



Loudoun County  
VIRGINIA

# FY 2025 Proposed Budget

Presentation to Board of Supervisors  
February 14, 2024



# Budget Preparation

- **Board Budget Guidance**
  - Fund pay, base budget adjustments, opening new facilities, and critical new resources
  - Sufficient year-over-year funding for LCPS
  - Reduction Option
- **FY 2025 Proposed Budget prepared at 87.5 cents**
  - Current rate consistent with Guidance
  - Homeowner's equalized rate is 84 cents



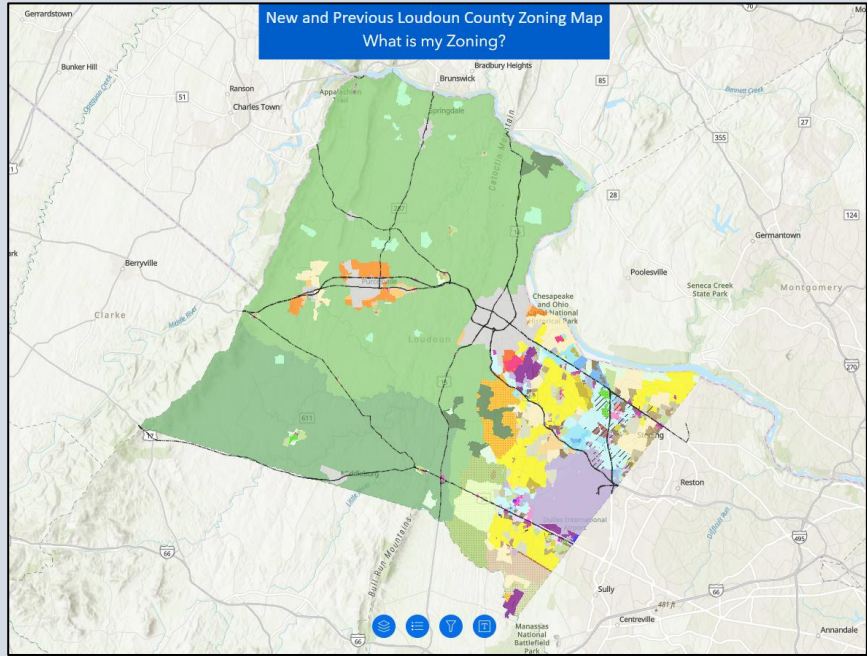


Loudoun County  
VIRGINIA


# County Accomplishments







**LOUDOUN COUNTY ZONING ORDINANCE**



Adopted by the Board of Supervisors

December 13, 2023

**Loudoun County**  
VIRGINIA

**CHAPTER 1: INTRODUCTION**  
Contents:  
1.01 Title, Purpose, and Intent  
1.02 Application of the Zoning Ordinance  
1.03 Nonconformities  
1.04 Interpretation of Zoning Ordinance  
1.05 Interpretation of Map and District Boundaries

**1.01 Title, Purpose, and Intent**  
A. **Title.** This Zoning Ordinance and the official zoning map are known and may be cited and referred to together as the Loudoun County Zoning Ordinance. All references within this text to "Zoning Ordinance" refer to the Loudoun County Zoning Ordinance as amended from time to time, unless the reference specifies a prior version of the Zoning Ordinance.  
B. **Purpose and Intent.** The Zoning Ordinance is enacted to promote the health, safety, and welfare of the residents of Loudoun County. To these ends, the Zoning Ordinance is designed to:  
1. Guide and regulate the orderly growth, development, and redevelopment of Loudoun County in accordance with the Loudoun County Comprehensive Plan, in particular its components, the General Plan and the Countywide Transportation Plan;  
2. Protect the established character and the social and economic wellbeing of both private and public property;  
3. Provide for adequate light, air, convenient access, and safety from fire, flood, and other dangers;  
4. Reduce or prevent congestion on public streets;  
5. Facilitate the creation of a convenient, attractive, and harmonious community;  
6. Expedite the provision of adequate police and fire protection, safety from crime, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports, and other public services;  
7. Protect against destruction of or encroachment upon historic areas;  
8. Protect against the following: overcrowding of land, undue population density in relation to existing or available community facilities, destruction of light and air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, panic, or other dangers;  
9. Encourage economic development activities that provide desirable employment and enlarge the tax base;  
10. Promote the public necessity, health, safety, convenience, and general welfare by equitably apportioning the cost of providing the additional public facilities necessitated or required by development;  
11. Provide for the preservation of agricultural and forestal land and other land throughout the county for the protection of the natural environment, such as habitats, ecological systems, and natural resources;  
12. Protect approach slopes and other safety areas of licensed airports; and  
13. Provide for and promote attainable housing for Loudoun County residents.

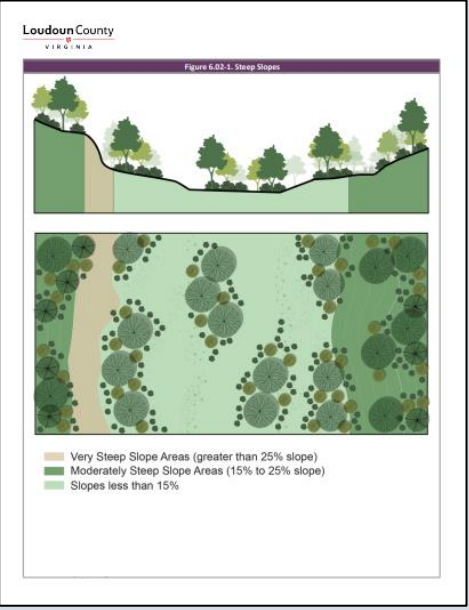
**1.02 Application of the Zoning Ordinance**  
A. **Territorial Application.** The regulations and restrictions in this Zoning Ordinance apply to all structures, land, water, and uses within the incorporated area of Loudoun County, Virginia, except those determined by law to

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**C. Dimensional Standards.** Refer to Table 2.02.04-1 for required dimensional standards (Figure 2.02.04-1).

Standard	CC-NC	CC-CC	CC-CC	CC-SC
1. <b>Density Requirements</b>				
1. <b>Lot Area (sq. ft.)</b>	0.4	0.4	0.4	0.4
2. <b>Lot Size (sq. ft.)</b>	No min.	No min.	No min.	No min.
3. <b>Lot Width (sq. ft.)</b>	No min.	No min.	No min.	No min.
4. <b>Setback Requirements</b>				
4. <b>Setback Adjacent to Roads (sq. ft.)</b>	10 ft. if no areas for parking, outdoor storage, or refuse collection are located between a building's front entrance and the adjacent road and the entrance is oriented toward the adjacent road.	10 ft.	10 ft.	10 ft.
5. <b>Setback Adjacent to Residential Zoning Districts, Residential Uses, or Land Uses Allowing Residential Uses (sq. ft.)</b>	10 ft.	10 ft.	10 ft.	10 ft.
6. <b>Setback Adjacent to Other Nonresidential Zoning Districts (sq. ft.)</b>	10 ft.	10 ft.	10 ft.	10 ft.
7. <b>Setback Adjacent to CC or PD-CC (sq. ft.)</b>	0 ft.	0 ft.	0 ft.	0 ft.
8. <b>Building Requirements</b>				
8. <b>Lot Coverage (sq. ft.)</b>	No max.	No max.	No max.	No max.
9. <b>Building Height (sq. ft.)</b>	40 ft.	40 ft.	40 ft.	40 ft.
10. <b>Individual Use (sq. ft.)</b>	Greater than 1,000 if by SPX Greater than 1,000 if by SPX Greater than 1,000 if by SPX Greater than 1,000 if by SPX	No max.	No max.	No max.

**TABLE KEY:**  
R = feet  
A = square feet  
min. = minimum  
max. = maximum  
SPX = Special Exception  
**TABLE NOTES:**  
Except when a greater Road Corridor Setback or Buffer is required by Section 1.04.02.  
Setback requirements may be modified in accordance with Section 2.02.04-1 or Section 2.02.04-2.  
No areas for parking, outdoor storage, refuse collection, and loading are permitted between structures and roads where such uses are visible from any road.  
No areas for parking, outdoor storage, refuse collection, and loading are permitted between structures and roads where such uses are visible from such residential areas.



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**1.** Ground Signs must comply with Table 8.04-1. Note the number of signs allowed and the cumulative area allowed for Ground Signs and Pole Signs are counted together.  
**2.** Ground Signs must include a landscaped base with a minimum depth of 3 feet on all sides (Figure 8.04-1). The owner or applicant must maintain the landscaped base.

**Figure 8.04-1. Ground Signs**

Standard	Sign Groups <sup>1</sup>									
	Rural		Neighborhood		Commercial		Employment/Industrial		Suburban Mixed Use	
	NR	R	Y	NH	Y	Y	Y	Y	Y	Y
1. Allowed?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Permit required?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Number allowed (all ground and pole signs)	1	1	1	1	1	1	1	1	1	1
4. Cumulative area (max of ground and pole signs)	N/A	N/A	15 sf	15 sf	15 sf	15 sf	15 sf	15 sf	15 sf	15 sf
5. Individual sign area (max)	N/A	N/A	15 sf	15 sf	15 sf	15 sf	15 sf	15 sf	15 sf	15 sf
6. Arterial frontage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**TABLE NOTES:**  
1. Sign Groups are defined in Table 8.04-1.  
2. Ground signs must include a landscaped base with a minimum depth of 3 feet on all sides.  
3. The owner or applicant must maintain the landscaped base.





## ST. LOUIS VILLAGE PLAN PUBLIC INPUT OPPORTUNITY

Residents are encouraged to provide public input on the draft St. Louis Village Plan in the following ways:

- **Speak at the Planning Commission public hearing**  
Tuesday, March 26, 2024, at 6:00 p.m.  
Loudoun County Government Center, Board Room  
**Sign up to speak in person or by phone at [loudoun.gov/PC](https://loudoun.gov/PC) or call 703-777-0246 (press menu option 5). Advance sign-ups must be made by noon on March 26.**
- **Provide written comments using an online form at [loudoun.gov/stlouis](https://loudoun.gov/stlouis)**

Residents will have an additional opportunity to provide public input at a future Board of Supervisors meeting. The date and details will be shared as they become available.



Permit processing times are currently delayed. [View updates on progress in processing times.](#)

## Loudoun County LandMARC



### Apply

Apply for a permit or plan (login required).



### Pay Invoice

Pay Invoices for permit and plan fees. Credit/debit accepted.



### Request Inspection

Request an inspection on an existing case (login required).



Help and How-To Guides  
Find user manuals and how-to videos for using LandMARC



Search Public Records  
Search for existing permits, plans, and inspections.



Login or Register  
Login to an existing or create a new account.



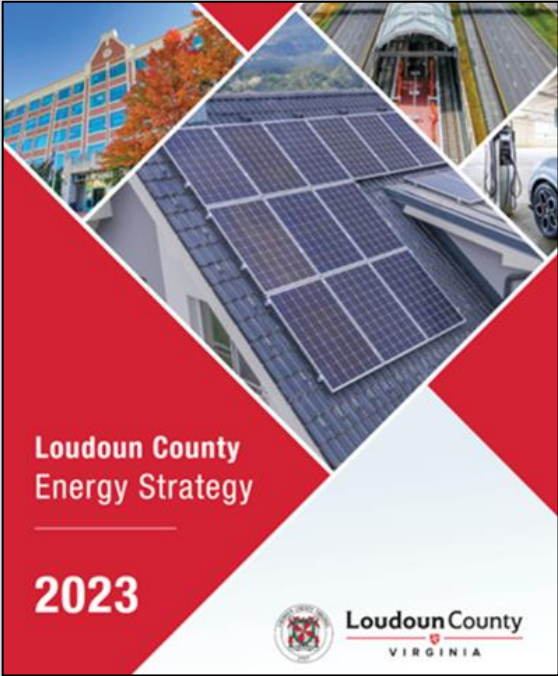
Loudoun County

# LandMARC





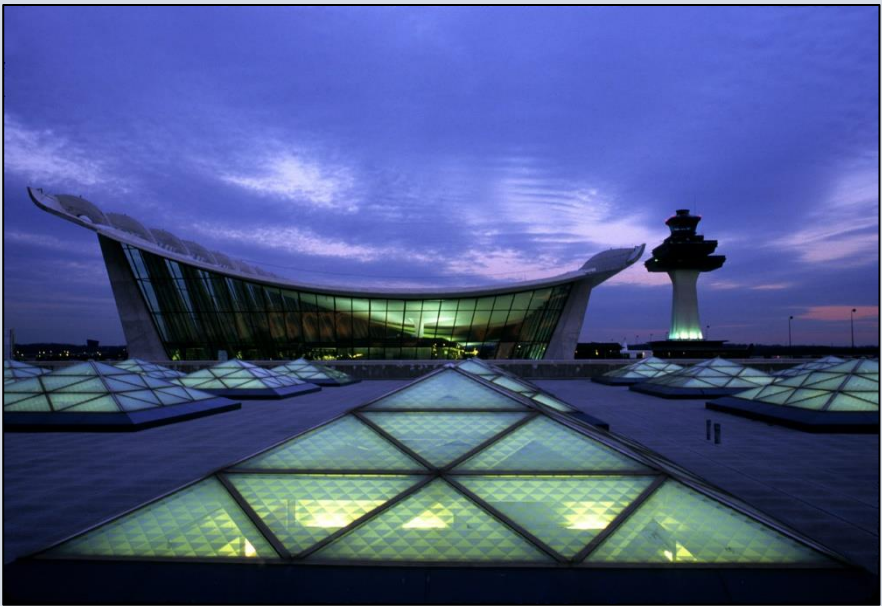




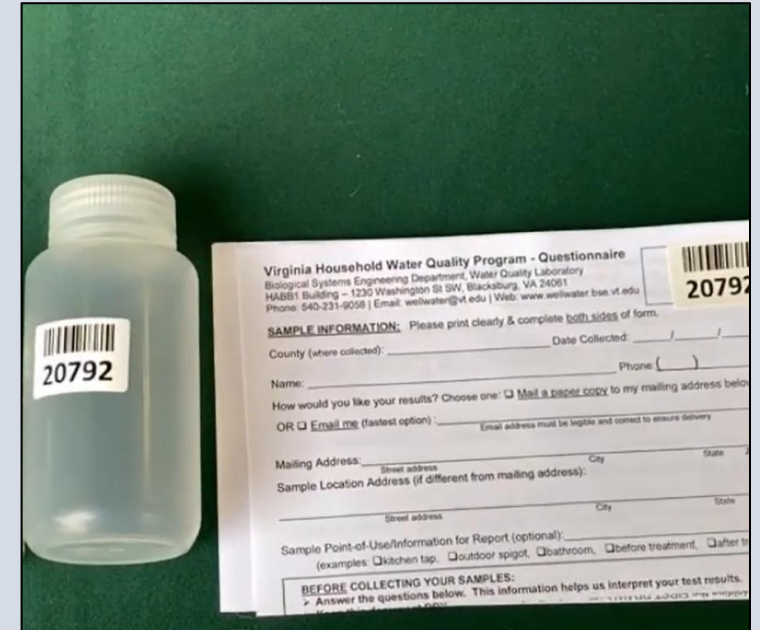
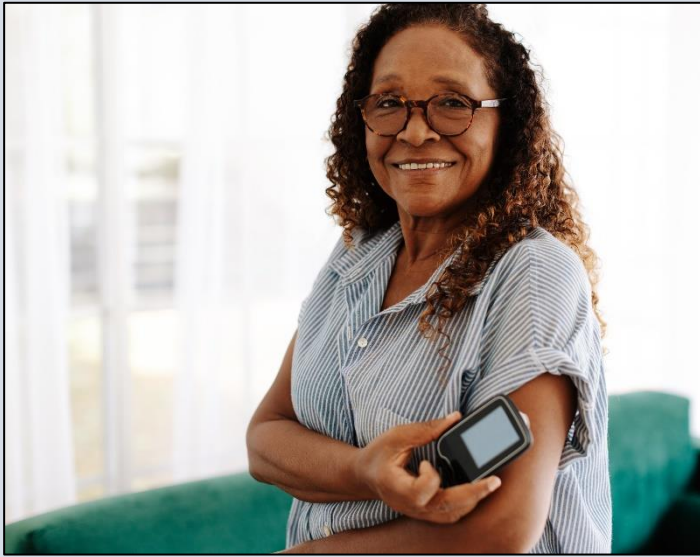












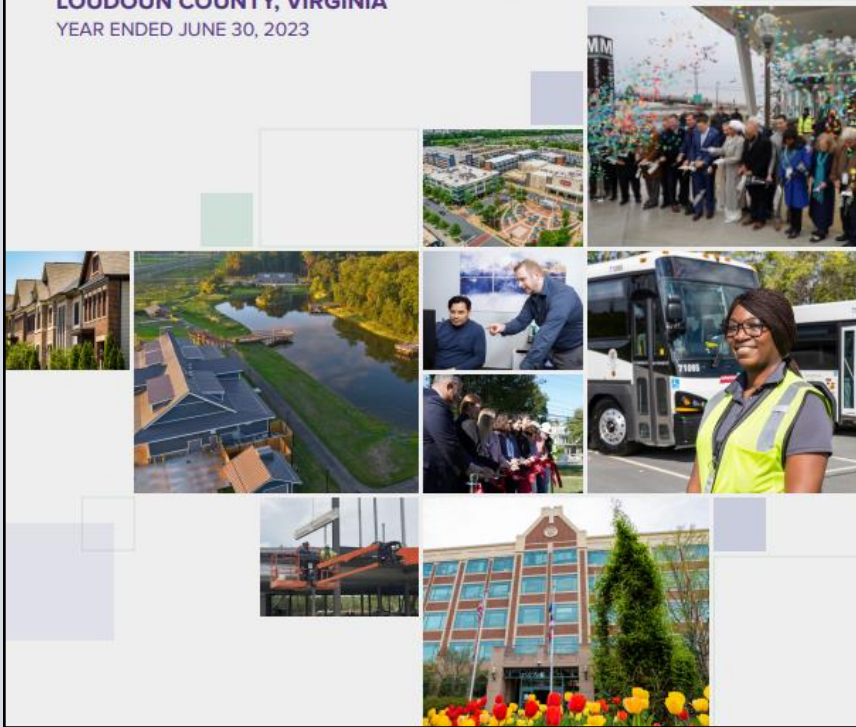






# Annual Comprehensive Financial Report

LOUDOUN COUNTY, VIRGINIA  
YEAR ENDED JUNE 30, 2023



Loudoun County  
VIRGINIA

FY 2024  
**ADOPTED BUDGET** / Vol. 1  
LOUDOUN COUNTY, VIRGINIA

• EXECUTIVE SUMMARY • GENERAL FUND REVENUE AND TRENDS • OPERATING EXPENDITURES

Loudoun County  
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**POPULAR ANNUAL  
FINANCIAL REPORT**

FISCAL YEAR ENDED JUNE 30, 2023

**INSIDE**

- Letter from the County Administrator | 2
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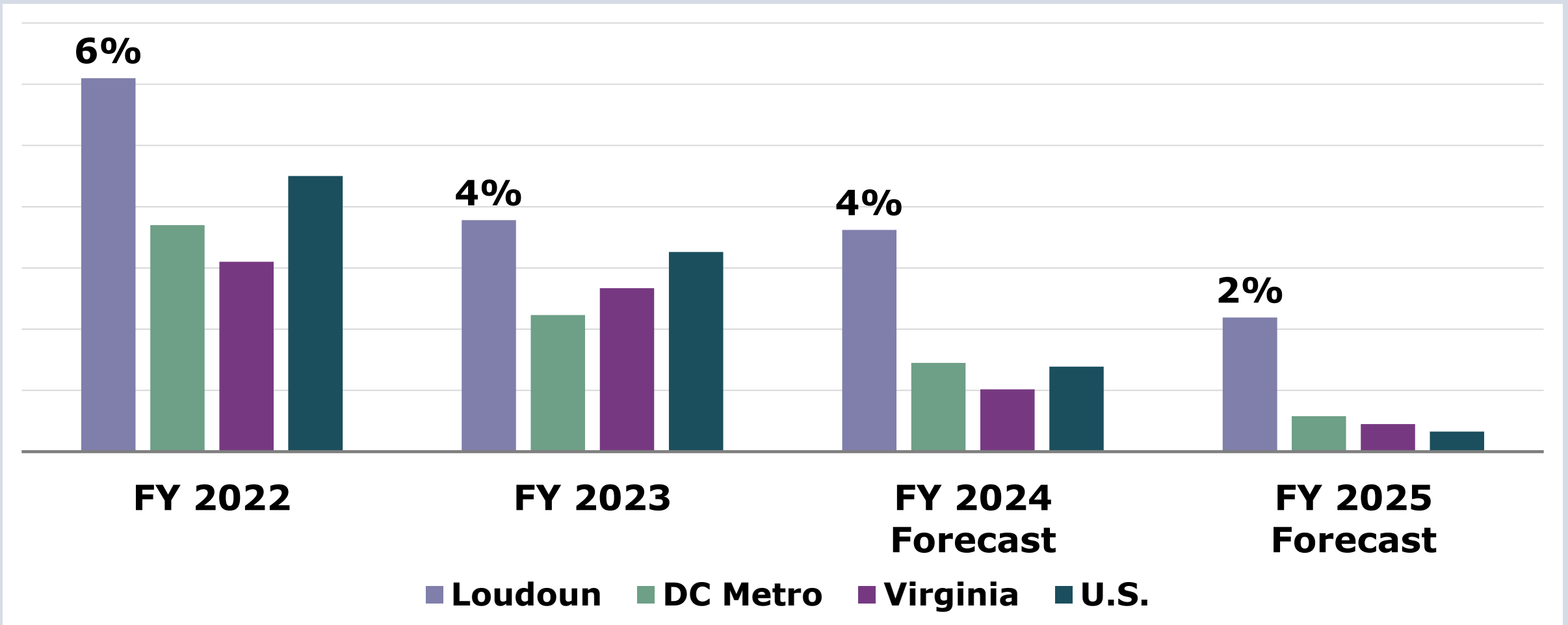
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# Economic Environment



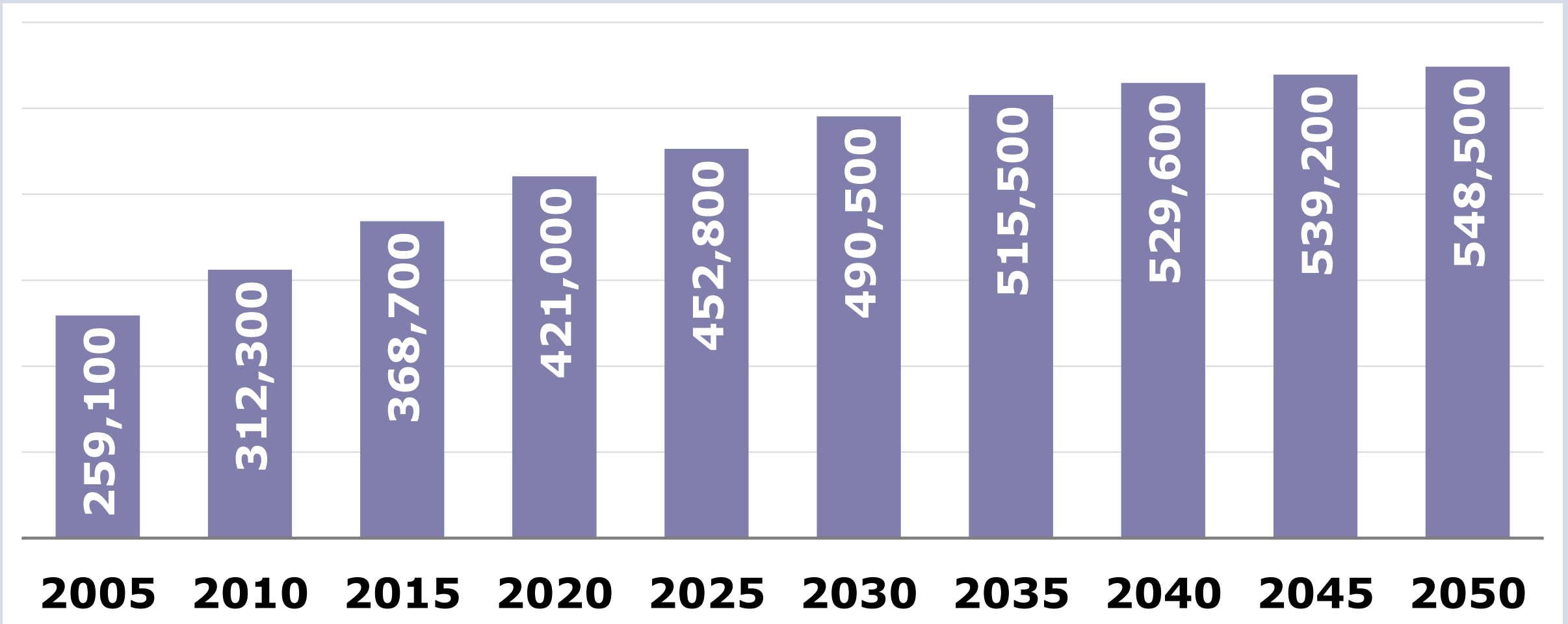


# Employment Growth





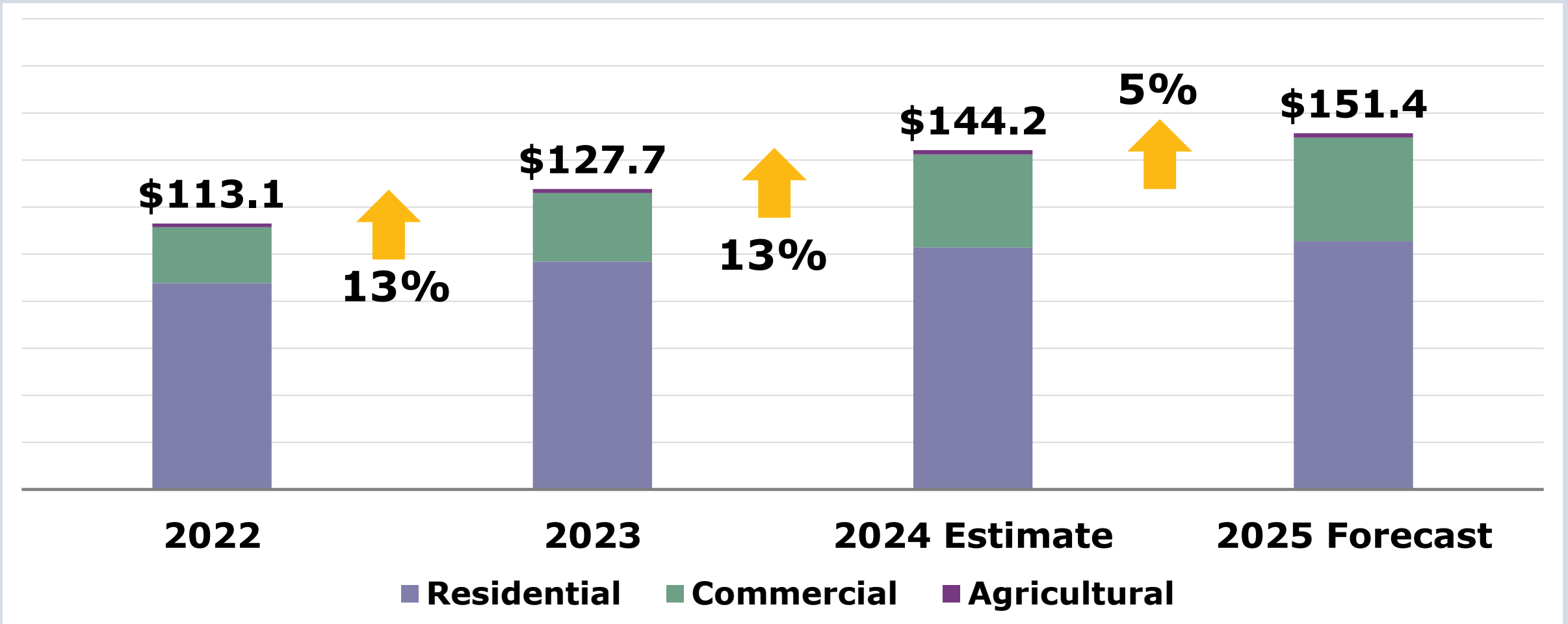
# Population Growth





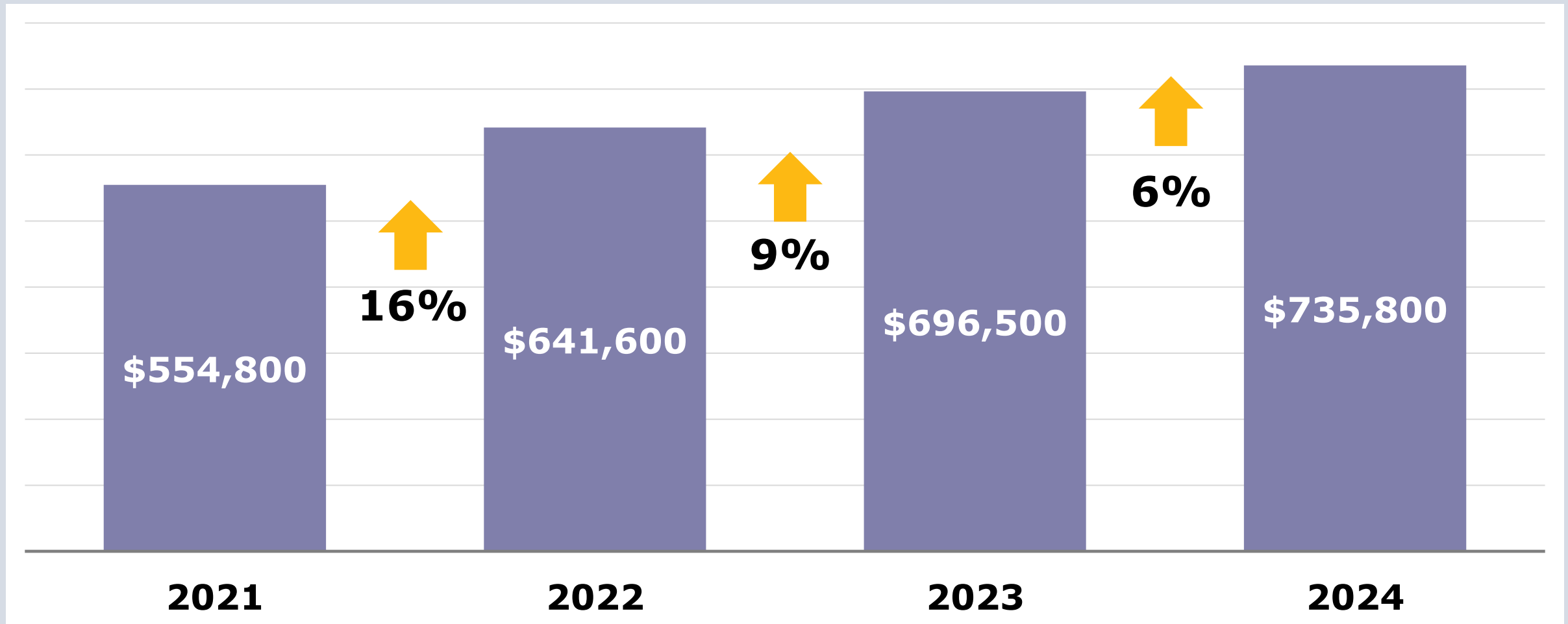
# Real Property Portfolio

\$ in billions





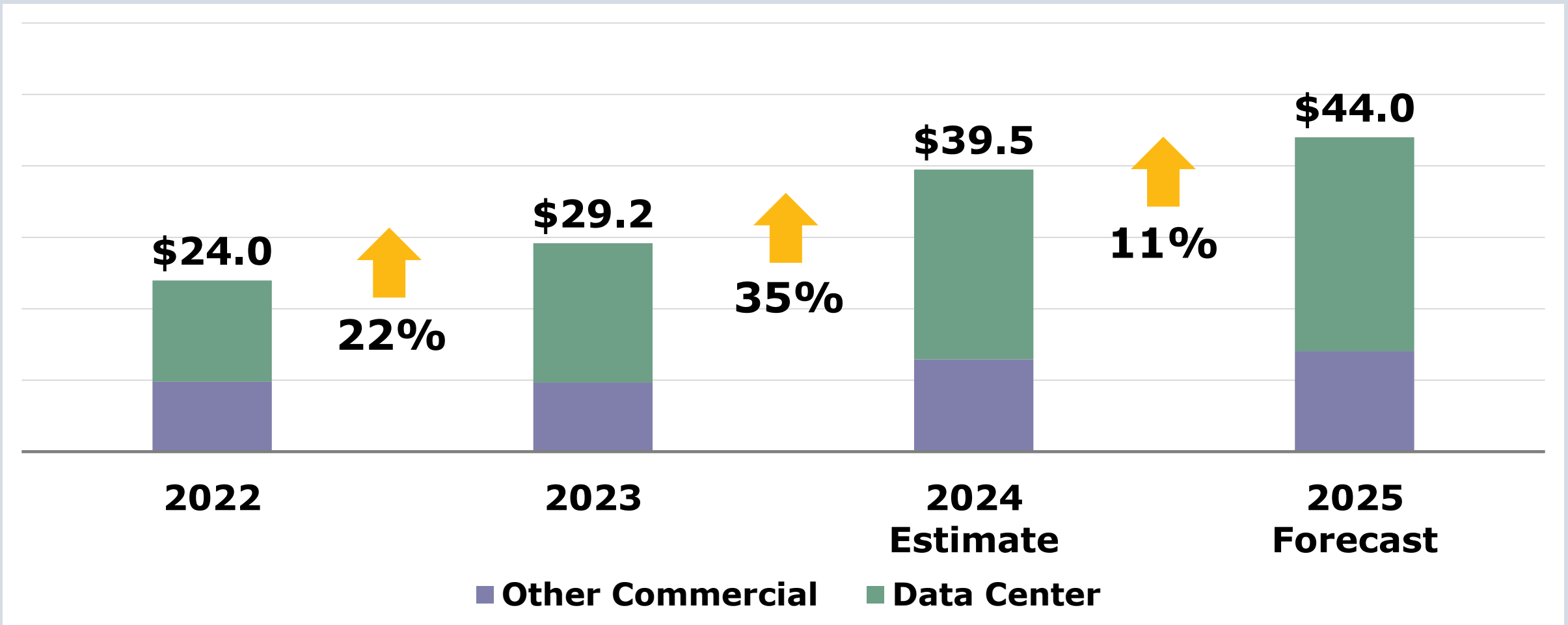
# Average Assessment Value for New *and* Existing Homes





# Commercial Real Property Portfolio

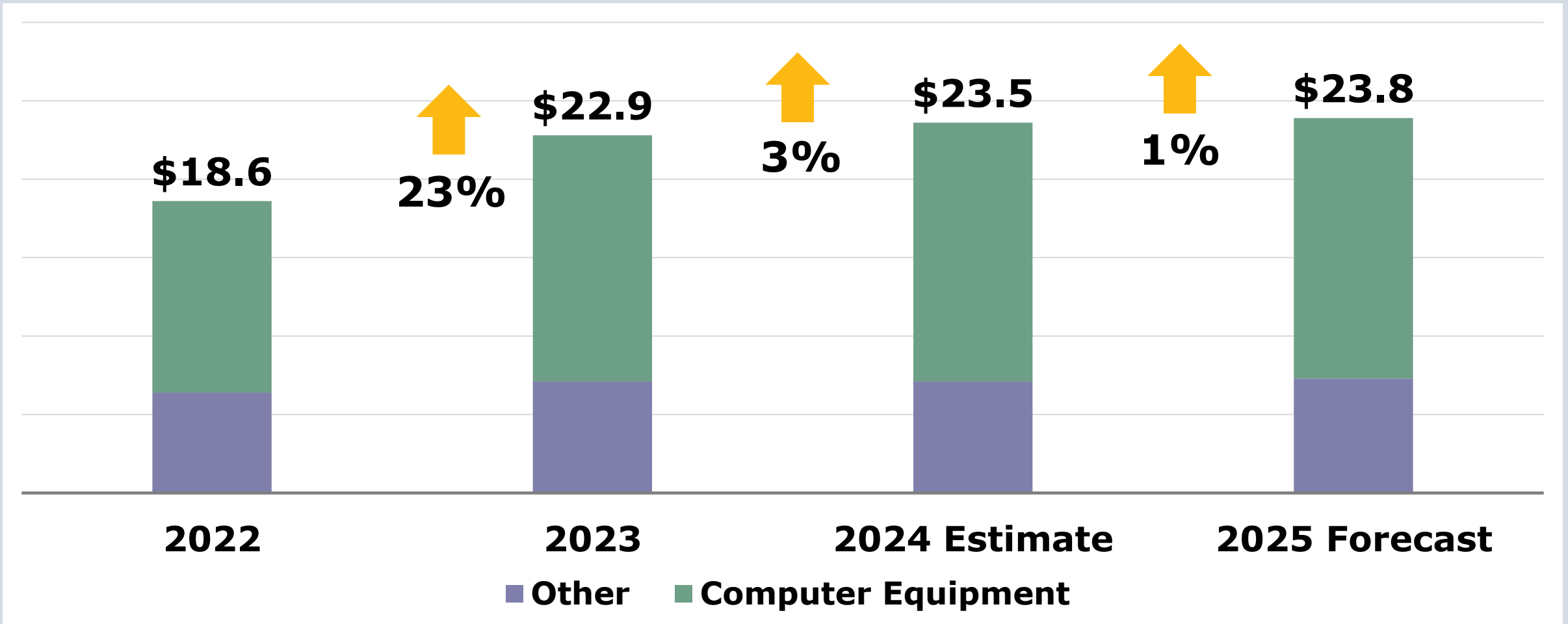
\$ in billions





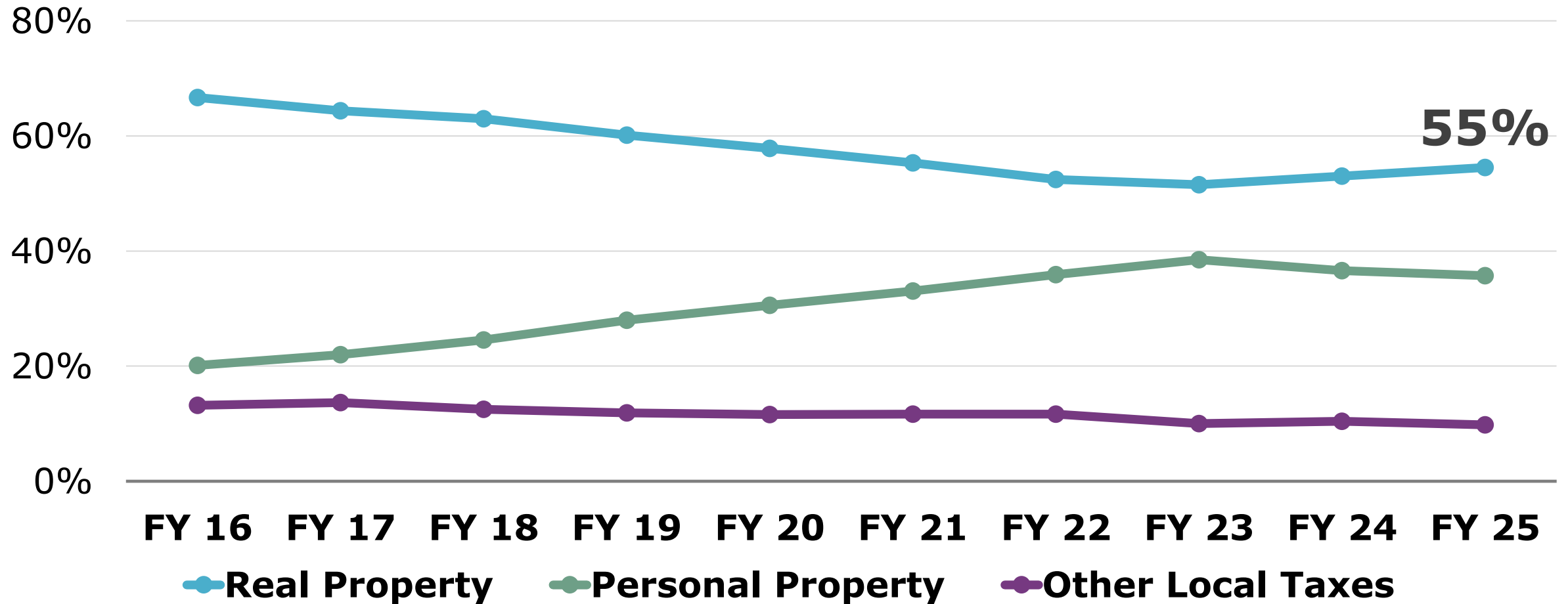
# Assessed Value of Personal Property

\$ in billions





# Local Tax Revenue Composition







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# Proposed Budget Overview





# Budget Guidance Process

- **July 2023**
  - Economic Outlook
- **November 2023**
  - Budget Guidance recommended by FGOEDC
- **December 2023**
  - Budget Guidance from Board



# Proposed Budget

- Real property tax rate: \$0.875
- Personal property tax rate:
  - \$4.15 for TY 2024
  - \$4.10 for TY 2025



# What's Included in the Proposed Budget

## County Government



**REVENUE  
STABILIZATION  
FUND**



**EMPLOYEE  
PAY**



**BASE BUDGET**



**BOARD  
PRIORITIES**



**CAPITAL  
FACILITIES  
AND SUPPORT**



**DEPARTMENT  
PRIORITIES**

# What's Included in the Proposed Budget

## Loudoun County Public Schools

- \$121 million increase in transfer to School Division
- School Board adopted request of \$131 million
  - Gap of \$10 million
- Request is just above 60% split
- Additional State revenue could close the gap



# Employee Pay

	Amount
General Workforce Pay Plan – 7% Merit	\$19 M
Fire-Rescue Pay Plan – 12.4% Average	\$12 M
Sheriff Pay Plan – 12.4% Average	\$10 M
<b>Total</b>	<b>\$41 M</b>

# Funded Resource Requests

- All resources funded within Board's tax rate guidance
- 263 new positions in 26 departments
- Capital facility openings and support to CIP
- Board priorities
- Department priorities



# Board Priorities

- Administration of Collective Bargaining
- Fire & Rescue Union Representative
- Purchase of Development Rights

# Capital Facilities and Support to CIP

- Leesburg South Station
- Lovettsville Station
- Ashburn Recreation and Community Center
- Bles Park Staffing
- Crossing Guards
- Facility Maintenance Staffing



# New Resources by Functional Area

- All Board priorities and capital facility openings
- All department 1<sup>st</sup> priorities
- Most critical priorities in many departments

	Amount	Pos.
General Government	\$6 M	38
Public Safety and Judicial Administration	\$12 M	60
Health and Welfare	\$7 M	53
Parks, Recreation, and Community Services	\$6 M	73
Community Development	\$4 M	25
<b>Total</b>	<b>\$35 M</b>	<b>263</b>

# Focus on Internal Support

## **Types of Positions Prioritized in FY 2025:**

- Administrative Support
- Budget
- Communications
- Human Resources
- Procurement
- Data Management



# Reduction Option

- Secondary tax rate scenario
- Homeowner's equalized rate is 84 cents, or 3.5 cents less than Proposed Budget
- All recommended resource requests are funded in Proposed Budget at 87.5 cent tax rate
- Reduction option provides \$21 million less revenue to County
- Reduction option provides \$31 million less to LCPS, creating a \$41 million gap

# Reduction Option by Functional Area

- All Board priorities and capital facility openings
- Few department needs are addressed
- Insufficient funding for School Division

	Amount	Pos.
General Government	\$1 M	7
Public Safety and Judicial Administration	\$4 M	30
Health and Welfare	\$0 M	1
Parks, Recreation, and Community Services	\$5 M	68
Community Development	\$1 M	7
<b>Total</b>	<b>\$11 M</b>	<b>113</b>



# Reduction Option Groupings

	County	LCPS Gap
\$0.875	Proposed Budget	\$10 M
\$0.87	Reduction of 10 positions	\$14 M
\$0.865	Reduction of 30 positions	\$19 M
\$0.86	Reduction of 49 positions	\$23 M
\$0.855	Reduction of 62 positions	\$28 M
\$0.85	Reduction of 82 positions	\$32 M
\$0.845	Reduction of 107 positions	\$37 M
\$0.84	Reduction of 125 positions	\$41 M



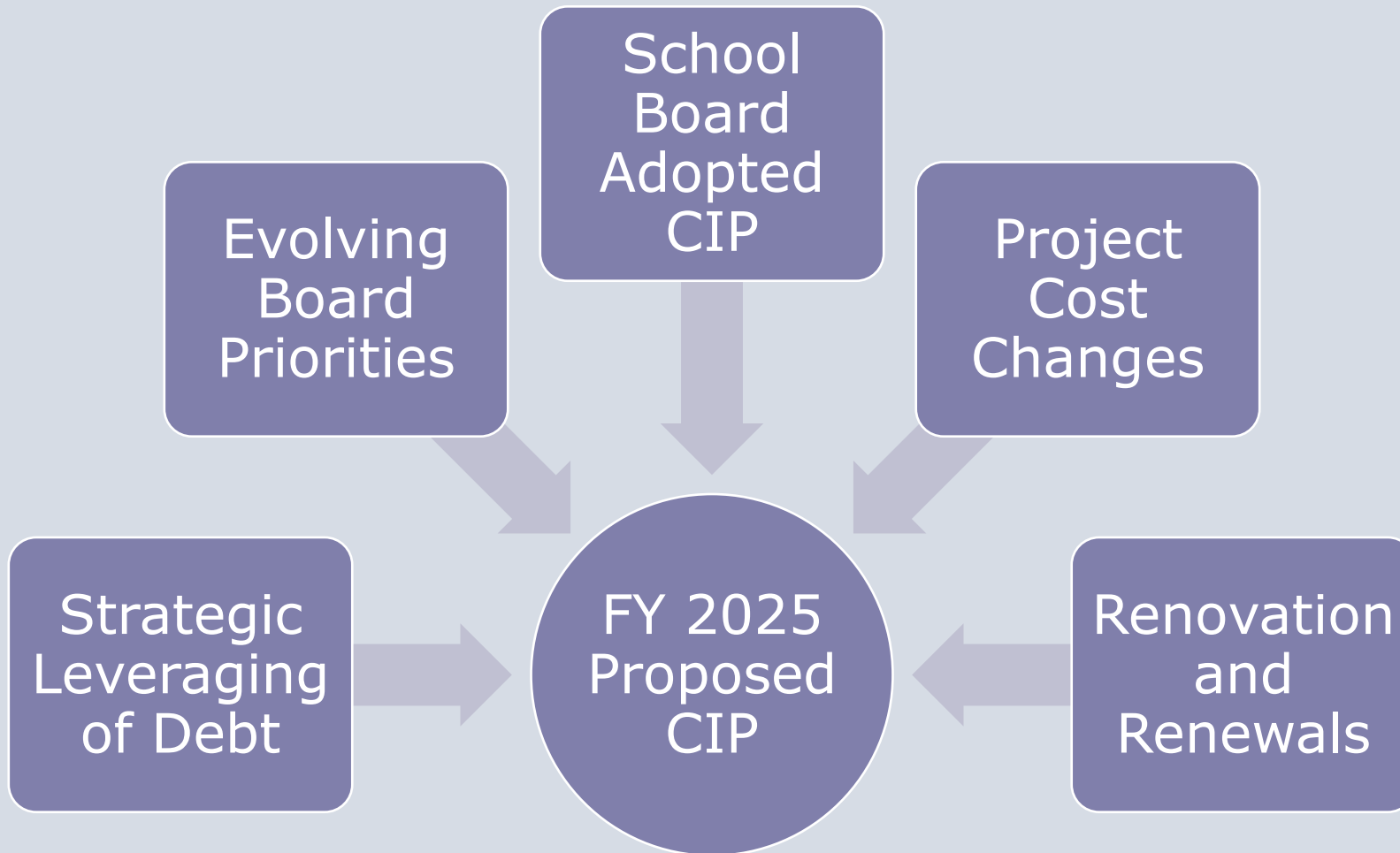
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# FY 2025 – FY 2030 Capital Improvement Program

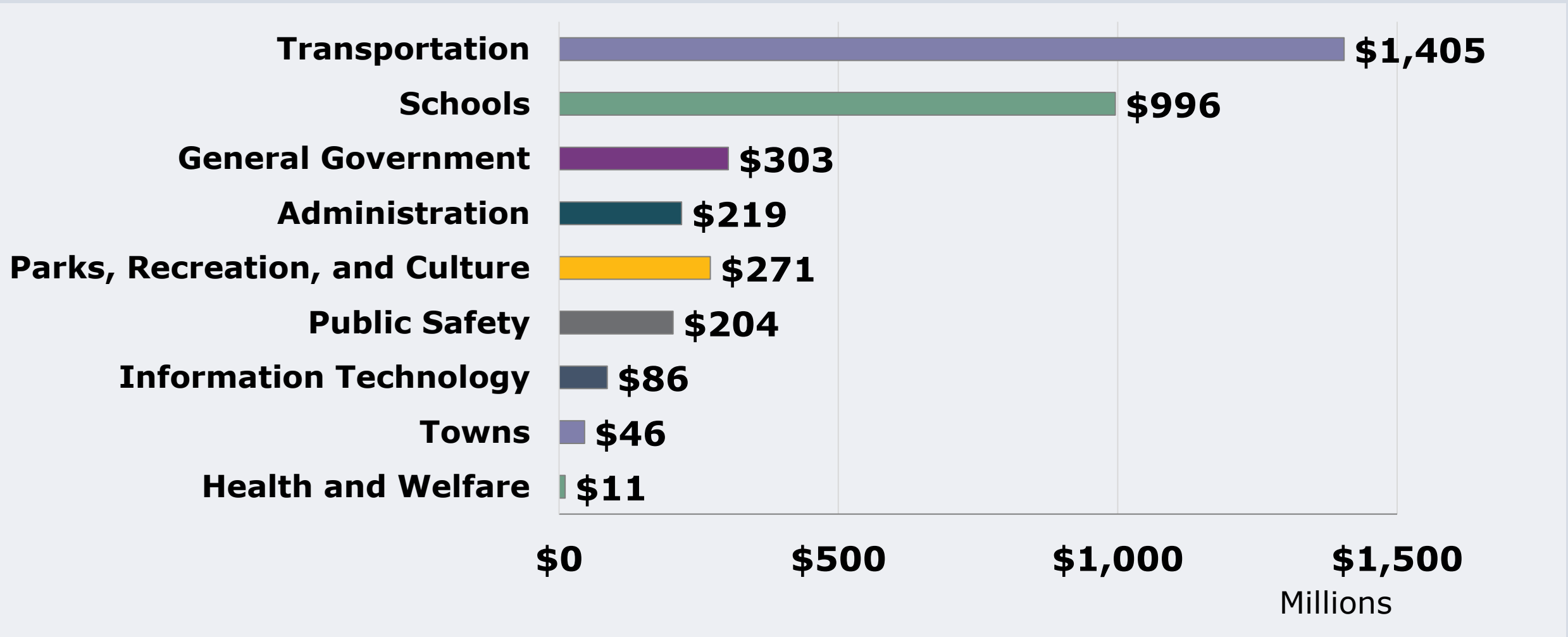




# Factors Affecting the CIP

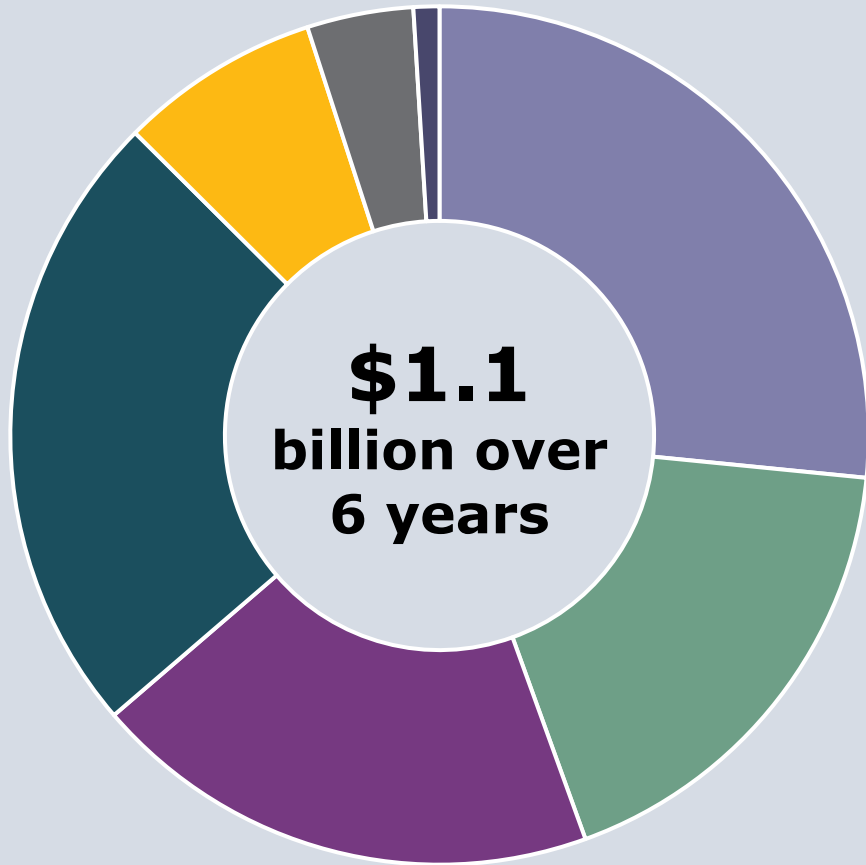


# Summary of Capital Budget





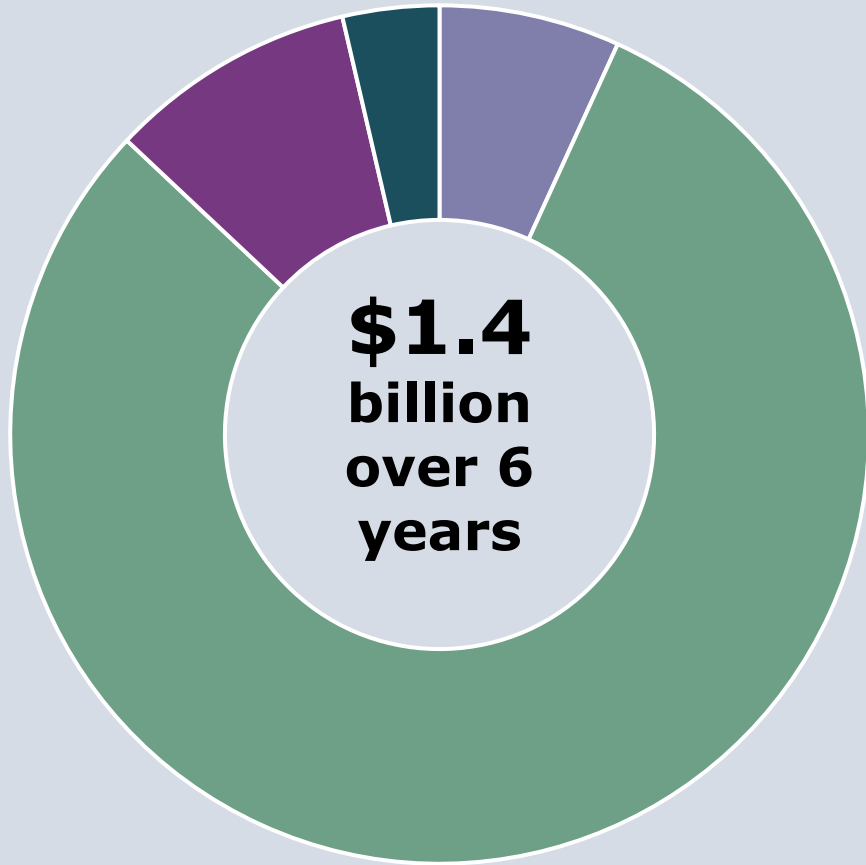
# CIP Highlights: County Projects



- Cascades Library and Senior Center Complex Renovation
- Eastern Loudoun Community Arts Center
- Purcellville Fire Station Addition



# CIP Highlights: Transportation Projects

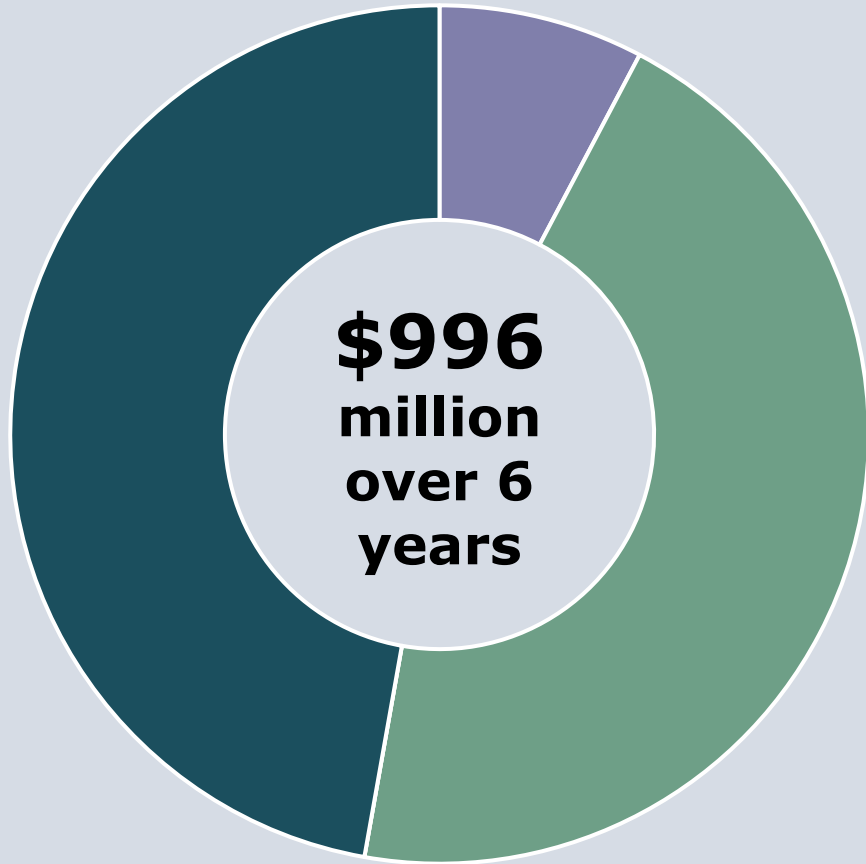


- Route 15 - Hogback Mountain Road Roundabout
- Route 7 Improvements, Phase 3: Route 9 to Dulles Greenway





# CIP Highlights: School Projects



- Eastern Transportation Facility
- School Replacement Program

Elementary Schools   High Schools   Other School Facilities



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# Loudoun County Public Schools Adopted Budget



# **School Board Adopted Budget**

- School Board adopted its budget on February 6
- Overall request is above 60%/40% local tax funding split
- Request is an increase of \$131 million
  - \$121 million increase is available in Proposed Budget
- Potential new state revenue could close the gap



# Summary of School Board Adopted Budget

- Total adopted budget of \$1.8 billion
- Requested local transfer of \$1.3 billion
- Funds important School Division priorities



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# Summary of Tax Rate Options



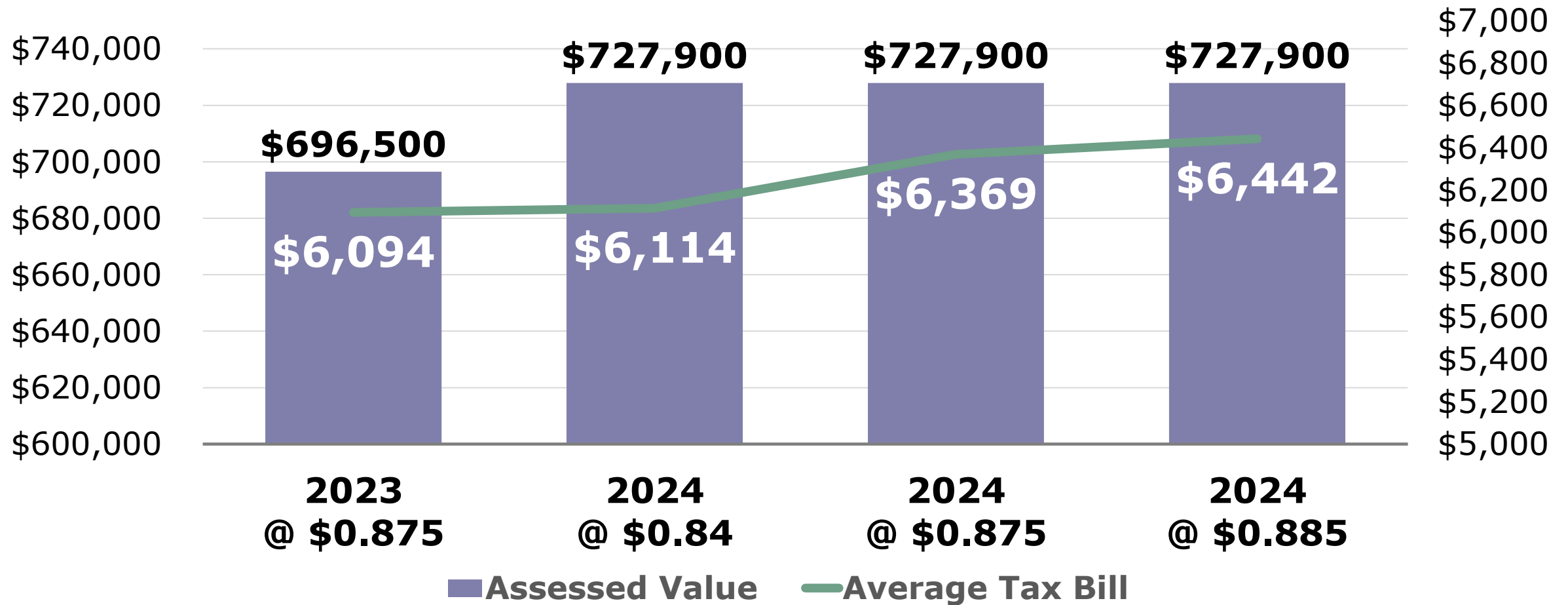
# Real Property Tax Rate Options

	Proposed Budget	Reduction Option	Advertised Rate
<b>Real Property Rate</b>	\$0.875	\$0.84	\$0.885
<b>Personal Property Rate</b>	\$4.15/\$4.10	\$4.15/\$4.10	\$4.15/\$4.10
<b>County Gap</b>	\$0	\$21 million	\$0
<b>LCPS Gap</b>	\$10 million	\$41 million	\$0



# Average Homeowner Tax Bill

## Existing Properties

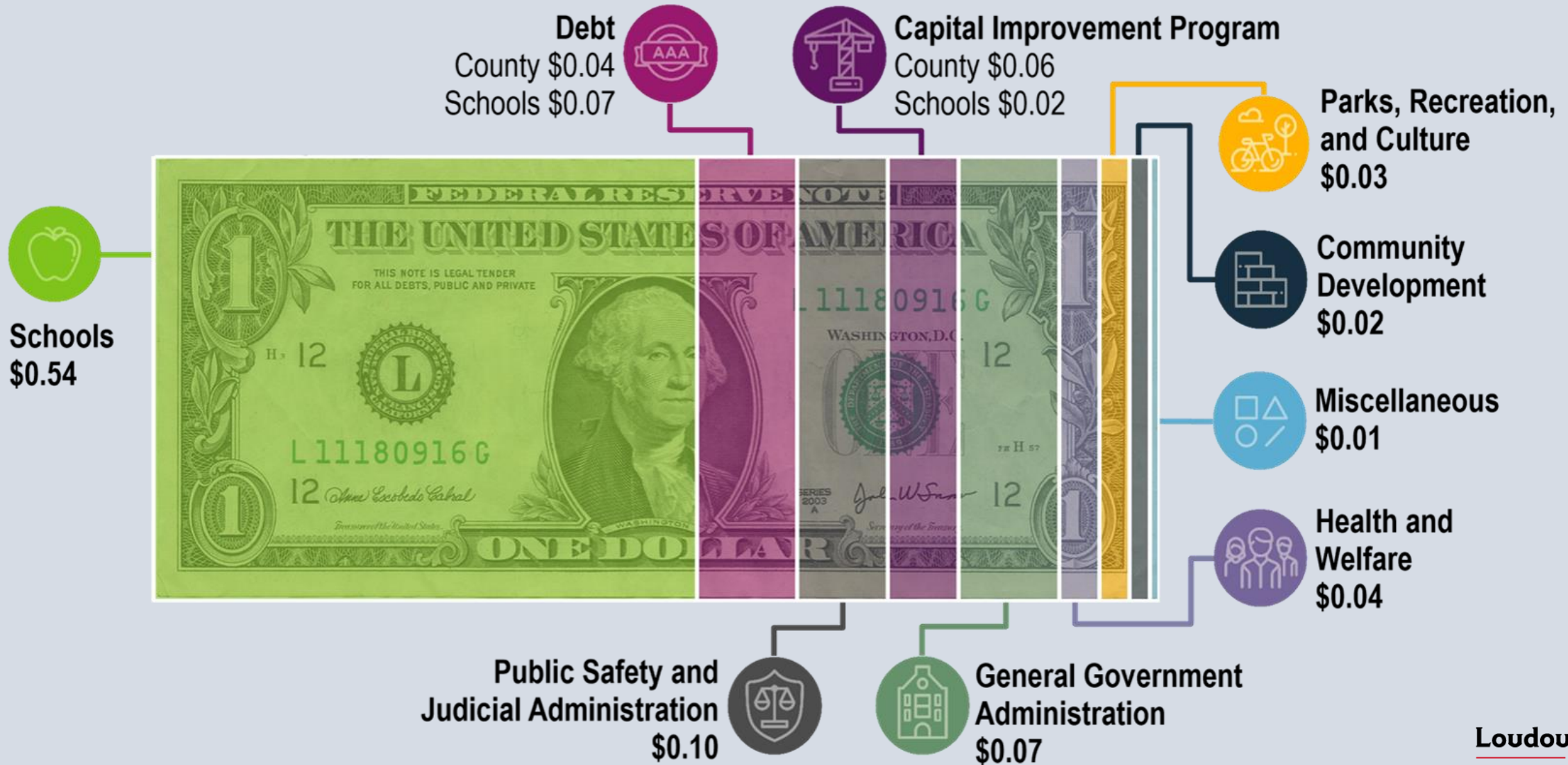


# Tax Bill Impacts by Type of Housing Unit

Based on \$0.875 Tax Rate

Unit Type	Increase in Avg Value	TY 23 Tax Bill	TY 24 Tax Bill	Annual Change
Single Family Detached	\$40,307	\$7,548	\$7,901	\$353
Single Family Attached	\$28,082	\$4,951	\$5,197	\$246
Condominium	\$14,207	\$3,339	\$3,463	\$124
<b>Countywide</b>	<b>\$31,458</b>	<b>\$6,094</b>	<b>\$6,369</b>	<b>\$275</b>

# Your Tax Dollar at Work







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# FY 2025 Budget Public Input



# Budget Public Hearings

- **Wednesday, February 28, 2024**
  - 3:00 p.m., Loudoun County Government Center
  - 6:00 p.m., Loudoun County Government Center
- **Saturday, March 1, 2024**
  - 9:00 a.m., Loudoun County Government Center
- Advance Sign Up: (703) 777-0204

# Public Input

- Board of Supervisors Comment Line: (703) 777-0115
- Written Comments
  - LoudounBudget@loudoun.gov
  - Board of Supervisors  
P.O. Box 7000  
Leesburg, VA 20177-7000
  - Facebook.com/LoudounCountyVA
  - Twitter.com/LoudounCoGovt
- Loudoun.gov/budget





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