

Loudoun County Rural Use Zoning Comparison*

ZOR CATEGORY: ZOR Section INTENSITY Level	4.05 Public/Civic 4.05.01 HIGH	4.04 Com/Food & Bev 4.04.05 HIGH	4.03 Lodging 4.03.01 HIGH	4.05 Public/Civic 4.05.06 HIGH	4.05 Public/Civic 4.05.17 HIGH	4.06 Indust/Prod. 4.06.02 Data Center HIGH	4.03 Lodging 4.03.03 HIGH	4.03 Lodging 4.03.02 HIGH	4.08 Agriculture 4.08.09 HIGH	4.08 Agriculture 4.08.05 HIGH	Agriculture NOT LISTED
	Outdoor Amphitheater / Section 5-649	Banquet/Event Facilities / Section 5-642	Rural Resorts / Section 5-601	Conference & Training Center / Section 5-640	Rural Corp Retreat/ Section 5-619	Data Center Adjacent to Residential Section 5-664	Campgrounds / Section 5-646	Camp, Day and Boarding / Section 5-645	Commercial Winery / Section 5-625	Limited Brewery / Section 5-667	Virginia Farm Winery
No of Guest Rooms	N/A	N/A	20 to 120 rooms				N/A	N/A	N/A	N/A	
Intensity/Size of Use (Min. Lot size)	Minimum 50 acres	Min 20 ac/200 attendees Min 50 ac/260 attendees Min 75 ac/310 attendees Min 100ac/360 attendees	Resort/Guest Rooms: Level I: <61-80 on 100 ac Level II: >81-100, 120ac Level III: >101-120, 150 ac Level IV: >120 = SPEX	Attendees Level I: <50 on 50 ac Level II: >50-100, 100ac Level III: >100-150, 150 ac Level IV: >150 = SPEX	Minimum 50 acres. 100 users/50 acres. SPEX: >450 users on >200 ac	Use Mix: DC no more than 49% of gross floor area. Not located in bldg containing residential uses.	Campsites: Level I: <50 on 40 ac Level II: >50-100, 80ac Level III: >100-150, 160 ac Level IV: >150 = SPEX	Campers: Level I: <30 on 15 ac Level II: >30-100, 40ac Level III: >100-250, 100 ac Level IV: >250 = SPEX	Minimum 10 acres.	Minimum 10 acres (definition) No bldg restrictions	
Hours of Operation		Hours 7am - 12 midnight (incl deliveries)							Hours of operation 10am - 10pm		
Daily/Yearly Parties/Attendees	Not exceed 2,000 persons	Daily & Yearly: Determined at STPL, SPEX or SPMI stage ("Private party" not deemed a "special event")		Level I: <50 on 50 ac Level II: >50-100, 100ac Level III: >100-150, 150 ac Level IV: >150 = SPEX	Approval per Section 5-500, unless facility meets rqmts of Section 5-654 (Road Access Stds) ("Private party" not deemed a "special event")		Campsites: Level I: <50 Section 5-654 (Road Access Stds) Level III: >100-150 Level IV: >150 = SPEX	Campers: Level I: <30 Level II: >30-100 Level III: >100-250 Level IV: >250 = SPEX	Unlimited attendees?		
Yards	Amphitheater: 1000' from all lot lines	100' for use & parking. Private parties: 200' unless adj. to commercial prop., then 100'	Resort Structures Level I: 300' Level II: 350' Level III: 375'	Level I: 50 ac, 150ft Level II: 100ac, 200ft Level III: 150ac, 250ft	Min 200' from adjacent properties	Structures: Setback at least 100' from prperty line. Step-Back: If 200' from res prop line, no less than 15' or 40', whichever is lower.	Structures Level I: 8Ksqft, 150' Level II: 16Ksqft, 200' Level III: 32Ksqft, 250' Level IV Struct.: 300'	Structures Level I : 150' Level II : 200' Level III : 250' Level IV : 300'	125' for use.	50' from outdoor tasting rooms or similar outdoor activities.	
Landscaping/ Buffering/ Screening	Section 5-1404.A.6 for use. Section 5-1407 for parking.	Section 5-653(A) for use. Section 5-653(B) for parking. Section 5-653(C) for storage	Section 5-1404.A.6 for use. Section 5-1407 for parking.	Section 5-1404.A.6 for use. Section 5-1407 for parking. Section 1406 for storage		Buffer Type C, min 6' height in lieu of Table 7.04.03-1	Section 5-1404.A.6 for use. Section 5-1407 for parking.	Section 5-1404.A.6 for use. Section 5-1407 for parking.	Section 5-653(a) for use. Section 5-653(B) for parking		
Parking	Section 5-1102. Dust-free surfacing material	Section 5-1102	Section 5-1102.	Section 5-1102. Dust-free surfacing material		Minimum setback 50' from property line.	Section 5-1102.	Section 5-1102.	Section 5-1102. Dust-free surfacing material		
Road/Access	Section 5-654. No more than 2 access points to public road.	Section 5-654; 2-access points & access location. Permission for easement.	Section 5-654	Section 5-654			Section 5-654	Section 5-654	Section 5-654		
Exterior Lighting	Section 5-652(A)	Section 5-652(A)(1)-(3) & 12' max height for parking lot lighting	Section 5-652(A)	Section 5-652(A)			Section 5-652(A)	Section 5-652(A)	Section 5-652(A)		
Noise	Section 5-652(B)	Section 5-652(B)	Outdoor music not allowed after 11pm.	Section 5-652(B). No outdoor music allowed after 11PM		Generator testing: limited to weekdays 8am to 5pm		Section 5-652(B)	Section 5-652(B)		
Water/ Wastewater		Health Department Approval? ODW if >60 events?	Public water/sewer or Communal Water/waste. HD/ODW?						Health Department Approval	Health Department Approval	Health Department Approval?
Application Rqmts		Proposed??: Special Exception OR Minor Sp. Exception &/OR Site Plan			Sketch Plan ("accurate drawing of all aspects . . . including the size and dimensions")				Site Plan	Sketch Plan "Distances from structures to adj lot lines must be accurately depicted"	?
Vehicle/ Equipment									Paved road access for heavy equipment		
Permits		Zoning/Bldg.								Zoning/HD/VDACS/ODW	Zoning/HD/VDACS/ODW

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4.08 Agriculture 4.08.04 HIGH	4.05 Public/Civic 4.05.10 HIGH	4.05 Public/Civic 4.05.17 HIGH	4.04 Com/Food & Bev 4.04.19 HIGH/MEDIUM	4.05 Public/Civic 4.05.03 MEDIUM	4.03 Lodging 4.03.01 MEDIUM	4.03 Lodging 4.03.04 MEDIUM?	4.04 Com/Food & Bev 4.04.11 MEDIUM	4.08 Agriculture 4.08.03 MEDIUM	4.05 Public/Civic 3.06.05.09 MEDIUM/LOW	4.03 Lodging 4.03.01 LOW	4.03 Lodging 4.03.01 LOW
Agri Support Uses w/o Ag / (Standalone) Section 5-630	Farm Based Tourism / Section 5-628	Rural Retreats/ Section 5-601	Restaurant in AR / Section 5-643	Educ. Research Related to Ag, Hort, Husbandry / Section 5-644	Country Inn / Section 5-601	Guest Farm or Ranch Section 3.03.02. __	Craft Beverage Manuf. / Section 5-668	Agri Support Uses w/Ag / Section 5-627	Eco-Tourism / Section 5-647	B&B Homestay / Section 5-601	B&B Inn / Section 5-601
	N/A	20 to 120 rooms	N/A	N/A	1-40 Guest Rooms	Max 20 guest rooms	N/A	N/A	N/A	1-4 Guest Rooms	1-10 Guest Rooms
Research: 25 ac min, Farm Distrib: 25 ac Eq Evnt Fac: 25ac min, Stable, Liv.: 25 ac min	Minimum 5 acres. Level III: max 7.5K sq.ft. w/ 80+ ac. Storage Max 25% of structure.	Retreat/Guest Rooms: Level I: <20 on 40 ac Level II: >21-40, 60ac Level III: >41-60, 80 ac	Min 20 acres & 0.01 FAR (except for adaptive reuse)	Minimum 25 acres	Min. 20 Acres		Tasting Rm 49% of floor or 5K sq.ft.	Minimum 5 acres. Level I: 12K sq.ft. structures & 5K sq/ft storage areas.	Minimum 5 acres. Structure not exceed 5K sq.ft. Storage not exceed 1K sq.ft	No Min. Lot size	Min 5 acres. 0.04 FAR (Floor Area Ratio).
Hours 6am-10pm (incl deliveries)	Hours 8am-6pm (incl deliveries)		Hours 6am - 12 midnight (incl deliveries)		Hours 7am - 12 midnight (parties)			Hours 6am-9pm (incl deliveries)	Hours 6am-9pm (incl deliveries)	Hours 7am - 12 midnight (parties)	Hours 7am - 12 midnight (parties)
Level I: <200 on 5-25 ac Level II: >200-400, 25-50ac Level III: >400-600, 50-100 ac	# People: Max 300/day up to 5 ac; > 300/day = >40 ac > 600/day = >80 ac		("Private party" not deemed a "special event")	# People: Max 200/day, No >100 vehicles at one time Add'l 5 people/acre above 25 ac	Daily: Max 100 Attend. Yearly: 20 Parties >100 attend. subject to Zoning/Bldg permit. >20: Special Event Permit			# People: Max 200: 5-25ac; Max 400: 25-50ac; Max 600: 50-100 ac		Daily: Max 20 attend. Yearly: 10 Parties > 20 attend. subject to Zoning/Bldg permit >10: Special Event Permit	Daily: Max 50 attend. Yearly: 20 Parties >50 attend. subject to Zoning/Bldg permit >20: Special Event Permit
Level I: 5-25 ac, 60ft Level II: 25-50ac, 120ft Level III: 50-100 ac, 175ft	Level I: 100' for 5K sq.ft. Level II: 150' for 7.5K sq.ft. Level III: 200', 10.5K sq.ft.	Retreat Structures Level I: 125' Level II: 200' Level III: 250'	Structures: Level I <1.5Ksqft: 100' Level II >1.5K-4Ksqft: 150' Level III >4Ksqft: 175'	Structures Level I <7Ksqft: 100' Level II >7K-12Ksqft: 150' Level III >12Ksqft: 200'	100' for use & parking. Outdoor parties: 200' unless adj. to commercial prop., then 100'		Outdoor tasting 50' from lot lines of adj ag or residential zoned properties. No outdoor storage.	60' for structures & storage areas	Structure Not exceed 5K	Subject to Zoning District Requirements	Subject to Zoning District Requirements. 40' for parking
Section 5-653(A) for use. Section 5-653(B) for parking. Section 5-653(C) for storage	Section 5-1404.A.6 for use. Section 5-1407 for parking. Section 1406 for storage	Section 5-653(A). Parking Section 5-653 (B)	Section 5-1404.A.6 for use. Section 5-1407 for parking. Section 1406 for storage	Section 5-1404.A.6 for use. Section 5-1407 for parking. Section 1406 for storage	Section 5-653(A). May waive/modify per Sec 5-1409. Section 5-653(B) for parking			Section 5-653(a) for use. Section 5-653(C) for storage		Section 5-653(A). May waive/modify per Sec 5-1409.	Section 5-653(A). May waive/modify per Sec 5-1409. Section 5-653(B) for parking
Section 5-1102. Dust-free surfacing material	Section 5-1102. Dust-free surfacing material	Section 5-1102	Section 5-1102	Section 5-1102.	Section 5-1102			Section 5-1102. Dust-free surfacing material	Section 5-1102. Dust-free surfacing material	Section 5-1102	Section 5-1102
Section 5-654	Section 5-654	Section 5-654	Section 5-654; 1-access point & access location	Section 5-654	Section 5-654; 2-access points & access location. Permission for easement.			Section 5-654	Section 5-654. No more than 1 access point to public road.	If not on public road, easement permission required.	Section 5-654; 2-access points & access location. Permission for easement.
Section 5-652(A)	Section 5-652(A)	Section 5-652(A)	Section 5-652(A)	Section 5-652(A)	Section 5-652(A)(1)-(3) & 12' max height for parking lot lighting		Section 5-652(A)(1) & (2)	Section 5-652(A)	For security purposes only	Section 5-652(A)(2)-(3) & 12' max height for parking lot lighting	Section 5-652(A)(1)-(3) & 12' max height for parking lot lighting
Section 5-652(B)		Outdoor music not allowed after 11pm.		Section 5-652(B)	No outdoor music 12 am (midnight) to 7am.			Section 5-652(B)		No outdoor music 11pm-10am Fri. Sat & preceding Holiday. 10p-10a other days	No outdoor music 11pm-10am Fri. Sat & preceding Holiday. 10p-10a other days
Health Department Approval?	Health Department Approval?	Public water/sewer or Communal Water/waste. HD/ODW?	Health Department Approval?					Shall be served by central water and central sewer	Health Department Approval?	Health Department Approval?	
??	Site Plan	??	Site Plan		Proposed??: Special Exception OR Minor Sp. Exception &/OR Site Plan		Not stated	Site Plan	??	Proposed??: Sketch Plan <5K sq.ft Site Plan >=5K sq.ft.	Proposed?? Sketch Plan <5K sq.ft Site Plan >=5K sq.ft. &/OR Minor Sp. Exception
								Paved road access for heavy equipment			
					Zoning/Bldg & Parties >100					Zoning/Bldg & Parties >20	Zoning/Bldg & Parties >50

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4.04 Com/Food & Bev 4.04.20 LOW	4.05 Public/Civic 4.05.02 LOW	4.08 Agriculture 4.08.02 LOW	4.08 Agriculture 4.08.05	4.08 Agriculture Limited Brewery / ALBEMARLE COUNTY 2019	Agriculture NOT LISTED
Small Based Busi / Section 5-614	Agricultural Cultural Center / Section 5-634	Agri, Horticulture, Animal Husbandry / Section 5-626	2014: Limited Brewery / Section 5-667	Virginia Farm Winery	
N/A		N/A	N/A	N/A	
10+ acres. 5K sqft structure or storage plus 1K sq.ft. for each addl 10 ac, not to exceed 15K sq.ft.	Minimum 10 acres FAR 0.04	Minimum 5 acres.	Minimum 10 acres. 2014: LC Staff proposed 12K sq.ft. & 5K sq.ft. storage	Minimum 10 acres. No bldg restriction (proposed 12K sq.ft. & 5K sq.ft. storage)	
Employees: Max 3: 3- <10ac Max 4: 10- 50ac Max 10: 50+ ac			ALBEMARLE: Min. 5 acre crops in production Zoning Clearance req'd >50 vehicle trips/day. Special Use Permit: >200 attendees		
100' for 2Ksq.ft. bldg & yard. 300' for 2K+sq.ft. bldg&yard. 500' adjacent to residential. No parking in reqd yard/ setback.	Structures Level I <9Ksqft: 125' Level II >9K-18Ksqft: 175' Level III >18Ksqft: 225'	60' for structures & storage areas	Sketch Plan requests: Residences w/in 300' 2014: LC Staff Proposed: 60' bldg, 40' parking	ALBEMARLE: Structures -- Fr-75'; Side 25'; Rr: 35' Parking: Fr: 75'; Side: 125'; Rr: 125'	
Section 5-653(C) for storage	Section 5-1404.A.6 for use. Section 5-1407 for parking. Section 1406 for storage		2014: LC Staff Proposed Section 5- 653(A). Parking Section 5-653 (B)		
Section 5-1102	Section 5-1102. Dust-free surfacing material		2014: LC Staff Proposed Section 5- 1102	ALBEMARLE: One 9'x18' space for every 2.5 customers.. Add'l for special events.	
N/A	Section 5-654		2014: LC Staff Proposed Section 5- 654; 2-access points & access location.	ALBEMARLE: Comply w/ VDOT.	
Section 5-652(A)	Section 5-652(A)		2014: LC Staff Proposed Section 5- 652(A)(1)-(3) & 12' max height for parking lot lighting	LC Staff Proposed Section 5- 652(A)(1)-(3) & 12' max height for parking lot lighting	
Section 5-652(B)				ALBEMARLE: Outdoor Prohibited 10p-7a Sun-Thur, 11p-7a Fri/Sat. Open windows/doors considered outdoor music.	
Health Department Approval?			Health Department Approval	Health Department Approval	Health Department Approval?
Sketch Plan			Sketch Plan "Distances from structures to adj lot lines must be accurately depicted"	Sketch Plan "Distances from structures to adj lot lines must be accurately depicted"	?
Paved road access for heavy equipment			2014: LC Staff Proposed: Paved road access for heavy equipment.	LC Staff Proposed: Paved road access for heavy equipment.	
			Zoning/HD/VDACS/ODW	Zoning/HD/VDACS/ODW	Zoning/HD/ VDACS/ODW

LEGEND

NEW Zoning Ordinance Rewrite Section:

- 3.06.03 Lodging Uses
- 3.06.04 Commercial/Food Beverage Uses
- 3.06.05 Public/Civic Uses
- 3.06.08 Agriculture Uses

CURRENT 1993 ZONING Ordinance Section

RED boxes - Missing Regulation

BLUE Boxes - Inconsistent Intensity Regulation

GENERAL Intensity Categorization

HIGH:
Require Levels I to IV
> 200 attendees/traffic impacts
Daily or no limit event use

MED:
20-200 attendees/traffic impacts
Limited parties/events

LOW
Low attendees/employees
Limited parties/events