

# Future Comprehensive Plan & Zoning Ordinance Amendments

The following matrix provides a best-efforts consolidated summary of requests and priorities that were NOT addressed in the Zoning Ordinance Rewrite (ZOR).

The list may be used to ensure all holdover issues are considered during the January 2024 prioritization by the BOS for future Comprehensive Plan Amendments (CPAMs) and Zoning Ordinance Amendments (ZOAMs) in the Dept. of Planning & Zoning (DPZ) 2024 Work Plan.

Original date(s) of request and requester(s) are indicated for volume and history, and to assist identification of existing ZOR public input comments.

<p><b>BOS October 30, 2023 Work Session Motions 72 &amp; 73, with Planning Commission June 2023 Recommended Priority Groups</b></p> <p>Staff comment, "<i>This list is not necessarily finite as the Board will set the scope of the future CPAM and/or ZOAM during the process to adopt the Resolution of Intent to Amend.</i>"</p>		
<p><b><u>Priority Group 1 (Planning Commission, June 2023)</u></b></p> <ul style="list-style-type: none"> <li>-- Data Center Environmental Sustainability Policies and/or Standards</li> <li>-- Rural Uses:                     <ul style="list-style-type: none"> <li>• Limited Breweries, Limited Distilleries, and Farm Wineries Use-Specific Standards</li> <li>• Livery Stable and Equine Event Facility Use-Specific Standards</li> <li>• Indoor Recreation</li> <li>• Outdoor Lighting, Music, and Hours of Operation</li> <li>• Agricultural Processing</li> </ul> </li> </ul>		
<p><b><u>Priority Group 2 (Planning Commission, June 2023)</u></b></p> <ul style="list-style-type: none"> <li>-- Repurposing Commercial, Retail, and Office Buildings to Residential</li> </ul>		
<p><b><u>Priority Group 3 (Planning Commission, June 2023)</u></b></p> <ul style="list-style-type: none"> <li>-- Use Restrictions in the Mountainside Overlay District (MOD)</li> <li>-- Floodplain Overlay District Updates</li> <li>-- Land in Lieu of Affordable Dwelling Units (ADU)</li> <li>-- Community-Scale Solar Facilities</li> </ul>		

Request Date(s)	Requestor(s)	DESCRIPTION
Dec. 2023	All	<b>Resolution of Intent to Amend (ROIA) Requirements:</b> Establish new, and clarify, revise, delete existing and/or amend regulations in all Chapters, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the following amendments or as otherwise necessary to correct typographical errors, section and subsection numbering, and formatting within, update cross-references to, and further clarify the requirements of, the below-referenced Sections, Subsections, and provisions of the Zoning Ordinance:
<b>Priority Group 1: Data Center Comprehensive Plan Amendment and Zoning Ordinance Amendment</b>		
Sept. 2022 June 2023 Nov. 2023	LCHCA Stakeholders, BOS & ZOC	<b>Data Center Comprehensive Plan Amendment</b> CPAM to restrict data centers in specific Place Types in the Urban and Suburban Policy Area and eliminate the Urban Employment Place Type. Consider existing residential and non-residential uses and compatibility with data center use, including proximity to residential and noise sensitive uses, and high-voltage electric transmission corridors.
Sept. 2022 June 2023 Nov. 2023	LCHCA Stakeholders, BOS & ZOC	<b>Data Center Zoning Ordinance Amendment</b> ZOAM to revise data center design and use standards to address residential concerns, and create a new zoning district that would implement the CPAM.

Request Date(s)	Requestor(s)	DESCRIPTION
		<b>Priority Group 1: "Western Loudoun" Rural Uses ZOAM Comprehensive List</b>
		<b>Limited Breweries, Limited Distilleries, and Farm Wineries Use-Specific Standards</b>
Oct 2023 April 2023 July 2022 Nov 2019	Stakeholders, BOS & Planning Commission, REDC & ZOC Rural Uses III ZOAM	Limited Breweries, Limited Distilleries, and Farm Wineries Use-Specific Standards. Review Intensity, character, setbacks near residential uses, agricultural production requirements, parking based on licensed area, road access, etc. as allowed by Code of VA Title 15.2, and event management (consistent with Virginia counties).
July 2022	ZOC & REDC Reports, Stakeholders	Establish equitable Use-Specific Standards "levels" or "tiers" for high-intensity uses based on size of operation and scalability (Comp Plan Policy 3, Strategy 3.1). "Uses with similar offsite impacts should have consistent standards addressing the scale, intensity, density and location to minimize those impacts." (ZOC/REDC)
Oct 2023 July 2022 Nov. 2019	Stakeholders, BOS & Planning Commission REDC & ZOC reports Rural Uses Phase III ZOAM	Agricultural Operation Definition. 2019 Rural Uses III ZOAM: "1) Clarify the distinction between the types of agricultural properties and functions, 2) maintain consistency with the Code of Virginia, and 3) ensure that these terms are used consistently in the Zoning Ordinance."
April 2023 July 2022 Nov 2019	Planning Commission, REDC & Stakeholders, Rural Uses III ZOAM	Food Service / Rural restaurants. Review/amend, modify regulations to be consistent with new and/or revised Health Department to VDACS MOU procedures, subsequent to the Health Department move to Loudoun County management.
July 2022	REDC & Stakeholders	Definition, application procedures and enforcement of "Agricultural Structure" to conform with building code and fire safety for assembly structures and venues attracting 50 or more people for health, safety and welfare (pending legislation).
July 2022 Nov. 2019	ZOC& REDC ZOR Reports Rural Uses III ZOAM	Definition of Farm. Correct procedural issues for the county, business operations, and state agencies, and legal noncompliance with Code of VA agricultural operations, verification of zoning ordinance permit, location, application review, enforcement, and building code form requirements.
Nov. 2019	Rural Uses Phase III ZOAM & REDC	Farm Worker Housing, Seasonal Labor Dormitory, Tenant Dwelling -- review for completion of prior requests
Oct. 2016	Supervisor Buffington	Request to REDC and Stakeholders to <i>"Improve the balance between maintaining a strong rural economy and ensuring a high quality of life for residents. . . . Formal notification of my support and encouragement for the REDC to actively lead and engage in such an effort forthwith, as the County is currently in the process of updating its Comprehensive plan ."</i>
Oct 2023 April 2023	BOS & Stakeholders Planning Commission,	<b>Stable, Livery and Equine Event Facilities Uses and Use-Specific Standards.</b> Clarify, revise, correct and/or amend regulations for buffering/landscaping, setbacks, parking, etc.
Oct 2023 April 2023	BOS & Stakeholders Planning Commission,	<b>Agriculture Support and Services not directly associated with on-site AG activity.</b> Revise, correct, and/or amend to reflect changes made with Stable Livery and Equestrian Event Facility revisions.

Request Date(s)	Requestor(s)	DESCRIPTION
		<b>Outdoor Lighting, Music, and Hours of Operation</b>
Oct 2023 April 2023 July 2022	BOS, Stakeholders, Planning Commission REDC Report	<b>Noise standards</b> (7.05.03.F). Apply noise standards to ALL Use-Specific Standards of Chapter 4 unless the Use-Specific Standard provides otherwise. Amend, standardize and make consistent the applicability to any uses without Use-Specific Standards.
Oct 2023 April 2023 July 2022	BOS, Stakeholders, Planning Commission REDC & ZOC Reports	<b>Light &amp; Glare Use-Specific Standards</b> (Chapter 7). Light and glare standards should be consistent for rural businesses uses of similar operation and/or intensity. Review consistency of Outdoor Lighting hours. Amend, standardize and make consistent the applicability to all uses.
Oct 2023 April 2023 July 2022 Nov. 2019	BOS, Stakeholders, Planning Commission REDC Reports Rural Uses Phase III ZOAM	<b>Outdoor Music consistency.</b> (Multiple use standards). 2019 Rural Uses III ZOAM: "ZOAG and REDC recommend the Phase 3 ZOAM include changes to the noise standards for consistency and uniformity of regulation of noise generating activities across rural economy uses to implement and maintain consistence (e.g., hours for outdoor music)." Enable Staff "to evaluate existing requirements and propose changes to ensure consistent regulatory treatment of all such uses, thereby enabling an "even playing field."
Oct 2023 April 2023 July 2022	BOS & Stakeholders Planning Commission REDC Report	<b>Agricultural Processing</b> (Ch. 12 Definitions and New 4.08.12 Use Specific Standards) Review. Allow multi-parcel farms to share ag processing facility with 51% of products grown in Loudoun County.
		<b>Priority Groups 2 &amp; 3 -- Planning Commission Recommended Future CPAM and/or ZOAM list (June 2023)</b>
Oct. 2023	BOS, Stakeholders	<b>Repurposing Commercial, Retail, and Office Buildings to Residential</b>
Oct 2023 April 2023 July 2022	BOS, Stakeholders, Planning Commission REDC & ZOC Reports	<b>Mountain Overlay District, Western Loudoun Rural Uses.</b> Review intensity, setbacks, grading, parking and other use-specific and design standards for uses to protect the geology, topography and ecology of sensitive mountainous areas.
Oct 2023 April 2023 July 2022	BOS, Stakeholders, Planning Commission REDC & ZOC Reports	<b>Floodplain Overlay District Updates</b>
Oct. 2023	BOS, Stakeholders	<b>Land in Lieu of Affordable Dwelling Units (ADU)</b>
July 2022	ZOC Report	<b>Utility / Community-scale solar locations and use-specific standards.</b> Review location, intensity, setbacks, grading, parking and other use-specific and design standards for utility/community scale solar uses.
Nov. 2023 July 2022	Stakeholders, ZOC Report	<b>Sustainability regulations.</b> Address and clarify principles and regulations throughout the zoning ordinance.
Nov. 2019	Rural Uses Phase III ZOAM	<b>Outdoor Shooting Range Use</b> in AR-1 and AR-2. Previously not supported by Stakeholders and REDC (2018). Not voted by majority of Planning Commission (2023). Not currently allowed in AR1 and AR2 in R1993 ZO or Zoning Ordinance Rewrite.
April 2023 Nov. 2019	Planning Commissioner Rural Uses Phase III ZOAM	<b>Indoor Recreation</b> in AR-1 and AR-2. Previously not supported by Stakeholders or REDC, and not voted by majority by Planning Commission (2023). Not currently allowed in AR1 and AR2 in R1993 ZO or Zoning Ordinance Rewrite.

Prepared by



For Use by

Stakeholder Group 5 & 6 associated organizations, Rural Economic Development Council ZOR Adhoc Committee (REDC), Zoning Ordinance Committee (ZOC), Loudoun Coalition of Homeowners & Condominium Associations (LCHCA), LCPC participating organizations and citizen public input.