

Chapter 7 - Implementation

Vision

Loudoun County continues to flourish as a prosperous and inclusive community with a well-deserved reputation for great places—natural and built as well as historic and new—in a variety of settings. The County will foster economic innovation, fiscal strength, and sustainability.

Introduction

The contents of the *Loudoun County 2019 General Plan* encompass the County's desire to preserve the principles that have led to Loudoun's success, while also addressing trends and influences that will impact Loudoun's future. Chapters 2 through 6 of the *Loudoun County 2019 General Plan* include policies, strategies, and actions designed to achieve the Plan's vision and goals.

The implementation of the *Loudoun County 2019 General Plan* begins with plan adoption. The Board of Supervisors identified two top implementation priorities to follow the adoption of the *Loudoun County 2019 Comprehensive Plan*: a comprehensive review and overhaul of the County Zoning Ordinance, and the development of an Unmet Housing Needs Strategic Plan. Additionally, community plans, design guidelines, continued outreach and coordination with Loudoun's Towns, and efforts to address the goals of the *Loudoun County 2019 Countywide Transportation Plan* are all actions that may contribute to the implementation of the *Loudoun County 2019 General Plan*. The County will periodically monitor and evaluate the Plan's progress to ensure that visions and goals are being met.

Implementing the Plan

Implementation Strategy

The Implementation Strategy provides an outline of the key actions that must occur to implement the *Loudoun County 2019 General Plan*'s policy direction. It gives broad, general guidance as to the key regulations, future planning efforts, studies, and programs that will need to be developed and implemented to achieve the Plan's objectives. Many of these actions are explicitly identified in the policies, strategies, and actions of the Plan and are also contained in the Implementation Matrix described below which includes a more detailed list of implementation actions.

The implementation actions can be integrated with the Board of Supervisor's (the Board) annual strategic planning efforts, during which the Board can identify and prioritize implementation actions. The *Loudoun County 2019 General Plan* also anticipates the establishment of an annual update for staff to provide implementation status to the Board. This will provide opportunities for staff to keep the Board apprised of the evolving planning and development environment, review implementation progress to date, and advise the Board on future priorities, as needed.

The following list identifies key implementation actions:

- Staff is to provide regular updates on the various elements of the *Loudoun County 2019 Comprehensive Plan*-which will allow the Board to direct a comprehensive review of the Plan at least every five years to ensure that the Plan is kept current. The order and sequence of the review of the chapters and policy area sections of the *Loudoun County 2019 General Plan* will be determined by the Board. Focus areas can be identified and prioritized by the Board annually during its strategic planning sessions. As part of the Board's deliberations on the Plan, two initial implementation priorities have been identified, as detailed below.
- Conduct a comprehensive review of the County Zoning Ordinance and prepare a Zoning Ordinance consistent with the Plan's policies, strategies, and actions for the Board's consideration as one of the two initial implementation priorities of the Board.
- Develop an Unmet Housing Needs Strategic Plan consistent with the *Loudoun County 2019 Comprehensive Plan* as one of the two initial implementation priorities of the Board. This plan will identify the strategies, actions and programs that can best address the County's current and projected unmet housing needs and should include but is not limited to providing guidance on down-payment assistance programs, utilization of housing trust funds, and home purchase programs. The strategic plan will also address the potential of a change to the continued use of a base density credit during evaluation of zoning map amendments. This plan should be developed prior to the approval of any zoning map amendments requesting the higher densities planned in the Urban Policy Areas outside of the Metro Tax District, Suburban Policy Area, and the Transition Policy Area.

Other priority implementation actions are as follows:

- Begin community planning and design initiatives consistent with the policies, strategies, and actions identified in this Plan, including development of strategic plans focused on particular topics and community plans for all or portions of the Urban, Suburban, Transition, Rural, and Joint Land Management Policy Areas. Community plans may include plans for specific areas noted in the Plan such as the Rural Historic Villages and gateway areas around the Towns. The order and sequence of new plans and other initiatives will be determined by the Board.
- Update the *Heritage Preservation Plan* for consistency with this Plan.
- Update the *Strategic Land Use Plan for Telecommunications Facilities* for consistency with this Plan.
- Reconvene the Fiscal Impact Committee to evaluate standards relative to the new place type service demands and specifically address the demand for public infrastructure in the Urban Policy Area.
- Conduct studies to identify focus areas for redevelopment, infill development, and reinvestment.
- Create a master plan for parks, open space and trails including inter-connected open space areas throughout the County.

- Update the Land Subdivision and Development Ordinance and Facility Standards Manual to align with the policies, strategies, and actions of this Plan.
- Continue to create and update watershed and environmental corridor management plans.
- Provide a resolution of intent to amend the Zoning Ordinance to the Board to consider replacing the existing noise contours for Washington Dulles International Airport and consider adopting the noise contours in the 2019 Washington Dulles International Noise Contour Map Update. **[Implemented with CPAM-2021-0001, ZMAP-2021-0011, and ZOAM-2021-0002, Airport Impact Overlay District Update]**
- Continue outreach and coordination with Loudoun’s Towns as described in Chapter 2.
- Develop a strategy to facilitate the development of high-speed wired and wireless telecommunication networks, including broadband technology, in the RPA.
- Develop performance standards for data centers to address design, landscaping, and compatibility that could eliminate the need for a special exception.
- Consider reducing the maximum allowable accessory dwelling unit square footage to the lesser of 1,200 square feet or 70 percent of the principle structure gross square footage and ground floor footprint for applicable zoning districts in the Suburban Policy Area, subject to performance standards.
- Develop performance standards to address design, landscaping, and compatibility for industrial uses in the Suburban Industrial and Mineral Extraction adjacent to residences and primary roads.
- Deployment of implementation strategies set forth in the *Loudoun County 2019 Countywide Transportation Plan*.

Implementation Matrix

The ability to monitor and evaluate the progress of the *Loudoun County 2019 General Plan* is crucial to determining whether the Plan is achieving the community’s vision and goals. The implementation matrix that follows summarizes all action items found in the Plan that require subsequent County action, such as studies, analyses, program development, and regulatory changes. The implementation matrix is provided as a tool for the Board to use as the framework for developing a work program to implement the Plan.

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IMPLEMENTATION MATRIX

Chapter 2	
Quality Development	
Action	Responsibility (Loudoun County Department or Agency)
1.1.A. Develop user-friendly, illustrative design guidelines. The design elements will promote an overall sense of place through design elements that in-part relate to block size, circulation and connectivity, streetscape and street sections, building form, placement (setbacks), orientation, articulation, parks and open spaces, public and civic uses, landscaping, and sustainability that give high quality form to the built environment.	Planning & Zoning, Transportation & Capital Infrastructure, Parks & Recreation, Design Cabinet, Economic Development
1.1.B. Create incentives that provide the opportunity to implement design guidelines.	Planning & Zoning, Economic Development
1.1.C. The County will consider the development of zoning regulations and design standards that implement the design guidelines of this plan and any design guidelines that may be created in the future.	Planning & Zoning, Economic Development
2.1.A. Develop and implement zoning regulations or design guidelines that support a compact, walkable development pattern in areas that area appropriate for pedestrian activity.	Planning & Zoning, Building & Development, Economic Development
3.1.A. Develop flexible guidelines, regulations, and design standards that support diverse environments and experiences.	Planning & Zoning, Parks & Recreation, Design Cabinet, Economic Development
3.1.B. Create incentives to ensure a mix of environments and experiences within a development.	Planning & Zoning, Public-Private Partnership, Economic Development
4.1.A. Create guidelines, zoning regulations, and/or design standards that ensure bike lanes, shared spaces, and paths of travel are created in areas where multimodal activity should be encouraged.	Planning & Zoning, Transportation & Capital Infrastructure, Parks & Recreation, Economic Development

4.1.B. Create guidelines, zoning regulations, and/or design standards that ensure traffic calming designs.	Transportation & Capital Infrastructure, Design Cabinet, Economic Development
5.1.A. Develop design guidelines, zoning regulations and/or design standards, and additional design elements that contribute to the quality of the human experience in the built environment.	Planning & Zoning, Design Cabinet, Economic Development
6.1.A. Create guidelines that address public seating, art, landscaping, outdoor rooms, safety, and other innovative elements that can maximize opportunities for the public.	Planning & Zoning, Design Cabinet, Building & Development, Economic Development
7.1.F. Amend zoning regulations and design standards to implement place types. It may be necessary to utilize incentive provisions in order to achieve the maximum development intensity or residential density stated in this Plan for any individual place type.	County Government, Planning & Zoning, Economic Development
8.1.A. Amend zoning regulations and design standards to require the provision of continuous, accessible, step-free paths of travel throughout new employment, retail, and mixed use development proposals.	County Government, Planning & Zoning, Economic Development
8.1.B. Amend zoning regulations and design standards to incorporate accessible and inclusive design features into public and civic spaces such as community centers, parks, plazas, and playgrounds.	County Government, Planning & Zoning, Economic Development
8.1.D. Review and revise county sign regulations to facilitate signage and way-finding at appropriate heights that incorporates Braille, tactile markings, and other accessibility improvements.	County Government, Planning & Zoning, Economic Development
8.2.A. Incentivize the use of design mechanisms that ensure universal functionality within new construction.	County Government, Planning & Zoning, Economic Development
8.2.B. Examine the feasibility of establishing a technical and financial assistance program that assists property owners and tenants of older structures in removing impediments to accessibility and incorporating universal design elements into renovation projects.	County Government, Planning & Zoning, Economic Development

Infill and Redevelopment	
Action	Responsibility (Loudoun County Department or Agency)
1.1.A. Develop criteria to identify and prioritize areas for redevelopment, infill development, adaptive reuse, and reinvestment, with the Priority Commercial Redevelopment Areas Map serving as the source for initial areas of focus.	County Government, Planning & Zoning, Economic Development
1.1.B. Create a common vision and objectives for areas identified for redevelopment, infill development, adaptive reuse, and reinvestment through a public process.	County Government, Planning & Zoning, Economic Development
1.1.C. Address redevelopment, infill development, adaptive reuse, and reinvestment as part of community plans. Pay particular attention to a community's historic assets and function in areas with under recognized historic resources or limited historic resources protections, such as the legacy village cores of Ashburn, Arcola, and Old Sterling (see Legacy Village Cores Map).	County Government, Planning & Zoning, Economic Development
1.1.D. Identify methods for ensuring developers will follow through on commitments to communities that are products of a facilitated engagement process between the developer and the surrounding neighborhoods and developments.	County Government, Planning & Zoning, Economic Development
1.1.E. Evaluate the creation of overlay districts to encourage reinvestment investment in priority/targeted areas where there is community support and buy-in.	County Government, Planning & Zoning, Economic Development
1.2.A. Conduct analysis of local market demands to determine what is needed to foster successful redevelopment.	Planning & Zoning, Economic Development
1.2.B. Identify priority redevelopment areas and targeted strategies through the community planning process.	Planning & Zoning
1.2.E. Develop strategies to address displacement and housing affordability, when redevelopment occurs.	Family Services, Planning & Zoning
1.2.H. Develop criteria, such as site constraints, important resources, and community amenity gaps, to identify infill sites appropriate for use as park, civic, and open space rather than private development.	Planning & Zoning, Transportation & Capital Infrastructure, Parks & Recreation

1.3.A. Identify and prioritize neighborhoods with an emerging need for reinvestment and work with these communities to identify needs and desires and build support for reinvestment.	County Government, Public-Private Partnership
1.3.B. Identify strategies to preserve and enhance a community's sense of place, social fabric, and historic assets and functions.	Planning & Zoning, Design Cabinet, Transportation & Capital Infrastructure
1.3.C. Identify, and include in the Capital Budget, capital facilities improvements necessary to support reinvestment in targeted areas.	County Government, Transportation & Capital Infrastructure, Planning & Zoning, Parks & Recreation
1.3.D. Identify and utilize funding sources for community reinvestment strategies.	County Government, Management & Budget
1.3.E. Educate the community about funding sources for home improvement and repair.	County Government, Family Services
1.3.G. Develop incentives that encourage the private sector to improve retail and commercial establishments in targeted areas.	Public-Private Partnerships, Economic Development, County Government
1.4.B. Develop and maintain a redevelopment webpage with information and resources for residents and developers.	Planning & Zoning
1.4.C. Develop flexible zoning regulations and design standards that account for existing conditions, allow for creative design and emerging development types, and provide certainty and clear direction for developers.	County Government, Planning & Zoning
1.4.D. Develop creative incentive programs for projects located within the priority areas for redevelopment identified on the Priority Commercial Redevelopment Areas Map and other qualifying projects, such as increases in permitted density where infrastructure is available, reduced fees, or expedited review processes.	Planning & Zoning, Building & Development
1.5.A. Evaluate and implement the use of fiscal tools to incentivize redevelopment, such as tax increment financing (TIF) and public improvement districts (PID).	County Government, Management & Budget, Economic Development
1.5.C. Direct public investment and resources to priority areas to facilitate redevelopment.	County Government
1.5.D. Establish programs to assist in business retention, expansion, and recruitment when commercial redevelopment projects occur.	Economic Development

1.6.B. Create incentives for parcel assembly and funding opportunities for infrastructure improvements associated with redevelopment projects to alleviate private sector risk and costs.	County Government, Economic Development, Transportation & Capital Infrastructure
1.7.A. Develop zoning regulations and design standards that emulate existing lot patterns in the village cores of Ashburn and Arcola with buildings oriented to the street, encouraging pedestrian activity.	Planning & Zoning
1.7.B. Develop zoning regulations and design standards that promote a mix of land uses including residential, retail, office, institutional, public facilities, parks, playgrounds and other uses in the village cores where such uses do not otherwise conflict with existing uses or anticipated noise impacts from Washington Dulles International Airport.	Planning & Zoning, Economic Development
1.7.C. Develop or maintain zoning regulations and design standards for the legacy village core of Ashburn that limit residential densities to four (4) units or fewer per acre.	Planning & Zoning
1.7.D. Develop zoning regulations and design standards that limit commercial, flex, or industrial building footprints to 10,000 SF and building heights to three (3) stories.	Planning & Zoning
1.7.E. Develop zoning regulations and design standards that discourage new automobile-oriented retail uses in the village cores.	Planning & Zoning
1.8.A. Develop zoning regulations and design standards that discourage the displacement of legacy flex, industrial, and employment uses by new large-scale uses.	Planning & Zoning, Economic Development
1.8.B. Develop zoning regulations and design standards that expand opportunities for small-scale manufacturing in place types allowing flex, light industrial, industrial, and employment uses.	Planning & Zoning, Economic Development
1.8.C. Amend zoning use definitions in industrial, flex, and employment-centered zoning districts to accommodate makerspaces, emerging small-scale manufacturing sectors, and the marketing and retail of goods produced on-site.	Planning & Zoning, Economic Development
2.1.B. Establish collaborative programs and partnerships for adaptive reuse projects to foster entrepreneurship and encourage innovative ways to reuse buildings and sites.	Planning & Zoning, Economic Development
2.3.A. Review zoning regulations, design standards, and building code regulations to identify regulatory encumbrances to adaptive reuse projects.	Planning & Zoning, Economic Development
2.3.B. Develop zoning regulations and design standards that provide ample flexibility for adaptive reuse projects without compromising the health, safety, or welfare of users.	Planning & Zoning, Economic Development

Urban Policy Areas	
Action	Responsibility (Loudoun County Department or Agency)
3.1.A. Create partnerships with universities and private sector companies to foster growth of an Innovation District at the Loudoun Gateway Metrorail Station that supports workers and students in the advanced technology and science industries.	Economic Development, Public, Private & Vocational Schools, Colleges and Universities, Public-Private Partnership
Suburban Policy Area	
Action	Responsibility (Loudoun County Department or Agency)
1.1.A. Update the County's adopted Small Area Plans and create new Community Plans and other appropriate plans which address the particular needs and guide the remaining build-out and/or redevelopment of specific areas within the Suburban Policy Area.	Planning & Zoning, Economic Development
1.1.B. Establish design principles for individual communities within the Suburban Policy Area which ensure a high quality of development and redevelopment is achieved.	Planning & Zoning, Design Cabinet, Economic Development
2.1.A. Provide incentives for redevelopment, infill development, and adaptive reuse projects that will enhance quality of life and neighborhood character, fulfill community needs, and improve economic opportunities (see Infill and Redevelopment section).	County Government, Transportation & Capital Infrastructure, Economic Development
2.1.H. Create a regulatory framework that limits bed count and/or square footage of new housing unit to achieve affordability by design.	Family Services, Planning & Zoning, Economic Development

3.1.D. Establish an “opt-in” period to encourage owners of property in the Route 28 Highway Transportation Improvement District to opt into the updated/new Loudoun County Zoning Ordinance that is planned to be adopted to implement the 2019 Comprehensive Plan.	County Government
Transition Policy Area	
Action	Responsibility (Loudoun County Department or Agency)
1.1.B. Develop zoning regulations and design standards to accommodate Transition Community Centers and Transition Compact Neighborhood Place Types to expand housing diversity and improve commercial viability.	Planning & Zoning, Economic Development
1.1.C. Require new development to connect to Loudoun Water’s central water and wastewater systems and encourage existing development to connect.	Planning & Zoning, Health Department, Loudoun Water, General Services
1.1.H. Continue to perform watershed management plans to determine appropriate water quality and quality controls.	County Government, Planning & Zoning
1.1.I. Consider adoption of reservoir protection overlay districts that provide buffering and storm water quality controls.	County Government, Planning & Zoning
2.1.A. Develop a Master Plan for parks, open space, and shared-use trails in the TPA that: 1) builds on and links current planned trails and park areas, and 2) places greater emphasis on quality, connected, usable, and publicly accessible open space.	Parks & Recreation, Planning & Zoning, Transportation & Capital Infrastructure,
2.1.D. Establish programs and regulatory mechanisms to increase publicly accessible open space, consistent with County facilities plans, through easements, land dedications, and purchase.	County Government, Parks & Recreation, Planning & Zoning, General Services
3.1.A. Create new Community Plans and other appropriate plans which address the particular needs and guide development within the Transition Policy Area.	County Government, Planning & Zoning
4.1.C. Establish zoning regulations and design standards that ensure new development does not hinder the operation of quarries.	Planning & Zoning, Economic Development

Rural Policy Area	
Action	Responsibility (Loudoun County Department or Agency)
1.1.A. Provide incentives for the consolidation of underutilized or undeveloped small lots into larger parcels for agricultural and rural economy uses.	Planning & Zoning, Economic Development
1.1.B. Consider cost-share initiatives to assist in establishing conservation easements, in order to reduce the land that is available for residential development and to provide landowners with financial options to support working farms, rural economy uses, and/or stewardship of the land.	Economic Development, Private Land Conservation Trust, Public-Private Partnership
2.1.A. Evaluate and revise zoning regulations and design standards to improve the design of subdivisions and clustered residential development by incorporating natural features and buffering from roadway and scenic byways.	Planning & Zoning, Building & Development
3.1.A. Evaluate and revise zoning regulations and development standards for rural economy uses. Such regulations and standards will address traffic capacity, safe and adequate road access, number of employees, site design standards (e.g., land disturbance, buffering, use intensity, siting, and architectural features), and public health, safety, and welfare.	Planning & Zoning, Design Cabinet, Transportation & Capital Infrastructure
3.2.A. Adopt zoning regulations and design standards that include new types of rural business and agricultural uses, permit flexibility for the sale of farm products, and promote rural tourism, hospitality uses, and similar kinds of rural business uses that are compatible with the character of the RPA.	Planning & Zoning, Economic Development
3.2.B. Evaluate and revise zoning regulations and design standards to permit a variety of accessory residential unit types, such as accessory apartments for seasonal farm laborers and year-round tenant housing, that support the rural economy.	Planning & Zoning, Economic Development
3.2.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.	Planning & Zoning
3.2.D. Develop County parks with trail networks, cross country courses, and equestrian riding rings or other equestrian-related features.	Parks, Recreation & Community Services
3.2.E. Develop a publicly accessible multi-use trail network (i.e., pedestrian, bicycle, and equestrian) to link private and public lands in the RPA in partnership with nonprofit entities, landowners, and developers of rural properties.	Parks, Recreation & Community Services

3.3.C. Develop additional incentives to retain and encourage agricultural enterprises and support land preservation.	Economic Development, Planning & Zoning, Building & Development
3.3.D. Retain the Rural Economic Development Council (REDC) as an advocacy and advisory committee on initiatives, programs, and policies that affect the economic growth and development of rural Loudoun County.	Economic Development
3.3.F. Develop a strategy to facilitate the development of high-speed wired and wireless telecommunication networks, including broadband technology, to support rural businesses and residents in the RPA.	County Government
3.3.G. Develop an update to ensure the Loudoun County Economic Business Development Strategy is updated on a regular basis.	Economic Development
3.4.A. Regularly review, update, and enhance the Land Use Assessment Program and other voluntary agricultural programs, such as the Agricultural and Forestal District (AFD) program, to strengthen the rural economy, preserve rural character, and maintain the viability of farming.	Commissioner of the Revenue, Planning & Zoning
3.5.A. Adopt zoning regulations and design standards that facilitate the use of existing agricultural and historic structures.	Planning & Zoning
3.7.A. Maintain zoning regulations and design standards that protect the right to farm.	Planning & Zoning, Economic Development
Rural Villages	
Action	Responsibility (Loudoun County Department or Agency)
1.1.A. Develop criteria to evaluate existing Rural Historic Villages and other historic crossroads communities, such as Airmont, Bloomfield, Howardsville, Morrisonville, Unison and Willisville, to determine if their current designation is warranted, define and/or redefine community boundaries as necessary, and amend the Comprehensive Plan and Zoning Ordinance as appropriate.	Planning & Zoning, Economic Development, HDRC, Heritage Commission
1.1.B. Work with Rural Historic Villages to develop community plans that will support their community goals and address issues related to land use and zoning; economic development; natural, environmental, and historic resources; community facilities and services; water and wastewater; and transportation to maintain the character of the villages.	Planning & Zoning, Economic Development, HDRC, Heritage Commission
1.1.C. Evaluate and revise existing Rural Commercial (RC) zoning district regulations to implement Plan policies and design standards for development in the Rural Historic Villages that ensure compatibility with the settlement patterns and neighborhood scale.	Planning & Zoning

1.1.F. Evaluate and revise existing Rural Commercial (RC) zoning district regulations to implement Plan policies and design standards for commercial uses in the Rural Historic Villages that ensure compatibility with the settlement patterns and neighborhood scale.	Planning & Zoning
1.2.B. Evaluate the establishment of additional County Historic Districts in the Rural Historic Villages.	Planning & Zoning , Local Preservation Organizations
1.3.A. Adopt zoning regulations and design standards to encourage housing on smaller lots, allow accessory apartments attached to single-family residential units, and allow residential units above commercial/retail uses within the Rural Historic Villages to provide housing options.	Planning & Zoning and Family Services
1.4.A. Adopt zoning regulations, design standards and performance criteria that are specific to the types of small-scale, community-related commercial uses that the County encourages within the Rural Historic Villages.	Planning & Zoning, Design Cabinet
Towns and JLMAs	
Action	Responsibility (Loudoun County Department or Agency)
1.1.A. Continue to refer to jointly approved area management plans and refer to applicable Town policies on matters within the JLMA.	County Government
1.1.B. Establish a regular coordination program with Towns to anticipate, monitor, and address development and planning matters.	County Government
1.1.C. Undertake joint planning efforts in the JLMA.	County Government
1.1.D. Participate as a partner with the Towns in their negotiations with VDOT and other agencies for road maintenance, safety improvements, and traffic calming, particularly along Routes 15, 50, 7, 9, and 287 in proximity to the Towns, and other changes in roads and/or transportation services that are consistent with both the Town's and the County's goals and priorities.	County Government
1.1.E. Assess the effectiveness of the JLMA approach and associated zoning in protecting town character, maintaining a defining edge between the town and the rural areas, and/or as a tool for expanding economic development objectives. The defining edge is the boundary between two distinct land use patterns, whether	County Government

existing or desired. The edge may encompass an area that establishes a visual distinction, either as perceived from the road or from broader views of the landscape.	
1.1.F. Add provisions to the rural and JLMA zoning districts specific to gateway corridors leading into each town that would establish deeper building setbacks variable building and lot configuration and orientation, hedgerow landscaping and buffering along the road, and other measures that retain or create a traditional rural or natural appearance leading into the town.	County Government
1.1.G. Work with the Towns, interested group, and nonprofit foundations to identify open-space and agricultural-preservation strategies such as: donation of conservation easements, fee-simple purchase, clustering, and the possible creation of a conservation service district.	County Government
1.2.A. Encourage the maintenance, improvement, or adaptive reuse of existing building stock in a manner that supports social and economic diversity within the community.	County Government
1.2.B. Promote the commercial areas within the Towns as the preferred location of retail and service businesses, office development, and public and civic uses, as deemed appropriate by the Towns.	County Government
1.2.C. Work with the Towns to enhance their economic base and maintain viable commercial areas through marketing, capital investments, and business attraction.	County Government
1.2.D. Support annexations by the Towns when water and sewer extend into a JLMA in accordance with the annexation guidelines in this section and to resolve jurisdictional questions for property owners.	County Government
1.2.E. Encourage site layouts in a JLMA that extend the existing and planned development patterns of the Town and surrounding JLMA.	County Government
1.3.A. Encourage the continued use of existing public facilities located in the Towns and JLMAs and seek to maintain existing community-based schools as an important social and economic component of the communities.	County Government
1.3.B. Cooperate with the Towns providing local law enforcement to ensure a coordinated enforcement strategy within the Town JLMAs.	County Government
1.3.C. Support development of sidewalks and recreational, multi-use, and equine trails connecting the Towns to each other, to regional trail networks such as the W&OD and C&O Canal, and to area destinations.	County Government
1.4.A. Collaborate with the Town of Leesburg on locating new facilities in the Town or JLMA.	County Government

1.4.B. Maintain the planned land use of the JLMA consistent with Town of Leesburg land use policies; maintaining an emphasis on employment uses south of Route 7 and residential to the north of Route 7.	County Government
1.4.C. Prohibit power generation plants in the Leesburg JLMA.	County Government
1.4.D. Define the Town of Leesburg and JLMA as a distinct community separate from the Suburban and Rural Policy Areas by retaining rural policies and zoning to the north and south of the Town boundary and west of Evergreen Mills Road, and protecting the Goose Creek and Sycolin Creek floodplains to the east and south of the JLMA.	County Government
1.4.E. Preserve the rural character of the viewsheds along Route 15 as it approaches the Town of Leesburg from the north and south by encouraging additional conservation easements and instituting design guidelines.	County Government
1.4.F. Cooperate with the Town of Leesburg to complete the Potomac Heritage Trail and conserve open space along the Potomac River within the Town boundary and JLMA area.	County Government
1.4.G. Coordinate with the Town of Leesburg and VDOT on the feasibility of planning and building Edwards Ferry Road as a two-lane facility with on-road bicycle accommodations. The County will work with the Town and VDOT to designate the road as a scenic by-way.	County Government
1.4.H. Protect the viability of the Leesburg Airport by ensuring development in the JLMA does not impede Airport operations by continuing to prohibit residential development inside the 65 Ldn noise contour.	County Government
1.5.A. Maintain the Town of Hamilton authority over subdivision applications within 1 mile of its corporate limits.	County Government
1.5.B. Work with the Town of Hamilton to update the Comprehensive Plan for the Town and JLMA after the adoption of the <i>Loudoun County 2019 Comprehensive Plan</i> (within 2 years).	County Government
1.5.C. Support the Town of Hamilton efforts to develop an identifiable town center to serve as a community focal point for the Town of Hamilton and the JLMA.	County Government
1.5.D. Seek to improve street connectivity as the redevelopment and infill development occur in the JLMA and connect to the existing streets in the Town of Hamilton, where feasible, with roads that are compatible with traditional town designs.	County Government
1.5.E. Work with the Town of Hamilton to effectively manage transportation systems around the Town and to explore methods of traffic calming on Business Route 7 through town including the possible use of a traffic circle at Route 7 and St. Paul Street.	County Government

1.5.F. Maintain a distinct identity for the greater Hamilton community separate from the adjacent rural areas by establishing a greenbelt around the Town of Hamilton and the JLMA using conservation easements, passive and active parks and other means.	County Government
1.5.G. Work with the Town of Hamilton to achieve a balanced land use pattern that will retain Hamilton’s historic small-town character in a rural setting and maintain its unique sense of place.	County Government
1.5.H. Work with the Town of Hamilton to plan for a shared-use trail connecting to the Town of Purcellville.	County Government
1.6.A. Encourage the establishment of a greenbelt around the Town using conservation easements, development design techniques and other means to help maintain the distinct edge and rural community identity of the Town of Hillsboro.	County Government
1.6.B. Support the development of entry features into the town, to enhance the identity of the Town of Hillsboro as a gateway community.	County Government
1.6.C. In recognition of Hillsboro’s historic role and future development as the center of a robust agricultural region, support expanded productive farming and rural economic development that will encourage new farmers, preserve and expand area farmland, boost tourism, stimulate county and regional markets for locally produced products and jobs, and expand entrepreneurial opportunities to Hillsboro area residents.	County Government
1.6.D. Encourage the preservation of the natural, environmental, and heritage resources that contribute to the identity of Hillsboro.	County Government
1.6.E. Oppose any increase in density and development outside of the Town of Hillsboro that does not retain the low density, farm landscape that provides the historic rural context for the Town.	County Government
1.6.F. Work with the Town of Hillsboro and with VDOT to establish context-sensitive roadway design standards and to identify short and long-term solutions for improving the safety of Route 9 in western Loudoun and through Hillsboro that do not compromise the rural character of Hillsboro.	County Government
1.6.G. Promote safety measures for pedestrians, cyclists, and farm vehicles along and across Route 9, Route 690, Route 719, and Route 812.	County Government
1.6.H. Work with the Town of Hillsboro to establish a safe and adequate water supply and modern community wastewater collection and treatment system.	County Government

1.7.A. Retain and recruit businesses that serve the needs of Lovettsville and northern Loudoun County residents and align with Town plans.	County Government
1.7.B. Collaborate with the Town of Lovettsville in the planning and regulation of development along Route 287 north and south of Lovettsville to protect the scenic quality and the rural character of the road as it approaches the Town.	County Government
1.7.C. Link the County's greenways and trails system with the Town of Lovettsville's internal trail and bikeways network to link Lovettsville with the C&O Canal in Brunswick, Maryland, and the W&OD bike path in Purcellville.	County Government
1.7.D. Plan the location and design of County facilities within Lovettsville, in consultation with the Town of Lovettsville.	County Government
1.7.E. Collaborate with the Town of Lovettsville and VDOT on transportation planning in and around Lovettsville to improve traffic safety in the Town of Lovettsville and to improve regional road networks and access to employment centers.	County Government
1.7.F. Cooperate with the Town of Lovettsville, pursuant to County/Town Annexation Agreement/Corporate Boundary Line Adjustment Guidelines on boundary-line adjustments to resolve jurisdictional questions, to serve public and civic uses, and to support the Town of Lovettsville's economic goals and priorities.	County Government
1.8.A. Collaborate with the Town of Middleburg on zoning and development activities outside the Town but in its vicinity, with the goal of preserving the rural character of its gateways and surrounding environs.	County Government
1.8.B. Be an active partner with the Middleburg community and interested preservation groups to identify open-space and agricultural preservation approaches such as conservation easements, land acquisition, and development standards to promote and implement open-space preservation around the Town of Middleburg that helps establish a greenbelt and protect the rural appearance of roadways leading into the Town.	County Government
1.8.C. Protect rural roads and scenic views through measures such as revised state road improvement standards; scenic easements; historic corridor overlay zoning for John Mosby Highway (Route 50), Foxcroft Road (Route 626), and the Plains Road (Route 626); and development setbacks.	County Government
1.8.D. Assist, when requested, in the promotion of tourism, as a means of increasing public support for preservation of the scenic and historic Middleburg area.	County Government
1.8.E. Work with the Town of Middleburg to implement strategies that will preserve and enhance agriculture as the predominant use in the RPA around Middleburg.	County Government

1.9.A. Establish a “defining edge” by implementing the uses and development pattern of the Rural North Place Type and by identifying the lands adjacent to the Town of Purcellville as priority open space areas for conservation easements.	County Government
1.9.B. Work with the Town of Purcellville to plan for a trail extension that connects the W&OD Trail with Franklin Park.	County Government
1.9.C. Include setbacks, height limitations, and landscaping standards along Route 7, Route 287, and the Route 7 Bypass to establish and maintain a greenbelt or defining edge around the Town of Purcellville characterized by open space and tree-lined roadways.	County Government
1.9.D. Encourage the use of frontage roads, coordinated development plans, and other means of minimizing the number of driveways along Route 7 and Route 287 leading into Purcellville.	County Government
1.9.E. Encourage new commercial uses to locate in the Town of Purcellville before locating in the JLMA.	County Government
1.9.F. Encourage owners of historic projects in the JLMA to place properties into a Purcellville or County Historic District.	County Government
1.9.G. Protect historic structures in the context of their natural settings.	County Government
1.9.H. Work with the Town of Purcellville to expand broadband connectivity for citizens and businesses.	County Government
1.10.A. Development within the Round Hill JLMA will comply with the Round Hill Area Management Plan and Round Hill Comprehensive Plan and adopted policies applicable to the JLMA.	County Government
1.10.C. Encourage housing for the elderly that will allow residents to remain in the Town of Round Hill.	County Government
1.10.D. Encourage rural economy business development in the greater Round Hill Area to provide local goods, services and jobs to Town of Round Hill residents and visitors.	County Government
1.10.E. Oppose any increase in density and development outside of the JLMA that is not consistent with the traditional rural character of western Loudoun County.	County Government
1.10.F. Avoid high density development between the current boundaries of Purcellville and Round Hill and expand open space around Franklin Park to help maintain a greenbelt between communities.	County Government
1.10.G. Enhance the gateways to the Town of Round Hill by developing features or retaining a clear distinction between the surrounding rural area and the edge of the town. Techniques may include measures to protect existing	County Government

trees, hedgerows, viewsheds, and vistas; design guidelines for lot configuration to retain the rural lot pattern; new landscaping and entrance features and other techniques.	
1.10.H. Support development of sidewalks, trails, and linear parks that connect civic and public facilities with residential and commercial neighborhoods in the Town of Round Hill and JLMA and extend to Franklin Park and the W&OD Trail.	County Government
1.10.I. Coordinate transportation planning with the Town of Round Hill to ensure that traffic generated from development within the County does not adversely affect Round Hill. The County will work with the Town of Round Hill on traffic calming measures.	County Government
2.2.A. Prior to approval of development in the JLMA beyond current zoning, require written assurance from the central system provider or the adjacent town, for a municipal system, that water and sewer will be provided.	County Government
2.2.B. Consider potential impacts of surrounding development on Town wells during the development review process.	County Government
2.2.C. Any future expansion of municipal (Town) sewer and water into the County JLMA will support development that is consistent with the goals and policies of the County and Town adopted plans.	County Government
2.2.D. Retain the option to use shared or alternative sewer and water facilities to serve Town and County owned and operated public facilities upon agreement between the Town and the County.	County Government
2.2.E. Permit the extension of municipal sewer and water into the Rural Policy Area only to serve public facilities or to address a potential public health risk. (See also, Chapter 6, Fiscal Management and Public Infrastructure, Rural Sewer and Water)	County Government
Chapter 3	
Natural, Environmental, and Heritage Resources	
Action	Responsibility (Loudoun County Department or Agency)
1.1.C. Adopt zoning regulations and development standards that implement a process identifying natural, environmental, and heritage resources worthy of preservation and developing around those resources as part of all land development.	Planning & Zoning

1.1.D. Update the <i>Facilities Standards Manual</i> , the <i>Land Subdivision and Development Ordinance</i> , and other development standards to implement the natural, environmental, and heritage policies in this Plan.	Building & Development and Planning & Zoning
1.1.G. Direct public investment and resources toward completing a natural, environmental, and heritage resource network and recapturing natural and heritage resources in developed areas.	Public-private partnerships
1.2.A. Study and, if feasible, aid in the establishment of a public-private conservation partnership to facilitate communication, grants, easements, education, and partnership opportunities to conserve and protect natural, environmental, and heritage resources.	Planning & Zoning, Management & Budget
1.3.A. Provide incentives for innovative design and support collaborative public-private-community partnerships for program implementation including provisions for awards of certificates of excellence in environmental design for the public and private sectors.	Planning & Zoning, Economic Development
River and Stream Corridor Resources	
Action	Responsibility (Loudoun County Department or Agency)
2.1.A. Amend zoning regulations and development standards, including but not limited to the Floodplain Overlay District (FOD) and Scenic Creek Valley Buffer sections, to address the objectives of the RSCR policies. Zoning regulations and development standards will establish performance standards and best management practice (BMP) requirements to ensure the health and biological integrity of the river and stream corridors and minimize adverse impacts.	Building & Development, Planning & Zoning
2.1.B. Develop and implement a watershed management plan for each watershed, establishing development guidelines and performance standards to protect water quality.	Building & Development
2.1.C. Establish appropriate regulations for Catoctin Mountain, Short Hill Mountain, and the Blue Ridge Mountains to limit diversions of water from the Catoctin and Goose Creek headwaters and prevent stream pollution.	Building & Development, Planning & Zoning
2.1.E. Work with the incorporated towns, Loudoun Water, and other organizations and agencies to establish overall water quality goals and specific standards for individual streams and river and stream corridors, consistent with County RSCR objectives and policies.	County Government
2.2.A. Amend zoning regulations and development standards to establish a minimum 100-foot stream buffer to protect rivers and streams when floodplains and adjacent steep slopes do not extend beyond either bank by 100 feet.	County Government, Building & Development

2.2.B. Amend zoning regulations and development standards to establish a 50-foot management buffer as part of the RSCR surrounding floodplains and adjacent steep slopes. Specific criteria for allowable reductions in the 50-foot management buffer should be included to ensure that reductions do not adversely impact the other elements of the RSCR. The RSCR 50-foot management buffer will not be added to the 100-foot minimum stream buffer.	County Government, Building & Development
2.2.C. Develop and use incentives to encourage property-owners to establish and maintain a 100-foot minimum riparian stream buffer.	County Government, Building & Development
2.3.A. Develop appropriate standards and regulations to protect natural streams from the harmful effects of increased stormwater volume, velocity, and pollutant loads resulting from development.	County Government, Building & Development
2.3.C. Establish incentives and/or a funding program for reforestation, SWM/BMP projects, and SWM/BMP retrofits.	County Government, Building & Development
2.3.F. Support and incentivize reforestation for degraded forested areas in upper stream reaches that do not include Major Floodplain and promote natural regeneration within the limits of the Major Floodplain to mitigate the loss of native canopy coverage as a result of construction.	County Government, Building & Development
2.3.G. Develop and maintain standards for activities that propose pollution sources such as the storing and dispensing of fossil fuels, chemical storage, and sale or transfer of potential contaminants.	County Government, Building & Development
2.4.D. Prepare and implement TMDL Action Plans, as necessary to meet TMDL requirements. The Action Plans, designed to improve the County's surface water quality may include working with other entities, such as the Loudoun Soil and Water Conservation District (LSWCD) and Virginia Cooperative Extension-Loudoun (VCE-Loudoun).	County Government, Building & Development
2.5.C. Develop and implement a watershed overlay district for all public water supply reservoir watersheds, establishing more stringent development guidelines and performance standards to protect water quality.	County Government, Building & Development

<p>2.5.D. Develop and implement a Potomac River shoreline management plan and seek to coordinate this effort with adjacent jurisdictions (local, state, and regional organizations, advisory boards, and citizen groups). This plan should include:</p> <ul style="list-style-type: none"> i. The boundaries of the study area, ii. A comprehensive natural resources inventory, iii. Existing and proposed private/public water access entry points, iv. Policy recommendations for river corridor management and protection, v. A process for integrating the participating groups, and vi. A plan for acquiring and managing open space corridors along the Potomac River. 	County Government, Building & Development
<p>2.5.E. Establish appropriate standards and land uses in consultation with Loudoun Water and/or incorporated towns to protect drinking water supplies.</p>	County Government, Building & Development
<p>2.5.F. Develop a community-based Source Water Protection Plan in cooperation with Loudoun Water and other agencies and organizations.</p>	County Government, Building & Development
<p>2.6.A. Develop and implement a comprehensive groundwater protection strategy to ensure adequate and sustainable water supply.</p>	County Government
<p>2.6.B. Develop and implement a comprehensive pollution management program to monitor and protect groundwater resources.</p>	County Government, Building & Development
<p>2.6.F. Assess the recharge and consumption rates for groundwater in each watershed by analyzing data from groundwater level monitoring and stream flow measurements. If negative impacts are detected, the information will be presented to the Board of Supervisors for appropriate action.</p>	County Government
<p>2.6.G. Develop standards for uses that consume and/or require the usage of large quantities of water in those areas that could affect neighboring wells and aquifers.</p>	County Government
<p>2.6.I. Study best practices/guidelines to reduce impervious surfaces and minimize increases in post-development runoff peak rate, frequency, volume.</p>	County Government

Soils and Geological Resources	
Action	Responsibility (Loudoun County Department or Agency)
3.1.E. Identify pollution sources and establish appropriate standards for reducing pollution in areas underlain by limestone.	County Government, Building & Development, Planning & Zoning
3.2.A. Develop a public education program that will focus on communicating advantages associated with private protection of Prime Agricultural Soils.	County Government, Building & Development
3.3.H. Review and amend zoning regulations and development standards to ensure consistency with the mountainside area policies.	County Government, Building & Development, Planning & Zoning
3.3.I. Establish performance standards for unavoidable development on questionable soils as defined by the International Building Code.	County Government, Building & Development, Planning & Zoning
Forests, Trees, and Vegetation	
Action	Responsibility (Loudoun County Department or Agency)
4.1.B. Incentivize and encourage the preservation of existing trees within required landscape buffer areas and for screening of uses.	County Government, Building & Development, Planning & Zoning
4.1.C. Require the removal of invasive plant species during the development process.	County Government, Building & Development, Planning & Zoning
4.1.D. Develop and adopt a Tree Preservation Ordinance.	County Government, Building & Development, Planning & Zoning

4.1.E. Inventory and map trees and native vegetative resources to be preserved or managed in accordance with County standards and create and maintain a database of these resources to include, but not be limited to, old growth forests, significant tree stands, specimen trees, heritage trees, and State or National Champion trees.	Building & Development and Mapping & Geographic Information
4.2.A. Prioritize the planting of native vegetation, specifically along those corridors that provide connections to other natural, environmental, and heritage resources.	County Government, Building & Development, Planning & Zoning
4.2.B. Develop Countywide goals and objectives for the creation, maintenance, and preservation of the County's tree canopy.	County Government, Building & Development, Planning & Zoning
Historic, Archaeological, and Scenic Resources	
Action	Responsibility (Loudoun County Department or Agency)
5.1.B. Evaluate the <i>Heritage Preservation Plan</i> every five years and update if necessary.	Planning & Zoning, HDRC, Heritage Commission
5.1.C. Require an archaeological and historic resources survey for all development applications. This survey must include a plan for recordation of identified resources and measures for preservation, mitigation, and adaptive reuse. The County will maintain a repository for artifacts recovered from required surveys; such artifacts will be used for research and public education purposes.	County Government, HDRC, Heritage Commission
5.1.D. The County will update its cultural resource inventory through the land development process and County-sponsored historic surveys.	County Government, HDRC, Heritage Commission
5.1.E. Evaluate the historic or archaeological value of inventoried resources based on criteria set forth in the Secretary of the Interior's Standards for Archaeology and Historic Preservation, which include historic context and site integrity. The County will evaluate resources for consideration for state and National Registers. Identify, through survey and community outreach, locally important historic and archaeological resources that meet criteria for listing on the County Heritage Register as outlined in the Heritage Preservation Plan.	County Government, HDRC, Heritage Commission
5.1.F. Identify, delineate, and map historic cemeteries, burial grounds, and graves to ensure they are protected from destruction or neglect. Ensure that adequate buffers are provided around these sites to protect them during the development process.	Mapping & Geographic Information, HDRC, Heritage Commission

5.1.G. Identify African American and Native American cultural resources, document them in the County's database of heritage resources, and create policies and programs that protect, preserve, and interpret these resources for the benefit of County residents.	Planning & Zoning, HDRC, Heritage Commission
5.1.I. Conduct a staff assessment to determine historic significance prior to issuing a demolition permit for a structure that is 50 years old or older.	Planning & Zoning, HDRC, Heritage Commission
5.1.M. Prioritize the adaptive reuse of historic structures that are of local, regional, or national significance as the primary method of preserving the County's diverse collection of historic architecture within the framework of sustainable development.	Planning & Zoning, HDRC, Heritage Commission
5.1.N. Amend zoning regulations and development standards to ensure the viability of adaptive reuse, particularly in the County's villages where the ability to reuse historic structures is vital to the historic character and vitality of these communities.	Planning & Zoning, HDRC, Heritage Commission
5.1.O. Prepare and implement corridor management plans, including identifying and defining viewsheds for the County's Scenic Rivers in order to protect their natural and scenic quality.	Mapping & Geographic Information, Planning & Zoning, HDRC, Heritage Commission
Natural Heritage Resources	
Action	Responsibility (Loudoun County Department or Agency)
6.2.B. Identify essential wildlife corridors and encourage protection of these areas through conservation easements acquired by the County or others, participation in the Open Space Preservation Program, development design, and other means.	County Government

Complementary Elements	
Action	Responsibility (Loudoun County Department or Agency)
7.1.B. Evaluate and implement methods to reduce emissions of airborne pollutants including particulates, greenhouse gases, ozone precursors, and other gases known to adversely affect human and environmental health.	County Government, Planning & Zoning, Building & Development
7.2.D. Continue to enforce and update with the most current information, as appropriate, the Airport Impact Overlay District included as part of the Loudoun County Zoning Ordinance.	County Government
7.2.F. Consider replacing the existing noise contours for Washington Dulles International Airport to reflect the noise contours in the 2019 Washington Dulles International Noise Contour Map Update. [Implemented with CPAM-2021-0001, ZMAP-2021-0011, and ZOAM-2021-0002, Airport Impact Overlay District Update. However, the Ldn 65 or higher aircraft noise impact area is revised to exclude areas already approved for residential development through proffered rezoning.]	County Government
7.3.A. Update lighting standards. (<i>See Chapter 3 for more information</i>)	County Government, Building & Development
Sustainability	
Action	Responsibility (Loudoun County Department or Agency)
8.1.A. Update and implement the County Energy Strategy (CES) to account for rapid growth in population and high energy demand uses, technological changes allowing improved energy storage, changing renewable energy markets, and the impacts of climate change.	General Services, Transportation & Capital Infrastructure, Planning & Zoning
8.1.D. Use the data from benchmarking the energy use to set policy and regulations in the County.	General Services
8.1.E. Whenever feasible, build County-constructed facilities to LEED Silver, or equivalent, standards.	General Services, Building & Development
8.1.G. Continue to monitor the efforts of MWCOG.	County Government
8.1.I. Incorporate natural, environmental, and heritage resources and BMPs into County Energy Strategy.	General Services,

	Planning & Zoning
8.1.L. Develop a Sustainability Plan for the County that provides the framework to balance economic development, social well-being, and environmental health.	County Government, General Services, Planning & Zoning
8.2.B. Research and support opportunities for micro-grid energy and district energy systems.	General Services
8.2.D. Prioritize public investment in energy efficient, clean products, and infrastructure.	General Services
8.3.A. Create partnerships with universities and private sector companies to foster growth of a sustainable economy that supports workers and students in the advanced technology and science industries.	County Government LCPS, Local Sustainability Organizations, Public- Private Partnership
9.1.B. Establish incentives for sustainable development.	Planning & Zoning, Building & Development
9.5.A. Adopt solar zoning and permitting best practices for accessory use solar development.	Planning & Zoning, Building & Development
9.5.B. Become certified as a “solar-ready” community under the Department of Energy’s SolSmart program.	General Services
Chapter 4	
Housing	
Action	Responsibility (Loudoun County Department or Agency)
1.1.B. Amend zoning regulations to accommodate more innovative and flexible density, building height, lot size, lot line, parking, setback, and design standards through the implementation of a planned unit development (PUD) ordinance.	County Government, Planning & Zoning, Family Services
1.1.D. Develop zoning regulations and design standards that facilitate innovative, lower cost, compact residential and mixed-use development that emphasizes the physical form and the character of the built environment and seamlessly integrates uses.	County Government, Planning & Zoning, Family Services, Building & Development

1.1.E. Amend zoning regulations and design standards to permit accessory housing product types (e.g., carriage houses, accessory apartments, and cottages) in residential and mixed use zoning districts and incentivize the integration of universal design features in accessory units.	County Government, Planning & Zoning, Family Services, Building & Development
1.1.F. Amend zoning regulations to expand the number of districts where manufactured housing, accessory units, and alternative housing types are allowed (e.g., small lot, zero lot-line, micro-units, maximum unit sizes, and innovative housing types).	County Government, Planning & Zoning, Family Services, Building & Development
1.1.G. Develop regulations and standards by which affordable housing development can be approved as a by-right use.	County Government, Planning & Zoning, Family Services, Building & Development
1.2.A. Amend zoning regulations and design standards to incorporate density bonuses and other incentives into appropriate zoning districts to encourage the provision of housing to address the County's unmet housing needs in areas currently served by or planned for mass transit.	County Government, Family Services, Planning & Zoning
1.3.A. Identify alternatives in calculating the costs of development for the impact on capital facilities (such as a rating system) to reduce costs and to encourage diversity in unit types produced. Explore the use of square footage and/or number of bedrooms to assess capital facility costs associated with a broad range of unit types to encourage the development of needed unit types (for example, studio and one bedroom apartments, smaller homes).	County Government, Family Services, Planning & Zoning
1.4.A. Amend zoning regulations and design standards to incentivize the integration of universal design elements in residential units and in the design of neighborhoods.	County Government, Family Services, Planning & Zoning
1.5.B. Incentivize the provision of age-restricted housing units for residential or mixed-use development proposals in transit centers and other areas planned for an integrated mix of uses to support older adults' option to live in close proximity to transit, retail, service, and entertainment uses.	County Government, Family Services, Planning & Zoning
1.6.A. Provide incentives to encourage zoning map amendments or zoning concept plan amendments on previously entitled properties that increase the provision of a mix of smaller housing types and affordably priced housing.	County Government, Family Services, Planning & Zoning County Government, Family Services, Planning & Zoning

1.6.B. Research and implement effective incentives, such as appropriate density increases for the provision of housing focused on the County’s unmet housing need proximate to major employment centers and public transit such as Silver Line Metrorail stations, as well as the offset of capital facilities contributions to reduce housing development costs to foster a continuum of housing affordability for workers in Loudoun.	County Government, Family Services, Planning & Zoning
1.7.A. Develop zoning regulations and design standards to implement form-based approaches for infill and redevelopment areas that facilitate the development of “missing middle” housing product types and affordable prices.	County Government, Family Services, Planning & Zoning
2.2.A. Create an inventory of housing stock using County assessment data that identifies the type of unit, its location within the County, and general characteristics of the units.	County Government, Family Services, Planning & Zoning
3.1.A. Develop an Unmet Housing Needs Strategic Plan, consistent with the adopted <i>Loudoun County 2019 Comprehensive Plan</i> , that specifically identifies strategies, actions, programs, and best practices to address the County’s current and future unmet housing needs. Such plan should include, but is not limited to, down-payment assistance programs, utilization of housing trust funds, and home purchase programs, and should be developed prior to the approval of any zoning map amendments requesting higher densities planned in the Urban Policy Area outside the Metrorail Service Districts, Suburban Policy Area, and the Transition Policy Area. The plan would include estimates on unmet housing needs, establish development targets, and evaluate how housing programs address those needs every five years.	County Government, Family Services, Planning & Zoning
3.1.C. Develop zoning regulations and design standards that remove barriers and incentivize the development of housing affordable to households at or below 100 percent AMI in all residential and mixed-use development.	County Government, Family Services, Planning & Zoning
3.1.D. Reduce capital facilities proffer expectations as a means of incentivizing the provision of housing affordable to households earning less than 100 percent AMI in new transit-oriented development.	County Government, Family Services, Planning & Zoning County Government, Family Services, Planning & Zoning
3.1.E. Create an expedited permit process to fast-track applications for developers who commit to providing additional units affordable to households earning less than 100 percent AMI.	County Government, Family Services, Planning & Zoning
3.1.F. Provide incentives such as those included in the Affordable Dwelling Unit regulations of the Zoning Ordinance to support Low Income Housing Tax Credit projects to encourage zoning map amendments or zoning	County Government, Family Services, Planning & Zoning

concept plan amendments for properties subject to previous legislative zoning approvals when they increase the provision of housing affordable to households earning less than 100 percent AMI.	
3.1.G. Strengthen Affordable Dwelling Unit regulations in the Loudoun County Zoning Ordinance and the County Codified Ordinances, to the greatest extent that the Code of Virginia allows, to increase the development of housing that helps address the County's unmet housing needs in all residential and mixed-use development.	County Government, Family Services, Planning & Zoning
3.1.I. Develop effective incentives that enable development to meet unmet housing needs to include housing for households with incomes at or below 30 percent AMI and 50 percent AMI, which is the area of greatest need.	County Government, Family Services, Planning & Zoning
3.2.A. Identify and designate dedicated local funding sources to support the County's plan to provide a continuum of housing.	County Government, Family Services, Planning & Zoning
3.4.A. Expand and increase the funding for the Down Payment and Closing Cost Assistance and Public Employee Grant programs to help households earning up to 100% AMI purchase a home.	County Government, Family Services, Planning & Zoning
3.4.B. Create and implement home buyer readiness financial literacy classes to help educate first-time home buyers.	County Government, Family Services, Planning & Zoning
3.4.D. Work with employers located in the County to develop workforce housing financial assistance programs such as direct loans, gap financing, revolving loans, credits, and grants.	County Government, Family Services, Planning & Zoning
3.5.B. Develop a housing ambassador program to Loudoun's incorporated towns to raise awareness and provide technical assistance to assist them in establishing and maintaining programs that address their unmet housing needs.	County Government, Family Services, Planning & Zoning
3.5.C. Conduct regular focus groups with the building industry, the CEO Cabinet, and major employers.	County Government, Family Services, Planning & Zoning
3.5.D. Convene an Annual Housing Summit to check in with stakeholders on issues and successes.	County Government, Family Services, Planning & Zoning
3.5.F. Implement a robust community outreach plan to promote the importance of housing to Loudoun's quality of life and the economy.	County Government, Family Services, Planning & Zoning

Chapter 5

Economic Development

Action	Responsibility (Loudoun County Department or Agency)
1.5.A. Embed staffing resources in each cluster/overlay to attract or expand businesses using industry expertise, relationships, and earned reputation.	County Government, Economic Development, Planning & Zoning
1.5.D. Create mechanisms for the rural economy to maintain its status as a regional agricultural leader and local advantage.	County Government, Economic Development
1.5.G. Strategically use economic incentives as needed for attraction and retention.	County Government, Economic Development, Planning & Zoning
2.6.A. Establish “Technology Zones” for the encouragement of new and expanding technology businesses.	County Government, Economic Development, Planning & Zoning
2.6.C. Periodically update the County’s zoning regulations and design standards to keep pace with innovation in the marketplace.	County Government, Economic Development, Planning & Zoning
3.4.C. Develop programs to incentivize construction of attainable workforce housing.	County Government, Economic Development, Planning & Zoning
3.4.D. Consider using the Economic Development Authority for property acquisition to bank land for public-private partnerships on workforce housing projects.	County Government, Economic Development, Planning & Zoning
5.2.A. Establish “Tourism Zones” that would enable the County to provide tax incentives and regulatory, and would provide a mechanism to assist developers of authorized tourism projects to obtain gap financing and make payments thereon.	County Government, Economic Development

Chapter 6	
Fiscal Management and Public Infrastructure	
Action	Responsibility (Loudoun County Department or Agency)
1.1.B. Co-locate public safety and other public facilities whenever it will improve service efficiencies.	Board of Supervisors, Transportation & Capital Infrastructure
1.1.G. Establish an expansion plan for the Fire and Rescue Training Academy based on a needs assessment of the existing campus as the needs of LCFR and the County increase. Ensure the requirements of Fire and Rescue training remain a priority during the development of surrounding areas.	County Government, Transportation & Capital Infrastructure, Fire and Rescue
1.3.J. The County will acquire school sites in advance of LCSB's recognized short and long-term future needs to minimize school transportation costs and to structure future planned growth.	Transportation & Capital Infrastructure, Loudoun County School Board
1.4.B. Support the acquisition of land and development of facilities such as the Potomac Heritage National Scenic Trail.	Board of Supervisors
1.4.C. Work with the United States Department of the Interior, the Virginia Tech Conservation Management Institute, the Virginia Department of Historic Resources, NOVA Parks, and other local, regional, and state organizations and the incorporated Towns to define and recommend areas for open space preservation and development of a trail network that links the County's natural, historic, and recreational resources.	County Government
1.4.H. Identify opportunities, such as public/private partnerships and co-location, to work with the private sector to provide public facilities.	Public –Private partnerships
2.1.A. Create and maintain development regulations that require an adequate water supply, such as dry hydrants or tanks, for new residential subdivisions of more than five dwelling units when an alternative water source is not available on site.	County Government, Fire and Rescue
2.1.B. Encourage and offer incentives to voluntarily provide sprinklers in new residential construction.	County Government, Fire and Rescue

2.2.C. Establish a program that retrofits existing traffic signals, subject to VDOT approval, with signal preemption equipment to provide priority access to emergency vehicles responding to a call.	County Government, Fire and Rescue
2.2.E. Ensure that development regulations address the installation and maintenance of emergency apparatus access roads for fire and rescue resources.	County Government, Fire and Rescue
3.1.B. Establish programs and regulatory mechanisms to increase publicly accessible open space through easements, land dedications, and purchase; ensure that such programs and mechanisms are consistent with County facilities plans.	Parks, Recreation & Community Services
3.1.H. Seek through public purchase, proffer, donation, or third-party easement, the preservation of natural areas and the development of linear parks, recreation space, and trails.	Parks, Recreation & Community Services
3.1.I. Continue the Open Space Preservation Program, to the extent permitted by Virginia Code Section 15.2-2303.4, linking the loss of open space associated directly with low-density land use to the provision of open space or funds towards the purchase of open space that provides publicly accessible and usable open space. (See more information in Chapter 6)	Board of Supervisors
3.1.J. Institute a program whereby the County facilitates acquisition of conservation easements by others by providing assistance such as a revolving loan program to reduce or defer the landowner cost of establishing conservation easements. The program should emphasize protecting the priority open space areas that are identified in this Plan that are not otherwise protected.	Planning & Zoning, Building & Development
3.1.K. Encourage protection of the following priority open space areas through conservation easements acquired by the County or others, participation in the Open Space Preservation Program, development design, and other means.	Board of Supervisors, Planning Commission, Planning & Zoning
3.1.L. Amend the zoning ordinance and development regulations as needed to permit a percentage of the open space required on an individual site to be met through off-site permanent open space that creates a more usable, desirable, or environmentally significant open space (see 3.1.J, above) located in the same planning subarea identified in the latest Capital Needs Assessment.	Board of Supervisors, Planning Commission, Planning & Zoning
4.1.A. Pursue funding sources to rehabilitate homes that currently lack adequate sewer and water systems.	Board of Supervisors
4.2.B. Prohibit connection to water distribution and wastewater collection systems when such requires crossing land outside a defined water or sewer service area, except as allowed herein.	Board of Supervisors
4.4.C. Expand the use of Loudoun Water's reclaimed water network.	Board of Supervisors, Loudoun Water

4.4.G. Construct new central wastewater and water lines and facilities in a manner that causes the least environmental risk and visual disruption.	Board of Supervisors, Health Department
4.5.A. Prohibit extension of central water and wastewater service into the Rural Policy Area, except to address a public health threat to an existing rural community or to serve public facilities on contiguous parcels immediately adjacent to the western boundary of the Transition Policy Area.	Board of Supervisors
4.5.B. Institute a wellhead protection program in all areas not served by central system facilities to ensure adequate water quality.	County Government
4.5.F. Implement an inspection and maintenance program for conventional on-site sewage disposal systems and provide homeowner educational materials on this and related well and septic safety for residents in the Rural Policy Area, particularly in the Limestone Overlay District.	County Government
4.6.A. Implement water and wastewater treatment and disposal standards for alternative systems that protect water quality.	County Government
4.6.D. Require Loudoun Water to own and operate all public community water and wastewater systems with more than 15 connections.	General Services, Loudoun Water
5.1.C. Develop a hazardous waste education program and increase residential access to the safe disposal of hazardous waste to protect groundwater resources.	County Government
6.1.A. Establish zoning regulations and design standards that permit alternative electrical generation such as wind and solar generation by and for individual users.	Planning & Zoning
6.1.C. Work with electrical providers to identify potential high voltage distribution lines and substation locations that minimize impacts on key travel corridors, sensitive cultural and historic resources, and existing residential communities or to place high voltage distribution lines underground when approaching such areas; and where possible, use existing transmission corridors and substation sites to expand capacity.	Planning & Zoning, Building & Development
7.1.A. Review and update the County's <i>Strategic Land Use Plan for Telecommunication Facilities</i> to facilitate the expansion of fiber and broadband service throughout the County.	Planning & Zoning
7.1.B. Adopt zoning regulations and design standards requiring open access conduit to all development projects to facilitate future broadband extensions.	Planning & Zoning

7.1.C. Establish performance standards for wireless communication facilities to minimize the need for legislative action.	Planning & Zoning
8.1.B. Direct the majority of public investments into currently developed communities, Towns and non-residential areas of the County where development is planned according to the Comprehensive Plan and give priority to the redevelopment and enhancement of existing infrastructure, capital facilities, and services.	Board of Supervisors
8.1.C. Where permitted, continue to seek private sector support for improvements or provision of current and future public facilities and sites, including proposals of cash and in-kind assistance for public facilities in addition to the timely provision of dedicated sites.	Board of Supervisors
8.1.D. Seek authority from the state legislature to establish impact fees and a reasonable implementation process applicable in areas of the County where rezonings are not anticipated or where the provision of improvements and facilities through proffers associated with rezonings for new residential development is restricted by State legislation.	County Administration
8.2.C. Develop demographic, economic, and financial data that are used as inputs to demographic forecasts and for fiscal impact modeling.	Management & Budget, Planning & Zoning
8.2.D. Develop and regularly update the CIF – the dollar amount of the capital facilities impact measured by unit type or unit characteristics and geographic location that is calculated using County CFS and demographic inputs. The County uses the CIF to assess the capital facilities impacts of new residential development and provide a guideline to evaluate and consider residential rezoning applications and proposed proffers.	Management & Budget, Planning & Zoning
8.2.G. Where permitted, seek to ensure that an equitable and proportionate share of public capital facility and infrastructure development costs that are directly attributable to a particular development project will be financed by the users or beneficiaries.	Board of Supervisors, Planning Commission, Planning & Zoning
8.2.H. Evaluate, consistent with the Virginia Code Sec. 15.2-2283 and 15.2-2284 and other applicable law, the adequacy of existing and planned public facilities and services when assessing impacts of any legislative application for more intensive use or density. <i>(See Chapter 6 for more information)</i>	Board of Supervisors, Planning Commission, Planning & Zoning
8.3.A. Consider proposals of the timely dedication of land, cash, and in-kind assistance from a landowner through proffered conditions submitted in accord with Virginia Code Sections 15.2-2303 and 15.2-2297, as applicable, in the provision of public facilities identified in the CIP or CNA. <i>(See Chapter 6 for more information)</i>	Board of Supervisors, Planning Commission, Planning & Zoning
8.3.B. Ensure that an equitable and a proportionate share of public capital facility and infrastructure development costs that are directly attributable to a particular development project are financed by the users or beneficiaries.	Board of Supervisors, Office of the County Attorney, Planning Commission, Planning & Zoning

8.3.C. Apply all of the proffer policies and actions and guidelines set forth in this document subject to and in compliance with the limitations established by Virginia Code Section 15.2-2303.4 as applicable. In its consideration and acceptance of all proffers, the County will apply the standards of Virginia Code Sections 15.2-2297, 15.2-2303, and 15.2-2303.4, as applicable, to evaluate the reasonableness of proffered conditions.	Board of Supervisors, Office of the County Attorney, Planning Commission, Planning & Zoning
8.3.F. To assist the County in an equitable and uniform evaluation of developer proffers and other proposals, for proposed densities above the specified base density for each planning policy area, which otherwise conform with the policies of this Plan, the County anticipates developer assistance valued at 100 percent of capital facility costs associated with such increased densities.	Planning & Zoning
8.3.I. Consider developing capital standards for roads to incorporate into the CIF or providing credit against the anticipated capital facilities proffers for transportation proffers that exceed the anticipated transportation impact mitigation of the proposed development.	Management & Budget
8.3.J. Establish the boundaries for Small Area Plans, authorized under Code of Virginia Section 15.2-2303.4, encompassing the Urban Policy Area, Suburban Policy Area, Transition Policy Area, and Leesburg JLMA, and the three Silver Line Metrorail Stations within the County. The planned land use within these Small Area Plan boundaries will reflect the land uses developed in the <i>Loudoun County 2019 Comprehensive Plan</i> for each policy area until such time as the Board adopts more detailed plans.	Planning & Zoning
Chapter 7	
Implementation Strategy	
Action	Responsibility (Loudoun County Department or Agency)
Staff is to provide for regular updates on the various elements of the <i>Loudoun County 2019 Comprehensive Plan</i> which will allow the Board to direct a comprehensive review of the Plan at least every five years to ensure that the Plan is kept current. The order and sequence of the review of the chapters and policy area sections of the <i>Loudoun County 2019 General Plan</i> will be determined by the Board of Supervisors. Focus areas can be identified and prioritized by the Board annually during its strategic planning sessions.	Planning & Zoning, County Government
Conduct a comprehensive review of the County Zoning Ordinance and prepare a Zoning Ordinance consistent with the Plan's policies, strategies, and actions.	Planning & Zoning
Reconvene the Fiscal Impact Committee to evaluate standards relative to the new place type service demands and specifically address the demand for public infrastructure in the Urban Policy Area.	County Government

Update the Land Subdivision and Development Ordinance and Facility Standards Manual to align with the policies, strategies, and actions of this Plan.	County Government
Develop a strategy to facilitate the development of high-speed wired and wireless telecommunication networks, including broadband technology, in the RPA.	
Deployment of implementation strategies set forth in the <i>Loudoun County 2019 Countywide Transportation Plan</i> .	Planning & Zoning, Transportation & Capital Infrastructure
Initial Board-Directed Amendments to the Zoning Ordinance	
Action	Responsibility (Loudoun County Department or Agency)
Provide a resolution of intent to amend the Zoning Ordinance to the Board to consider replacing the existing noise contours for Washington Dulles International Airport and consider adopting the noise contours in the 2019 Washington Dulles International Noise Contour Map Update. [Implemented with CPAM-2021-0001, ZMAP-2021-0011, and ZOAM-2021-0002, Airport Impact Overlay District Update]	
Develop performance standards for data centers to address design, landscaping, and compatibility that could eliminate the need for a special exception.	County Government, Planning & Zoning
Consider reducing the maximum allowable accessory dwelling unit square footage to the lesser of 1,200 square feet or 70 percent of the principle structure gross square footage and ground floor footprint for applicable zoning districts in the Suburban Policy Area, subject to performance standards.	County Government, Planning & Zoning
Develop performance standards to address design, landscaping, and compatibility for industrial uses in the Suburban Industrial and Mineral Extraction adjacent to residences and primary roads.	County Government, Planning & Zoning