

INDEX OF ZONING ORDINANCE AMENDMENTS

Contents:

ZOAM 1993-0001 through 1993-0002

Incorporating Adopted Dates October 1993 through February 1994

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ZOAM 1993-0001, Adopted 10-6-93			
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Deadline for submission of waivers	1-103(M)(2)		Existing PD-H Zonings
	1-103(N)(2)		Route 28 Taxing District
ZOAM 1993-0002, Adopted 2-2-94			
*Note: The adoption of this ZOAM included numerous editorial corrections to the Zoning Ordinance text which were noted during the first six months of ordinance implementation.			
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Add as permitted and special exception use	2-102(DD)	A-25	Permitted Uses
	2-103(KK)	A-25	Special Exception Uses
	2-202(FF)	A-10	Permitted Uses
	2-203(MM)	A-10	Special Exception Uses
	2-302(EE)	A-3	Permitted Uses
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Vegetative Waste Composting Facility			
Add as a special exception use	2-203(NN)	A-10	Special Exception Uses
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Add public schools as a permitted use	2-302(FF)	A-3	Permitted Uses
	2-402(R)	RR	Permitted Uses
	2-503(Z)	CR-1	Permitted Uses
	2-603(U)	CR-2	Permitted Uses
	2-703(S)	CR-3	Permitted Uses
	2-803(P)	CR-4	Permitted Uses
School, private			
Add private schools, accessory to a church, as a special exception use	2-904(Z)	RC	Special Exception Uses
Lot Requirements			
Reference Section 1-205 for measurements	2-104	A-25	Lot Requirements
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Cluster Option			

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Access			
Delete limitation of access for new lots	2-106(D)	A-25	Use Limitations
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	2306(D)	A-3	Use Limitations
Allow access to arterial and collector roads for certain lots created after Ordinance adoption	2-510(B)		Development Setback and Access
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ARTICLE III URBAN DISTRICT REGULATIONS:			
School, public			
Add public schools as a permitted use	3-102(T)	R-1	Permitted Uses
	3-202(R)	R-2	Permitted Uses
	3-302(Q)	R-3	Permitted Uses
	3-402(P)	R-4	Permitted Uses
	3-503(O)	R-8	Permitted Uses
	3-603(M)	R-16	Permitted Uses
	3-703(L)	R-24	Permitted Uses
Lot Requirements			
Remove side yard requirements for corner lots	3-404(C)(2)	R-4	Lot Requirements for Suburban Design Option
	3-405(C)(2)	R-4	Lot Requirements for Suburban Design Option
	3-406(C)(2)	R-4	Lot Requirements for Cluster Development reducing lot sizes up to 20%
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	3-506(C)(2)(b)	R-8	Single Family Attached Dwellings
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	3-606(C)(1)(b)	R-16	Single Family Attached Dwellings
	3-805(C)(2)	GB	Lot Requirements, Yards, Sides
Correct minimum lot size requirement for duplex dwellings	3-606(A)	R-16	Lot Requirements, Size
Replace side yard requirements for multi-family structures with minimum separation distances	3-606(C)(2)(b)	R-16	Multifamily Structures, Side
Correct maximum length: width ratio	3-706(C)(2)	R-24	Lot Requirements, Side
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	3-610(A)	R-16	Development Setback and Access
	3-710(A)	R-24	Development Setback and Access
School, private			
Add private schools, accessory to a church, as a special exception use	3-804(AA)	GB	Special Exception Uses
	3-904(JJ)	CLI	Special Exception Uses
Construction Retail Establishment			
Add as a special exception use	3-904(KK)	CLI	Special Exception Uses
Vegetative Waste Composting Facility			
Add as a special exception use	3-1004(II)	MR-HI	Special Exception Uses
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Add as a permitted and special exception use	4-203(A)(30)	PD-CC(NC)	Permitted Uses
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	4-204(B)(17)	PD-CC(CC)	Special Exception Uses
	4-803(B)(8)	PD-TC(F)	Permitted Uses
	4-903(B)(27)	PD-TT(NC)	Permitted Uses
	4-1003(B)(6)	PD-UC(F)	Permitted Uses
School, private			
Add private schools, accessory to a church, as a special exception use	4-304(U)	PD-OP	Special Exception Uses
	4-404(V)	PD-RDP	Special Exception Uses
	4-504(II)	PD-IP	Special Exception Uses
	4-604(LL)	PD-GI	Special Exception Uses
	4-804(A)(18)	PD-TC(C)	Special Exception Uses
	4-804(B)(27)	PD-TC(F)	Special Exception Uses
	4-904(B)(21)	PD-TT(NC)	Special Exception Uses
	4-1004(A)(18)	PD-UC(C)	Special Exception Uses
	4-1004(B)(24)	PD-UC(F)	Special Exception Uses
	4-1104(N)	PD-TRC	Special Exception Uses
Convenience Food Stores			
Add convenience food stores, with gas pumps, as a special exception use	4-304(V)	PD-OP	Special Exception Uses
	4-504(JJ)	PD-IP	Special Exception Uses
	4-604(MM)	PD-GI	Special Exception Uses
Moving and Storage Company			
Add as a permitted use	4-603(GG)	PD-GI	Permitted Uses
Yards, Adjacent to Roads			
Delete parking setback requirement	4-305(B)(1)	PD-OP	Lot Requirements, Yards
	4-505(B)(I)	PD-IP	Lot Requirements, Yards
	4-605(B)(1)	PD-GI	Lot Requirements, Yards
Yards, Between Buildings			
Reduce yard requirement between buildings unless greater yard is required by 5-1414(A)	4-305(B)(4)(a)	PD-OP	Lot Requirements, Yards Lot
	4-405(B)(4)(a)	PD-RDP	Lot Requirements, Yards Lot
	4-505(B)(4)(a)	PD-IP	Lot Requirements, Yards Lot
	4-605(B)(4)(a)	PD-GI	Lot Requirements, Yards Lot
Setbacks from Major Roads			
Delete required setback from major roads	4-307(F)(1)	PD-OP	Development Setback and Access
	4-407(G)(1)	PD-RDP	Development Setback and Access
	4-507(E)(1)	PD-IP	Development Setback and Access
	4-607(F)(1)	PD-GI	Development Setback and Access
Conference or Training Center			
Expand use to include convention center	4-1103(I)	PD-TRC	Permitted Uses
Park, public, playground or athletic field			
Add to list of permitted uses/ Delete from list of special exception uses	4-1103(GG)	PD-TRC	Permitted Uses
	4-1104(D)	PD-TRC	Special Exception Uses
Floodplain Regulations			
Add the source of delineation for the Broad Run	4-1504(A)(6)	FOD	Administration
Expand provisions for permitted recreational uses in major floodplain	4-1505(A)(3)	FOD	Permitted Uses
Clarify what constitutes "substantial improvement" of an existing residence	4-1505(A)(6)	FOD	Permitted Uses
Change criteria for alterations to the floodplain associated with road crossings	4-1505(A)(12)	FOD	Permitted Uses
Change notification requirements for processing of alterations	4-1508(A)(3)	FOD	Alterations
Correct reference to FEMA definitions	4-1508(B)(1)	FOD	Alterations, Engineering and Environmental Criteria
Require conformance with Uniform Statewide Code floodproofing provisions	4-1509(B)	FOD	Grading Plans and Construction Plans and Profiles Required
Mountainside Overlay District			

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Exclude utility easements from maximum area permitted for land disturbing activity	4-1605(C)	MDOD	Performance Standards in Highly Sensitive Areas
Correct distance of wells, drainfields, and springs to be shown on existing conditions map	4-1606(B)(I)	MDOD	Procedures, Special Exceptions
Delete requirement for hydrogeologic study	4-1606(B)	MDOD	Procedures, Special Exceptions
ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:			
Accessory Apartments and Dwelling Units			
Increase maximum size of accessory units to 1200 square feet	5-613(A)		Accessory Apartments and Dwelling Units
Small Businesses in Agricultural Districts			
Clarify information required on sketch and site plans	5-614(H)(1)		Sketch and Site Plans Signs
Correct reference to sign provisions	5-614(I)		Signs
Rural Agricultural Corporate Retreat			
Add performance standards for use	5-619(A)-(E)		Rural Agricultural Corporate Retreat
Rural and Countryside Hamlets			
Add criteria for Planning Commission waivers of public road design standards	5-702(I)(4)(b)		Rural Hamlet Option, Roads
	5-703(I)(4)(b)		Countryside Hamlet Option, Roads
Parking Requirements			
Remove references to Gross Leasable Area	5-1102(A)(1)		Standards for Computation
Define parking standards for various scales of shopping centers	5-1102(D)		Parking and Loading Requirements by Use
Signs			
Clarify area permitted for business signs	5-1203(R)(2)		Business Signs
ARTICLE VI PROCESS AND ADMINISTRATION:			
Enforcement and Penalties			
Delete minimum fine for criminal misdemeanor violations	6-503(A)		Criminal Violation
Special Development Approvals			
Add reference to Section 6-1211 for minimum submission requirements	6-1203(B)		Review of Application
Clarify potential special exceptions approvals	6-1302		Authorized Special Exception Uses
Add reference to Section 6-1310 for minimum submission requirements	6-1303(B)		Review of Application
Add reference to Section 6-1505(B)(11) for Concept Development Plan information	6-1505(A)		Purpose and Effect
Special Development Approvals			
Amend requirements for information included with complete rezoning application:			
■ Delete names and addresses of persons to be notified	6-1505(B)(5)		Applications Contents
■ Delete market description for commercial projects	6-1505(B)(10)		
■ Allow for approval of alternative map scale	6-1505(B)(8)		
	6-1505(B)(11)		
■ Clarify existing slopes to be delineated	6-1505(B)(8)(b)		
■ Delete maximum building height on CDP	6-1505(B)(11)(a)		
■ Include proposed building types on CDP	6-1505(B)(11)(a)		
■ Delete report on environmental effects	6-1505(B)(11)(g)		
■ Clarify when minimum lot requirements should be included as part of application	6-1505(B)(12)(d)		
■ Delete miscellaneous information	6-1505(B)(16)		
Amend criteria for changing approval development plans by special exception	6-1511(B)(1)		Special Exception Change
	6-1511(B)(3)		Special Exception Change
Variances			
Clarify authorized variances	6-1602		Authorized Variances
	6-1603		Unauthorized Variances
Clarify applications for variances	6-1604		Application for Variance
Add list findings to be made for approval	6-1505(A)-(F)		Decision on Variance Application
Amend list of criteria for findings	6-1607(A)-(D)		Standards for Variances
Amend burden of support for evidence	6-1608		Burden of Applicant

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ARTICLE VII ADMINISTRATION AND REGULATION OF AFFORDABLE DWELLING UNIT DEVELOPMENTS		
Applicability		
Clarify that calculation of density is based on gross acreage	7-102(A)	Applicability
Remove requirement for affidavit of all parties in interest	7-102(A)(4)	Applicability
Clarify applicability to applications submitted after adoption of Ordinance	7-103(A)(1)	Single Family Detached and Single Family Attached Units
	7-103(B)(1)	Multi-Family Units
Reorganize subsections		
Section 7-116 becomes 7-105	7-105	Review of Site or Subdivision Plans
Section 7-110 becomes 7-106	7-106	Timing of Construction/Availability of Affordable Units
Base Line Sales Prices		
Delete capital facilities contributions	7-110	Establishment of Base Line For-Sale Unit Prices
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Rural Agricultural Corporate Retreat		
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Yard Waste Composting		

ZOAM 1994-0001 through 1994-0005

Incorporating Adopted Dates April 1994 through December 1994

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ZOAM 1994-0001, Adopted 4-6-94		
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Add Horse Racetrack as a permitted use subject to performance standards	4-503(EF)	Permitted Uses
ZOAM 1994-0004, Adopted 6-16-94		
ARTICLE VI PROCESS AND ADMINISTRATION		
Site Plan Review		
Delete requirement for site plans for single-family attached dwellings	6-701(C)	Site Plan Required
ZOAM 1994-0002, Adopted 12-21-94		
ARTICLE IV SPECIAL AND OVERLAY DISTRICTS		
PD-RV Rural Village District		
Revise district regulations	4-1200	Rural Village
ARTICLE VIII DEFINITIONS		
Revise Rural Village Definitions		
ZOAM 1994-0003, Adopted 12-21-94		
ARTICLE I GENERAL REGULATIONS		
Nonconforming Lots		
Delete Planning Commission authority to reduce required yards by resolution	1-404(B)	Yards
ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS		
Permitted Structures in Required Yards		

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Revise provisions for accessory structures permitted in required yards	5-200(B)(5)	Permitted Structures in Required Yards
ARTICLE VI PROCESS AND ADMINISTRATION		
Variances		
Add yards as permitted variance	6-1602(B)	Authorized Variance
ZOAM 1994-0005, Adopted 12-21-94		
ARTICLE IV SPECIAL AND OVERLAY DISTRICTS		
PD-AAAR Active Adult/Age Restricted District		
Add District Regulations	4-1300	Active Adult/Age Restricted
ARTICLE V OFF STREET PARKING AND LOADING REQUIREMENTS		
Number of Parking and Loading Spaces Required		
Add parking requirements for Active Adult/ Age Restricted District	5-1102(D)	Required Spaces

ZOAM 1995-0001 through 1995-0002

Incorporating Adopted Dates March 1995 through October 1995

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ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:			
Permitted Structures in Required Yards			
Allow attached garages in conjunction with a single family dwelling	5-200(B)(6)		Permitted Structures in Required Yards
ZOAM 1994-0007, Adopted 9-6-95			
ARTICLE III URBAN DISTRICT REGULATIONS:			
Manufactured Housing			
Provide for manufactured housing as special exception use and establish minimum lot requirements	3-501	R-8	Purpose
	3-504(Y)	R-8	Special Exception Uses
	3-506(A)	R-8	Lot Size
	3-506(B)	R-8	Lot Width
	3-506(C)	R-8	Yards
	3-509(A)	R-8	Recreation Space
	3-601	R-16	Purpose
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ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:			
Establish performance standards for development of manufactured housing	5-620		Manufactured Housing
ZOAM 1995-0002, Adopted 10-4-95			
ARTICLE I GENERAL REGULATIONS:			
Limitations and Methods for Measurement of Lots, Yards, and Related Terms			
Clarify measurement of lot width on curvilinear streets and private access easements	1-205(B)		Regular Lots, Width
Add new provision for determining front yards of lots in agricultural/residential districts	1-205(C)(3)		Regular Lots, Front Yards
Add language to clarify measurement of length to width ratios	1-205(K)		Length to Width Ratio
Calculations of Density			
Add provision allowing density credit for land dedicated or conveyed for a public use as defined in Article VIII	1-206(C)		Public Uses
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Allow alteration or enlargement of non- conforming structures where degree of non-conforming is not increased	1-403(B)		Alteration of Nonconforming Structure
Nonconforming Lots			
Allow use of lots which are nonconforming due to access provisions	1-404(A)		Use of Nonconforming Lots
Allow creation of nonconforming in certain circumstances	1-404(B)		Establishment of Nonconforming Lots
Permit boundary line adjustments involving a nonconforming and conforming lot	1-404(C)		Boundary Line Adjustments
ARTICLE II RURAL DISTRICT REGULATIONS:			
Pet Farm			
Add as permitted use	2-102(EF)	A-25	Permitted Uses
	2-202(GG)	A-10	Permitted Uses
	2-302(GG)	A-3	Permitted Uses
	2-503(AA)	CR-1	Permitted Uses
	2-603(V)	CR-2	Permitted Uses
	2-703(T)	CR-3	Permitted Uses
	2-803(Q)	CR-4	Permitted Uses
Recreation Establishment, Outdoor			
Add as special exception use	2-303(III)		Special Exception Uses
	2-504(MM)		Special Exception Uses
Manufactured Housing - Single-wide			
Add as permitted use	2-102(O)		Permitted Uses
	2-202(Q)		Permitted Uses
	2-302(P)		Permitted Uses
Compact Cluster Development Option			
Add as permitted subdivision	2-503(BB)		Permitted Uses
	2-507		Lot Requirements
	2-509		Building Requirements
Telecommunication Uses and/or Structures			
Allow monopoles and towers by special exception in A-3	2-303(GG)		Special Exception Uses
	2-303(WW)		Special Exception Uses
	2-403(I)		Special Exception Uses
Delete from special exception use list in other residential districts	2-403(T)		Special Exception Uses
	2-504(DD)		Special Exception Uses
	2-504(GG)		Special Exception Uses
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	2-804(U)		Special Exception Uses
	2-804(V)		Special Exception Uses
	2-904(O)		Special Exception Uses
Magazine Contained Explosives Facility			
Add as special exception use	2-303(JJJ)	A-3	Special Exception Uses
Car Wash Accessory to a Convenience Food Store			
Add as special exception use	2-904(AA)	RC	Special Exception Uses
ARTICLE III URBAN DISTRICT REGULATIONS:			
Agriculture			
Exclude the keeping of livestock from “agriculture” as a permitted use	3-102(B)	R-1	Permitted Uses
	3-202(L)	R-2	Permitted Uses
	3-302(J)	R-3	Permitted Uses
	3-402(H)	R-4	Permitted Uses
Lot Requirements			
Reduce width requirement for townhouse end units	3-506(B)	R-8	Width
Add Traditional Design Option for single family detached units	3-507	R-8	Traditional Design

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Add Traditional Design Option for single family attached units	3-606(C)	R-16	Traditional Design
Increase minimum lot size	3-1005(A)	MR-HI	Size
Size and Location			
Allow incremental additions of one acre	3-502	R-8	Size and Location
	3-602	R-16	Size and Location
Public Utility Requirements			
Add requirement for sewer systems	3-802	GB	Size and Location
Motor Vehicle Service and Repair, Light			
Add as special exception use	3-904(LL)	CLI	Special Exception Uses
Motor Vehicle Service and Repair			
Change from special exception use to permitted use	3-1003(II)	MR-HI	Permitted Uses
	3-1004(Z)&(AA)	MR-HI	Special Exception Uses
Motor Vehicle Storage and Impoundment			
Change from special exception use to permitted use	3-1003(JJ)	MR-HI	Permitted Uses
	3-1004 (BB)	MR-HI	Special Exception Uses
Telecommunications Uses and Structures			
Allow roof top antennas by-right	3-603(N)	R-16	Permitted Uses
	3-703(M)	R-24	Permitted Uses
	3-803(FF)	GB	Permitted Uses
	3-903(SS)	CLI	Permitted Uses
	3-1003(KK)	MR-HI	Permitted Uses
Allow monopoles and transmission towers by special exception	3-804(BB)	GB	Special Exception Uses
Delete from special exception use list	3-904(MM)	CLI	Special Exception Uses
	3-1004(N)	MR-HI	Special Exception Uses
	3-103(T)	R-1	Special Exception Uses
	3-103(DD)	R-1	Special Exception Uses
	3-203(Q)	R-2	Special Exception Uses
	3-203(X)	R-2	Special Exception Uses
	3-303(Q)	R-3	Special Exception Uses
	3-303(T)	R-3	Special Exception Uses
	3-403(Q)	R-4	Special Exception Uses
	3-403(V)	R-4	Special Exception Uses
	3-504(P)	R-8	Special Exception Uses
	3-504(V)	R-8	Special Exception Uses
	3-604(O)	R-16	Special Exception Uses
	3-604(V)	R-16	Special Exception Uses
	3-704(N)	R-24	Special Exception Uses
	3-704(Q)	R-24	Special Exception Uses
	3-804(E)	GB	Special Exception Uses
	3-904(K)	CLI	Special Exception Uses
Car Wash, Accessory to a Convenience Food Store			
Add as special exception use	3-804(CC)	GB	Special Exception Uses
	3-904(NN)	CLI	Special Exception Uses
ARTICLE IV PLANNED DEVELOPMENT DISTRICTS:			
PD-Housing			
Allow certain special exception uses by-right when identified on the approved CDP	4-104(B)	PDH	Zoning Regulations
Expand requirement for permanent open space buffer to apply to residential conversions	4-109(C)	PDH	Site Planning - External Relationships
Exclude road rights-of-way from open space calculations	4-111(A)	PDH	Open Space
PD-Commercial Centers			
Re-define Specialty Centers	4-202(C)	PD-SC	Small Regional Center
Clarify outdoor storage requirements	4-207(E)	PD-CC	Outdoor Storage
	4-407(H)	PD-RDP	Outdoor Storage
	4-507(D)	PD-IP	Outdoor Storage
	4-607(D)	PD-GI	Outdoor Storage

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Revise requirement between buildings to 30'	4-305(B)(4)(a)	PD-OP	Between Buildings
	4-405(B)(4)(a)	PD-RDP	Between Buildings
	4-505(B)(4)(a)	PD-IP	Between Buildings
	4-605(B)(4)(a)	PD-GI	Between Buildings
Exempt split zoned parcels from setback from district boundaries	4-305(B)(3)	PD-OP	Adjacent to Other Nonresidential Dist.
	4-405(B)(3)	PD-RDP	Adjacent to Other Nonresidential Dist.
	4-505(B)(3)	PD-IP	Adjacent to Other Nonresidential Dist.
	4-605(B)(3)	PD-GI	Adjacent to Other Nonresidential Dist.
Clarify requirements for parcels adjacent to subsequent residential conversions	4-305(B)(2)	PD-OP	Adjacent to Agricultural & Residential Uses
	4-405(B)(2)	PD-RDP	Adjacent to Agricultural & Residential Uses
	4-505(B)(2)	PD-IP	Adjacent to Agricultural & Residential Uses
	4-605(B)(2)	PD-GI	Adjacent to Agricultural & Residential Uses
Uses			
Allow purchasing and assemblage of products as permitted use	4-403(F)	PD-RDP	Permitted Uses
Add car wash, accessory to a convenience food store as special exception use	4-204(A)(18)	PD-CC(NC)	Special Exception Uses
	4-404(W)	PD-RDP	Special Exception Uses
	4-504(MM)	PD-IP	Special Exception Uses
	4-604(NN)	PD-GI	Special Exception Uses
	4-804(B)(28)	PD-TC(F)	Special Exception Uses
	4-904(B)(22)	PD-TT(NC)	Special Exception Uses
	4-1004(A)(19)	PD-UC(C)	Special Exception Uses
Add parking lot/valet service as special exception use	4-504(LL)	PD-IP	Special Exception Uses
	4-604(OO)	PD-GI	Special Exception Uses
Add accessory outdoor storage as special exception use	4-504(KK)	PD-IP	Special Exception Uses
Delete Horse Race Track as permitted use	4-503(EF)	PD-IP	Permitted Uses
Add convention or exhibition facility as permitted use	4-703(HH)	PD-SA	Permitted Uses
Add schools, performing arts center as special exception use	4-704(F)	PD-SA	Special Exception Uses
	4-704(G)	PD-SA	Special Exception Uses
Telecommunications Uses and Structures			
Allow roof top antennas as permitted use	4-203(A)(31)	PD-CC(NC)	Permitted Use
	4-303(Z)	PD-OP	Permitted Use
	4-403(GG)	PD-RDP	Permitted Use
	4-503(FF)	PD-IP	Permitted Uses
	4-603(HH)	PD-GI	Permitted Uses
	4-703(CC)	PD-SA	Permitted Uses
	4-803(A)(46)	PD-TC(C)	Permitted Use
	4-1103(HH)	PD-TRC	Permitted Uses
	4-1304(F)	PD-AAAR	Permitted Uses
Allow monopoles by special exception	4-304(I)	PD-OP	Special Exception Uses
	4-404(H)	PD-RDP	Special Exception Uses
	4-504(P)	PD-IP	Special Exception Uses
	4-604(P)	PD-GI	Special Exception Uses
	4-704(G)	PD-SA	Special Exception Uses
	4-804(A)(3)	PD-TC(C)	Special Exception Uses
	4-804(B)(7)	PD-TC(F)	Special Exception Uses
	4-1004(A)(3)	PD-UC(C)	Special Exception Uses
	4-1104(O)	PD-TRC	Special Exception Uses

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Allow transmission towers by special exception	4-304(I)	PD-OP	Special Exception Uses
	4-404(H)	PD-RDP	Special Exception Uses
	4-504(P)	PD-IP	Special Exception Uses
	4-604(P)	PD-GI	Special Exception Uses
	4-704(G)	PD-SA	Special Exception Uses
	4-804(A)(3)	PD-TC(C)	Special Exception Uses
	4-804(B)(7)	PD-TC(F)	Special Exception Uses
	4-1004(A)(3)	PD-UC(C)	Special Exception Uses
	4-1104(O)	PD-TRC	Special Exception Uses
ARTICLE IV, DIVISION C: ENVIRONMENTAL IMPACT OVERLAY DISTRICTS:			
Airport Noise Impact Overlay District			
Clarify acoustical treatment requirements and compliance certifications	4-1404(B)(2)		Acoustical Treatment
Cite Virginia USBC as source for required acoustical treatments in Ldn 65 or higher	4-1404(C)(2)		Use Limitations
Add airport noise definitions	4-1406		Definitions
Mountainside Development Overlay District			
Exempt additions to certain single family detached dwellings in highly sensitive areas from requirement for special exception	4-1603(C)		Exemptions
	4-1606(A)(2)		Procedures
Revise maximum grade for private roads and drives	4-1605(B)		Performance Standards in Highly Sensitive Areas
Allow performance standards for highly sensitive areas to be modified	4-1605(D)		Performance Standards in Highly Sensitive Areas
	4-1605(D)		
Other editorial clarifications adopted 10-4-95 are not included in this index.			
ARTICLE V ADDITIONAL REGULATIONS AND S'FANDARDS:			
Supplemental District Regulations			
Add traditional design option for garages in the required yard	5-200(B)(7)		Permitted Strictures in Required Yards
Clarify provisions for accessory products permitted at commercial nurseries	5-605(D)		Commercial Nurseries
Clarify minimum lot size requirements for accessory apartments and dwelling units	5-613(B)		Accessory Apartments and Dwelling Units
Allow utility substations to be served by private access easements	5-616(E)		Utility Substations
Clarify provisions for convenience food stores	5-617		Freestanding Convenience Food Stores
Revise provision for telecommunications uses, and structures to address antennas, monopoles, towers, or temporary facilities	5-618		Telecommunication Uses and Structures
Add lot requirement provisions for public utilities	5-621		Public Utilities
Add provisions for magazine contained explosives facilities	5-622		Magazine Contained Explosives Facilities
Optional Development Types			
Exempt existing structures in calculating density for Low Density Development Option	5-701(C)		Density
Reduce distance required between individual driveways or private access easements	5-701(G)(1)		Road Requirements
Revise lot requirements for rural and countryside hamlets	5-702(F)		Rural Hamlets
	5-703(F)		Countryside Hamlets
Clarify process for approval of drainfields for determining hamlet densities	5-702(G)(2)		Rural Hamlets
Clarify process for planning Commission waiver of public road requirements in Rural Hamlets	5-702(I)(4)		Roads
Revised illustrations	5-702		Illustrations/Hamlets
Setbacks from Specific Roads and the W&OD Trail			
Clarify measurement of setbacks	5-900		Setbacks
Clarify setback along Route 7	5-900(A)(1)(d)		Building Setbacks
Creek Valley Buffer			
Allow utilities to be located within the buffer	5-1003		Effect of Buffer
Parking Requirements			
Increase distance required for off-site parking lots	5-1103(A)		Parking Facilities

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Clarify applicability of tree canopy requirements	5-1303(A)	Canopy Requirements
	5-1303(A)(1)	Canopy Requirements
	5-1303(C)(4)	Canopy Requirements
Allow variations to be approved by the Zoning Administrator	5-1304	Variations
Buffering and Screening		
Exempt properties in agricultural- residential districts from providing buffer along arterial roads	5-1406(E)(2)	Determination of Buffer Yards
Performance Standards		
Revise process for allowing land disturbing activities on steep slopes	5-1508(E)	Steep Slopes
ARTICLE VI DEVELOPMENT PROCESS AND ADMINISTRATION:		
Submission Requirements		
Add requirement for rezoning plat for rezonings to non-planned development district	6-403(B)	Submission Requirements
	6-1203(B)	Review of Applications
Public Hearing Notice		
Require notification of adjacent municipalities	6-601(A)	Written Notice
Clarify certification is provided to Zoning Administrator for BZA Hearings	6-601(B)	Placard Notice
Zoning Permits		
Allow for issuance of conditional grading permits	6-1000	Zoning Permits
Zoning Map Amendments and Special Exceptions		
Add requirement that applicant address issues for consideration in application materials	6-1211(E)	Zoning Map Amendments
	6-1310	Special Exception Issues for Consideration
Combine redundant issues	6-1310(C)	Special Exception Issues for Consideration
	6-1310(CC)	Special Exception Issues for Consideration
Traffic Circulation		
Add specific information requirements on CDP's	6-1505(B)(11)	Application Contents
	6-1505(B)(14)	Application Contents
	6-1505(B)(15)	Application Contents
Approved CDP's		
Clarify requirements for information on approved and amended Concept Development Plans	6-1508	Approved Concept Development Plan
	6-1511	Approved Concept Development Plan
ARTICLE VII ADMINISTRATION AND REGULATION OF AFFORDABLE DWELLING UNIT DEVELOPMENTS:		
Affordable Dwelling Unit Developments		
Clarify applicability to developments proposing redistribution of quits	7-102(B)	Applicability
	7-102(C)	Applicability
	7-102(D)	Applicability
Administration and regulation of individual units moved to the Codified Ordinance of Loudoun County	7-107 through 7-114	
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Revise lot and building requirements to reflect amendments in R-8 & R-16	7-803(B)(2)	Lot and Building Requirements
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Countryside Village Conservancy, Core, House, Proper, Storefront, Townhouse, Workplace Area		
Build to Line		

ZOAM 1994-0006 through 1996-0003

Incorporating Adopted Dates December 1995 through June 1997

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A-25 Agriculture Large Lot Development Option		
Establish provisions for large lot development option in the A-25 zoning district	2-105	Creation of Lots
	2-107	Lot Access
ARTICLE IV SPECIAL AND OVERLAY DISTRICTS:		
FOD - Floodplain Overlay District		
Allow private lanes in FOD Large Lot Development Option	4-1505(A)(5)	Permitted Uses
ARTICLE VI DEVELOPMENT PROCESS AND ADMINISTRATION:		
Zoning Amendment		
Add special provisions for rezonings to A-256-1215 zoning district		A-25 District Rezoning
ZOAM 1995-0003, Adopted 12-6-95		
ARTICLE IV SPECIAL AND OVERLAY DISTRICTS:		
PD-SA, Planned Development Special Activity		
Amend district to expand use lists		
Add Recreation Establishment, Indoor	4-703(II)	Permitted Uses
Add Golf Driving Range	4-703(JJ)	Permitted Uses
Add Recreation Vehicle Park	4-703(KK)	Permitted Uses
Add Campground	4-703(LL)	Permitted Uses
Add Office, Administrative, Business and Professional	4-703(MM)	Permitted Uses
Add Restaurant	4-703(NN)	Permitted Uses
Add Theatre, Indoor	4-703(OO)	Permitted Uses
Add Bowling Alley	4-703(PP)	Permitted Uses
Change Amusement or Theme Park and Performing Arts Centers to Permitted Uses	4-703(QQ)	Permitted Uses
	4-703(RR)	Permitted Uses
Add Radio, radar and/or television tower	4-704(H)	Special Exception Uses
Add Radio and television recording studio	4-704(I)	Special Exception Uses
Add Radio and television broadcasting, relay station	4-704(J)	Special Exception Uses
ARTICLE VIII DEFINITIONS:		
Add/amend definitions for uses in PD-SA Zoning District		
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ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:			
Supplemental District Regulations			
Clarify measurement of required setback for attached garages from adjacent structures	5-200(B)(6)		Permitted Structures in Required Yards
ZOAM 1996-0005, Adopted 11-20-96			
ARTICLE VI DEVELOPMENT PROCESS AND ADMINISTRATION:			
Submission Requirements			
Add requirement for submission of evidence of payment of real estate taxes	6-403(A)		Submission Requirements
ZOAM 1996-0006, Adopted 11-20-96			
ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:			
Additional Regulations for Specific Uses/ Sign Regulations			
Amend Wayside Stand Performance Standards and Sign Regulations for Farms and Wayside Stands	5-604		Wayside Stands
	5-1203(K)		Farm Signs
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ARTICLE VIII DEFINITIONS:			
Amended definition			
Wayside Stand			
ZOAM 1997-0001, Adopted 3-5-97			
ARTICLE IV SPECIAL & OVERLAY DISTRICTS:			
PD-& Planned Development - Industrial Park			
Add private school as a special exception use	4-504(NN)		Special Exception Uses
ZOAM 1996-0004, Adopted 5-21-97			
ARTICLE II RURAL DISTRICT REGULATIONS:			
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Add Telecommunication antenna as permitted use	2-102(FF)	A-25	Permitted Uses
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	2-302(HH)	A-3	Permitted Uses
	2-402(S)	RR	Permitted Uses
	2-503(CC)	CR-1	Permitted Uses
	2-603(W)	CR-2	Permitted Uses
	2-703(U)	CR-3	Permitted Uses
	2-803(R)	CR-4	Permitted Uses
	2-903(KK)	RC	Permitted Uses
Add Telecommunications monopole as permitted use	2-102(GG)	A-25	Permitted Uses
	2-202(II)	A-10	Permitted Uses
	2-302(II)	A-3	Permitted Uses
	2-402(T)	RR	Permitted Uses
	2-503(DD)	CR-1	Permitted Uses
	2-603(X)	CR-2	Permitted Uses
	2-703(V)	CR-3	Permitted Uses
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Add Telecommunications monopole as special exception use	2-103(LL)	A-25	Special Exception Uses
	2-203(OO)	A-10	Special Exception Uses
	2-403(EF)	RR	Special Exception Uses
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Add Telecommunications tower as special exception use	2-103(MM)	A-25	Special Exception Uses
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	2-303(KKK)	A-3	Special Exception Uses
	2-403(FF)	RR	Special Exception Uses
	2-504(OO)	CR-1	Special Exception Uses
	2-604(DD)	CR-2	Special Exception Uses
	2-704(BB)	CR-3	Special Exception Uses
	2-804(AA)	CR-4	Special Exception Uses
	2-904(CC)	RC	Special Exception Uses
Delete Transmission tower as special exception use in A-3 District	2-303(GG)	A-3	Special Exception Uses
Amend language to subdivide designation of "fire, police and rescue station" to "fire and/or rescue station" and "police station"	2-103(Y)	A-25	Special Exception Uses
	2-103(NN)	A-25	Special Exception Uses
	2-203(I)	A-10	Special Exception Uses
	2-203(QQ)	A-10	Special Exception Uses
	2-303(L)	A-3	Special Exception Uses
	2-303(LLL)	A-3	Special Exception Uses
	2-403(F)	RR	Special Exception Uses
	2-403(GG)	RR	Special Exception Uses
	2-504(H)	CR-1	Special Exception Uses
	2-504(PP)	CR-1	Special Exception Uses
	2-604(H)	CR-2	Special Exception Uses
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	2-704(H)	CR-3	Special Exception Uses
	2-704(CC)	CR-3	Special Exception Uses
	2-804(G)	CR-4	Special Exception Uses
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	2-904(P)	RC	Special Exception Uses
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ARTICLE III URBAN DISTRICT REGULATIONS:			
Telecommunications Use and/or Structures			
Add Telecommunications antenna as permitted use	3-102(U)	R-1	Permitted Uses
	3-202(S)	R-2	Permitted Uses
	3-302(R)	R-3	Permitted Uses
	3-402(Q)	R-4	Permitted Uses
	3-503(P)	R-8	Permitted Uses
Add Telecommunications monopole as permitted use	3-102(V)	R-1	Permitted Uses
	3-202(T)	R-2	Permitted Uses
	3-302(S)	R-3	Permitted Uses
	3-402(R)	R-4	Permitted Uses
	3-503(Q)	R-8	Permitted Uses
	3-703(N)	R-24	Permitted Uses
	3-803(GG)	GB	Permitted Uses
	3-903(TT)	CLI	Permitted Uses
Add Telecommunications monopole as special exception use	3-1003(LL)	MR-HI	Permitted Uses
	3-103(GG)	R-1	Special Exception Uses
	3-203(CC)	R-2	Special Exception Uses
	3-303(Z)	R-3	Special Exception Uses
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	3-704(Y)	R-24	Special Exception Uses

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Add Telecommunications tower as special exception use	3-103(HH)	R-1	Special Exception Uses
	3-203(DD)	R-2	Special Exception Uses
	3-303(AA)	R-3	Special Exception Uses
	3-403(AA)	R-4	Special Exception Uses
	3-504(AA)	R-8	Special Exception Uses
	3-704(Z)	R-24	Special Exception Uses
	3-804(DD)	GB	Special Exception Uses
	3-904(OO)	CLI	Special Exception Uses
	3-1004(GG)	MR-HI	Special Exception Uses
Modify language for telecommunications antennas for consistency	3-703(M)	R-24	Permitted Uses
	3-803(FF)	GB	Permitted Uses
	3-903(SS)	CLI	Permitted Uses
	3-1003(KK)	MR-HI	Permitted Uses
Delete transmission tower as special exception use in in GB, CLI and MR-HI Districts	3-804(BB)	GB	Special Exception Uses
	3-904(MM)	CLI	Special Exception Uses
	3-1004(N)	MR-HI	Special Exception Uses
Add Telecommunications tower as permitted use in MR-HI District	3-1003	MR-HI	Permitted Uses
Amend language to subdivide designation of "fire, police and rescue station" to "fire and/or rescue station" and "police station"	3-103(H)	R-1	Special Exception Uses
	3-103(II)	R-1	Special Exception Uses
	3-203(H)	R-2	Special Exception Uses
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	3-303(H)	R-3	Special Exception Uses
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	3-903(F)	CLI	Permitted Uses
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ARTICLE IV PLANNED DEVELOPMENT DISTRICT REGULATIONS:			
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Modify language for telecommunications antennas	4-203(A)(31)	PD-CC(NC)	Permitted Uses
	4-303(Z)	PD-OP	Permitted Uses
	4-403(GG)	PD-RDP	Permitted Uses
	4-503(FF)	PD-IP	Permitted Uses
	4-603(HH)	PD-GI	Permitted Uses
	4-703(CC)	PD-SA	Permitted Uses
	4-803(A)(46)	PD-TC	Permitted Uses
	4-903(C)(6)(e)	PD-TT	Permitted Uses
	4-1003(A)(47)	PD-UC	Permitted Uses
	4-1103(HH)	PD-TRC	Permitted Uses
	4-1304(F)	PD-AAAR	Permitted Uses
Add Telecommunications monopole as permitted and special exception use	4-303(AA)	PD-OP	Permitted Uses
	4-503(GG)	PD-IP	Permitted Uses
	4-603(II)	PD-GI	Permitted Uses
	4-703(SS)	PD-SA	Permitted Uses
	4-1304(L)	PD-AAAR	Permitted Uses
	4-1305(G)	PD-AAAR	Special Exception Uses

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Delete transmission tower as special exception use	4-204(B)(5)	PD-CC(CC)	Special Exception Uses
	4-304(I)	PD-OP	Special Exception Uses
	4-404(H)	PD-RDP	Special Exception Uses
	4-504(P)	PD-IP	Special Exception Uses
	4-604(P)	PD-GI	Special Exception Uses
	4-704(G)	PD-SA	Special Exception Uses
	4-804(B)(7)	PD-TC	Special Exception Uses
	4-1004(A)(3)	PD-UC	Special Exception Uses
	4-1004(B)(8)	PD-UC	Special Exception Uses
	4-1104(O)	PD-TRC	Special Exception Uses
Add Telecommunication tower as special exception use	4-204(B)(18)	PD-CC(CC)	Special Exception Uses
	4-304(W)	PD-OP	Special Exception Uses
	4-404(X)	PD-RDP	Special Exception Uses
	4-504(OO)	PD-IP	Special Exception Uses
Add Telecommunication tower as special exception use	4-603(JJ)	PD-GI	Special Exception Uses
	4-604(PP)	PD-GI	Special Exception Uses
	4-804(A)(19)	PD-TC	Special Exception Uses
	4-804(B)(29)	PD-TC	Special Exception Uses
	4-904(A)(3)(c)	PD-TT	Special Exception Uses
	4-1004(A)(20)	PD-UC	Special Exception Uses
	4-1004(B)(25)	PD-UC	Special Exception Uses
	4-1104(P)	PD-TRC	Special Exception Uses
Add Telecommunications antenna as permitted use in PD-RV District	4-1305(H)	PD-AAAR	Special Exception Uses
	4-1209(C)(28)	PD-RV	Permitted Uses
Amend language to subdivide designation of "fire, police and rescue station" to "fire and/or rescue station" and "police station"	4-204(A)(9)	PD-CC(NC)	Special Exception Uses
	4-204(A)(19)	PD-CC(NC)	Special Exception Uses
	4-204(B)(8)	PD-CC(CC)	Special Exception Uses
	4-204(B)(19)	PD-CC(CC)	Special Exception Uses
	4-304(J)	PD-OP	Special Exception Uses
	4-304(X)	PD-OP	Special Exception Uses
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	4-404(Y)	PD-RDP	Special Exception Uses
	4-504(W)	PD-IP	Special Exception Uses
	4-504(PP)	PD-IP	Special Exception Uses
	4-604(Y)	PD-GI	Special Exception Uses
	4-604(QQ)	PD-GI	Special Exception Uses
	4-703(Q)	PD-SA	Permitted Uses
	4-703(TT)	PD-SA	Permitted Uses
	4-804(A)(5)	PD-TC	Special Exception Uses
	4-804(A)(20)	PD-TC	Special Exception Uses
	4-804(B)(14)	PD-TC	Special Exception Uses
	4-804(B)(30)	PD-TC	Special Exception Uses
	4-1004(A)(6)	PD-UC	Special Exception Uses
	4-1004(A)(21)	PD-UC	Special Exception Uses
	4-1004(B)(13)	PD-UC	Special Exception Uses
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	4-1103(P)	PD-TRC	Permitted Uses
	4-1103(II)	PD-TRC	Permitted Uses
	4-1209(C)(24)	PD-RV	Permitted Uses
	4-1209(C)(29)	PD-RV	Permitted Uses
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	4-1305(I)	PD-AAAR	Special Exception Uses
ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:			
Telecommunications Use and/or Structures			
Revise provisions for telecommunications uses and structures; enumerate antennas, monopoles, and strictures; establish performance standards	5-618		Telecommunication Use and/or Structures

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Revise provision/criteria regarding buffer yard waiver or modification	5-1409(G)		Buffer Yard Waivers and Modifications
ARTICLE VIII DEFINITIONS:			
Amended definition			
Telecommunications Use and/or Structure			
ZOAM 1996-0003, Adopted 6-18-97			
ARTICLE VIII DEFINITIONS:			
Amended definitions			
Facilities Standards Manual (FSM)			
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ZOAM 1997-0002 through 1999-0004

Incorporating Adopted Dates April 1998 through December 1999

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ZOAM 1997-0002, SIGN REGULATIONS, Adopted 4-15-98			
ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:			
Supplemental District Regulations			
Clarify that signs are permitted in required yards	5-200(A)(10)		Permitted Structures in Required Yards
Revise the reference to the sign regulations	5-400(D)		Home Occupations
Delete section regarding sign standards for collection facilities	5-607(A)(12)		Recycling/Collection and Material Recovery Facilities
Revise the reference to the sign regulations	5-614(I)		Small Businesses in the A-3, A-10 and A-25 District/Signs
Sign Regulations			
Reformat and revise requirements regarding prohibited signs, permitted signs, non-conforming signs, traffic hazards and modification to sign regulations	5-1202		General Provisions
Reformat and revise requirements regarding sign permits and removal of unsafe or illegal signs	5-1203		Administration and Enforcement
Add language to describe new Sign Requirements Matrix and the use of ground mounted sign bonus multipliers	5-1204		Sign Requirements
Revise sign requirements and put in matrix format	5-1204(D)		Sign Requirements Matrix
Landscaping, Buffering and Tree Preservation			
Clarify that signs are permitted in required buffer yards	5-1408		Use of Buffer Yards
ARTICLE VI DEVELOPMENT PROCESS AND ADMINISTRATION			
Enforcement of Ordinance and Notice of Public Hearings			
Revise all sign violations to be civil violations instead of criminal violations, except when related to signs posted on public property or rights-of-way	6-504(E)(1)		Civil Violations
Special Development Approvals			
Clarify that the Board may impose conditions related to the size, height and location of signs when approving a special exception use	6-1311		Conditions and Restrictions
Revise to allow modifications to the sign regulations for PD districts using a comprehensive sign package through the special exception process	6-1511(B)(6)		Approved Changes to Concept Development Plan After Approval
ARTICLE VIII DEFINITIONS:			
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Sign, Background			
Sign, Backlit			
Sign, Banner			
Sign Bonus Multiplier			
Sign, Building montage for Determining Size of			
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Sign, Directory			
Sign, Farm			
Sign, Freestanding			
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Sign, PD-H Community Directional			
Sign, Pole Mounted			
Sign, Quasi-public			
Sign, Real Estate			
Sign, Residential Name			
Sign, Store Window or Display			
Sign, Temporary			
Sign, Wayside Stand			
ZOAM 1997-0004, Adopted 6-17-98 (1997 Annual Review)			
ARTICLE I GENERAL REGULATIONS:			
Change State Code references to reflect recodification	1-103(L)		Proffered Conditions
	1-206(B)		Proffered Conditions Calculations of Density/Highway Transportation Improvement Dist.
Clarify Intent of Ordinance	1-206(C)(1)		Calculations of Density/Public Uses
Clarify nature of nonconforming expansion	1-402(A)		Expansion of Nonconforming Use
Revise language to reduce redundancy	1-403(D)		Nonconforming Structures/Pre-existing Structures in Subsequently Created Setback areas
ARTICLE II RURAL DISTRICT REGULATIONS:			
Change use of "Hotel" and/or "Motel" to "Hotel/Motel" to reflect definition change	2-904(I)		Special Exception Uses
ARTICLE III URBAN DISTRICT REGULATIONS:			
Clarify that buffer yards are required between new and existing developments and may not be part of setbacks	3-105(F)	R-1	Minimum Buffer
	3-106(F)	R-1	Minimum Buffer
	3-205(G)	R-2	Minimum Buffer
	3-206(F)	R-2	Minimum Buffer
	3-207(F)	R-2	Minimum Buffer
	3-305(G)	R-3	Minimum Buffer
	3-306(F)	R-3	Minimum Buffer
	3-307(F)	R-3	Minimum Buffer
	3-405(G)	R-4	Minimum Buffer
	3-406(F)	R-4	Minimum Buffer
	3-407(F)	R-4	Minimum Buffer
	3-507(G)	R-8	Minimum Buffer
	3-509(C)	R-8	Minimum Buffer
	3-608(C)	R-16	Minimum Buffer
	3-708(C)	R-24	Minimum Buffer
Clarify that structures are counted in lot coverage	3-607(A)	R-16	Building Requirements
Change use of "Hotel" and/or "Motel" to "Hotel/Motel" to reflect definition change	3-904(R)		Special Exception Uses
	3-904(R)		Special Exception Uses
ARTICLE IV SPECIAL & OVERLAY DISTRICTS			
Clarify that buffer yards apply to perimeter of shopping center and not between buildings	4-204(A)(3)	PD-CC(NC)	Special Exception Uses
	4-204(B)(1)	PD-CC(CC)	Special Exception Uses

Index of Zoning Ordinance Amendments			
Subject	Sections		Amended
Allow greater flexibility in arranging structures in shopping center providing for overall average of .4 FAR	4-206(B)	PD-CC	Building Requirements
	4-207(C)(3)	PD-CC	Use Limitations
	4-207(D)(5)	PD-CC	Use Limitations
Add existing standards for Regional Shopping Center for parking, outside storage, etc., to CC and SRC	4-205(C)(l)(b)	PD-CC(CC)	Lot Requirements
	4-205(C)(1)(c)	PD-CC(SC)	Lot Requirements
Create consistent language for certain auxiliary uses	4-403(G)		Permitted Uses
	4-503(L)		Permitted Uses
	4-504(L)		Special Exception Uses
Add outdoor storage of recreational equipment as a special exception use in PD-GI	4-604(RR)		Special Exception Uses
Change use of "hotel" and/or "motel" to "Hotel/Motel" to reflect definition change	4-403(C)		Permitted Uses
	4-804(A)(21)		Special Exception Uses
	4-804(B)(18)		Special Exception Uses
	4-1003(A)(12)		Permitted Uses
	4-1103(Q)		Permitted Uses
Establish Quarry Notification Overlay District	4-1800		Quarry Notification Overlay District (QN)
ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:			
Supplemental District Regulations			
Establish setbacks for decks that exceed 30" in height	5-200(B)(8)		Permitted Structures in Required Yards
	5-200(C)(1)		Permitted Structures in Required Yards
	5-200(C)(2)		Permitted Structures in Required Yards
Allow B&B's to be located on a non state- maintained road under certain conditions	5-601(A)(5)		Bed and Breakfast Homestay
	5-601(B)(5)		Bed and Breakfast Inn
Revise language regarding Recycling Centers and Material Recovery Facilities	5-607		Recycling Drop-Off Centers and Material Recovery Facilities
Change use of "Hotel" and/or "Motel" to "Hotel/Motel" to reflect definition change	5-611		Hotel/Motel
	5-611(A)(1)		Locational Criteria
	5-611(A)(2)		Locational Criteria
	5-611(B)(1)		Site Development Criteria
	5-611(B)(2)		Site Development Criteria
Add language that private schools must disclose to students all uses possible in PD-IP District	5-623		PD-IP Private School Notification Standards
Delete requirement of 600' minimum distance between driveways/easements for consistency between low density developments and other subdivisions	5-701(G)(1)		Low Density Development Option/ Road Requirements
Addition of exemptions to Section 5-900	5-900		Setbacks from Specific Roads and the W&OD Trail
Off-Street Parking and Loading			
Revise table for parking requirements regarding Wayside Stands/Christmas Tree Stands and Nurseries/Farms Markets	5-1102(D)		Parking Table
Change State Code references to reflect recodification	5-1301		Tree Planting and Replacement/Purpose
ARTICLE VI DEVELOPMENT PROCESS AND ADMINISTRATION:			
Boards and Commissions			
Change State Code references to reflect recodification	6-201		Board of Zoning Appeals/Purpose
	6-302		Historic District Review Committee/ Authority and Establishment
Enforcement of Ordinance and Notice of Public Hearings			
Require new developments to provide copies of County approved plans to prospective purchasers	6-406		Full Disclosure of Development Plans
Delete language for conformity with Code of Virginia	6-503(B)		Criminal Violations
Revise civil penalties to increase fees	6-504(A)		Civil Violations
Establish civil penalties for failure to provide County approved plans	6-504(E)(5)		Civil Violations
Add application types requiring Public Hearing Notices and Mailings	6-601(A)(1)(a)		Notice Required for Public Hearings/ First Notice
	6-601(A)(1)(b)		Notice Required for Public Hearings/ Second Notice

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Amend language for public notification for rezonings changing more than 25 parcels in conformance with the Code of Virginia and add language for application types/	6-601(A)(2)(a)		Notice Required for Public Hearings/ First Notice
	6-601(A)(1)(b)		Notice Required for Public Hearings/ Second Notice
Required Development Approvals			
Change State Code references to reflect recodification	6-701(I)		Site Plan Review
Procedures Before Board of Zoning Appeals			
Change State Code references to reflect recodification	6-1605		Decision on Variance Application
	6-1704		Decisions on Appeal
Historic District Procedures			
Change State Code references to reflect recodification	6-1801		Designation of Historic Districts/Authority
	6-1802(F)		Designation of Historic Districts/Intent
	6-1803(B)		Historic and Cultural Conservation
	6-1803(C)		Historic Roadway District
	6-1803(D)		Historic Access Corridor
	6-1810		Appeals
	6-1909		Right of Appeal
Establish time frame for appeal to Board of Supervisors after creation of Historic District of Historic District	6-1909		Right of Appeal
ARTICLE VII ADMINISTRATION AND REGULATION OF AFFORDABLE DWELLING UNIT DEVELOPMENTS:			
Change State Code references to reflect recodification	7-102(D)(4)		Affordable Dwelling Units/Applicability
	7-108(G)		Affordable Dwelling Units/Modifications
	7-111(B)		Affordable Dwelling Units/Enforcement and Court Appeals
	7-111(C)		Affordable Dwelling Units/Enforcement and Court Appeals
Revise language to clarify intent	7-108(C)		ADU Ordinance/Modifications
ARTICLE VII DEFINITIONS:			
Additional Definitions			
Hotel/Motel			
Lot Width			
Amended Definitions			
Agriculture			
Comprehensive Plan			
Family			
Lot Coverage			
Recycling Drop-Off Center, Private			
Recycling Drop-Off Center, Public			
Use, Accessory			
Deleted Definitions			
Motel			
Hotel			
ZOAM 1998-0001, Adopted 1-21-99			
ARTICLE VI, DIVISION D: SPECIAL DEVELOPMENT APPROVALS:			
Clarify that specified uses may be relocated by special exception	6-1511(A)(1)		Approved Changes to Concept Development Plan
	6-1511(B)(1)-(5)		
ZOAM 1998-0002, Adopted 4-21-99			
ARTICLE III URBAN DISTRICT REGULATIONS:			
Material Recovery Facility			
Eliminate MRF as a permitted use	3-903(I)		Permitted Uses
Eliminate MRF as a special exception use	3-904(Y)		Special Exception Uses
Specifically prohibit MRF in CLI District	3-907(I)(28)		Use Limitations

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ZOAM 1999-0001, Adopted 5-5-99			
ARTICLE IV, DIVISION A: PLANNED DISTRICT REGULATIONS:			
Permit indoor kennel by special exception in the PD-CC-RC Zoning District	4-204(D)(2)		Special Exception Uses
ARTICLE V, DIVISION A: SUPPLEMENTAL DISTRICT REGULATIONS:			
Clarify/add language for Kennels/Indoor Kennels	5-606		Kennels/Indoor Kennels
ARTICLE VII DEFINITIONS:			
Amended Definitions			
Animal Hospital			
Kennel			
Additional Definitions			
Kennels/Indoor			
ZOAM 1999-0003, Adopted 10-6-99			
ARTICLE IV, SPECIAL & OVERLAY DISTRICTS			
DIVISION A: PLANNED DISTRICT REGULATIONS:			
Delete Race track, horse, permanent as permitted use in the PD-SA District	4-703(F)		PD-SA Planned Development/ Permitted Uses
ZOAM 1999-0004, Adopted 12-1-99			
ARTICLE IV, SPECIAL & OVERLAY DISTRICTS			
DIVISION A: PLANNED DISTRICT REGULATIONS:			
Add Vehicle Wholesale Auction as permitted use in the PD-GI District	4-603(KK)		PD-GI Planned Development/Permitted Uses
ARTICLE V, ADDITIONAL REGULATIONS AND STANDARDS			
DIVISION A: SUPPLEMENTAL DISTRICT REGULATIONS:			
Add locational criteria and site development criteria for Vehicle Wholesale Auction	5-624		Vehicle Wholesale Auction
DIVISION B: OFF-STREET PARKING AND LOADING:			
Add parking and loading requirements for Vehicle Wholesale Auction	5-1102(D)		Parking and Loading Requirements by Use
DIVISION D: LANDSCAPING, BUFFERING AND TREE PRESERVATION:			
Add buffer yard requirements for Vehicle Wholesale Auction	5-1414(A)		Buffer Yard and Screening Matrix
ARTICLE VIII DEFINITIONS:			
Additional Definitions:			
Vehicle Wholesale Auction			

ZOAM 2000-0001 through 2002-0001

Incorporating Adopted Dates July 2000 through November 2002

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ZOAM 2000-0001, Adopted 7-10-00			
ARTICLE VI, DEVELOPMENT PROCESS AND ADMINISTRATION			
DIVISION A: BOARDS AND COMMISSIONS:			
Clarify when a BZA member must be disqualified from action	6-203(G)		Board of Zoning Appeals/Membership
Delete the Zoning Administrator as Secretary	6-204(B)		Board of Zoning Appeals/ Officers
Add SPEX for errors in building location to BZA powers and duties; re-letter subsequent paragraphs	6-206		Board of Zoning Appeals/ Powers and Duties
DIVISION B: ADMINISTRATION AND ENFORCEMENT OF ORDINANCE AND NOTICE OF PUBLIC HEARINGS:			
Delete commission permits and re-number 6-401(A)(6) to 6-401(A)(5)	6-401(A)(5)		Administration/ Zoning Administrator
Criminal violations limited to those violations which result in physical harm or injury to a person	6-503		Enforcement and Penalties/ Criminal Violations

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All other violations are civil violations and citations may be given by ticket or summons and may be conspicuously posted at site of violation. Delete Paragraph (E)	6-504		Enforcement and Penalties/ Civil Violation
Editorial changes to entire section.	6-600		Notice Required for Public Hearings
Clarify that proffer appeals are subject to public hearing			
DIVISION C: REQUIRED DEVELOPMENT APPROVALS:			
Add uses (J) Above-ground structures associated with utilities, and (K) Parking, to uses required to obtain a site plan. Add cross-references to FSM and specifically require as applicable; approved CDP, ZMAP plat or SPEX plat, copy teste, copy of approved proffers or conditions and relevant government correspondence	6-700		Site Plan Review
Specifically exempt "agriculture" from zoning permit requirements. Add change in non- residential tenancy to requirements for zoning permit	6-1000		Zoning Permits
Allow authorized agent to apply for zoning permit, in addition to property owner	6-1001		Application for Zoning Permit
Clarify that zoning permit fees are non-refundable	6-1004		Zoning Permit Fees
Change commission permit responsibilities from Zoning Administrator to Planning Commission through Department of Planning	6-1100		Commission Permit
DIVISION D: SPECIAL DEVELOPMENT APPROVALS:			
Substantially revise Zoning Amendment process. Clarify that owner consent is required when amendment is initiated by application	6-1200		Zoning Amendment
Substantially revise SPEX process	6-1300		Special Exception
Modifications may only be granted .in PD Districts if request exceeds the purpose of the regulation being modified	6-1504		Rezoning to PD Districts/ Modifications
Delete specific submission requirements and require documents as required by the Board of Supervisors pursuant to Section 6-403	6-1505		Rezoning to PD Districts/ Concept Development Plan/ Submission Requirements
DIVISION E: PROCEDURES BEFORE BOARD OF ZONING APPEALS:			
Add requirement that a plat submitted as part of a variance application must be submitted by a licensed professional operating within scope of license	6-1604(G)		Variances/ Application for Variance
Add a new section for SPEX's for errors in Building Location	6-1612		Variances/Special Exceptions for Errors in Building Location
Specify materials to be submitted within 30 days to be considered a timely filed appeal	6-1702 6-1707		Appeals/When Appeals May Be Taken/Submission of Appeal
DIVISION F: HISTORIC DISTRICT PROCEDURES:			
Change the number of affected property owners who must submit an affidavit to create an historic district	6-1801		Designation of Historic Districts/
	6-1803		Authority/Criteria for Designation of Historic Districts
Clarify that setbacks and minimum required yards may be modified by Zoning Administrator	6-1805		Designation of Historic Districts/Effect of Designation on Existing Zoning
Change responsibilities from Zoning Administrator to Director of Planning	6-1808		Designation of Historic Districts/ Maintenance of Inventory of Buildings and Structures
Add cross-reference that building permit is also required to demolish historic structure	6-1903		Permits in Historic Districts/ Permit for Razing or Demolition
Change responsibilities from Zoning Administrator to Director of Planning	6-1904		Permits in Historic Districts/ Application and Procedures
ZOAM 2000-0002, Adopted 7-10-00			
ARTICLE VII, ADMINISTRATION AND REGULATION OF AFFORDABLE DWELLING UNIT DEVELOPMENTS:			
Affordable Dwelling Unit Developments			
Amend Article VII to change the number of ADU's required and density bonus to 6.25%:10%; allow the developer the opportunity to fully cash out of the ADU program in Single Family Detached Developments only	7-101		Purpose
	7-103		Affordable Dwelling Unit Density Adjustments
	7-105		Review of Site or Subdivision Plans within 90 days
	7-108		Modifications

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ZOAM 2002-0002, Adopted 7-02-02			
ARTICLE VI, DEVELOPMENT PROCESS AND ADMINISTRATION:			
DIVISION B, ADMINISTRATION AND ENFORCEMENT OF ORDINANCE AND NOTICE OF PUBLIC HEARING:			
Specify that for Zoning Map Amendment applications involving 500 or more tax map parcels the notice requirements in such cases would conform to the Code of Virginia requirements.	6-601(A)(2)(a)		Cases Involving 25 or More Tax Map Parcels - First Notice
	6-601(A)(2)(b)		Cases Involving 25 or More Tax Map Parcels - Second Notice
	6-601(B)		Placard Notice
	6-601(D)		Zoning Map Amendment Cases Involving 500 or More Tax Map Parcels
ZOAM 2002-0001, Adopted 11-04-02			
ARTICLE IV, SPECIAL AND OVERLAY DISTRICTS:			
DIVISION A, PLANNED DISTRICT REGULATIONS:			
PD-TRC, Planned Development-Transit Related Center			
The PD-TRC District was revised in its entirety.	4-1100		
ARTICLE VIII, DEFINITIONS:			
Add the following definitions:			
Automobile Car Sharing Agency			
Bus			
Civic Uses			
Dog Park			
Facility for lessons in dance, gymnastics, judo and sports training			
Final Development Plan			
Inner Core Subarea			
Market Study			
Outer Core Subarea			
Pedestrian-oriented uses			
Pedestrian Walkway			
Transit-Designated Supportive Subarea			
Urban Deck			

ZOAM 2002-0003

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Subject	Sections	Amended	
ZOAM 2002-0003, Adopted 1-06-03			
ARTICLE I, GENERAL REGULATIONS:			
Title, Purpose and Intent and Application of Ordinance			
Revise to require that a SPEX use approved prior to June 16, 1993 will no longer be valid unless such use is established by June 16, 2003. Clarify that an extension for this period of validity can be submitted in accordance with Section 6-1313.	1-103(F)		Existing Special Exceptions and Variances
Revise the applicability of pending applications to state that the Ordinance regulation will apply to such applications, unless otherwise provided in the Ordinance or State Law	1-103(H)		Pending Applications - Applicability
Add specific dates regarding the applicability of existing PD-H Zonings.	1-103(M)		Existing PD-H Zonings
Revise to state that commercial and industrial zoned parcels in the Route 28 Tax District will be governed by either the 1972 Zoning Ordinance in affect at the time of the creation of the Tax District or the 1993 Zoning Ordinance in affect at the time of the most recent change in zoning for such Parcel. In addition, revise the Ordinance to allow parcels with the Route 28 Tax district a one-year period to waive the protection of this Section and be governed by the regulations of the Revised 1993 Zoning Ordinance.	1-103(N)		Route 28 Tax District

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Add a Section describing the Vested Rights afforded by State Code	1-103(O)	Vested Rights Not Impaired	
Add a Section clarifying that nothing in the Ordinance interferes with the terms of validity of any subdivision or site plan as provided by State law.	1-103(P)		Approved Subdivisions and Site Plans
Update what is meant by the “effective date” of the Ordinance	Formerly 1-103(O), now 1-103(Q)		Effective Date
Interpretation of Ordinance			
Replace the reference to the A-25 District with the AR-1 district	I-205(C)		Regular Lots, Determination of Front Yard
Add a new Subsection 1-208, to specify that all uses that are included in Section 5-600, Additional Regulations for Specific Uses, shall be subject to those regulations, regardless of whether the use list in the zoning district specifically references the applicable regulations in Section 5-600, with the only exception being where the regulations in Section 5-600 specifically exempts a particular zoning district.	1-208		Applicability of Additional Regulations for Specific Uses in 5- 600.
Zoning Map and District Boundaries			
Replace the reference to the A-3 district with the AR-1 District.	I-303(B)(7) and (8)		Zoning District Boundaries
Nonconformities			
Revise to allow nonconforming residential uses to expand, provided the expansion is less than 50% of the existing square footage that existed on the effective date of this Ordinance - and to allow the yards for such use to be those that were in affect at the time the residence was constructed.	1-402(A)		Expansion of Nonconforming Use
Revise to allow nonconforming residential structures to expand, provided the expansion is less than 50% of the existing square footage that existed on ae effective date of this Ordinance - and to allow the yards for such use to be those that were in affect at the time the residence was constructed.	1-403(B)		Alteration or Enlargement of Nonconforming Structure
ARTICLE II NON-SUBURBAN DISTRICT REGULATIONS			
Add DIVISION A: RURAL DISTRICTS			
Delete the A-25 Agriculture District	Formerly 2-100		
Add the AR-1 Agricultural Rural-1 District	2-100		
Add the AR-2 Agricultural Rural-2 District	2-200		
A-10 Agriculture District	Formerly 2-200, Now 2-300		
State that rezonings to the A-10 District are not permitted.	2-301		Purpose
Add a reference to the applicable additional regulation Agriculture, horticulture, forestry and fishery	2-302		Permitted Uses
	2-302(A)		
Delete the use: Low density development option	Formerly 2-302(L)		Permitted Uses
Add a reference to the applicable additional regulation in Section 5-600 for the following uses:	2-303		Special Exception Uses
Cemetery, mausoleum or memorial park Convent, monastery, or seminary Sawmill Water storage tank Water treatment plant Sewage treatment plant Crematorium	2-303(W)		
	2-303(Y)		
	2-303(FF)		
	2-203(HH)		
	2-303(H)		
	2-303(JJ)		
	2-303(LL)		
Delete the requirement that at least 3 acres on a lot had to be outside of major floodplain.	2-304(A)		Lot Requirements - Size
Delete the reference to the public utility and facilities policies of the Comprehensive Plan.	2-307(B) and (C)		Use Limitations
A-3 Agriculture Residential District	Formerly 2-300, Now 2-400		
Add a reference to the applicable additional regulation in Section 5-600 for the following uses:	2-402		Permitted Uses
Agriculture, horticulture, forestry and fishery	2-402(A)		

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Sewer pumping station	2-402(BB)		
Water pumping station	2-402(CC)		
Delete the use: Low density development option	Formerly 2-402(J)		Permitted Uses
Revise the use to read: “school, private, elementary or middle, for fifteen (15) or less pupils” rather than less than less than fifteen.	2-402(O)		Permitted Uses
Add a reference to the applicable additional regulations in Section 5-600 for the following uses:	2-403		Special Exception Uses
Cemetery, mausoleum or memorial park	2-403(B)		
Convent, monastery, or seminary	2-403(F)		
Sawmill	2-403(XX)		
Water treatment plant	2-403(AAA)		
Crematorium	2-403(FFF)		
Delete the requirement that the minimum 3-acre lot size had to exclude major floodplain.	2-404(A)		Lot Requirements - Size
Delete reference to the public utility and facilities policies of the Comprehensive Plan.	2-406(B) and (C)		Use Limitations
Delete the RR Rural Residential District	Formerly 2-400		
CR-1 Countryside Residential-1 District	2-500		
Add a reference to the applicable additional regulations in Section 5-600 for the following uses:	2-503		Permitted Uses
Agriculture, horticulture, forestry and fishery	2-503(A)		
Sewer pumping station	2-503(T)		
Water pumping station	2-503(X)		
Delete the use: Countryside hamlet	2-503(J)		Permitted Uses
Delete the use: Low density development option	2-503(L)		Permitted Uses
Revise the use to read: “school, private, elementary or middle, for fifteen (15) or less pupils” rather than less than less than fifteen.	2-503(N)		Permitted Uses
Add a reference to the applicable additional regulations in Section 5-600 for the following uses:	2-504		Special Exception Uses
Cemetery, mausoleum or memorial park	2-504(B)		
Sewage treatment plan	2-504(L)		
Water treatment plant	2-504(O)		
Camp, day and boarding	2-504(T)		
Crematorium	2-504(LL)		
Delete the requirement that the minimum lot size had to exclude major floodplain.	2-505(A)		Lot Requirements — Size, for lots served by on-site well and wastewater systems
Delete the requirement that the minimum lot size had to exclude major floodplain.	2-506(A)		Lot Requirements - Size, for lots served by public sewer/cluster option
Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space	2-506(E)		Lot Requirements — Minimum Open Space Area, for lots served by public sewer/cluster option
Delete reference to wastewater policies of the Comprehensive Plan.	2-506(G)		Lot Requirements - Utilities, for lots served by public sewer/cluster option
Delete the requirement that the minimum lot size had to exclude major floodplain.	2-507(A)		Lot Requirements — Size, for the compact cluster option
Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space	2-507(E)		Lot Requirements — Minimum Open Space Area, for the compact cluster option
Delete reference to water and wastewater policies of the Comprehensive Plan.	2-507(G)		Lot Requirements — Utilities, for the compact cluster option
CR-2 Countryside Residential-2 District	2-600		
Add a reference to the applicable additional regulations in Section 5-600 for the following uses:	2-603		Permitted Uses
Agriculture, horticulture, forestry and fishery	2-603(A)		
Sewer pumping station	2-603(P)		
Water pumping station	2-603(R)		
Revise the use to read: “school, private, elementary or middle, for fifteen (15) or less pupils” rather than less than less than fifteen.	2-603(T)		Permitted Uses

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Add a reference to the applicable additional regulations in Section 5-600 for the following uses:	2-604		
Cemetery, mausoleum or memorial park	2-604(B)		
Sewage treatment plan	2-604(L)		
Delete the requirement that the minimum lot size had to exclude major floodplain.	2-605(A)		Lot Requirements — Size, for lots served by on-site well and wastewater systems
Delete the requirement that the minimum lot size had to exclude major floodplain.	2-606(A)		Lot Requirements — Size, for lots served by either public water or public sewer.
Delete reference to water and wastewater policies of the Comprehensive Plan.	2-606(E)		Lot Requirements — Utilities, for lots served by either public water or public sewer.
Delete the requirement that the minimum lot size had to exclude major floodplain.	2-607(A)		Lot Requirements - Size, for the compact cluster option
Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space	2-607(E)		Lot Requirements — Minimum Open Space Area, for the compact cluster option
Delete reference to water and wastewater policies of the Comprehensive Plan.	2-607(G)		Lot Requirements — Utilities, for the compact cluster option
CR-3 Countryside Residential-3 District	2-700		
Add a reference to the applicable additional regulations in Section 5-600 for the following uses:	2-703		Permitted Uses
Agriculture, horticulture, forestry and fishery	2-703(A)		
Sewer pumping station	2-703(M)		
Water pumping station	2-703(N)		
Add a reference to the applicable additional regulations in Section 5-600 for the following uses:			Special Exception Uses
Cemetery, mausoleum or memorial park	2-704(B)		
Church, synagogue and temple	2-704(C)		
Sewage treatment plan	2-704(L)		
Water treatment plant	2-704(N)		
Delete the requirement that the minimum lot size had to exclude major floodplain.	2-705(A)		Lot Requirements — Size, for lots served by on-site well and wastewater systems
Delete the requirement that the minimum lot size had to exclude major floodplain	2-706(A)		Lot Requirements — Size, for lots served by public sewer only.
Delete reference to wastewater policies of the Comprehensive Plan.	2-706(E)		Lot Requirements — Utilities, for lots served by public sewer only.
Delete the requirement that the minimum lot size had to exclude major floodplain.	2-707(A)		Lot Requirements - Size, for the compact cluster option
Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space	2-707(E)		Lot Requirements — Minimum Open Space Area, for the compact cluster option
Delete reference to water and wastewater policies of the Comprehensive Plan.	2-707(G)		Lot Requirements — Utilities, for the cluster option
CR-4 Countryside Residential-4 District	2-800		
Add a reference to the applicable additional regulations in Section 5-600 for the following uses:	2-803		Permitted Uses
Sewer pumping station	2-803(L)		
Water pumping station	2-803(M)		
Add a reference to the applicable additional regulations in Section 5-600 for the following uses:	2-804		Special Exception Uses
Sewage treatment plan	2-804(K)		
Water treatment plant	2-804(M)		
Delete the requirement that the minimum lot size had to exclude major floodplain.	2-805(A)		Lot Requirements — Size, for lots served by on-site well and wastewater systems
Delete the requirement that the minimum lot size had to exclude major floodplain.	2-806(A)		Lot Requirements — Size, for lots served by either public water or sewer.
Delete the requirement that the minimum lot size had to exclude major floodplain.	2-807(A)		Lot Requirements — Size, for lots served by both public water or sewer.
RC Rural Commercial District			
Add a statement regarding the location of the RC District and delete the reference to the Revised General Plan.	2-901		Purpose

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Delete the specific size requirements for the RC District, revise the location to be within existing rural villages and delete the reference to the Comprehensive Plan.	2-902		Size and Location
Relocate Subsections 2-902(A) and (B) to Subsections 2-907(G) and (H) under Use Limitations.	2-902(A) and (B)		Size and Location
	2-907(G) and (H)		Use Limitations
Add a reference to the applicable additional regulations in Section 5-600 for the following uses:	2-903(A)		Permitted Uses
Agriculture, horticulture, forestry and fishery	2-903(A)		
Sewer pumping station	2-903(GG)		
Water pumping station	2-903(HH)		
Add the use: Contractors' Service Establishment, limited to landscape contractors and lawn maintenance services.	2-903(MM)		Permitted Uses
Add a reference to the applicable additional regulations in Section 5-600 for the following uses:	2-904		Special Exception Uses
Sewage treatment plant	2-904(V)		
Water treatment plant	2-904(W)		
Water storage tank	2-904(X)		
Crematorium	2-904(Y)		
Delete the requirement that the minimum lot size had to exclude major floodplain.	2-905(A)		Lot Requirements — Size
Revise the Side and Rear Yard Requirements to allow for flexibility to reduce the yard to continue the setback of an existing structure.	2-905(C)		Lot Requirements - Yards
Delete the vague use limitation regarding buildings being modestly sized and uninterrupted by parking lots.	2-907(C)		Use Limitations
Add provisions to allow for administrative waivers and modifications of the buffering and screening requirements and the parking lot landscaping and screening requirements required by Section 5-1413.	2-908		Administrative Waivers and Modifications of Buffering and Screening Requirements and Parking Lot Landscaping and Screening Requirements
Add provisions to allow for administrative reductions, waivers or modifications of parking requirements.	2-909		Administrative Reductions, Waivers, or Modification of Parking Requirements
Add ARTICLE II, DIVISION B - JOINT LAND MANAGEMENT AREA (JLMA) DISTRICTS			
Add the JLMA-1 Joint Land Management Area-1 District	2-1000		
Add the JLMA-2 Joint Land Management Area-2 District	2-1100		
Add the JLMA-3 Joint Land Management Area-3 District	2-1200		
Add the JLMA-20 Joint Land Management Area-20 District	2-1300		
Add ARTICLE II, DIVISION C - TRANSITION DISTRICT REGULATIONS			
Add the TR-10 Transitional Residential-10 District	2-1400		
Add the TR-3 Transitional Residential-3 District	2-1500		
Add the TR-2 Transitional Residential-2 District	2-1600		
Add the TR-1 Transitional Residential-1 District	2-1700		
ARTICLE III, SUBURBAN DISTRICT REGULATIONS, revised from Urban District Regulations			
R-1 Single Family Residential District	3-100		
Delete the requirement that the minimum lot size had to exclude major floodplain.	3-104(A)		Lot Requirements - Size, for Suburban Design Option
Delete the requirement that the minimum lot size had to exclude major floodplain.	3-105(A)		Lot Requirements - Size, for Cluster Developments reducing lot size up to 20%
Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space.	3-105(E)		Lot Requirements - Minimum Open Space Area, for Cluster Developments reducing lot size up to 20%
Delete the requirement that the minimum lot size had to exclude major floodplain.	3-106(A)		Lot Requirements - Size, for Cluster Developments Reducing Lot Sizes 20% to 50 When Approved Pursuant to Sections 6-1300 and 6-1400
Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space.	3-106(E)		Lot Requirements - Minimum Open Space Area, for Cluster Developments Reducing Lot Sizes 20% to 50 When Approved Pursuant to Sections 6-1300 and 6-1400 lot size up to 20%
R-2 Single Family Residential District	3-200		

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Delete the requirement that the minimum lot size had to exclude major floodplain.	3-204(A)		Lot Requirements — Size, for Suburban Design Option
Delete the requirement that the minimum lot size had to exclude major floodplain.	3-205(A)		Lot Requirements - Size, for Traditional Design Option
Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space.	3-205(F)		Lot Requirements - Minimum Open Space Area, for Traditional Design Option
Delete the requirement that the minimum lot size had to exclude major floodplain.	3-206(A)		
Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space.	3-206(E)		Lot Requirements — Size, for Cluster Developments reducing lot size up to 20%
Delete the requirement that the minimum lot size had to exclude major floodplain.	3-207(A)		Lot Requirements — Size, for Cluster Developments Reducing Lot Sizes 20% to 50 When Approved Pursuant to Sections 6-1300 and 6-1400
Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space.	3-207(E)		Lot Requirements — Minimum Open Space Area, for Cluster Developments Reducing Lot Sizes 20% to 50 When Approved Pursuant to Sections 6-1300 and 6-1400 lot size up to 20%
R-3 Single Family Residential District	3-300		
Delete the requirement that the minimum lot size had to exclude major floodplain.	3-304(A)		Lot Requirements — Size, for Suburban Design Option
Delete the requirement that the minimum lot size had to exclude major floodplain.	3-305(A)		Lot Requirements — Size, for Traditional Design Option
Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space.	3-305(F)		Lot Requirements — Minimum Open Space Area, for Traditional Design Option
Delete the requirement that the minimum lot size had to exclude major floodplain.	3-306(A)		Lot Requirements — Size, for Cluster Developments reducing lot size up to 20%
Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space.	3-306(E)		Lot Requirements — Minimum Open Space Area, for Cluster Developments reducing lot size up to 20%
Delete the requirement that the minimum lot size had to exclude major floodplain.	3-307(A)		Lot Requirements — Size, for Cluster Developments Reducing Lot Sizes 20% to 50 When Approved Pursuant to Sections 6-1300 and 6-1400
Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space.	3-307(E)		Lot Requirements — Minimum Open Space Area, for Cluster Developments Reducing Lot Sizes 20% to 50 When Approved Pursuant to Sections 6-1300 and 6-1400 lot size up to 20%
R-4 Single Family Residential District	3-400		
Delete the requirement that the minimum lot size had to exclude major floodplain.	3-404(A)		Lot Requirements - Size, for Suburban Design Option
Delete the requirement that the minimum lot size had to exclude major floodplain.	3-405(A)		Lot Requirements - Size, for Traditional Design Option
Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space.	3-405(F)		Lot Requirements — Minimum Open Space Area, for Traditional Design Option
Delete the requirement that the minimum lot size had to exclude major floodplain.	3-406(A)		Lot Requirements — Size, for Cluster Developments reducing lot size up to 20%
Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space.	3-406(E)		Lot Requirements — Minimum Open Space Area, for Cluster Developments reducing lot size up to 20%
Delete the requirement that the minimum lot size had to exclude major floodplain.	3-407(A)		Lot Requirements — Size, for Cluster Developments Reducing Lot Sizes 20% to 50 When Approved Pursuant to Sections 6-1300 and 6-1400
Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space.	3-407(E)		Lot Requirements — Minimum Open Space Area, for Cluster Developments Reducing Lot Sizes 20% to 50 When Approved Pursuant to Sections 6-1300 and 6-1400 lot size up to 20%
R-8 Single Family Residential District	3-500		

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Delete the exclusion of major floodplain, steep slopes and roads when calculating the required minimum open space.	3-507(F)		Lot Requirements — Minimum Open Space Area, for Traditional Design Option for Single Family Detached
CLI Commercial Light Industrial District	3-900		
Revise the Purpose section to reflect preferred uses and to emphasize the importance of the district to serve as a gateway to Loudoun County along Route 50.	3-901		Purpose
Clarify the location of the district and revise to delete the limitations on the additions to the CLI district along Route 50.	3-902		Size and Location
Add following permitted uses:	3-903		Permitted Uses
Funeral home or mortuary	3-903(M)		
Health and fitness center, pursuant to Section 3- 907(F)	3-903(N)		
Mass transit facilities	3-903(P)		
Delete the following permitted uses:	3-903		Permitted Uses
Agriculture, horticulture forestry and fishery	3-903(A)		
Cemetery, mausoleum and memorial park	3-903(C)		
Kennel, indoor	3-903(H)		
Nursery, production	3-903(J)		
Recycling drop off collection center, small or large	3-903(O)		
Farm market	3-903(DD)		
Repair, reconstruction or improvement of existing residences	3-903(NN)		
Revise the following permitted uses:	3-903		Permitted Uses
Adult day care facility: deleted the limit of less than 6,000 square feet and changed the reference from Section 3-907(G) to 3- 907(F)	3-903(A)		
Business service establishment: changed the reference from Section 3-907(G) to 3- 907(F)	3-903(D)		
Child care center: deleted the limit of less than 6,000 square feet, added a reference to Section 5-609(B), and changed the reference from Section 3-907(G) to 3- 907(F)	3-903(E)		
Conference or training center: deleted limit of generating up to fifty (50) p.m. peak hour trips and changed the reference from Section 3-907(G) to 3- 907(F)	3-903(G)		
Educational institution: deleted the limit of up to 250 students and changed the reference from Section 3- 907(G) to 3-907(F)	3-907(I)		
Establishment for assembly, fabrication, processing....: changed the reference from 3-907(I) to 3-907(H)	3-903(J)		
Hotel: revised the limit form up to 75 rooms to 75 rooms or greater, added a reference to Section 5-611, and changed the reference from Section 3-907(G) to 3- 907(F)	3-903(O)		
Medical care facility, outpatient only: deleted the limit of up to 15 doctors and changed the reference from Section 3-907(G) to 3-907(F)	3-903(Q)		
Office, administrative, business and professional: changed the reference from Section 3-907(G) to 3- 907(F)	3-903(S)		
Revise the following permitted uses to become special exception uses:	3-903 and 3-904		Permitted Uses and Special Exception Uses
Automotive Service Station, pursuant to Section 3- 907(F)	3-903(R) and 3- 904(B)		
Bank or Financial Institution, with or without drive-through facilities, pursuant to Section 3-907(F)	3-903(X) and 3- 904(C)		
Convenience food store, with or without gas pumps, pursuant to Section 3-907(F)	3-903(U) and 3- 904(D)		
Contractor Service Establishment	3-903(S) and 3- 904(G)		
Distribution facility	3-903(E) and 3- 904(H)		

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Kennel, indoor, pursuant to Section 5-606	3-903(H) and 3-904(J)		
Personal service establishment	3-903(Z) and 3-904(O)		
Restaurant	3-903(Y) and 3-904(S)		
Add the following special exception uses:	3-904		Special Exception Uses
Art Gallery	3-904(A)		
Convention Facility	3-904(E)		
Car wash	3-904(F)		
Museum or Exhibition Facility	3-904(N)		
Delete the following special exception uses:	3-904		Special Exception Uses
Business service establishment, excluding retail sales and outdoor storage	3-904(A)		
Conference or training center, generating fifty (50) p.m. peak hour trips or greater	3-904(B)		
Funeral home or mortuary	3-904(D)		
Golf course	3-904(E)		
Medical care facility, outpatient only	3-904(G)		
Park, private	3-904(H)		
Planned industrial park, pursuant to Section 3-907(H)	3-904(I)		
Fire arm range, archery range, indoor	3-904(L)		
Storage, bulk gasoline, petroleum products, and natural gas	3-904(O)		
Storage, accessory outdoor	3-904(Q)		
Hotel/Motel, 75 rooms or greater, pursuant to Section 5-611	3-904(R)		
Recreation establishment, commercial	3-904(T)		
Child care center, greater than 6,000 square feet, pursuant to Section 5-609	3-904(U)		
Adult day care center, greater than 6,000 square feet	3-904(V)		
Farm machinery sales, service, and repair pursuant to Section 5-615	3-904(Z)		
Gas pumps accessory to a convenience food store, pursuant to Section 5-617	3-904(BB)		
Equipment rental	3-904(CC)		
Mass transit facilities and stations	3-904(DD)		
Printing service plant	3-904(FF)		
Crematorium	3-904(II)		
School, private, accessory to a church	3-904(JJ)		
Construction retail establishment	3-904(KK)		
Car wash, accessory to a convenience food store, pursuant to Section 5-617	3-904(NN)		
Delete the requirement that the minimum lot size had to exclude major floodplain.	3-905(A)		Lot Requirements - Size
Replace the Front, Side and Rear Yards with Yards "Adjacent to Roads" and "Adjacent to Parcel Boundaries."	3-905(D)		Lot Requirements - Yards
The Yards Adjacent to Roads is revised from 100 feet to 35 for all roads except for primary highways where the yard is 100 feet. Also added a requirement prohibiting buildings, parking lots, loading, outdoor storage and collection of refuse from front yard.	3-905(D)(1)		
The Yards Adjacent to Parcel Boundaries with an adjacent non-residential use is revised from 20 feet to 25 feet for buildings and 10 feet for parking, loading and areas for collection of refuse, with the ability for the Zoning Administrative to waive the yard for parking lots to permit shared parking.	3-905(D)(2)(a)		
The Yards Adjacent to Parcel Boundaries with an adjacent residential use is revised from 50 feet to 25 feet with no building, parking, outdoor storage or collection of refuse permitted in the required yard	3-905(D)(2)(b)		

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The minimum landscaped areas in the yards have been deleted from the Yard Requirement Section.			
Revise the maximum base floor area ratio from 0.35 to 0.30.	3-906(C)		Building Requirements — Base Floor Area Ratio
Add a requirement for shared access agreements as a condition of the permitted increase in density by 0.1 FAR	3-906(D)(1)(a)(iii)		Building Requirements — Adjusted Base Floor Area Ratio
Increase the required area of consolidated land needed to increase the density by 0.1 FAR from 15 acres to 20 acres.	3-906(D)(1)(b)		Building Requirements — Adjusted Base Floor Area Ratio
Delete the limitations placed on increases in density when land is consolidated or additional setbacks are provided.	3-906(D)(2)(a) and (b)		Building Requirements — Adjusted Base Floor Area Ratio
Delete the requirement that the density increases must be averaged with the overall FAR not exceeding 0.40.	3-906(D)(3)		Building Requirements — Adjusted Base Floor Area Ratio
Delete the limitation on the FAR increases for a specific lot within a planned industrial park.	3-906(E)		Building Requirements — Adjusted Base Floor Area Ratio
Title the Use Limitations Section as “Performance Criteria” and add a reference to the district being a principal gateway in Loudoun County.	3-907		
Title Subsection (A) as “transportation Design”, and delete the reference to a Concept Development Plan and add the requirement for identifying opportunities for shared access and inter-parcel linkages.	3-907(A)		Transportation Design
Title Subsection (B) as “Buffering and Screening”, and add a requirement to fully enclose areas for the collection of refuse and outdoor storage with opaque materials.	3-907(B)		Buffering and Screening
Title Subsection (C) as “Landscaped Open Space, and decrease the minimum landscaped open space on any individual lot from .30 to .10 times the buildable area of the lot and delete the limitations on such open space.	3-907(C)		Landscaped Open Space
Combine Subsection (D) and (E) and title as “Off-Street Parking and Loading Facilities.” Add a requirement that off street parking be located to the rear of buildings to the maximum extent feasible.	3-907(D)		Off Street Parking and Loading Facilities
Add the following accessory uses:	Formerly 3-907(F), now 3-907(E)		Accessory Uses
Personal service uses	3-907(E)(3)		
Outdoor storage for permitted and/or special exception uses, not to exceed 25% of the gross floor area of the principal use	3-907(E)(4)		
Restaurant and restaurant, carry-out	3-907(E)(5)		
Delete the following accessory use:	Formerly 3-907(F), now 3-907(E)		Accessory Uses
Commercial uses intended to serve businesses and employees within a planned industrial park	Formerly 3-907(E)(4)		
Revise former Subsection (G) to be Subsection (F) and titled as “Access Limitation for Certain Uses.”	Formerly 3-907(G), now 3-907(F)		Access Limitation for Certain Uses
Add Subsection (G), titled “Vehicular Access and Circulation”.	3-907(G)		Vehicular Access and Circulation
Delete former Subsection (H), regarding a planned industrial park, and add a new Subsection (H) titled “Pedestrian Access and Circulation”.	3-907(H)		Pedestrian Access and Circulation
Replace former Subsection (K), regarding storage, and with a new Subsection (K) entitled: “Uniform Landscaping for Front Yard Areas Adjacent to a Primary Highway.”	3-907(K)		Uniform Landscaping for Front Yard Areas Adjacent to a Primary Highway
Add a new Subsection (L) entitled: “Compatibility”.	3-907(L)		Compatibility
Add a new Subsection (M) entitled: “Building Orientation”.	3-907(M)		Building Orientation
Add a new Subsection (N) entitled: “Screening of Mechanical Equipment”.	3-907(N)		Screening of Mechanical Equipment

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ZOAM 2002-0003, Adopted 1-06-03			
ARTICLE IV, SPECIAL & OVERLAY			
Division A: Planned District Regulations			
PD-& Planned Development-Industrial Park	4-500		
Move the use: “Facility for lessons in dance, gymnastics, judo and sports training from the Special Exception Use List to the Permitted Use List and adjust the subsequent Subsection references accordingly.	4-503(E) and 4-504((D)		Permitted Uses and Special Exception Uses
Add a reference to Section 4-507(E) for the use: “Warehousing facility”.	4-503(R)		Permitted Uses
Combine the uses “Hotel” and Motel” as “Hotel/Motel” and adjust the subsequent Subsection references accordingly.	4-503(G)		Special Exception Uses
Add a new Subsection (E) under “Use Limitations” entitled: “Retail Sales as an accessory use” and adjust the subsequent Subsections accordingly.	4-507(E)		Retail Sales as an accessory use.
PD-GI Planned Development-General Industry District	4-600		
Add a new Subsection (H) under “Use Limitations” entitled “Development Setbacks for Certain Uses” and add a reference to this Subsection for the following special exception uses:	4-607(H)		Development Setbacks for Certain Uses
Asphalt mixing plant	4-604(A)		
Auction facility, livestock	4-604(B)		
Automobile graveyard, junk yard	4-604(C)		
Borrow pit for road construction	4-604(D)		
Storage, bulk gasoline, petroleum products, and	4-604(E)		
Concrete mixing plant	4-604(H)		
Utility generating plant	4-604(I)		
Sewage treatment plant	4-604(L)		
Solid waste incinerator, landfill or transfer station	4-604(M)		
Water treatment plant	4-604(O)		
Sawmill, wood processing facility	4-604(S)		
Stump processing plant	4-604(T)		
Kennel	4-604(Z)		
Material recovery facility	4-604(AA)		
Recycling drop off collection center, large	4-604(BB)		
Mass transit facilities and stations	4-604(EE)		
Delete the requirement that the minimum lot size had to exclude major floodplain.	4-605(A)		Lot Requirements - Size
Delete the PD-TT Planned Development - Traditional Town District.	Formerly 4-900		
Delete the PD-UC Planned Development - Urban Center District.	Formerly 4-1000		
Add the PD-TREC Planned Development -Transit Related Employment Center District.	4-1000		
PD-RV Planned Development - Rural Village District			
Delete the exclusion of roads, steep slopes, and major floodplain when calculating the maximum base density for residential development.	4-1208(A)(1)		
Delete the FOD Floodplain Overlay District.	Formerly 4-1500		
Revise the MDOD Mountainside Development Overlay District in its entirety.	4-1600		
Add the Limestone Conglomerate Overlay	4-1900		
Add the River and Stream Corridor Overlay	4-2000		

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Add the Village Conservation Overlay District.	4-2100		
ARTICLE V, ADDITIONAL REGULATIONS AND STANDARDS			
DIVISION A: SUPPLEMENTAL DISTRICT REGULATIONS			
Permitted Structures in Required Yards	5-200		
Add provisions to allow “temporary buildings for the storage of construction materials” to be located in any yard, except a front yard, subject to certain standards.	5-200(B)(8)		In any yard except a front yard
Home Occupations	5-400		
Add a provision to allow an office use to support retail sales off-premises and to allow for the storage of retail merchandise with a cap of 10% of the gross floor area of the dwelling or accessory structure.	5-400(E)		
Temporary Uses/Zoning Permits	5-500		
Add a new Subsection with provisions regarding Temporary Special Events.	5-500(C)		Temporary Special Events
Expand Subsection (E) and title it as “Generally Applicable Temporary Zoning Permit Requirements.”	5-500(E)		Generally Applicable Temporary Zoning Permit Requirements
Additional Regulations for Specific Uses	5-600		
Add a provision to allow for the modification of the additional regulations by Special Exception.	5-600		Additional Regulations for Specific Uses
Revise the requirements regarding special events.	5-600(A)(3)		Bed and Breakfast Homestay
	5-601(B)(3)		Bed and Breakfast Inn
Delete the reference to the requirement for a zoning permit, as this requirement is covered in Article VI.	5-601(A)(4)		Bed and Breakfast Homestay
	5-601(B)(4)		Bed and Breakfast Inn
Add a Subsection to include additional regulations for the Bed and Breakfast Inn that are specific to the AR, TR and JLMA districts.	5-601(B)(6)		Bed and Breakfast Inn
Add a Subsection including regulations regarding the use of an existing structure located within an Historic Site District or an Historic and Cultural Conservation District.	5-601(B)(7)		Bed and Breakfast Inn
Add a Subsection to include additional regulations for Country Inns that are specific to the AR and TR districts.	5-601(C)(4)		Country Inn -
Add a Subsection including regulations regarding the use of an existing structure located within an Historic Site District or an Historic and Cultural Conservation District.	5-601(C)(5)		Country Inn
Revise the parcel size requirement for Rural Retreats and Resorts.	5-601(D)(1)		Rural Retreats and Resorts - Parcel Size
Revise the separation requirement to include provisions regarding the distance from boundaries of the Village Conservation Overlay District and an existing PD-CV or PD-RV zoned parcel.	5-601(D)(2)		Separation Requirement
Revise the access standards to reference Section 5-654.	5-601(D)(4)		Access
Revise the Water and Sewer requirements for Rural Retreats and Resorts to allow individual or communal systems in the open space set aside areas.	5-601(D)(5)		Rural Retreats and Resorts — Water and Sewer
Delete the Subsection that referenced the existing villages in the Revised General Plan and adjust the subsequent Subsections accordingly.	Formerly 5-601(D)(6)		Rural Retreats and Resorts – Existing Villages
Add a Subsection to include additional regulations for Rural Retreats and Resorts that are specific to the AR and TR districts.	5-601(D)(8)		Rural Retreats and Resorts - Additional Standards for AR and TR Districts
Revise the list of zoning districts where tenant dwellings are permitted.	5-602		Tenant Dwellings
Re-organize the Subsections regarding tenant dwellings and title them for clarity.	5-602(A)(1) through (3) and (B)(1) through (6)		Tenant Dwellings

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Add Subsections to include tenant dwelling regulations regarding sanitary and bathing facilities, exterior lighting, parking and landscaping/buffering/screening	5-602		Tenant Dwellings —
	5-602(B)(7)		Sanitary and Bathing Facilities
	5-602(C)		Exterior Lighting Standards
	5-602(D)(1) through (3)		Parking
	5-602(E)		Landscaping/Buffering/Screening
Clarify that farming includes agriculture, horticulture or animal husbandry.	5-604(A)		Wayside Stands
Increase the amount of permanent retail sales permitted for a wayside stand from 600 to 1800 square feet.	5-604(B)		Wayside Stands
Add a Subsection that allows a wayside stand to be located within farm structures existing prior to the effective date of the Ordinance, without any size limitation. Adjust the subsequent Subsections accordingly.	5-604(C)		Wayside Stands
Delete the 150 square foot cap for the sales area of accessory products in wayside stands, but retain the cap of 25% of the gross sales area.	5-604(D)		Wayside Stands
Delete the reference to the requirement for a zoning permit, as this requirement is covered in Article VI.	Formerly 5-604(H)		Wayside Stands
Add a new Subsection that provides additional regulations for kennels in ae AR, TR, and JLMA districts.	5-606(C)		Kennels in AR, TR, and JLMA Districts
For Accessory Apartments and Dwelling Units, delete the reference to “Countryside Hamlets and Traditional Towns”, as well as the reference to the A-25 zoning district. Add a reference to the AR-1 and AR-2 zoning district.	5-613(B) and (C)		Accessory Apartments and Dwelling Units
For Small Business, delete the references to the A-25 district and add references to the AR, TR, CR and JLMA districts, where applicable.	5-614(A)(1)		Small Business - Purpose and Intent - General Definitions
	5-614(B)		Definitions
	5-614(C)(1)		Permitted Small Business Uses
	5-614(D)		Small Business Uses Permissible by Special Exception
	5-614(I)		Signs
	5-614(J)(1)		Applicability of District Regulations to Small Business Uses
Add a Subsection regarding the adaptive reuse of farm structures for small business uses.	5-614(A)(4)		Small Business - Adaptive Re-use of Farm Structures.
Revise the standards and restrictions for small business uses as follows:	5-614(E)(1)(b) through (d)		Small Business Site Development Criteria
On lots of 3 acres and less than 10 acres — increase the maximum number of employees from 2 to 3. On lots of 10 acres but less than 50 acres — increase the maximum number of employees from 2 to 4 and the maximum number of business vehicles from 2 to 4.			
On lots greater than 50 acres — increase the maximum number of employees from 4 to 10; the maximum number of heavy equipment from 4 to 5 and the maximum number of business vehicles from 5 to 6.			
Add a Subsection to allow an existing farm structure to be used for a small business use and that an approved zoning/building permit is required for a change in use.	5-614(E)(3)		Small Business
Clarify the storage screening provisions by requiring storage yards to be screened pursuant to Section 5-651(C).	5-614(E)(4)(d)		Small Business - Regulations for Storage Yards
Revise the criteria for modifications of regulations to specify that such modification must improve upon existing regulation or otherwise exceed the public purpose of the existing regulations.	5-614(G)		Small Business - Modifications

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Clarify that the required Sketch Plans for small business uses do not have to be prepared by a licensed professional; and change the reference to the floodplain map to be the RSCOD map	5-614(H)(1)		Small Business - Sketch Plan
	5-614		Small Business —
Add Subsections to include small business regulations regarding parking, exterior lighting, and noise.	5-614(K)		Parking
	5-614(L)		Exterior Lighting Standards
	5-614(M)		Noise Standards
Delete the Subsection regarding the location of the farm machinery sales and service use, which referenced the Comprehensive Plan. Adjust the subsequent Subsection accordingly.	Formerly 5-615(F)		Farm Machinery Sales and Service
Revise the applicable regulations for telecommunication uses to delete the references to the deleted A-25, PD-TT and PD-UC zoning districts and to add references to the new zoning districts, to include: AR, TR, JLMA, and PD-TREC.	5-618		Telecommunications Uses And/Or Structures
Revise the applicable regulations for the Rural Agricultural Corporate Retreat use to delete the references to the deleted A-25 zoning district and to add specific references to the AR, A-3, A-10, TR, JLMA-3 and JLMA-20 zoning districts.	5-619		Rural Agricultural Corporate Retreat
Revise to allow storage areas related to the Rural Agricultural Corporate Retreat.	5-619(C)(7)		Rural Agricultural Corporate Retreat - Storage Areas
Add a Subsection to address Special Events associated with a Rural Agricultural Corporate Retreat and revise the subsequent subsections accordingly.	5-619(C)(9)		Rural Agricultural Corporate Retreat - Special Events
Change the reference to the floodplain map to be the RSCOD map.	5-619(D)(1)		Rural Agricultural Corporate Retreat - Sketch Plan
Revise the criteria for modifications of regulations to specify that such modification must improve upon existing regulations or otherwise exceed the public purpose of the existing regulations.	5-619(E)		Rural Agricultural Corporate Retreat - Modifications
Revise the regulations for manufactured housing use to delete the references to the deleted A-25 zoning district and to add specific references to the AR -1, AR-2 and TR-10 zoning districts.	5-620(I)		Manufactured Housing
Add additional regulations for the following uses:			Additional Regulations for Specific Uses
Winery, Commercial	5-625		
Agriculture, Horticulture and Animal Husbandry Agricultural Support Uses (Direct Association with Agriculture, Horticulture and Animal Husbandry	5-626		
Farm Based Tourism	5-627		
Sawmills	5-628		
Agricultural Support Uses (No Direct Association with Agriculture, Horticulture and Animal Husbandry	5-629		
Animal Hospital	5-630		
Seasonal Labor Dormitory	5-631		
Airport/Landing Strip	5-632		
Agricultural Cultural Center	5-633		
Fairground	5-634		
Arboretum, Botanical Garden, Nature Study Area	5-635		
Cemetery, Mausoleum, Crematorium	5-636		
Public Safety Uses	5-637		
Religious Assembly Uses	5-638		
Conference and Training Centers	5-639		
Teahouse; Coffeehouse	5-640		
Banquet Facility	5-641		
Restaurant	5-642		

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Educational or Research Facilities Use Related to Agriculture, Horticulture and Animal Husbandry Uses	5-643		
Camp, Day and Boarding	5-644		
Campgrounds	5-645		
Cross Country Ski Business and Eco-Tourism	5-646		
Golf Course	5-647		
Outdoor Amphitheater	5-648		
Antique Shop; Art Gallery or Studio; Craft Shop	5-649		
Auction House	5-650		
Exterior Lighting and Noise Standards for Specific Uses	5-651		
Landscaping and Screening Standards for Specific Uses	5-652		
Road Access Standards for Specific Uses	5-653		
Elementary and Middle School For 15 Pupils or Less	5-654		
Convent and Monastery	5-655		
Stockpiling of Dirt	5-656		
	5-657		
Delete the Low Density Development Option.	Formerly 5-701		
Add the Transition (TR) Districts Lot Standards Section.	5-701		
Rural Hamlet Option.	5-702		
Revise the applicable Sections of the Rural Hamlet regulations to delete the reference to the A-25 zoning district.	5-702		Rural Hamlet Option
Delete the Countryside Hamlet Option.	Formerly 5-703		
Add the Agricultural Rural (AR) District Cluster Option Section.	5-703		
Delete Hardship Lots in A-3, A-25, and A-10 Agricultural Districts.	Formerly 5-705		
Setbacks From Specific Roads and the W&OD Trail.	5-900		
Revise the exemption of the setback regulations to include properties in the Village Conservation Overlay District and the JLMA Districts.	5-900		Setbacks From Specific Roads and the W&OD Trail.
Revise the setback from Route 15 for lots with a depth by less than 250 feet by reducing the setback two feet for every foot that the lot is less than 250 feet, but always retaining the minimum yard established by the underlying zoning district.	5-900(A)(4)		Building Setbacks From Roads — Route 15.
Delete the Scenic Creek Valley Buffer Section.	5-1000		
DIVISION C, SIGN REGULATIONS			
Sign Regulations	5-1200		
Revise the Sign Requirements Matrix to provide requirements for signs in the new PD-TREC, AR, TR and JLMA Zoning Districts, and to delete the reference to the A-25 and RR Zoning Districts.	5-1204(D)		Sign Requirements Matrix
DIVISION D, LANDSCAPING, BUFFERING AND TREE PRESERVATION			
Tree Planting and Replacement	5-1300		
Revise the applicable Sections of the tree planting and replacement regulations to delete the reference to the A-25, PD-TT and PD-UC Zoning Districts, and to add the AR-1 and AR-2 Zoning Districts.	5-1300		Tree Planting and Replacement
Buffering and Screening	5-1400		
Revise the buffer and screening regulations to delete the reference to the A-25 Zoning District and to add the AR-1 and AR-2 Zoning Districts.	5-1406(E)(2)		Special Situations
Add a provision to allow for an administrative waiver or modification of the buffering and screening requirements for any school use, upon finding that the required screening would obstruct visibility and create a security concern.	5-1409(H)		Buffer Yard Waivers and Modifications

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DIVISION E, PERFORMANCE STANDARDS			
Light and Glare Standards	5-1400		
Revise the general requirements to delete the reference to the A-25 and RR Zoning Districts and to add AR-1 and AR-2 Zoning Districts.	5-1504(A)		General Requirements
Steep Slope Standards	5-1508		
Revise the Steep Slopes Standards in their entirety, with the exception of the Performance/Development Standards for ‘Moderately Steep Slopes,’ which are retained.	5-1508		Steep Slope Standards
ARTICLE VI, DEVELOPMENT PROCESS AND ADMINISTRATION			
DIVISION B, ADMINISTRATION AND ENFORCEMENT OF ORDINANCE AND NOTICE OF PUBLIC HEARINGS			
Fees	6-402		
Delete the regulations regarding the waiver of fees for map amendments to the A-25 and A-10 Zoning Districts, and add the waiver of fees for map amendments to the AR-2 Zoning District.	6-402(B) and (C)	Fees	
Add “Map Interpretations and Boundary Determination” Section	6-407		
Add “Modifications” Section	6-408		
DIVISION C, REQUIRED DEVELOPMENT APPROVALS			
Site Plan Review	6-700		
Add a Subsection specifying that site plans are required for all non-residential uses in the AR-1, AR-2, A-3 and A-10 Zoning Districts, except for basic agriculture, horticulture and animal husbandry uses.	6-701(C)		Site Plan Required
DIVISION D, SPECIAL DEVELOPMENT APPROVALS			
Zoning Permits	6-1000		
Change the reference of the Floodplain Overlay District to the River and Stream Corridor Overlay District.	6-1001(F)		Application for Zoning Permit
Zoning Amendment	6-1200		
Replace the special provisions for map amendment applications to apply to the AR-2 Zoning District, rather than the A-25 Zoning District.	6-1215		AR-2 District Rezoning — Special Provisions
Special Exception	6-1300		
Revise this Section throughout, as necessary to add the “Minor Special Exception” process.	6-1300		Special Exception
Revise this Section throughout, as necessary to provide regulations regarding the request for temporary special events as part of a special exception application.	6-1300		Special Exception
Add clarifying language regarding the Rehearing process.	6-1314		Rehearing
DIVISION F, HISTORIC DISTRICT PROCEDURES			
Designation of Historic Districts.	6-1800		
Replace the requirement for “signed affidavits” with “written consent” in fulfilling the requirement of obtaining two-thirds majority consent for creating historic districts.	6-1801		Authority
	6-1803(A)		Historic Site Districts
Add DIVISION G, CONSERVATION DESIGN			
Add Conservation Design Section	6-2000		
ARTICLE VIII, DEFINITIONS			
Add the following definitions:	Article VIII		Definitions
Active channel			
Active recreational uses			
Adverse Impact			

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Subject	Sections	Amended
Agricultural cultural center		
Agricultural processing		
Agricultural research facility		
Agricultural Support and Services Directly Associated with On-going Agricultural Activity, On-Site		
Agricultural Support and Services Not Directly Associated with On-Site Agricultural Activity		
Agritainment		
Animal care business		
Animal Husbandry		
Animal Service		
Antique shop		
Art gallery		
Art studio		
Auction house		
Automobile Car Sharing Agency		
Aviary		
Aviation		
Banquet facility		
Bedrock		
Biotechnical agriculture		
Botanical garden		
Bus		
Caretaker's residence		
Cemetery		
Central farm distribution hub for agricultural products		
Church, synagogue, temple or mosque		
Civic Uses		
Closed Depression		
Coffeehouse or teahouse		
Co-housing		
Commonly Owned Open Space		
Community center		
Convent		
Craft shop		
Cross-country ski business		
Cultural and Government Facilities		
Custom Operator		
Day Care Facilities		
Developable land		
Development Delineation Area (DDA)		
Direct Market Business		
Dog Park		
Dormitory, seasonal labor		
Downstream Bedload Movement		
Ecological Integrity		
Ecosystem		
Eco-tourism		
Education		
Educational or research facilities use related to the agriculture, horticulture and animal husbandry uses in the district		
Facility for lessons in dance, gymnastics, judo and sports training		
Farm based tourism		
Farm co-op		
Farm machinery repair		
Farm machinery sales, rental and service		
Feedlot		

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Fire and/or rescue station		
Flood Insurance Rate Map (FIRM)		
Flood Insurance Study		
Floodplain, 100-year		
Food and Beverage		
Golf Course		
Group Living		
Headwaters		
Health care		
Horse trails or networks		
Hours of Operation		
Household Living		
Karst Feature Buffer		
Karst Features		
Karst Terrain		
Landfill Water Service District		
Limestone		
LOD		
Management Buffer		
Manufacturing and Production		
Market Study		
Mausoleum		
Maximum Extent Feasible		
MDOD		
Mill feed and farm supply center		
Minimum Stream Buffer		
Minor Utilities		
Mitigation Measures		
Model home		
Moderately Steep Slope Area		
Nature study area		
Non-Point Source Pollution (NPS)		
Non-Vehicular Open Space		
Outdoor amphitheater		
Park and Open Space		
Passive recreational uses		
Pedestrian-oriented uses		
Pedestrian Walkway		
Playground		
Police station or substation		
Primary Conservation Area		
Protected Corridor		
Qualified Professional		
Recreation and Entertainment		
Ridgeline		
Riparian Area		
RSCOD		
Rural Economy Conservation Lands		
Rural Economy Uses		
Rural recreational establishment, outdoor		
School (elementary, middle and high)		
School, vocational		
Silviculture		
Sinkhole		

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Special Event		
Stockpiling of dirt		
Stockpiling of dirt, Temporary		
Storage Area		
Stream Bank		
Studio space — artist, craftsperson, writer, etc.		
Utility		
Very Steep Slope Area		
Visitor Accommodation		
Waste-Related Uses		
Wetland Mitigation Bank Winery, commercial		
Winery, Virginia Farm		
Delete the following definitions:		
Park, Regional		
Park, Community		
Road		
Steep Slopes		
Revise the following definitions:		
Agriculture		
Best Management Practices		
Cluster Development		
Conference and Training Centers		
Contractor Service Establishment		
Density, Net Residential		
Floor Area Ratio		
Horticulture		
Land-Disturbing Activity		
Office		
Open Space		
Rooming House		
Rural agricultural corporate retreat		
Rural Resort		
Rural Retreat		
Setback		
Sewer System, Communal		
Slope		
Water Supply System, Communal		

ZOAM 2002-0004 through 2004-0007

Incorporating Adopted Dates December 2002 through December 2004

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Subject	Sections	Amended	
ZOAM 2002-0004, Adopted 12-16-02			
ARTICLE IV, SPECIAL AND OVERLAY DISTRICTS:			
DIVISION B, HISTORIC DISTRICTS			
Add the reference to the Beaverdam Creek Historic Roadways District guidelines.			
ARTICLE VI, DEVELOPMENT PROCESS AND ADMINISTRATION			
DIVISION F, HISTORIC DISTRICT PROCEDURES			
Add language regarding fences, walls and signs within the Historic Roadways District.	6-1902		Certificate of Appropriateness
	6-1903		Permit for Razing or Demolition
	6-1906		Required Maintenance
	6-1908		Hazardous Building or Structures

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Subject	Sections	Amended	
ZOAM 2002-0005, Adopted 11-17-03			
ARTICLE IV, SPECIAL & OVERLAY DISTRICTS			
Division A: Planned District Regulations			
PD-CV Planned Development-Countryside Village	4-900		
Add a new zoning district PD-CV (Planned Development- Countryside Village) to the Zoning Ordinance			
ARTICLE V, ADDITONAL REGULATIONS AND STANDARDS			
DIVISION A: SUPPLEMENTAL DISTRICT REGULATIONS			
Bed and Breakfast and Rural Guest Establishments			
Include the zoning district “and PD-CV” within the paragraph	5-601 (B)(6)		Bed and Breakfast Inn
Accessory Apartments and Dwelling Units			
Include the zoning district “and Countryside Villages” within the paragraph	5-613 (B)		Accessory Apartments and Dwelling Units
Include the zoning district “and PD-CV” within the paragraph	5-613 (C)		Accessory Apartments and Dwelling Units
Small Businesses			
Delete “rural residents” and replace with “residents” and delete “rural areas” and replace with “areas”	5-614 (A)(1)		Purpose and Intent
Include the zoning district “and PD-CV” within the paragraph	5-614 (A)(1)		Purpose and Intent
	5-614 (B)		
	5-614 (C)(1)		Home Occupation
	5-614 (D)		Small Business Uses Permissible by Special Exception
	5-614 (I)		Signs
	5-614 (J)(I)		Applicability of District Regulations to Small Business Uses
Telecommunications Use And/Or Structures			
Include the zoning district “and PD-CV” within the paragraph	5-618 (B)(2)(a)		Monopoles, Special Exception Required
	5-618 (C)(2)(c)		Telecommunications Towers, Special Exception Required
Arboretum, Botanical Garden, Nature Study Area			
Include the zoning district “and PD-CV” within the paragraph	5-636		Arboretum, Botanical Garden, Nature Study Area
Camp, Day and Boarding			
Include the zoning district “and PD-CV” within the paragraph	5-645		Camp, Day and Boarding
Golf Course			
Include the zoning district “and PD-CV” within the paragraph	5-648		Golf Course
Antique Shop; Art Gallery or Studio; Craft Shop			
Include the zoning district “and PD-CV” within the paragraph	5-650		
Commercial/Office Signs			
Include the zoning district “and PD-CV” within the paragraph	5-1204(D)(3)(c)		Commercial/Office Signs
	5-1204(D)(3)(d)		Commercial/Office Signs
ARTICLE VI, DEVELOPMENT PROCESS AND ADMINISTRATION			
DIVISION G: CONSERVATION DESIGN			
Applicability and Exemptions			
Add the zoning district PD-CV (Planned Development- Countryside Village)	6-2002(B)(11)		Applicability- Zoning Districts
ARTICLE VIII, DEFINITIONS:			
Add the following definitions:	Article VIII		Definitions
Countryside Village Core			
Countryside Village Neighborhood			
Countryside Village Conservancy Area			
Countryside Village Satellite Conservancy Area			
Countryside Village greens, parks and squares			

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Subject	Sections		Amended
Countryside Village Plaza			
Greenway			
Park, Countryside Village Community			
Park, Countryside Village Neighborhood			
Revise the following definitions:			
Alley			
Final Development Plan			
Lot, Civic Use			
Open Space			
ZOAM 2003-0001, Adopted 9-2-03			
ARTICLE I GENERAL REGULATIONS			
Application of Ordinance			
Allow the sunset provision for PD-H districts approved under the 1972 Zoning Ordinance for fewer than 5,000 units to be extended until June 16, 2008	1-103 (M)		Existing PD-H Zonings
ZOAM 2003-0005, Adopted 11-05-03			
ARTICLE IV PLANNED DEVELOPMENT DISTRICTS			
Use Limitations			
Reduce the percentage of the gross floor area of the facility that must be devoted to warehousing facility use that is not a display area for retail sales and that is accessible to the public from 90% to 80%	4-507 (E)(2)	PD-IP	Retail Sales as an accessory use
ZOAM 2003-0006, Adopted 11-05-03			
ARTICLE IV PLANNED DEVELOPMENT DISTRICTS			
Reduce the square footage threshold for any one permitted use that triggers the requirement for special exception approval from 20,000 sq. ft. to 5,000 sq. ft.	4-204 (A)(1)	PD-CC	Special Exception Uses
ARTICLE VIII, DEFINITIONS:			
Revise Personal Service Establishment definition			Definitions
ZOAM 2003-0003, Adopted 11-17-03			
ARTICLE III URBAN DISTRICT REGULATIONS:			
Cluster Development:			
Add to list of permitted uses	3-102(F)	R-1	Permitted Uses
	3-202(E)	R-2	Permitted Uses
	3-302(C)	R-3	Permitted Uses
	3-402(C)	R-4	Permitted Uses
Delete from list of special exception uses	3-103 (D)	R-1	Special Exception Uses
	3-203 (D)	R-2	Special Exception Uses
	3-303 (D)	R-3	Special Exception Uses
	3-403 (D)	R-4	Special Exception Uses
Remove reference to SPEX process	3-106	R-1	Lot Requirements for Cluster Developments Reducing Lot Sizes 20% to 50%
	3-207	R-2	Lot Requirements for Cluster Developments Reducing Lot Sizes 20% to 50%
	3-307	R-3	Lot Requirements for Cluster Developments Reducing Lot Sizes 20% to 50%
	3-407	R-4	Lot Requirements for Cluster Developments Reducing Lot Sizes 20% to 50%

Index of Zoning Ordinance Amendments			
Subject	Sections		Amended
Remove reference to SPEX process	3-109	R-1	Building Requirement for Cluster Developments Reducing Lot Sizes 20% to 50%
	3-210	R-2	Building Requirements for Traditional Design Option or Cluster Developments Reducing Lot Sizes 20% to 50%
	3-310	R-3	Building Requirement for Cluster Developments Reducing Lot Sizes 20% to 50%
ARTICLE VI DEVELOPMENT PROCESS AND ADMINISTRATION:			
Planning Commission:			
Specify certain requirements for when a meeting may be continued	6-104 (E)		Meetings
Board of Zoning Appeals:			
Specify certain requirements for when a meeting may be continued	6-205 (I)		Meetings and Hearings
Administration			
Require that a completed Disclosure of Real Parties in Interest Form be included in the submission of certain land development applications	6-403 (A)		Submission Requirements
Enforcement and Penalties			
Increase the fines for civil violations and other changes as necessary to clarify the processing of civil violations	6-504 (A)		Civil Violations
Notice Required for Public Hearings			
Appear prior to a public hearing from six to five days	6-601 (C)(3)		Newspaper Notice
Include a new Subsection to require written notice when a proposed amendment to the Zoning Ordinance would decrease the allowed dwelling unit density of more than twenty-five parcels of land	6-601 (E)		Zoning Text Changes
Commission Permit			
Revise the Commission Permit review requirements for telecommunication facilities	6-1103 (D) 6-1103 (E)		Planning Commission Action
Cluster Developments in Urban Residential Districts			
Amend language from "Urban Residential Districts" to "Suburban Residential Districts"	6-1400		Cluster Developments
Add as a permitted use instead of a special exception use	6-1401		Authority
Delete "Optional Joint Approval"	6-1405		Optional Joint Approval
ZOAM 2003-0002, Adopted 12-15-03			
ARTICLE VII ADMINISTRATION AND REGULATION OF AFFORDABLE DWELLING UNIT DEVELOPMENTS:			
Affordable Dwelling Unit Developments			
Include a reference to the site plan application	7-102 (A)		Applicability
	7-102 (C)		Applicability
	7-102 (D)		Applicability
	7-103 (A)(1)		Single Family Detached/Single Family Attached Units
	7-103 (B)(1)		Multi-Family Units
	7-108 (A)		Modifications
Revise the "Effective Date of this Ordinance"	7-108 (D)		Modifications
	7-102 (D)(4)		Applicability
	7-103(A)(1)		Single Family Detached/
Revise required percentage of ADUs	7-103(A)(2)		Single Family Detached/Single Family Attached Units
	7-103 (B)(1)		Multi-Family Units
	7-103 (B)(3)		Multi-Family Units
	7-103 (C)		Affordable Dwelling Unit Density Adjustments
	7-108 (A)(1)		Modifications
Revise the requirements regarding modification requests	7-108 (A)(2)		Modifications
Revise the 100% cash buy option to require BOS approval	7-108		Modifications

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ZOAM 2003-0004, Adopted 12-15-03			
ARTICLE IV PLANNED DEVELOPMENT DISTRICT REGULATIONS:			
Funeral Home			
Add as a permitted use subject to performance standards	4-503 (HH)	PD-IP	Permitted Uses
ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:			
Additional Regulations for Specific Uses/Funeral Homes			
Revise as a Performance Standards	5-658		Funeral Home
ZOAM 2004-0001, Adopted 4-20-04			
ARTICLE II TRANSITION DISTRICT REGULATIONS			
Division C- Transition District Regulations			
Delete utility requirements	2-1404	TR-10	Utility Requirements
	2-1504	TR-3	Utility Requirements
	2-1604	TR-2	Utility Requirements
	2-1704	TR-1	Utility Requirements
Delete allowance for development to occur on individual or communal wells and septic systems	2-1501(B)	TR-3	Purpose and Intent
Delete the reference to utility requirements and requirement for development to be served by central utilities	2-1501(C)	TR-3	Purpose and Intent
Delete the statement which asserts that TR-3LF is created as a sub-district of TR-3 due to the presence of central water and sewer facilities	2-1501 (D)	TR-3	Purposes and Intent
Add "Other Special Requirements"	2-1504	TR-3	Other Special Requirements
Delete reference to TR-1UBF	2-1701 (B)	TR-1	Purpose and Intent
Delete reference to TR-ILF	2-1701 (C)	TR-1	Purpose and Intent
ZOAM 2004-0003, Adopted 4-20-04			
ARTICLE IV, SPECIAL & OVERLAY DISTRICTS:			
PD-OP Planned Development - Office Park			
Add public school as a special exception use	4-304(Y)		Special Exception Uses
PD-RDP Planned Development - Research and Development Park			
Add public school as a special exception use	4-404(Z)		Special Exception Uses
PD-IP Planned Development - Industrial Park			
Add public school as a special exception use	4-504(LL)		Special Exception Uses
Amend vehicular access to add a provision for public schools	4-507(F)		Use Limitations
Amend access from major roads to allow schools to have emergency access to an arterial or major collector road	4-507(G)(1)		Use Limitations
Add a development setback for public school buildings adjacent to industrially zoned property	4-507(G)(3)		Use Limitations
Add a requirement for public school sites to provide bicycle and pedestrian facilities to adjacent residential communities	4-507(I)		Use Limitations
PD-GI Planned Development - General Industry			
Add public school as a special exception use pursuant to 4-607(H)	4-604(SS)		Special Exception Uses
Amend vehicular access to add a provision for public schools	4-607(E)		Use Limitations
Amend access from major roads to allow schools to have emergency access to an arterial or major collector road	4-607(F)(1)		Use Limitations
Add a development setback for public school buildings adjacent to industrially zoned property	4-607(H)		Use Limitations
Add a requirement for public school sites to provide bicycle and pedestrian facilities to adjacent residential communities	4-607(I)		Use Limitations
ZOAM 2004-0004, Adopted 9-14-04			
ARTICLE IV PLANNED DEVELOPMENT DISTRICTS:			
Motor Vehicle Service and Repair			

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Separate the use: “Motor vehicle service and repair, light and heavy” into two separate uses	4-603(G)	PD-GI	Permitted Uses
Allow Motor Vehicle Sales as an accessory use to motor vehicle service and repair, heavy	4-603(G)	PD-GI	Permitted Uses
Motor Vehicle Sales			
Allow Motor Vehicle Sales Limited to Racecars	4-603 (MM)	PD-GI	Permitted Uses
Provide use limitations applicable to the accessory sale of motor vehicles	4-607 (J)	PD-GI	Use Limitations
ARTICLE VIII DEFINITIONS:			
Define “Motor Vehicle Sales Limited to Racecars” and “Racecar”			Definitions
ZOAM 2004-0005, Adopted 11-9-04			
ARTICLE II, NON SUBURBAN DISTRICT REGULATIONS:			
Bank or financial institution			
Expand use to include drive-through facilities	2-903 (Q)	RC	Permitted Uses
Add a reference to Section 5-659 for additional regulations	2-903 (Q)	RC	Permitted Uses
Delete from list of special exception uses	2-903 (N)	RC	Special Exception Uses
ARTICLE III, SUBURBAN DISTRICT REGULATIONS:			
Bank or financial institution			
Expand use to include drive-through facilities	3-803 (T)	GB	Permitted Uses
	3-904 (C)	CLI	Special Exception Uses
Add a reference to Section 5-659 for additional regulations	3-803 (T)	GB	Permitted Uses
	3-904 (C)	CLI	Special Exception Uses
Delete from list of special exception uses	3-804 (P)	GB	Special Exception Uses
ARTICLE IV, SPECIAL & OVERLAY DISTRICTS			
Bank or financial institution			
Expand use to include drive-through facilities	4-203 (A)(2)	PD-CC	Permitted Uses
	4-303 (B)	PD-OP	Permitted Uses
	4-403 (Q)	PD-RDP	Permitted Uses
	4-503 (O)	PD-IP	Permitted Uses
	4-803 (A)(3)	PD-TC	Permitted Uses
	4-1209(C)(14)	PD-RV	Permitted Uses
Add “and financial institutions” to list of required uses	4-1303 (A)(3)	PD-AAAR	Required Uses
Add a reference to Section 5-659 for additional regulations	4-203 (A)(2)	PD-CC	Permitted Uses
	4-303 (B)	PD-OP	Permitted Uses
	4-403 (Q)	PD-RDP	Permitted Uses
	4-503 (O)	PD-IP	Permitted Uses
	4-803 (A)(3)	PD-TC	Permitted Uses
	4-1209(C)(14)	PD-RV	Permitted Uses
Delete from list of special exception uses	4-204 (A)(8)	PD-CC	Special Exception Uses
	4-204 (B)(6)	PD-CC	Special Exception Uses
	4-304(T)	PD-OP	Special Exception Uses
	4-404 (S)	PD-RDP	Special Exception Uses
	4-504(O)	PD-IP	Special Exception Uses
	4-804 (A)(9)	PD-TC	Special Exception Uses
	4-804(B)(1)	PD-TC	Special Exception Uses
	4-1210(C)(7)	PD-RV	Special Exception Uses
Delete from list of permitted uses	4-403 (S)	PD-RDP	Permitted Uses
Delete “banks and financial institutions” from the paragraph specifying uses	4-403 (G)	PD-RDP	Permitted Uses
	4-503 (M)	PD-IP	Permitted Uses
	4-504 (J)	PD-IP	Special Exception Uses
Convenience Establishments			
Change “drug stores” to “pharmacies”	4-107 (A)	PD-H	Uses Permitted
Add a reference to Section 5-659 for additional regulations	4-107 (A)	PD-H	Uses Permitted
Pharmacy			

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Subject	Sections	Amended	
Add a reference to Section 5-659 for additional regulations	4-203 (A)(7)	PD-CC	Permitted Uses
	4-303(F)(6)	PD-OP	Permitted Uses
	4-803 (A)(29)	PD-TC	Permitted Uses
ARTICLE V, ADDITIONAL REGULATIONS AND STANDARDS:			
Additional Regulations for Specific Uses/ Drive-Through Facilities Associated w/ Banks, Financial Institutions and Pharmacies			
Revise as a Performance Standard	5-659		Drive-Through Facilities
ZOAM 2004-0007, Adopted 12-14-04			
ARTICLE V, ADDITIONAL REGULATIONS AND STANDARDS:			
Setbacks			
Create modified building and parking setbacks for shallow lots and the W&OD Trail	5-900		Setbacks from Specific Road

ZOAM 2005-0002 through 2007-0002

Incorporating Adopted Dates December 2006 through November 2007

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
ZOAM 2005-0002, Adopted 12-5-06			
Article II			
AR-1 Agricultural Rural-1			
Changes to conform with CPAM [CPAM 2005-0005]	2-101 (A)		Purpose and Intent
	2-101 (B)		Purpose and Intent
	2-101 (C)		Purpose and Intent
	2-101 (D)		Purpose and Intent
Strike in its entirety	2-101 (E)		Purpose and Intent
Clarify lot size provision regarding more than one use on a lot to be the larger of two uses	2-102(F)		Minimum Lot Size Requirements
Change Kennel from “M” to “S”	Table 2-102		Uses
Change Indoor Kennel from “P” to “M”	Table 2-102		Uses
Dwelling, single-family detached, including manufactured housing changes to references for subdivisions	Table 2-102		Uses
Delete Caretaker’s residence, Guest house Tenant dwelling, Tenant dwelling, seasonal labor from Use list.	Table 2-102		
Change Rural Resort from “P” to “M”	Table 2-102		Uses
Change Rural Retreat from “P” to “M”	Table 2-102		Uses
Add Private Club as a special exception use	Table 2-102		Uses
Add “Country Club” as a use with Performance standards	Table 2-102		Uses
Eliminate distinction between B&B homestay and inn	Table 2-102		Uses
Permit Country Inn as a “P/M” use	Table 2-102		Uses
Separate “yard waste and/or vegetative waste compost” into “Vegetative waste management facility” and “Yard waste composting facility”	Table 2-102		Uses
Change Yard Waste from “M” to “S”	Table 2-102		Uses
Delete	2-103		Lot and Building Requirements
Add	2-103		Development Options
Add	2-103 (A)		Base Density Division Option
Add	2-103 (B)		Principal/Subordinate Subdivision Option
Add	2-103 (C)		Cluster Subdivision Option
Delete	2-104		AR-1 Cluster Option
Add	2-104		Homeowners’ Assoc & Responsibilities
Delete	2-105		Utility Requirements
Add	2-105		Right to Farm
Add	2-106		Existing Lots of Record
AR-2 Agricultural-Rural 2			

Index of Zoning Ordinance Amendments		
Subject	Sections	Amended
Changes to conform with CPAM [CPAM 2005-0005]	2-201 (A)	Purpose and Intent
	2-201 (B)	Purpose and Intent
	2-201 (C)	Purpose and Intent
	2-201 (D)	Purpose and Intent
	2-201 (E)	Purpose and Intent
Strike in its entirety	2-201 (F)	Purpose and Intent
Clarify lot size provision regarding more than one use on a lot to be the larger of two uses	2-202(F)	Minimum Lot Size Requirements
Change Kennel from “M” to “S”	Table 2-202	Uses
Change Indoor Kennel from “P” to “M”	Table 2-202	Uses
Dwelling, single-family detached, including manufactured housing changes to references for subdivisions	Table 2-202	Uses
Delete Caretaker’s residence, Guest house Tenant dwelling, Tenant dwelling, seasonal labor from Use list.	Table 2-202	Uses
Change Rural Retreat and Rural Resort From “P” to “M”	Table 2-202	Uses
Add Private Club as a special exception use	Table 2-202	Uses
Eliminate distinction between B&B homestay and inn	Table 2-202	Uses
Permit Country Inn as “P/M”	Table 2-202	Uses
Add “Country Club” as a use with Performance standards	Table 2-202	Uses
Separate “yard waste and/or vegetative compost” into “Vegetative waste management facility” and “Yard waste composting facility”	Table 2-202	Uses
Change “Yard Waste” and “Vegetative Waste from “M” to “S”	Table 2-202	Uses
Delete	2-203	Lot and Building Requirements
Add	2-203	Development Options
Add	2-203 (A)	Base Density Division Option
Add	2-203 (B)	Principal/Subordinate Subdivision Option
Add	2-203 (C)	Cluster Subdivision Option
Delete	2-204	AR-1 Cluster Option
Add	2-204	Homeowners’ Assoc & Responsibilities
Delete	2-205	Utility Requirements
Add	2-205	Right to Farm
Add	2-206	Existing Lots of Record
Delete reference to Conservation Design	2-1005 (C)(2)	General Development Requirements
Delete reference to Conservation Design	2-1005(D)	Conservation Design
Delete references to LOD and RSCOD, replace with FOD	2-1005(E)(1)(b)	Neighborhood Design Standards
	2-1005(E)(1)(c)	
Replace conservation design with overlay District requirements	2-1006(C)	Alternative Neighborhood Design Standards
Delete reference to Conservation Design	2-1105(C)(2)	General Development Requirements
Delete reference to Conservation Design	2-1105(D)	Conservation Design
Delete references to LOD and RSCOD, replace with FOD	2-1105(E)(1)(b)	Street System/Connectivity
Delete references to LOD and RSCOD, replace with FOD	2-1105(E)(1)(c)	Street System/Connectivity
Delete reference to Conservation Design	2-1105(E)(4)(a)	Civic and Open Space
Delete reference to Conservation Design	2-1205	Conservation Design
Delete references to LOD and RSCOD, replace with FOD	2-1206(A)(2)	Neighborhood Design Standards
	2-1206(A)(3)	
Delete reference to Conservation Design	2-1207(B)	Utilities
Delete reference to Conservation Design	2-1401(F)	Purpose and Intent
Delete reference to Conservation Design	2-1403(A)	Development Standards
Delete reference to Conservation Design	2-1501(A)(6)	Purpose and Intent
Delete reference to Conservation Design	2-1503 (A)	Development Standards
Delete reference to Conservation Design	2-1601 (F)	Purpose and Intent
Delete reference to Conservation Design	2-1603 (A)	Development Standards
Delete reference to Conservation Design	2-1701(A)(6)	Purpose and Intent
Delete reference to Conservation Design	2-1703 (A)	Development Standards
ARTICLE IV		
Affirm FOD	4-1500	Floodplain Overlay District

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Subject	Sections	Amended
Affirm MDOD	4-1600	Mountainside Development Overlay
Delete LOD in entirety	4-1900	Limestone Conglomerate Overlay District
Delete RSCOD in entirety	4-2000	River & Stream Corridor Overlay District
ARTICLE V		
Clarify when construction/sales trailers are permitted	5-500(A)(1)	Construction Related Temporary Uses
Allow Zoning Administrator to extent permit; delete requirement to tear down model homes	5-500(A)(2)	Temporary Dwelling unit
Add sales and leasing as permitted, temporary uses	5-500(A)(3)	Sales and leasing
Add model homes as a permitted temporary use	5-500(A)(4)	Model Homes
Revise special events	5-500(C)	Temporary Special Events
Delete “temporary” from intro	5-500(C)	Temporary Special Events
Delete	5-500(C)(1)	Applicability
Renumber and delete “temporary”	5-500(C)(I)	Exemption
Delete	5-500(C)(2)	Exempt activities
Delete “temporary”	5-500(C)(2)	Permitted locations
Add “public” property within Rural And Transition Residential Districts	5-500(C)(2)(a)	Permitted locations
Delete “temporary”	5-500(C)(3)	Referral Authorized
	5-500(C)(4)	Minimum Standards
	5-500(C)(6)	Term of Approval
Replace “reasonably” with “reasonable”	5-500(C)(5)	Authority for Reasonable Conditions
Revise number of days between events	5-500(C)(7)	Minimum Number of Events
Allow modifications through a minor special exception	5-600	Additional Regulations for Specific Uses
Delete standards for B&B homestay	5-601(A)	Bed and Breakfast Homestay
Delete “Inn”	5-601(A)	Bed and Breakfast
Clarify standards for private parties	5-601(B)(3)	Bed and Breakfast
Clarify that food service may be provided to overnight or other transient guests	5-601(B)(2)	Bed and Breakfast
Revise intensity and character of use based upon number of rooms and acres	5-601(A)(6)(a)	Bed and Breakfast
Increase FAR	5-601(A)(6)(b)	Bed and Breakfast
Delete Yard Standards	5-601(A)(6)(c)	Bed and Breakfast
Changes to noise standards	5-601(A)(6)(f)	Noise
Delete “Inn”	5-601(A)(7)	Bed and Breakfast
Clarify standards for private parties	5-601(B)(2)	Country Inn
Add day treatment & spa facilities	5-601(B)(3)	Country Inn
Access easement requirements	5-601(B)(4)	Country Inn
Add safe access from public roads	5-601(B)(5)	Country Inn
Components of Country Inn	5-601(B)(6)	Country Inn
Revise Numbering	5-601(B)(7)	Intensity/Character
Revise minimum lot size	5-601(B)(7)(a)	Minimum lot area
Increase FAR	5-601(B)(7)(b)(i)	Size of Use
Permits banquet facilities	5-601(B)(7)(b)(ii)	
Revise minimum yards	5-601(B)(7)(c)	Yard Standards
Revise points of access	5-601(B)(7)(c)	Roads/Access
Limit outdoor music	5-601(B)(7)(h)	Noise
Delete reference to natural topography	5-601(C)(2)	Rural Retreats & Resorts/Separation Requirement
Delete references to Conservation Design	5-601(C)	Rural Retreats & Resorts
Clarify that Retreats/Resorts may be used as Event Facility by Minor SPEG	5-601(C)(7)	May be open to the public
Combine area to be used for restaurant and conference facilities	5-601(C)(8)(b)(i)	Size of use
Increase FAR	5-601(C)(8)(b)(iii)	Size of use
Change noise standards	5-601(C)(8)(h)	Noise
Delete AR from the districts listed	5-602	Tenant Dwellings
Delete requirement that occupants must earn portion of income from farm.	5-602(B)(6)	Tenant Dwellings
Delete prohibition of driveways through buffer yards	5-602(E)(3)	Landscaping/Buffering/Screening

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Increase size permitted based upon square footage or FAR, whichever is larger	5-604(B)		Wayside Stands
Delete location on a state maintained road requirements	5-605(F)		Commercial Nurseries
Revise requirements for Kennels	5-606		Kennels
Changes provisions regarding a child's access to day care	5-609(B)(2)(b)		Child Care Centers
Delete "temporary" Guest Houses	5-612(A)		Guest Houses
Delete term of occupancy	5-612(B)		Guest Houses
Increase permitted floor area	5-612(C)		Guest Houses
Increase permitted floor area	5-613(A)		Accessory Apartments and Dwelling Units
Delete minimum lot size for one unit; allow an additional unit on 20 or more acres	5-613(D)		Accessory Apartments and Dwelling Units
Allow additional units in rural districts for each 25 acres in excess of 20	5-613(G)		Accessory Apartments and Dwelling Units
Add AR districts	5-614(A)(1)		Small Business
Delete requirement to locate at owner's principal place of residence	5-614(A)(2)		Small Business
Delete requirements regarding Home Occupations	5-614(C)(1)		Permitted Small Business Uses
Occupations	5-614(C)(1)		Permitted Small Business Uses
Add AR Districts	5-614(D)		Small Business
Change Accessory Building to Structures	5-614(E)		Small Business Site Development Criteria
Delete provision that SPEX does not convey	5-614(F)		Conveyance
Delete provisions for modification	5-614(G)		Modifications
Remove reference to RSCOD and replace with FOD	5-614(G)(1)		Sketch and Site Plans
Delete cross-reference to LSDO	5-614(G)(2)		Sketch and Site Plans
Add AR Districts	5-614(H)		Signs
Add AR Districts	5-614(I)		Applicability of District Regulations to Small Business Uses
Change standard for lot size	5-616(A)(1)		Utility Substations
Add reference to AR districts	5-618(B)(2)		Monopoles, SPEX required
Add reference to AR districts	5-618(C)(2)(a)		Telecommunications Towers, SPEX req'd
Delete "Agricultural" from title	5-619		Rural Agricultural Corporate Retreat
Delete entire paragraph	5-619(A)(1)		Purpose and Intent
Delete entire paragraph	5-619(A)(2)		Purpose and Intent
Delete reference to think tank	5-619(A)(3)		Purpose and Intent
Delete entire paragraph	5-619(A)(4)		Purpose and Intent
Delete "Agricultural" from use title	5-619(A)(5)		Purpose and Intent
Delete "Agricultural" from use title	5-619(A)(6)		Purpose and Intent
Delete definition	5-619(B)		Definitions
Edit section title	5-619(B)		Rural Corporate Retreat...
Revise FAR Criteria	5-619(B)(4)		Rural Corporate Retreat, Development
Edit who may receive food services	5-619(B)(5)		On-Site Food Services
Edit types of programs	5-619(B)(8)		Programs
Edit standards for special events	5-619(B)(9)		Special Events
Edit items to be sold	5-619(B)(10)		Products Sold On-Site
Edit types of users	5-619(B)(12)		On-site recreation
Edit number and definition of user	5-619(B)(13)		Average Daily User...
Delete entire paragraph	5-619(B)(14)		Remove Property from Land Use Program
Edits to delete "Agricultural" and "RSCOD" replace RSCOD with Floodplain nip	5-619(C)(1)		Sketch Plan
Delete entire paragraph	5-619(C)(2)		SPEX review
Edit to delete "Agricultural"	5-619(C)(3)		Modifications
Delete entire paragraph	5-619(E)		Modifications
Revise minimum lot size, add reference to Section 5-621	5-621(A)		Public Utilities
Add cross-reference to §5-616	5-621(D)		Public Utilities
Increase area for tasting and food	5-625(A)(2)		Winery, Wine Tasting Rooms...
Revise FAR	5-625(B)(1)		Winery, Commercial/Size of Use
Delete screening of storage yards from public right of way	5-625(B)(2)		Storage Yards
Insert storage yards into screening requirements	5-625(D)(2)		Landscaping/Buffering/Screening

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Revise setback requirement	5-626(B)		Agriculture, Horticulture and Animal Husbandry
Revise FAR	5-634(B)(1)		Agricultural Cultural Center
Revise noise standards	5-635(F)(2)		Fairgrounds
Revise FAR	5-637		Cemetery, Mausoleum, Crematorium/ Size of Us
Revise FAR	5-639(A)(2)		Religious Assembly/Max. FAR
Revise setbacks	5-639(B)(1)		Religious Assembly/Setbacks
Add JLMA-20	5-640		Conference and Training Centers
Increase FAR	5-640(B)(1)		Conference and Training Centers/FAR
Revise noise standards	5-640(G)		Conference and Training Centers
Edit Title to add "Event Facility"	5-642		Banquet Facility
Revise hours of operations	5-642(A)		Banquet Facility- Intensity/Character Standards
Revise Title	5-642(B)		Size of Use
Revise Location Standards	5-642(C)		Location on site
Revise Use Title	5-642(E)(1)		Number of access points
Edit road access standards and revise use title	5-642(E)(2)		Roads/Access Standards
Revise Use Title	5-642(H)		Noise
Insert standards for events	5-642(I)		Indoor and Outdoor Events
Revise size of use	5-643(B)(1)		Restaurant/Site Size
Revise FAR	5-643(B)(2)		Floor Area Ratio
Revise FAR	5-644(A)(3)		Educational or Research Facilities Structure
Revise Scope of Use	5-645(A)(1)(b)		Camp, Day & Boarding — Site Size
Delete Structure Size	5-645(B)(1)		Size of Use
Revise site standards	5-645(B)		Location on Site/Dimensional Standards
Revise noise standards	5-652(B)(2)		Maximum dB(A)
Edit introductory paragraph	5-653		Landscaping Standards for Specific Uses
Revise setbacks	5-653(A)		Landscaping/Buffering/Screening
Allow administrative modification	5-653(A)(1)		Landscaping/Buffering/Screening
Revise parking area screening	5-653(B)		Screening of Parking Areas
Revise screening of storage	5-653(C)		Screening of Outdoor Storage ...
Revise Road Access standards	5-654		Road Access Standards for Specific Uses
Insert FSM reference	5-654		Road Access Standards for Specific Uses
Revise FAR	5-656(B)(1)		Convent or Monastery
Delete reference to LOD & RSCOD			
Insert FOD	5-657(A)(2)(a)		Stockpiling of Dirt/Siting
Delete reference to primary conservation areas	5-657(A)(2)(h)		Stockpiling of Dirt/Siting
Add standards for Country Club	5-660 et seq.		Country Club
Delete reference to Conservation Design	5-701(A)(1)		TR District Lot Standards - Purpose
Delete references to RSCOD	5-701(A)(3&4)		Purpose
Delete references to Conservation Design	5-701(C)(3)		Lot and Open Space Standards
Delete reference to primary conservation area	5-701(C)(3)(a) (ii&iii)		Number of Groups/Number of Lots in a group
Delete portion of section	5-701(C)(3)(b) (i&ii)		Open Space
Delete references to RSCOD & LOD	5-701(C)(3)		Allowed uses in open space
Delete references to Conservation Design	5-701(C)(3) (c) (i&ii)		Siting of Open Space...
Delete entire section	5-701(D)		Ownership & Maintenance...
Delete entire section	5-703		AR District Cluster Option
Add reference to AR	5-1204(D)(5)(c)		Temporary Signs
Add new section regarding landscaping location	5-1409(I)		Buffer Yard Waivers...
Delete reference to RSCOD	5-1508(B)(1)(b)		Steep Slopes in RSCOD
Delete reference to Conservation Design	5-1508(C)(1)(a)		Identification of Steep Slope Areas
Delete reference to Conservation Design	5-1508(C)(1)(b)		Identification of Steep Slope Areas
Delete reference to Conservation Design	5-1508(E)		Development Standards
Delete reference to LOD	6-407(A)(2)		Map Interpretations...

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Delete reference to RSCOD & add FOD	6-407(A)(3)		Map Interpretations...
Delete entire section	6-408		Modifications
Add reference to Rural Sketch plans sketch plans	6-701(C)		Site Plan Required
Add Rural Sketch Plan standards	6-703		Rural Sketch Plan
Delete entire section	5-2000		Conservation Design
Revise definitions	Article 8		
Accessory Building			
Banquet/Event Facility			
Bed and Breakfast(Inn)			
Country Inn			
Dwelling, Accessory			
Guest House			
Private Club or Lodge			
Small Business			
Special Event			
Sewer, Public			
Water, Public			
Water supply system, communal			
Add definitions	Article 8		
Adult Entertainment			
Cluster Development (AR)			
Country Club			
Originating Tract			
Principal Lot			
Principal/Subordinate Subdivision Option			
Private Parties			
Rural Cluster Lot			
Rural Corporate Retreat			
Rural Economy Lot			
Sewage disposal system, individual			
Subordinate Lot			
Water supply system, individual			
Delete definition			
Bed and Breakfast Homestay			
Rural Agricultural Corporate Retreat			
ZOAM 2006-0001, Adopted 4-11-06			
ARTICLE II, NON-SUBURBAN DISTRICT REGULATIONS			
AR-1 Agricultural Rural-1			
Add Municipal drinking water supply reservoir as a permitted use	Table 2-102		Permitted uses
AR-2 Agricultural Rural-2			
Add Municipal drinking water supply reservoir as a permitted use	Table 2-102		Permitted uses
A-3 Agricultural Residential			
Add Municipal drinking water supply reservoir as a permitted use	2-402(II)		Permitted uses
ARTICLE IV, SPECIAL AND OVERLAY DISTRICTS			
Floodplain Overlay District			
Add Municipal drinking water supply reservoir as a permitted use	4-1505(A)(13)		Permitted uses
MDOD Mountainside Development Overlay District			
Add section stating uses in Section I-404(B)(2) are exempt from special exception requirements	4-1603(D)		Uses in the Mountainside Development Overlay District
ARTICLE V, ADDITIONAL REGULATIONS AND STANDARDS			
Steep Slope Standards			
Add Municipal drinking water supply to requirement to obtain an approved Location Clearance Permit	5-1508(D)(1)(c)(v)		Permitted Uses and Activities

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Subject	Sections	Amended	
Add standards for municipal drinking	5-1508(E)		Development Standards
ARTICLE VIII, DEFINITIONS			
Add definition	Article 8		
Municipal drinking water supply reservoir			
ZOAM 2006-0002, Adopted 9-12-06			
ARTICLE III, SUBURBAN DISTRICT REGULATIONS			
CLI Commercial Light industry			
Reduce yard adjacent to Route 50 from 100 feet to 50 feet	3-905(D)(1)		Lot Requirements
Delete the landscaping requirements and include a reference to the Type 5 Buffer Yard in Section 5-1400	3-907(K)		Performance Criteria
ARTICLE V, ADDITIONAL REGULATIONS AND STANDARDS			
Setbacks From Specific Roads and the W&OD Trail			
Delete the 100 foot building setback along Route 50 from the Fairfax County line, west to Route 659	5-900(A)(3)		Building Setbacks From Roads
Buffering and Screening			
Add a reference to Section 5-1406	5-1405(A)		General Provisions
Clarify that the Buffer Yard Type 3 with a 4 foot landscaped earthen berm required for property adjoining any existing or planned arterial road would not apply where the Type 5 Buffer Yard is required.	5-1406(E)(2)		Determination of Buffer Yard Requirements, Special Situations
Added to require the Type 5 Buffer Yard for any property that adjoins Route 50 from the Fairfax County line to Lenah Road on the south side, and to Lenah Farm Lane on the north side of Route 50. Also clarifies that the buffering and screening requirements in Section 5-1414(A) and 5-900(C) would not apply where the Type 5 Buffer Yard is required.	5-1406(E)(4)		Determination of Buffer Yard Requirements, Special Situations
Add a reference to Section 5-1406(E) to clarify that specific buffer yards are required in certain situations.	5-1414(A)		Buffer Yard and Screening Matrix
Added to include the requirements for the Type 5 Buffer Yard.	5-1414(B)(5)		Buffer Yard Type 5
Added to list the various species and cultivars of plants that are permitted to meet the required landscaping in the Type 5 Buffer Yard	5-1414(C)(5)		Permitted Type 5 Buffer Yard Plants
ZOAM 2007-0002, Adopted 11-14-07			
ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:			
Modification to Sign Regulations			
Add language that modifications may be done as set forth in this section	5-1202(E)		General Provisions
Modifications to Sign Regulations for Planned Development (PD) Districts Only			
Add title to section applying to PD Districts	5-1202(E)(1)		Modification to Sign Regulations
Modification to Sign Regulations for Unified Non-Residential Developments			
Add section for modifications to unified non-residential developments	5-1202(E)(2)		Modification to Sign Regulations
Submission Requirements			
Add section title; remove reference to PD Districts	5-1202(E)(3)		Modification to Sign Regulations
Remove reference to PD Districts	5-1202(E)(3)(c)		
Remove reference to PD Districts	5-1202(E)(3)(d)		
Submission Requirements			
Reformat numbers to letters	5-1202(E)(3)		Modification to Sign Regulations
Submission Requirements			
Include reference to directional and informational signs	5-1202(E)(3)(c)		Modification to Sign Regulations
Miscellaneous Signs			
Add requirements for Directional Signs, On-Site	5-1204(D)(7)(h)		Sign Requirements Matrix
General Notes (following Sign Requirements Matrix)			
Add note 7 pertaining to directional signs	5-1204(D)		Sign Requirements Matrix
ARTICLE VIII DEFINITIONS:			
Revise the following definitions:			
Sign, Informational			
Add the following definitions:			

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Subject	Sections	Amended
Sign, Directional, On-Site		
Unified Non-Residential Development		

ZOAM 2006-0003

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Subject	Sections		Amended
ZOAM 2006-0003 & ZOAM 2007-0001, Adopted 10-16-07 (Effective 12-3-07)			
ARTICLE I GENERAL REGULATIONS:			
Application of Ordinance			
Exempt telecommunications or data transfer antennas from height limitations	1-103(D)(2)		Exemptions (height limitations)
Limitations and Methods for Measurements of Lots, Yards and Related Terms			
Location of new access points	1-205(A)(1)		Lot access requirements
Change lot “depth” to lot “length”	1-205(K)		Length to width ratio measurement
Add setback and buffer in title and paragraph	1-205(L)		Reduction in minimum yard, setback and buffer
Add yard, setback or buffer	1-205(L)(1)(a)		Reduction in minimum yard, setback and buffer
Delete section	1-205(L)(1)(c)		Reduction in minimum yard, setback and buffer
Calculation of Density			
Clarify that public uses include roads	1-206(C)(1)		Public uses
Clarify that public uses include roads	1-206(C)(1)(a)		Public uses
Nonconformities			
Exception for Section 4-1500	1-403(A)		Repair or reconstruction of nonconforming structure
Amend requirements and add reference to hamlet provisions	1-404(A)		Use of nonconforming lots
Amend boundary line adjustment provisions	1-404(C)		Boundary line adjustments
Change time period from 180 days to 1 year	1-405(D)		Effect of approval
ARTICLE II RURAL DISTRICT REGULATIONS:			
Portable dwelling/trailer during construction of a primary residence			
Remove from permitted use list	2-302(V)	A-10	Permitted Uses
	2-402(U)	A-3	Permitted Uses
	2-503(W)	CR-1	Permitted Uses
	2-603(S)	CR-2	Permitted Uses
	2-703(Q)	CR-3	Permitted Uses
Remove from use table	Table 2-1003	JLMA-1	Use Table
	Table 2-1103	JLMA-2	Use Table
	Table 2-1203	JLMA-3	Use Table
Construction and/or sales trailer			
Remove from permitted use list	2-302(AA)	A-10	Permitted Uses
	2-402(Y)	A-3	Permitted Uses
	2-503(O)	CR-1	Permitted Uses
	2-603(N)	CR-2	Permitted Uses
	2-703(P)	CR-3	Permitted Uses
	2-803(O)	CR-4	Permitted Uses
Remove from use table	Table 2-1003	JLMA-1	Use Table
	Table 2-1103	JLMA-2	Use Table
	Table 2-1203	JLMA-3	Use Table
Yard Waste Composting Facility			
Amend use list (Formerly “yard waste composting”)	2-303(V)	A-10	Special Exception Uses
	2-403(GG)	A-3	Special Exception Uses
Add to use table	Table 2-1402	TR-10	Use Table
Vegetative Waste Management Facility			
Amend use list (Formerly “vegetative waste composting facility”)	2-303(NN)	A-10	Special Exception Uses
	2-403(FFF)	A-3	Special Exception Uses

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
Add to use table	Table 2-1402	TR-10	Use Table
Water treatment plant			
Remove from use list	2-403(AAA)	A-3	Special Exception Uses
Recreation establishment, outdoor or indoor			
Add "or indoor"	2-403(GGG)	A-3	Special Exception Uses
Length/Width Ratio			
Amend maximum ratio from 4:1 to 5:1	2-304(D)	A-10	Lot Requirements
	2-305(D)	A-10	Lot Requirements
	2-506(D)	CR-1	Lot Requirements
	2-507(D)	CR-1	Lot Requirements
	2-606(D)	CR-2	Lot Requirements
	2-607(D)	CR-2	Lot Requirements
	2-706(D)	CR-3	Lot Requirements
	2-707(D)	CR-3	Lot Requirements
	2-806(D)	CR-4	Lot Requirements
	2-807(D)	CR-4	Lot Requirements
Length/Width Ratio			
Amend maximum ratio from 3.5:1 to 5:1	2-404(C)	A-3	Lot Requirements
Lot Coverage			
Establish residential and nonresidential maximums	2-405(A)	A-3	Building Requirements
Length/Width Ratio			
Amend maximum ratio from 2.5:1 to 5:1	2-505(D)	CR-1	Lot Requirements
	2-605(D)	CR-2	Lot Requirements
	2-705(D)	CR-3	Lot Requirements
	2-805(D)	CR-4	Lot Requirements
Maximum Residential Density			
Add provisions for maximum residential density	2-505(E)	CR-1	Lot Requirements
	2-605(E)	CR-2	Lot Requirements
	2-606(F)	CR-2	Lot Requirements
	2-705(E)	CR-3	Lot Requirements
	2-706(F)	CR-3	Lot Requirements
	2-805(E)	CR-4	Lot Requirements
	2-806(E)	CR-4	Lot Requirements
	2-807(G)	CR-4	Lot Requirements
Building Height			
Increase maximum from 35 feet to 40 feet	2-508(B)	CR-1	Building Requirements
	2-509(B)	CR-1	Building Requirements
	2-608(B)	CR-2	Building Requirements
	2-609(B)	CR-2	Building Requirements
	2-610(B)	CR-2	Building Requirements
	2-708(B)	CR-3	Building Requirements
	2-709(B)	CR-3	Building Requirements
	2-710(B)	CR-3	Building Requirements
	2-808(B)	CR-4	Building Requirements
	2-809(B)	CR-4	Building Requirements
	2-810(B)	CR-4	Building Requirements
	2-906(B)	RC	Building Requirements
	2-1004(F)	JLMA-1	Lot and Building Requirements
	2-1104(F)	JLMA-2	Lot and Building Requirements
	2-1204(F)	JLMA-3	Lot and Building Requirements
	Table 2-1304	JLMA-20	Lot and Building Requirements
	Table 2-1403(B)	TR-10	Building Requirements
	Table 2-1503(B)	TR-3	Building Requirements
	Table 2-1603(B)	TR-2	Building Requirements
	Table 2-1703(B)	TR-1	Building Requirements
Development Setback and Access from Major Roads			

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Subject	Sections	Amended	
Amend language; delete from individual districts; add to Section 5-900	2-511	CR-1	Setback/Access
	2-612	CR-2	Setback/Access
	2-712	CR-3	Setback/Access
	2-812	CR-4	Setback/Access
Restaurant, including carry out			
Amend use list (Formerly “restaurant, carry out only”)	2-903(M)	RC	Permitted Uses
Mill, feed and grain			
Add mill, feed and grain as a permitted use; delete as special exception use	2-903(NN)	RC	Permitted Uses
	2-904(K)	RC	Special Exception Uses
Training Facility, accessory to a permitted or special exception use			
Add to list of permitted uses	2-903(OO)	RC	Permitted Uses
Exempt certain uses from square footage limit in RC			
Exempt certain uses from 10,000 sq. ft. limit	2-904(A)	RC	Special Exception Uses
Percentage of any one use in RC			
Delete this section	2-904(B)	RC	Special Exception Uses
Restaurant			
Delete as special exception use	2-904(F)	RC	Special Exception Uses
Training Facility			
Add to special exception uses	2-904(Z)	RC	Special Exception Uses
Length/Width Ratio			
Amend maximum ratio from 3:1 to 5:1	2-905(D)	RC	Lot Requirements
Development Setback and Access from Major Roads			
Add section to require compliance with Section 5-900	2-910	RC	Setback/Access
Model home			
Remove from use table	Table 2-1003	JLMA-1	Use Table
	Table 2-1103	JLMA-2	Use Table
School, private			
Add as a special exception use	Table 2-1203	JLMA-3	Use Table
Portable Dwelling/Construction Trailer			
Remove from use table	Table 2-1402	TR-10	Use Table
	Table 2-1502	TR-3	Use Table
	Table 2-1602	TR-2	Use Table
	Table 2-1702	TR-1	Use Table
Development Standards			
Add reference to Section 5-900	2-1403(A)	TR-10	General
	2-1503(A)	TR-3	General
	2-1603(A)	TR-2	General
	2-1703(A)	TR-1	General
Minimum Required Yards			
Amend language; add reference to Section 5-900	Table 2-1403(B)	TR-10	Building Requirements
	Table 2-1503(B)	TR-3	Building Requirements
	Table 2-1603(B)	TR-2	Building Requirements
	Table 2-1703(B)	TR-1	Building Requirements
ARTICLE III URBAN DISTRICT REGULATIONS:			
Portable dwelling/trailer during construction of primary residence			
Remove from permitted use list	3-102(M)	R-1	Permitted Uses
Construction and/or sales trailer, during period of construction activity			
Remove from permitted use list	3-102(R)	R-1	Permitted Uses
	3-202(P)	R-2	Permitted Uses
	3-302(O)	R-3	Permitted Uses
	3-402(M)	R-4	Permitted Uses
	3-503(K)	R-8	Permitted Uses
	3-603(I)	R-16	Permitted Uses
	3-703(I)	R-24	Permitted Uses
Length/Width Ratio			

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Subject	Sections	Amended	
Amend maximum ratio from 3:1 to 5:1	3-104(D)	R-1	Lot Requirements
	3-105(D)	R-1	Lot Requirements
	3-106(D)	R-1	Lot Requirements
	3-204(D)	R-2	Lot Requirements
	3-206(D)	R-2	Lot Requirements
	3-207(D)	R-2	Lot Requirements
	3-304(D)	R-3	Lot Requirements
	3-306(D)	R-3	Lot Requirements
	3-307(D)	R-3	Lot Requirements
	3-404(D)	R-4	Lot Requirements
	3-406(D)	R-4	Lot Requirements
	3-407(D)	R-4	Lot Requirements
Length/Width Ratio			
Amend maximum ratio from 4:1 to 5:1	3-205(D)	R-2	Lot Requirements
	3-305(D)	R-3	Lot Requirements
	3-405(D)	R-4	Lot Requirements
	3-507(D)	R-8	Lot Requirements
Lot Coverage			
Increase maximum from 15% to 25%	3-107(A)	R-1	Building Requirements
Increase maximum from 20% to 30%	3-108(A)	R-1	Building Requirements
Increase maximum from 25% to 30%	3-109(A)	R-1	Building Requirements
Building Height			
Increase maximum from 35 feet to 40 feet	3-107(B)	R-1	Building Requirements
	3-108(B)	R-1	Building Requirements
	3-109(B)	R-1	Building Requirements
	3-208(B)	R-2	Building Requirements
	3-209(B)	R-2	Building Requirements
	3-210(B)	R-2	Building Requirements
	3-308(B)	R-3	Building Requirements
	3-309(B)	R-3	Building Requirements
	3-310(B)	R-3	Building Requirements
	3-408(B)	R-4	Building Requirements
	3-409(B)	R-4	Building Requirements
Development Setback and Access from Major Roads			
Amend language; delete from individual districts; add to Section 5-900	3-111	R-1	Setback/Access
	3-212	R-2	Setback/Access
	3-313	R-3	Setback/Access
	3-412	R-4	Setback/Access
	3-511	R-8	Setback/Access
	3-610	R-16	Setback/Access
	3-710	R-24	Setback/Access
Yards, Single Family Attached Dwellings			
Amend text for side yards to clarify no requirement along common walls	3-506(C)(2)(b)	R-8	Lot Requirements
Yards, Single Family Attached Dwellings			
Add that there is no rear yard requirement along common walls	3-506(C)(2)(c)	R-8	Lot Requirements
Building Height			
Increase maximum from 35 to maximum noted below; provide different maximum depending on dwelling type			
40 feet max. for single family detached	3-508(B)(1)	R-8	Building Requirements
45 feet max. for single family attached	3-508(B)(2)	R-8	Building Requirements
45 feet max. for single family attached	3-607(B)(1)	R-16	Building Requirements
45 max. for multifamily; up to 55 feet; amend additional setback from 2:1 to 1:1	3-607(B)(2)	R-16	Building Requirements
45 max.; Increase max. height for multi- family from 55 feet to 60 feet; amend additional setback from 2:1 to 1:1	3-707(B)	R-24	Building Requirements
Additional Development Standards			

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Subject	Sections	Amended	
Add title to section	3-509	R-8	Additional Development Standards
	3-608	R-16	Additional Development Standards
	3-708	R-24	Additional Development Standards
Yards, Dwellings, Single Family Attached and Attached Manufactured Housing			
Amend text for side yards to clarify no requirement along common walls	3-606(C)(2)(b)	R-16	Lot Requirements
Yards, Dwellings, Single Family Attached and Attached Manufactured Housing			
Add that there is no rear yard requirement along common walls	3-606(C)(2)(c)	R-16	Lot Requirements
Maximum units per building			
Delete requirement that no one structure contain more than 64 multifamily dwelling units	3-607(C)	R-16	Building Requirements
	3-707(C)	R-24	Building Requirements
Building Height			
Increase maximum from 35 to 45 feet	3-806(B)	GB	Building Requirements
Increase maximum from 35 feet to 45 feet; amend additional setback from 5:1 to 1:1	3-906(B)	CLI	Building Requirements
Increase maximum from 35 feet to 40 feet	3-1006(B)	MR-HI	Building Requirements
Development Setback and Access from Major Roads			
Add section for setback/access; delete "Other exceptions"	3-805(C)(4)	GB	Lot Requirements
Add section for setback/access	3-1005(F)	MR-HI	Lot Requirements
Parking			
Delete section on the location of parking	3-805(D)	GB	Lot Requirements
Hotel/Motel			
Add motel to use list	3-903(O)	CLI	Permitted Uses
Yards, Adjacent to Roads			
Make reference to 5-900; 35 feet minimum for buildings; 25 feet minimum for parking	3-905(D)(1)	CLI	Lot Requirements
Motor vehicle storage and impoundment, accessory to an approved principal use			
Remove from permitted use list	3-1003(W)	MR-HI	Permitted Uses
Outdoor storage, vehicles			
Amend use list (Formerly "Vehicle storage; outdoor")	3-1003(Z)	MR-HI	Permitted Uses
Storage of empty solid waste vehicles and containers			
Add to permitted use list	3-1003(MM)	MR-HI	Permitted Uses
Stump processing plant			
Remove from permitted use list	3-1004(K)	MR-HI	Special Exception Uses
Material recovery facility, pursuant to Section 5-607(D)			
Add "(D)" to Section 5-607	3-1004(X)	MR-HI	Special Exception Uses
Vegetative Waste Management Facility			
Amend use list (Formerly "vegetative waste composting facility")	3-1004(EF)	MR-HI	Special Exception Uses
ARTICLE IV PLANNED DEVELOPMENT DISTRICT REGULATIONS:			
Impervious Surface			
Delete impervious surface ratio requirement	4-104(D)(1)	PD-H	Building Requirements
Lot Coverage			
Delete lot coverage maximum	4-106(D)	PD-H	Planned Shopping Centers
Access			
Delete section regarding individual lot access to Arterial or major collector roads	4-106(H)	PD-H	Planned Shopping Centers
Access			
Add reference to Section 5-900; delete access requirements	4-107(I)	PD-H	Convenience Establishments
Signs			
Correct the section reference to 5-1204(D)	4-107(J)	PD-H	Convenience Establishments
Height limitations at edges of PD-H districts			
Change 2 feet of horizontal distance to 1 foot	4-109(E)	PD-H	Site Planning-External Relationships
Open Space			
Add title to section	4-111	PD-H	Open Space
Neighborhood Center (NC)			

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Subject	Sections	Amended	
Add limitations on square footage of one use and gross floor area of the district	4-202(A)	PD-CC (NC)	Purpose, Size and Location of Individual Districts
Office, medical and dental			
Remove from permitted use list	4-203(A)(5)	PD-CC (All)	Permitted Uses
Office, administrative, business, professional, medical and dental, not to exceed 20% of the gross floor area of the neighborhood center			
Add medical and dental office to listing of office uses; add 20% limit	4-203(A)(10)	PD-CC (All)	Permitted Uses
Training Facility, accessory to a permitted or special exception use			
Add to permitted use list	4-203(A)(31)	PD-CC (All)	Permitted Uses
Interactive Science & Technology Center			
Add to permitted use list	4-203(A)(32)	PD-CC (All)	Permitted Uses
Motorcycle or ATV sales, rental, repair and associated service			
Add to permitted use list	4-203(C)(7)	PD-CC(SC)	Permitted Uses
	4-504(LL)	PD-IP	Special Exception Uses
	4-604(UU)	PD-GI	Special Exception Uses
Training Facility			
Add to permitted use list	4-203(C)(8)	PD-CC(SC)	Permitted Uses
	4-203(D)(7)	PD-CC(RC)	Permitted Uses
Office, administrative, business and professional, medical and dental, but not to exceed twenty percent (20%) of the gross floor area of the regional center			
Change text regarding 20% limitation	4-203(D)(1)	PD-CC(RC)	Permitted Uses
Animal hospital or day care center for pets			
Add “or day care center for pets”	4-204(A)(12)	PD-CC(NC)	Special Exception Uses
Office, administrative, business and professional, medical and dental, in excess of 20% of the gross floor areas of the center			
Add to special exception use list	4-204(A)(19)	PD-CC(NC)	Special Exception Uses
Amend use in list; increase to 20%	4-204(B)(3)	PD-CC(CC/SC/RC)	Special Exception Uses
Training Facility			
Add to special exception use list	4-204(A)(20)	PD-CC(NC)	Special Exception Uses
	4-204(B)(19)	PD-CC(CC)	Special Exception Uses
Hotel/Motel, pursuant to Section 5-611			
Delete motel from use list	4-204(C)(2)	PD-CC(SC/RC)	Special Exception Uses
Add motel to “hotel” in use list	4-204(C)(3)	PD-CC(SC/RC)	Special Exception Uses
Add motel to “hotel” in use list	4-304(C)	PD-OP	Special Exception Uses
Delete motel in use list	4-304(M)	PD-OP	Special Exception Uses
Add hotel to “motel” in use list	4-404(O)	PD-RDP	Special Exception Uses
Add motel to “hotel” in use list	4-703(S)	PD-SA	Permitted Uses
Delete motel in use list	4-703(V)	PD-SA	Permitted Uses
Add motel to “hotel” in use list	4-803(A)(14)	PD-TC	Permitted Uses
Add motel to “hotel” in use list	4-1004(A)(16)	PD-TREC	Permitted Uses
Add motel to “hotel” in use list	4-1004(A)(24)	PD-TREC	Permitted Uses
Add motel to “hotel” in section title & paragraph	4-1010(C)	PD-TREC	Use Limitations
Add motel to “hotel” in use list	4-1104(A)(16)	PD-TRC	Permitted Uses
Add motel to “hotel” in use list	4-1104(A)(27)	PD-TRC	Permitted Uses
Add motel to “hotel” in section title & paragraph	4-1111(B)	PD-TRC	Limitations
Add motel to “hotel” in use list	4-1210(A)(2)	PD-RV	Special Exception Uses
Add motel to “hotel” in use list	4-1210(B)(15)	PD-RV	Special Exception Uses
Add motel to “hotel” in use list	4-1210(C)(3)	PD-RV	Special Exception Uses
Kennel, Indoor, pursuant to Section 5-606			
Add to special exception use list	4-204(C)(2)	PD-CC(SC)	Special Exception Uses
Delete from special exception use list because SPEX uses in (RC) are as listed for (SC)	4-204(D)(2)	PD-CC(RC)	Special Exception Uses
Building Height			
Increase maximum from 35 feet to 45 feet; amend additional setback from 2:1 to 1:1	4-206(C)	PD-CC (All)	Building Requirements
	4-306(B)	PD-OP	Building Requirements
	4-406(B)	PD-RDP	Building Requirements
	4-506(B)	PD-IP	Building Requirements
	4-606(B)	PD-GI	Building Requirements
Vehicular Access			

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Subject	Sections		Amended
Amend access provisions	4-206(D)	PD-CC(All)	Building Requirements
Development Setback and Access from Major Roads/Access from Major Roads			
Amend language; delete from individual districts; add to Section 5-900	4-206(E)	PD-CC (All)	Building Requirements
	4-307(F)	PD-OP	Use Limitations
	4-407(G)	PD-RDP	Use Limitations
	4-507(G)	PD-IP	Use Limitations
	4-607(F)	PD-GI	Use Limitations
	4-707(D)	PD-SA	Use Limitations
	4-808(Q)	PD-TC	Use Limitations
	4-913	PD-CV	Access from Major Roads
	4-1019	PD-TREC	Setback/Access
	4-1121	PD-TREC	Setback/Access
	4-1311	PD-AAAR	Setback/Access
Size and Location			
Amend location requirement to “on arterial or collector roads”	4-302(A)	PD-OP	Size and Location
Training Facility			
Add to permitted use list	4-303(BB)	PD-OP	Permitted Uses
	4-403(HH)	PD-RDP	Permitted Uses
	4-503(JJ)	PD-IP	Permitted Uses
	4-603(NN)	PD-GI	Permitted Uses
Yards, Adjacent to Roads			
Make reference to 5-900; 35 feet minimum for buildings; 25 feet minimum for parking; delete section prohibiting visible parking	4-305(B)(1)	PD-OP	Lot Requirements
	4-405(B)(1)	PD-RDP	Lot Requirements
	4-505(B)(1)	PD-IP	Lot Requirements
	4-605(B)(1)	PD-GI	Lot Requirements
	4-705(B)(1)	PD-SA	Lot Requirements
	4-805(F)(1)	PD-TC	Lot requirements
Yards Between Buildings			
Delete reference to Section 5-1414(A) Delete requirement for 5 feet next to lot lines	4-305(B)(4)(a)	PD-OP	Lot Requirements
	4-405(B)(4)(a)	PD-RDP	Lot Requirements
	4-505(B)(4)(a)	PD-IP	Special Exception Uses
Lot Coverage			
Delete modified lot coverage of .45 and reference to Section 4-306(C)	4-306(A)	PD-OP	Building Requirements
Floor Area Ratio			
Increase to .60 maximum, 2.0 maximum by special exception; delete all FAR averaging provisions	4-306(C)	PD-OP	Building Requirements
	4-406(C)	PD-RDP	Building Requirements
Utility Requirements			
Change “designated” land to “zoned” land	4-307(D)	PD-OP	Use Limitations
	4-407(F)	PD-RDP	Use Limitations
	4-507(H)	PD-IP	Use Limitations
	4-707(E)	PD-SA	Use Limitations
Site Planning			
Amend site planning requirements	4-307(E)	PD-OP	Use Limitations
Post office			
Formerly (“Post office, drop off and pick up”)	4-403(D)	PD-RDP	Permitted Uses
	4-503(I)	PD-IP	Permitted Uses
Buffering/Screening			
Add title to section	4-407(B)	PD-RDP	Use Limitations
Minimum Floor Space Mix			
Reduce total percentage of floor space devoted to R&D uses; allow education uses to count toward the required percentage	4-407(E)	PD-RDP	Use Limitations
Purpose			
Add office uses to PD-IP district purpose	4-501	PD-IP	Purpose
Facility for scheduled lessons such as: dance, gymnastics, judo and sports training			
Amend use list (Formerly “facility for lessons in dance, gymnastics, judo and sports training)	4-503(E)	PD-IP	Permitted Uses

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Subject	Sections	Amended	
Office, administrative, business and professional, (i.e. office uses)			
Add to permitted use list	4-503(G)	PD-IP	Permitted Uses
Add use limitations for by-right office	4-503(G)	PD-IP	Permitted Uses
Church, synagogue, temple or mosque (Formerly “church, synagogue and temple”)			
Amend use list	4-503(EF)	PD-IP	Permitted Uses
Amend use list	4-604(F)	PD-GI	Special Exception Uses
Interactive Science & Technology Center			
Add to permitted use list	4-503(KK)	PD-IP	Permitted Uses
Outdoor Storage, Accessory up to 10% of gross floor area of principal use			
Add to permitted use list	4-503(LL)	PD-IP	Permitted Uses
Contractor service establishment, excluding retail sales and outdoor storage			
Move to permitted uses	4-503(MM)	PD-IP	Permitted Uses
Delete to from special exception uses	4-504(S)	PD-IP	Special Exception Uses
Recreation establishment, outdoor or indoor			
Add “or indoor”; Move to permitted uses; add use limitations for by-right use	4-503(NN)	PD-IP	Permitted Uses
Add “or indoor”	4-803(A)(26)	PD-TC	Permitted Uses
Office, administrative, business and professional, which do not meet the criteria contained in Section 4-503(G)			
Amend special exception use list; delete use limitations	4-504(A)	PD-IP	Special Exception Uses
Recreation establishment, outdoor or indoor, which do not meet the criteria contained in Section 4-503(NN)			
Amend use list, (formerly “recreation establishment, outdoor)	4-504(Z)	PD-IP	Special Exception Uses
School, private, accessory to a church			
Delete from special exception use list	4-504(FF)	PD-IP	Special Exception Uses
Storage, outdoor accessory in excess of 10% of gross floor area of principal use			
Amend use list (formerly “storage, outdoor accessory”)	4-504(FF)	PD-IP	Special Exception Uses
Animal Hospital			
Add to special exception use list	4-504(MM)	PD-IP	Special Exception Uses
Camp, day			
Add to special exception use list	4-504(NN)	PD-IP	Special Exception Uses
Yards, Adjacent to Other Nonresidential Districts			
Add “feet” after (15)	4-505(B)(3)	PD-IP	Special Exception Uses
Floor Area Ratio			
Add “up to .60 by Special Exception”	4-506(C)	PD-IP	Building Requirements
Outdoor Storage, Accessory			
Amend title (formerly “Accessory Outdoor Storage”)	4-507(D)	PD-IP	Use Limitations
On-Site Parking of Business Vehicles			
Add section to allow parking of two-axle vehicles	4-507(J)	PD-IP	Use Limitations
Sawmill, pursuant to 4-607(H)			
Delete wood processing facility from list	4-604(S)	PD-GI	Special Exception Uses
Vegetative waste management facility, pursuant to 4-607(H)			
Delete stump processing plant, add VWMF	4-604(T)	PD-GI	Special Exception Uses
Material recovery facility, pursuant to 5-607(D), and Section 4-607(H)			
Formerly “5-607(C)”	4-604(AA)	PD-GI	Special Exception Uses
Outdoor Storage, Vehicles			
Formerly “Storage, outdoor, of major recreational equipment”	4-604(RR)	PD-GI	Special Exception Uses
Storage of empty solid waste vehicles and containers			
Add to permitted use list	4-604(TT)	PD-GI	Special Exception Uses
Outdoor storage			
Add section allow parking of two-axle vehicles	4-607(D)(5)	PD-GI	Use Limitations
Portable Dwelling/Construction Trailer			
Remove from use table	Table 4-907	PD-CV	Use Table
Remove from permitted use list	4-1209(A)(29)	PD-RV	Permitted Uses
Construction and/or Sales Trailer			
Remove from use table	Table 4-907	PD-CV	Use Table
Remove from permitted use list	4-1209(A)(34)	PD-RV	Permitted Uses

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Subject	Sections	Amended	
Location			
Spell out WMATA, Washington Metro Area Transit Authority	4-1002(A)(2)	PD-TREC	Location, Size and Components
	4-1009(A)	PD-TREC	Land Use Arrangement
	4-1110(A)	PD-TRC	Land Use Arrangement and Use Limitations
Development Setback and Access from Major Roads			
Delete requirement that roads not serving single family attached, townhouse and multifamily uses be designed and constructed to VDOT standards	4-1121(D)	PD-TRC	Setback/Access
Village Center Subdistrict			
Exclude bonus units from total unit count	4-1206(C)	PD-RV	Size and Location of Subdistricts
Designated Residential Areas			
Amend text on increase to the base number of residential units	4-1208(A)(1)(c)	PD-RV	Development Potential
Child or adult day care center			
Amend permitted use list; formerly child or adult day care home	4-1209(C)(6)	PD-RV	Permitted Uses
Rural Retreats and Resorts pursuant to Section 5-601(D)			
Amend special exception use list to add rural retreats and resorts;	4-1210(A)(2)	RD-RV	Special Exception Uses
Village Conservancy and Satellite Conservancy Subdistricts, Length/Width Ratio			
Amend maximum ratio from 5:1 to 9:1	4-1213(A)(4)	PD-RV	Lot and Building Requirements
Village Conservancy and Satellite Conservancy Subdistricts, Maximum Lot Coverage			
Amend section title; 8% for Single Family Residential and 25% for all other uses	4-1213(A)(6)	PD-RV	Lot and Building Requirements
Village Center-Residential Area, Single-Family Detached Lots, Front Yard			
Amend front yard requirements	4-1213(B)(1)(d)	PD-RV	Lot and Building Requirements
Village Center-Residential Area, Commercial/Workplace Lots, Lot Width			
Amend lot width requirements	4-1213(B)(4)(b)	PD-RV	Lot and Building Requirements
Village Center-Residential Area, Commercial/Workplace Lots, Front Yard & Entrance			
Amend front yard requirements	4-1213(B)(4)(d)	PD-RV	Lot and Building Requirements
Parking			
Make front load garages off-set from direct view	4-1216(D)(4)(c)	PD-RV	Additional Criteria
Yards, Single Family Attached Dwellings			
Amend side and rear yard requirements so there is no requirement along common walls	4-1307(C)(2)(b)	PD-AAAR	Lot Requirements
	4-1307(C)(2)(c)	PD-AAAR	Lot Requirements
Building Height			
Amend additional setback from 2:1 to 1:1	4-1308(B)	PD-AAAR	Building Requirements
Purpose and Intent			
Amend provisions for purpose of FOD	4-1501	FOD	Purpose and Intent
Alteration			
Delete listing of land disturbing activities	4-1503(A)	FOD	Purpose and Intent
Base Flood			
Correct typographical error	4-1503(B)	FOD	Purpose and Intent
Floodplain			
Redefine acreage of floodplain	4-1503(D)	FOD	Purpose and Intent
Road, Crossing of Floodplain			
Change right of way to roadway	4-1503(E)	FOD	Purpose and Intent
Stormwater Management Improvements			
Add reference to subsurface drainage; Add reference to the FSM	4-1503(F)	FOD	Purpose and Intent
Administration			
Amend listed sources for the delineation of floodplain	4-1504(A)	FOD	Administration
Administration			
Delete section regarding watershed map; add to new Section 4-1504(B)	4-1504(B)	FOD	Administration
Administration			
Add language regarding floodplain limits	4-1504(B)	FOD	Administration
Permitted Uses			

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Delete requirement for alterations to be submitted to the Zoning Administrator	4-1505	FOD	Permitted Uses
Permitted Uses			
Remove reference to low density development and A-25 district	4-1505(A)(5)	FOD	Permitted Uses
Permitted Uses			
Amend permitted use list under incidental structures	4-1505(A)(8)	FOD	Permitted Uses
Contextual Compatibility Development Standards, Average Front Yard			
Require front yards to be consistent with existing yards of principal buildings rather than equal to an average yard	4-2104(A)(1)	VCOD	Additional Neighborhood Development Standards
Contextual Compatibility Development Standards, Building Height			
Amend building height provisions; exclude accessory buildings	4-2104(A)(2)	VCOD	Additional Neighborhood Development Standards
Sidewalks			
Amend sidewalk requirements	4-2104(B)(3)(a)	VCOD	Other Standards
Sidewalks			
Delete sidewalk connections section	4-2104(B)(3)(b)	VCOD	Other Standards
Garage locations			
Clarify that section applies to front-loaded garages	4-2104(B)(5)	VCOD	Other Standards

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ZOAM 2006-0003 & ZOAM 2007-0001, Adopted 10-16-07 (Effective 12-3-07)			
ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:			
Permitted Accessory Uses and Structures, Commercial			
Add parking of two-axle vehicles	5-101(B)(14)		Permitted accessory Uses and Structures
Use Limitations			
Delete limitation regarding home occupations	5-102(F)		Use Limitations
Permitted Structures in Required Yards and Setbacks			
Amend section titles to add setbacks	5-200		Permitted Structures in Required Yards and Setbacks
	5-200(A)		In all yards or setbacks, including a front yard
	5-200(B)		In any yard or setback, except the front yard or setback
In all yards or setbacks, including a front yard			
Add patios	5-200(A)(2)		Permitted Structures in Required Yards and Setbacks
Add overhanging floors projecting 30 inches or less into the yard	5-200(A)(4)		Permitted Structures in Required Yards and Setbacks
Delete “entry” to all any covered porch to project a maximum of three feet	5-200(A)(6)		Permitted Structures in Required Yards and Setbacks
Add Bus Shelters	5-200(A)(11)		Permitted Structures in Required Yards and Setbacks
Add entry stairs or handicap ramps including rails	5-200(A)(12)		Permitted Structures in Required Yards and Setbacks
In any yard or setback, except the front yard or setback			
Allow decks for single family detached houses to be no closer than five feet to a rear or side line	5-200(B)(9)		Permitted Structures in Required Yards and Setbacks
Allow decks for single family attached dwellings to extend to the interior side lot line and no closer than five feet to any other lot line	5-200(B)(10)		Permitted Structures in Required Yards and Setbacks
In the rear yard only			
Delete this section title	5-200(C)		Permitted Structures in Required Yards and Setbacks

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Home Occupations			
Add that home occupations are permitted within multifamily dwellings	5-400		Home Occupations
Home Occupations			
Clarify that one employee is permitted to work on site	5-400(B)		Home Occupations
Home Occupations			
Delete percentage of accessory structure requirement	5-400(C)		Home Occupations
Temporary Uses/Zoning Permits			
Clarify that the provisions apply in all districts	5-500		Temporary Uses/Zoning Permits
Material Recovery Facilities			
Delete size and shipment limitations	5-607(D)(4)		Specific Standards for Material Recovery Facilities
Add construction debris as a material that may be accepted	5-607(D)(13)		Specific Standards for Material Recovery Facilities
Flex-Industrial Uses			
Delete floor load capacity requirement	5-608(D)		Flex-Industrial Uses
Accessory Apartments and Dwelling Units			
Add reference to PD-RV for public sewer exemption	5-613(C)		Accessory Apartments and Dwelling Units
Small Businesses, Purpose and Intent			
Add PD-RV to list of districts	5-614(A)(1)		General
Telecommunications Use And/Or Structures			
Increase permitted height of directional or panel antennas	5-618(A)(5)		Antennas
Agriculture, Horticulture and Animal Husbandry			
Increase parcel size from 3 to 5 acres	5-626(A)		Parcel Size
Expand list of structures; decrease setback from 100 to 60 feet	5-626(B)		Setbacks for Certain Structures
Agriculture Support Uses (Direct Association with Agriculture, Horticulture or Animal Husbandry)			
Change acreage for Level I from 7 to 5 acres	5-627(C)		Location on Site/Dimensional Standards
Agriculture Support Use (No Direct Association with Agriculture, Horticulture, Animal Husbandry)			
Under Level III lot area, clarify use is no direct association	5-630(B)		Size of Use
Amend setbacks from lots lines, all levels	5-630(C)		Location on Site/Dimensional Standards
Amend section title to add “standards”	5-630(E)		Roads/Access Standards
Airport/Land Strip			
Increase minimum lot area from 25 to 80 acres	5-633(B)		Site Size
Public Safety Uses (Fire/Rescue Stations, Police Station/Substation), Size of Use			
Decrease minimum lot area from 3 to 2 acres	5-638(A)(1)		Site Size
Lot and Open Space Standards, Lot Standards (TR)			
Increase max. building height from 35 to 40 feet	Table 5-701(C)(3)(a)		Transition (TR) Districts Lot Standards
Rural Hamlet Option, Permitted Uses			
Clarify language to state “underlying zoning district regulations”	5-702(D)		Permitted Uses
Rural Hamlet Option, Utilities and Public Facilities Requirements			
Allow connection to be made with an existing rural hamlet	5-702(I)(1)(d)		Water
	5-702(I)(2)(d)		Wastewater
Major Recreational Equipment			
Add restriction for containers of major recreational equipment	5-800(A)		Limitations on Vehicles in Residential Districts
Access and Setbacks From Specific Roads and the W&OD Trail			
Amend section title; Add that setback may be from existing right-of-way; delete fillets and connectors language	5-900		Access and Setbacks From Specific Roads and the W&OD Trail
Building and Parking Setbacks From Roads			
Amend title to add parking; Add parking setbacks to all sections	5-900(A)		Building and Parking Setbacks From Roads

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Decrease Fairfax County Line, west to Broad Run setback from 100 to 50 feet	5-900(A)(1)(a)(i)		Route 7
Delete business Route 7 setback	5-900(A)(1)(d)		Route 7
Clarify Rt. 50 setback begins at Rt. 659 relocated;	5-900(A)(3)		Route 50
Decrease Rt. 50 setback from 200 to 100 ft.	5-900(A)(3)(a)		Route 50
Decrease Route 15 setback from 200 to 100 feet	5-900(A)(4)(a)		Route 15
Decrease Route 28 setback from 200 to 100 feet	5-900(A)(5)(a)		Route 28
Add section for other arterial roads	5-900(A)(9)		Other Arterial Roads
Add section for other major collector roads	5-900(A)(10)		Other Major Collector Roads
Add section for all other roads in nonresidential districts	5-900(A)(11)		All other roads in Nonresidential Districts
Add section for all other roads in residential districts	5-900(A)(12)		All other roads in Residential Districts
Add section for ramps at grade separated Interchanges	5-900(A)(13)		Ramps at grade separated interchanges associated with the roads listed above
Allow parking to be coterminous with modified setback for shallow lots	5-900(A)(14)		Modified Building Setback for Shallow Lots
Add section for modifications to maintain streetscape consistency	5-900(A)(15)		Modifications to Maintain Streetscape Consistency
Access from major roads			
Add new section for access requirements	5-900(C)		Access from major roads
Parking Lot Setback From Roads			
Delete section, place in 5-900(A)	5-900(C)		Parking Lot Setbacks From Roads
Scenic Creek Valley Buffer			
Reference all waterways draining greater than 640 acres, rather than major stream areas	5-1001		Purpose and Intent
Scenic Creek Valley Buffer Established			
Reference all waterways draining greater than 640 acres, rather than scenic rivers and major streams	5-1002		Scenic Creek Valley Buffer Established
Scenic Creek Valley Buffer Established			
Delete language regarding reforestation	5-1002(D)(1)		Reduction of Setbacks
Existing Lot Criteria			
Define lot of record as one existing as of 6-16-93;	5-1004		Existing Lot Criteria
Remove provision for future subdivision plats	5-1004		Existing Lot Criteria
General Requirement			
Revise general parking requirements	5-1101(A)		Compliance Required
Application to Addition or Change in Use			
Parking shall be added when greater than 10% is proposed, unless adjusted	5-1101(B)		Compliance Required
Review of Parking and Loading Facilities Plan			
Revise review procedure	5-1101(C)		Compliance Required
Procedures for Reduction of Parking			
Revise review procedure	5-1101(D)		Compliance Required
Number of Parking and Loading Spaces Required, Residential Uses			
Delete convalescent, add continuing care;	5-1102(B)(1)(g)		Congregate, Convalescent & Nursing Homes
Change child care centers, to day care centers	5-1102(B)(1)(h)		Day Care Centers
Number of Parking and Loading Spaces Required, Cultural, Recreational, and Entertainment			
Add funeral homes, mortuaries, crematoria, civic/social/fraternal association meeting places to list	5-1102(B)(11)(a)		Public Assembly
Add Places of Worship category	5-1102(B)(11)(c)		Places of Worship
	Table 5-1102		Use
Number of Parking and Loading Spaces Required, Miscellaneous Uses			
Remove public assembly paragraph; remove Hospital from miscellaneous uses	5-1102(B)(12)		Public Assembly
	Table 5-1102		Use
Number of Parking and Loading Spaces Required, Hospitals			

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Make hospital its own category; remove from Miscellaneous	5-1102(B)(13) Table 5-1102	Hospitals Use
Uses Not Listed		
Remove reference to ITE Trip Generation Manual	5-1102(C)(1)	Additional Rules for Computing Parking Requirements
Accessory Uses		
Grammatical fix of principle to principal	5-1102(C)(3)	Additional Rules for Computing Parking Requirements
Residential, Single Family Detached Dwelling Unit		
Revise to single family detached units; adjust rate; add tandem parking provisions	Table 5-1102	Use/Parking Spaces Required
Residential, Single Family Attached Dwelling Unit		
Add requirements for single family attached dwelling unit	Table 5-1102	Use/Parking Spaces Required/Loading Spaces Required
Residential, Congregate, Continuing Care & Nursing Homes Child Care Facilities		
Delete congregate housing; add nursing homes; adjust rate	Table 5-1102	Use/Parking Spaces Required
Shopping Centers, Smaller Shopping Centers		
Adjust rate	Table 5-1102	Parking Spaces Required
Shopping Centers, Larger Integrated Shopping Centers		
Adjust rate	Table 5-1102	Parking Spaces Required
Shopping Centers, Personal Care Services		
Adjust rate	Table 5-1102	Parking Spaces Required
Food and Beverage, Restaurant		
Adjust rate	Table 5-1102	Parking Spaces Required
Office and Business Services, General Offices and Medical Offices		
Equate general and medical office	Table 5-1102	Use
Delete medical office listing	Table 5-1102	Use/Parking Spaces Required/Loading Spaces Required
Storage/Processing/Wholesaling, Mini Warehouse, multi-story or single entrance		
Add that mini warehouse use may be multi story or single entrance; adjust rate	Table 5-1102	Use/Parking Spaces Required
Miscellaneous		
Change public assembly to places of worship	Table 5-1102	Parking Spaces Required
Procedure		
Revise space reduction procedure to permit Zoning Administrator approval	5-1102(F)(1)	Adjustments to Parking Requirements
Place time period on covenant	5-1102(F)(1)(c)	Adjustments to Parking Requirements
Shared Parking and Loading Facilities		
Allow standards to apply to contiguous parcels	5-1102(F)(2)	Adjustments to Parking Requirements
Special Exception to the Board of Supervisors		
Add provisions for SPEX to BOS for reduction in parking	5-1102(F)(6)	Adjustments to Parking Requirements
Sign Requirements Matrix, Residential/Agriculture Signs		
Revise Non PD-H Residential Communities – Entrance Signs	5-1204(D)(1)(c)	Sign Requirements Matrix
Buffering and Screening, Standards		
Clarify measurement of caliper	5-1403(A)(2)	Standards
Amend authority for modifications	5-1403(C)	Standards
Amend paragraph on sight distance easements	5-1403(D)	Standards
Add section for type 3 front yard buffer along Four-lane divided roadways	5-1403(E)	Standards
Buffering and Screening, Landscaping Plan		
Correct section reference; add reference to FSM	5-1404(A)	Landscaping Plan
Clarify landscaping plan provisions	5-1404(C)	Landscaping Plan
Buffer Yards and Screening, General		
Clarify where buffer yards required	5-1405(B)	General Provisions

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Clarify conditions of SPEX, VARI or proffered rezoning govern	5-1405(F)		General Provisions
Determination of Buffer Yard Requirements			
Requirements to apply across public streets only	5-1406		Determination of Buffer Yard Requirements
Delete redundant language	5-1406(A)		Proposed development adjacent to an improved property
Delete redundant language	5-1406(A)(1)		Proposed development adjacent to an improved property
Add effective date	5-1406(B)		Proposed development adjacent to a use developed subsequent to 1-7-03
Clarify determination of buffer adjacent to vacant lots	5-1406(C)		Proposed development adjacent to a vacant property
Amend buffers adjacent to major roads	5-1406(E)		Buffering and Screening
Buffer Yard and Screening Requirements			
Amend section title	5-1407(B)		Buffer/Screening Requirements in Buffer Yards
Use of Buffer Yards			
Edit existing text	5-1408		Use of Buffer Yards
Buffer Yard Waivers and Modifications			
Add PD-OP & PD-RDP to modification list and delete duplicate listing of MR-HI; delete screen wall requirement	5-1409(F)		Buffer Yard Waivers and Modifications
Add waiver provision for security purposes	5-1409(H)		Buffer Yard Waivers and Modifications
Parking Lot Landscaping and Screening Requirements			
Edit general requirements	5-1413(A)		General
Edit existing vegetation paragraph	5-1413(A)(1)		General
Clarify parking lot landscaping	5-1413(B)(1)		Interior Parking Lot Landscaping
Remove measurement from back of curb	5-1413(B)(3)		Interior Parking Lot Landscaping
Remove curb requirement	5-1413(B)(5)		Interior Parking Lot Landscaping
Increase number of spaces required from 10 to 20 for peripheral landscaping to apply	5-1413(C)		Peripheral Parking Lot Landscaping
Add exemption for access drive or travelway	5-1413(C)(1)(a)		Peripheral Parking Lot Landscaping
Revise language for landscaping strip	5-1413(C)(2)(a)		Peripheral Parking Lot Landscaping
Buffer Yard Screening Matrix			
Revise Table 5-1414(A)	Table 5-1414(A)		Buffer Yard and Screening Matrix
Delete listings of buffer yard by type; combine into one table 5-1414(B)	Table 5-1414(B)		Buffer Yard
Light and Glare Standards			
Exempt lighting at publicly owned facilities used for athletic competition; add standards	5-1504(A)		General Requirements
Add provision to allow for SPEX	5-1504(C)		Special Exception Review for Lighting that does not Comply with Standards
Exemptions, Single Family Dwelling on Existing Legal Lot			
Revise exemption provisions	5-1508(B)(2)(a)		Applicability and Exemptions
Permitted Uses and Activities, Very Steep Slope Areas			
Add sanitary sewer lines to permitted use list	5-1508(D)(1)(vi)		Permitted Uses and Activities
Add water lines to permitted use list	5-1508(D)(1)(vii)		Permitted Uses and Activities
Development Standards – Very Steep Slopes			
Add standards for sanitary sewer lines	5-1508(E)(7)		Sanitary Sewer Line Standards
Add standards for water lines	5-1508(E)(8)		Water Lines Standards
Intent Concerning Determinations Involved in Administration and Enforcement of Performance Standards			
Grammatical fix	5-1510(A)(1)		Enforcement of Performance Standards
ARTICLE VI DEVELOPMENT PROCESS AND ADMINISTRATION:			
Board of Zoning Appeals, Powers and Duties			
Add authority to hear/approve SPEX for errors in structure location within very steep slope areas	6-206(H)		Powers and Duties

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Administration, Submission Requirements			
Add Section title	6-403		Submission Requirements
Revise requirements to be consistent with the Code of Virginia	6-403(A)		Submission Requirements
Administration, Full Disclosure of Development Plans			
Require access to proposed subdivisions	6-406(A)		Full Disclosure of Development Plans
Require access to Countywide Transportation Plan showing road improvements in the vicinity	6-406(D)		Full Disclosure of Development Plans
Delete allowance for plans to be at an office in the immediate vicinity	6-406(D)		Full Disclosure of Development Plans
Site Plan Review, Site Plan Required			
Exempt certain uses in the AR districts that do not involve access by the public; no site plan required for agricultural, horticulture and animal husbandry uses or for uses requiring a rural sketch plan	6-701(C)		Site Plan Review
Variances, Special Exceptions for Errors in Very Steep Slope Areas			
Add provision for SPEX to BZA	6-1613		
Appeals, When Appeals May Be Taken			
Amend language as to when appeals may be taken	6-1702		When Appeals May Be Taken
ARTICLE VII ADMINISTRATION AND REGULATION OF AFFORDABLE DWELLING UNIT DEVELOPMENTS:			
Applicability			
Revise density from 1 unit/acre to 1 unit/40,000 s.f.	7-102(A)		Affordable Dwelling Unit Developments
Applicability			
Exempt land zoned R-1, CR-1, TR-1 and JLMA-1 from Article 7	7-102(D)(7)		Affordable Dwelling Unit Developments
Yards, Single family attached units			
Amend text for side yards to clarify no requirement along common walls	7-803(C)(2)(b)	R-8 ADU	Lot and Building Requirements
	7-903(C)(1)(b)	R-16 ADU	Lot and Building Requirements
Yards, Single family attached units			
Reduce minimum rear yard from 16 to 15 feet; add no requirement along common walls	7-803(C)(2)(c)	R-8 ADU	Lot and Building Requirements
Lot Coverage			
Add maximum lot coverage by dwelling type 50% for single family detached; 60% for multifamily; 75% for single family attached	7-803(D)	R-8 ADU	Lot and Building Requirements
Yards, Single Family Attached			
Reduce minimum rear yard from 25 to 15 feet; add no requirement along common walls	7-903(C)(1)(c)	R-16ADU	Lot and Building Requirements
Lot Coverage			
Add maximum lot coverage by dwelling type 60% for multifamily; 75% for single family attached	7-903(D)	R-16 ADU	Lot and Building Requirements
ARTICLE VIII DEFINITIONS:			
Revise the following definitions:			
Church, synagogue, temple or mosque			
Dormitory, seasonal labor			
Farm Market			
Heavy Equipment and Specialty Vehicle Sales and Accessory Service			
Impervious Surface			
Landfill Water Service District			
Landfill, Sanitary			
Lot Coverage			
Material Recovery Facility (MRF)			
Model home			
Moderately Steep Slope Area			
Outdoor Storage, Accessory			
Outdoor Storage, Vehicles			
Recreation Establishment, Indoor			

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Recreation Establishment, Outdoor		
Recreation Space, Active		
Religious Assembly		
Research and Development Use		
Road		
School (elementary, middle and high)		
Setback (For the purposes of Section 5-600)		
Setback		
Shopping Center		
Solid Waste		
Tenant Dwelling		
Testing Station		
Very Steep Slope Area		
Yard Waste Composting Facility		
Add the following definitions:		
All-terrain vehicle (ATV)		
Conservancy Lot		
Interactive Science & Technology Center		
Motorcycle		
Solid Waste Container		
Solid Waste Incinerator		
Solid Waste Management Facility (SWMF)		
Solid Waste Vehicle		
Training Facility		
Vegetative Waste Management Facility		

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ZOAM 2007-0003, Adopted 12-18-07		
ARTICLE I GENERAL REGULATIONS:		
Calculation of Mixed Use Percentages:		
Add language regarding the Calculation of Mixed Use Percentages	1-209	Calculation of Mixed Use Percentages
ARTICLE IV SPECIAL & OVERLAY DISTRICTS		
Addition of New PD-MUB District:		
Add new PD-MUB Planned Development-Mixed Use Business District	4-1350	PD-MUB Planned Development-Mixed Use Business District
ARTICLE V ADDITIONAL REGULATIONS		
Telecommunications Use And/Or Structures:		
Add PD-MUB District to list of Monopoles, Special Exception Required section	5-618(B)(2)(a)	Monopoles, Special Exception Required
Add PD-MUB District to list of Telecommunications Towers, Special Exception Required section	5-618(C)(2)(a)	Telecommunications Towers, Special Exception Required
Sign Requirements Matrix		
Add PD-MUB District to Commercial/Office Signs	5-1204(D)(3)(c) 5-1204(D)(3)(d)	Commercial/Office Signs
Add PD-MUB District to Miscellaneous Signs	5-1204(D)(7)(f)	Miscellaneous Signs
Tree Planting and Replacement:		
Add PD-MUB District to Canopy Requirements	5-1303(A)(1)	Canopy Requirements

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ZOAM 2007-0006, Adopted 02-11-2008 (Effective 02-12-2008)			
ARTICLE VI DEVELOPMENT PROCESS AND ADMINISTRATION			
Adjustment of Civil Fines:			
Adjust Civil Fines to be consistent with the Code of Virginia	6-504(A)		Civil Violations
ZOAM 2008-0002, Adopted 5-19-09			
ARTICLE II NON-SUBURBAN DISTRICT REGULATIONS			
Existing Lots of Record			
Clarify that Rural Hamlet lots shall follow the Rural Hamlet requirements, including uses, as set forth in the Ordinance	2-106(B)		AR-1 Hamlet Lots
	2-206(B)		AR-2 Hamlet Lots
ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:			
Rural Hamlet Option:			
Add "Child Care Home, subject to Additional Regulations in Section 5-609" to the list of Permitted Uses for the Building Area Of Hamlet and Conservancy Lots	5-702(D)(1)		Permitted Uses
Add Section 5-702(D)(3) to add "Child Care Center, subject to Additional Regulations in Section 5-609" by special exception in accordance with Section 6-1300	5-702(D)(3)		Commonly Owned Open Space Parcels
ZOAM-2009-0002, Adopted 2-17-2010			
ARTICLE V ADDITIONAL REGULATIONS AND ADMINISTRATION			
Limitations on Parking and Paved Parking Surfaces Within Residential Yards			
Add language regarding Limitations on Parking and Paved Parking Surfaces Within Residential Yards	5-800(D)(1)		Limitations on Vehicles in Residential Districts
	5-800(D)(2)		
	5-800(D)(3)		
	5-800(D)(4)		
	5-800(D)(5)		
ZOAM 2009-0001, Adopted 2-17-10			
ARTICLE IV: SPECIAL & OVERLAY DISTRICT			
Addition of Limestone Overlay District			
Add new Section establishing a new Limestone Overlay District (LOD)	4-1900		New Overlay District
ARTICLE VI: DEVELOPMENT PROCESS AND ADMINISTRATION			
Map Interpretations for LOD;			
Add LOD to list of environmental overlays whose boundaries can be interpreted by the Zoning Administrator and provide a methodology for property owners to be excluded from LOD requirements	6-407(A)		Map Interpretations for LOD
ARTICLE VIII: DEFINITIONS			
Add or Amend Definitions for:	Article VIII		
Garden			
Hazardous Substance			
Karst/Sensitive Environmental Feature			
Karst/Sensitive Environmental Feature Setback			
Rock Outcrop			
Sewer System, Communal or Communal Wastewater System			
Sinking Stream			
Swallet			
Water Management Plan			
Delete Definition of:			
Karst Feature Buffer			

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ZOAM 2007-0004, Adopted 4-20-10			
ARTICLE II: NON-SUBURBAN DISTRICT REGULATIONS			
DIVISION B: JOINT LAND MANAGEMENT AREA (JLMA) DISTRICTS			
Joint Land Management Area - 1			
Add Farm Market (off-site production) as a special exception within the Use Category of Retail Sales and Service	Table 2-1003		JLMA-1 Use Table
Joint Land Management Area - 2			
Add Farm Market (off-site production) as a special exception within the Use Category of Retail Sales and Service	Table 2-1103		JLMA-2 Use Table
Joint Land Management Area – 3			
Add Farm Market (off-site production) as a special exception within the Use Category of Retail Sales and Service	Table 2-1203		JLMA-3 Use Table
ARTICLE V: ADDITIONAL REGULATIONS AND STANDARDS			
DIVISION A: SUPPLEMENTAL DISTRICT REGULATONS			
Additional Regulations for Specific Uses	5-600		
Farm Market	5-603		
Clarify percentage of products required to be sold at Farm markets, safe sight distance	5-603(A) & (B)		Farm Market
Establish maximum structure size for Farm market	5-603(E)		Farm Market – maximum structure size
Establish additional regulations for Farm markets(off-site production) including 25% minimum requirement for products to be produced in Loudoun County, parking requirements and landscaping Buffering, and screening requirements	5-603(F)		Farm Market (off-site production) - percentage of products from Loudoun County, parking and landscaping, buffering and screening requirements
Agriculture, Horticulture, Animal Husbandry	5-626		
No minimum lot size for agriculture, horticulture and animal husbandry	5-626(A)		Agriculture, Horticulture, Animal Husbandry - Parcel Size
Requirement for Conservation Farm Plan for Animal Husbandry use on less than 5 acres	5-626(B)		Conservation Farm Plan
Clarify setback for structure housing livestock is minimum of 60 feet from property line of residential dwelling existing or under construction.	5-626(C)		Setbacks for Certain Structures
ARTICLE VI: DEVELOPMENT PROCESS AND ADMINISTRATION			
DIVISION C: Required Development approvals			
6-701(C) last sentence moved to Section 6-701(M)	6-701(C)		Site Plan Required.
	6-701(M)		
Delete Rural Sketch Plan and replace with Sketch Plan	6-703		Sketch Plan
Delete reference to A-3, A-10, AR-1, AR-2	6-703(A)		Sketch Plan
Include location and width of entrances on Sketch Plan	6-703(B)		Sketch Plan
ARTICLE VIII: DEFINITIONS			
Add or Amend Definitions for:	Article VIII		Definitions
Animal Husbandry			
Farm Market			
Farm Market (off-site production)			
Livestock			
Pet			
ZOAM 2009-0001, adopted February 17, 2010			
Re-enacted with amendments September 29, 2010	Article IV		Re-enacted LOD with Amendments
ARTICLE IV: SPECIAL & OVERLAY DISTRICT			
4-1900 Limestone Overlay District			
4-1902: Authority			
Updated titles of authorities			
4-1903(A)(1) & (2): “Karst Feature Database”			
Deleted			

Index of Zoning Ordinance Amendments			
Subject	Sections		Amended
4-1904(B)(1)			
Amended to remove reference to “Karst Feature Database”			
4-1905(A)			
Amended to remove reference to “Karst Feature Database”			
4-1905(A)(7)			
Deleted			
4-1905(B)			
Amended to remove reference to “Karst Feature Database”			
4-1907(K)			
Amended to correct cross-reference to FSM			
ZOAM 2009-0003 & ZOAM 2010-0002, Adopted 2-15-11 (Effective 3-1-11)			
ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:			
Division A: Supplemental District Regulations			
Temporary Sales			
Delete section (4) pertaining to permitted signs	5-500(B)(4)		Temporary Sales
Additional Regulations for Specific Uses			
Clarify intent of the regulations and correct grammatical errors	5-600		Additional Regulations for Specific Uses
Wayside Stands			
Update section reference	5-604(H)		Wayside Stands
Small Businesses			
Clarify signs for small businesses	5-614(G)		Signs
Division C: Sign Regulations			
Purpose			
Revise the purpose section	5-1201		Purpose
Signs Prohibited			
Update section reference	5-1202(A)(1)		Other than on property or structure to which it directs attention
Clarify prohibition and add exemption for approval with a Sign Development Plan	5-1202(A)(2)		Outlines any building or sign with exposed neon illumination or other permanent lights
Clarify prohibition and remove exemption for sign not visible from any public road	5-1202(A)(3)		On trees, fences, public utility pole, etc.
Clarify prohibition	5-1202(A)(5)		Balloons, banners, pennants, or inflated devices
Add prohibition of electronic message signs except with approval of a Sign Development Plan	5-1202(A)(6)		Electronic message signs
Signs Permitted			
Clarify permitted signs	5-1202(B)		Signs Permitted
Traffic Hazards			
Delete requirement for permit approval by the Zoning Administrator	5-1202(D)		Traffic Hazards
Alternative Sign Regulations - Sign Development Plan			
Revise section formerly known as “Modification to Sign Regulations” to establish Sign Development Plan process	5-1202(E)		Alternative Sign Regulations - Sign Development Plan
Alternative Sign Regulations - Sign Development Plan			
Add approval for minor revisions to approved Sign Development Plans by Minor Special Exception	5-1202(E)		Alternative Sign Regulations - Sign Development Plan
Alternative Sign Regulations - Sign Development Plan			
Add statement of justification criteria	5-1202(E)(1)		Alternative Sign Regulations - Sign Development Plan
Alternative Sign Regulations - Sign Development Plan			
Clarify section and revise sign plan to sign map	5-1202(E)(4)		Alternative Sign Regulations - Sign Development Plan
Sign Permits			

Index of Zoning Ordinance Amendments			
Subject	Sections		Amended
Clarify section and add exemption for Window Or Display (Non-Business) Signs and De Minimis Signs	5-1203(A)		Sign Permits
Removal of Signs			
Correct grammatical error	5-1203(B)		Removal of Signs
Sign Requirements Matrix Contents			
Clarify descriptions of matrix contents	5-1204(A)		Sign Requirements Matrix Contents
Ground Mounted Sign Bonus Multiplier			
Clarify regulations	5-1204(B)		Sign Requirements Matrix Contents
Sign Requirements Matrix, Column Headings			
Amend title of 1st Column	5-1204(D)		Sign Category (See Note 6)
Sign Requirements Matrix, (1) Residential/Agricultural Signs			
Delete duplicative language and correct grammatical/typographical errors	5-1204(D)(1)(a)		PD-H and PD-AAAR Entrance Signs
Correct grammatical/ typographical errors	5-1204(D)(1)(b)		PD-H – Community Directional Signs - On-Site or Off-site (within boundaries of approved PD-H district)
Correct grammatical/typographical errors	5-1204(D)(1)(c)		Non PD-H Residential Communities – Entrance Signs
Correct grammatical/typographical errors	5-1204(D)(1)(d)		HOA Activity Signs
Correct typographical errors	5-1204(D)(1)(e)		Farm Signs
Correct grammatical/typographical errors	5-1204(D)(1)(f)		Wayside Stands, Including Christmas Tree Sales, Vineyards, Wineries
Amend Additional Requirements and correct typographical errors	5-1204(D)(1)(g)		Home Occupation
Correct typographical errors	5-1204(D)(1)(h)		Childcare Home
Correct typographical errors	5-1204(D)(1)(i)		Residential Name Signs
Sign Requirements Matrix, (2) Public/Quasi-Public Signs			
Reformat title	5-1204(D)(2)		Public/Quasi-Public Signs
Correct grammatical/typographical errors	5-1204(D)(2)(a)		Public or Quasi-Public Facility
Delete hospital from category and correct typographical errors	5-1204(D)(2)(b)		School, College, Library, and Publicly Owned Community Center
Add new category for hospital	5-1204(D)(2)(c)		Hospital
Re-letter category	5-1204(D)(2)(d)		Places of Worship
Re-letter category	5-1204(D)(2)(e)		Church Bulletin Board
Sign Requirements Matrix, (3) Commercial Development Entrance/Project Identification Signs In The PD, CLI, GB, and MR-HI Districts			
Add new section (3)	5-1204(D)(3)		Commercial Development Entrance/Project Identification Signs in the PD, CLI, GB, and MR-HI Districts
Add new category (3)(a)	5-1204(D)(3)(a)		Entrance Signs
Add new category (3)(b)	5-1204(D)(3)(b)		Project Identification Signs
Sign Requirements Matrix, (4) Signs For Commercial, Office, And Industrial Uses			
Amend former section (3) to new section (4); Delete former categories (3)(a) through(q), (v), (x) through (z), (dd), and (ii); Delete former section (4) Industrial Signs; delete former categories (4)(a) through (c)	5-1204(D)(4)		Signs for Commercial, Office, and Industrial Uses
Add new category (4)(a)	5-1204(D)(4)(a)		Tenant Signs for Businesses in CLI, GB, PD-CC(NC), PD-OP, PD-RDP, PD-CV, PD-RV, and PD-AAAR
Add new category (4)(b)	5-1204(D)(4)(b)		Tenant Signs for Businesses in PD-CC(CC), PD-CC(SC), PD-CC(RC), PD-SA, PD-TC, PD-TREC, PD-TRC, and PD-MUB
Add new category (4)(c)	5-1204(D)(4)(c)		Building ID/Tenant Signs - Office Buildings
Add new category (4)(d)	5-1204(D)(4)(d)		Ground Floor Tenants in Office Buildings
Add new category (4)(e)	5-1204(D)(4)(e)		Directory Sign - Office Buildings
Add new category (4)(f)	5-1204(D)(4)(f)		Directory Sign in PD-CC(CC), PD-CC(SC), PD-CC(RC), PD-SA, PD-TC, PD-TREC, PD-TRC, and PD-MUB

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Add new category (4)(g)	5-1204(D)(4)(g)	Flex/Industrial/Warehouse Buildings and Signs for Businesses in MR-HI, PD-IP, and PD-GI
Amend requirements and re-letter category	5-1204(D)(4)(h)	Auto Service Station (including Convenience Store, car wash & repair)
Re-letter category	5-1204(D)(4)(i)	Auto Dealer
Re-letter category	5-1204(D)(4)(j)	Bed & Breakfast Inn and Homestay
Re-letter category	5-1204(D)(4)(k)	Country Inn, Guest Farm or Ranch, Rural Retreat, Rural Resort, and Rural Agricultural Corporate Retreat
Amend requirements and re-letter category	5-1204(D)(4)(l)	Hotel, Motel, and Conference Center – (freestanding) Entrance Signs
Add new category (4)(m)	5-1204(D)(4)(m)	Hotel, Motel, and Conference Center
Amend requirements and re-letter category	5-1204(D)(4)(n)	Movie Theaters – Theater Name Entrance Sign; Theater Name Building Sign; Movie Title Building Sign
Amend requirements and re-letter category	5-1204(D)(4)(o)	Restaurant – (freestanding Building ≤ 4000 SF floor area)
Amend requirements and re-letter category	5-1204(D)(4)(p)	Restaurant - (Freestanding Building > 4000 SF floor area)
Amend category name, amend requirements and re-letter category	5-1204(D)(4)(q)	Restaurant/Car Wash Drive-Through Menu
Correct typographical errors and re-letter category	5-1204(D)(4)(r)	Business in A-3, A-10, AR, JLMA, TR, and CR Districts
Amend requirements, correct typographical errors and re-letter category	5-1204(D)(4)(s)	Business in RC District
Re-letter category	5-1204(D)(4)(t)	Business in R Districts
Add new category (4)(u)	5-1204(D)(4)(u)	Window or Display Sign (Business) in conjunction with Table 5-1204(D)(4) (a), (b), (o), and (p) sign categories
Add new category (4)(v)	5-1204(D)(4)(v)	Sidewalk Sign in conjunction with Table 5-1204(D)(4)(a), (b), (o), and (p) sign categories
Sign Requirements Matrix, (5) Temporary Signs		
Correct typographical errors	5-1204(D)(5)(c)	Temporary Construction Signs
Sign Requirements Matrix, (6) Real Estate Signs		
Amend requirements and correct typographical errors	5-1204(D)(6)(a)	Real Estate - Residential For Sale Sign
Amend requirements and correct typographical errors	5-1204(D)(6)(b)	Real Estate - Residential Subdivision
Amend requirements and correct typographical errors	5-1204(D)(6)(c)	Real Estate - Commercial For Sale Sign
Correct typographical errors	5-1204(D)(6)(d)	Real Estate – Temporary Open House - Off-Site
Correct typographical errors	5-1204(D)(6)(e)	Non-PD District Project Directional Signs - Off-Site
Sign Requirements Matrix, (7) Miscellaneous Signs		
Amend category name	5-1204(D)(7)(a)	Government / Official Notices
Correct typographical errors	5-1204(D)(7)(c)	Danger, Aviation, Railroad, Bridge, Ferry Transportation, Red Cross, and Other Similar Signs
Amend category name	5-1204(D)(7)(d)	No Hunting, No Fishing, or No Trespassing Signs
Amend requirements and correct typographical errors	5-1204(D)(7)(e)	Informational Signs
Amend category name and correct typographical errors	5-1204(D)(7)(f)	PD-SA, PD-TC, PD-TRC, PD-TREC, PD-MUB, PD-RV, and PD-CV Residential Development Entrance Signs
Add new category (7)(g)	5-1204(D)(7)(g)	Mixed-Use Buildings - Entry Signs
Add new category (7)(h)	5-1204(D)(7)(h)	Banner Signs in PD-CC, PD-SA, PD-TC, PD-TREC, PD-TRC, and PD-MUB
Re-letter category	5-1204(D)(7)(i)	Private Recreation Parks
Amend requirements and re-letter category	5-1204(D)(7)(j)	Directional Signs, On-Site

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Subject	Sections	Amended	
Add new category (7)(k)	5-1204(D)(7)(k)		Directional Signs, Off-Site
Add new category (7)(l)	5-1204(D)(7)(l)		Window or Display Signs (Non-Business)
Add new category (7)(m)	5-1204(D)(7)(m)		De Minimis Signs
Sign Requirements Matrix, General Notes			
Clarify note regarding depth of landscaped base and add reference to Figure 1	Note 1		Bonus multiplier
Clarify note regarding height for building mounted signs	Note 3		Maximum height
Add the word "Project" to be consistent with Sign Requirements Matrix category	Note 5.g.		Non-PD District Project Directional Signs - Off-Site
Clarify note to be consistent with Sign Requirements Matrix; revise to state that the more specific listing shall take precedence	Note 6		Selecting the most appropriate sign category
Delete Note 7	Note 7		Directional signs
Section 5-1200, Figures			
Add figure number	Figure 1		Ground Mounted Signs
Add figure number	Figure 2		Pole Mounted Signs
Add figure number	Figure 3		Pole Mounted Sign/Ground Mounted Sign
Add new figure	Figure 5		Sign, Building Facade for Determining Size of
Add new figure	Figure 6		Sign, Linear Foot (LF) for Determining Size of
ARTICLE VI DEVELOPMENT PROCESS AND ADMINISTRATION:			
Division D: Special Development Approvals			
Review of Application for Completeness			
Add section reference	6-1304(B)		Review of Application for Completeness
Special Exception Change			
Delete section (5)	6-1511(B)(5)		Special Exception Change
ARTICLE VIII DEFINITIONS:			
Revise the following definitions:			
Sign			
Sign, Area of			
Sign, Background Structure (formerly Sign, Background)			
Sign, Backlight (formerly Sign, Backlit)			
Sign, Bonus Multiplier			
Sign, Building Mounted			
Sign, Business			
Sign, Directional, On-Site			
Sign, Freestanding			
Sign Height			
Sign, Historical Markers			
Sign, Home Occupation (formerly Sign, Home Occupational)			
Sign, Illuminated			
Sign, Informational			
Sign, Public/Quasi-public (formerly Sign, Quasi-public)			
Sign, Residential Name			
Sign, Temporary			
Sign, Temporary Construction (formerly Sign, Construction)			
Sign, Window or Display (Non-Business) (formerly Sign, Store Window or Display)			
Add the following definitions:			
Sign, Awning and Canopy			
Sign, Building Façade for Determining Size of			
Sign, De Minimis			
Sign Development Plan			
Sign, Directional, Off-Site			
Sign, Electronic Message			

Index of Zoning Ordinance Amendments		
Subject	Sections	Amended
Sign, Ground Mounted		
Sign, Linear Foot (LF) for Determining Size of		
Sign, Outlined with Neon		
Sign, Project Identification		
Sign, Sidewalk		
Sign, Window or Display (Business)		
Delete the following definitions:		
Sign, Building Frontage for Determining Size of		
Unified Non-Residential Development		

ZOAM 2010-0004 through 2011-0002

Incorporating Adopted Dates April 2011 through November 2011

Index of Zoning Ordinance Amendments			
Subject	Sections		Amended
ZOAM 2010-0004, Adopted 4-04-11			
ARTICLE II: NON-SUBURBAN DISTRICT REGULATIONS			
DIVISION A: RURAL DISTRICTS			
RC Rural Commercial	2-900		
Clarify maximum size of 10,000 square feet for Retail Sales Establishment as permitted use	2-903(O)		Permitted Uses
Clarify maximum size of 10,000 square feet for Food Store as permitted use	2-903(II)		Permitted Uses
ARTICLE IV: SPECIAL & OVERLAY DISTRICTS			
DIVISION A: Planned District Regulations			
PD-CC-CC Planned Development-Commercial Center	4-200		
Establish maximum size of 75,000 square feet for Food Store as permitted use	4-203(B)(10)		Permitted Uses
Establish maximum size of 75,000 sq. ft. for Retail Sales Establishment as permitted use	4-203(B)(11)		Permitted Uses
Establish maximum size of 80,000 sq. ft. for Construction retail establishment as permitted use	4-203(C)(1)		Permitted Uses
Establish maximum size of 80,000 sq. ft. for Construction retail establishment as permitted use	4-203(D)(2)		Permitted Uses
Require Special Exception for Retail Sales Establishment in excess of 75,000 sq. ft. pursuant to Section 5-661	4-204(B)(20)		Special Exception Uses
Require Special Exception for Food Store in excess of 75,000 sq. ft. pursuant to Section 5-661	4-204(B)(21)		Special Exception Uses
Clarify Construction retail establishment, maximum 80,000 sq. ft., is permitted use	4-204(C)(1)(a)		Special Exception Uses
Require Special Exception for Construction Retail establishment, in excess of 80,000 sq. ft. pursuant to Section 5-661	4-204(C)(1)(5)		Special Exception Uses
PD-TC Planned Development-Town Center	4-800		Permitted Uses
Town Center Core Permitted Uses	4-803(A)		Permitted Uses
Establish maximum size of 75,000 sq. ft. for Retail sales establishment	4-803(A)(25)		Permitted Uses
Establish maximum size of 75,000 sq. ft. for Pharmacy	4-803(A)(29)		Permitted Uses
Establish maximum size of 75,000 sq. ft. for Food store	4-803(A)(34)		Permitted Uses
Town Center Fringe	4-803(B)		Permitted Uses
Establish maximum size of 80,000 sq. ft. for Construction retail establishment	4-803(B)(8)		Permitted Uses
Town Center Core	4-804(A)		Special Exception Uses
Require Special Exception for Food store in excess of 75,000 sq. ft. pursuant to Section 5-661	4-804(A)(21)		Special Exception Uses

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Subject	Sections		Amended
Require Special Exception for Retail Sales Establishment in excess of 75,000 sq. ft. pursuant to Section 5-661	4-804(A)(22)		Special Exception Uses
Require Special Exception for Pharmacy in excess of 75,000 sq. ft. pursuant to Section 5-661	4-804(A)(23)		Special Exception Uses
Town Center Fringe	4-804(B)		Special Exception Uses
Require Special Exception for Food store in excess of 75,000 sq. ft. pursuant to Section 5-661	4-804(B)(30)		Special Exception Uses
Require Special Exception for Pharmacy in excess of 75,000 sq. ft. pursuant to Section 5-661	4-804(B)(31)		Special Exception Uses
Require Special Exception for Retail sales establishment in excess of 75,000 sq. ft. pursuant to Section 5-661	4-804(B)(32)		Special Exception Uses
PD-TREC Planned Development – Transit Related Employment Center	4-1000		
Inner Core and Outer Core subareas	4-1004(A)		Permitted Uses
Establish maximum size of 75,000 sq. ft. for Retail sales establishment, excluding drive through facilities	4-1004(A)(41)		Permitted Uses
Inner Core subarea	4-1005(A)		Special Exception Uses
Require Special Exception for Retail sales establishment in excess of 75,000 sq. ft. pursuant to Section 5-661	4-1005(A)(13)		Special Exception Uses
PD-TRC Planned Development – Transit Related Center	4-1100		
Inner Core subarea	4-1104		Permitted Uses
Establish maximum size of 75,000 sq. ft. for Retail sales establishment	4-1104(A)(46)		Permitted Uses
Transit-Designed Supportive Area	4-1104(C)		Permitted Uses
Establish a maximum size of 75,000 sq. ft. for Food store	4-1104(C)(5)		Permitted Uses
Inner Core subarea	4-1105(A)		Special Exception Uses
Require Special Exception for Retail sales establishment in excess of 75,000 sq. ft. pursuant to Section 5-661	4-1105(A)(13)		Special Exception Uses
Transit Designed Supportive Area	4-1105(C)		Special Exception Uses
Require Special Exception for Food store in excess of 75,000 sq. ft. pursuant to Section 5-661	4-1105(C)(8)		Special Exception Uses
PD-MUB Planned Development – Mixed Use Business District	4-1350		
Establish a maximum size of 75,000 sq. ft. for Retail sales establishments, excluding drive throughs	4-1353(B)(10)		Permitted Uses
Require Special Exception for Retail sales establishment in excess of 75,000 sq. ft., excluding drive through, pursuant to Section 5-661	4-1354(B)(5)		Special Exception Uses
ARTICLE V: ADDITIONAL REGULATIONS AND STANDARDS			
DIVISION A: SUPPLEMENTAL DISTRICT REGULATIONS			
Additional Regulations for Specific Uses	5-600		
Large Retail Establishments	5-661		
Establish Locational Criteria	5-661(A)		Locational Criteria
Establish Site Development Criteria including compatibility with surrounding area, architectural detailing, building orientation, pedestrian and bicycle circulation, siting of loading area, enclosure for business, service, storage and refuse, maximum 1,250 sq. ft. of outdoor seating, service, storage and display	5-661(B)		Site Development Criteria
Establish Exterior Lighting Standards	5-661(C)		Exterior Lighting Standards
Establish Noise Standards	5-661(D)		Noise Standards
Establish Landscaping/Buffering/Screening	5-661(E)		Landscaping/Buffering/Screening Standards
Establish Parking Standards	5-661(F)		
ARTICLE VIII: DEFINITIONS			
Add or Amend Definitions for:	Article VIII		Definitions

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Subject	Sections		Amended
Food Store			
Retail, Construction Establishment			
Retail, Construction Establishment (Large)			
Retail Sales Establishment			
Retail Sales Establishment (Large)			
ZOAM 2011-0003, Adopted 11-09-11			
ARTICLE IV: SPECIAL & OVERLAY DISTRICTS			
Division B: Historic Districts			
Deleted and reserved for future use			
ARTICLE VI: DEVELOPMENT PROCESS AND ADMINISTRATION			
Division A: Boards and Commissions			
Historic District Review Committee	6-300		
Add comma	6-303(B)		Membership
Delete references to purposes of Certificates of Appropriateness	6-307(A)		Powers and Duties
Reorganize text	6-307(B)		
Capitalize committee reference	6-307(C)		
Reorganize text	6-307(D)		
Division F: Historic District Procedures			
Historic Districts	6-1800		
Re-title	6-1800		Historic Districts
Eliminate definition of “majority”; provide for applicability and define “contributing” and “non-contributing”	6-1801		Authority
Grammatical changes	6-1802		Intent
Add additional purpose	6-1802(F)		
Re-letter subparagraphs	6-1802(G)		
Established Historic District as overlay Removed consent of 2/3 majority of land owners	6-1803		Criteria for Establishment of Historic Districts
	6-1803(A)		Historic Site Districts
Clarification and grammatical changes	6-1803(A)(1)		
Clarification and grammatical changes	6-1803(B)		Historic and Cultural Conservation Districts
Clarification and grammatical changes	6-1803(C)		Historic Roadway Districts
Insert “archaeological”	6-1803(C)(4)		
Grammatical changes	6-1803(D)		Historic Access Corridor Districts
Insert citation and grammatical changes	6-1803(D)(1)		
Insert “archaeological”	6-1803(D)(2)		
Abbreviate “historic site”	6-1804(A)		Historic Site Districts
Clarify text	6-1804(B)		Historic and Cultural Conservation Districts
Add clarifying language	6-1804(C)		Historic Roadway and Historic Access Corridor Districts
Remove overlay text; clarify type of modification in Historic Districts	6-1805		Minimum Yard and Setback Modifications in Historic Districts
Revise heading; revise to detail addition to historic district	6-1806(A)		Applicant
Reorganize content and change reviewing entities	6-1806(B)		Application
Add proposed new or proposed addition	6-1806(B)(1)		
Add new or proposed addition to district	6-1806(B)(2)		
Add new or proposed addition to district	6-1806(B)(3)		
Re-title heading; revise to detail removal from historic district	6-1807		Removal from Existing Historic District
Add text regarding removal process	6-1807(A)		
Add removal from district criteria	6-1807(B)(1)-(4)		

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Subject	Sections	Amended	
Add timing of inventoried properties	6-1808		Maintenance of Inventory of Buildings and Structures
Add timing of resolution recordation	6-1809		Recordation of Resolutions Creating Historic Districts
Delete text regarding removal of district and add text regarding aggrieved parties	6-1810		Appeals
Historic District Regulations	6-1900		
Defined “contributing” and “non-contributing” and added State Code citation	6-1901		Authority
Add HDRC authority and definition of “commencement of authorized work”	6-1902		Certificate of Appropriateness (CAPP)
Grammatical changes	6-1902 (A)		Erection, Reconstruction, Alteration, Moving, or Restoration
Add exemption to CAPPs	6-1902(A)(1)		Exemption
Add introduction to exceptions	6-1902(A)(2)		Exceptions
Add definition of “bona fide farm building”	6-1902(A)(2)(a)		Farm Building or Structure
Add administrative approval for minor actions and defined minor actions and defined minor actions	6-1902(A)(2)(b)		Certificate of Appropriateness- Administrative Approval for Minor Actions (CAPA)
Add minor amendment to previously approved	6-1902(A)(2)(b)(i)		
Add fences	6-1902(A)(2)(b)(ii)		
Add signs	6-1902(A)(2)(b)(iii)		
Add removal on non-contributing material	6-1902(A)(2)(b)(iv)		
Add minor alterations	6-1902(A)(2)(b)(v)		
Add construction of accessory structure	6-1902(A)(2)(b)(vi)		
Add window and door replacement	6-1902(A)(2)(b)(vii)		
Add storm window and doors	6-1902(A)(2)(b)(viii)		
Add replacement of siding	6-1902(A)(2)(b)(ix)		
Add roof replacement	6-1902(A)(2)(b)(x)		
Add minor alteration to architectural detail	6-1902(A)(2)(b)(xi)		
Add screening of utilities	6-1902(A)(2)(b)(xii)		
Add demolition of non-contributing accessory	6-1902(A)(2)(b)(xiii)		
Delete section	6-1902(C)		
Revise section to include razing as part of CAPP	6-1902(B)		Razing or Demolition
Revise to whom application is made	6-1903(A)		Applications and Procedures
Add requirement of public meeting	6-1903(B)		
Inclusion of findings for approval/denial	6-1903(C)		
Include HDRC recommendations to reapplication	6-1903(D)		
Clarify application criteria	6-1904		Criteria for Certification of Appropriateness
Correct text format	6-1904(D)		
Specify Historic District	6-1904(E)		
Broaden scope of altered structure	6-1904(F)		
Grammatical changes	6-1904(G)		
Delete findings of HDRC	6-1904(H)		
Add demolition by neglect	6-1905		Required Maintenance and Demolition by Neglect
Add owner responsibilities	6-1905(A)		
Add maintain structure per Code	6-1905(A)(1)		
Add prevention of deterioration	6-1905(A)(2)		
Add deterioration of architectural feature	6-1905(A)(2)(a)		
Add deterioration of external walls	6-1905(A)(2)(b)		
Add deterioration of roofs	6-1905(A)(2)(c)		
Add deterioration of chimney	6-1905(A)(2)(d)		
Add deterioration of exterior stucco	6-1905(A)(2)(e)		
Add ineffective waterproofing	6-1905(A)(2)(f)		

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Subject	Sections	Amended	
Add poorly maintained landscaping	6-1905(A)(2)(g)		
Add owner as responsible party	6-1905(B)		
Revise paragraph lettering	6-1905(C)		
Add clarifying language	6-1906(A)		Conditions and Procedures
Add need for CAPP to raze or demolish	6-1906(A)(1)		
Clarify reference to historic landmark	6-1906(A)(2)		
Add owner ability to renew razing request and clarify offering prices ranges	6-1906(A)(3)		
Clarify to whom notice is given	6-1906(B)		Bona Fide Offer to Sell; Procedures for Filing Notice of Offer and Questioning Price
Clarify applicability to historic landmark	6-1906(C)		Question as to Price
Delete paragraph	6-1906(D)		Right to Raze or Demolish
Revise heading	6-1907		Hazardous Conditions
Add written verification by Building Official and citation	6-1907(A)		Landmarks, Buildings, or Structures
Reformat paragraph and add Zoning Administrator's Designee	6-1907(B)		Walls, Fences, and Signs
Add ability to stop work or revoke	6-1908		Enforcement
Revise title	6-1909		Appeals
Add section appeal of Zoning Administrator	6-1909(A)		
Add appeal of Zoning Administrator decision to HDRC	6-1909(A)(1)		
Add ability of HDRC to take into consideration Zoning Administrator's opinion	6-1909(A)(2)		
Add subparagraph	6-1909(B)		Appeals from HDRC to Board of Supervisors
Add appeal to be taken within 30 days	6-1909(B)(1)		
Add HDRC final decision	6-1909(B)(2)		
Add public hearing for decision	6-1909(B)(3)		
Revise section number and title	6-1910		Appeals from Board of Supervisors to Circuit Court
ZOAM 2011-0002, Adopted 11-09-11 (Effective 11-10-11)			
ARTICLE IV SPECIAL AND OVERLAY DISTRICTS:			
Division A: Planned District Regulations			
4-1350 PD-MUB Planned Development-Mixed Use Business			
Permitted Uses			
Add Telecommunications antenna, pursuant to Section 5-618(A)	4-1353(E)(3)		Utility Uses
Special Exception Uses			
Change Telecommunications uses and/or structures, pursuant to Section 5-618 to Telecommunications monopole, pursuant to Section 5-618(B)(2)	4-1354(E)(1)		Utility Uses
Add Telecommunications tower, pursuant to Section 5-618(C)(2)	4-1354(E)(2)		Utility Uses
ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:			
Division A: Supplemental District Regulations			
5-618 Telecommunications Use And/Or Structures			
Antennas			
Add subsection letter (A)	5-618(A)		Antennas
Structure Mounted and Roof Top Mounted Antennas			
Add title to subsection and change subsection (A) to subsection (1)	5-618(A)(1)		Structure Mounted and Roof Top Mounted Antennas
Re-letter subsection (1) to subsection (a)	5-618(A)(1)(a)		Structure Mounted and Roof Top Mounted Antennas
Revise section reference from 5-618(A)(1) to 5-618(A)(1)(a) and re-letter subsection (2) to subsection (b)	5-618(A)(1)(b)		Structure Mounted and Roof Top Mounted Antennas
Re-letter subsection (3) to subsection (c)	5-618(A)(1)(c)		Structure Mounted and Roof Top Mounted Antennas

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
Re-letter subsection (4) to subsection (d)	5-618(A)(1)(d)		Structure Mounted and Roof Top Mounted Antennas
Re-letter subsection (5) to subsection (e)	5-618(A)(1)(e)		Structure Mounted and Roof Top Mounted Antennas
Re-letter subsection (6) to subsection (f)	5-618(A)(1)(f)		Structure Mounted and Roof Top Mounted Antennas
Re-letter subsection (7) to subsection (g)	5-618(A)(1)(g)		Structure Mounted and Roof Top Mounted Antennas
Re-letter subsection (8) to subsection (h)	5-618(A)(1)(h)		Structure Mounted and Roof Top Mounted Antennas
Spell out numerical figures and re-letter subsection (9) to subsection (i)	5-618(A)(1)(i)		Structure Mounted and Roof Top Mounted Antennas
Re-letter subsection (10) to subsection (j)	5-618(A)(1)(j)		Structure Mounted and Roof Top Mounted Antennas
Add new subsection (k) in regard to removal of antennas and equipment no longer in use	5-618(A)(1)(k)		Structure Mounted and Roof Top Mounted Antennas
Antennas Mounted on Existing or Replacement Utility Distribution and Transmission Poles and Streetlights			
Add new subsection (2) to apply to Antennas Mounted on Existing or Replacement Utility Distribution and Transmission Poles and Streetlights	5-618(A)(2)		Antennas Mounted on Existing or Replacement Utility Distribution and Transmission Poles and Streetlights
Add new subsection (a) in regard to maximum building height limitations	5-618(A)(2)(a)		Antennas Mounted on Existing or Replacement Utility Distribution and Transmission Poles and Streetlights
Add new subsection (b) in regard to maximum height limitations for replacement utility distribution and transmission poles and streetlights	5-618(A)(2)(b)		Antennas Mounted on Existing or Replacement Utility Distribution and Transmission Poles and Streetlights
Add new subsection (c) in regard to requirements for omnidirectional/whip antennas	5-618(A)(2)(c)		Antennas Mounted on Existing or Replacement Utility Distribution and Transmission Poles and Streetlights
Add new subsection (d) in regard to requirements for directional/panel antennas	5-618(A)(2)(d)		Antennas Mounted on Existing or Replacement Utility Distribution and Transmission Poles and Streetlights
Add new subsection (e) in regard to requirements for dish antennas	5-618(A)(2)(e)		Antennas Mounted on Existing or Replacement Utility Distribution and Transmission Poles and Streetlights
Add new subsection (f) to prohibit commercial advertising on antennas	5-618(A)(2)(f)		Antennas Mounted on Existing or Replacement Utility Distribution and Transmission Poles and Streetlights
Add new subsection (g) in regard to requirements for signals, lights and illumination	5-618(A)(2)(g)		Antennas Mounted on Existing or Replacement Utility Distribution and Transmission Poles and Streetlights
Add new subsection (h) in regard to requirements for related unmanned equipment	5-618(A)(2)(h)		Replacement Utility Distribution and Transmission Poles and Streetlights
Add new subsection (i) in regard to removal of antennas and equipment no longer in use	5-618(A)(2)(i)		Antennas Mounted on Existing or Replacement Utility Distribution and Transmission Poles and Streetlights
Antenna Hub Sites			
Add new subsection (3) to apply to Antenna Hub Sites	5-618(A)(3)		Antenna Hub Sites
Add new subsection (a) in regard to maximum area and height requirements for related unmanned equipment	5-618(A)(3)(a)		Antenna Hub Sites
Add new subsection (b) in regard to maximum floor area ratio requirements	5-618(A)(3)(b)		Antenna Hub Sites
Add new subsection (c) in regard to minimum yard requirements	5-618(A)(3)(c)		Antenna Hub Sites
Add new subsection (d) in regard to compatibility with development in the visual range and location within a property	5-618(A)(3)(d)		Antenna Hub Sites
Add new subsection (e) in regard to screening/ landscaping requirements for related unmanned equipment	5-618(A)(3)(e)		Antenna Hub Sites

Index of Zoning Ordinance Amendments		
Subject	Sections	Amended
Add new subsection (f) in regard to exemptions for antenna hub sites fully enclosed within a building	5-618(A)(3)(f)	Antenna Hub Sites
Add new subsection (g) in regard to removal of antennas and equipment no longer in use	5-618(A)(3)(g)	Antenna Hub Sites
ARTICLE VIII DEFINITIONS:		
Revise the following definitions:		
Telecommunications Use and/or Structure		
Antenna		
Add the following definitions:		
Antenna Hub Site		
Utility Distribution or Transmission Pole		

ZOAM 2011-0004 through 2012-0003

Incorporating Adopted Dates February 2012 through July 2012

Index of Zoning Ordinance Amendments		
Subject	Sections	Amended
ZOAM 2011-0004, Adopted 2-7-2012		
ARTICLE VI: Development Process and Administration		
DIVISION A: Boards and Commissions		
Add new subsection enabling issuance of inspection warrants	6-502(G)	General Provisions
Provide for consistency with VA Code Section 15.2-2286	6-503(A)	Criminal Violations
Provide for criminal prosecution after civil fines have reached \$5,000	6-503(B)	Criminal Violations
Once civil penalties exceed \$5,000 may prosecute as criminal misdemeanor	6-504(A)	Civil Violations
ZOAM 2012-0001, Adopted 4-10-2012		
ARTICLE IV SPECIAL AND OVERLAY DISTRICTS:		
Division A: Planned District Regulations		
4-600 PD-GI Planned Development-General Industry		
Permitted Uses		
Add Health and fitness center, pursuant to Section 4-607(K)	4-603(OO)	Permitted Uses
Add Recreation establishment, indoor, pursuant to Section 4-607(K)	4-603(PP)	Permitted Uses
Special Exception Uses		
Change Health and fitness center to Health and fitness center, which does not meet the criteria contained in Section 4-607(K)	4-604(JJ)	Special Exception Uses
Add Recreation establishment, indoor, which does not meet the criteria contained in Section 4-607(K)	4-604(VV)	Special Exception Uses
Use Limitations		
Add new section (K) entitled Health and Fitness Center and Recreation Establishment, Indoor	4-607(K)	Use Limitations
Add new subsection (1) in regard to design of parking areas	4-607(K)(1)	Health and Fitness Center and Recreation Establishment, Indoor
Add new subsection (2) in regard to pickup and delivery zones in parking areas	4-607(K)(2)	Health and Fitness Center and Recreation Establishment, Indoor
Add new subsection (3) to prohibit location within the Quarry Notification Overlay District	4-607(K)(3)	Health and Fitness Center and Recreation Establishment, Indoor
Add new subsection (4) to prohibit inter- parcel access	4-607(K)(4)	Health and Fitness Center and Recreation Establishment, Indoor
Add new subsection (5) in regard to separation of vehicular circulation serving industrial uses	4-607(K)(5)	Health and Fitness Center and Recreation Establishment, Indoor

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
Add new subsection (6) in regard to parking and/or storage for bicycles	4-607(K)(6)		Health and Fitness Center and Recreation Establishment, Indoor
ZOAM 2012-0003, Adopted 7-17-12			
ARTICLE II: NON-SUBURBAN DISTRICT REGULATIONS			
DIVISION A: RURAL DISTRICTS			
RC Rural Commercial	2-900		
Delete maximum size of 10,000 square feet for Retail Sales Establishment as permitted use	2-903(O)		Permitted Uses
Delete maximum size of 10,000 square feet for Food Store as permitted use	2-903(II)		Permitted Uses
ARTICLE IV: SPECIAL & OVERLAY DISTRICTS			
DIVISION A: Planned District Regulations			
PD-CC-CC Planned Development-Commercial Center	4-200		
Delete maximum size of 75,000 square feet for Food Store as permitted use	4-203(B)(10)		Permitted Uses
Delete maximum size of 75,000 sq. ft. for Retail Sales Establishment as permitted use	4-203(B)(11)		Permitted Uses
Delete maximum size of 80,000 sq. ft. for Construction retail establishment as permitted use	4-203(C)(1)		Permitted Uses
Delete maximum size of 80,000 sq. ft. for Construction retail establishment as permitted use	4-203(D)(2)		Permitted Uses
Delete SPEX Requirement for Retail Sales Establishment in excess of 75,000 sq. ft. pursuant to Section 5-661	4-204(B)(20)		Special Exception Uses
Delete SPEX Requirement for Food Store in excess of 75,000 sq. ft. pursuant to Section 5-661	4-204(B)(21)		Special Exception Uses
Delete maximum 80,000 sq. ft. limit for by-right Construction retail establishment,	4-204(C)(1)(a)		Special Exception Uses
Delete SPEX requirement for Construction Retail establishment, in excess of 80,000 sq. ft. pursuant to Section 5-661	4-204(C)(1)(5)		Special Exception Uses
PD-TC Planned Development-Town Center	4-800		Permitted Uses
Town Center Core Permitted Uses	4-803(A)		Permitted Uses
Delete maximum size limit of 75,000 sq. ft. for By-right Retail sales establishment	4-803(A)(25)		Permitted Uses
Delete maximum size limit of 75,000 sq. ft. for By-right Pharmacy	4-803(A)(29)		Permitted Uses
Delete maximum size limit of 75,000 sq. ft. for By-right Food store	4-803(A)(34)		Permitted Uses
Town Center Fringe	4-803(B)		Permitted Uses
Delete maximum size limit of 80,000 sq. ft. for By-right Construction retail establishment	4-803(B)(8)		Permitted Uses
Town Center Core	4-804(A)		Special Exception Uses
Delete SPEX requirement for Food store in excess of 75,000 sq. ft. pursuant to Section 5-661	4-804(A)(21)		Special Exception Uses
Delete SPEX requirement for Retail Sales Establishment in excess of 75,000 sq. ft. pursuant to Section 5-661	4-804(A)(22)		Special Exception Uses
Delete SPEX requirement for Pharmacy in excess of 75,000 sq. ft. pursuant to Section 5-661	4-804(A)(23)		Special Exception Uses
Town Center Fringe	4-804(B)		Special Exception Uses
Delete SPEX requirement for Food store in excess of 75,000 sq. ft. pursuant to Section 5-661	4-804(B)(30)		Special Exception Uses
Delete SPEX requirement for Pharmacy in excess of 75,000 sq. ft. pursuant to Section 5-661	4-804(B)(31)		Special Exception Uses
Delete SPEX requirement for Retail sales establishment in excess of 75,000 sq. ft. pursuant to Section 5-661	4-804(B)(32)		Special Exception Uses
PD-TREC Planned Development – Transit Related Employment Center	4-1000		
Inner Core and Outer Core subareas	4-1004(A)		Permitted Uses

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
Delete maximum size limit of 75,000 sq. ft. for By-right Retail sales establishment, excluding drive through facilities	4-1004(A)(41)		Permitted Uses
Inner Core subarea	4-1005(A)		Special Exception Uses
Delete SPEX requirement for Retail sales establishment in excess of 75,000 sq. ft. pursuant to Section 5-661	4-1005(A)(13)		Special Exception Uses
PD-TRC Planned Development – Transit Related Center	4-1100		
Inner Core subarea	4-1104		Permitted Uses
Delete maximum size limit of 75,000 sq. ft. for By-right Retail sales establishment	4-1104(A)(46)		Permitted Uses
Transit-Designed Supportive Area	4-1104(C)		Permitted Uses
Delete maximum size limit of 75,000 sq. ft. for By-right Food store	4-1104(C)(5)		Permitted Uses
Inner Core subarea	4-1105(A)		Special Exception Uses
Delete SPEX requirement for Retail sales establishment in excess of 75,000 sq. ft. pursuant to Section 5-661	4-1105(A)(13)		Special Exception Uses
Transit Designed Supportive Area	4-1105(C)		Special Exception Uses
Delete SPEX requirement for Food store in excess of 75,000 sq. ft. pursuant to Section 5-661	4-1105(C)(8)		Special Exception Uses
PD-MUB Planned Development – Mixed Use Business District	4-1350		
Delete maximum size limit of 75,000 sq. ft. for By-right Retail sales establishments, excluding drive through	4-1353(B)(10)		Permitted Uses
Delete SPEX requirement for Retail sales establishment in excess of 75,000 sq. ft., excluding drive through, pursuant to Section 5-661	4-1354(B)(5)		Special Exception Uses
ARTICLE V: ADDITIONAL REGULATIONS AND STANDARDS			
DIVISION A: SUPPLEMENTAL DISTRICT REGULATIONS			
Additional Regulations for Specific Uses	5-600		
Large Retail Establishments	5-661		
Delete in its entirety			
Delete Locational Criteria	5-661(A)		Locational Criteria
Delete Site Development Criteria including compatibility with surrounding area, architectural detailing, building orientation, pedestrian and bicycle circulation, siting of loading area, enclosure for business, service, storage and refuse, maximum 1,250 sq. ft. of outdoor seating, service, storage and display	5-661(B)		Site Development Criteria
Delete Exterior Lighting Standards	5-661(C)		Exterior Lighting Standards
Delete Noise Standards	5-661(D)		Noise Standards
Delete Landscaping/Buffering/Screening	5-661(E)		Landscaping/Buffering/Screening Standards
Delete Parking Standards	5-661(F)		
ARTICLE VIII: DEFINITIONS			
Delete Definitions for:	Article VIII		Definitions
Retail, Construction Establishment (Large)			
Retail Sales Establishment (Large)			
Amend Definitions for:	Article VIII		Definitions
Food Store			
Retail, Construction Establishment			
Retail Sales Establishment			

ZOAM 2012-0002 through 2013-0001

Incorporates Adopted Dates February 2013 through March 2013

Index of Zoning Ordinance Amendments			
Subject	Sections		Amended
ZOAM 2012-0002, Adopted 1-16-13, effective 2-1-13			
ARTICLE III: SUBURBAN DISTRICT REGULATIONS			
CLI – Commercial Light Industry	3-900		
Add reference to Additional Standards of Section 5-663 for Wholesale trade establishment	3-903(II)		Permitted Uses
Add Permitted Use: Facility for lessons in dance, gymnastics, judo, and sports training	3-903(JJ)		Permitted Uses
Delete section regarding accessory administrative Office	formerly 3-907(E)(1)		Performance Criteria, Accessory Uses
Increase accessory retail sales and personal service uses from 10% to 25% of the floor space of the principal use of the building	3-907(E)(2)		Performance Criteria, Accessory Uses
Revise calculation of accessory outdoor storage to be based on gross lot area rather than gross floor area	3-907(E)(3)		Performance Criteria, Accessory Uses
Revise access onto Route 50 for certain uses to allow right turn-in and right turn-out onto Route 50 where parallel roads are planned, with obligation to relinquish direct access to Route 50 once alternative access is available	3-907(F)		Performance Criteria, Access Limitation for Certain Uses
Revise to clarify new utility distribution lines shall be placed underground	3-907(I)		Performance Criteria, Utility Requirements
MR-HI – Mineral Resource Heavy Industry	3-1000		
Divide Permitted Uses into Mineral Resource Extraction and Processing (MREP) Uses and Other Uses subcategories	new 3-1003(A) and 3-1003(B)		Permitted Uses and
Revise the following Special Exception Uses to Permitted Uses:	3-1003 and 3-1004		Permitted Uses and Special Exception Uses
Asphalt mixing plant	3-1003(A)(1)		
Concrete mixing plant	3-1003(A)(2)		
Manufacturing of concrete block, cinderblock or pre-formed concrete products	3-1003(A)(5)		
Kennel, pursuant to Section 5-606	3-1003(B)(34)		
Heavy equipment and specialty vehicle sales	3-1003(B)(35)		
Printing service plant (delete comma between service and plant)	3-1003(B)(36)		
Add accessory motor vehicle sales to Motor vehicle service and repair	3-1003(B)(28)		Permitted Uses
Revise the following uses to reference Additional Standards:			Permitted Uses
Sawmill or wood processing facility, pursuant to Section 5-629	3-1003(A)(6)		
Nursery, commercial, pursuant to Section 5-605	3-1003(B)(2)		
Wholesale trade establishment, pursuant to Section 5-663	3-1003(B)(8)		
Business service establishment, pursuant to Section 5-661	3-1003(B)(10)		
Contractor service establishment with accessory outdoor storage, pursuant to section 5-662	3-1003(B)(11)		
Divide Special Exception Uses into Mineral Resource Extraction and Processing (MREP) uses and Other Uses subcategories	new 3-1004(A) & new 3-1004(B)		Special Exception Uses
Revise the following uses to reference Additional Standards:			Special Exception Uses
Cemetery, mausoleum and memorial park, pursuant to Section 5-637	3-1004(B)(1)		
Crematorium, pursuant to Section 5-637	3-1004(B)(17)		
Create separate Lot Requirements for MREP and Other uses	3-1005		Lot Requirements
Create new Lot Requirements for Other uses (Size, Width, Depth, Length/Width Ratio, Yards, Development Setback and Access from Major Roads	3-1005(B)(1)-(6)		Lot Requirements

Index of Zoning Ordinance Amendments			
Subject	Sections		Amended
Increase maximum building height to 45 feet	3-1006(B)		Building Requirements
Revise to clarify new utility distribution lines shall be placed underground	3-1007(D)		Use Limitations, Utility Requirements
ARTICLE IV: SPECIAL & OVERLAY DISTRICTS			
DIVISION A: Planned District Regulations			
PD-OP Planned Development – Office Park	4-300		
Move accessory uses Section 4-303(F) to 4-307(A) Use Limitations, Accessory Uses; Increase percentage of accessory uses in the building; Revise accessory use list to delete sale of office supplies and service of office equipment and news stand; Amend pharmacies listing; Add convenience food store and retail sales establishment	formerly 4-303(F) new 4-307(A)		Permitted Uses and Use Limitations
Revise the following uses to reference Additional Standards:			Permitted Uses
Business service establishment, pursuant to Section 5-661	4-303(L)		
Child care center, pursuant to Section 5-609(B)	4-303(X)		
Revise the following Special Exception Uses to Permitted Uses:	4-303 and 4-304		Permitted Uses and Special Exception Uses
Medical care facility, outpatient only	4-303(BB)		
Uses auxiliary to permitted principal uses on a stand-alone basis; Amend to add convenience food stores and delete banks and financial institutions; limit uses to 10% of the total allowable floor area of the office park	4-303(CC)		
Delete the following Special Exception Uses:			
School, private, accessory to a church	formerly 4-304(S)		
Gas pumps accessory to a convenience food store, pursuant to Section 5-617	formerly 4-304(T)		
Revise Special Exception Use School, public to include private school (School, public and private)	4-304(S)		
Add the following Special Exception Uses:			
Automobile service station	4-304(T)		
Car wash	4-304(U)		
Convenience food store, pursuant to Section 5-617	4-304(V)		
Reduce yards for buildings, etc. from 100 feet to 50 feet and reduce yard for parking from 50 feet to 35 feet adjacent to agricultural and residential districts and land bays allowing residential uses	4-305(B)(2)		Lot Requirements, Yards
Delete “for the district”; Add lot coverage up to .60 maximum by Special Exception	4-306(A)		Building Requirements, Lot Coverage
Increase building height from 45 feet to 60 feet	4-306(B)		Building Requirements, Building Height
Delete sentence regarding 5% limitation on the land area of accessory uses	4-307(A)		Use Limitations, Accessory Uses
Delete last sentence regarding where accessory uses shall be Permitted (repeat of definition)	4-307(B)		Use Limitations, Accessory Structures and Uses
Revise to clarify new utility distribution lines shall be placed underground	4-307(D)		Use Limitations, Utility Requirements
PD-IP Planned Development-Industrial Park			
Revise use listing to remove “scheduled” from Facility for lessons in dance, gymnastics, judo and sports training	4-503(E)		Permitted Uses
Delete criteria (4) regarding colocation of uses	formerly 4-503(G)(4)		Permitted Uses, Office, administrative, business and professional
Revise criteria (5) to change height minimum from two stories to 26 feet	4-503(G)(5)		Permitted Uses, Office, administrative, business and professional
Revise the following uses to reference Additional Standards:			Permitted Uses
Wholesale trade establishment, pursuant to Section 5-663	4-503(M)		

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
Business service establishment, pursuant to Section 5-661	4-503(U)		
Contractor service establishment, pursuant to Section 5-662	4-503(MM)		
Revise supportive and complementary uses to auxiliary uses and increase percentage from 5% to 10%; Add restaurant including drive-through facilities and convenience food stores; Delete business service establishments and health and fitness centers	4-503(N)		Permitted Uses
Revise Outdoor Storage, Accessory, up to 10% to be based on lot area rather than gross floor area of principal use	4-503(LL)		Permitted Uses
Delete exclusion of retail sales from Contractor service establishment and add allowance for outdoor storage up to 20% of lot area	4-503(MM)		Permitted Uses
Revise the following Special Exception Uses to Permitted Uses:	4-503 and 4-504		Permitted Uses and Special Exception Uses
Animal hospital	4-503(OO)		
Civic, social, fraternal association meeting place	4-503(PP)		
Educational institution	4-503(QQ)		
Medical care facility, outpatient only	4-503(RR)		
Motorcycle or ATV sales, rental, repair and associated service	4-503(SS)		
Delete the following Special Exception Uses:			Special Exception Uses
Uses which are supportive and complementary to ... (see entire paragraph)	formerly 4-504(J)		
Gas pumps accessory to a convenience food store, pursuant to Section 5-617	formerly 4-504(EF)		
Car wash, accessory to a convenience food store, pursuant to Section 5-617	formerly 4-504(HH)		
Revise Outdoor Storage, Accessory, in excess of 10% to be based on lot area rather than gross floor area of principal use	4-504(AA)		Special Exception Uses
Revise School, public and private to separate uses as follows:			Special Exception Uses
School, public	4-504(CC)		
School, private, pursuant to Section 5-623	4-504(DD)		
Add new Special Exception Uses:			Special Exception Uses
Contractor service establishment, with outdoor storage in excess of 20% of lot area, pursuant to Section 5-662	4-504(HH)		
Convenience food store, pursuant to Section 5-617	4-504(II)		
Restaurant	4-504(JJ)		
Reduce yard for parking from 60 feet to 35 feet adjacent to agricultural and residential districts and land bays allowing residential uses	4-505(B)(2)		Lot Requirements, Yards
Add lot coverage up to .60 maximum by Special Exception	4-506(A)		Building Requirements, Lot Coverage
Delete last sentence regarding where accessory uses shall be Permitted (repeat of definition)	4-507(A)		Use Limitations, Accessory Structures and Uses
Reduce percentage of the facility required to be devoted to warehousing from 80% to 75%	4-507(E)(2)		Use Limitations, Retail sales as an accessory use
Revise to clarify new utility distribution lines shall be placed underground	4-507(H)		Use Limitations, Utility Requirements
ARTICLE V: ADDITIONAL REGULATIONS AND STANDARDS			
DIVISION A: SUPPLEMENTAL DISTRICT REGULATIONS			
Additional Regulations for Specific Uses	5-600		
Revise Bed and Breakfast standards to state (1) the owner or manager may live on the premises and that (2) food service may be provided for guests attending meetings or private parties (moved from Article 8)	5-601(A)(1), (2)		Bed and Breakfast

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
Revise Farm Market standards to state that Farm Market shall be located on the site of ongoing agricultural, horticultural or aquacultural activity(moved from Article 8)	5-603(A)		Farm Market
Revise to include requirement for percentage of accessory products and percentage of plants from on-site production or area of cultivation (moved from Article 8)	5-605(E) & (F)		Farm Market
Add clarification that day care service is a permitted component of Kennel	5-606(A)(1)		Kennel
Revise definition of Business service vehicle for Small Business	5-614(E)(1)(e)		Small Business
Revise Regulations to enclose storage yard with a fence for Small Business	5-614(E)(4)(d)		Small Business
Add maximum size of retail space (moved from Article 8)	5-617(B)		Freestanding Convenience Food Stores
Correct reference in table for Conference and Training Centers	5-640(A)		Conference and Training Centers
Establish new standards for Business Service Establishment	5-661		Business Service Establishment
Establish new standards for Contractor Service Establishment	5-662		Contractor Service Establishment
Establish new standards for Wholesale Trade Establishment	5-663		Wholesale Trade Establishment
DIVISION D: LANDSCAPING, BUFFERING AND TREE PRESERVATION			
Tree Planting and Replacement	5-1300		
Revise tree canopy maturity from 10 to 20 years	5-1303(A)		Canopy Requirements
Revise tree canopy maturity from 10 to 20 years	5-1303(B)		Canopy Requirements
ARTICLE VI DEVELOPMENT PROCESS AND ADMINISTRATION			
DIVISION C: REQUIRED DEVELOPMENT APPROVALS			
Site Plan Review	6-700		
Delete submission requirements (A) - (D)	6-702		Site Plan Requirements
ARTICLE VIII: DEFINITIONS			
Add or Amend Definitions for:	Article VIII		Definitions
Automobile Service Station/Automotive Service Station			
Bed and breakfast			
Business service establishment			
Coffeehouse or teahouse			
Contractor service establishment			
Convenience food store			
Country inn			
Craft shop			
Farm market			
Farm market (off site production)			
Motorcycle			
Motor vehicle sales and accessory service			
Motor vehicle storage and impoundment yard			
Nursery, commercial			
Outdoor storage/storage yard			
Rural corporate retreat			
Rural resort/Rural retreat			
Small business			
Winery, Virginia farm			
Delete the following definitions:			
Loading space, semi-trailer			
Loading space, single unit			
Rural Retreat			

Index of Zoning Ordinance Amendments			
Subject	Sections		Amended
Storage yard			
Relocate the following definition to be alphabetized:			
Buildable Area			
ZOAM-2013-0001, Adopted March 13, 2013			
Article VI Development Process and Administration			
Division A: Boards and Commissions			
Appeals	6-1700		
Revise to include an exception for a 10 day appeal period for short-term, recurring zoning violations	6-1702		When Appeals May Be Taken
ARTICLE VIII: DEFINITIONS			
Add Definition for:	Article VIII		Definitions
Short term, recurring zoning violation			

ZOAM 2013-0002 through 2013-0006

Incorporating Adopted Dates July 2013 through December 2013

Index of Zoning Ordinance Amendments			
Subject	Sections		Amended
ZOAM-2013-0002, Adopted July 3, 2013 (Effective September 2, 2013)			
ARTICLE I GENERAL REGULATIONS			
Updates section reference for Period of Validity	1-103(F)(1)		Existing Special Exceptions and Variances
ARTICLE IV SPECIAL AND OVERLAY DISTRICTS			
Division A: Planned Development Regulations			
Planned Development-Housing	4-100		
Updates Section cross references reflecting reorganization of Article VI	4-102		Size and Location
	4-104(B)		Uses
	4-104(C)		Development Requirements
	4-108(A)		PD-OP and PD-IP Uses
	4-108(B)		PD-OP and PD-IP Uses
PD-CV Planned Development-Countryside Village	4-900		
Updates Section cross references reflecting reorganization of Article VI	4-903		Preparation of the Concept Development Plan(CDP)
	4-919		Modification of Regulations
PD-TREC Planned Development-Transit Related Employment Center	4-1000		
Updates Section cross references reflecting reorganization of Article VI	4-1002(B)		Minimum District Size
	4-1003(A)		CDP with Rezoning Applications
	4-1003(B)		Preparation of CDP
PD-TRC Planned Development-Transit Related Center	4-1100		
Update Section cross references reflecting reorganization of Article VI	4-1102(B)		Size
	4-1103(A)		CDP with Rezoning Applications
	4-1103(B)		Preparation of CDP
	4-1107(C)(1)(c)(v)		Transit-Designed Supportive Subarea
PD-RV Planned Development-Rural Village	4-1200		
Update Section cross references reflecting reorganization of Article VI	4-1203		Design of the Concept Development Plan
	4-1218(B)		Locational Requirements
PD-MUB Planned Development-Mixed Use Business	4-1350		
Update Section cross references reflecting reorganization of Article VI	4-1355(I)		Concept Development Plan
	4-1359(B)		Application
ARTICLE VI DEVELOPMENT PROCESS AND ADMINISTRATION			
Division B: Administration and Enforcement of Ordinance and Notice of Public Hearings			
Administration	6-400		
Reformatted into sections	6-403		Submission Requirements

Index of Zoning Ordinance Amendments			
Subject	Sections		Amended
Adds applicant's consent to application being considered "Dismissed Deemed Withdrawn" if necessary	6-403(A)(2)		Submission Requirements
Deletes requirement for rezoning plat with non-planned development districts	6-403(B)		Revisions to Submission Requirements
Inactive Applications	6-405		
Requires the Planning Commission to approve inactive status, added reference to SPMI	6-405(A)		Inactive Applications
Adds new process for Board to dismiss inactive cases by resolution after hearing with limited notice	6-405(B)		Inactive Applications
Defines "activity"	6-405(C)		Inactive Applications
Authorizes the Board to act on case at any time	6-405(D)		Inactive Applications
Notice Required for Public Hearings	6-600		
Eliminates the second written notice to adjacent property owners and aligns text with State Code language	6-601(A)		Written Notice
Division D: Special Development Approvals			
Zoning Amendment	6-1200		
Review of Application	6-1203		
Allows Director to waive a pre-application conference and sets out submittal requirements	6-1203(A)		Pre-Application Conference
Defines complete application and reduces the checklist review schedule to 15 days	6-1203(B)		Acceptance of Complete Application (Checklist review)
Staff Review of Application	6-1204		
Reformats and consolidates staff review responsibilities	6-1204(A)		Referrals
Consolidates references to the applicant's responsibilities during staff review	6-1204(B)		Applicant Response
Adds Table 1, Rezoning Review Schedule	6-1204(C)		Rezoning Review Schedule
Corrects reference to Director, requires public hearing at request of applicant and allows more than two referrals	6-1204(D)		Public Hearing Scheduled
Clarifies that referral reports and applicant responses are to be compiled into a report	6-1204(F)		Report and Notice to Applicant
Amendment to Application	6-1205		
Specifies the type of unsolicited changes that constitute an amended application prior to public hearing	6-1205(A)		Changes to Application Prior to Public Hearing
Clarifies that new information is "unsolicited"	6-1205(B)		Changes to Application After Public Hearing
Permits withdrawal up to beginning of Board hearing	6-1206		Withdrawal of Application
Adds text that no new application on "any or all" of the original property may be sought for 12 months after case is denied	6-1207		Limitation on Application After Denial
Requires proffers in conformance with Ordinance criteria	6-1208		Conditional Zoning
Text relocated from 6-1500	6-1209		Proffered Conditions
Specifies proffer submittal prior to or with response to second referrals; signed proffers required in advance of Board hearing	6-1209(A)		When Proffers Are Made
Allows the Board to waive the Commission and Board public hearings for cases that do not affect use or density and to place conditions on the waiver; Allows Director of Planning to modify staff review schedule	6-1209(L)		Proffer Amendment
Deleted; removes 210-day PC deadline	6-1210		Planning Commission Hearing
Renumbered	6-1210		Report by Planning Commission
Requires PC hearing unless waived by Board	6-1210(A)		Hearing Before Planning Commission
Consolidates the matters for consideration	6-1210(E)		Zoning Map Amendments
Requires Board hearing unless waived; removes deadline for hearing	6-1211		Hearing Before Board of Supervisors
Renumbered; removes requirement that Board act after the public hearing	6-1212		Action by Board of Supervisors

Index of Zoning Ordinance Amendments			
Subject	Sections		Amended
Renumbered	6-1213		Evidentiary Matters Before Board of Supervisors
Deleted	6-1215(A-E)		AR-2 District Rezoning Special Provisions
Relocates text from 6-1500; Section reference changed	6-1214		Concept Development Plan
Relocated from 6-1500	6-1215		Contents of a Concept Development Plan
Modifies the contents of a CDP by adding civic uses and open space, and allows notes depicting applicable zoning standards	6-1215(A)		Nonresidential Uses
Allows notes depicting applicable zoning standards	6-1215(B)		Residential Use
Adds civic uses to list of information needed on a CDP	6-1215(C)		Civic Uses
Requires the location and floor area be specified for public uses	6-1215(D)		Public Uses
Text relocated from 6-1500	6-1215(E)		Transportation/Access
Expands the previous perimeter treatment requirement to include additional open space	6-1215(F)		Open Space Areas
Requires a “clear description” of the modification	6-1215(G)		Modifications
Text relocated from 6-1500	6-1216		Changes to Concept Development Plan After Approval
Changes the section titles and expands the CDP changes that may be approved administratively to include relocating and reorienting uses in the same land bay	6-1216(A)		Administrative Change
Changes the title, expands the changes that may be made by ZCPA under a special exception schedule to include moving land bays and land uses between land bays	6-1216(B)		Minor Zoning Concept Plan Amendment Change
Revised to reference 6-1209(L)	6-1216(C)		Zoning Concept Plan Amendment Change
Text relocated from 6-1500	6-1217		Modifications
Allows modifications to the suburban zoning districts in Article 3 if they are part of a rezoning	6-1217(B)		Modifications
Special Exception	6-1300		
Director of Planning may waive the pre- application conference	6-1304(A)		Pre-Application Conference
Submittal requirements for conference request or waiver are the same	6-1304(B)		Request to Waive Pre-Application Conference
All application materials to be submitted together	6-1304(C)		Acceptance of Complete Application (Checklist Review)
Reduces the schedule for Checklist Review to 15 days	6-1304(D)		Notice to Applicant
Reorganized to move deadlines into a table	6-1305		Staff Review of Application
State or town staff not required to prepare referral; reference to referral schedule removed	6-1305(B)		Referral Responsibilities
Reference to a schedule is removed, modified second referral distribution permitted	6-1305(C)		Report to the Applicant
Creates tables of referral review and applicant response schedule for SPEX and SPMI; schedules are modified	6-1305(E)		Review Schedule
Application to be forwarded to any other bodies prior to Commission or Board hearing	6-1305(G)		Required Action by Other Board
Corrected reference to Director of Planning	6-1305(H)		Staff Report and Notice to Applicant
Allows applicant to withdraw any time prior to beginning of Board Public Hearing	6-1306		Withdrawal of Application
Added reference to SPMI	6-1308		Hearings
Adds reference to Board of Supervisors	6-1308(A)		Minor Special Exception
Sets a deadline of 120 days for Board Public hearing	6-1308(B)		Special Exception
Consolidates matters for consideration when reviewing a SPMI or SPEX	6-1309		Issues for Consideration
Adds reference to SPMI; conditions may address the issues for consideration (6-1309)	6-1310		Conditions and Restrictions
Adds reference to SPMI, requires zoning permit compliance with SPEX	6-1311		Effect of Approval of a Special Exception or Minor Special Exception

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
Period of Validity	6-1312		
Clarifies that Board may but is not required to provide notice or hold a public hearing; allows resubmittal of SPEX or SPMI subject to the current submittal requirements	6-1312(A)		Period of Validity
Rezoning to Planned Development (PD) Districts			
Delete from 6-1500 and relocated to 6-1200	6-1504		Modifications
	6-1505		Concept Development Plan/Submission Requirements
	6-1506		Planning Commission Recommendation
	6-1507		Board of Supervisors Approval
	6-1508		Contents of an Approved Concept Development Plan
	6-1511		Approved Changes to Concept Development Plan After Approval
ARTICLE VIII DEFINITIONS			
Revise Definitions for the following:			
Application, Active			
Application, Inactive			
Application, Reactivated			
ZOAM-2013-0005, Adopted December 4, 2013			
ARTICLE IV SPECIAL AND OVERLAY DISTRICTS			
Establish Division D: Route 28 Corridor	Division D		Route 28 Corridor
Establish new Section 4-2200 et seq., entitled Executive Summary	4-2200		Generally
Establish new Section 4-2300 et seq. entitled "Route 28 CO (Corridor Office)", in order to establish regulations for an Optional Overlay zoning district	4-2300		Route 28 CO (Corridor Office)
Establish new Section 4-2400 et seq. entitled "Route 28 PD-CM (Planned Development – Corridor Mixed-Use)" in order to establish Regulations for a Planned Development zoning district	4-2400		Route 28 PD-CM (Planned Development-Corridor Mixed-Use)
Establish new Section 4-2500 et sq. entitled "Route 28 CB (Corridor Business)" in order to establish regulations for an Optional Overlay zoning district	4-2500		Route 28 CB (Corridor Business)
Establish new Section 4-2600 et sq. entitled "Route 28 CI (Corridor Industrial)" in order to establish regulations for an Optional Overlay zoning district	4-2600		Route 28 CI (Corridor Industrial)
Establish new Section 4-2700 et sq. entitled "Development Standards for Route 28 Corridor Districts" in order to establish supplemental regulations that would apply to any property that elects to proceed under a Route 28 Corridor Planned Development or Optional Overlay Zoning district	4-2700		Development Standards for Route 28 Corridor Districts
Establish new Section 4-2800 entitled "Use Table and Supplemental Regulations" in order to establish a Use Table establishing the Permitted, Special Exception, Alternative Development, and "B" Streets uses for the Route 28 CO, Route 28 PD-CM, Route 28 CB, and Route 28 CI zoning districts and categorizing such uses for purposes of computing land use allocations	4-2800		
Establish new Section 4-2900 entitled "Procedures" in order to establish new regulations for development pursuant to the ordinance amendments	4-2900		Procedures

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
Establish new Section 4-3000 entitled "Definitions for Route 28 Corridor Regulations" in order to establish new definitions for development pursuant to the ordinance amendments, which definitions supersede any conflicting definitions in Article 8	4-3000		Definitions for Route 28 Corridor Regulations
ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS			
Adds Route 28 CO, PD-CM and CB zoning edistricts to the list of zoning districts that shall follow additional regulations for Winery, Commercial	5-625		Winery, Commercial
Adds Route 28 CO, PD-CM and CB zoning districts to the list of zoning districts that shall follow additional regulations for Farm Based Tourism	5-628		Farm Based Tourism
Adds Route 28 CO, PD-CM and CB zoning districts to the list of zoning districts that shall follow additional regulations for Agricultural Cultural Center	5-634		Agricultural Cultural Center
ARTICLE VIII DEFINITIONS			
Revise Article VIII, Definitions, to add and/or revise definitions for uses and terminology used in the new Route 28 Corridor districts	Article 8		Definitions
ZOAM-2013-0006, Adopted December 4, 2013			
ARTICLE II NON-SUBURBAN DISTRICT REGULATIONS:			
Divisions B: Joint Land Management Area (JLMA) Districts:			
JLMA-1 Joint Land Management Area-1	2-1000		
General Development Requirements	2-1005		
Utilities	2-1005(C)		
Revise Section to Authorize the County's Zoning Administrator to determine the availability of municipal water and sewer facilities rather than the Town	2-1005(C)(1)		Utilities
Add new Section to require the use of municipal water and sewer facilities for public uses only if municipal water and sewer lines are located within 300 feet of the site and the Town approves such connection	2-1005(C)(2)		Utilities
Add new Section to clarify that for existing lots established prior to January 7, 2003, development that does not require any type of subdivision or site plan approval may also use an on-site well and/or sewage disposal system	2-1005(C)(3)		Utilities
JLMA-2 Joint Land Management Area-2	2-1100		
General Development Requirements	2-1105		
Utilities	2-1105(C)		
Revise Section to Authorize the County's Zoning Administrator to determine the availability of municipal water and sewer facilities rather than the Town	2-1105(C)(1)		Utilities
Add new Section to require the use of municipal water and sewer facilities for public uses only if municipal water and sewer lines are located within 300 feet of the site and the Town approves such connection	2-1105(C)(2)		Utilities
Add new Section to clarify that for existing lots established prior to January 7, 2003, development that does not require any type of subdivision or site plan approval may also use an on-site well and/or sewage disposal system	2-1105(C)(3)		Utilities
JLMA-1 Joint Land Management Area-3	2-1200		
Utilities	2-1206		
Revise Section to Authorize the County's Zoning Administrator to determine the availability of municipal water and sewer facilities rather than the Town	2-1206(A)		Utilities

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
Add new Section to require the use of municipal water and sewer facilities for public uses only if municipal water and sewer lines are located within 300 feet of the site and the Town approves such connection	2-1206(B)		Utilities
Add new Section to clarify that for existing lots established prior to January 7, 2003, development that does not require any type of subdivision or site plan approval may also use an on-site well and/or sewage disposal system	2-1206(C)		Utilities

ZOAM 2012-0005 through 2013-0005

Incorporating Adopted Dates January 2014 through April 2014

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
ZOAM-2012-0005, Adopted January 2, 2014			
ARTICLE III SUBURBAN DISTRICT REGULATIONS:			
R-24 Multifamily Residential	3-700		
Delete “Child Care Home” from Permitted Uses	3-703(A)		Permitted Uses
ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:			
Division A: Supplemental District Regulations:			
Additional Regulations for Specific Uses	5-600		
Child Care Facilities	5-609		
Child Care Homes	5-609(A)		
Delete the requirement that Child Care Homes must register with the County	5-609(A)(1)		Child Care Homes
Establish that certain requirements for Child Care Homes and Child Care Centers cannot be modified by Minor Special Exception	5-609(A)(1)		Child Care Homes
Increase the maximum number of children that may be cared for in a Child Care Home from nine (9) to twelve (12)	5-609(A)(2)		Child Care Homes
For purposes of calculating the number of non-resident children that may be cared for in a Child Care Home, decrease the age from under the age of fourteen (14) to under the age of thirteen (13)	5-609(A)(2)		Child Care Homes
When calculating the total number of children cared for in a Child Care Home, specify that the provider’s own children, children residing on the premises, and non-resident children shall be included	5-609(A)(3)		Child Care Homes
Clarify the existing requirement that Child Care Homes shall be the principal residence of the Child Care Home provider	5-609(A)(4)		Child Care Homes
Clarify the existing requirement that Child Care Homes and Child Care Centers shall comply with any and all requirements of the County and State Codes	5-609(A)(5)		Child Care Homes
Establish new requirements for written notice that shall be sent to adjacent property owners prior to issuance of a Zoning Permit for a Child Care Home and establish a process for a public hearing if such notice results in an objection from an adjacent property owner	5-609(A)(6)		Child Care Homes
Clarify existing requirements for the submission of a Sketch Plan for a Child Care Home	5-609(A)(7)		Child Care Homes
Clarify and revise existing requirements for outdoor play areas	5-609(A)(8)		Child Care Homes
	5-609(A)(9)		Child Care Homes
Establish a new requirement for the maximum number of assistants/employees permitted for a Child Care Home	5-609(A)(10)		Child Care Homes

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
Establish a new requirement for the hours of operation for a Child Care Home	5-609(A)(11)		Child Care Homes
Clarify that signage for the Child Care Home shall be as permitted in Section 5-1200 of the Zoning Ordinance	5-609(A)(12)		Child Care Homes
Establish a new requirement for the design of parking spaces required for a Child Care Home	5-609(A)(13)		Child Care Homes
Establish a new requirement that Child Care Homes that care for more than nine (9) children are only permitted in single family detached dwellings on lots that are a minimum of 5,000 square feet	5-609(A)(14)		Child Care Homes
Child Care Centers	5-609(B)		
Revise Section references	5-609(B)		Child Care Centers
Revise to clarify that Section 5-200(A)(9), regarding the permissibility of play equipment in the required yard, does not apply to Child Care Centers	5-609(B)(1)(b)		Child Care Centers
ARTICLE VII DEFINITIONS:			
Revise Definitions for the following:			
Child Care Center – to delete the minimum number of children cared for			
Child Care Home - to clarify licensure requirements, increase the minimum number of non-resident children cared for from more than four (4) to more than five (5), establish a definition for “non-resident children”, and clarify that an establishment caring for five (5) or less non-resident children shall be regulated as a dwelling unit			
ZOAM 2013-0003, Adopted 4-02-14			
ARTICLE III: SUBURBAN DISTRICT REGULATIONS			
CLI - Commercial Light Industry	3-900		
Add Permitted Use: Data center, pursuant to Section 5-664	3-903(KK)		Permitted Uses
ARTICLE IV: SPECIAL & OVERLAY DISTRICTS			
Division A: Planned District Regulations			
PD-OP Planned Development-Office Park	4-300		
Add Permitted Use: Data center, pursuant to Section 5-664	4-303(DD)		Permitted Uses
PD-RDP Planned Development-Research and Development Park	4-400		
Delete Purpose and Intent sections (C) and (D) containing outdated references to FAR up to .60 for a district and FAR in excess of .60	4-401(C) & (D)		Purpose and Intent
Add Permitted Use: Data center, pursuant to Section 5-664	4-403(II)		Permitted Uses
Delete Special Exception Use: An increase in the maximum floor area ratio pursuant to 4-406(C) (Use listing is outdated)	4-404(B)		Special Exception Uses
Revise section formatting to delete (1), consistent with FAR in the PD-OP zoning district	4-406(C)(1)		Floor Area Ratio
PD-IP Planned Development-Industrial Park			4-500
Add Permitted Use: Data center, pursuant to Section 5-664	4-503(TT)		Permitted Uses
Increase building height from 45 feet to 60 feet	4-506(B)		Building Requirements, Building Height
Increase Floor Area Ratio from .40 maximum; up to .60 by Special Exception to .60 maximum; up to 1.0 by Special Exception	4-506(C)		Building Requirements, Floor Area Ratio
PD-GI Planned Development-General Industry	4-600		
Add Permitted Use: Data center	4-603(QQ)		Permitted Uses
Revise Floor Area Ratio from .40 maximum to .40 maximum; up to .60 maximum by Special Exception	4-606(C)		Building Requirements, Floor Area Ratio
ARTICLE V: ADDITIONAL REGULATIONS AND STANDARDS			
Division A: Supplemental District Regulations			
Additional Regulations for Specific Uses	5-600		
Utility Substations	5-616		Utility Substations

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
Revise Section (D) regarding the Type 4 Buffer Yard to add provision for replacement of canopy and understory trees with shrubs at a rate double to the requires trees	5-616(D)		
Add New Section 5-664, Data Center	5-664		Data Center
Applicable to data centers in the CLI, PD-OP, PD-RDP, and PD-IP zoning districts			
Add Section (A) Principal Building Facades regulating facades associated with new construction	5-664(A)		Principal Building Facades
Add subsection (1) requiring the use of at least two design elements	5-664(A)(1)		
Add subsection (2) requiring consistency of design when a building has more than one principal facade	5-664(A)(2)		
Add Section (B) Screening of Mechanical Equipment requiring the screening of ground level and roof top mechanical equipment	5-664(B)		Screening of Mechanical Equipment
Add Section (C) Exterior Lighting regulating all exterior lighting	5-664(C)		Exterior Lighting
Add Section (D) Pedestrian and Bicycle Facilities	5-664(D)		Pedestrian and Bicycle Facilities
Add subsection (1) requiring sidewalks and/or trails along any side of a public road that abuts the property upon which the data center is located	5-664(D)(1)		
Add subsection (2) requiring equivalent sidewalk and/or trail connections within 500 feet of the property upon which the data center is located	5-664(D)(2)		
Add Section (E) Buffer Yard Requirement requiring a 6' earthen berm and Type 4 buffer yard plantings abutting property that is not developed for commercial or industrial uses in certain zoning districts	5-664(E)		
Division B: Off-Street Parking and Loading			
Off-Street Parking and Loading Requirements	5-1100		
Amend subsection (6) to change the word conditional to special exception	5-1102(B)(6)		Storage/Processing/Wholesaling
Add new subsection (b) Data center	5-1102(B)(6)(b)		Storage/Processing/Wholesaling
Add new subsection (c) Vehicle wholesale auction	5-1102(B)(6)(c)		Storage/Processing/Wholesaling
Revise Table 5-1102 to add the use Data center under Storage/Processing/Wholesaling, add a parking rate of 1/employee on the major shift, and add a loading rate of 1/Building	Table 5-1102		Storage/Processing/Wholesaling
Division C: Sign Regulations			
Sign Regulations	5-1200		
Revise Table 5-1204(D), Sign Requirements Matrix, to add Data center to category (4) Signs for Commercial, Office, and Industrial Uses, subsection (g) Flex/Industrial/Warehouse Buildings	Table 5-1204(D)(4)(g)		Sign Requirements Matrix
Division D: Landscaping, Buffering and Tree Preservation			
Buffering and Screening	5-1400		
Revise Table 5-1414(A), Buffer Yard and Screening Matrix, to add Data center to Proposed Land Use Group 8	Table 5-1414(A)		Buffer Yard and Screening Matrix
ARTICLE VIII: DEFINITIONS			
Add the following definition:			
Data center			

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Subject	Sections		Amended
ZOAM-2013-0004, Adopted 04-02-14			
ARTICLE 1 GENERAL REGULATIONS:			
Interpretation of Ordinance			
Added text to clarify that buffer yards are a separate regulation that may require different width than a required yard, setback or building restriction line.	1-205		Limitations and Methods for Measurements of Lots, Yards and Related Terms.
ARTICLE 3 SUBURBAN DISTRICT REGULATIONS:			
GB General Business	3-800		
Moved the following special exception uses to permitted uses:	3-803 and 3-804		Permitted Uses and Special Exception Uses
Storage, mini-warehouse and add reference to Section 5-665	3-803(HH) and 3-804(U)		
Motor vehicle rental, with outdoor storage only	3-803(II) and 3-804(R)		
Personal service establishment	3-803(JJ) and 3-804(N)		
Medical care facility, outpatient only	3-803(KK) and 3-804(Q)		
Use Limitations	3-807		
Add the word "new" before the word "utility"	3-807(D)		Utility Requirements
MR-HI Mineral Resource-Heavy Industry	3-1000		
Deleted the word "service" from the use "printing service plant."	3-1003(B)(36)		Permitted Uses
Moved the use "Firearm Range, Indoor" from a special exception use to a permitted use.	3-1003(B)(37) and 3-1004(B)(11)		Permitted and Special Exception Uses
Deleted the special exception use "Telecommunications monopole, pursuant to Section 5-618(B)(2)"	3-1004 (B)(7)		Special Exception Uses
Deleted the special exception use "Telecommunications Tower, pursuant to Section 5-618(C)(2)"	3-1004(B)(18)		Special Exception Uses
ARTICLE 4 SPECIAL AND OVERLAY DISTRICTS:			
PD-OP Planned Development-Office Park	4-300		
Added the use hotel/motel, pursuant to Section 5-611 as a Permitted Use	4-303(EF)		Permitted Uses
Added the words "(A) and (B) only" after the 5-611 reference for Hotel/Motel as a special exception use.	4-304(C)		Special Exception Uses
PD-RDP Planned Development-Research and Development Park	4-400		
Use Limitations			
Added the phrase "not to exceed 20% of the total floor area of the building." as a part of the use limitation for accessory structures and uses.	4-407(C)		Accessory Structures and Uses
Added the word "new" before the word "utility"	4-407(F)		Utility Requirements
PD-IP Planned Development-Industrial Park	4-500		
Added the use hotel/motel, pursuant to Section 5-611 as a Permitted Use.	4-503(UU)		Permitted Uses
Added the words "and Minor Special Exception" to the type of application in the PD-IP zoning district.	4-504		Special Exception Uses
Added the words "(A) and (B) only" after the 5-611 reference for Hotel/Motel as a Special exception use.	4-504(E)		Special Exception Uses
Deleted the word "service" in the special exception use "Printing Service Plant"	4-504(M)		Special Exception Uses
Added the use "Heavy equipment and specialty vehicle sales, rental, repair and accessory service" as a special exception use.	4-504(KK)		Special Exception Uses

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
Added the use “storage, mini-warehouse”, as a Minor special exception, pursuant to use limitations in Section 4-507(K) and Section 5-665.	4-504(LL)		Special Exception and Minor Special Exception
Use Limitations	4-507		
Added a new use limitations section for the use “storage, mini-warehouse.”	4-507(K) (new section)		Use Limitations
PD-GI Planned Development-General Industry	4-600		
Reclassified “Telecommunications monopole, pursuant to Section 5-618(B)(1)”, from a special exception use to a Permitted Use	4-603 (JJ) 4-604(P) deleted		Permitted and Special Exception Uses
Reclassified “Telecommunications tower, pursuant to Section 5-618(C)(1)”, from a special exception use to a Permitted Use	4-603 (KK)		Permitted and Special Exception Uses
	4-604 (PP) deleted		
Reclassified “Kennel, pursuant to Section 4-607(H) and Section 5-606”, from a special exception use to a Permitted Use.	4-603(RR) 4-604(Z) deleted		Permitted and Special Exception Uses
Reclassified “Uses auxiliary to permitted principal uses, such as, but not limited to restaurants, including carry-out but excluding drive-through facilities, personal care services, banks, and financial institutions, and automobile service stations, not to exceed a total of twenty percent (20%) of the total floor area of the development”, from a special exception use to a Permitted Use.	4-603(SS) 4-604(N) deleted		Permitted and Special Exception Uses
Reclassified “Veterinary service” from a special Exception use to a Permitted Use.	4-603(TT) 4-604(U) deleted		Permitted and Special Exception Uses
Reclassified “Animal Hospital, pursuant to Section 5-631”, from a special exception use to a Permitted Use.	4-603(UU) 4-604(TT) deleted		Permitted and Special Exception Uses
Reclassified “outdoor sales area, accessory”, from a Special exception use to a Permitted Use and added that it not exceed 30 percent of the lot area.	4-603(VV) 4-604(R) deleted		Permitted and Special Exception Uses
Reclassified “firearm range, indoor” from a special Exception use to a Permitted Use.	4-603(WW) 4-604(K) deleted		Permitted and Special Exception Uses
Reclassified “storage, mini-warehouse,” from a Special exception use to a Permitted Use, pursuant to performance standards in Section 5-665.	4-603(XX) 4-604(J) deleted		Permitted and Special Exception Uses
Reclassified “parking lot/valet service, long-term” from a special exception use to a Permitted Use.	4-603(YY) 4-604(OO) deleted		Permitted and Special Exception Uses
Reclassified “motorcycle or ATV sales, rental, repair and associated service” from a special exception use to a Permitted Use.	4-603(ZZ) 4-604(UU) deleted		Permitted and Special Exception Uses
Reclassified “motor vehicle rental, with outdoor vehicle storage only” from a special exception use to a Permitted Use.	4-603(AAA4-604(DD) deleted)		Permitted and Special Exception Uses
Deleted the word “service” from the use “printing service plant” in the special exception use list.	4-604(Y)		Special Exception Uses
Use Limitations			
Added the word “new” before the word “utility” in Section 4-607(G) regarding utility requirements.	4-607(G)		Use Limitations
PD-TC Planned Development-Town Center	4-800		
Deleted “Hotel/Motel” use from the list of Special exception uses in the Town Center Core, as it is already listed as a permitted use.	4-804(20)		Special Exception Uses
Deleted “congregate housing facility” from the List of Special Exception uses in the Town Center	4-804(B)(8)		Special Exception Uses
Fringe as it is already listed as a Permitted Use.			
Deleted “child care center, pursuant to Section 5-609” from the list of special exception uses in the Town Center Fringe as it is already listed as a Permitted Use.	4-804(B)(9)		Special Exception Uses

Index of Zoning Ordinance Amendments			
Subject	Sections		Amended
Deleted “church, synagogue, and temple” from the list of special exception uses in the Town Center Fringe as it is already listed as a Permitted Use.	4-804(B)(11)		Special Exception Uses
Deleted “restaurant, with drive-through facilities” from the list of special exception uses in the Town Center Fringe as it is already listed as a Permitted Use.	4-804(B)(19)		Special Exception Uses
Land Use Arrangement and Use Limitations	4-808(H)		Land Use Arrangement and Use Limitations
Revised regulation regarding how the minimum amount of required civic space is calculated so that it is based upon a minimum of 5 percent of the total approved building square footage within the Town Center and deleted the reference to 10 percent of the land.			
Added the word “new” before the word “utility” in Section 4-808(O).	4-808(O)		Land Use Arrangement and Use Limitations
PD-TREC Planned Development-Transit Related Employment Center	4-1000		
Deleted references to limitations placed on the use “convention or exhibition facility” regarding hotels/motels, footprints and location requirements.	4-1004(A)(16)		Permitted Uses
Added the use “commuter parking facilities” as a special exception use in the Inner and Outer Core. Deleted as a special exception use in Section 4-1005(B)(8).	4-1005(B)(14)		Permitted and Special Exception Uses
Added the use “food store” as a permitted Use in the Inner and Outer Core. Deleted as A special exception use in Section 4-1005(B)(2).	4-1004 (A)(48)		Permitted and Special Exception Uses
Added the use “outdoor amphitheater” as a Permitted Use in the Inner and Outer Core.	4-1004(A)(49)		Permitted Uses
Added the use “recreation establishment, indoor which does not meet the criteria in Section4-1010(D)” as a Special Exception Use.	4-1005(B)(13)		Special Exception Uses
Land Use Arrangement			
Added the word “new” before the word “utility” in the Land Use Arrangement section regarding utilities.	4-1009(E)		Land Use Arrangement
PD-TRC Planned Development-Transit Related Center	4-1100		
Deleted references to limitations placed on the use “convention or exhibition facility” regarding hotels/motels, footprints and location requirements.	4-1104(A)(16)		Permitted Uses
Added the use “food store” as a Permitted Use in the Inner Core.	4-1104 (A)(52)		Permitted Uses
Added the use “commuter parking facilities” as a special exception use in the Inner and Outer Core. Deleted as a special exception use in Section 4-1105(B)(2).	4-1105(A)(14)		Permitted and Special Exception Uses
Added the use “recreation establishment, indoor which does not meet the criteria in Section4-111(D)” as a Special Exception Use.	4-1105(A)(13)		Special Exception Uses
Land Use Arrangement and Use Limitations			
Added the word “new” before the word “utility” regarding utility limitations.	4-1110(E)		Land Use Arrangement and Use Limitations
PD-MUB Planned Development-Mixed Use Business			4-1350
Added the use “utility substation, pursuant To Section 5-616 and Section 5-621 as a Special Exception Use under Utility Uses.	4-1354(E)(3)		Special Exception Uses
Use Limitations			
Added the word “new” before the word “utility” regarding utility requirements.	4-1358(A)		Use Limitations
ARTICLE 5 ADDITIONAL REGULATIONS AND STANDARDS:			
Division A: Supplemental District Regulations			
Additional Regulations for Specific Uses.	5-600		

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
Added "PD-GI" as a zoning district where additional performance standards for kennels are applicable.	5-606(C)		Kennels
Added new performance standards for hotel/motel Uses in the PD-IP and PD-OP zoning districts.	5-611(C)		Hotels/Motels in the PD-OP and PD-IP Zoning Districts
Added references to PD-GI and MR-HI zoning districts regarding performance regulations for monopolies if located less than 750 feet from an adjoining residential district.	5-618(B)(1)(C)		Monopolies, Permitted By Right
Deleted references to PD-GI and MR-HI performance standards when located 750 feet or closer from and adjoining residential district.	5-618(B)(2)(b)		Monopolies, Special Exception Required
Added references to MR-HI and PD-GI zoning districts regarding performance standards for towers greater than 40 feet in height and further subject to regulations in Section 5-618(C)(4).	5-618(C)(1)(b)		Telecommunications Towers
Deleted references to MR-HI and PD-GI performance standards as special exception required.	5-618(C)(2)(b)		Telecommunications Towers, Special Exception Required
Added "PD-GI" as a zoning district where additional performance standards for animal hospitals are applicable.	5-631		Animal Hospital
Added a new Section 5-665, which lists required performance standards for the use "storage, mini-warehouse" in the GB, PD-IP and PD-GI zoning districts.	5-665		Storage, Mini-Warehouse
Section 5-1300 Tree Planting and Replacement			
Revised the tree canopy maturity calculation from 10 years to 20 years.	5-1303(B)(1)		Tree Canopy
	5-1303(B)(2)		
	5-1303(B)(3)		
Section 5-1400 Buffering and Screening			
Buffer Yard and Screening Matrix	5-1414		
Added text to clarify that buffer yards are a separate regulation that may require different width than a required yard, setback or building restriction line.	5-1414(A)		Buffer Yard and Screening Matrix

ZOAM 2012-0004

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
ZOAM 2012-0004, Adopted 4-16-14 (Public Schools as Permitted Use in Certain Zoning Districts)			
ARTICLE 2			
AR-1 Agriculture Rural -1			
Add “Public School (Elementary, Middle, or High) As SPEX use	2-102		Special Exception Uses
Change “School (Elementary, Middle, or High)” to“Private School (Elementary, Middle, or High)”	2-102		Special Exception Uses
Change “Vocational School” to “Private Vocational School”	2-102		Special Exception Uses
AR-2 Agriculture Rural - 2			
Add Public School (Elementary, Middle, or High) As SPEX use	2-202		Special Exception Uses
Change “School (Elementary, Middle, or High)” to “Private School (Elementary, Middle, or High)”	2-202		Special Exception Uses
Change “Vocational School” to “Private Vocational School”	2-202		Special Exception Uses
A-3 Agriculture			
Change “School, Private elementary or middle, for Fifteen (15) or less pupils” to “Private School (Elementary or Middle) for fifteen pupils or less”	2-402(N)		Permitted Uses

Index of Zoning Ordinance Amendments			
Subject	Sections		Amended
Change "School Public" to "Public School (Elementary, Middle, or High), pursuant to Section 5-666"	2-402(CC)		Permitted Uses
Change "School" to "Private School (Elementary, Middle, or High) for more than fifteen (15) pupils"	2-403(Q)		Special Exception Uses
CR-1 Countryside Residential - 1			
Change "School, private elementary or middle, for fifteen (15) or less pupils" to "Private School (Elementary or Middle) for fifteen (15) pupils or less"	2-503(L)		Permitted Uses
Change "School, Public" to "Public School (Elementary, Middle, or High), pursuant to Section 5-666"	2-503(V)		Permitted Uses
Change "School" to "Private School (Elementary, Middle, or High) for more than fifteen (15) pupils"	2-504(FF)		Special Exception Uses
CR-2 Countryside Residential - 2			
Change "School, private elementary or middle, for fifteen (15) or less pupils" to "Private School (Elementary or Middle) for fifteen (15) pupils or Less"	2-603(R)		Permitted Uses
Change "School, Public" to "Public School (Elementary, Middle, or High), pursuant to Section 5-666"	2-603(S)		Permitted Uses
Change "School" to "Private School (Elementary, Middle, or High) for more than fifteen (15) pupils"	2-604(K)		Special Exception Uses
CR-3 Countryside Residential - 3			
Change "School, private elementary or middle, for fifteen (15) or less pupils" to "Private School (Elementary or Middle) for fifteen (15) pupils or Less"	2-703(P)		Permitted Uses
Change "School, Public" to "Public School (Elementary, Middle, or High), pursuant to Section 5-666"	2-703(Q)		Permitted Uses
Change "School" to "Private School (Elementary, Middle, or High) for more than fifteen (15) pupils"	2-704(K)		Special Exception Uses
CR-4 Countryside Residential - 4			
Change "School, Public" to "Public School (Elementary, Middle, or High), pursuant to Section 5-666"	2-803(O)		Permitted Uses
Change "School" to "Private School (Elementary, Middle, or High)"	2-804(J)		Special Exception Uses
RC Rural Commercial			
Add "Public School (Elementary, Middle, Or High) by Minor Special Exception"	2-904(AA)		Special Exception Uses
JLMA-1 Joint Land Management Area - 1			
Add "Public School (Elementary, Middle, or High) Pursuant to Section 5-666"	2-1003		Permitted Uses
Change "School (Elementary or Middle) for Fifteen (15) pupils or less, pursuant to Section 5-655" to "Private School (Elementary or Middle) for fifteen (15) pupils or less, pursuant to Section 5-655"	2-1003		Special Exception Uses
Change "School (Elementary, Middle, or High) for more than 15 pupils" to "Private School (Elementary, Middle or High) for more than 15 pupils"	2-1003		Special Exception Uses
JLMA-2 Joint Land Management Area - 2			
Add "Public School (Elementary, Middle, or High) Pursuant to Section 5-666"	2-1103		Permitted Uses
Change "School (Elementary or Middle) for Fifteen (15) pupils or less, pursuant to Section 5-655" to "Private School (Elementary or Middle) for fifteen (15) pupils or less, pursuant to Section 5-655"	2-1103		Special Exception Uses
Change "School (Elementary, Middle, or High) for more than 15 pupils" to "Private School (Elementary, Middle or High) for more than 15 pupils"	2-1103		Special Exception Uses
JLMA-3 Joint Land Management Area - 3			
Add "Public School (Elementary, Middle, or High) Pursuant to Section 5-666"	2-1203		Permitted Uses

Index of Zoning Ordinance Amendments			
Subject	Sections		Amended
Change "School (Elementary or Middle) for Fifteen (15) pupils or less, pursuant to Section 5-655" to "Private School (Elementary or Middle) for fifteen (15) pupils or less, pursuant to Section 5-655"	2-1203		Permitted Uses
Change "School (Elementary, Middle, or High) for more than 15 pupils" to "Private School (Elementary, Middle or High) for more than 15 pupils"	2-1203		Special Exception Uses
Delete "School, Private"	2-1203		Redundant SPEX Use
JLMA-20 Joint Land Management Area - 20			
Add "Public School (Elementary, Middle, or High) Pursuant to Section 5-666"	2-1303		Permitted Uses
Change "School (Elementary, Middle, or High)" to "Private School (Elementary, Middle, or High)"	2-1303		Special Exception Uses
Change "Vocational School" to "Private Vocational School"	2-1303		Special Exception Uses
TR-10 Transitional Residential - 10			
Add "Public School (Elementary, Middle, or High) Pursuant to Section 5-666"	2-1402		Permitted Uses
Change "School (Elementary or Middle) for Fifteen (15) pupils or less, pursuant to Section 5-655" to "Private School (Elementary or Middle) for fifteen (15) pupils or less, pursuant to Section 5-655"	2-1402		Permitted Uses
Change "School (Elementary, Middle, or High) for more than 15 pupils" to "Private School (Elementary, Middle or High) for more than 15 pupils"	2-1402		Special Exception Uses
TR-3 Transitional Residential - 3			
Add "Public School (Elementary, Middle, or High) Pursuant to Section 5-666"	2-1502		Permitted Uses
Change "School (Elementary or Middle) for Fifteen (15) pupils or less, pursuant to Section 5-655" to "Private School (Elementary or Middle) for fifteen (15) pupils or less, pursuant to Section 5-655"	2-1502		Permitted Uses
Change "School (Elementary, Middle, or High) for more than 15 pupils" to "Private School (Elementary, Middle or High) for more than 15 pupils"	2-1502		Special Exception Uses
Change "Vocational School" to "Private Vocational School"	2-1502		Special Exception Uses
TR-2 Transitional Residential - 2			
Add "Public School (Elementary, Middle, or High) Pursuant to Section 5-666"	2-1602		Permitted Uses
Change "School (Elementary or Middle) for Fifteen (15) pupils or less, pursuant to Section 5-655" to "Private School (Elementary or Middle) for fifteen (15) pupils or less, pursuant to Section 5-655"	2-1602		Permitted Uses
Change "School (Elementary, Middle, or High) for more than 15 pupils" to "Private School (Elementary, Middle or High) for more than 15 pupils"	2-1602		Special Exception Uses
Change "Vocational School" to "Private Vocational School"	2-1602		Special Exception Uses
TR-1 Transitional Residential - 1			
Add "Public School (Elementary, Middle, or High) Pursuant to Section 5-666"	2-1702		Permitted Uses
Change "School (Elementary or Middle) for Fifteen (15) pupils or less, pursuant to Section 5-655" to "Private School (Elementary or Middle) for fifteen (15) pupils or less, pursuant to Section 5-655"	2-1702		Permitted Uses
Change "School (Elementary, Middle, or High) for more than 15 pupils" to "Private School (Elementary, Middle or High) for more than 15 pupils"	2-1702		Special Exception Uses
Change "Vocational School" to "Private Vocational School"	2-1702		Special Exception Uses

Index of Zoning Ordinance Amendments			
Subject	Sections		Amended
R-1 Single Family Residential			
Change "School, private elementary or middle, for less than fifteen (15) pupils" to "Private School(Elementary or Middle) for fifteen (15) pupils or less"	3-102(N)		Permitted Uses
Change "School, Public" to "Public School (Elementary, Middle, or High) pursuant to Section 5-666"	3-102(S)		Permitted Uses
Change "School" to "Private School (Elementary, Middle, or High)"	3-103(N)		Special Exception Uses
R-2 Single Family Residential			
Change "School, private elementary or middle, for less than fifteen (15) pupils" to "Private School(Elementary or Middle) for fifteen (15) pupils or less"	3-202(L)		Permitted Uses
Change "School, Public" to "Public School (Elementary, Middle, or High) pursuant to Section 5-666"	3-202(R)		Permitted Uses
Change "School" to "Private School (Elementary, Middle, or High)"	3-203(L)		Special Exception Uses
R-3 Single Family Residential			
Change "School, private elementary or middle, for less than fifteen (15) pupils" to "Private School(Elementary or Middle) for fifteen (15) pupils or less"	3-302(I)		Permitted Uses
Change "School, Public" to "Public School (Elementary, Middle, or High) pursuant to Section 5-666"	3-302(Q)		Permitted Uses
Change "School" to "Private School (Elementary, Middle, or High)"	3-303(L)		Special Exception Uses
R-4 Single Family Residential			
Change "School, Public" to "Public School (Elementary, Middle, or High) pursuant to Section 5-666"	3-402(P)		Permitted Uses
Change "School" to "Private School (Elementary, Middle, or High)"	3-403(L)		Special Exception Uses
R-8 Single Family Residential			
Change "School, Public" to "Public School (Elementary, Middle, or High) pursuant to Section 5-666"	3-503(N)		Permitted Uses
Change "School" to "Private School (Elementary, Middle, or High)"	3-504(L)		Special Exception Uses
R-16 Townhouse/Multifamily Residential			
Change "School, Public" to "Public School (Elementary, Middle, or High) pursuant to Section 5-666"	3-603(L)		Permitted Uses
Change "School" to "Private School (Elementary, Middle, or High)"	3-604(K)		Special Exception Uses
R-24 Multifamily Residential			
Change "School, Public" to "Public School (Elementary, Middle, or High) pursuant to Section 5-666"	3-703(J)		Permitted Uses
Change "School" to "Private School (Elementary, Middle, or High)"	3-704(J)		Special Exception Uses
PD-H Planned Development - Housing			
Change "Public Schools" reference to "Public School (Elementary, Middle, or High) pursuant to Section 5-666"	4-104(B)		Uses
PD-CC Planned Development – Commercial Center			
Add "Public School (Elementary, Middle, or High) by minor special exception	4-204(A)(21)		Special Exception Uses
PD-OP Planned Development – Office Park			
Add "Public School (Elementary, Middle, or High) by minor special exception"	4-304(S)		Special Exception Uses
Change "School, Public and Private" to "Private School (Elementary, Middle, Or High)	4-304(T)		Special Exception Uses
PD-RDP Planned Development – Research and Development Park			
Change "School, Public" to "Public School(Elementary, Middle, or High) by minor special exception"	4-404(X)		Special Exception Uses
PD-IP Planned Development – Industrial Park			

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Subject	Sections		Amended
Change "School, Public" to "Public School(Elementary, Middle, or High) by minor special exception"	4-504(CC)		Special Exception Uses
Change "School, Private, pursuant to Section 5-623" to "Private School (Elementary, Middle, or High), pursuant to Section 5-623"	4-504(DD)		Special Exception Uses
Delete "Public Schools buildings shall have a minimum setback of 100 feet from adjacent industrially zoned properties"	4-507(G)(3)		Addressed by Section 5-666
PD-GI Planned Development – General Industry			
Change "School, public, pursuant to Section 4-607(H)" to "Public School(Elementary, Middle, or High)"	4-604(HH)		Special Exception Uses
Delete first sentence "Public school buildings shall have a minimum setback of 100 feet from adjacent industrially zoned property"	4-607(H)		Addressed by Section 5-666
PD-SA Planned Development – Special Activity			
Add "Public School (Elementary, Middle, or High) by minor special exception"	4-704(F)		Special Exception Uses
Change "Schools" to "Private School (Elementary, Middle, or High)"	4-704(G)		Special Exception Uses
PD-TC Planned Development – Town Center			
Add "Public School (Elementary, Middle, or High) by minor special exception" in Town Center Core Subdistrict	4-804(A)(9)		Special Exception Uses
Change "School" to "Private School (Elementary, Middle, or High) in Town Center Core Subdistrict	4-804(A)(10)		Special Exception Uses
Add "Public School (Elementary, Middle, or High) by minor special exception" in Town Center Fringe Subdistrict	4-804(B)(4)		Special Exception Uses
Change "School" to "Private School (Elementary, Middle, or High)"	4-804(B)(5)		Special Exception Uses
PD-CV Planned Development – Countryside Village			
Add "Public School (Elementary, Middle, or High) by minor special exception" in Neighborhood, Core and Conservancy/Satellite Conservancy Subdistricts	4-907		Special Exception Uses
Change "School (Elementary or Middle) for fifteen(15) pupils or less" to "Private School (Elementary, Middle, or High) for fifteen (15) pupils or less" as Permitted in the Neighborhood, and Core Subdistricts	4-907		Permitted Uses
Change "School (Elementary, Middle, or High) for More than 15 pupils" to Private School (Elementary, Middle, or High) for more than 15 pupils" as Special exception in Neighborhood and Core Subdistricts	4-907		Special Exception Uses
Change "Vocational School" to "Private Vocational School as a special exception use in Core Subdistrict	4-907		Special Exception Uses
Change "School" to "Public School (Elementary, Middle or High) pursuant to Section 5-666" as permitted on Civic Lots	4-907		Permitted Use
PD-TREC Planned Development – Transit Related Employment Center			
Add "Public School (Elementary, Middle, or High) by minor special exception"	4-1005(A)(8)		Special Exception Uses
Change "School, public and private" to "Private School (Elementary, Middle, or High)"	4-1005(A)(9)		Special Exception Uses
PD-TRC Planned Development – Transit Related Center			
Add "Public School (Elementary, Middle, or High) by minor special exception"	4-1105(A)(7)		Special Exception Uses
Change "School, public and private" to "Private School (Elementary, Middle or High)"	4-1105(A)(8)		Special Exception Uses
PD-RV Planned Development – Rural Village			

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Subject	Sections		Amended
Change “Private school for less than nine (9) pupils” to “Private School (Elementary, Middle, or High) for less than nine (9) pupils” as permitted in Village Conservancy and Satellite Conservancy Subdistricts	4-1209(A)(9)		Permitted Uses
Change “Private School for less than nine (9) Pupils” to “Private School (Elementary, Middle, or High) for less than nine (9) pupils” as permitted use In Village Center – Residential Subdistrict	4-1209(B)(4)		Permitted Uses
Add “Public School (Elementary, Middle, or High) by minor special exception” in the Village Conservancy and Village Satellite Conservancy Subdistrict	4-1210(A)(3)		Special Exception Uses
Add “Public School (Elementary, Middle, or High) by minor special exception” in the Village Center – Residential Subdistrict	4-1210(B)(9)		Special Exception Uses
Add “Public School (Elementary, Middle, Or High) by minor special exception” in the Village Center – Commercial and Workplace Areas Subdistrict	4-1210(C)(5)		Special Exception Uses
Change “Schools in the Village Conservancy Subdistrict” to “Private School (Elementary, Middle, or High) for nine (9) or more pupils” as SPEX use in the Village Conservancy and Village Satellite Conservancy Subdistrict	4-1210(A)(4)		Special Exception Uses
Change “School” to “Private School (Elementary, Middle, or High) for nine (9) or more pupils” as SPEX use in the Village Center – residential Subdistrict	4-1210(B)(10)		Special Exception Uses
Change “School” to “Private School (Elementary, Middle, or High) as SPEX use in the Rural Village Center – Commercial and Workplace Subdistrict	4-1210(C)(6)		Special Exception Uses
Change “School” to “Public School (Elementary, Middle, or High) pursuant to Section 5-666” as permitted use on Civic Lots	4-1211(H)		Permitted Uses
PD-MUB Planned Development – Mixed Use Business			
Change “Public Use, excluding schools” to “Public Use”	4-1353(D)(2)		Permitted Uses
Add “Public School (Elementary, Middle or High) by minor special exception”	4-1354(D)(5)		Special Exception Uses
Change “School” to “Private School (Elementary, Middle or High)	4-1354(D)(6)		Special Exception Uses
ARTICLE V: ADDITIONAL REGULATIONS AND STANDARDS			
DIVISION A: SUPPLEMENTAL DISTRICT REGULATIONS			
Additional Regulations for Specific Uses	5-600		
Add Additional Regulations for “Public Schools (Elementary, Middle, or High)” to address requirements for, among other items:	5-666		Additional Regulations
Utilities	5-666(A)		Public Utilities Required
Lighting	5-666(B)		Light Standards and Pole Height Limits
Buffering and Screening	5-666(C)		Additional Plantings
Trails	5-666(D)		Connective Trails
Bike Racks	5-666(E)		Number of Bike Racks Required
Noise	5-666(F)		Noise Limitations
Setbacks	5-666(G)		Additional Setback Requirement
Building and Site Design	5-666(H)		Environmental Considerations and Building Design
Transportation	5-666(I)		Traffic Analysis at Site Plan and other traffic Considerations
Amend existing Light and Glare Standards to avoid conflicts with specific standards for Public Schools (Elementary, Middle or High)	5-1504		Exempt Public Schools (Elementary, Middle, High) from existing Light and Glare Standards standards to avoid potential conflicts with specific Public Schools (Elementary, Middle or High)

ZOAM 2013-0007 through 2013-0008

Incorporating Adopted Dates May 2014 through June 2014

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Subject	Sections		Amemded
ZOAM 2013-0007, Adopted 5-07-14			
ARTICLE III: SUBURBAN DISTRICT REGULATIONS			
CLI – Commercial Light Industry	3-900		
Revise to subject all permitted uses to Section 3-907(F)	3-903		Permitted Uses
Add reference to Additional Regulations for:			
Business service establishment	3-903 (D)		Permitted Uses
Nursery, commercial	3-903(R)		
Convenience food store	3-904(C)		Special Exception Uses
Contractor Service Establishment	3-904(F)		
Remove reference to 3-907(F) for:			
Adult day care facility	3-903(A)		Permitted Uses
Business service establishment	3-903(D)		
Child care center	3-903(E)		
Conference and Training Center	3-903(G)		
Educational institution	3-903(I)		
Health and fitness center	3-903(N)		
Hotel/Motel	3-903(O)		
Medical care facility, outpatient only	3-903(Q)		
Office, administrative, business	3-903(S)		
Revise reference to correct subsection	3-903(I)		Permitted Uses
Add “medical” to permitted office uses	3-903(S)		Permitted Uses
Reclassified as permitted uses:			
Kennel, indoor	3-903(LL)		Permitted Uses
Art gallery	3-903(QQ)		
Reclassify Museum or Exhibition Facility as permitted use and add no direct access to Route 50:	3-903 (PP)		Permitted Uses
Add to permitted uses:			
Convention or exhibition facility, 25,000 sf or less, with no direct access to Route 50	3-903(MM)		Permitted Uses
Auxiliary Uses	3-903(NN)		
Accessory Uses	3-903(OO)		
Antique shop	3-903(QQ)		
Banquet/Event Facility, 25,000 sf or less with no direct access to Route 50	3-903(RR)		
Add “exhibition” to Convention facility	3-904(D)		Special Exception Uses
Add “including fast food” to Restaurant	3-904(P)		Special Exception Uses
Add to Special Exception Uses:	3-904		Special Exception Uses
Library	3-904(Y)		
ZOAM 2013-0007, Adopted 5-07-14			
Banquet/Event Facility	3-904(Z)		
Continuing Care Facility	3-904(AA)		
Reduce minimum lot size	3-905(A)		Lot Requirements
Reduce yard adjacent to Parcel Boundaries with other nonresidential districts and add outdoor storage	3-905(D)(2)(a)		Lot Requirements
Standardize yard language adjacent to Parcel Boundaries with residential districts	3-905(D)(2)(b)		Lot Requirements
Increase lot coverage by SPEX	3-906(A)		Building Requirements
Increase building height	3-906(B)		Building Requirements
Increase base FAR	3-906(C)		Building Requirements
Provide specific road name	3-906(D)(1)(a)		Building Requirements
	3-906(D)(1)(a)(ii)		

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Subject	Sections	Amemded	
	3-906(D)(1)(b)		
	3-906(D)(1)(c)		
	3-907(K)		Performance Criteria
Revise department name	3-906(D)(1)(a)(iii)		Building Requirements
Add “unified plan for development” and standards for development	3-906(D)(1)(b)		Building Requirements
Add maximum FAR for density increase	3-906(D)(2)		Building Requirements
Require all uses to be subject to Access Limitation	3-907(F)		Performance Criteria
Delete prohibited manufacturing uses:	3-907(J)		Performance Criteria
Alcoholic beverage manufacturing			
Ammonia, bleaching powder or chlorine manufacturing			
Blast furnace			
Boiler works			
Chemicals and acid manufacture or storage			
Distillation of turpentine or varnish			
Dye works			
Emery cloth manufacture			
Fish canning, curing, or grinding or smoking			
Glue, size or gelatin manufacture			
Grinding, cooking, boiling, rendering or storing of slaughter house refuse			
Iron, steel or copper works, foundries or smelting facilities			
Lime, cement, concrete gypsum, plaster of paris manufacture			
Pyroxylin or celluloid manufacture			
Pulverizing of charcoal or coal			
Soap manufacture			
Stockyards			
Tanning, curing or storing of raw hides or skin			
Tetra ethyl lead precipitate liquid manufacture			
Vinegar manufacture			
Wool pulling and scouring			
Add standards for auxiliary uses	3-907(O)		Performance Criteria
Add performance criteria for continuing care facility	3-907(P)(1)-(5)		Performance Criteria
ZOAM 2013-0008, Adopted 5-21-2014, Effective 6-02-2014			
ARTICLE 2: NON-SUBURBAN DISTRICT REGULATIONS			
AR-1 Agricultural Rural-1			
Capitalize “Minor Special Exception” and “Special Exception”	2-102(C)		Permitted and Special Exception Uses
Change “Banquet facility” to “Banquet/Event Facility”	Table 2-102		Use Table: Food and Beverage
Add “Bed and Breakfast Homestay” as a Permitted use, pursuant to Section 5-601(A)	Table 2-102		Use Table: Visitor Accommodation
Change “Bed and breakfast” to “Bed and Breakfast Inn”; remove Minor Special Exception process; and maintain as a Permitted use, pursuant to Section 5-601(B)	Table 2-102		Use Table: Visitor Accommodation
Capitalize “Country Inn”; remove Minor Special Exception process; and maintain as a Permitted use, pursuant to Section 5-601(C)	Table 2-102		Use Table: Visitor Accommodation
Add “Country Inn with Restaurant with an occupancy of no more than 100” as a Permitted use, pursuant to Section 5-601(C)	Table 2-102		Use Table: Visitor Accommodation
Add “Country Inn with Restaurant with an occupancy of more than 100” as a Minor Special Exception use, pursuant to Section 5-601(C)	Table 2-102		Use Table: Visitor Accommodation
AR-2 Agricultural Rural-2			

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Subject	Sections	Amended
Capitalize “Minor Special Exception” and “Special Exception”	2-201(C)	Use Regulations
Change “Banquet facility” to Banquet/Event Facility”	Table 2-202	Use Table: Food and Beverage
Add “Bed and Breakfast Homestay” as a Permitted use, pursuant to Section 5-601(A)	Table 2-202	Use Table: Visitor Accommodation
Change “Bed and breakfast” to “Bed and Breakfast Inn”; remove Minor Special Exception process; and maintain as a Permitted use, pursuant to Section 5-601(B)	Table 2-202	Use Table: Visitor Accommodation
Capitalize “Country Inn”; remove Minor Special Exception process; and maintain as a Permitted use, pursuant to Section 5-601(C)	Table 2-202	Use Table: Visitor Accommodation
Add “Country Inn with Restaurant with an occupancy of no more than 100” as a Permitted use, pursuant to Section 5-601(C)	Table 2-202	Use Table: Visitor Accommodation
Add “Country Inn with Restaurant with an occupancy of more than 100” as a Minor Special Exception use, pursuant to Section 5-601(C)	Table 2-202	Use Table: Visitor Accommodation
A-10 Agriculture		
Capitalize “Bed and Breakfast Homestay”	2-302(C)	Permitted Uses
Add “Bed and Breakfast Inn, pursuant to Section 5-601(B)” as a Permitted use	2-302(GG)	Permitted Uses
Remove “Bed and breakfast inn pursuant to Section 5-601(B)” Section RESERVED	2-303(B)	Special Exception Uses
Capitalize “Country Inn” and change from a Special Exception use to be allowed “by Minor Special Exception”	2-303(D)	Special Exception Uses
Add “Banquet/Event Facility, pursuant to Section 5-642 as a Minor Special Exception”	2-303(RR)	Special Exception Uses
Add “Country Inn with Restaurant, pursuant to 5-601(C)” as a Special Exception use	2-303(SS)	Special Exception Uses
A-3 Agricultural Residential		
Capitalize “Bed and Breakfast Homestay”	2-402(C)	Permitted Uses
Add “Bed and Breakfast Inn, pursuant to Section 5-601(B)” as a Permitted use	2-402(HH)	Permitted Uses
Remove “Bed and breakfast inn, pursuant to Section 5-601(B)” Section RESERVED	2-403(A)	Special Exception Uses
Capitalize “Country Inn” and change from a Special Exception use to be allowed “by Minor Special Exception”	2-403(G)	Special Exception Uses
Add “Banquet/Event Facility, pursuant to Section 5-642, by Minor Special Exception”	2-403(KKK)	Special Exception Uses
Add “Country Inn with Restaurant, pursuant to 5-601(C)” as a Special Exception use	2-403(LLL)	Special Exception Uses
Countryside Residential-1: CR-1		
Capitalize “Bed and Breakfast Homestay”	2-503(C)	Permitted Uses
Capitalize “Bed and Breakfast Inn” and change from a Special Exception use to be allowed “by Minor Special Exception”	2-504(A)	Special Exception Uses
Capitalize “Country Inn” and change from a Special Exception use to be allowed “by Minor Special Exception”	2-504(G)	Special Exception Uses
Add “Banquet/Event Facility, pursuant to Section 5-642” as a Special Exception use	2-504(PP)	Special Exception Uses
Add “Country Inn with Restaurant, pursuant to 5-601(C)” as a Special Exception use	2-504(QQ)	Special Exception Uses
Countryside Residential-2: CR-2		
Capitalize “Bed and Breakfast Homestay”	2-603(C)	Permitted Uses
Capitalize “Bed and Breakfast Inn” and change from a Special Exception use to be allowed “by Minor Special Exception”	2-604(A)	Special Exception Uses

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Subject	Sections		Amended
Capitalize "Country Inn" and change from a Special Exception use to be allowed "by Minor Special Exception"	2-604(G)		Special Exception Uses
Add "Banquet/Event Facility, pursuant to Section 5-642" as a Special Exception use	2-604(EE)		Special Exception Uses
Add "Country Inn with Restaurant, pursuant to 5-601(C)" as a Special Exception use	2-604(FF)		Special Exception Uses
Countryside Residential-3: CR-3			
Capitalize "Bed and Breakfast Inn" and change from a Special Exception use to be allowed "by Minor Special Exception"	2-704(A)		Special Exception Uses
Capitalize "Country Inn" and change from a Special Exception use to be allowed "by Minor Special Exception"	2-704(G)		Special Exception Uses
Add "Banquet/Event Facility, pursuant to Section 5-642" as a Special Exception use	2-704(CC)		Special Exception Uses
Add "Country Inn with Restaurant, pursuant to 5-601(C)" as a Special Exception use	2-704(DD)		Special Exception Uses
Countryside Residential-4: CR-4			
Capitalize "Country Inn" and change from a Special Exception use to be allowed "by Minor Special Exception"	2-804(F)		Special Exception Uses
Add "Banquet/Event Facility, pursuant to Section 5-642" as a Special Exception use	2-804(BB)		Special Exception Uses
Add "Country Inn with Restaurant, pursuant to 5-601(C)" as a Special Exception use	2-804(CC)		Special Exception Uses
RC Rural Commercial District			
Add "Banquet/Event Facility, pursuant to Section 5-642" as a Permitted use	2-903(PP)		Permitted Uses
Add "Bed and Breakfast Homestay, pursuant to Section 5-601(A)" as a Permitted use	2-903(QQ)		Permitted Uses
Add "Bed and Breakfast Inn, pursuant to Section 5-601(B)" as a Permitted use	2-903(RR)		Permitted Uses
Add "Country Inn, pursuant to 5-601(C)" as a Permitted use	2-903(SS)		Permitted Uses
Add "Country Inn with Restaurant, pursuant to 5-601(C)" as a Permitted use	2-903(TT)		Permitted Uses
Joint Land Management Area-1 District: JLMA-1			
Capitalize "Bed and Breakfast Homestay"; remove Special Exception process; and maintain as a Permitted use, pursuant to Section 5-601(A)	Table 2-1003		Use Table: Visitor Accommodation
Capitalize "Bed and Breakfast Inn" and change from a Special Exception use to a Minor Special Exception use, pursuant to Section 5-601(B)	Table 2-1003		Use Table: Visitor Accommodation
Joint Land Management Area-2 District: JLMA-2			
Capitalize "Bed and Breakfast Homestay"; remove Special Exception process; and maintain as a Permitted use, pursuant to Section 5-601(A)	Table 2-1103		Use Table: Visitor Accommodation
Capitalize "Bed and Breakfast Inn" and change from a Special Exception use to a Minor Special Exception use, pursuant to Section 5-601(B)	Table 2-1103		Use Table: Visitor Accommodation
Joint Land Management Area-3 District: JLMA-3			
Add "Banquet/Event Facility" as a Special Exception use, pursuant to Section 5-642	Table 2-1203		Use Table; Food and Beverage
Capitalize "Bed and Breakfast Homestay"; remove Special Exception process; and maintain as a Permitted use, pursuant to Section 5-601(A)	Table 2-1203		Use Table: Visitor Accommodation
Capitalize "Bed and Breakfast Inn" and change from a Special Exception use to a Minor Special Exception use, pursuant to Section 5-601(B)	Table 2-1203		Use Table: Visitor Accommodation

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Subject	Sections		Amended
Capitalize “Country Inn” and change from a Special Exception use to a Minor Special Exception use, pursuant to Section 5-601(C)	Table 2-1203		Use Table: Visitor Accommodation
Add “Country Inn with Restaurant” as a Special Exception use, pursuant to Section 5-601(C)	Table 2-1203		Use Table: Visitor Accommodation
JLMA-20 (Joint Land Management Area – 20)			
Add “Banquet/Event Facility” as a Minor Special Exception use, pursuant to Section 5-642	Table 2-1303		Use Table: Food and Beverage
Add “Visitor Accommodation” use category	Table 2-1303		Use Table: Visitor Accommodation
Add “Bed and Breakfast Homestay” as a Permitted use, pursuant to Section 5-601(A)	Table 2-1303		Use Table: Visitor Accommodation
Add “Bed and Breakfast Inn” as a Permitted use, pursuant to Section 5-601(B)	Table 2-1303		Use Table: Visitor Accommodation
Add “Country Inn” as a Minor Special Exception use, pursuant to Section 5-601(C)	Table 2-1303		Use Table: Visitor Accommodation
Add “Country Inn with Restaurant” as a Special Exception use, pursuant to Section 5-601(C)	Table 2-1303		Use Table: Visitor Accommodation
TR-10 (Transitional Residential – 10)			
Add “Food and Beverage” use category	Table 2-1402		Use Table: Food and Beverage
Add “Banquet/Event Facility” as a Minor Special Exception use, pursuant to Section 5-642	Table 2-1402		Use Table; Food and Beverage
Capitalize “Bed and Breakfast Homestay”; remove Special Exception process; and maintain as a Permitted use, pursuant to Section 5-601(A)	Table 2-1402		Use Table: Visitor Accommodation
Capitalize “Bed and Breakfast Inn” and change from a Special Exception use to a Permitted use, pursuant to Section 5-601(B)	Table 2-1402		Use Table: Visitor Accommodation
Capitalize “Country Inn” and change from a Special Exception use to a Minor Special Exception use, pursuant to Section 5-601(C)	Table 2-1402		Use Table: Visitor Accommodation
Add “Country Inn with Restaurant” as a special exception use, pursuant to Section 5-601(C)	Table 2-1402		Use Table: Visitor Accommodation
TR-3 (Transitional Residential – 3)			
Add “Food and Beverage” use category	Table 2-1502		Use Table; Food and Beverage
Add “Banquet/Event Facility” as a Minor Special Exception use in TR-3 LBR, pursuant to Section 5-642			Use Table; Food and Beverage
Capitalize “Bed and Breakfast Homestay”; remove Special Exception process; and maintain as a Permitted use, pursuant to Section 5-601(A), in TR-3 UBF, TR-3 LBR, and TR-3 LF	Table 2-1502		Use Table: Visitor Accommodation
Capitalize “Bed and Breakfast Inn” and change from a Special Exception use to a Permitted use, pursuant to Section 5-601(B), in TR-3 UBF, TR-3 LBR, and TR-3 LF	Table 2-1502		Use Table: Visitor Accommodation
Capitalize “Country Inn” and change from a Special Exception use to a Minor Special Exception use, pursuant to Section 5-601(C), in TR-3 LBR, pursuant to Section 5-601(C)	Table 2-1502		Use Table: Visitor Accommodation
Add “Country Inn with Restaurant” as a Special Exception use, pursuant to Section 5-601(C), in TR-3 LBR	Table 2-1502		Use Table: Visitor Accommodation
TR-2 (Transitional Residential – 2)			
Capitalize “Bed and Breakfast Homestay”; remove Special Exception process; and maintain as a Permitted use, pursuant to Section 5-601(A)	Table 2-1602		Use Table: Visitor Accommodation
Capitalize “Bed and Breakfast Inn” and change from a Special Exception use to a Minor Special Exception use, pursuant to Section 5-601(B)	Table 2-1602		Use Table: Visitor Accommodation
TR-1 (Transitional Residential – 1)			

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Capitalize “Bed and Breakfast Homestay”; remove Special Exception process; and maintain as a Permitted use, pursuant to Section 5-601(A), in TR-1 UBF and TR-1 LF	Table 2-1702		Use Table: Visitor Accommodation
Capitalize “Bed and Breakfast Inn” and change from a Special Exception use to a Minor Special Exception use, pursuant to Section 5-601(B), in TR-1 UBF and TR-1 LF	Table 2-1702		Use Table: Visitor Accommodation
ARTICLE 3: SUBURBAN DISTRICT REGULATIONS			
R-1 Single Family Residential			
Capitalize “Bed and Breakfast Homestay”	3-102(C)		Permitted Uses
Capitalize “Bed and Breakfast Inn” and change from a Special Exception use to be allowed “by Minor Special Exception”	3-103(T)		Special Exception Uses
Add “Banquet/Event Facility, pursuant to Section 5-642” as a Special Exception use	3-103(HH)		Special Exception Uses
R-2 Single Family Residential			
Capitalize “Bed and Breakfast Homestay”	3-202(B)		Permitted Uses
Capitalize “Bed and Breakfast Inn” and change from a Special Exception use to be allowed “by Minor Special Exception”	3-203(R)		Special Exception Uses
ARTICLE 4: SPECIAL & OVERLAY DISTRICTS			
PD-CV Planned Development – Countryside Village			
Capitalize “Minor Special Exception” and “Special Exception”	4-907(C)		Uses
Capitalize “Bed and Breakfast Homestay”; pursuant to Section 5-601(A)	Table 4-907		Use Table: Visitor Accommodation
Capitalize “Bed and Breakfast Inn” ” and change from a Special Exception use to a Permitted use, pursuant to Section 5-601(B), in PC-CV: Village Core	Table 4-907		Use Table: Visitor Accommodation
Remove Additional Regulations for Specific Uses language for a B&B Inn, “shall not apply to the Bed and Breakfast Inn in the Village Core”	Table 4-907		Use Table: Visitor Accommodation
PD-RV Planned Development – Rural Village			
Change “Bed and breakfast homestay, pursuant section 5-601(A)” to “Bed and Breakfast Homestay, pursuant to Section 5-601(A)”	4-1209(A)(10)		Permitted Uses
Capitalize “Bed and Breakfast Homestay” and add “pursuant to Section 5-601(A)”	4-1209(B)(5)		Permitted Uses
Capitalize “Bed and Breakfast Inn” and add “pursuant to Section 5-601(B)”	4-1209(B)(11)		Permitted Uses
Capitalize “Country Inn” and add “pursuant to Section 5-601(C)”	4-1209(C)(19)		Permitted Uses
Capitalize “Bed and Breakfast Inn” and add “pursuant to Section 5-601(B)”	4-1209(C)(20)		Permitted Uses
Add “Country Inn with Restaurant, pursuant to Section 5-601(C)” as a Permitted use	4-1209(C)(30)		Permitted Uses
Add “Banquet/Event Facility, pursuant to Section 5-642, by Minor Special Exception”	4-1210(C)(24)		Special Exception Uses
PD-MUB Planned Development-Mixed Use Business District			
Changed “Banquet facility/Event facility” to Banquet/Event Facility”	4-1353(B)(14)		Permitted Uses
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
Temporary Uses/Zoning Permits			
Add JLMA Zoning Districts to Permitted Locations for Special Events	5-500(C)(2)(b)		Special Events
Add JLMA Zoning Districts to Permitted Locations for Special Events	5-500(C)(2)(c)		Special Events
Additional Regulations for Specific Uses			

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Subject	Sections		Amended
Revise Section Title to “Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn and Rural Retreats and Rural Resorts”	5-601		B&B Homestay, B&B Inn, Country Inn and Rural Retreats and Rural Resorts
Add first sentence requiring an approved building permit and applicable Fire Prevention Code permits to establish a use	5-601		B&B Homestay, B&B Inn, Country Inn and Rural Retreats and Rural Resorts
Add “Bed and Breakfast Homestay” and the following Additional Regulations:	5-601(A)		Bed and Breakfast Homestay
Intensity/Character	5-601(A)(1)		Intensity/Character
Management (Owner resides on premises)	5-601(A)(1)(a)		
Guest Rooms (1-4)	5-601(A)(1)(b)		
Lot Size (No minimum)	5-601(A)(1)(c)		
Food Service (Guests only)	5-601(A)(1)(d)		
Private Parties (20 daily attendees & 10/year > 20 attendees)	5-601(A)(1)(e)		
Hours of Operation (7:00 AM-Midnight)	5-601(A)(1)(f)		
Landscaping/Buffering/Screening (5-653(A) with waiver provisions)	5-601(A)(2)		Landscaping/Buffering/Screening
Parking	5-601(A)(3)		Parking
General (5-1102)	5-601(A)(3)(a)		
Exterior Lighting (12’ height limit)	5-601(A)(4)		Exterior Lighting
Noise (55dBA & outdoor music time limits)	5-601(A)(5)		Noise
Roads/Access	5-601(A)(6)		Roads/Access
Change “Bed and Breakfast” to “Bed and Breakfast Inn” and amend/add the following Additional Regulations:	5-601(B)		Bed and Breakfast Inn
Intensity/Character	5-601(B)(1)		Intensity/Character
Management (Owner/manager on premises)	5-601(B)(1)(a)		
Guest Rooms (1-10)	5-601(B)(1)(b)		
Lot Size (5 Acres)	5-601(B)(1)(c)		
Size of Use (0.04 FAR)	5-601(B)(1)(d)		
Food Service (Guest only)	5-601(B)(1)(e)		
Private Parties (50 daily attendees & 20/year > 50 attendees)	5-601(B)(1)(f)		
	5-601(B)(1)(g)		
Hours of Operation (7:00 AM-Midnight)	5-601(B)(1)(h)		
Yard Standards (40’ for parking)			
Landscaping/Buffering/Screening (5-653(A) with waiver provisions & 5-653(B))	5-601(B)(2)		Landscaping/Buffering/Screening
Parking	5-601(B)(3)		Parking
General (5-1102)	5-601(B)(3)(a)		
Surface standard was removed			
Exterior Lighting (5-652(A)(1)-(3) & 12’ max. outside parking areas)	5-601(B)(4)		Exterior Lighting
Noise (55dBA & outdoor music time limits)	5-601(B)(5)		Noise
Roads/Access (5-654, max. 2 access points)	5-601(B)(6)		Roads/Access
Amend/add the Additional Regulations for Country Inn as follows:	5-601(C)		Country Inn
Intensity/Character	5-601(C)(1)		Intensity/Character
Management (Owner/manager on premises)	5-601(C)(1)(a)		
Guest Rooms (1-40)	5-601(C)(1)(b)		
Minimum Lot Size (from 25 to 20 Acres)	5-601(C)(1)(c)		
Size of Use (0.04 FAR & Rest. 49% floor area)	5-601(C)(1)(d)		
Food Service (Guests & Restaurant)			
Private Parties (100 daily attendees & 20/year > 100 attendees)	5-601(C)(1)(e)		
	5-601(C)(1)(f)		
Hours of Operation (7:00 AM-Midnight)	5-601(C)(1)(g)		

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Yard Standards (Use: 100'; Parking: 100'; Outside parties: 200' or 100' adj. comm.)	5-601(C)(1)(h) 5-601(C)(1)(i)		
Accessory Use (10%)			
Landscaping/Buffering/Screening (5-653(A) & 5-653(B))	5-601(C)(2)		Landscaping/Buffering/Screening
Parking	5-601(C)(3)		Parking
General (5-1102)	5-601(C)(3)(a)		
Surface standard was removed			
Exterior Lighting (5-652(A)(1)-(3) & 12' max. outside parking areas)	5-601(C)(4)		Exterior Lighting
Noise (55dBA & outdoor music time limits)	5-601(C)(5)		Noise
Roads/Access (5-654 & max. 2 access points)	5-601(C)(6)		Roads/Access
Capitalize "Minor Special Exception"	5-601(C)(7)		Existing Structures in Historic Districts
Change the Rural Retreats and Resorts section to 5-601(D)	5-601(D)		Rural Retreats and Resorts
Change "banquet facilities" to "Banquet/Event Facilities"	5-601(D)(8) (b)(i)		Size of Use
Change "Banquet Facility/Event Facility" to "Banquet/Event Facilities"	5-642		
Change the Additional			
Regulations for Banquet/Event Facilities as follows:	5-642		
Intensity/Character	5-642(A)		Intensity/Character
Hours of Operation (7:00 AM-Midnight)	5-642(A)(1)		
Size of Use (from 25 to 20 Acres)	5-642(A)(2)		
Floor Area (0.04 FAR)	5-642(A)(3)		
Location on Site/Dimensional Standards (Use: 100'; Parking: 100'; Outside parties: 200' or 100' adj. comm.)	5-642(A)(4) 5-642(A)(5)		
Number of Attendees (200 plus 2 per acre over 20 acres)			
Landscaping/Buffering/Screening (5-653(A) & 5-653(B))	5-601(B)		Landscaping/Buffering/Screening
Roads/Access Standards (5-654 & max. 2 access points)	5-601(C)		Roads/Access Standards
Parking (5-1102)	5-601(D)		Parking
Exterior Lighting (5-652(A)(1)-(3) & 12' max. outside parking areas)	5-601(E)		Exterior Lighting
Noise (5-642(B))	5-601(F)		Noise
Removed "Indoor and Outdoor Events" section for Banquet/Event Facilities			
Change Road Access Standards for Specific Uses Table 5-654: ROAD ACCESS STANDARDS	5-654		Road Access Standards for Specific Uses
Change "Average Generated Daily Vehicle Trips (VTD)" to "Maximum Vehicles Per Day (VPD)"	5-654 (Table)		Table 5-654: Road Access Standards
Add Table 5-654 note (1)	5-654 (Table)		Table 5-654: Road Access Standards
Add ".33/permitted private party attendee" parking standard for Bed and Breakfast Homestay	5-1102 (Table)		Number of Parking and Loading Spaces Required
Add ".33/permitted private party attendee" parking standard for Bed and Breakfast Inn	5-1102 (Table)		Number of Parking and Loading Spaces Required
Add "1/40,000 sq. ft. of GFA for restaurant" loading standard for Country Inn	5-1102 (Table)		Number of Parking and Loading Spaces Required
Add ".33/permitted private party attendee" parking standard for Country Inn	5-1102 (Table)		Number of Parking and Loading Spaces Required
Add "Banquet/Event Facility" use	5-1102 (Table)		Number of Parking and Loading Spaces Required
Add "1/employee" and ".33/permitted attendee" parking standards for Banquet/Event Facility	5-1102 (Table)		Number of Parking and Loading Spaces Required
Add "1/40,000 sq. ft. of GFA" loading standard for Banquet/Event Facility	5-1102 (Table)		Number of Parking and Loading Spaces Required
ARTICLE 6: DEVELOPMENT PROCESS AND ADMINISTRATION			
Site Plan Review			

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Subject	Sections	Amended	
Add "Bed and Breakfast Homestay and Bed and Breakfast Inn (with less than 5,000 sq. ft. of disturbance)" to Sketch Plan uses	6-703(A)		Sketch Plan
Require Sketch Plan to include "Additional Regulations for Specific Uses of Section 5-600"	6-703(B)		Sketch Plan
ARTICLE 8: DEFINITIONS			
Amend "Banquet/Event Facility" definition	Article 8		Definitions
Add "Bed and Breakfast Homestay" definition	Article 8		Definitions
Change "Bed and Breakfast" to Bed and Breakfast Inn" and amend the definition	Article 8		Definitions
Amend "Country Inn" definition	Article 8		Definitions
Amend "Special Event" definition	Article 8		Definitions

ZOAM 2014-0001 through 2014-0005

Incorporating Adopted Dates October 2014 through December 2014

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ZOAM 2014-0001, Adopted 10-08-2014			
ARTICLE V: ADDITIONAL REGULATIONS AND STANDARDS			
Division A: Supplemental District Regulations			
Additional Regulations for Specific Uses	5-600		
Kennels/Indoor Kennels	5-606		Kennels/Indoor Kennels
Delete reference to Section 808 of the Codified Ordinances of Loudoun County	5-606		
Revise the number of animals that constitute a kennels from six (6) to five (5)	5-606(A)(1)		Kennels, General
Delete PD-GI from the list of zoning districts subject to Section 5-606(C)	5-606(C)		Kennels in AR, TR, PD-GI and JLMA Districts
ZOAM-2014-0002, Adopted 12-10-2014			
ARTICLE 2: NON-SUBURBAN DISTRICT REGULATIONS			
Division A: Rural Districts			
AR-1 Agricultural Rural – 1			
Change the existing Special Exception Use “Private School(Elementary, Middle or High) to “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils” and “Private School(Elementary, Middle, or High) for fifteen (15) or fewer pupils, subject to Section 5-655” and retain as Special Exception Uses.	2-102(Table)		Use Table: Public and Institutional Uses
AR-2 Agricultural Rural – 2			
Change the existing Special Exception Use “Private School (Elementary, Middle or High) to “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils” and “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, subject to Section 5-655” and retain as Special Exception Uses.	2-202(Table)		Use Table: Public and Institutional Uses
A-3 Agricultural Residential			
Change “Private School (elementary or middle) for Fifteen pupils or less” to “Private School (Elementary Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655”	2-402(N)		Permitted Uses
Change “Private School (elementary, middle or high) for more than fifteen (15) pupils” to “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	2-403(Q)		Special Exception Uses
CR-1 Countryside Residential – 1			

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Subject	Sections	Amended	
Change “Private School (elementary or middle) for fifteen (15) pupils or less” to “Private School (Elementary, Middle, or High), for 15 or fewer pupils, pursuant to Section 5-655”	2-503(L)		Permitted Uses
Change “Private School (Elementary, Middle or High)” to “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	2-504(FF)		Special Exception Uses
CR-2 Countryside Residential – 2			
Change “Private School (elementary or middle) for fifteen (15) pupils or less” to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-665”	2-603(R)		Permitted Uses
Change “Private School (Elementary, Middle or High) for more than 15 pupils” to “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	2-604(K)		Special Exception Uses
CR-3 Countryside Residential – 3			
Change “Private School (elementary or middle) for fifteen pupils or less” to “Private School	2-703(P)		Permitted Uses
(Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655”			
Change “Private School (Elementary, Middle or High) for more than 15 pupils” to “Private	2-704(K)		Special Exception Uses
School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”			
CR-4 Countryside Residential – 4			
Add “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655”	2-803		Permitted Uses
Change “Private School (Elementary, Middle or High)” to “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	2-804(J)		Special Exception Uses
RC Rural Commercial District			
Add “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655, by Minor Special	2-904		Special Exception Uses
Exception” and “Private School (Elementary, Middle or High) for more than fifteen (15) pupils, by Minor Special Exception”			
Division B: Joint Land Management Area (JLMA) Districts			
JLMA-1 Joint Land Management Area – 1 District			
Change “Private School (elementary or middle) for fifteen (15) pupils or less” pursuant to Section 5-655, to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils”, pursuant to Section 5-655” and change to Permitted Use	2-1003(Table)		Public and Institutional Uses
Reclassify “Private School (Elementary, Middle or High) for more than fifteen (15) pupils” from a Special Exception Use to a Minor Special Exception Use	2-1003(Table)		Public and Institutional Uses
JLMA-2 Joint Land Management Area – 2 District			
Change “Private School (elementary or middle) for fifteen (15) pupils or less” pursuant to Section 5-655, to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils”, pursuant to Section 5-655 and change to Permitted Use	2-1103(Table)		Public and Institutional Uses
Reclassify “Private School (Elementary, Middle or High) for more than fifteen (15) pupils” from a Special Exception Use to a Minor Special Exception Use	2-1103(Table)		Public and Institutional Uses
JLMA-3 Joint Land Management Area – 3 District			

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Subject	Sections	Amended	
Change “Private School (elementary or middle) for fifteen (15) pupils or less” pursuant to Section 5-655, to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils”, pursuant to Section 5-655	2-1203(Table)		Public and Institutional Uses
Reclassify “Private School (Elementary, Middle, or High) for more than 15 pupils” from a Special Exception Use to a Minor Special Exception Use	2-1203(Table)		Public and Institutional Uses
JLMA-20 Joint Land Management Area – 20			
Change “Private School (Elementary, Middle or High)” as a Special Exception Use to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils”, pursuant to Section 5-655	2-1303(Table)		Public and Institutional Uses
Reclassify “Private School (Elementary, Middle, or High) for more than 15 pupils” from a Special Exception Use to a Minor Special Exception Use	2-1303(Table)		Public and Institutional Uses
Division C: Transition District Regulations			
TR-10 Transitional Residential – 10			
Change “Private School (elementary or middle) for fifteen (15) pupils or less” pursuant to Section 5-655, to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils”, pursuant to Section 5-655	2-1402(Table)		Public and Institutional Uses
Reclassify “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils” from a Special Exception Use to a Minor Special Exception Use	2-1402(Table)		Public and Institutional Uses
TR-3 Transitional Residential – 3			
Change “Private School (elementary or middle) for fifteen (15) pupils or less” pursuant to Section 5-655, to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils”, pursuant to Section 5-655	2-1502(Table)		Public and Institutional Uses
Reclassify “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils” from a Special Exception Use to a Minor Special Exception Use	2-1502(Table)		Public and Institutional Uses
TR-2 Transitional Residential – 2			
Change “Private School (elementary or middle) for fifteen (15) pupils or less” pursuant to Section 5-655, to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils”, pursuant to Section 5-655	2-1602(Table)		Public and Institutional Uses
Reclassify “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils” from a Special Exception Use to a Minor Special Exception Use	2-1602(Table)		Public and Institutional Uses
TR-1 Transitional Residential – 1			
Change “Private School (elementary or middle) for fifteen (15) pupils or less” pursuant to Section 5-655, to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils”, pursuant to Section 5-655	2-1702(Table)		Public and Institutional Uses
Reclassify “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils” from a Special Exception Use to a Minor Special Exception Use	2-1702(Table)		Public and Institutional Uses
ARTICLE 3: SUBURBAN DISTRICT REGULATIONS			
R-1 Single Family Residential			
Change “Private School (elementary or middle) for fifteen (15) pupils or less” pursuant to Section 5-655, to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils”, pursuant to Section 5-655	3-102(N)		Permitted Uses
Change “Private School (elementary, middle or high)” to “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	3-103(N)		Special Exception Uses
R-2 Single Family Residential			

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Subject	Sections	Amended	
Change “Private School (elementary or middle) for fifteen (15) pupils or less”, pursuant to Section 5-655, to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655”	3-202(L)		Permitted Uses
Change “Private School (elementary, middle or high)” to Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	3-203(L)		Special Exception Uses
R-3 Single Family Residential			
Change “Private School (elementary or middle) for fifteen (15) pupils or less”, pursuant to Section 5-655 to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655”	3-302(I)		Permitted Uses
Change “Private School (elementary, middle or high)” to “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	3-303(L)		Special Exception Uses
R-4 Single Family Residential			
Add “ Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655”	3-402		Permitted Uses
Change “Private School (elementary, middle or high)” to “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	3-403(L)		Special Exception Uses
R-8 Single Family Residential			
Add “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655”	3-503		Permitted Uses
Change “Private School (elementary, middle or high)” to “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils by Minor Special Exception”	3-504(L)		Special Exception Uses
R-16 Townhouse/Multifamily Residential			
Add “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655”	3-603		Permitted Uses
Change “Private School (elementary, middle or high)” to “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	3-604(K)		Special Exception Uses
R-24 Multifamily Residential			
Add “Private School (Elementary Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655”	3-703		Permitted Uses
Change “Private School (elementary, middle or high)” to “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	3-704(J)		Special Exception Uses
ARTICLE 4: SPECIAL & OVERLAY DISTRICTS			
Division A: Planned District Regulations			
PD-CC Planned Development – Commercial Center			
Add “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655 by Minor Special Exception”	4-204(B)		Special Exception Uses
Add “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	4-204(B)		Special Exception Uses
PD-OP Planned Development – Office Park			
Change “Private School (elementary, middle or high)” to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655, by Minor Special Exception”	4-304(T)		Special Exception Uses
Add “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	4-304		Special Exception Uses
PD-RDP Planned Development – Research and Development Park			
Add “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655, by Minor Special Exception”	4-404		Special Exception Uses
Add “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	4-404		Special Exception Uses

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Subject	Sections	Amended	
PD-IP Planned Development – Industrial Park			
Change “Private School (elementary, middle or high), pursuant to Section 5-623” to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Sections 5-655 and 5-623, by Minor Special Exception”	4-504(DD)		Special Exception Uses
Add “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, pursuant to Section 5-623, by Minor Special Exception”	4-504		Special Exception Uses
PD-GI Planned Development – General Industry			
Add “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655”	4-604		Special Exception Uses
Add “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils”	4-604		Special Exception Uses
PD-SA Planned Development – Special Activity			
Change “Private School (elementary, middle or high) to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655, by Minor Special Exception”	4-704(G)		Special Exception Uses
Add “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	4-704		Special Exception Uses
PD-TC Planned Development – Town Center			
Change “Private School (elementary, middle or high)” to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655, by Minor Special Exception”	4-804(A)(10)		Special Exception Uses
Add “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	4-804(A)		Special Exception Uses
PD-CV Planned Development – Countryside Village			
Change “Private School (elementary or middle) for fifteen (15) pupils or less” to “Private School(Elementary, Middle, or High) for fifteen (15) or fewer pupils” pursuant to Section 5-655, and reclassify the use from a Permitted Use to a Minor Special Exception Use in the Village Neighborhood and Village Core and to add the use as a Minor Special Exception Use in the Village Conservancy and Village Satellite Conservancy	4-907(Table)		Public and Institutional Uses
Reclassify “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils” from a Special Exception Use to a Minor Special Exception Use in the Village Neighborhood and Village Core and to add the use as a Minor Special Exception Use in the Village Conservancy and Village Satellite Conservancy	4-907(Table)		Public and Institutional Uses
PD-TREC Planned Development – Transit Related Employment Center			
Change “Private School (elementary, middle or high)” to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655, by Minor Special Exception”	4-1005(A)(9)		Special Exception Uses
Add “Private School (Elementary, Middle or High) for more than fifteen (15) pupils, by Minor Special Exception”	4-1005		Special Exception Uses
PD-TRC Transit Related Center			
Change “Private School (elementary, middle or high)” to “Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655, by Minor Special Exception”	4-1105(A)(8)		Special Exception Uses
Add “Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception”	4-1105(A)		Special Exception Uses
PD-RV Planned Development – Rural Village			
Delete “Private School (elementary, middle or high) for less than nine (9) pupils”	4-1209(A)(9)		Permitted Uses

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Subject	Sections	Amended	
Delete "Private School (elementary, middle or high for less than nine (9) pupils"	4-1209(B)(4)		Permitted Uses
Change "Private School (elementary, middle or high) for nine (9) or more pupils" to "Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception"	4-1210(A)(4)		Special Exception Uses
Add "Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655, by Minor Special Exception"	4-1210(A)		Special Exception Uses
Change "Private School (elementary, middle or high) for nine (9) or more pupils" to "Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception"	4-1210(B)(10)		Special Exception Uses
Add "Private School (Elementary, Middle, or High) for fifteen (15) pupils or less, pursuant to Section 5-655, by Minor Special Exception"	4-1210(B)		Special Exception Uses
Change "Private School (elementary, middle or high)" to "Private School (Elementary, Middle or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655, by Minor Special Exception"	4-1210(C)(6)		Special Exception Uses
Add "Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception"	4-1210(C)		Special Exception Uses
PD-MUB Planned Development – Mixed Use Business District			
Change "Private School (elementary, middle or high)" to "Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655, by Minor Special Exception"	4-1354(D)(6)		Special Exception Uses
Add "Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, by Minor Special Exception"	4-1354(D)		Special Exception Uses
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
Division A: Supplemental District Regulations			
Change "Elementary or Middle School for 15 Pupils or less" to "Elementary, Middle, or High School for 15 or fewer pupils."	5-655		Supplemental District Regulations
Change "The minimum lot area for an elementary or middle school for 15 pupils or less is 5 acres" to "The minimum lot area for an elementary, middle, or high school for fifteen (15) or fewer pupils is 5 acres."	5-655(A)		Supplemental District Regulations
ZOAM 2014-0005, Adopted 12-10-2014			
ARTICLE 8: DEFINITIONS			
Revise the following definition:			
Open space, common, to allow "dog park" in the PD-H Zoning District.	Article 8		Definitions

ZOAM 2014-0003 through 2016-0001

Incorporating Adopted Dates January 2015 through June 2016

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Subject		Sections	Amended
ZOAM 2014-0003, Adopted 1-21-2015			
ARTICLE 2: NON-SUBURBAN DISTRICT REGULATIONS			
Division A: Rural Districts			
AR-1 Agricultural Rural – 1			
Add “Limited Brewery” subject to Section 5-667 as a permitted use.	Table 2-102		Agriculture Support and Services Directly Related to On-going Agricultural, Horticultural, and Animal Husbandry Activity, On-Site

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
AR-2 Agricultural Rural – 2			
Add “Limited Brewery” subject to Section 5-667 as a permitted use.	Table 2-202		Agriculture Support and Services Directly Related to On-going Agricultural, Horticultural, and Animal Husbandry Activity, On-Site
A-10 Agriculture			
Add “Limited Brewery, pursuant to Section 5-667” as a permitted use.	2-302(HH)		Permitted Use.
A-3 Agricultural Residential			
Add “Limited Brewery, pursuant to Section 5-667” as a permitted use.	2-402(II)		Permitted Use.
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
Additional Regulations for Specific Uses			
Add Additional Regulations for “Limited Brewery”, as follows:	5-667		Brewery, Limited
Sketch Plan	5-667(A)		
Requirements of Sketch Plan (property boundaries, location of proposed and existing improvements, adjacent residences, site access, parking areas, environmental features, landscaping, lighting, etc.)	5-667(A)(1)-(9)		
Sketch plan preparation/depiction	5-667(B)		
Private access easement standards	5-667(C)		
ARTICLE 8: DEFINITIONS			
Amend “Agricultural Processing” definition to expand Ag products processed and require minimum 51% products produced on the farm.	Article 8		Definitions
Add “Brewery, Limited” definition in accordance to Code of VA Section 4.1-208 and define farm for limited breweries to be a minimum 10 acres.	Article 8		Definitions
ZOAM 2014-0007, Adopted 4-8-2015			
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
Permitted Structures in Required Yards and Setbacks.			
Amended Air Conditioner Condensers permitted in any yard or setback, except the front yard or setback, as follows:	5-200 (B)(4)		Permitted Structures in Required Yards and Setbacks
Revised the demarcation of air conditioner ratings from 24,000 BTUs to 5 tons. Revised the setback requirement for air conditioners rated 5 tons or less from 5 feet to 4 feet			
ARTICLE 8: DEFINITIONS			
Add “Air Conditioner Condenser” definition to the ordinance.	Article 8		Definitions
ZOAM 2015-0001, Adopted 5-13-2015			
ARTICLE III: SUBURBAN DISTRICT REGULATIONS			
R-16 Single Family Residential			
Add Telecommunication monopole and Telecommunication tower as Special Exception uses in the R-16 Zoning District.	3-604		Special Exception Use
ARTICLE V: ADDITIONAL REGULATIONS AND STANDARDS			
DIVISION A: SUPPLEMENTAL DISTRICT REGULATONS			
Additional Regulations for Specific Uses	5-600		
Revise to allow Telecommunication monopoles in the PD-H and R Zoning Districts on properties owned by a government entity or public utility	5-618(B)(2)		Special Exception Required
Eliminate the restriction on monopoles in the PD-H Zoning District.	5-618(B)(3)		General Performance Criteria

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
Revise to allow Telecommunication towers in the PD-H and R Zoning Districts on properties owned by a government entity or public utility	5-618(C)(2)		Special Exception Required
Eliminate the restriction on towers in the PD-H Zoning District	5-618(B)(3)		General Performance Criteria
ZOAM 2014-0008, Adopted 7-08-2015			
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
DIVISION A: Supplemental District Regulations			
Temporary Uses/Zoning Permits	5-500		
Add Temporary Fire and/or Rescue Station as a Construction Related Temporary Use	5-500(A)(5)		Temporary Fire and/or Rescue Station
Add Temporary Fire and/or Rescue Station as a temporary use under certain emergency events	5-500(D)		Temporary Fire and/or Rescue Station
Exempt Temporary Fire and/or Rescue Station from obtaining a zoning permit 30 days in advance of the event or function	5-500(F)(1)		Generally Applicable Temporary Zoning Permit Requirements
Additional Regulations for Specific Uses	5-600		
Revise the Additional Regulations applicable to Public Safety Uses to separate standards for Fire and/or Rescue Station from Standards for Police Station or Substation	5-638		Public Safety Uses
Revise standards for Fire and/or Rescue Station in regard to Setback from Lot Lines and Landscaping and Screening	5-638(A)(1)(d)		Setback from Lot Lines
ARTICLE 6: DEVELOPMENT PROCESS AND ADMINISTRATION			
DIVISION C: Required Development Approvals			
Site Plan Review	6-700		
Delete unnecessary language regarding Sketch Plans	6-701(D)		Site Plan Required, residential districts
Add Temporary Fire and/or Rescue Station to the list of uses that require a sketch plan as part of the zoning permit application	6-703(A)		Sketch Plan
ZOAM 2015-0002, Adopted 7-08-2015			
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
DIVISION A: Supplemental District Regulations			
Accessory Uses and Structures	5-100		
Add Subsection (20), to permit Home Occupations as an accessory use to residential dwelling units, subject to Section 5-400; while deleting the use "Home Occupation" from the list of permitted uses in all zoning districts in Articles 2, 3 and 4	5-101(A)		Permitted Accessory Uses and Structures, Residential
Home Occupations	5-400		
Add language clarifying that Home Occupations are permitted in accessory buildings associated with residential dwelling units	5-400		Home Occupations
Add language clarifying that the Home Occupation operator lives on the premises	5-400(A)		Home Occupations
Add language clarifying that an additional off-street parking space beyond that required for the dwelling use must be provided for the non-family employee	5-400(D)		Home Occupations
Change the maximum permitted percentage of the dwelling used for retail merchandise storage from 10% to 25%	5-400(G)		Home Occupations
Limit traffic to 10 additional vehicle trips per day	5-400(H)		Home Occupations
ZOAM 2015-0003, Adopted 12-02-2015			
ARTICLE 1: GENERAL REGULATIONS:			
Exempt Stream Restorations and Wetland Mitigation Except in Environmental Overlay Districts	1-103(D)		Exemptions
ARTICLE 4: SPECIAL AND OVERLAY DISTRICTS:			
Floodplain Overlay District	4-1500		

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Subject	Sections	Amended	
Revise Section to be compliant with the National Flood Insurance Program.	4-1500		Floodplain Overlay District
Clarify Section and update language to current practice	4-1500		Floodplain Overlay District
ARTICLE 6: DEVELOPMENT PROCESS AND ADMINISTRATION			
Zoning Permits	6-1000		
Add zoning permit requirement in FOD (Major Floodplain)	6-1000		Zoning Permits
Variances	6-1606		
Clarify that no variance can be approved that results in an increase in base flood elevation	6-1606		Variances
ARTICLE 8: DEFINITIONS			
Amend "Floodplain" definition to comply with the National Flood Insurance Program requirements	Article 8		Definitions
Remove "Flood Insurance Study" definition.	Article 8		Definitions
Amend "Road, Crossing of the Floodplain or Road Crossing" to maintain consistent language	Article 8		Definitions
Amend "Stormwater Management Improvements" definition to reference Facilities Standards Manual and Codified Ordinances of Loudoun County	Article 8		Definitions
Add "Wetland Mitigation" definition to the ordinance.	Article 8		Definitions
ZOAM 2014-0004, Adopted 12-02-2015			
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
DIVISION E: Performance Standards			
Steep Slopes	5-1508		
Amend Section to differentiate between the establishment of the areas in, Non-Suburban Zoning Districts under Article 2, and Planned Development Countryside Village (PD-CV) and Planned Development Rural Village (PD-RV) under Article 4, and Suburban Zoning Districts under Article 3, and Planned Zoning Districts and Route 28 Corridor Zoning districts under Article 4, excluding the PD-CV and the PD-RV.	5-1508		Steep Slopes
Clarify language to be consistent with the Purpose and Intent	5-1508		Steep Slopes
Establish a list of Special Exception Uses	5-1508		Steep Slopes
Revise the Development Standards	5-1508		Steep Slopes
Establish a modification process	5-1508		Steep Slopes
ARTICLE 8: DEFINITIONS			
Amend "Moderately Steep Slope Area" and "Very Steep Slope Area" definitions to include the wording "naturally occurring".	Article 8		Definitions
Add "Naturally Occurring" definition to the ordinance.	Article 8		Definitions
ZOAM 2015-0005, Adopted 12-16-2015			
ARTICLE 1: GENERAL REGULATIONS			
Interpretation of Ordinance	1-200		
Revised to clarify that residential uses do not count when calculating the floor area requirement, unless such requirement specifically states that it shall apply to residential uses	1-207		Applicability of Floor Area Ratio
Calculation of Mixed Use Percentages	1-209		
Delete Section 1-209. This regulation was moved to the PD-MUB Zoning District regulations and revised	1-209		Calculation of Mixed Use Percentages
ARTICLE 4: SPECIAL & OVERLAY DISTRICTS			
Division A: Planned District Regulations			
PD-MUB Planned Development-Mixed Use Business	4-1350		

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Subject	Sections	Amended	
Replaced District Regulations	4-1350	PD-MUB	
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARED			
Division A: Supplemental Regulations			
Additional Regulations for Specific Uses	5-600		
Revise to specify that the building height limit for flex-industrial uses shall not apply to the PD-MUB Zoning District	5-608(A)		Flex-Industrial Uses
Revise to specify an exception to the lot size requirement for freestanding convenience food Stores in the PD-MUB Zoning District	5-617		Freestanding Convenience Food Stores
Revise to specify that the additional regulations for “Cemetery, Mausoleum, Crematorium” do not apply in the PD-MUB Zoning District	5-637		Cemetery, Mausoleum, Crematorium
Revise to specify an exception to the lot size School for 15 or fewer pupils in the PD-MUB Zoning District	5-655(A)		Elementary, Middle, or High School for 15 or requirement for Elementary, Middle, or High fewer pupils
Revise to specify an exception of the buffer yard with banks, financial institutions and pharmacies’ located in vertically mixed-use buildings containing residential use sin the PD-MUB Zoning District	5-659(A)		Drive-through Facilities Associated With Banks, requirement for “drive-through facilities associated Financial Institutions and Pharmacies.
ARTICLE 8: DEFINITIONS			
Revised the Definition of “Bus” to “Bus Services and added a definition of “Bus Services” as used in the PD-MUB Zoning District.	Article 8		Definitions
ZOAM 2016-0001, Adopted 6-15-2016			
ARTICLE 2: NON-SUBURBAN DISTRICT REGULATIONS			
Division A: Rural Districts.			
RC Rural Commercial District.			
Add “Craft Beverage Manufacturing, pursuant to Section 5-668” as a Permitted use.	2-903(UU)		Permitted Use.
Add “Craft Beverage Manufacturing, on lots not served by central water and sewer, pursuant to Section 5-668(A)-(B) by Minor Special Exception.”	2-903(VV)		Minor Special Exception Use.
ARTICLE 3: SUBURBAN DISTRICT REGULATIONS			
GB General Business.			
Add “Craft Beverage Manufacturing, pursuant to Section 5-668” as a Special Exception use.	3-804(AA)		Special Exception Use.
CLI - Commercial Light Industry.			
Add “Craft Beverage Manufacturing, pursuant to Section 5-668 by Minor Special Exception.”	2-904(BB)		Minor Special Exception Use.
ARTICLE 4: SPECIAL & OVERLAY DISTRICTS			
Division A: Planned District Regulations.			
PD-CC Planned Development - Commercial Center.			
Add “Craft Beverage Manufacturing, pursuant to Section 5-668” as a Permitted use.	4-203(A)(33) Neighborhood Center		Permitted Use.
PD-OP Planned Development - Office Park.			
Add “Craft Beverage Manufacturing, pursuant to Section 5-668” as a Special Exception use.	4-304(Y)		Special Exception Use.
PD-RDP Planned Development - Research and Development Park			
Add “Craft Beverage Manufacturing, pursuant to Section 5-668 by Minor Special Exception.”	4-404(AA)		Minor Special Exception Use.
PD-IP Planned Development - Industrial Park.			
Add “Craft Beverage Manufacturing, pursuant to Section 5-668 by Minor Special Exception.”	4-504(NN)		Minor Special Exception Use.
PD-GI Planned Development - General Industry.			
Add “Craft Beverage Manufacturing, pursuant to Section 5-668 by Minor Special Exception.”	4-604(MM)		Minor Special Exception Use.

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PD-SA Planned Development - Special Activity.			
Add “Craft Beverage Manufacturing, pursuant to Section 5-668” as a Permitted use.	4-703(SS)		Permitted Use.
PD-TC Planned Development - Town Center.			
Add “Craft Beverage Manufacturing, pursuant to Section 5-668” as a Permitted use.	4-803(A)(47)		Permitted Use.
PD-TREC Planned Development - Transit Related Employment Center.			
Add “Craft Beverage Manufacturing, pursuant to Section 5-668” as a Permitted use.	4-1004(A)(50)		Permitted Use.
PD-TRC Transit Related Center.			
Add “Craft Beverage Manufacturing, pursuant to Section 5-668” as a Permitted use.	4-1104(A)(53)		Permitted Use.
PD-MUB Planned Development – Mixed Use Business			
Add “Craft Beverage Manufacturing” pursuant to “Section 5-668” as a Permitted use.	Table 4-1353		Permitted Use.
Route 28 Corridor Office			
Add “Craft Beverage Manufacturing” pursuant to Section 5-668 as a Permitted use.	4-2802 Table 1 Use Table		Permitted Use.
Route 28 Planned Development - Corridor Mixed-Use			
Add “Craft Beverage Manufacturing” pursuant to Section 5-668 as a Permitted use.	4-2802 Table 1 Use Table		Permitted Use.
Route 28 Corridor Business			
Add “Craft Beverage Manufacturing” pursuant to Section 5-668 as a Minor Special Exception use.	4-2802 Table 1 Use Table		Minor Special Exception Use.
Route 28 Corridor Industrial			
Add “Craft Beverage Manufacturing” pursuant to Section 5-668 as a Minor Special Exception use.	4-2802 Table 1 Use Table		Minor Special Exception Use.
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
Division A: Supplemental District Regulations.			
Add Craft Beverage Manufacturing Additional Regulations: Intensity/Character; Exterior Lighting; and Water and Sewer.	5-668		Additional Regulations.
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
Division B: Off-Street Parking and Loading Requirements.			
Add Craft Beverage Manufacturing Parking Space and Loading Space Requirements under Food and Beverage.	Table 5-1102		Number of Parking and Loading Spaces Required.
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
Division D: Landscaping, Buffering and Tree Preservation.			
Add Craft Beverage Manufacturing use to Group 7 Proposed Land Use Group	Table 5-1414(A)		Buffer Yard and Screening Matrix.
ARTICLE 8: DEFINITIONS			
Add Craft Beverage Manufacturing Definition	Article 8		Definitions

ZOAM 2016-0003 through 2014-0006

Incorporating Adopted Dates July 2016 through October 2016

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ZOAM 2016-0003, Adopted 7-13-16			
ARTICLE 1: GENERAL REGULATIONS			
Application of Ordinance	1-103		

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Clarify zoning district building height limitations shall not apply to telecommunication antennas.	1-103(D)(2)		Exemptions
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
Division A: Supplemental District Regulations.			
Telecommunication Use And/Or Structures			5-618
Revise method to categorize antenna height that exceed sixty (60) feet measured from the natural ground elevation.	5-618(A)(1)		Antennas
Establish new, and/or revise, clarify, and/or delete existing, standards for antennas, and their associated unmanned equipment structures, and antenna concealment shrouds.	5-618(A)(1)		Antennas
Revise method to categorize antenna height that do not exceed sixty (60) feet measured from the natural ground elevation.	5-618(A)(2)		Antennas
Establish new, and/or revise, clarify, and/or delete existing, standards for antennas, and their associated unmanned equipment structures, and antenna concealment shrouds.	5-618(A)(2)		Antennas
Clarify reference to criteria and submission Requirements	5-618(B)(2)		Monopoles, Special Exception
Revise criteria for monopoles to eliminate the requirement for a Commission Permit for monopole located within overhead utility transmission line right of way.	5-618(B)(3)(j)		Monopoles, General Performance Criteria
ARTICLE 6: DEVELOPMENT PROCESS AND ADMINISTRATION			
Commission Permits	6-1100		
Clarify Commission Permit not required for feature already shown on Comprehensive Plan.	6-1101(D)		Zoning Permits
ARTICLE 8: DEFINITIONS			
Add “Antenna Support Structure” definition	Article 8		Definitions
ZOAM 2016-0006, Adopted 7-13-16			
ARTICLE 4: SPECIAL AND OVERLAY DISTRICTS			
PD-RV Planned Development-Rural Village	4-1200		
Add telecommunications antenna, pursuant to Section 5-618(A) as a Permitted Use	4-1209		Permitted Uses
Add telecommunications monopole, pursuant to Section 5-618(B)(2) as a special exception use.	4-1210		Special Exception Uses
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
Division A: Supplemental District Regulations.			
Telecommunication Use And/Or Structures	5-618		
Delete existing to permit telecommunication monopole within PD-RV zoning district.	5-618(B)(2)		Monopoles, Special Exception.
Rural Hamlet Option	5-702		
Add telecommunications antenna, pursuant to Section 5-618(A) as a Permitted Use	5-702(D)		Permitted Uses
Add telecommunications monopole, pursuant to Section 5-618(B)(2) as a special exception use.	5-702(D)		Special Exception Uses
ZOAM 2016-0002, Adopted 9-14-16			
ARTICLE 3: SUBURBAN DISTRICT REGULATIONS			
CLI Commercial Light Industry (Data Center as a special exception use)	3-900		
Delete Data Center, pursuant to Section 5-662 as a Permitted Use	3-903(KK)		Permitted Uses
Add Data Center, pursuant to Section 5-662 as a special exception use.	3-904(BB)		Special Exception Uses

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ZOAM-2016-0009, Adopted 10-12-16			
ARTICLE 7: ADMINISTRATION AND REGULATION OF AFFORDABLE DWELLING UNIT DEVELOPMENTS			
Remove Affordable Dwelling Unit Definition	7-101		Purpose
Permit affordable housing units to substitute for affordable dwelling units in accordance with Section 7-109	7-102(F)		Applicability
Change section name to Affordable Housing Programs	7-109		Affordable Housing Programs
Delete requirement that affordable housing units substituting for affordable dwelling units meet all Article 7 requirements	7-109(A)		Affordable Housing Programs
Delete reference to Federal, State, and local Programs and requirement that affordable housing units substituting for affordable dwelling units meet all Article 7 requirements	7-109(B)		Affordable Housing Programs
Delete reference to Federal, State, and local Programs and requirement that rent and sale prices of affordable housing units do not exceed Article 7 requirements	7-109(C)		Affordable Housing Programs
Add requirement that plans and plats with affordable housing units demonstrate meeting requirements of Section 7-103(A) and (B)	7-109(D)(1)		Affordable Housing Programs
Add requirement that the provision of affordable housing units is phased with the provision of market rate units	7-109(D)(2)		Affordable Housing Programs
Add requirement that applicant document approval of programs permitted to substitute for affordable housing units or provide affordable dwelling units until approval documented	7-109(D)(3)		Affordable Housing Programs
Add requirement that buildings containing affordable housing units use similar building materials and architectural style compatible with market rate units in the development	7-109(D)(4)		Affordable Housing Programs
ARTICLE 8: DEFINITIONS			
Add Affordable Dwelling Unit Definition	Article 8		Definitions
Add Affordable Housing Unit Definition	Article 8		Definitions
ZOAM-2016-0007, Adopted 10-12-16, Effective 11-1-16			
ARTICLE 4: SPECIAL AND OVERLAY DISTRICTS			
Floodplain Overlay District (FOD)	4-1500		
Establish new definition for Special Flood Hazard Area	4-1503		Definitions
Revise existing definitions for Floodplain and New Construction	4-1503		Definitions
Revise internal cross-references to Section 4-1511, Variations	4-1504(B)		Administration, Duties and Responsibilities of the Floodplain Administrator
Revise regulations in regard to original delineation of and changes to the delineation of, the FOD	4-1504(C)		Administration, Delineation of the FOD
Revise existing use “Agriculture, horticulture, forestry, and fisheries not requiring the erection of structures (except certain incidental structures)”	4-1505(A)		Permitted Uses (Major Floodplain)
Establish certain stormwater improvements as new Permitted uses	4-1505(A)		Permitted Uses (Major Floodplain)
Revise existing regulations in regard to Floodplain Information to be Submitted with Land Development Applications and Floodplain Alteration	4-1508		Development Procedures
Revise existing regulations in regard to Standards for Recreational Vehicles	4-1509		Development Standards
ZOAM 2014-0006, Adopted 10-20-16, effective 1-01-17			
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
SECTION 5-600, ADDITIONAL REGULATIONS FOR SPECIFIC USES			

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Remove maximum noise decibel level and point of measurement	5-601(A)(5)(a)	Noise Standards
Remove maximum noise decibel level and point of measurement	5-601(B)(5)(a)	Noise Standards
Remove maximum noise decibel level and point of measurement	5-601(C)(5)(a)	Noise Standards
Remove maximum noise decibel level and point of measurement	5-601(D)(8)(h)	Noise Standards
Remove reference to Section 5-652(B) Noise Standards	5-625(G)	Noise Standards
SECTION 5-1500, PERFORMANCE STANDARDS		
Revise purpose of regulations	5-1507(A)	Purpose
Revise applicability of standards and extraction exemption	5-1507(B)	Applicability
Add definitions for terms used in section	5-1507(C)	Definitions
A-Weighted Sound Level	5-1507(C)(1)	
Emergency	5-1507(C)(2)	
L Equivalent	5-1507(C)(3)	
Mixed-Use Residential	5-1507(C)(4)	
Residential	5-1507(C)(5)	
Receiving Property	5-1507(C)(6)	
Sound	5-1507(C)(7)	
Revise and add measurement standards	5-1507(D)	Methods of Measurement
Revise type of meter used and add time interval	5-1507(D)(1)	
Add when samples taken	5-1507(D)(2)	
Add number of require samples	5-1507(D)(3)	
Add averaging of samples	5-1507(D)(4)	
Add location of measurement and sound level meter for residential, rural economy, commercial, civic, institutional, and industrial uses	5-1507(D)(5)	
Add location of measurement and sound level meter for mixed-use residential	5-1507(D)(6)	
Revise location of measurement and maximum decibel level	5-1507(E)	Maximum Sound Level
Revise and add exemptions to maximum decibel level	5-1507(F)	Exemptions
Remove reference to Noise Exposure Forecast	5-1507(F)(1)	
Add exemption for public address system at school	5-1507(F)(2)	
Revise exemption for construction and maintenance activities	5-1507(F)(3)	
Add exemption for emergencies	5-1507(F)(4)	
Add exemption for air conditioner condensers	5-1507(F)(5)	
Add exemption for utilities and public uses	5-1507(F)(6)	
ARTICLE 8: DEFINITIONS		
Clarify Decibel Definition	Article 8	Definitions
Add Impulsive Sound Definition	Article 8	Definitions

ZOAM 2015-0006

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ZOAM 2015-0006, Adopted 11-01-2016		
ARTICLE 2: NON-SUBURBAN DISTRICT REGULATIONS		
DIVISION A: RURAL DISTRICTS		
AR-1 Agricultural Rural-1		
Use Regulations, AR-1 Use Table		

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Change “Equestrian facilities” to “Equestrian Event Facility”	Table 2-102		Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site
Change “Stables” to “Stable, Livery”	Table 2-102		
Add “Stable, Private” as a Permitted use, subject to Section 5-627.	Table 2-102		
Change “Equestrian facilities” to “Equestrian Event Facility”	Table 2-102		Agriculture Support and Services UNot DirectlyU Associated with On-Site Agricultural Activity
Delete “Equestrian facility, on lots of less than 50 acres or without frontage on state maintained road”	Table 2-102		
Change “Mill feed and farm supply center” to “Feed and Farm Supply Center”	Table 2-102		
Change “Stable, neighborhood, on lots of 25 acres or more, or frontage on state maintained road” to “Stable, Livery”	Table 2-102		
Delete “Stable, neighborhood, on lots of less than 25 acres or without frontage on state maintained road”	Table 2-102		
Change “Stable, private” to “Stable, Private”	Table 2-102		
Change “Rural agricultural corporate retreat” to “Rural Corporate Retreat”	Table 2-102		Conference and Training Center
Change Rural Resort “Section 5-601(C)” to “Section 5-601(D)”	Table 2-102		
Delete “Rural Retreat”	Table 2-102		
Development Options: Base Density Division Option			
Amend Minimum Yards to be subject to Section 5-900	2-103(A)(3)(c)		Lot and Building Requirements
Amend Maximum Lot Coverage from “11% maximum” to 25%, but only 10% may be used for residential or non-residential structures.	2-103(A)(3)(d)		
Amend Maximum Building Height to exclude agricultural structures “not open to the public”	2-103(A)(3)(e)		
Development Options: Principal/Subordinate Subdivision Option			
Change “Land Development and Subdivision Ordinance” to “Land Subdivision and Development Ordinance”	2-103(B)(2)(d)		Characteristics
Development Options: Cluster Option			
Change Permitted Uses deleting reference to being subject to Section 5-600 Additional Regulations	2-103(C)(5)(a)		Common Open Space
Delete “Stables, pursuant to Section 5-627”	2-103(C)(5)(a)(vii)		
Add new permitted uses under “Uses from the Agricultural Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site, Use Category, as follows:”	2-103(C)(5)(a)(xvi)		
“Agricultural cultural center, pursuant to Section 5-634.”	2-103(C)(5)(a)(xvi)a.		
“Agri-education, pursuant to Section 5-627.”	2-103(C)(5)(a)(xvi)b.		
“Agricultural Processing, pursuant to Section 5-627.”	2-103(C)(5)(a)(xvi)c.		
“Arboretum, pursuant to Section 5-636.”	2-103(C)(5)(a)(xvi)d.		
“Botanical garden or Nature Study Area, pursuant to Section 5-636.”	2-103(C)(5)(a)(xvi)e.		
“Direct market business for sale of products produced on-site – including but not limited to PYO (pick-your-own), pursuant to Section 5-627.”	2-103(C)(5)(a)(xvi)f.		
“Farm co-op, pursuant to Section 5-627.”	2-103(C)(5)(a)(xvi)g.		
“Farm Market, on-site production, pursuant to Section 5-603.”	2-103(C)(5)(a)(xvi)h.		
“Nursery, production, pursuant to Section 5-605.”	2-103(C)(5)(a)(xvi)i.		
“Nursery, production, pursuant to Section 5-605.”	2-103(C)(5)(a)(xvi)i		
“Pet farm, pursuant to Section 5-627.”	2-103(C)(5)(a)(xvi)j.		

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"Stable, Livery, with frontage on a state maintained road, pursuant to Section 5-627."	2-103(C)(5)(a)(xvi)k.		
"Stable, Private, pursuant to Section 5-627."	2-103(C)(5)(a)(xvi)l.		
"Wayside Stand, pursuant to Section 5-604."	2-103(C)(5)(a)(xvi)m.		
Change Special Exception Uses deleting reference to being subject to Section 5-600 Additional Regulations	2-103(C)(5)(b)(xvi)m.		
Add "Stables, Livery, without frontage on a state maintained road, pursuant to Section 5-627." As a Special Exception Use.	2-103(C)(5)(b)(iii)		
Recognizing Protection by Right to Farm Act			
Change VA Code Section "3.1-22.28" to "3.2-300"	2-105		VA Code
AR-2 Agricultural Rural-2			
Use Regulations, AR-2 Use Table			
Change "Equestrian facilities" to "Equestrian Event Facility"	Table 2-202		Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site
Change "Stables" to "Stable, Livery"	Table 2-202		
Add "Stable. Private" as a Permitted use, subject to Section 5-627.	Table 2-202		
Change "Equestrian facilities" to "Equestrian Event Facility"	Table 2-202		Agriculture Support and Services UNot DirectlyU Associated with On-Site Agricultural Activity
Delete "Equestrian facility, on lots of less than 50 acres or without frontage on state maintained road"	Table 2-202		
Change "Mill feed and farm supply center" to "Feed and Farm Supply Center"	Table 2-202		
Change "Stable, neighborhood, on lots of 25 acres or more, or frontage on state maintained road" to "Stable, Livery"	Table 2-202		
Delete "Stable, neighborhood, on lots of less than 25 acres or without frontage on state maintained road"	Table 2-202		
Change "Stable, private" to "Stable, Private"	Table 2-202		
Change "Rural agricultural corporate retreat" to "Rural Corporate Retreat"	Table 2-202		Conference and Training Center
Delete "Rural Retreat"	Table 2-202		
Development Options: Base Density Division Option			
Amend Minimum Yards to be subject to Section 5-900.	2-203(A)(3)(c)		Lot and Building Requirements
Amend Maximum Lot Coverage from "11% maximum" to "25%, but only 10% may be used for residential or non-residential structures."	2-203(A)(3)(d)		
Amend Maximum Building Height to exclude agricultural structures "not open to the public"	2-203(A)(3)(e)		
Development Options: Principal/Subordinate Subdivision Option			
Change "Land Development and Subdivision Ordinance" to "Land Subdivision and Development Ordinance"	2-203(B)(2)(d)		Characteristics
Development Options: Cluster Option			
Change Permitted Uses deleting reference to being subject to Section 5-600 Additional Regulations	2-203(C)(5)(a)		Common Open Space
Delete "Stables, pursuant to Section 5-627." Section Reserved.	2-203(C)(5)(a)(vii)		
Add new permitted uses under "Uses from the Agricultural Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site, Use Category, as follows:"	2-203(C)(5)(a)(xvi)		
"Agricultural cultural center, pursuant to Section 5-634."	2-203(C)(5)(a)(xvi)a.		
"Agri-education, pursuant to Section 5-627."	2-203(C)(5)(a)(xvi)b.		
"Agricultural Processing, pursuant to Section 5-627."	2-203(C)(5)(a)(xvi)c.		

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"Arboretum, pursuant to Section 5-636."	2-203(C)(5)(a)(xvi)d.		
"Botanical garden or Nature Study Area, pursuant to Section 5-636."	2-203(C)(5)(a)(xvi)e.		
"Direct market business for sale of products produced on-site – including but not limited to PYO (pick-your-own), pursuant to Section 5-627."	2-203(C)(5)(a)(xvi)f.		
"Farm co-op, pursuant to Section 5-627."	2-203(C)(5)(a)(xvi)g.		
"Farm Market, on-site production, pursuant to Section 5-603."	2-203(C)(5)(a)(xvi)h.		
"Nursery, production, pursuant to Section 5-605."	2-203(C)(5)(a)(xvi)i.		
"Pet farm, pursuant to Section 5-627."	2-203(C)(5)(a)(xvi)j.		
"Stable, Livery, with frontage on a state maintained road, pursuant to Section 5-627."	2-203(C)(5)(a)(xvi)k.		
"Stable, Private, pursuant to Section 5-627."	2-203(C)(5)(a)(xvi)l.		
"Wayside Stand, pursuant to Section 5-604."	2-203(C)(5)(a)(xvi)m.		
Change Special Exception Uses deleting reference to being subject to Section 5-600 Additional Regulations	2-203(C)(5)(b)(xvi)m.		
Add "Stables, Livery, without frontage on a state maintained road, pursuant to Section 5-627." As a Special Exception Use.	2-203(C)(5)(b)(iii)		
Recognizing Protection by Right to Farm Act			
Change VA Code Section "3.1-22.28" to "3.2-300"	2-205		VA Code
A-10 Agriculture			
Change "Equestrian facility, on lots of fifty (50) acres or more, with frontage on a state maintained road" to "Equestrian Event Facility, with frontage on a state maintained road."	2-302(F)		Permitted Uses
Change "Stable, neighborhood, on lots of twenty-five (25) acres or more, with frontage on a state maintained road" to "Stable, Livery, with frontage on a state maintained road, pursuant to Section 5-630."	2-302(Q)		Permitted Uses
Change "Stable, private" to Stable, Private"	2-302(R)		Permitted Uses
Change "Tenant dwelling, pursuant to Section 5-602(A)& (C)" to "Tenant dwelling, pursuant to Section 5-602(A)(1) and (C)."	2-302(S)		Permitted Uses
Change "Mill feed and farm supply center" to "Feed and Farm Supply Center"	2-302(Z)		Permitted Uses
Change "Rural agricultural corporate retreat" to "Rural Corporate Retreat"	2-302(BB)		Permitted Uses
Change "Equestrian facility, on lots of less than fifty (50) acres or without state maintained road frontage" to "Equestrian Event Facility, with frontage on a state maintained road."	2-303(G)		Special Exception Uses
Change "Stable, neighborhood, on lots of less than fifty (50) acres or without state maintained road frontage" to "Stable, Livery, without state maintained road frontage, pursuant to Section 5-630."	2-303(P)		Special Exception Uses
Change "Rural agricultural corporate retreat" to "Rural Corporate Retreat"	2-303(MM)		Special Exception Uses
Amend Yards to be subject to Section 5-900.	2-304(C)		Lot Requirements (See Section 1-205)
Amend Lot Coverage from "Five (5) percent maximum" to "25%, but only 10% may be used for residential or non-residential structures."	2-306(A)		Building Requirements
Amend Building Height to exclude agricultural structures "not open to the public."	2-306(B)		Building Requirements
A-3 Agricultural Residential			

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Change "Equestrian facility, on lots of fifty (50) acres or more, with frontage on a state maintained road" to "Equestrian Event Facility, with frontage on a state maintained road."	2-402(E)		Permitted Uses
Change "Stable, neighborhood, on lots of twenty-five (25) acres or more, with frontage on a state maintained road" to "Stable, Livery, with frontage on a state maintained road, pursuant to Section 5-630."	2-402(P)		Permitted Uses
Change "Stable, private" to Stable, Private"	2-402(Q)		Permitted Uses
Change "Tenant dwelling, pursuant to Section 5-602(A)& (C)" to "Tenant dwelling, pursuant to Section 5-602(A)(1) and (C)."	2-402(R)		Permitted Uses
Change "Mill feed and farm supply center" to "Feed and Farm Supply Center"	2-402(Z)		Permitted Uses
Change "Rural agricultural corporate retreat" to "Rural Corporate Retreat"	2-402(AA)		Permitted Uses
Change "Equestrian facility, on lots of less than fifty (50) acres or without state maintained road frontage" to "Equestrian Event Facility, with frontage on a state maintained road."	2-403(I)		Special Exception Uses
Delete "Rural Retreat." Section Reserved.	2-403(V)		Special Exception Uses
Change "Stable, neighborhood, on lots of less than twenty five (25) acres or without state maintained road frontage" to "Stable, Livery, without frontage on a state maintained road, pursuant to Section 5-630."	2-403(X)		Special Exception Uses
Change "Rural agricultural corporate retreat" to "Rural Corporate Retreat"	2-403(EEE)		Special Exception Uses
Amend Yards to be subject to Section 5-900.	2-404(D)		Lot Requirements (See Section 1-205)
Amend Lot Coverage from "Eight (8) percent maximum" for Residential and "Fifteen (15) percent maximum" for Non-residential to "25%, but only 10% may be used for residential or non-residential structures."	2-405(A)		Building Requirements
Amend Building Height to exclude agricultural structures "not open to the public."	2-405(B)		Building Requirements
Countryside Residential-1: CR-1			
Change "Tenant dwelling, pursuant to Section 5-602(A)& (C)" to "Tenant dwelling, pursuant to Section 5-602(A)(1) and (C)."	2-503(H)		Permitted Uses
Change "Stable, neighborhood, on greater than twenty-five (25) acres with frontage on a state maintained road" to "Stable, Livery, with frontage on a state maintained road, pursuant to Section 5-630."	2-503(Q)		Permitted Uses
Change "Stable, private" to Stable, Private"	2-503(R)		Permitted Uses
Change "Stable, neighborhood, on less than twenty five (25) acres or without frontage on a state maintained road" to "Stable, Livery, without frontage on a state maintained road, pursuant to Section 5-630."	2-504(P)		Special Exception Uses
Change "Nursery, production, without state road frontage, pursuant to Section 5-605" to "Nursery, production, without frontage on a state maintained road, pursuant to Section 5-605."	2-504(U)		Special Exception Uses
RC Rural Commercial District			
Change "Farm supplies" to "Feed and Farm Supply Center."	2-903(EE)		Permitted Uses
Change " , farm supplies..." to " , feed and farm supply center..."	2-904(A)		Special Exception Uses
Add new use "Winery, Commercial, pursuant to Section 5-625."	2-904(EE)		Special Exception Uses

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ZOAM 2015-0006, Adopted 11-01-2016			
DIVISION B: JOINT LAND MANAGEMENT AREA (JLMA) DISTRICTS			
Joint Land Management Area-1 District: JLMA-1			
Use Regulations, JLMA-1 Use Table			
Change “Equestrian facilities” to “Equestrian Event Facility, with frontage on a state maintained road.”	Table 2-1003		Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site
Change “Equestrian facility on lots of less than fifty (50) acres, or without frontage on a state maintained road” to “Equestrian Event Facility, without frontage on a state maintained road.”	Table 2-1003		
Change “Mill feed and farm supply center” to “Feed and Farm Supply Center”	Table 2-1003		
Add “Stable, Livery, with frontage on state maintained road” as a permitted use subject to “Section 5-627.”	Table 2-1003		
Change “Stable, neighborhood, on lots less than 25 acres or without frontage on state maintained road” to “Stable, Livery, without frontage on state maintained road.”	Table 2-1003		
Change Section “6-637” to “5-637” for Cemetery use.	Table 2-1003		Park and Open Space
Change “Sewer and water treatment plant” to “Sewage and/or water treatment plant.”	Table 2-1003		Utility
Change “Sewage and water pumping station” to “Water and/or sewer pumping station.”	Table 2-1003		Utility
Joint Land Management Area-2 District: JLMA-2			
Use Regulations, JLMA-2 Use Table			
Change “Equestrian facilities” to “Equestrian Event Facility, with frontage on a state maintained road.”	Table 2-1103		Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site
Change “Equestrian facility on lots of less than fifty (50) acres, or without frontage on a state maintained road” to “Equestrian Event Facility, without frontage on a state maintained road.”	Table 2-1103		
Change “Mill feed and farm supply center” to “Feed and Farm Supply Center”	Table 2-1103		
Add “Stable, Livery, with frontage on state maintained road” as a permitted use subject to “Section 5-627.”	Table 2-1103		
Change “Stable, neighborhood, on lots less than 25 acres, or without frontage on state maintained road” to “Stable, Livery, without frontage on state maintained road.”	Table 2-1103		
Change “Sewer and water treatment plant” to “Sewage and/or water treatment plant.”	Table 2-1103		Utility
Change “Sewage and water pumping station” to “Water and/or sewer pumping station.”	Table 2-1103		Utility
Joint Land Management Area-3 District: JLMA-3			
Use Regulations, JLMA-3 Use Table			
Change “Equestrian facilities” to “Equestrian Event Facility, with frontage on a state maintained road.”	Table 2-1203		Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site
Delete “Equestrian facility, with more than 10 special events per year.”	Table 2-1203		

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Change "Equestrian facility on lots of less than fifty (50) acres, or without frontage on a state maintained road" to "Equestrian Event Facility, without frontage on a state maintained road."	Table 2-1203		
Change "Mill feed and farm supply center" to "Feed and Farm Supply Center"	Table 2-1203		
Add "Stable, Livery, with frontage on state maintained road" as a permitted use subject to "Section 5-627."	Table 2-1203		
Change "Stable, neighborhood, on lots less than 25 acres, or without frontage on state maintained road" to "Stable, Livery, without frontage on state maintained road."	Table 2-1203		
Change "Sewage and water treatment plant" to "Sewage and/or water treatment plant."	Table 2-1203		Utility
Change "Sewage and water pumping station" to "Water and/or sewer pumping station."	Table 2-1203		Utility
Change "Rural agricultural corporate retreat" to "Rural corporate retreat."	Table 2-1203		Conference and Training Centers
Add "Rural Resort" as a special exception use subject to "Section 5-601(D)."	Table 2-1203		Conference and Training Centers
JLMA-20 (Joint Land Management Area-20)			
Use Regulations, JLMA-20 Use Table			
Change "Equestrian facilities" to "Equestrian Event Facility."	Table 2-1303		Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site
Change "Stable" to Stable, Livery."	Table 2-1303		
Add "Stable, Private" as a permitted use subject to "Section 5-627."	Table 2-1303		
Delete "Equestrian facility, with more than 10 special events per year."	Table 2-1303		
Change "Equestrian facility" to "Equestrian Event Facility" subject to "Section 5-630."	Table 2-1303		Agriculture Support and Services Not Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site
Change "Stable, neighborhood, on lots less than 25 acres or more, or frontage on state maintained road" to "Stable, Livery" subject to Section 5-630.	Table 2-1303		
Delete "Equestrian facility, with more than 10 special events per year."	Table 2-1303		
Delete "Equestrian facility, on lots of less than 50 acres or without frontage on a state maintained road."	Table 2-1303		
Delete "Stable, neighborhood, on lots of less than 25 acres or without frontage on a state maintained road."	Table 2-1303		
Delete additional regulation "Section 5-631" from "General Government Use"	Table 2-1303		Cultural and Government Facilities
Change "Sewer and water treatment plant" to "Sewage and/or water treatment plant."	Table 2-1303		Utility
Change "Sewage and water pumping station" to "Water and/or sewer pumping station."	Table 2-1303		
Change "Rural agricultural corporate retreat" to "Rural corporate retreat."	Table 2-1303		Conference and Training Centers
Add "Rural Resort" as a special exception use subject to "Section 5-601(D)."	Table 2-1303		
Lot and Building Requirements Table			
Amend Minimum Yards to be subject to Section 5-900.	Table 2-1304		Minimum Yards
Amend Maximum Lot Coverage from "8% maximum" to "25%, but only 10% may be used for residential or non-residential structures."	Table 2-1304		Maximum Lot Coverage
TR-10 (Transitional Residential-10)			

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Use Regulations, TR-10 Use Table			
Delete additional regulation “Manufacturing housing subject to Section 5-620” for “Dwelling, single-family detached, including manufactured housing” use.	Table 2-1402		Household Living
Change “Equestrian facilities” to “Equestrian Event Facility, with frontage on a state maintained road.”	Table 2-1402		Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site
Change “Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road” to “Equestrian Event Facility, without frontage on a state maintained road” and change from a special exception use to a minor special exception use.	Table 2-1402		
Change “Stables” to “Stable, Livery, with frontage on state maintained road.”	Table 2-1402		
Change “Stable, neighborhood, on lots less than 25 acres, or without frontage on state maintained road” to “Stable, Livery, without frontage on state maintained road.”	Table 2-1402		
Add “Stable, Private” as a permitted use subject to “Section 5-627.”	Table 2-1402		
Change “Equestrian facility” to “Equestrian Event Facility.”	Table 2-1402		Agriculture Support and Services Not Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site
Add “Equestrian Event Facility, without frontage on a state maintained road” as a minor special exception use subject to “Section 5-630.”	Table 2-1402		
Change “Stable, neighborhood, on lots 25 acres or more, or frontage on state maintained road” to “Stable, Livery, with frontage on state maintained road.”	Table 2-1402		
Add “Stable, Livery, without frontage on a state maintained road” as a minor special exception use subject to “Section 5-630.”	Table 2-1402		
Change “Sewage and water treatment plant” to “Sewage and/or water treatment plant.”	Table 2-1402		Utility
Change “Sewer and water pumping station” to “Water and/or sewer pumping station.”	Table 2-1402		
Change “Rural agricultural corporate retreat” to “Rural corporate retreat.”	Table 2-1402		Conference and Training Centers
Delete “Rural Retreat” as a special exception use subject to “Section 5-601(D).”	Table 2-1402		
Change “Mill feed and farm supply center” to “Feed and Farm Supply Center”	Table 2-1402		Retail Sales and Services
TR-3 (Transitional Residential-3)			
Use Regulations, TR-3 Use Table			
Change “Equestrian facilities” to “Equestrian Event Facility, with frontage on a state maintained road.”	Table 2-1502		Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site
Change “Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road” to “Equestrian Event Facility, without frontage on a state maintained road” and change from a special exception use to a minor special exception use in TR-3 LBR.	Table 2-1502		
Change “Stables” to “Stable, Livery, with frontage on state maintained road.”	Table 2-1502		

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Change “Stable, neighborhood, on lots less than 25 acres, or without frontage on state maintained road” to “Stable, Livery, without frontage on state maintained road” and change from a special exception use to a minor special exception use in TR-3 UBF, TR-3 LBR, and TR-3 LF.	Table 2-1502		
Add “Stable, Private” as a permitted use subject to “Section 5-627” in TR-3 UBF, TR-3 LBR, and TR-3 LF.	Table 2-1502		
Change “Equestrian Facility” to “Equestrian Event Facility, with frontage on a state maintained road.”	Table 2-1502		Agriculture Support and Services Not Directly Associated with Agricultural Activity
Change “Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road” to “Equestrian Event Facility, without frontage on a state maintained road” and change from a special exception use to a minor special exception use in TR-3 LBR.	Table 2-1502		
Change “Stable, neighborhood on lots” to “Stable, Livery, with frontage on state maintained road.”	Table 2-1502		
Add “Stable, Livery, without frontage on state maintained road” as a minor special exception use in TR-3 UBF, TR-3 LBR, and TR-3 LF.	Table 2-1502		
Change “Water and sewage treatment plant” to “Sewage and/or water treatment plant.”	Table 2-1502		Utility
Change “Water and sewer pumping station” to “Water and/or sewer pumping station.”	Table 2-1502		
TR-2 (Transitional Residential-2)			
Use Regulations, TR-2 Use Table			
Change “Equestrian facilities” to “Equestrian Event Facility, with frontage on a state maintained road.”	Table 2-1602		Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site
Change “Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road” to “Equestrian Event Facility, without frontage on a state maintained road” and change from a special exception use to a minor special exception use in TR-3 LBR.	Table 2-1602		
Change “Stables” to “Stable, Livery, with frontage on state maintained road.”	Table 2-1602		
Change “Stable, neighborhood, on lots less than 25 acres, or without frontage on state maintained road” to “Stable, Livery, without frontage on state maintained road.”	Table 2-1602		
Add “Stable, Private” as a permitted use subject to “Section 5-627.”	Table 2-1602		
Change “Sewage and water treatment plant” to “Sewage and/or water treatment plant.”	Table 2-1602		Utility
Change “Sewage and water pumping station” to “Water and/or sewer pumping station.”	Table 2-1602		
TR-1 (Transitional Residential-1)			
Use Regulations, TR-1 Use Table			
Change “Equestrian facilities” to “Equestrian Event Facility, with frontage on a state maintained road.”	Table 2-1702		Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site
Change “Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road” to “Equestrian Event Facility, without frontage on a state maintained road.”	Table 2-1702		
Change “Stables” to “Stable, Livery, with frontage on state maintained road.”	Table 2-1702		

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Change “Stable, neighborhood, on lots less than 25 acres, or without frontage on state maintained road” to “Stable, Livery, without frontage on state maintained road.”	Table 2-1702		
Add “Stable, Private” as a permitted use subject to “Section 5-627” in TR-1 UBF and TR-1 LF.	Table 2-1702		
Change “Sewage and water treatment plant” to “Sewage and/or water treatment plant.”	Table 2-1702		Utility
Change “Water and sewer pumping station” to “Water and/or sewer pumping station.”	Table 2-1702		

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Subject	Section	Amemded	
ZOAM 2015-0006, Adopted 11-01-2016			
ARTICLE 4: SPECIAL & OVERLAY DISTRICTS			
DIVISION A: PLANNED DISTRICT REGULATIONS			
PD-CC Planned Development – Commercial Center			
Change “Sewage pumping station” to “Sewer pumping station.”	4-203(A)(28)		Permitted Uses: Neighborhood Center
PD-GI Planned Development – General Industry			
Change “Farm supplies” to “Feed and Farm Supply Center.”	4-603(Y)		Permitted Uses
PD-SA Planned Development – Special Activity			
Change “Farm supplies” to “Feed and Farm Supply Center.”	4-703(Y)		Permitted Uses
PD-CV Planned Development – Countryside Village			
Change “Equestrian Facility” to “Equestrian Event Facility.”	Table 4-907		Use Table: Agriculture Support and Services Not Directly Associated with Agricultural Activity
Change “Stable, neighborhood, on lots of 25 acres or more, or with frontage on state maintained road” to “Stable, Livery, with frontage on state maintained road.”	Table 4-907		Use Table: Agriculture Support and Services Not Directly Associated with Agricultural Activity
Change “Stable, neighborhood, on lots less than 25 acres, or without frontage on state maintained road” to “Stable, Livery, without frontage on state maintained road.”	Table 4-907		Use Table: Agriculture Support and Services Not Directly Associated with Agricultural Activity
PD-RV Planned Development – Rural Village			
Change “Equestrian facility, on lots of fifty (50) acres or more, with frontage on a state maintained road” to “Equestrian Event Facility, with frontage on a state maintained road, pursuant to Section 5-627.”	4-1209(A)(17)		Permitted Uses: Village Conservancy and Satellite Conservancy Subdistricts
Change “Stable, neighborhood, on lots of 25 acres or more, with frontage on state maintained road” to “Stable, Livery, with frontage on state maintained road, pursuant to Section 5-627.”	4-1209(A)(25)		Permitted Uses: Village Conservancy and Satellite Conservancy Subdistricts
Change “Mill, feed and farm supply center” to “Feed and Farm Supply Center.”	4-1209(A)(34)		Permitted Uses: Village Conservancy and Satellite Conservancy Subdistricts
Change “Rural Retreats and Resorts...” to “Rural Resort...”	4-1210(A)(2)		Special Exception Uses: Village Conservancy and Satellite Conservancy Subdistricts
Add “Rural Corporate Retreat, pursuant to Section 5-619” as a special exception use.	4-1210(A)(12)		Special Exception Uses: Village Conservancy and Satellite Conservancy Subdistricts
Change “Rural retreat” to “Rural Resort.”	4-1210(C)(12)		Special Exception Uses: Rural Village Center – Commercial and Workplace Areas.

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Add "Rural Corporate Retreat, pursuant to Section 5-619" as a special exception use.	4-1210(C)(28)	Special Exception Uses: Rural Village Center – Commercial and Workplace Areas.
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARD		
DIVISION A: SUPPLEMENTAL DISTRICT REGULATIONS		
Additional Regulations for Specific Uses		
Add listed, eligible to be listed, and contributing resources to Virginia Landmarks Register and National Register of Historic Places to exemptions of certain regulations for structures existing prior to January 7, 2003.	5-601(B)(7)	Bed and Breakfast Inn
Add listed, eligible to be listed, and contributing resources to Virginia Landmarks Register and National Register of Historic Places to exemptions of certain regulations for structures existing prior to January 7, 2003.	5-601(C)(7)	Country Inn
Change "Rural Retreats and Resorts" and "Rural Retreat" to "Rural Resort" throughout Section.	5-601(D)	Rural Resort
Add listed, eligible to be listed, and contributing resources to Virginia Landmarks Register and National Register of Historic Places to exemptions of certain regulations for structures existing prior to January 7, 2003.	5-601(D)(7)	Country Inn
Add County Historic Site District; Historic and Cultural Conservation District; and listed, eligible to be listed, and contributing resources to Virginia Landmarks Register and National Register of Historic Places to exemptions of certain regulations for structures existing prior to January 7, 2003.	5-602(F)	Tenant Dwellings
Add County Historic Site District; Historic and Cultural Conservation District; and listed, eligible to be listed, and contributing resources to Virginia Landmarks Register and National Register of Historic Places to exemptions of certain regulations for structures existing prior to January 7, 2003.	5-612(D)	Guest House
Add County Historic Site District; Historic and Cultural Conservation District; and listed, eligible to be listed, and contributing resources to Virginia Landmarks Register and National Register of Historic Places to exemptions of certain regulations for structures existing prior to January 7, 2003.	5-613(H)	Accessory Apartments and Dwelling Units
Change "Rural Agricultural Corporate Retreat" to "Rural Corporate Retreat" throughout Section.	5-619	Rural Corporate Retreat
Add "RC", Rural Commercial, zoning district.	5-625	Winery, Commercial
Add "Equestrian Event Facility" and "Stable, Livery" requiring a minimum lot size of "25 acres."	5-627(A)(2)	Agriculture Support Uses (Direct Association with Agriculture, Horticulture, or Animal Husbandry): Site Size
Delete exemptions of certain regulations for structures existing prior to January 7, 2003.	5-628(A)(5)	Farm Based Tourism
Add County Historic Site District; Historic and Cultural Conservation District; and listed, eligible to be listed, and contributing resources to Virginia Landmarks Register and National Register of Historic Places to exemptions of certain regulations for structures existing prior to January 7, 2003.	5-628(H)	Farm Based Tourism
Add "Equestrian Event Facility" and "Stable, Livery" requiring a minimum lot size of "25 acres."	5-630(A)(1)	Agriculture Support Uses (No Direct Association with Agriculture, Horticulture, or Animal Husbandry): Site Size

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Add County Historic Site District; Historic and Cultural Conservation District; and listed, eligible to be listed, and contributing resources to Virginia Landmarks Register and National Register of Historic Places to exemptions of certain regulations for structures existing prior to January 7, 2003.	5-634(H)		Agricultural Cultural Center
Add County Historic Site District; Historic and Cultural Conservation District; and listed, eligible to be listed, and contributing resources to Virginia Landmarks Register and National Register of Historic Places to exemptions of certain regulations for structures existing prior to January 7, 2003.	5-636(F)		Arboretum, Botanical Garden, Nature Study Area
Add County Historic Site District; Historic and Cultural Conservation District; and listed, eligible to be listed, and contributing resources to Virginia Landmarks Register and National Register of Historic Places to exemptions of certain regulations for structures existing prior to January 7, 2003.	5-641(H)		Teahouse; Coffeehouse
Add JLMA-2 and JLMA-3 zoning districts.	5-643		Restaurant
Add County Historic Site District; Historic and Cultural Conservation District; and listed, eligible to be listed, and contributing resources to Virginia Landmarks Register and National Register of Historic Places to exemptions of certain regulations for structures existing prior to January 7, 2003.	5-644(H)		Educational or Research Facilities Use Related to the Agriculture, Horticulture and Animal Husbandry Uses in the District
Add County Historic Site District; Historic and Cultural Conservation District; and listed, eligible to be listed, and contributing resources to Virginia Landmarks Register and National Register of Historic Places to exemptions of certain regulations for structures existing prior to January 7, 2003.	5-647(F)		Cross-Country Ski Business and Eco-Tourism
Delete exemptions of certain regulations for structures existing prior to January 7, 2003.	5-650(B)(3)		Antique Shop; Art Gallery or Studio; Craft Shop
Add County Historic Site District; Historic and Cultural Conservation District; and listed, eligible to be listed, and contributing resources to Virginia Landmarks Register and National Register of Historic Places to exemptions of certain regulations for structures existing prior to January 7, 2003.	5-650(I)		Antique Shop; Art Gallery or Studio; Craft Shop
Delete exemptions of certain regulations for structures existing prior to January 7, 2003.	5-651(B)(4)		Auction House
Add County Historic Site District; Historic and Cultural Conservation District; and listed, eligible to be listed, and contributing resources to Virginia Landmarks Register and National Register of Historic Places to exemptions of certain regulations for structures existing prior to January 7, 2003.	5-651(I)		Auction House
Delete exemptions of certain regulations for structures existing prior to January 7, 2003.	5-656(A)(2)		Convent or Monastery
Add County Historic Site District; Historic and Cultural Conservation District; and listed, eligible to be listed, and contributing resources to Virginia Landmarks Register and National Register of Historic Places to exemptions of certain regulations for structures existing prior to January 7, 2003.	5-656(C)		Convent or Monastery
Regulations for Optional Development Types			
Change "Lot and Open Space Standards" to "Lot Standards and Open Space Standards."	5-701(C)(3)		Transition (TR) Districts Lot Standards
Delete "Allowed Uses in Open Space."	5-701(C)(3)(b)		Transition (TR) Districts Lot Standards
Change "Section 5-701(C)(3)(b)" to "Section 5-701(D)."	5-701(C)(3)(b)(i)		Transition (TR) Districts Lot Standards: Siting of Open Space and Building Lots
Add "Open Space Permitted Uses", as follows:	5-701(D)(1)		Transition (TR) Districts Lot Standards: Open Space Uses

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"Active and passive recreational uses allowed in open space, as defined in Article 8."	5-701(D)(1)(a)		Transition (TR) Districts Lot Standards: Open Space Uses
"Easements and improvements for drainage, communal sewer systems and septic systems, communal water supply systems, wells and other water supply systems."	5-701(D)(1)(b)		Transition (TR) Districts Lot Standards: Open Space Uses
"The following additional use is permitted in open space in the TR-10 district and TR-3 district."	5-701(D)(1)(c)		Transition (TR) Districts Lot Standards: Open Space Uses
"Uses permitted in the Agriculture, Horticulture, and Animal Husbandry Use Categories."	5-701(D)(1)(c)(i)		Transition (TR) Districts Lot Standards: Open Space Uses
Add "Common Open Space Permitted Uses", as follows:	5-701(D)(2)		Transition (TR) Districts Lot Standards: Open Space Uses
"Active and passive recreational uses allowed in open space, as defined in Article 8."	5-701(D)(2)(a)		Transition (TR) Districts Lot Standards: Open Space Uses
"Easements and improvements for drainage, communal sewer systems and septic systems, communal water supply systems, wells and other water supply systems."	5-701(D)(2)(b)		Transition (TR) Districts Lot Standards: Open Space Uses
"Tenant Dwelling, accessory to agriculture, horticulture or animal husbandry uses, pursuant to Section 5-602."	5-701(D)(2)(c)		Transition (TR) Districts Lot Standards: Open Space Uses
"Uses permitted in the Agricultural Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site, Use Category, as follows:"	5-701(D)(2)(d)		Transition (TR) Districts Lot Standards: Open Space Uses
"Direct Market Business for sale of products produced on-site including but not limited to PYO (pick-your-own), pursuant to Section 5-627."	5-701(D)(2)(d)(i)		Transition (TR) Districts Lot Standards: Open Space Uses
"Farm co-ops, pursuant to Section 5-627."	5-701(D)(2)(d)(ii)		Transition (TR) Districts Lot Standards: Open Space Uses
"Farm Market, on-site production, pursuant to Section 5-603."	5-701(D)(2)(d)(iii)		Transition (TR) Districts Lot Standards: Open Space Uses
"Pet Farm, pursuant to Section 5-627."	5-701(D)(2)(d)(iv)		Transition (TR) Districts Lot Standards: Open Space Uses
"Stable, Private, pursuant to Section 5-627."	5-701(D)(2)(d)(v)		Transition (TR) Districts Lot Standards: Open Space Uses
"Stable, Livery, with frontage on a state maintained road, pursuant to Section 5-627."	5-701(D)(2)(d)(vi)		Transition (TR) Districts Lot Standards: Open Space Uses
"Wayside Stand, pursuant to Section 5-604."	5-701(D)(2)(d)(vii)		Transition (TR) Districts Lot Standards: Open Space Uses
"The following additional uses are permitted in common open space owned by a Homeowners' Association in the TR-10 district and TR-3 district."	5-701(D)(2)(e)		Transition (TR) Districts Lot Standards: Open Space Uses
"Arboretum, pursuant to Section 5-636."	5-701(D)(2)(e)(i)		Transition (TR) Districts Lot Standards: Open Space Uses
"Botanical garden or Nature study area, pursuant to Section 5-636."	5-701(D)(2)(e)(ii)		Transition (TR) Districts Lot Standards: Open Space Uses
"Nursery, Production, with frontage of a state maintained road, pursuant to Section 5-605."	5-701(D)(2)(e)(iii)		Transition (TR) Districts Lot Standards: Open Space Uses
"Uses permitted in the Agriculture, Horticulture, and Animal Husbandry Use Categories."	5-701(D)(2)(e)(iv)		Transition (TR) Districts Lot Standards: Open Space Uses
Add "Common Open Space Special Exception Uses", as follows:	5-701(D)(3)		Transition (TR) Districts Lot Standards: Open Space Uses
"Uses allowed in the Agricultural Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site, Use Category, as follows:"	5-701(D)(3)(a)		Transition (TR) Districts Lot Standards: Open Space Uses
"Stable, Livery, without frontage on a state maintained road, pursuant to Section 5-627."	5-701(D)(3)(a)(i)		Transition (TR) Districts Lot Standards: Open Space Uses
"The following additional uses may be approved in common open space owned by a Homeowners' Association in the TR-10 district and TR-3 district."	5-701(D)(3)(a)(ii)		Transition (TR) Districts Lot Standards: Open Space Uses
"Agricultural Processing, pursuant to Section 5-627."	5-701(D)(3)(a)(ii)(a)		Transition (TR) Districts Lot Standards: Open Space Uses

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"Nursery, Production, without frontage of a state maintained road, pursuant to Section 5-605."	5-701(D)(3)(a)(ii)(b)	Transition (TR) Districts Lot Standards:Open Space Uses
Change "Va. Code Section 3.1-22.28" to "Va. Code Section 3.2-300."	5-701(F)	Transition (TR) Districts Lot Standards: Recognize Protection by Right to Farm Act
Add ", excluding the building area of hamlet lots and conservancy lots" following "Residual land."	5-702(C)(2)	Rural Hamlet Option: Open Space
Change "Open Space Use" to "Open Space."	5-702(D)(2)	Rural Hamlet Option: Open Space
Delete "building areas lots" and add "building area of hamlet lots and conservancy lots."	5-702(D)(2)	Rural Hamlet Option: Open Space
Change "Permitted Uses" to "Open Space Permitted Uses."	5-702(D)(2)(a)	Rural Hamlet Option: Open Space
Add "Common Open Space Permitted Uses", as follows:	5-702(D)(2)(b)	Rural Hamlet Option: Common Open Space
"All Open Space Permitted Uses as provided in Section 5-702(D)(2)(a)."	5-702(D)(2)(b)(i)	Rural Hamlet Option: Common Open Space
"Nursery, Production, with frontage on a state maintained road, pursuant to Section 5-605."	5-702(D)(2)(b)(ii)	Rural Hamlet Option: Common Open Space
"Pet Farm, pursuant to Section 5-627."	5-702(D)(2)(b)(iii)	Rural Hamlet Option: Common Open Space
"Stable, Private, pursuant to Section 5-627."	5-702(D)(2)(b)(iv)	Rural Hamlet Option: Common Open Space
"Stable, Livery, with frontage on a state maintained road, pursuant to Section 5-627."	5-702(D)(2)(b)(v)	Rural Hamlet Option: Common Open Space
"Tenant Dwelling, pursuant to Section 5-602, accessory to agriculture, horticulture or animal husbandry uses."	5-702(D)(2)(b)(vi)	Rural Hamlet Option: Common Open Space
"Wayside Stand, pursuant to Section 5-604, accessory to agriculture, horticulture or animal husbandry uses."	5-702(D)(2)(b)(vii)	Rural Hamlet Option: Common Open Space
Change "Special Exception Uses" to "Open Space Special Exception Uses."	5-702(D)(2)(c)	Rural Hamlet Option: Open Space
Add "Common Open Space Special Exception Uses", as follows:	5-702(D)(2)(d)	Rural Hamlet Option: Common Open Space
"Agricultural Processing, pursuant to Section 5-627, accessory to agriculture, horticulture or animal husbandry uses."	5-702(D)(2)(d)(i)	Rural Hamlet Option: Common Open Space
"Arboretum, pursuant to Section 5-636, accessory to agriculture, horticulture or animal husbandry uses."	5-702(D)(2)(d)(ii)	Rural Hamlet Option: Common Open Space
"Child Care Center, pursuant to Section 5-609, restricted for the use of homeowner association members."	5-702(D)(2)(d)(iii)	Rural Hamlet Option: Common Open Space
"Farm Market, on-site production, pursuant to Section 5-603."	5-702(D)(2)(d)(iv)	Rural Hamlet Option: Common Open Space
"Nursery, Production, without frontage on a state maintained road, pursuant to Section 5-605."	5-702(D)(2)(d)(v)	Rural Hamlet Option: Common Open Space
"Stable, Livery, without frontage on a state maintained road, pursuant to Section 5-627."	5-702(D)(2)(d)(vi)	Rural Hamlet Option: Common Open Space
"Telecommunications monopole, pursuant to Section 5-618(B)(2)."	5-702(D)(2)(d)(vii)	Rural Hamlet Option: Common Open Space
Delete "Commonly Owned Open Space Parcel" section.	5-702(D)(3)	Rural Hamlet Option
Change "Home Owners Association" to Homeowners' Association." (throughout Section)	5-702(J)	Rural Hamlet Option: HOA
Change "Section 5-702(D)(2) Open Space Use" to "Section 5-702(D)(2)(a) and (c)."	5-702(J)(3)	Rural Hamlet Option: HOA
Change "Va. Code Section 3.1-22.28" to "Va. Code Section 3.2-300."	5-702(K)	Rural Hamlet Option: Plat and Deed Notations
ARTICLE 6: DEVELOPMENT PROCESS AND ADMINISTRATION		
DIVISION C: REQUIRED DEVELOPMENT APPROVALS		
Site Plan Review		

Index of Zoning Ordinance Amendments			
Subject	Section	Amemded	
Change Stable “Neighborhood” to “Livery.”	6-703(A)	Sketch Plan	
ARTICLE 8: DEFINITIONS			
Amend “Agriculture Support and Services Directly Associated with On-going Agricultural Activity, On-Site” definition.	Article 8		Definition
Amend “Agriculture Support and Services Not Directly Associated with On-site Agricultural Activity” definition.	Article 8		Definition
Amend “Animal care business” definition.	Article 8		Definition
Amend “Animal Hospital” definition.	Article 8		Definition
Amend “Animal Husbandry” definition.	Article 8		Definition
Amend “Animal Services” definition.	Article 8		Definition
Amend “Banquet/Event Facility” definition.	Article 8		Definition
Amend “Equestrian Event Facility” definition.	Article 8		Definition
Add “Feed and Farm Supply Center” definition.	Article 8		Definition
Amend “Horticulture” definition.	Article 8		Definition
Amend “Livestock” definition.	Article 8		Definition
Delete “Mill feed and farm supply center” definition.	Article 8		Definition
Change “Rural Resort/Rural Resort” to “Rural Resort.”	Article 8		Definition
Delete one of the two “Silviculture” definitions.	Article 8		Definition
Amend “Special Event” definition.	Article 8		Definition
Amend “Stable, Private” definition.	Article 8		Definition
Change “Stable, Neighborhood” to “Stable, Livery” and amend definition.	Article 8		Definition
Amend “Veterinary Service” definition.	Article 8		Definition
Amend “Winery, Commercial’ definition.	Article 8		Definition
Amend “Winery, Virginia Farm” definition.	Article 8		Definition

ZOAM 2016-0004 through 2016-0005

Incorporating Adopted Dates November 2016 through July 2017

Index of Zoning Ordinance Amendments			
Subject	Section	Amended	
ZOAM-2016-0004, Adopted 11-01-2016			
ARTICLE 2: NON-SUBURBAN DISTRICT REGULATIONS			
AR-1 Agricultural Rural – 1			
Add Water Well, Municipal, pursuant to Section 5-621 as a permitted use	2-102(Table)		Use Table: Public Utilities
AR-2 Agricultural Rural – 1			
Add Water Well, Municipal, pursuant to Section 5-621 as a permitted use	2-202(Table)		Use Table: Public Utilities
JLMA-1 Joint Land Management Area-1			
Add Water Well, Municipal, pursuant to Section 5-621 as a permitted use	2-1003(Table)		Use Table: Public Utilities
JLMA-2 Joint Land Management Area-1			
Add Water Well, Municipal, pursuant to Section 5-621 as a permitted use	2-1103(Table)		Use Table: Public Utilities
JLMA-3 Joint Land Management Area-1			

Index of Zoning Ordinance Amendments			
Subject	Section		Amended
Add Water Well, Municipal, pursuant to Section 5-621 as a permitted use	2-1203(Table)		Use Table: Public Utilities
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
Division A: Supplemental District Regulations.			
Revise additional regulations for Public Utilities regarding Water Well, Municipal including buffer yards and testing and reporting requirements prior to site plan approval	5-621		Public Utilities
ARTICLE 8: DEFINITIONS			
Add Water Well, Municipal Definition	Article 8		Definitions
ZOAM-2016-0012, Adopted 12-06-2016			
ARTICLE 6: DEVELOPMENT PROCESS AND ADMINISTRATION:			
Notice Required for Public Hearings			
Modify language to make landowner responsibility for notice an option of the Commission, Board or BZA as appropriate	6-601(A)(5)		Landowner Initiated Cases
Notice Required for Public Hearings			
Correct reference to Department of Planning and Zoning	6-601(A)(6)		Notice by County
Notice Required for Public Hearings			
Correct reference to Department of Planning and Zoning	6-601(A)(7)		Certification
Notice Required for Public Hearing			
Modify language to provide option for the County to place placards	6-601(B)		Placard Notice
Notice Required for Public Hearing			
Modify language to provide option for the County maintain and remove placards	6-601(B) (3)		Placard Notice
Zoning Amendment			
Notice Required for Public Hearings			
Correct references to Department of Planning and Zoning	6-1203(A)		Pre-Application Conference
Correct references to Department of Planning and Zoning	6-1203(B)		Acceptance of Complete Application
Staff Review of Application			
Correct references to Department of Planning and Zoning	6-1204(A)		Referrals
Correct references to Department of Planning and Zoning and remove requirement for recommendations in referrals	6-1204(A)(1)		Initial Referral Responsibilities
Correct references to Department of Planning and Zoning and remove requirement for recommendations in report	6-1204(A)(2)		First Referral Report to Applicant
Correct references to Department of Planning and Zoning	6-1204(A)(4)		Second Referral Responsibilities
Correct references to Department of Planning and Zoning and provide the option of an applicant meeting whether or not there are unresolved issues	6-1204(A)(5)		Second Report to Applicant
Correct references to Department of Planning and Zoning	6-1204(A)(6)		Decision Deadline
Correct references to Department of Planning and Zoning and remove references to second or subsequent referrals	6-1204(D)		Public Hearing Scheduled
Correct references to Department of Planning and Zoning	6-1204(E)		Required Action by Other Board
Correct references to Department of Planning and Zoning	6-1204(F)		Report and Notice to Applicant
Amendment to Application			
Correct references to Department of Planning and Zoning	6-1205(A)		Changes to Application Prior to Public Hearing

Index of Zoning Ordinance Amendments			
Subject	Section	Amended	
Correct references to Department of Planning and Zoning and add provision allowing Board to return a case to the Planning Commission if new information is provided	6-1205(B)		Changes to Application After Public Hearing
Conditional Zoning			
Applications subject to 15.2-2303.4 shall accept only proffers complying with 15.2-2297 and not deemed unreasonable by 15.2-2303.4	6-1208		Conditional Zoning
Proffered Conditions			
Removes subsection (A)	6-1209(A)		When Proffers are Made
Renumbers subsection (B) to (A) and adds provision for accepting proffers after the Public Hearing	6-1209(B)		Contents and Timing of Proffers
Proffer Amendment			
Correct references to Department of Planning and Zoning and clarify the exemption for administrative changes to concept plans	6-1209(K)(1)		Proffer Amendment
Mandates public notice for proffer amendments for which Public Hearings are waived	6-1209(K)(2)		Proffer Amendment
Report by Planning Commission			
Distinguishes between applications that are subject to 15.2-2303.4 and those that are not and the difference in mitigation discussions	6-1210(E)(5)		Zoning Map Amendments
Hearing Before the Board of Supervisors			
Clarify that the Board Hearing come after the Planning Commission has made a recommendation	6-1211		Hearing Before the Board of Supervisors
Action by Board of Supervisors			
Clarify that the need to readvertise a case is based on the use set forth in the public notice rather than in the application	6-1212		Action by Board of Supervisors
Evidentiary Matters Before Board of Supervisors			
Provide examples of the type of new information that might require the case be sent back to the Planning Commission	6-1213		Evidentiary Matters Before Board of Supervisors
Concept Development Plan			
Rephrase rezoning to zoning map amendment	6-1214		Concept Development Plan
Contents of a Concept Development Plan			
Excludes a discussion of civic uses that are deemed unreasonable per 15.2-2303.4	6-1215(C)		Civic Uses
Excludes a discussion of public uses that are deemed unreasonable per 15.2-2303.4	6-1215(D)		Public Uses
Excludes a discussion of transportation and access deemed unreasonable per 15.2-2303.4	6-1215(E)		Transportation/Access
Excludes a discussion of open space that is deemed unreasonable per 15.2-2303.4	6-1215(F)		Open Space Areas
Changes to Concept Development Plan After Approval			
Grammatical change	6-1216(A)(3)		Administrative Change
Clarify the review procedure is same as 6-1213 but case follows special exception schedule	6-1216(B)		Minor Zoning Concept Plan Amendment Change
Correct references	6-1216(C)		Zoning Concept Plan Amendment Change
Modifications			
Delete 6-1217(A)(2) and renumber accordingly	6-1217(A)		
Replace permitted with approved	6-1217(A)(1)		
Renumber and minor terminology changes	6-1217(A)(3), (4), (5)		
Minor terminology changes	6-1217(B)(1), (5)		
Delete reference to modifications pursuant to 6-1216	6-1217(B)(7)		
New section number applied to 6-1217(C) and reference to 6-1217(A) and (B) with reference to modifications	6-1217(C)		

Index of Zoning Ordinance Amendments			
Subject	Section	Amended	
Add new section allowing modifications to concept plans per 6-1216	6-1217(D)		
ZOAM-2016-0013, Adopted 02-07-2017			
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
Permitted Structures in Required Yards and Setbacks	5-200		
Revise to eliminate reference to roofed over terrace or porch	5-200(A)(2)		In all yards or setbacks, including a front yard
Clarify projection standard for architectural features, chimneys and the like	5-200(A)(5)		In all yards or setbacks, including a front yard
Clarify projection standard for porches to include addition of reference to Section 5-200(C)	5-200(A)(6)		In all yards or setbacks, including a front yard
Clarify projection standard for balconies	5-200(B)(3)		In any yard or setback, except the front yard or setback
Clarify projection standard for decks exceeding 30 inches in height on single family detached dwellings	5-200(B)(9)		In any yard or setback, except the front yard or setback
Establish new standards for the projection of unenclosed porches on single family detached dwellings	5-200(C)(1)		In a rear yard or setback
Establish new standards for the projection of unenclosed porches on single family attached dwellings	5-200(C)(2)		In a rear yard or setback
ARTICLE 8: DEFINITIONS			
Revise "Porch" definition	Article 8		Definitions
ZOAM-2016-0015, Adopted 02-07-2017 / Effective 02-16-2017			
ARTICLE 4: SPECIAL AND OVERLAY DISTRICTS			
Floodplain Overlay District (FOD)	4-1500		
Amended original basis for delineation of the FOD from July 5, 2001 to February 17, 2017	4-1504(C)		Administration
ZOAM-2016-0016, Adopted 04-04-2017			
ARTICLE 4: SPECIAL AND OVERLAY DISTRICTS			
Floodplain Overlay District (FOD)	4-1500		
Eliminate reference to minor special exception.	4-1501		Purpose and Intent
Change "must" to "shall".	4-1505		Permitted Uses
Revise to "Passive and Active Recreation Uses, except swimming pools, provided that the area of impervious surfaces within the FOD (Major Floodplain) does not exceed three percent (3%) of the area of the FOD (Major Floodplain) located within the subject parcel and the boundary of the FOD (Major Floodplain) does not change"; eliminate statement regarding increase in base flood elevation.	4-1505(A)(2)		Permitted Uses
Revise to add "and temporary structures associated with Special Events in the FOD"; replace "such" with "incidental".	4-1505(A)(9)		Permitted Uses
Replace "floodplain" with "FOD".	4-1505(A)(11)		Permitted Uses
Add "Special Events, pursuant to Section 5-500(C), without land disturbing activity".	4-1505(A)(19)		Permitted Uses
Clarify terminology to consistently reference "FOD" and properly reference "Floodplain Alteration".	4-1505(B)(2)		Permitted Uses
Clarify terminology to consistently reference "FOD" and "FOD (Major Floodplain or Minor Floodplain)"; eliminate reference to CLOMR requirement; add clarification that uses are prohibited if not identified as permitted or special exception uses in FOD; add clarification that a Floodplain Alteration is required for any development in FOD per FSM standards.	4-1506		Special Exception Uses
Eliminate reference to incidental structures.	4-1506(A)		Special Exception Uses
Revise "Special Events" to "Special Events, pursuant to Section 5-500(C), with land disturbing activity."	4-1506(B)		Special Exception Uses

Index of Zoning Ordinance Amendments			
Subject	Section	Amended	
Add language clarifying that incidental structures include “storage sheds, maintenance sheds, bath houses and locker rooms”; add language prohibiting “bulk storage of gasoline, chemicals, fuels or similar substances” in the FOD; add clarification that any new construction in FOD shall comply with FEMA standards.	4-1506(E)		Special Exception Uses
Add “Passive and Active Recreation Uses, except swimming pools, provided that the area of impervious surfaces within the FOD (Major Floodplain) does not exceed ten percent (10%) of the area of FOD (Major Floodplain) located within the subject parcel, that cause the boundary of the FOD (Major Floodplain) to change, and/or that cause an increase in base flood elevation. Such increase in base flood elevation may be permitted provided a CLOMR is obtained from FEMA prior to approval of the requisite Floodplain Alteration application for such use”.	4-1506(F)		Special Exception Uses
ZOAM 2016-0014, Adopted 4-12-2017			
ARTICLE 2: NON-SUBURBAN DISTRICT REGULATIONS			
DIVISION A: RURAL DISTRICTS			
RC Rural Commercial District	2-900		
Clarify “Residential Uses” as “Residential Uses, including single-family detached dwelling, single family dwellings, and multi-family dwellings.”	2-903(N)		Permitted Uses
Add new section establishing “The maximum gross residential density shall be four (4) dwelling units per acre.”	2-911		Maximum Residential Density
ZOAM-2016-0005, Adopted 07-20-17			
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
Division A: Supplemental District Regulations			
Sign Requirements Matrix, (5) Temporary Signs	5-1204		
Establish new sign type	5-1204(D)(5)(a)		Temporary Signs
Delete sign type	5-1204(D)(5)(a)		Temporary Signs – On-site
Delete sign type	5-1204(5)(b)		Temporary Signs – Off-site
Delete sign type	5-1204(5)(c)		Temporary Construction Signs
Sign Requirements Matrix, (6) Real Estate Signs	5-1204		
Delete sign type	5-1204(D)(6)(d)		Real Estate – Temporary Open House – Off-Site
Delete sign type	5-1204(7)(k)		Directional Signs – Off-Site
Delete requirements	5-1204		General Notes 4.
ARTICLE 8: DEFINITIONS			
Amend definition of:	Article 8		Definitions
Sign, Danger, Aviation, Railroad, Bridge, Ferry Transportation, Red Cross, and other such sign			
Sign, Temporary			
Delete Definition of:	Article 8		Definitions
Sign, Directional, Off-Site			
Sign, Temporary Construction			

ZOAM 2016-0008 through 2019-0001

Incorporating Adopted Dates September 2017 through November 2019

Index of Zoning Ordinance Amendments			
Subject	Section	Amended	
ZOAM-2016-0008, Adopted 09-05-17			
ARTICLE 4: SPECIAL & OVERLAY DISTRICTS			
Division A: Planned District Regulations			
PD-TC Planned Development - Town Center	4-800		
Refine purpose statement	4-801		Purpose
Increase maximum size of the district from 60 to125 acres; add exception that Cores can be located within 1 mile of each other where physical features alter access between them; other minor revisions	4-802		Size, Location and Components
Add new size and location requirements for Core and Fringe; establish that the Fringe is optional in Town Centers of a certain size; revise locational standard for Fringe	4-802(A) and (B)		
Replace use listings with Table 4-803, and add the following uses:	4-803		Use Regulations
■ Ambulatory retail or food/beverage vendors and Mobile vending carts, Permitted, Core and Fringe			
■ Antique Shop, Permitted, Core and Fringe			
■ Auction House, Permitted, subject to 4-809(A), Core and Fringe			
■ Automobile car sharing agency, Permitted, subject to 4-809(B), Core and Fringe			
■ Automobile rental agency, Permitted, subject to 4-809(B), Core and Fringe			
■ Banquet/Event Facility, Permitted, Core and Fringe			
■ Child care home, Permitted, subject to 5-609(A), Core and Fringe			
■ Civic, social and fraternal association meeting, Permitted, Core and Fringe			
■ College or university, Permitted, Core and Fringe			
■ Commercial retail and service uses with drive- throughs, Special Exception in Core, Permitted in Fringe			
■ Community center, Permitted, Core and Fringe			
■ Community garden, Permitted, Core and Fringe			
■ Continuing care facility, adult assisted living, Special Exception, Core and Fringe			
■ Continuing care facility, congregate living facility, Permitted, Core and Fringe			
■ Continuing care facility, nursing home, Special Exception, Core and Fringe			
■ Construction retail establishment, without outdoor storage (greater than 50,000 square feet of floor area), Special Exception, Fringe			
■ Convenience food store, freestanding, Special Exception, subject to 5-617, Fringe			
■ Convention or exhibition facility, Special Exception, Core and Fringe			
■ Cultural amenities, e.g. fountains, ice rinks, reflecting pools, Permitted, Core and Fringe			
■ Cultural center, Permitted, Core and Fringe			
■ Data Center, Permitted, subject to 4-809(F), Core and Fringe			
■ Dog park, Permitted, Core and Fringe			
■ Dormitory, fraternity/sorority house, rooming/boarding house or other residence hall, Special Exception, Core and Fringe			
■ Dwelling, single-family detached, Permitted, subject to 4-809(G), Core			
■ Flex-industrial uses, Special Exception, subject to 5-608, Fringe			
■ Heliport, helistop, Special Exception, Core and Fringe			
■ Home service establishment, Permitted, Core and Fringe			
■ Library, Permitted, Core and Fringe			
■ Manufacturing, processing, fabrication, and/or assembly of products, Special Exception, subject to 4-809(E), Core and Fringe			
■ Off-street parking facilities, freestanding, surface parking lot only, Special Exception, Core			
■ Off-street parking facilities, freestanding, in an above-ground or below-ground structure only, Permitted, Core and Fringe			
■ Outdoor amphitheater (2,000 seats or less), Permitted, Core and Fringe			
■ Outdoor amphitheater (greater than 2,000 seats), Special Exception, Core and Fringe			
■ Performing arts center, Special Exception, Core and Fringe			
■ Police station or substation, Permitted, Core and Fringe			
■ Public transit facilities and stations, Special Exception, Core and Fringe			

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Subject	Section	Amended	
■ Public use, Permitted, Core and Fringe			
■ Public School (Elementary, Middle, or High), Special Exception, Core			
■ Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, Special Exception, Core			
■ Repair service establishment, Permitted, Core and Fringe			
■ Research and development, Permitted, Core and Fringe			
■ Restaurants, fast food, excluding drive through facilities, Permitted, Core and Fringe			
■ Sports Stadium, Complex, Arena or Sports Field, Special Exception, Core and Fringe			
■ Storage, mini-warehouse, Special Exception, subject to 4-809(C), Fringe			
■ Sewer Pumping Station, Permitted, subject to 5-621, Core and Fringe			
■ Urban deck, Special Exception, Core and Fringe			
■ Wholesale Trade Establishment, Special Exception, subject to 5-663, Core and Fringe			
Revise, delete, or change the way certain land uses are permitted, as follows:	4-803		Use Regulations
■ Add “without outdoor storage (50,000 square feet of floor area or less)” to the use Construction retail establishment, without outdoor storage (50,000 square feet of floor area or less) – and add as Permitted, Core			
■ Remove Golf course as a Special Exception, Core			
■ Add reference to conformance to 4-809(D) for Hotel/motel			
■ Motor vehicle service and repair, light – change from Permitted to Special Exception, Fringe			
■ Recreation establishment, outdoor – change from Permitted to Special Exception, Core			
■ Recycling, drop off collection center, small, change to Recycling, drop off collection center, public			
■ Recycling, drop off collection center, large, change to Recycling, drop off collection center, private – and add as Permitted, Core and change from Special Exception to Permitted, Fringe			
■ Restaurants, with drive through facilities – change from Permitted to Special Exception, Core			
■ Remove reference to conformance to 5-621 for Utility Substation			
■ Add reference to conformance to 5-621 for Water Treatment Plant			
Add new Lot Requirements, differentiating between the Core and Fringe	4-805(A)		Lot Requirements, Town Center Core
■ Remove blanket lot width minimum in Core; revise and require new dimensions for different residential uses			
■ Remove blanket lot depth minimum in Core; newly stipulate a lot depth maximum for single-family uses			
■ Reduce Core side yard requirement from 15 to 5 feet; add clarifications			
■ Reduce Core rear yard requirement from 30 to 15 feet; add clarifications			
Add new dimensional requirements for Fringe, including width, depth, and yards	4-805(B)		Lot Requirements, Town Center Fringe
■ Reduce Fringe front yard from 10 to 5 feet; add 35-foot maximum			
■ Reduce Fringe side yard from 15 to 10 feet; add clarifications			
■ Reduce Fringe rear yard from 30 to 15 feet; add clarifications			
Remove 35-foot and 25-foot setback from road requirements; add reference to new yard standards and 5-900, and 10-foot parking yard	4-805(C)		Other yard requirements
■ Remove yard adjacent to agricultural use requirement			
■ Reduce yard required adjacent to other districts from 30 to 20 feet for buildings and parking; remove “nonresidential” from section heading			
Increase Fringe lot coverage from .70 to .80	4-806(A)		Lot Coverage
Increase Core maximum building height from 60 to 120 feet, with limitations; newly require Core minimum building height of 24 feet	4-806(B)		Building Height
■ Increase Fringe maximum building height from 40 to 60 feet			
Remove land assembly requirements	4-807		Land Assembly Requirements
Newly divide land use arrangement standards into Generally applicable requirements, and those applicable in the Core and Fringe	4-808		Land Use Arrangement
Remove the requirement for a rectilinear pattern of streets	4-808(A)		Land Use Arrangement, Generally
■ Remove the requirement that each block have an alley			

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Subject	Section		Amended
<ul style="list-style-type: none"> Revise town green standards to add a sliding- scale for the square footage required and modify locational provisions Revise application of the 25-50% residential use standard from land area to gross floor area Reduce the requirement for civic uses from 5% to 3% and edit verbiage Add provision that on-street parking may be used to meet parking requirements for nonresidential uses Add provision that buffer requirements do not apply between uses within the district Expand sidewalk requirements, to require minimum width of 12 feet in Core and 9 feet in Fringe, with 5-foot walkway minimum Add street tree requirement Remove parking lot setbacks Add requirement that parking structures include ground floor treatment 			
Increase maximum block perimeter from 1,400 to 1,600 feet, with an allowance up to 3,200 feet under certain circumstances	4-808(B)		Land Use Arrangement, Town Center Core
<ul style="list-style-type: none"> Reduce the percentage of block frontage required to be occupied by pedestrian oriented businesses from 70 to 50% with exemptions Add a requirement that storage, refuse, and loading areas be screened from streets and residential uses using opaque material 			
Add new Fringe standards due to new differentiation between Core and Fringe	4-808(C)		Land Use Arrangement, Town Center Fringe
<ul style="list-style-type: none"> Increase maximum block perimeter from 1,400 to 1,600 feet, with an allowance up to 3,200 feet under certain circumstances Remove reference to “agricultural” uses in screening requirement 			
Remove permission for accessory uses and structures	4-808(E)		Accessory Structures and Uses
Add new section on Use Limitations, to include specific use regulations for: Auction House; Automobile car sharing agency and Automobile rental agency; Storage, mini-warehouse; Hotels/ Motels; Manufacturing, processing, fabrication, and/or assembly of products; Data Center; and, Single-Family Detached Dwelling	4-809		Use Limitations
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
Division A: Supplemental District Regulations			
Additional Regulations for Specific Uses	5-600		
Add PD-TC	5-655(A)		Elementary, Middle, or High School for 15 or fewer pupils.
Add PD-TC	5-659(A)		Drive-through Facilities Associated With Banks, Financial Institutions and Pharmacies.
ARTICLE 8: DEFINITIONS			
Delete Definition of:	Article 8		Definitions
<ul style="list-style-type: none"> Town Center Core Town Center Fringe 			
ZOAM-2017-0003, Adopted 01-10-18			
ARTICLE 6: DEVELOPMENT PROCESS AND ADMINISTRATION			
Division A: Boards and Commissions			
Enforcement and Penalties	6-500		
Revise to allow the Zoning Administrator or governing body to record a memorandum of lis pendens pursuant to § 8.01-268 of the Code of Virginia at any time after the filing of an injunction or other proceeding to restrain, correct, or abate a zoning ordinance violation	6-502(C)		General Provisos
Revise to refine and/or clarify references to the Code of Virginia	6-503(A)		Criminal Violations
Revise to incorporate the penalties of Section 7-110(C) applicable to owners and/or tenants of Affordable dwelling units who knowingly provide false statements in the affidavit or certification required by Article 7 (original language of Subsection (B) moved to new Subsection (C))	6-503(B)		Criminal Violations
Create new Subsection (C) composed of language originally contained in Subsection (B) and revise to refine and/or clarify references to the Code of Virginia	6-503(C)		Criminal Violations

Index of Zoning Ordinance Amendments			
Subject	Section	Amended	
Revise to clarify that any violation of Articles 1 through 8 of the Zoning Ordinance shall be deemed civil penalties except for those expressly identified in Section 6-503	6-504(A)		Civil Violations
Create new Paragraph (1) to incorporate penalties of Section 7-110(A) and revise to increase the fine assessed until the required affidavit or certification is filed from \$50 to \$100	6-504(A)(1)		Civil Violations
Create new Paragraph (2) to incorporate the civil penalties for violation of the provisions of Articles 1 through 8 of the Zoning Ordinance and revise to Refine and/or clarify referernces to the Code of Virginia	6-504(A)(2)		Civil Violations
Revise to change reference from "Zoning Administrator or his Deputy" to "Zoning Administrator or their designee" and to simplify other language for ease of administration	6-504(B)		Civil Violations
Notice Required for Public Hearings	6-600		
Repeal specific written notice and newspaper notice requirements and replace with new Statutory Notice provision that defers to applicable notice requirements of Code of Virginia.	6-601(A), (C)		Required Notice
Revised to specify that the landowner in any landowner initiated cases shall be responsible for sending any required written notices; moved and renumbered as 6-601(C)(1).	6-601(A)(5)		Required Notice
Revised to clarify applicability of provision to any required written notices; moved and renumbered as 6-601(C)(2).	6-601(A)(6)		Required Notice
Revised to specify that affidavit certifying that all required notices provided must be provided at least five (5) days prior to the public hearing; moved and renumbered as 6-601(C)(3).	6-601(A)(7)		Required Notice
Moved and renumbered as 6-601(C)(4).	6-601(A)(8)		Required Notice
Revised to clarify applicability of provision by adding cooperative and proprietary lessee's association; moved and renumbered as 6-601(C)(5).	6-601(A)(9)		Required Notice
Revise to eliminate specific content requirements for required placard notice.	6-601(B)		Required Notice
Create new Subsection (C) entitled Additional Requirements to consolidate miscellaneous notice provisions.	6-601(C)		Required Notice
Deleted notice requirement for adoption of submission checklist.	6-602		Required Notice
Moved and renumbered as 6-601(C)(6).	6-603		Required Notice
Moved and renumbered as 6-601(C)(7)	6-604(A)		Required Notice
Moved and renumbered as 6-601(C)(8)	6-604(B)		Required Notice
ARTICLE 7: ADMINISTRATION AND REGULATION OF AFFORDABLE DWELLING UNIT DEVELOPMENTS			
Affordable Dwelling Unit Developments	7-100		
Deleted from Article 7 and moved under Civil Penalties provisions of Article 6.	7-110(A)		Violations and Penalties
Deleted from Article 7 and moved under Criminal Penalties provisions of Article 6	7-110(C)		Violations and Penalties
ZOAM 2017-0002, Adopted 2-14-2018			
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
Access and Setbacks From Specific Roads and the W&OD Trail	5-900		
Amended the Building setback to 200 feet Amended the Parking setback to 125 feet	5-900(A)(1)(b)		Broad Run west to east corporate limit of Leesburg
Buffering and Screening	5-1400		
Clarify the segments of Route 50 and Route 7 that are subject to the Type 5 Buffer Yard	5-1406(E)(4)		Special Situations

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Subject	Section	Amended	
Correct the reference which establishes the Buffer Yard Type 5.	5-1414(B)		Buffer Yard
Clarify terminology of Buffer Yard Type 5	5-1414(B)(5)(c)		Planting Size
Establish “Design Elements Specific to the Route 50 Corridor” and correct zoning ordinance references and typographical errors.	5-1414(B)(5)(d)		Design Elements Specific to the Route 50 Corridor
Remove Boulevard Plantings Provision	5-1414(B)(5)		Buffer Yard Type 5
Clarify terminology of Buffer Yard Type 5 and correct references.	5-1414(B)(5)(d)(ii)		Linear Element
Establish new standards for Plant Location for Design Elements Specific to the Route 7 Corridor. Plants may be located within the full 100 foot width of the buffer yard, and each 100-foot segment of frontage shall contain the plants required per 100 linear feet.	5-1414(B)(5)(e)		Design Elements Specific to the Route 7 Corridor
Establish provision to promote “Pollinator Habitat” 50% of plantings shall consist of native species, and 75% of understory trees and shrubs shall produce a flower at some point in the growing season.	5-1414(B)(5)(e)(ii)		Pollinator Habitat
Clarify terminology of Buffer Yard Type 5 and correct references.	5-1414(B)(5)(f)		Use of Buffer yard Type 5
Clarify terminology of Buffer Yard Type 5 and correct references.	5-1414(B)(5)(g)		Reduction
Clarify terminology of Buffer Yard Type 5 and correct references.	5-1414(B)(5)(h)		Other Landscaping and Screening
Remove Plant Species that are not permitted in FSM.	5-1414(C)		Plant Types
Clarify that a shrub can be deciduous or evergreen	5-1414(C)(4)		Shrub
Clarify terminology of Buffer Yard Type 5	5-1414(C)(5)		Permitted Buffer Yard Type 5 Plants
ZOAM-2018-0004, Adopted 04-10-19			
ARTICLE 4: SPECIAL & OVERLAY DISTRICTS			
Division A: Planned District Regulations			
PD-IP Planned Development - Industrial Park	4-500		
Clarify that accessory uses to uses listed in 4-503(H) are permitted pursuant to the use limitations of 4-507(L)	4-503		Permitted Uses
Establish use limitations for Manufacture, Processing, Fabrication, and/or Assembly of Product Uses in order to permit accessory uses to occupy up to 30% GFA of a facility	4-507(L)		Use Limitations
ZOAM-2018-0002, Adopted 05-15-2019 / Effective 07-01-2019			
ARTICLE 5: ADDITIONAL REGULATIONS AND STANDARDS			
Division A: Supplemental District Regulations			
Additional Regulations for Specific Uses	5-600		
Child Care Facilities	5-609		
Child Care Homes	5-609(A)		Child Care Homes
Revised reference from “State Code” to “Code of Virginia.”	5-609(A)(5)		
Deleted provision requiring approval of a Minor Special Exception (SPMI) when a written objection is received from a neighboring property owner during the Zoning Permit process.	5-609(A)(6)		
Added provision enabling a child care home to be permitted by the Board of Supervisors with approval of a Minor Special Exception (SPMI) in the event the Zoning Permit application for the child care home is denied.	5-609(A)(8)		
Reformatted paragraph regarding outdoor play area requirements for a child care home, to include organizing these requirements under four sub- paragraphs ((a) through (d)) and updating cross-references.	5-609(A)(9)		

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Subject	Section	Amended	
Revised minimum size requirement for outdoor play area to 75 square feet per child permitted in the outdoor play area at any given time.	5-609(A)(9)(a)		
Child Care Centers	5-609(B)		Child Care Centers
Added provision requiring conformance with all applicable County and State requirements to improve clarity. Note that this is not a new requirement, but was previously stated solely under Section 5-609(A) and applied to child care centers via cross-reference.	5-609(B)(1)		
Revised minimum size requirement for outdoor play area to 75 square feet per child permitted in the outdoor play area at any given time.	5-609(B)(2)(a)		
Revised limitation on location of outdoor play area to clarify that such areas are not permitted in the minimum required front yard of a parcel, but may extend into minimum required side and rear yards. Further clarified that play equipment is not permitted in any required yard or setback.	5-609(B)(2)(c)		
Added provision exempting a child care center from outdoor play area requirement under certain circumstances to improve clarify. Note that this is not a new exemption, but was previously stated solely under Section 5-609(A) and applied to child care centers via cross-reference.	5-609(B)(2)(e)		
Clarified terminology to state “area for the drop off/pick of children” and further clarified that parking spaces provided for such purpose may be used to count toward minimum parking requirements.	5-609(B)(3)(b)		
Division B: Off-Street Parking and Loading			
Off-Street Parking and Loading Requirements	5-1100		
Amended required parking ratio to a minimum of 0.19 space/child in licensed capacity and deleted additional requirement for non-resident employees.	5-1102		Parking Spaces Required
ARTICLE 8: DEFINITIONS			
Amended “Child Care Home” definition to state such facilities care for more than four (4) non- resident children.	Article 8		Definitions
ZOAM-2019-0001, Adopted 11-13-2019			
ARTICLE 4: SPECIAL & OVERLAY DISTRICTS			
Division A: Planned District Regulations			
PD-TRC Transit Related Center	4-1100		
Deleted all provisions governing the maximum number of dwelling units permitted per acre(section deleted in its entirety).	4-1108		Number of Dwelling Units Per Acre

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Subject	Section	Amended	
ZOAM-2017-0005, Adopted 11-21-2019 / Effective 01-01-2020			
ARTICLE 1 GENERAL REGULATIONS			
Limitations and Methods for Measurements of Lots, Yards, and Related Terms.	1-205		
Amended to clarify the measurement of Road Corridor Buffers and Setbacks.	1-205(J)		Road Corridor Buffer and Setback and Other Setback Measurement From Streets
Nonconforming Structures	1-403		

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Subject	Section	Amended
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	1-403(D)	Pre-existing Structures in Subsequently Created Setback areas
ARTICLE 2 NON-SUBURBAN DISTRICT REGULATIONS		
AR-1 Agricultural Rural – 1	2-100	
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	2-103(A)(3)(c)	Minimum Yards
AR-2 Agricultural Rural – 2	2-200	
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	2-203(A)(3)(c)	Minimum Yards
A-10 Agriculture	2-300	
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	2-304(A)(C)	Yards
A-3 Agricultural Residential	2-400	
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	2-404(D)	Yards
Countryside Residential-1: CR-1	2-500	
Delete the minimum buffer and setback requirement for a cluster developments served by public water and sewer that adjoins an existing or planned residential district, land bay, or development	2-506(F)	Minimum Buffer/Setback
Delete the minimum buffer and setback requirement for compact a cluster development that adjoins an existing or planned residential district, land bay, or development	2-507(F)	Minimum Buffer/Setback
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section 1-205(A) and the building and parking setbacks of 5-1403(B)	2-511	Development Setback and Access from Major Roads
Countryside Residential-2: CR-2	2-600	
Delete the minimum buffer and setback requirement for a compact cluster development that adjoins an existing or planned residential district, land bay, or development	2-607(F)	Minimum Buffer/Setback
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section 1-205(A) and the building and parking setbacks of 5-1403(B)	2-612	Development Setback and Access from Major Roads
Countryside Residential-3: CR-3	2-700	
Delete the minimum buffer and setback requirement for a compact cluster development that adjoins an existing or planned residential district, land bay, or development	2-707(F)	Minimum Buffer/Setback
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section 1-205(A) and the building and parking setbacks of 5-1403(B)	2-712	Development Setback and Access from Major Roads
Countryside Residential-4: CR-4	2-800	
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section 1-205(A) and the building and parking setbacks of 5-1403(B)	2-812	Development Setback and Access from Major Roads
RC Rural Commercial District	2-900	
Delete the provisions for administrative waivers and modifications of buffering and screening requirements and parking lot landscaping and screening requirements	2-908	Administrative Waivers and Modifications of Buffering and Screening Requirements

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Subject	Section	Amended	
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section 1-205(A) and the building and parking setbacks of 5-1403(B)	2-910		Development Setback and Access From Major Roads
DIVISION B: JOINT LAND MANAGEMENT AREA (JLMA) DISTRICTS			
Joint Land Management Area-1 District: JLMA-1	2-1000		
Clarify Buffer Yard terminology	2-1005(E)(1)		Compatibility Standards
Joint Land Management Area-2 District: JLMA-2	2-1100		
Clarify Buffer Yard terminology	2-1105(E)(1)		Compatibility Standards
Joint Land Management Area-20 District: JLMA-20	2-1300		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	2-1304		JLMA-20 Lot and Building Requirements
DIVISION C: TRANSITION DISTRICT REGULATIONS			
TR-10 (Transitional Residential – 10)	2-1400		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	2-1403(A)		Development Standards. General
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	2-1403(B)		Minimum Required Yards
TR-3 (Transitional Residential-3)	2-1500		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	2-1503(A)		Development Standards. General
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	2-1503(B)		Minimum Required Yards
TR-2 (Transitional Residential-2)	2-1600		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	2-1603(A)		Development Standards. General
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	2-1603(B)		Minimum Required Yards
TR-1 (Transitional Residential-1)	2-1700		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	2-1703(A)		Development Standards. General
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	2-1703(B)		Minimum Required Yards
ARTICLE 3 SUBURBAN DISTRICT REGULATIONS			
R-1 Single Family Residential	3-100		
Delete the minimum buffer requirement for cluster developments reducing lot size up to 20% that adjoins an existing or planned residential district, land bay, or development	3-105(F)		Minimum Buffer
Delete the minimum buffer requirement for cluster developments reducing lot sizes 20% to 50% pursuant to Section 6-1400 that adjoins an existing or planned residential district, land bay, or development	3-106(F)		Minimum Buffer
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section 1-205(A) and the building and parking setbacks of 5-1403(B)	3-111		Development Setback and Access From Major Roads
R-2 Single Family Residential	3-200		
Delete the minimum buffer requirement for traditional design option developments that adjoin an existing or planned residential district, land bay, or development	3-205(G)		Minimum Buffer

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Delete the minimum buffer requirement for cluster developments reducing lot size up to 20% that adjoins an existing or planned residential district, land bay, or development	3-206(F)		Minimum Buffer
Delete the minimum buffer requirement for cluster developments reducing lot sizes 20% to 50% pursuant to Section 6-1400 that adjoins an existing or planned residential district, land bay, or development	3-207(F)		Minimum Buffer
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section 1-205(A) and the building and parking setbacks of 5-1403(B)	3-212		Development Setback and Access From Major Roads
R-3 Single Family Residential	3-300		
Delete the minimum buffer requirement for traditional design option developments that adjoin an existing or planned residential district, land bay, or development	3-305(G)		Minimum Buffer
Delete the minimum buffer requirement for cluster developments reducing lot size up to 20% that adjoins an existing or planned residential district, land bay, or development	3-306(F)		Minimum Buffer
Delete the minimum buffer requirement for cluster developments reducing lot sizes 20% to 50% pursuant to Section 6-1400 that adjoins an existing or planned residential district, land bay, or development	3-307(F)		Minimum Buffer
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section 1-205(A) and the building and parking setbacks of 5-1403(B)	3-313		Development Setback and Access From Major Roads
R-4 Single Family Residential	3-400		
Delete the minimum buffer requirement for traditional design option developments that adjoin an existing or planned residential district, land bay, or development	3-405(G)		Minimum Buffer
Delete the minimum buffer requirement for cluster developments reducing lot size up	3-406(F)		Minimum Buffer
to 20% that adjoins an existing or planned residential district, land bay, or development			
Delete the minimum buffer requirement for cluster developments reducing lot sizes 20% to 50% pursuant to Section 6-1400 that adjoins an existing or planned residential district, land bay, or development	3-407(F)		Minimum Buffer
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section 1-205(A) and the building and parking setbacks of 5-1403(B)	3-412		Development Setback and Access From Major Roads
R-8 Single Family Residential	3-500		
Delete the minimum buffer requirement for traditional design option developments that adjoin an existing or planned residential district, land bay, or development	3-507(G)		Minimum Buffer
Delete the minimum buffer requirement for developments that adjoin an existing or planned residential district, land bay, or development	3-509(C)		Minimum Buffer
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section 1-205(A) and the building and parking setbacks of 5-1403(B)	3-511		Development Setback and Access From Major Roads
R-16 Townhouse/Multifamily Residential	3-600		
Delete the minimum buffer requirement for developments that adjoin an existing or planned residential district, land bay, or development	3-608(C)		Minimum Buffer

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Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section1-205(A) and the building and parking setbacks of 5-1403(B)	3-610		Development Setback and Access From Major Roads
R-24 Multifamily Residential	3-700		
Delete the minimum buffer requirement for developments that adjoin an existing or planned residential district, land bay, or development	3-708(C)		Minimum Buffer
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section1-205(A) and the building and parking setbacks of 5-1403(B)	3-710		Development Setback and Access From Major Roads
GB General Business	3-800		
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section1-205(A) and the building and parking setbacks of 5-1403(B)	3-805(C)(4)		Development Setback and Access From Major Roads
CLI - Commercial Light Industrial	3-900		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	3-905(D)(1)		Yards. Adjacent to Roads
Delete the buffering and screening requirement from residential districts and public streets.	3-907(B)		Buffering and Screening
Clarify buffer yard terminology and amend section reference to road corridor buffer yards	3-907(K)		Uniform Landscaping for Front Yard Areas Adjacent to Route 50
Clarify reference to required screening of mechanical equipment	3-907(N)		Screening of Mechanical Equipment
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	3-907(P)(3)(a)		Yard Requirements. Adjacent to roads
MR-HI Mineral Resources – Heavy Industry	3-1000		
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section1-205(A) and the building and parking setbacks of 5-1403(B)	3-1005(A)(6)		Development Setback and Access From Major Roads
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section1-205(A) and the building and parking setbacks of 5-1403(B)	3-1005(B)(6)		Development Setback and Access From Major Roads
ARTICLE 4 SPECIAL & OVERLAY DISTRICTS			
DIVISION A: PLANNED DISTRICT REGULATIONS			
Planned Development – Housing	4-100		
Amend references to Section 5-900 for lot access requirements to now reference the lot access requirements of Section 1-205(A)	4-107(I)		Access
Delete the requirement regulating lot size or buffer adjacent to single family residential districts or landbays allowing residential uses	4-109(C)		Site Planning- External Relationships
Clarify buffer yard terminology and delete 50 foot buffer requirement	4-109(D)		Site Planning- External Relationships
Delete the requirement regulating lot size or buffer adjacent to single family residential districts or landbays allowing residential uses	4-110(I)		Site Planning- Internal Relationships
Clarify buffer yard terminology and delete 50 foot buffer requirement	4-110(J)		Site Planning- Internal Relationships
PD-CC Planned Development – Commercial Center	4-200		
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section1-205(A) and the building and parking setbacks of 5-1403(B)	4-206(E)		Development Setback and Access from Major Roads
PD-OP Planned Development – Office Park	4-300		

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Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	4-305(B)(1)		Yards. Adjacent to roads
Replace reference to access requirements of Section 5-900 to Section 1-205(A)	4-307(F)		Access from Major Roads
PD-RDP Planned Development – Research and Development Park	4-400		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	4-405(B)(1)		Yards. Adjacent to roads
Replace reference to access requirements of Section 5-900 to Section 1-205(A)	4-407(G)		Access from Major Roads
PD-IP Planned Development – Industrial Park	4-500		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	4-503(G)(2)		Permitted Uses. Office, administrative, business and professional
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	4-505(B)(1)		Yards. Adjacent to roads
Replace reference to access requirements of Section 5-900 to Section 1-205(A)	4-507(G)(1)		Access from Major Roads
PD-GI Planned Development – General Industry	4-600		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	4-605(B)(1)		Yards. Adjacent to roads
Clarify reference to buffer yard requirements in Section 5-1400	4-605(B)(4)(a)		Yards Between Buildings
Replace reference to access requirements of Section 5-900 to Section 1-205(A)	4-607(F)(1)		Access from Major Roads
PD-SA Planned Development – Special Activity	4-700		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	4-705(B)(1)		Yards. Adjacent to roads
Replace reference to lot access requirements of Section 5-900 to Section 1-205(A)	4-707(D)		Access from Major Roads
PD-TC Planned Development – Town Center	4-800		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	4-805(C)(1)		Adjacent to roads
Clarify reference to buffer yard requirements in Section 5-1404	4-808(A)(6)		Land Use Arrangement. Generally
Replace reference to lot access requirements of Section 5-900 to Section 1-205(A)	4-808(D)		Access from Major Roads
PD-CV Planned Development – Countryside Village	4-900		
Amend reference to buffer yard requirements for Road Corridor Buffer Type 2 and Buffer Yard Type B.	4-911(D)(5)		Greens, Parks, Squares, and Plazas
Amend and clarify references to the buffering and screening requirements of Section 5-1403 and 5-1404 and the applicability to the PD-CV district	4-911(F)		Buffering and Screening
Replace reference to lot access requirements of Section 5-900 to Section 1-205(A)	4-913		Access from Major Roads
PD-TREC Planned Development – Transit Related Employment Center	4-1000		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	4-1006(B)(1)		Yards Adjacent to Roads
Clarify that the street tree requirement is applicable to both sides of the street	4-1017		Street Trees

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Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section 1-205(A) and the building and parking setbacks of 5-1403(B)	4-1019		Development Setback and Access from Major Roads
PD-TRC Transit Related Center	4-1100		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	4-1106(E)(1)		Adjacent to roads
Add reference to Section 5-1406 for screening of outdoor storage, collection of refuse, loading areas, and parking from streets and residential districts.	4-1118(A)		Landscaping, Buffering and Screening
Amend references to buffer and screening requirements, road corridor buffers, and parking lot landscaping	4-1118(B)		Landscaping, Buffering and Screening
Clarify that the street tree requirement is applicable to both sides of the street	4-1119		Street Trees
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section 1-205(A) and the building and parking setbacks of 5-1403(B)	4-1121		Development Setbacks and Access from Major Roads
PD-RV Planned Development – Rural Village	4-1200		
Amend the screening requirement for outdoor storage to reference Section 5-1406	4-1212(D)(3)		Outdoor Storage
Revise buffer requirement between Village Workplace Areas and residential areas to refer to the buffer requirements of Section 5-1404(D)	4-1213(B)(4)(I)(i)		Buffering
Revise buffer requirement between Village Workplace Areas and public streets and open space to refer to the buffer requirements of Section 5-1404(D)	4-1213(B)(4)(I)(ii)		Buffering
PD-AAAR Planned Development – Active Adult/ Age Restricted	4-1300		
Amend references to Section 5-900 for setback and access requirements from major roads to now reference the lot access requirements of Section 1-205(A) and the building and parking setbacks of 5-1403(B)	4-1311		Development Setback and Access from Major Roads
PD-MUB Planned Development – Mixed Use Business	4-1350		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	4-1355		Yards, Front
Amend references to buffer and screening requirements, road corridor buffers, and parking lot landscaping	4-1358(B)(3)		Buffering and Screening
Route 28 CO (Corridor Office)	4-2300		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	4-2305		Corridor Setback
Route 28 PD-CM (Planned Development – Corridor Mixed-Use)	4-2400		
Office Center Alternative Method Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B), and replace reference to Section 5-1400 buffering and screening with 5-1403(B)	4-2406		Street Setback / Streetside Standards
Development Standards for Route 28 Corridor Districts	4-2700		
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B)	4-2701(B)(1)		Applicability

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Subject	Section	Amended	
Amend the landscaping requirements for any development using the Alternative Method of development to specifically state that the buffer yard requirements of Section 5-1404 and the parking area landscaping requirements of 5-1407 shall not apply between nonresidential uses in the Route 28 Corridor Plan area, and to state that the Road Corridor Buffer requirements of Section 5-1403 for specifically listed roads shall apply.	4-2702(E)		Landscaping (Alternative Method Only)
Replace the reference to the parking area landscaping requirements from Section 5-1413 to Section 5-1407	4-2708(D)		Parking Arrangement
Replace reference to setback requirements of Section 5-900 with a reference to the Road Corridor Setbacks of 5-1403(B), and replace reference to Section 5-1400 buffering and screening with 5-1403(B)	4-2710		Street Setback

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ZOAM-2017-0005, Adopted 11-21-2019 / Effective 01-01-2020			
ARTICLE 5 ADDITIONAL REGULATIONS AND STANDARDS			
DIVISION A: SUPPLEMENTAL DISTRICT REGULATIONS			
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-601(A)(2)(a)		Bed and Breakfast Homestay
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-601(B)(2)(a)		Bed and Breakfast Inn
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-601(B)(2)(b)		Bed and Breakfast Inn
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-601(C)(2)(a)		Country Inn
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-601(C)(2)(b)		Country Inn
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-601(D)(8)(d)(i)		Rural Retreats and Resorts
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-601(D)(8)(d)(ii)		Rural Retreats and Resorts
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-602(E)(1)		Tenant Dwellings
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-602(E)(2)		Tenant Dwellings
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-603(F)(3)(a)		Farm Markets
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-603(F)(3)(b)		Farm Markets

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Subject	Sections	Amended	
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-603(F)(3)(c)		Farm Markets
Replace reference to the buffer yard requirements of Section 5-1414(A) with Section 5-1404	5-605(D)		Commercial Nurseries
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-606(C)(3)(a)		Kennels in AR, TR, and JLMA Districts
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-606(C)(3)(b)		Kennels in AR, TR, and JLMA Districts
Amend the screening requirement for recycling drop-off centers to follow the requirements of Section 5-1406	5-607(A)(8)		Recycling Drop-off Centers and Material Recovery Facilities
Replace reference to the building and parking setback requirements of Section 5-900 with the building and parking setback requirements of Section 5-1403(B)	5-607(B)(1)		Recycling Drop-off Centers and Material Recovery Facilities
Amend to specify the minimum buffer from agricultural uses and the minimum buffer from residential and institutional uses.	5-611(B)(2)		Hotel/Motel
Replace reference and screening standards of Section 5-653(B) to the parking area landscaping with the landscaping and screening requirements of Section 5-1407	5-614(I)(2)		Small Businesses
Correct terminology "Buffer Yard Type B"	5-615(B)		Farm Machinery Sales and Service
Amend the landscape buffer requirement for utility transmission and distribution substations and accessory storage yards to require a Buffer Yard Type C, and to amend the minimum and maximum percentages applicable to large deciduous, small deciduous, and evergreen trees and shrubs.	5-616(D)		Utility Substations
Delete sentence referencing landscape/buffering provisions of the ordinance may be reduced or waived in accordance with Section 5-1409(G).	5-618(B)(3)(n)		Monopoles
Delete sentence referencing landscape/buffering provisions of the ordinance may be reduced or waived in accordance with Section 5-1409(G).	5-618(C)(3)(o)		Telecommunications Towers
Amend terminology to refer to "Buffer Yard Type C"	5-621(B)(1)		Public Utilities
Amend terminology to refer to "Buffer Yard Type A" and delete sentence referencing Section 5-1407(A) allowing the required buffer yard to surround the water well municipal use.	5-621(B)(2)		Public Utilities
Delete paragraph referencing previous Type 4 Side and Rear Buffer Yard requirement	5-624(B)(8)		Vehicle Wholesale Auction
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-625(D)(1)		Winery Commercial
Replace reference to the parking area and storage Area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407 and storage area screening requirements of 5-1406	5-625(D)(2)		Winery Commercial
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-627(D)(1)		Agriculture Support Uses (Direct Association with Agriculture, Horticulture, or Animal Husbandry)
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-627(D)(2)		Agriculture Support Uses (Direct Association with Agriculture, Horticulture, or Animal Husbandry)
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-628(D)(1)		Farm Based Tourism
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-628(D)(2)		Farm Based Tourism

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Subject	Sections	Amended	
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-628(D)(3)		Farm Based Tourism
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-629(D)(1)		Sawmills
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-629(D)(2)		Sawmills
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-629(D)(3)		Sawmills
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-630(D)(1)		Agriculture Support Use (No Direct Association with Agriculture, Horticulture, Animal Husbandry)
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-630(D)(2)		Agriculture Support Use (No Direct Association with Agriculture, Horticulture, Animal Husbandry)
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-630(D)(3)		Agriculture Support Use (No Direct Association with Agriculture, Horticulture, Animal Husbandry)
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-631(C)(1)		Animal Hospital
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-631(C)(2)		Animal Hospital
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-631(C)(3)		Animal Hospital
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-632(F)(3)		Seasonal Labor Dormitory
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-633(E)(2)		Airport/Landing Strip
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-634(D)(1)		Agricultural Cultural Center
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-634(D)(2)		Agricultural Cultural Center
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-634(D)(3)		Agricultural Cultural Center
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-635(C)(1)		Fairground
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-635(C)(2)		Fairground
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-635(C)(3)		Fairground

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Subject	Sections	Amended	
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-637(D)(1)		Cemetery, Mausoleum, Crematorium
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-637(D)(2)		Cemetery, Mausoleum, Crematorium
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-637(D)(3)		Cemetery, Mausoleum, Crematorium
Amend terminology to refer to "Buffer Yard Type C"	5-638(A)(1)(d)		Public Safety Uses (Fire and/or Rescue Station)
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6) and amend terminology to refer to "Buffer Yard Type C"	5-638(A)(2)(a)		Public Safety Uses (Fire and/or Rescue Station)
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-638(A)(2)(b)		Public Safety Uses (Fire and/or Rescue Station)
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-638(A)(2)(c)		Public Safety Uses (Fire and/or Rescue Station)
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-638(B)(2)(a)		Public Safety Uses (Police Station or Substation)
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-638(B)(2)(b)		Public Safety Uses (Police Station or Substation)
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-638(B)(2)(c)		Public Safety Uses (Police Station or Substation)
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-639(D)(1)		Religious Assembly Uses (Church, Synagogue, Temple, Mosque)
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-639(D)(2)		Religious Assembly Uses (Church, Synagogue, Temple, Mosque)
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-639(D)(3)		Religious Assembly Uses (Church, Synagogue, Temple, Mosque)
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-640(C)(1)		Conference and Training Centers
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-640(C)(2)		Conference and Training Centers
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-640(C)(3)		Conference and Training Centers
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-641(D)		Teahouse Coffeehouse
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-642(B)(1)		Banquet/Event Facility

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Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-642(B)(2)		Banquet/Event Facility
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-642(B)(3)		Banquet/Event Facility
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-643(D)(1)		Restaurant
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-643(D)(2)		Restaurant
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-643(D)(3)		Restaurant
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-644(D)(1)		Educational or Research Facilities Use Related to the Agriculture, Horticulture, and Animal Husbandry Uses in the District
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-644(D)(2)		Educational or Research Facilities Use Related to the Agriculture, Horticulture, and Animal Husbandry Uses in the District
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-644(D)(3)		Educational or Research Facilities Use Related to the Agriculture, Horticulture, and Animal Husbandry Uses in the District
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-645(C)(1)		Camp, Day and Boarding
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-645(C)(2)		Camp, Day and Boarding
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-646(D)(1)		Campgrounds
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-646(D)(2)		Campgrounds
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-648(E)(1)		Golf Course
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-648(E)(2)		Golf Course
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-649(D)(1)		Outdoor Amphitheater
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-649(D)(2)		Outdoor Amphitheater
Replace reference to the landscaping and screening standards of Section 5-653(A) with the requirements of Section 5-1404(A)(6)landscaping and screening	5-650(D)(1)		Antique; Art Gallery or Studio; Craft Shop
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-650(D)(2)		Antique; Art Gallery or Studio; Craft Shop
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-651(D)(1)		Auction House

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Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-651(D)(2)		Auction House
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-651(D)(3)		Auction House
Delete Section	5-653		Landscaping Standards for Specific Uses
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-656(B)(3)(a)		Convent or Monastery
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-656(B)(3)(b)		Convent or Monastery
Replace reference to the landscaping and screening standards of Section 5-653(A) with the landscaping and screening requirements of Section 5-1404(A)(6)	5-657(E)		Stockpiling of Dirt
Amend terminology to refer to “Buffer Yard Type C”, and amend maximum percentages for each plant type	5-659(A)		Drive-through facilities Associated With Banks, Financial Institutions and Pharmacies
Amend terminology to refer to “Buffer Yard Type B” and replace reference to buffer requirements of Section 5-1414(B)(3) with Section 5-1404(D)	5-660(E)(1)		Country Club
Replace reference to the parking area landscaping and screening standards of Section 5-653(B) with the landscaping and screening requirements of Section 5-1407	5-660(E)(2)		Country Club
Replace reference to storage area landscaping and screening standards of Section 5-653(C) with the landscaping and screening requirements of Section 5-1406	5-660(E)(3)		Country Club
Delete and rewrite landscaping requirements applicable to data center uses	5-664(E)		Data Center
Amend buffer and screening requirement to reference requirements of 5-1400 and 5-1403(B)	5-665(A)		Storage, Mini-Warehouse
Replace reference to Section 5-1400 with Section 5-1404(B)	5-666(C)		Schools, Public (Elementary, Middle, or High)
Delete Section, building and parking setbacks for roads are now found in Section 5-1403(B)	5-900		Access and Setbacks From Specific Roads and the W&OD Trail
Replace “Area Forester” with “County Urban Forester”	5-1002(D)(1)		Scenic Creek Valley Buffer Established
Replace reference to 5-900 with 5-1403(B)	5-1204 Note 5		Sign Requirements
Clarify that street trees are required on both sides of the street	5-1303(B)(4)		Canopy Requirements
Delete and rewrite Section	5-1400		Landscaping, Buffer Yards, Screening, and Landscape Plans
ARTICLE 8 DEFINITIONS			
Add definition for “Ornamental Grass”	Article 8		Definitions
Add definition for “Perennial”	Article 8		Definitions
Amend definition of “Shrub”	Article 8		Definitions
Delete definition of “Tree, Canopy”	Article 8		Definitions
Amend definition of “Tree, Evergreen”	Article 8		Definitions
Add definition of “Tree, Large Deciduous”	Article 8		Definitions
Add definition of “Tree, Small Deciduous”	Article 8		Definitions
Delete definition of “Tree, Understory”	Article 8		Definitions

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ZOAM-2017-0001, Adopted 06-02-2020			
ARTICLE 2 NON-SUBURBAN DISTRICT REGULATIONS			
DIVISION A: RURAL DISTRICTS			
A-10 Agriculture	2-300		
Revised “accessory apartment or dwelling unit”	2-302(B)		Permitted Uses
to “accessory dwelling” for internal consistency. Added “(accessory to single family detached dwelling)”			
A-3 Agricultural Residential	2-400		
Revised “accessory apartment or dwelling unit”	2-402(B)		Permitted Uses
to “accessory dwelling” for internal consistency. Added “(accessory to single family detached dwelling)”			
Countryside Residential-1: CR-1	2-500		
Revised “accessory apartment or dwelling unit”	2-503(B)		Permitted Uses
to “accessory dwelling” for internal consistency. Added “(accessory to single family detached dwelling)”			
Countryside Residential-2: CR-2	2-600		
Revised “accessory apartment or dwelling unit”	2-603(B)		Permitted Uses
to “accessory dwelling” for internal consistency. Added “(accessory to single family detached dwelling)”			
Countryside Residential-3: CR-3	2-700		
Revised “accessory apartment or dwelling unit”	2-703(B)		Permitted Uses
to “accessory dwelling” for internal consistency. Added “(accessory to single family detached dwelling)”			
Countryside Residential-4: CR-4	2-800		
Revised “accessory apartment or dwelling unit”	2-803(B)		Permitted Uses
to “accessory dwelling” for internal consistency. Added “(accessory to single family detached dwelling)”			
RC Rural Commercial	2-900		
Revised permitted use to “Accessory dwelling	2-903(DD)		Permitted Uses
(accessory to single family detached dwelling), pursuant to Section 5-613”			
ARTICLE 3 SUBURBAN DISTRICT REGULATIONS			
R-1 Single Family Residential	3-100		
Revised “accessory apartment or dwelling unit”	3-102(A)		Permitted Uses
to “accessory dwelling” for internal consistency. Added “(accessory to single family detached dwelling)”			
R-2 Single Family Residential	3-200		
Revised “accessory apartment or dwelling unit”	3-202(A)		Permitted Uses
to “accessory dwelling” for internal consistency. Added “(accessory to single family detached dwelling)”			

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R-3 Single Family Residential	3-300		
Revised “accessory apartment or dwelling unit” to “accessory dwelling” for internal consistency. Added “(accessory to single family detached dwelling)”	3-302(K)		Permitted Uses
R-4 Single Family Residential	3-400		
Revised “accessory apartment or dwelling unit” to “accessory dwelling” for internal consistency. Added “(accessory to single family detached dwelling)”	3-402(I)		Permitted Uses
R-8 Single Family Residential	3-500		
Revised “accessory apartment or dwelling unit” to “accessory dwelling” for internal consistency. Added “(accessory to single family detached or single family attached dwelling)”	3-503(L)		Permitted Uses
R-16 Single Family Residential	3-600		
Added “Accessory dwelling (accessory to single family attached dwelling), pursuant to Section 5-613”	3-603(N)		Permitted Uses
Added “Accessory dwelling (accessory to Manufactured Housing), pursuant to Section 5-613”	3-604(Z)		Special Exception Uses
ARTICLE 4 SPECIAL & OVERLAY DISTRICTS			
DIVISION A: PLANNED DISTRICT REGULATIONS			
PD-TC Planned Development – Town Center Use Regulations.	4-800		
Added “Accessory dwelling (accessory to single family detached or single family attached dwelling) as a permitted use in the Town Center Core and Town Center Fringe, pursuant to Section 5-613”	Table 4-803		PD-TC Planned Development – Town Center Use Table
PD-CV Planned Development-Countryside Village Uses	4-900		
Deleted “except accessory dwelling units are square feet located in the Village Neighborhood”	Table 4-907		PD-CV Planned Development – Countryside Village Use Table
PD-TRC-Transit Related Center	4-1100		
Added “Accessory dwelling (accessory to single family detached or single family attached dwelling), pursuant to Section 5-613”	4-1104(B)(4)		Permitted Uses
PD-RV Planned Development – Rural Village Development Potential in the Rural Village District	4-1200		
Reformatted for clarity	4-1208(A)(1)(c) 4-1208(A)(1)(d)		Designated Residential Areas
Deleted	4-1208(A)(4)		Designated Residential Areas
Permitted Uses			
Revised “accessory apartment or dwelling unit” to “accessory dwelling” for internal consistency. Added “(accessory to single family detached dwelling)”	4-1209(A)(15)		Village Conservancy and Satellite Conservancy Subdistricts
Revised permitted use to “Accessory dwelling (accessory to single family detached or single family attached dwelling), pursuant to Section 5-613” Revised permitted use to “Accessory dwelling Section 5-613”	4-1209(B)(7)		Village Center – Residential Area

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Revised permitted use to “Accessory dwelling Section 5-613”	4-1209(C)(10)		Village Center – Commercial and Workplace Areas
PD-AAAR Planned Development – Active Adult/Age Restricted	4-1300		
Added “Accessory dwelling (accessory to single family detached or single family attached dwelling), pursuant to Section 5-613	4-1304(N)		Permitted Uses
PD-MUB Planned Development-Mixed Use Business	4-1350		
Use Regulations			
Added “Accessory dwelling (accessory to single family detached or single family attached dwelling) as a permitted use, pursuant to Section 5-613”	Table 4-1353		PD-MUB Planned Development – Mixed Use Business Use Table
ARTICLE 5 ADDITIONAL REGULATIONS			
DIVISION A: SUPPLEMENTAL DISTRICTS			
Additional Regulations for Specific Uses	5-600		
Accessory Dwelling	5-613		
Revised section title from “Accessory Apartments and Dwelling Units” to “Accessory Dwelling,” “accessory units” to “accessory dwellings,” and “standards:” to “regulations.”			
Reduced maximum size requirement for accessory dwellings in the Suburban and Planned Development Districts. Reformatted for clarity.	5-613(A)(1) 5-613(A)(2)		
Deleted	5-613(B)		
Clarified on-site water and sewer requirements for accessory dwellings	5-613(B) (formerly 5-613(C))		
Revised “accessory apartment or dwelling unit” to “accessory dwelling”	5-613(C)		
Revised “accessory unit” to “accessory dwelling”	5-613(D)		
Revised “accessory apartment or accessory dwelling unit” to “accessory dwelling”	5-613(G)		
Regulations for Optional Development Types	5-700		
Rural Hamlet Option	5-702		
Building Area of Hamlet Lots and Conservancy Lots.			
Revised permitted use to “Accessory dwelling (accessory to single family detached dwelling), pursuant to Section 5-613”	5-702(D)(1)(a)(viii)		Permitted Uses
ARTICLE 7 ADMINISTRATION AND REGULATION OF AFFORDABLE DWELLING UNIT DEVELOPMENTS			
Revised one dwelling unit applicability criterion for the Affordable Dwelling Unit (ADU) Program from 50 or more dwelling units to 24 or more dwelling units	7-102(A)		Applicability
Revised 50 or more dwelling units to 24 or more dwelling units to be consistent with Section 7-102(A)	7-102(B)		Applicability
Revised 50 or more dwelling units to 24 or more dwelling units to be consistent with Section 7-102(A)	7-102(C)		Applicability
Added “Exemptions” heading	7-102(D)		Exemptions

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Subject	Sections		Amended
Revised 4+ story, elevator-served multifamily (MF) structure exemption to clarify that it applies to MF structures with a minimum of 4 stories composed entirely of residential uses, excluding parking, and elevators that serve 2 or more dwelling units	7-102(D)(1)		Exemptions
Affordable Dwelling Unit Density Adjustments Added “dwelling” to “single family detached dwelling units” reference and corrected Section 7-108(A)(3) to Section 7-108(B)(3)	7-103(A)(1)		Single Family Detached and Single Family Attached Units
Revised “the effective date of this Ordinance” to “June 16, 1993”	7-103(A)(1)		Multi-Family Units
Revised density increase from 20% to 10 to 20% and ADUs required from 12.5% of unit increase to a percentage of the unit increase equal to the percentage density increase when an exempt project voluntarily provides ADUs	7-103(C)		
Designation of Affordable Units on Plats. Deleted “for-sale” from “All plans or plats for developments containing affordable dwelling for-sale units...”	7-104(A)(1)		
Timing of Construction/Availability of Affordable Dwelling Units Added “Dwelling” to section title. Revised timing of delivery of ADUs to market rate dwelling units so that at issuance of occupancy permits for 75% of market rate units, 75% of ADUs (reduced from 100%) must be provided. Added requirement that at issuance of occupancy permits for 90% of market rate units, 100% of ADUs must be provided. Added requirement to provide information demonstrating conformance with timing of ADU availability.	7-106		
Modifications Reformatted section to improve clarity	7-108(A) 7-108(B)		
Revised “units” to “dwelling units”	7-108(B)(3)		
Revised cash in lieu reference	7-108(B)(3)(a)		
Deleted	7-108(B)(3)(c)		
Deleted	7-108(B)(3)(d)		
Deleted	7-108(C)(1)		
Added criteria for a modification to Section 7-106	7-108(D)(1), (2), (3)		
Revised Section 7-108(A) to 7-108(B) for internal consistency	7-108(E)		
Clarified criteria to address for modifications to Sections 7-103 and 7-106	7-108(F)		
Revised method to determine cash provided in lieu of single family detached units pursuant to Sections 7-108(E) and 7-103(A). Revised Section 7-108(C) to Section 7-108(E) for internal consistency	7-108(G)		

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Subject	Sections	Amended	
Clarified “cash” reference to “cash provided in lieu of single family detached dwelling units.” Revised Section 7-108(C) to Section 7-108(E) for internal consistency	7-108(H)		
Affordable Housing Programs Added “Dwelling” to section title. Revised timing of delivery of ADUs to market rate dwelling units so that at issuance of occupancy permits for 75% of market rate units, 75% of ADUs (reduced from 100%) must be provided. Added requirement that at issuance of occupancy permits for 90% of market rate units, 100% of ADUs must be provided. Added requirements to provide information demonstrating conformance with timing of ADU availability.	7-109(D)(2)		
AFFORDABLE DWELLING UNIT DEVELOPMENT ZONING DISTRICT REGULATIONS R-8 Single Family Residential District Clarified that active recreation space provided for single family attached dwelling units is calculated using market rates units. Added active recreation space requirement for market rate multi-family dwelling units	7-803(E)		Active Recreation Space
R-16 Townhouse/Multi-family District Revised section title from “Active Recreation Open Space” to “Active Recreation Space” for internal consistency. Added active recreation space requirement for market rate multi-family dwelling units.	7-903(E)		Active Recreation Space
ARTICLE 8 ADMINISTRATION AND REGULATION OF AFFORDABLE DWELLING UNIT DEVELOPMENTS			
Revised “Dwelling, Accessory” to include size limitation in Suburban and Planned Development Districts consistent with Section 5-613(A)	Article 8		Definitions

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ZOAM-2021-0001, Adopted 06-09-2021			
ARTICLE 6 DEVELOPMENT PROCESS AND ADMINISTRATION			
DIVISION B: ADMINISTRATION AND ENFORCEMENT OF ORDINANCE AND NOTICE OF PUBLIC HEARINGS			
Administration	6-400		
Refer to fee "exemptions" rather than fee "waivers"	6-402		Fees
Added new subsection (D) to include the SPEX fee for Monopole and Transmission Tower uses in A-3, A-10, AR-1, AR-2, CR-1, CR-2, CR-3 or RC zoning districts to the list of exempted fees	6-402(D)		Fees

ZOAM 2022-0001

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
ZOAM-2022-0001, Adopted 04-13-2022			
ARTICLE 5 ADDITIONAL REGULATIONS AND STANDARDS			
DIVISION A: SUPPLEMENTAL DISTRICT REGULATIONS			
Permitted Accessory Uses and Structures	5-101		
Established new, and clarified and revised existing, regulations to add “Ground-mounted solar facility” and “Ground-mounted solar energy generation facility”.	5-101(A)(16) 5-101(B)(15)		Residential Commercial and Industrial
ARTICLE 8 ELECTRIC GENERATING PLANT AND TRANSMISSION FACILITY			
Revised the existing definition of “Electric Generating Plant and Transmission Facility”.	Article 8		Definitions

ZOAM 2021-0003

Index of Zoning Ordinance Amendments			
Subject	Sections	Amended	
ZOAM-2021-0003, Adopted 05-11-2022 (Effective July 1, 2022)			
ARTICLE 6 DEVELOPMENT PROCESS AND ADMINISTRATION			
DIVISION B: ADMINISTRATION AND ENFORCEMENT OF ORDINANCE AND NOTICE OF PUBLIC HEARINGS			
Administration	6-400		
Add existing fees to be paid upon the filing of each application specified in this Ordinance.	6-402 6-402(C)(1)		Fees
Add new fees for traffic data collection and warrant studies.	Appendix A		Land Development Application Fees

ZOAM 2022-0002

Index of Zoning Ordinance Amendments					
Subject		Sections			Amended
ZOAM-2022-0002, Adopted 12-06-2022					
ARTICLE 4 SPECIAL & OVERLAY DISTRICT					
DIVISION A: PLANNED DISTRICT REGULATIONS					
PD-GI Planned Development - General Industry	4-600				
Amend the Planned Development-General Industry (PD-GI) Zoning District regulations to add “Utility generating plant and transmission facility, ground-mounted solar energy generation facility only” as a permitted use, subject to new “Use Limitations.”					
	4-603		Permitted Uses		
	4-607		Use Limitations		

ZOAM 2021-0002

Index of Zoning Ordinance Amendments		
Subject	Sections	Amended
ZOAM-2021-0002, Adopted 01-17-2023		
ARTICLE 4 SPECIAL & OVERLAY DISTRICT		
DIVISION C: ENVIRONMENTAL IMPACT DISTRICTS		
AIOD - Airport Impact Overlay District		
Amend the AIOD boundaries for Washington Dulles International Airport; notice requirements; effects on previous approvals; to clarify and update text for internal consistency.	4-1400	All sections

Index of Zoning Ordinance Amendments		
Subject	Sections	Amended
ZOAM-2018-0001, Adopted 04-04-2023		
ARTICLE 2 NON-SUBURBAN DISTRICT REGULATIONS		
Add “Short-Term Rental – Commercial Whole-House” as a Permitted use in the following districts:		
<ul style="list-style-type: none"> • AR-1 (Agricultural Rural – 1) (Section 2-100), pursuant to Section 5-670 • AR-2 (Agricultural Rural – 2) (Section 2-200), pursuant to Section 5-670 • A-10 (Agriculture) (Section 2-300), pursuant to Section 5-670 • A-3 (Agricultural Residential) (Section 2-400), pursuant to Section 5-670 • RC (Rural Commercial) (Section 2-900), pursuant to Section 5-670 • JLMA-20 (Joint Land Management Area – 20) (Section 2-1300), pursuant to Section 5-670 • TR-10 (Transitional Residential – 10) (Section 2-1400), pursuant to Section 5-670 • TR-3 (Transitional Residential – 3) (Section 2-1500), pursuant to Section 5-670 		
Add “Short-Term Rental – Commercial Whole-House” as a Minor Special Exception use in the following zoning districts:		
<ul style="list-style-type: none"> • CR-1 (Countryside Residential – 1) (Section 2-500), pursuant to Section 5-670 • CR-2 (Countryside Residential – 2) (Section 2-600), pursuant to Section 5-670 • CR-3 (Countryside Residential – 3) (Section 2-700), pursuant to Section 5-670 • CR-4 (Countryside Residential – 4) (Section 2-800), pursuant to Section 5-670 • JLMA-1 (Joint Land Management Area – 1) (Section 2-1000), pursuant to Section 5-670 • JLMA-2 (Joint Land Management Area – 2) (Section 2-1100), pursuant to Section 5-670 • JLMA-3 (Joint Land Management Area – 3) (Section 2-1200), pursuant to Section 5-670 • TR-2 (Transitional Residential – 2) (Section 2-1600), pursuant to Section 5-670 • TR-1 (Transitional Residential – 1) (Section 2-1700), pursuant to Section 5-670 		
ARTICLE 3 SUBURBAN DISTRICT REGULATIONS		
Add “Short-Term Rental – Commercial Whole-House” as a Minor Special Exception use in the following zoning districts:		
<ul style="list-style-type: none"> • R-1 (Single Family Residential) (Section 3-100), pursuant to Section 5-670 • R-2 (Single Family Residential) (Section 3-200), pursuant to Section 5-670 		
Add “Short-Term Rental – Commercial Whole-House” as a Special Exception use in the following zoning districts:		
<ul style="list-style-type: none"> • R-3 (Single Family Residential) (Section 3-300), pursuant to Section 5-670 • R-4 (Single Family Residential) (Section 3-400), pursuant to Section 5-670 • R-8 (Single Family Residential) (Section 3-500), pursuant to Section 5-670 		
ARTICLE 4 SPECIAL & OVERLAY DISTRICTS		
Add “Short-Term Rental – Commercial Whole-House” as a Permitted use in the following zoning district:		
<ul style="list-style-type: none"> • PD-RV (Planned Development–Rural Village) (Section 4-1200), pursuant to Section 5-670 		
Add “Short-Term Rental – Commercial Whole-House” as a Minor Special Exception use in the following zoning district:		
<ul style="list-style-type: none"> • PD-CV (Planned Development–Countryside Village) (Section 4-900), pursuant to Section 5-670 		
Add “Short-Term Rental – Commercial Whole-House” as a Special Exception use in the following zoning districts:		
<ul style="list-style-type: none"> • PD-TC (Planned Development–Town Center) (Section 4-800), pursuant to Section 5-670 • PD-MUB (Planned Development – Mixed Use Business District) (Section 4-1350) pursuant to Section 5-670 		
ARTICLE 5 ADDITIONAL REGULATIONS AND STANDARDS		

Added language for Residential Accessory. Added accessory residential use: Short-Term Rental Residential Accessory, pursuant to Section 5-669.	5-101(A)	Permitted Accessory Uses and Structures
Added regulations and standards.	5-669	Short-Term Rental – Residential Accessory
Added regulations and standards.	5-670	Short-Term Rental – Commercial Whole-House
ARTICLE 8 SHORT-TERM RENTAL - RESIDENTIAL ACCESSORY AND SHORT-TERM RENTAL - COMMERCIAL WHOLE-HOUSE		
Added definition for Short-Term Rental - Residential Accessory.	Article 8	DEFINITIONS
Added definition for Short-Term Rental - Commercial Whole-House.	Article 8	DEFINITIONS