provisions regarding Affordable Dwelling Units (ADUs), Unmet Housing Needs Units (UHNUs), and Affordable Housing Units (AHUs) into 1 chapter.

9.01 Affordable Dwelling Unit (ADU) Program

CR R93ZO Articles 7 & 8

- Revise existing and establish new provisions regarding:
 - Administration and Enforcement, including the Zoning Administrator's administration and enforcement the ADU Program and ADUs compliance with Chapter 1450 of the Codified Ordinances.
 - The required number of ADUs for different dwelling unit types.
 - Application types that are required to provide ADUs, and corresponding density increases for different dwelling unit types and zoning districts.
 - Calculation of required number, dwelling unit type, and dwelling unit size of ADUs.
 - Depiction of ADU calculations and locations on plats and plans.
 - Compatibility and interspersions of ADUs with market rate dwelling units in the development.
 - Modifications to ADU Program requirements.
- Delete existing provisions regarding:
 - Permitted non-participation in the ADU Program for developments with densities equal to or less than 1 unit per 40,000 square feet.
 - Exemptions from ADU Program for certain types of applications, and exemption for certain zoning districts (R-1, CR-1, TR-1, and JLMA-1).
 - 90-day review period for site plans or subdivision plats proposing ADUs.
 - Waived fees and 180-day review period for amending a concept development plan to only provide ADUs.

9.02 Unmet Housing Needs Unit (UHNU) Program

CR R93ZO Sections 4-1356, 4-1357, 4-2405, 4-2409, 4-2410 & 4-2703

- Establish new provisions regarding the UHNU Program, including purpose and applicability to TRC, TC, SCN, and PD-MUB zoning districts and adaptive reuse; administration and enforcement of the UHNU Program; substitution of UHNUs with AHUs; income range requirements for purchase and for rental UHNUs; calculation of required number of UHNUs; depiction of UHNU calculations and locations on plats and plans; compatibility and interspersions of UHNUs with market rate dwelling units; timing of construction and availability of UHNUs in relation to market rate dwelling units in the development; covenant requirements applicable to UHNUs, and modifications to UHNU Program requirements.
- Incorporate existing provisions regarding UHNUs in the PD-MUB Zoning District.

9.03 Affordable Housing Unit (AHU) Program

CR R93ZO Article 7 & 8

- Incorporate existing provisions regarding the AHU Program.
- Revise AHU Program requirements to permit AHUs to be substituted for UHNUs if certain requirements are met.
- Establish new requirements regarding timing of construction for multifamily attached structures and documentation options for demonstrating conformance with building material and architectural design requirements.

CHAPTER 11: PROCEDURES

Subsection 11.10.06. Urban Policy Area Zoning Districts – Additional Requirements

CR R93ZO Section 4-1103(B)

- Incorporate existing and establish new regulations regarding concept development plans associated with Zoning Map Amendments and Zoning Concept Plan Amendments for the TRC and UE Zoning Districts, including location of subareas if applicable, type and scale of proposed buildings and uses, site and building designs, and development schedule if phasing is proposed.

Subsection 11.10.07. Planned Development–Mixed Use Business (PD-MUB) Zoning District – Additional Requirements

CR R93ZO Section 4-1354(I) & (J)

- Incorporate existing regulations regarding concept development plans associated with Zoning Concept Plan Amendments for the PD-MUB Zoning District, including development design, mix of uses, and building design guidelines.

Subsection 11.10.09. Planned Unit Development (PUD) – Additional Requirements

CR R93ZO Section 6-1500

- Establish new regulations regarding Zoning Map Amendments and Zoning Concept Plan Amendments for the new PUD zoning district, including PUD master plans, statement of justification, use of private roads, administrative and non-administrative amendments to PUD master plans, and authority for Zoning Administrator to grant a single one-year extension for proffers associated with the approval of a PUD.

CHAPTER 13: DEFINITIONS

CR R93ZO Article 8

- Add, delete, and revise definitions as appropriate, including for example:
 - Include as a defined term all principal and accessory uses identified in Chapter 3.
 - Delete uses and other defined terms that are no longer used in the Zoning Ordinance.
 - Revise definitions, as needed, for clarity or for consistency with other amendments in the Zoning Ordinance text.
- Definitions will continue to be updated as the Planning Commission considers and recommends revisions to the proposed Zoning Ordinance text through its hearings and deliberations
- Delete the following definitions:
 - A: Abattoir; Active Recreational Uses; Adult Entertainment; Air Conditioner Condenser; Automobile Service Station/Automotive Service Station; Automobile Sales Lots; Aviary.
 - B: Base Flood; Basement; Building Coverage; Building Footprint; Building Inspector; Business Service Establishment.
 - C: Cellar; Central Farm Distribution Hub for Agricultural Products; Channel Scarline; Code; Church, Synagogue, Temple or Mosque; Coffeehouse or teahouse; Co-housing; Commercial Repair Garage; Convent; Corporate Training Center; Cross-Country Ski Business; Cross Section.
 - D: Density, Net Residential; Direct Business Market; Distribution Facility; Downstream Bedload Movement; Dwelling, Ancillary.
 - F: Facility for Lessons in Dance, gymnastics, judo and sports training; Farm Machinery Repair; Flood Insurance Rate Map; Flood Insurance Study; Floodplain; Floodplain 100-year; Floodplain Alteration; Floodplain, Major; Floodplain, Minor.
 - G: General Business Service.
 - H: Home Service Establishment.
 - I: Industrial, Scientific or Technical Exposition.
 - M: Maneuvering Space; Market Study; Minimum Stream Buffer; Minor Utilities; Motor Vehicle Sales Limited to Racecars; Motor Vehicle Service and Repair, Heavy; Motor Vehicle Service and Repair, Light.
 - P: Park and Open Space; Park, Countryside Village Community; Park, Countryside Village Neighborhood; Passive Recreational Uses; Pedestrian Way; Perennial Way; Pet Farm.
 - R: Racecars; Recreation Space, Active; Recycling Drop-Off Center, Private; Recycling Drop-Off Center, Public; Road, Village Neighborhood; Road, Village Through.
 - S: Sign, Farm; Sign, Informational; Sign, Non-PD District Project Directional; Sign, PD-H Community Directional; Sign, Project Identification; Sign, Public/Quasi-Public; Sign, Real Estate; Sign, Residential Name; Sign, Wayside Stand; Sign, Window or Display (Business); Sign, Window or Display (Non-Business); Solid Waste Vehicle; Studio Space-Artist, Craftsperson, Writer, etc.
 - T: Training Facility; Transitional Use; Transportation System Management Plan; Tree, Flowering.
 - U: Use, Auxiliary; Utility Lines in the Floodplain; Utility Substation, Distribution.
 - W: Wholesale Trade Establishment.
- Establish the following new definitions:
 - A: Abutting; Adaptive Reuse; Adjacent; Adjacent Steep Slopes; Affordable Dwelling Unit Program; Agricultural Structure; Agriculture, Bona Fide; Agriculture Supportive Business; Alley; Amphitheater; Animated Sign; Archery; Area Median Income (AMI); Auction Facility, Livestock; A-Weighted Sound Level.
 - B: Bank or Financial Institution; Building and Landscaping Materials Supplier; Business Support Services.
 - C: Channel Letter; Civic Use; Commercial; Commercial Strip Development; Communications Facility; Community Garden; Companion Animal; Composting Facility; Congregate Housing; Contributing; Convenience Store (with Gasoline Sales); Covered Activities; Conversion Condominium; Crest; Cultural Tourism.
 - D: Decommission, Solar Facility; Dinner Theatre; Donation Center; Donation Drop-off Box; Dry Cleaning Plant; Dwelling, Live/Work; Dwelling, Tenant.
 - E: Emergency; Energy Storage; Entertainment Facility; Establishment; Extractive Industries.
 - F: Façade; Facility; Farm; Farm Distribution Hub; Fenestration; Flex Building; Focal Point; Food Preparation; Freight; Functionally or Economically Obsolete.
 - G: Government (General); Green; Ground Passenger Transportation (e.g. Taxi, Charter Bus); Groundwater Extraction, Commercial.
 - H: Halo Lit; Heliport or Helistop; Historic Resource; Historic Setting.
 - I: Illumination, External; Industrial Storage; Intensity.
 - L: Legacy Zoning District; Ldn; 45 db(A) Ldn; Library; Live/Work Dwelling.
 - M: Machinery and Equipment Sales and Services; Maintenance and Repair Services; Manufacturing, General; Manufacturing, Intensive; Marina; Market Rate Dwelling Unit; Mechanical Equip-

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- U: Utility Substation, Dedicated [Utility Substation]; Utility Transmission Line, Underground.
 - V: Very Steep Slopes Area [Very Steep Slopes].
 - W: Water, Public; Water Storage Tank; Water Well, Municipal; Winery, Commercial.
 - Z: Zoo.
- INCORPORATION OF EXISTING STANDALONE ZONING ORDINANCE AMENDMENTS (ZOAMS)**
- The Planning Commission and Board of Supervisors are currently considering four independent ZOAMs—as described below—which have been advertised for public hearing separately from the proposed new Zoning Ordinance. Upon adoption by the Board of Supervisors, the provisions of each approved ZOAM will be incorporated into the applicable sections of the new Zoning Ordinance. Information regarding each ZOAM may be found at www.loudoun.gov/zoningordinancerewrite.
- ZOAM-2020-0002, Prime Agricultural Soil and Cluster Subdivisions**
- Proposes to amend the regulations for the Cluster Subdivision Option in the AR-1 and AR-2 Zoning Districts to protect and conserve agriculturally productive Prime Farmland Soils and further implement the clustered rural residential development policies of the 2019 GP. Prime Farmland Soils are defined by reference to soil mapping units identified in the County’s Geographical Information System (WebLOGIS). The Planning Commission conducted a public hearing on ZOAM-2020-0002 on November 14, 2022. The Planning Commission will continue its deliberations on this ZOAM at a future work session.
- ZOAM-2018-0001, Short Term Residential Rentals**
- Proposes to establish two new short-term residential rental uses (STRR): (1) Short-Term Rental – Residential Accessory (STR-RA), which is an accessory use to a principal dwelling unit; and (2) Short-Term Rental – Commercial Whole House (STR-CWH), which is a principal use located in a single family detached dwelling unit that is solely used as a STRR. This ZOAM would specify the zoning districts in which STR-CWH is allowed (either by right or with approval of a special exception or minor special exception), and it would establish additional regulations for STR-RA and STR-CWH to mitigate or otherwise address the impacts of these new uses. The Planning Commission has completed its deliberation of ZOAM 2018-0001, forwarding the proposed amendments to the Board of Supervisors with a recommendation of approval. The ZOAM is currently scheduled for the Board of Supervisors public hearing on January 11, 2023.
- ZOAM-2021-0002, Airport Impact Overlay District**
- Proposes to amend regulations and definitions pertaining to the Airport Impact Overlay District (AIOD). The ZOAM is being considered along with corresponding comprehensive plan (CPAM) and zoning map (ZMAP) amendments, to implement the 2019 Washington Dulles International Airport Aircraft Noise Contour Map Update. The proposed ZOAM would update references to the noise study for Washington Dulles International Airport in the Zoning Ordinance text, revise and clarify notice and disclosure requirements for property sales within the AIOD, and clarify protections for previously approved residential rezonings within the AIOD. The Planning Commission has completed its deliberation of ZOAM-2021-0002, forwarding the proposed amendments to the Board of Supervisors with a recommendation of approval. The Board of Supervisors conducted a public hearing on this ZOAM on November 9, 2022. ZOAM-2021-0002 is currently scheduled for further consideration and possible action by the Board of Supervisors on January 17, 2023.
- ZOAM-2022-0002, Amendment to Add “Ground-Mounted Solar Energy Generation Facility” as a Permitted Use in the PD-GI Zoning District**
- Amends the PD-GI zoning district regulations to add “Utility generating plant and transmission facility, ground-mounted solar energy generation facility only” as a permitted use subject to new use limitations. (R93ZO Sections 4-603(BBB) & 4-607(L)) The use limitations include, among others, a 500-acre minimum lot size. A proposed facility in the PD-GI zoning district that does not satisfy the use limitations will be required to seek special exception approval. The Board of Supervisors approved ZOAM-2022-0002 on December 6, 2022. The provisions of this approved ZOAM will be incorporated into applicable sections of the new Zoning Ordinance.
- The public purposes of the proposed Zoning Ordinance Amendments are to implement the [Loudoun County 2019 Comprehensive Plan](#); to implement applicable provisions of the Virginia Code; and to achieve the purposes of zoning as set forth in Virginia Code §§ 15.2-2200 and 15.2-2283, including, without limitation, furtherance of the public necessity, convenience, general welfare, and good zoning practice and facilitating the creation of a convenient, attractive, and harmonious community.
- Copies of the above-referenced sections from the proposed Zoning Ordinance Amendments and the Uses Crosswalk may be examined at the Office of the County Administrator, First Floor Information Desk, County Government Center, Leesburg, Virginia, from 9:00 a.m. to 4:30 p.m., Monday through Friday, or call (703) 777-0246, or email zorw@loudoun.gov. Copies may also be examined electronically at www.loudoun.gov/zoningordinancerewrite.*
- Unless otherwise noted above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. For further information, contact the Department of Planning and Zoning at 703-777-0246.*
- M: Media Production; Micro-Grid Energy System; Micromobility Devices; Mixed-Use Residential; Mobile Vendor.
 - N: Native Plant; Natural Heritage Resources; National Historic Landmark; Neon; Natural, Environmental, and Heritage Resources; Net Metering/Net Energy Metering; Non-Contributing; Non-residential.
 - O: Official Notice; Oil and Gas Storage; Open Space, Agricultural; Open Space, Community; Original Art Display.
 - P: Parcel; Park, Regional; Parking Facility; Pedestrian and Bicycle Network; Perennial Headwaters; Perennial Sinking Stream; Permeable; Personal Instructional Services; Pet Shop; Photovoltaic (PV).
 - R: Rainwater Harvesting; Receiving Property; Recreation, Active; Recreation, Passive; Recycling Collection Center; Religious Housing; Residential; Resource Area Width; Restaurant, Fast Food with Drive-Through Facility; Restaurant, Fast Food Excluding Drive-Through Facilities; Restaurant, Sit-Down; Retail, General; Riparian Forest; Riparian Protection Buffer; Rivers and Streams; River and Stream Corridor Resources (RSCR); Road, Centerline of; Road, Local; Road, Public; Roofline; Rural Retreat.
 - S: School, Business/Technical; Setback, Perimeter; Sewer Pumping Station; Shared-Use Path; Shooting Range, Indoor; Sign, Animated; Sign, Backlight; Sign, Development Entry; Sign, Entry; Sign, Digital; Sign, Feather; Sign, Incidental; Sign, Light Post Banner; Sign, Monument; Sign, Mural; Sign, Pylon; Sign, Subdivision Entry; Sign, Window; Sign Face; Slaughterhouse; Small Business, Agricultural and Rural; Snack or Beverage Bars; Solar Energy Equipment, Facilities or Devices; Solar Facility; Solar Facility, Site Specific; Solar Facility, Utility Scale; Solid Waste Facility; Sound; Specimen Tree; Steep Slopes; Stream Restoration; Substantial Conformance.
 - T: Trails; Transit Facilities; Travelway.
 - U: Unmet Housing Needs Unit (UHNU); Use, Interim; Use, Temporary; Utility, Major; Utility, Minor.
 - V: Variable Riparian Preservation Buffer; Vehicle Charging Station; Vehicle Repair, Heavy; Vehicle Repair, Light; Vehicle Sales; Vehicle Service Station; Vehicle Storage and Impoundment; Vehicular Access; Vertical Cost; Virginia Landmark Register.
 - W: Water Extraction; Wholesale Distribution, Warehousing and Storage; Wood, Metal and Stone Crafts.
 - Z: Zoning Map, Official.
- Revise the following definitions (brackets indicate a replacement term):
 - A: Adult Day Care Center [Adult Day Care]; Affordable Dwelling Unit; Affordable Housing Unit; Agricultural Research Facility [Agricultural Education or Research]; Agriculture; Airport; Animal Husbandry; Arboretum; Auction.
 - B: Botanical Garden.
 - C: Campground; Caretaker’s Residence [Caretaker or Guard Residence]; Car Wash; Child Care Center [Child Day Care]; Civic Uses; Child Care Home [Child Day Home]; Civic, Social, or Fraternal Association Meeting Place [Civic, Social, or Fraternal Meeting Place]; Comprehensive Plan; College or University; Conference and Training Centers [Conference and Training Facilities]; Congregate Housing Facility [Congregate Housing]; Contiguous; Continuing Care Facility; Contractor Service Establishment [Contractor]; Convenience Food Store [Convenience Store]; Cultural Center [Cultural Facility].
 - D: Data Center; Director of Planning [Director]; Dwelling, Accessory; Dwelling, Single-Family Attached; Dwelling, Single-Family Detached; Dwelling, Townhouse; Dwelling, Triplex; Dwelling Unit.
 - E: Electric Generating Plant and Transmission Facility.
 - F: Farm Based Tourism; Farm machinery sales, rental and service [Farm Machinery]; Farm Market; Feed and Farm Supply Center; Frontage; Funeral Home [Funeral Services].
 - G: Guest House.
 - H: Health and Fitness Center.
 - I: Impervious Surface [Impermeable Surface]; Industrial Use [Industrial/Production Use]; Inner Core Subarea.
 - J: Junkyard.
 - K: Kennel; Kennel, Indoor.
 - L: Lodging Unit.
 - M: Manufactured Housing [Manufactured Home]; Maximum Extent Feasible; Medical Care Facility, Outpatient Only [Medical Care Facility]; Motor Vehicle Sales and Accessory Service; MDOD Mountainside Development Overlay District [MOD (Mountainside Overlay District)].
 - N: Nature Study Area.
 - O: Open Space; Outdoor Storage, Vehicles; Outer Core Subarea; Overlay District.
 - P: Park, Neighborhood [Park, Community]; Pedestrian-Oriented Uses; Pedestrian Walkway; Personal Service Establishment [Personal Service]; Pet; Playground [Playground/Play Space]; Play Space [Playground/Play Space]; Plaza; Public Safety.
 - R: Recreation Establishment, Indoor [Recreation, Indoor]; Recreation Establishment, Outdoor [Recreation, Outdoor or Major]; Recreational Vehicle Park; Religious Assembly; Research and Development Use [Research and Development]; Residential Use; Ridgeline; Rooming House [Rooming and Boarding].
 - S: Setback; Sign; Sign, Banner; Sign, Building Mounted [Sign, Building]; Sign, Directional, On-Site [Sign, On-Site]; Sign, Government/Official Notices [Sign, Government]; Sign, Ground Mounted [Sign, Ground]; Sign, Historical Markers [Sign, Historical Marker]; Sign, Illuminated; Sign, Pole Mounted [Sign, Pole]; Sign, Temporary; Silviculture; Stream Bank; Stable; Stockpiling of dirt [Stockpiling]; Stockpiling of dirt, Temporary [Stockpiling, Temporary]; Street, Centerline of; Street Tree; Structure.
 - T: Telecommunications Use and/or Structure [Telecommunications Facility]; Tenant Dwelling [Dwelling, Tenant]; Theater, Indoor [Theater]; Town Green; Training Facility; Transit-Designed Supportive Subarea [Transit-Designed Supportive Area (TDSA)]; Tree Canopy or Tree Cover [Tree Canopy; Tree Cover]; Tree, Large Deciduous.

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Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning and Zoning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning and Zoning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. Regularly-scheduled Planning

Commission public hearings are held on the fourth Tuesday of each month. In the event the public hearing cannot be conducted on that date due to weather or other conditions that make it hazardous for members to attend the hearing, the public hearing will be continued to the next day (Wednesday). In the event the public hearing may not be held on that Wednesday due to weather or other conditions that make it hazardous for members to attend the hearing, the public hearing may be continued to the first Thursday of the next month.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning and Zoning at 703-777-0246. Please provide three days' notice.

**BY ORDER OF: FOREST HAYES, CHAIRMAN
 LOUDOUN COUNTY PLANNING COMMISSION**

1/5 & 1/12/23