
PC April 25th ZOR Work Group Input - INDOOR RECREATION

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INDOOR RECREATION

To assist with the PC Uses Subcommittee discussion of indoor recreation uses in the Rural Policy Area:

The input from advisory groups prior to the 2019 Comp Plan was consistent with public input from organizations and residents in the Rural Policy Area during Rounds 1, 3 and 3 for the Zoning Ordinance Rewrite and SUPPORTS Staff's recommendation to NOT allow Indoor Recreation in the Rural Policy Area.

Below are prior decisions and input and Comp Plan policies for reference. Attached is a report prepared and shared with Staff, ZOAG and REDC during prior discussions, to better understand the size, scale, intensity, traffic and environmental impacts of this use with information provided by the industry and case study review.

2018 Loudoun County Advisory Board Input

- During discussion on ZOAM-2017-0004 in 4Q-2018, the Zoning Ordinance Action Group (ZOAG, prior to ZOC), there was member opposition to the proposed use at the subcommittee level, based on the case study findings of size, scale and intensity impacts in rural and residential RPA areas. See attached case study findings presented to ZOAG.
- REDC meeting minutes from Sept. 4, 2018: Policy Input Committee (PIC, prior to REDC ZOR Ad Hoc Committee) put forward the following motion to the full REDC on "Indoor Recreation (ZOAM-2017-0004)":
"REDC oppose the addition of indoor recreation as an accessory use to outdoor recreation establishments in all districts as recommended by Staff in ZOAM-2017-0004, except JLMA as a special exception, on the grounds that it reduces acreage that otherwise could be used for agriculture and is therefore incompatible with the comprehensive plan and the goals of REDC to preserve and increase land used for agricultural businesses."
2nd/ Wendy Bebie. 21(yes)-1(abstain)-3(absent). **Motion Passed.**

2019 Comprehensive Plan Input

Subsequent to 2018 advisory group discussions, the 2019 Comprehensive Plan outlined the following policies reference "passive recreation" in the RPA and require the evaluation and appropriateness of rural recreational uses to ensure compatibility with the character of the RPA:

Rural Residential RPA Policy 2: Limit residential development to protect the land resource for agricultural operations, rural economy uses, and open space uses; minimize traffic impacts; and reduce the demand for additional public facilities and services.

*Strategy 2.1. Where residential development does occur in the RPA, it should be designed to preserve the rural character, work with the land form to preserve and protect natural features, and conserve land for agriculture, equine uses, rural economy uses, **passive recreation**, and open space.*

Rural Economy RPA Policy 3: Agricultural and rural business uses that are compatible with the predominant land use pattern will be developed in a manner that is consistent with the County's growth management, economic, and environmental goals.

*C. Create zoning regulations and design standards for existing and new types of rural recreational uses to **evaluate their appropriateness and ensure their compatibility** with the character of the RPA.*

Maura
for the
ZOR Uses Work Group

My apologies for not sending this sooner, but I was hoping that wifi would be better in Brussels as the capital of Europe.

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Maura Walsh-Copeland



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**2 attachments**

 **RURAL USES - Indoor-Outdoor Rec - AUG-2018-Update.pdf**  
3923K

 **09-04-18 REDC Minutes.pdf**  
189K