



Route 28 Corridor Zoning Regulations

Route 28 Corridor Plan Implementation Project

White & Smith, LLC | National Center for Smart Growth | PB PlaceMaking

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**ARTICLE 4
SPECIAL & OVERLAY DISTRICTS**

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Division D: Route 28 Corridor

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Section 4-2200 Generally

Executive Summary

The Route 28 Corridor districts include three Optional Overlay (CO, CB and CI) and one Planned Development (PD-CM) district. The Optional Overlay districts include 2 types of development: Standard Method and Alternative Method. **Standard Method** development includes basic use, building height, setback and floor area ratio (FAR) standards. This type of development is very similar to development in most of the County’s underlying zoning district regulations, including the existing PD-OP, PD-IP, PD-RDP and PD-GI zoning district that comprise most of the land area within the overlay districts. The Standard Method offers higher development potential and contemporary development standards that are not possible under the existing zoning districts. **Alternative Method** development allows higher FAR and lot coverage, along with process streamlining and other regulatory incentives, along with design controls and amenities that do not apply to Standard Method development.

Because these are Optional Overlay districts, the existing zoning districts remain on the map when a property owner proceeds under these regulations. This means that property owners are free to develop under their underlying district regulations without regard to the Optional -Overlay district regulations. This gives property owners in the CO, CB and CI Optional Overlay districts 3 options:

1. Develop under their **existing zoning district** regulations. In this case, the Optional Overlay district regulations do not apply.
2. Develop under the **Optional Overlay** district regulations, using a **Standard Method** of development.
3. Develop under the **Optional Overlay** district regulations, using an **Alternative Method** of development.

The property owner’s choices, and the implications of those choices, are illustrated in Figure 1. Property owners may proceed to site plan approval under their existing zoning, and subject to all of the use, dimensional and

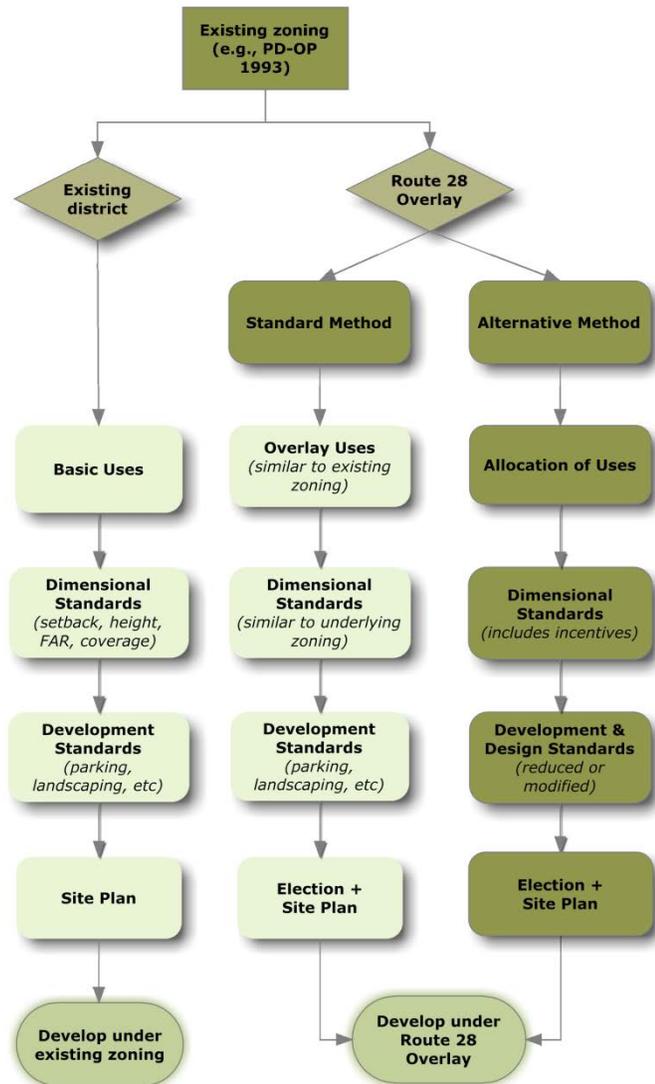


Figure 1 Zoning Options in Route 28 Corridor Overlay Districts

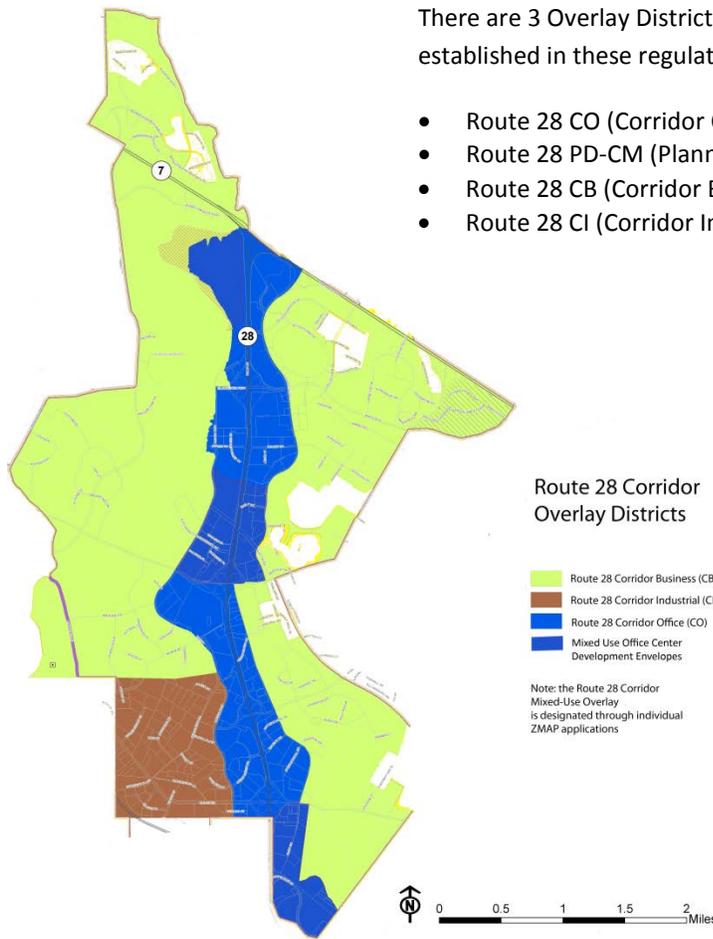
development standards of their existing districts. Or, property owners may elect to develop per the Optional Overlay regulations and file a site plan under the Optional Overlay district using the Standard Method, which triggers standards that are similar to the existing zoning regulations in the districts. Finally, property owners may elect to develop per the Optional Overlay regulations and proceed under the Optional Overlay district using the Alternative Method. This gives the property owner an initial FAR bonus, along with the ability to build significantly more floor area by undertaking incentive items listed in the district regulations.

Most of the property within the Route 28 Corridor Districts is subject to the Route 28 Transportation Improvement District legislation, which generally prohibits the County from eliminating, reducing, or restricting commercial or industrial classifications and related criteria on property for which a special tax is imposed, or making them less permissive. Before proceeding under this Division, the property owner shall file an election to waive the protections of the Route 28 Tax District legislation. Development then proceeds under the Revised 1993 Zoning Ordinance.

There are 3 Overlay Districts and 1 Planned Development district established in these regulations. These include:

- Route 28 CO (Corridor Office Overlay)
- Route 28 PD-CM (Planned Development-Corridor Mixed-Use)
- Route 28 CB (Corridor Business Overlay)
- Route 28 CI (Corridor Industrial Overlay)

The CO, CB and CI districts are mapped by the County. The PD-CM district (generally in areas currently mapped CO) requires a zoning map amendment.



A copy of the zoning map is shown here. Refer to Section 1-300 of this Ordinance for rules relating to the official Zoning Map.

Figure 2 Map of Zoning District Boundaries

4-2201 Districts & Standard / Alternative Methods Established

(A) **Purpose.** This section establishes four (4) districts to implement the Route 28 Corridor Plan (March 15, 2011)(hereinafter the “Route 28 Plan”). These districts are intended to provide planned development and incentive zoning as tools to coordinate new development with the Route 28 Plan’s goals and objectives to:

- (1) Provide premier locations for regional, national, and international businesses with a high-quality image that offer employees vibrant centers of activity and highly-integrated pedestrian and transit-friendly employment developments, and
- (2) Provide development along corridors that are employment-based, with residential development that is subordinate to employment uses, and
- (3) Provide design standards that create a unified development pattern and distinct places or centers of activity, and
- (4) Take advantage of economic assets such as Washington Dulles International Airport, and
- (5) Promote multi-modal connectivity, and
- (6) Encourage sustainable development practices.

(B) **Districts Established.** The following Planned Development and Optional Overlay districts are hereby established for the Route 28 Corridor:

District	Subdistrict
Route 28 CO (Corridor Office) Optional Overlay	<ul style="list-style-type: none"> • Subdistrict 1 (north of Sterling Boulevard) • Subdistrict 2 (South of Sterling Boulevard)
Route 28 PD-CM (Corridor Mixed-Use) Planned Development District	<ul style="list-style-type: none"> • Subdistrict 1 (north and central development envelopes designated in the Route 28 Corridor Plan) • Subdistrict 2 (southern development envelope designated in the Route 28 Corridor Plan)
Route 28 CB (Corridor Business) Optional Overlay	
Route 28 CI (Corridor Industrial) Optional Overlay	

(C) **Optional Overlay Districts.** The CO, CB and CI districts in subsection (B) are established as Optional Overlay districts. This means that they are overlaid on other districts. Within these Optional Overlay districts, property owners have the option to use their property in any manner permitted in the underlying districts, unless property is subject to a site plan approved under Section 4-2900 pursuant to an Optional Overlay district. Therefore, the Optional Overlay districts do not apply unless the property owner elects to become subject to the Optional Overlay district standards and procedures. Accordingly, a property owner with a Route 28 Optional Overlay district has **3 options**:

- (1) Develop under the underlying, existing zoning regulations, or
- (2) Develop under the Optional Overlay district, using a Standard Method of development (see section 4-2202(B)), or
- (3) Develop under the Optional Overlay district, using an Alternative Method of development (see section 4-2202(C)).

- (D) As a Planned Development district, development in the PD-CM district requires legislative approval pursuant to Section 6-1200 of this zoning ordinance.
- (E) This Division D of Article 4, including the zoning district standards and development standards, applies only to development that elects to proceed under a Route 28 Corridor Optional Overlay or Planned Development district. This Division D does not apply to property within a Route 28 Corridor Optional Overlay district that elects to proceed under an existing, underlying zoning district. *(See Section 4-2900 for election procedures.)*

4-2202 Standard and Alternative Methods of Development

- (A) The Optional Overlay and Planned Development zoning districts in this Division include 2 types of development: Standard Method and Alternative Method. Each is subject to different zoning standards, depending on how the property owner elects to proceed.
- (B) **Standard Method** is subject to the base Optional Overlay and Planned Development zoning district standards, and is not subject to the design standards that apply to the Alternative Method. The Standard Method standards apply to all development that elects to proceed under a Route 28 District except for property that:
 - (1) Is subject to a zoning amendment approval that limits development to an Alternative Method (see Section 6-1200), or
 - (2) is subject to a valid, unexpired Site Plan or Special Exception that has been approved to develop pursuant to an Alternative Method.
- (C) An **Alternative Method** is a **style of development** that is tied to **incentives** in the Route 28 Corridor Optional Overlay and Planned Development districts. An Alternative Method development incorporates design standards (such as frontage types regulated in Sections 4-2300 to 4-2500) and amenities (such as parks and civic uses) as described in the district regulations. However, an Alternative Method provides the property owner incentives such as:
 - (1) Election to proceed under a Route 28 Corridor Optional Overlay without a zoning map amendment, and
 - (2) Longer time periods to build out a project without a zoning approval (such as a zoning permit, site plan, or special exception) expiring (see Section 4-2905), and
 - (3) Flexibility, clarity, and predictability in the application of zoning standards such as setbacks, building height, and lot coverage, and
 - (4) Reductions in development standards requirements related to parking and buffering, elimination of the bulk plane standard, and an increase in floor area ratio and lot coverage.
- (D) This Division establishes six (6) Alternative Methods of development. The table below lists the Alternative Methods, and the Optional Overlay and Planned Development districts where they are permitted:

Alternative Method	CO	CB	CI	PD-CM
(1) Office Cluster Alternative Method	■			
(2) Office Center Alternative Method				■
(3) Business Campus Alternative Method	○	■		
(4) Custom Campus Alternative Method	■	■		
(5) Secure Office Campus Alternative Method	○	■		
(6) Flex			■	

■ = permitted with Site Plan approval | ○ = permitted with Special Exception approval
 The PD-CM district is designated through individual Zoning Map Amendment applications

- (E) With the exception of the Campus Alternative Method (see Section 4-2710), the standards that apply to each Alternative Method are established in the regulations for each Optional Overlay and Planned Development district, below.

Section 4-2300 Route 28 CO (Corridor Office)

4-2301 Purpose

The Route 28 Corridor Office district provides for high intensity office and employment development along the Route 28 corridor. The CO district provides for two (2) predominant development types:

- medium to high intensity, pedestrian-oriented **office clusters** that include supportive retail and service uses, and
- custom office and research-and-development campuses that combine these uses with limited manufacturing.

The design standards in this district are designed to form a “wall” of mid- to high density, high quality office buildings along employment-based corridors.

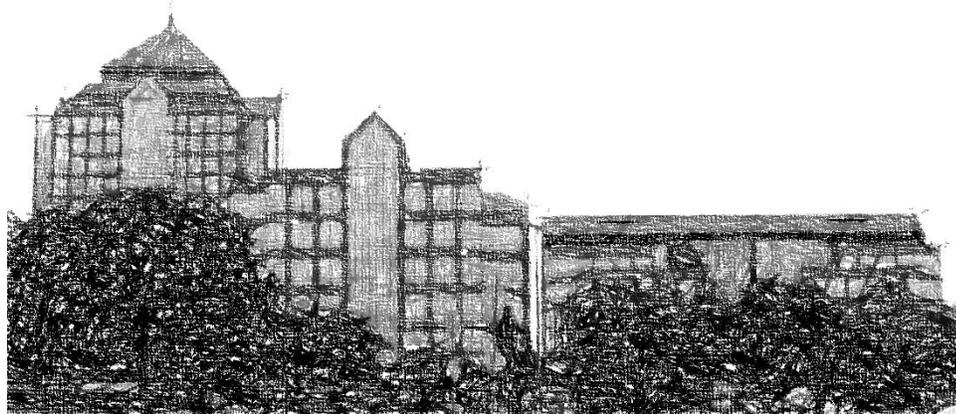


Figure 3 The CO district implements the Route 28 Corridor Plan’s vision of a “wall” of medium to high intensity Class A office development along this important economic development corridor.

4-2302 [RESERVED]

4-2303 Uses

- (A) See Section 4-2800 (Use Table).
- (B) The following Alternative Methods of development are permitted in this District:
 - (1) Office Cluster pursuant to site plan approval (Section 4-2305).
 - (2) Custom Campus pursuant to site plan approval (Section 4-2710).
 - (3) Business Campus or Secure Office Campus pursuant to special exception approval (Section 4-2710).
- (C) **Retail and service.**

- (1) **Retail and service** uses in the CO district shall be permitted only on the ground floor of buildings, except as provided in subsection (2) below.
- (2) Single-story or multi-story **retail** and service uses are permitted in the CO district if subsections (a) and (b) apply:
 - (a) The use shall be integrated within the development, as follows:
 - (i) The use is part of an Office Cluster or Campus Alternative Method and is either visually integrated (subsection (ii) below) or functionally integrated (subsection (iii) below) to the development.
 - (ii) The use is **visually integrated** if:
 1. It is located in a building that is attached as a wing wall, by a breezeway, or similar architectural feature, or is located on the same block or within 75 feet of a multistory building and connected to that building by a sidewalk or pedestrian path which may be integrated with landscaping, and
 2. The use includes building materials and architectural features that are similar to or compatible with adjacent multi-story buildings. At least two (2) of the following features must match those of adjacent multi-story buildings:
 - a. Frontage types (see Section 4-2704), or
 - b. Roofline features such as cornices and eaves, or
 - c. Window styles and proportions, or
 - d. Primary building materials (see Section 4-2705), or
 - e. Spacing of entryways, projections, and other vertical elements of the façade at the ground level.
 3. The buildings that include the retail and service uses are not separated from other buildings by parking areas.
 - (iii) The use is **functionally integrated** if:
 1. It is located within the Interior Zone of an Alternative Method development and occupies no more than 2% of the total development's floor area, or

2. It is located within the Street Zone on the same building line as adjacent buildings, and does not have a floor area exceeding 5,000 square feet.

(b) The building shall provide pedestrian accessibility through sidewalks or pedestrian paths that connect public or private streets or adjacent buildings to the building’s primary entrance.

(D) Hotels and Full-Service Hotels.

- (1) For any Alternative Method, Hotels are not required to be located within mixed-use buildings.
- (2) Hotels shall provide, at a minimum, restaurant, lounge facilities, meeting space, room service and bell service.
- (3) A Full-Service Hotel located in CO Subdistrict 2 (see Section 4-2201(B)) shall not exceed 40% of the overall square footage of an Alternative Method development.
- (4) The minimum floor area ratio for a Full-Service Hotel as part of an Alternative Method development in CO Subdistrict 2, shall be 0.2.

(E) Flex Uses

- (1) See section 4-2710 for the Flex land use allocation in the Campus Alternative Method.
- (2) At least 20% of the gross floor area of a Flex Building (except for a data center) in the CO District shall include offices.

4-2304 Dimensional Standards

The dimensional standards below are divided into those that apply to Standard and Alternative Methods of development.

	Standard Method	Alternative Methods
Lot Requirements		
Size	One (1) acre minimum, excluding major floodplains.	No minimum
Yards		
Adjacent to Roads	<ul style="list-style-type: none"> • Buildings, Outdoor Storage, Refuse Collection, Loading area: 35 feet (<i>minimum</i>) • Parking: 25 feet (<i>minimum</i>) 	See sections 4-2305 and 4-2710
Adjacent to Agricultural & Residential⁽¹⁾	<ul style="list-style-type: none"> • Buildings, Outdoor Storage, Refuse Collection, Loading area: 50 feet (<i>minimum</i>) • Parking: 35 feet (<i>minimum</i>) 	See section 4-2305 and 4-2710
Adjacent to Other Non-	<ul style="list-style-type: none"> • Buildings, Parking, Outdoor Storage, Refuse Collection, 	See sections 4-2305 and 4-2710

	Standard Method	Alternative Methods
Residential Districts	Loading area: 15 feet <i>(minimum)</i>	
Between buildings	<ul style="list-style-type: none"> On adjacent lots: 30 feet <i>(minimum)</i> Interior to the lot: 25 feet <i>(minimum)</i> 	Not applicable
Building Requirements		
Building Height	<ul style="list-style-type: none"> 60 feet (maximum), or 100 feet (maximum) if set back from streets or lot lines that do not constitute boundaries of districts with lower maximum height restrictions, a distance of at least 1 foot for each 1 foot of height that it exceeds the 60 foot limit. 	<p>Minimum Height – (see sections 4-2305 and 4-2710 for additional requirements)</p> <ul style="list-style-type: none"> Corridor Zone: See Section 4-2305 Street Zone: 2 stories (<i>note: additional height is required in portions of a Major Street Zone for the Campus Alternative Method—see Section 4-2710</i>) Interior Zone: not applicable <p>Maximum Height is limited by the applicable FAR (see below)</p>
Floor Area Ratio	0.6 maximum	0.6 minimum to 0.8 maximum subject to Sections 4-2305 and 4-2710. Increases in FAR up to 1.0 are permitted by applying the Incentive Elements (see Section 4-2703).
Lot Coverage		
Lot Coverage (for the lot or development site)	0.6 maximum	<p>In the Street and Interior Zones: 0.8 maximum, up to 1.0 maximum by applying the Incentive Elements (see Section 4-2703). Lot coverage requirements do not apply to the Corridor Zone.</p> <p><i>If an Incentive Element is used, lot coverage shall be calculated by treating the entire development site as the “lot.”</i></p>

(1) Includes Agricultural and Residential Districts, and land bays allowing residential uses.

4-2305 Office Cluster Alternative Method

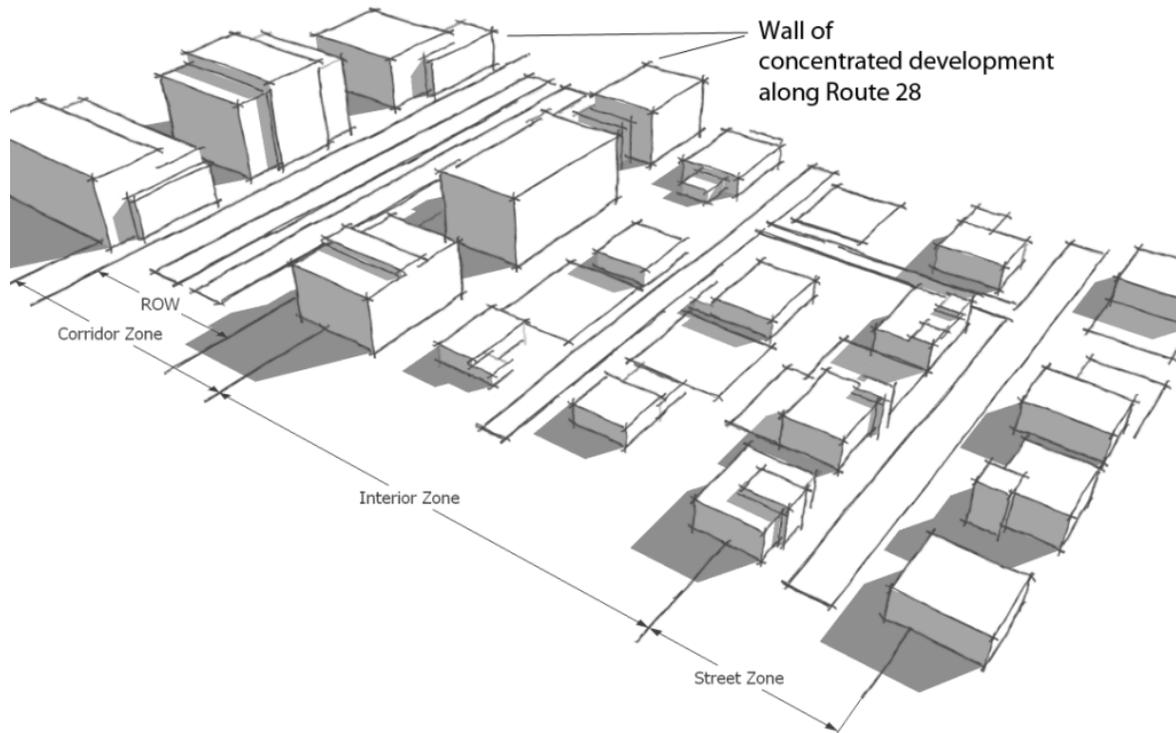


Figure 4 Office Cluster illustration

Description:

An office development that is configured around a street grid, with high quality office development concentrated along Route 28. An Office Cluster is divided into 3 subareas:

1. The **Corridor Zone**, located within 100 feet of the existing or planned right-of-way of Route 28.
2. The **Street Zone**, including all areas outside of the Corridor Zone located within 50 feet of any other public street other than Route 28.
3. The **Interior Zone**, including all areas outside of the Corridor Zone or Street Zone.

Mix of Uses: The site plan shall designate uses that comply with the following land use mix ratios	Minimum Building Square Feet Required	Maximum Building Square Feet Permitted
Office/Research & Development	60%	100%
Retail & Services	0%	10%
Flex	0%	10%

* Retail and services do not include showrooms that are accessory to flex buildings and located entirely within the flex building.

Lot & Building Placement Standards: 1. **Frontage Buildout (minimum).**

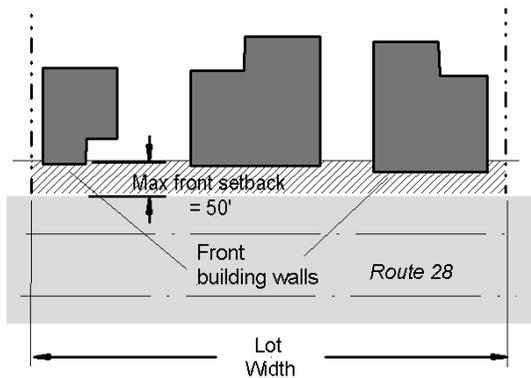


Figure 5 Corridor Setback

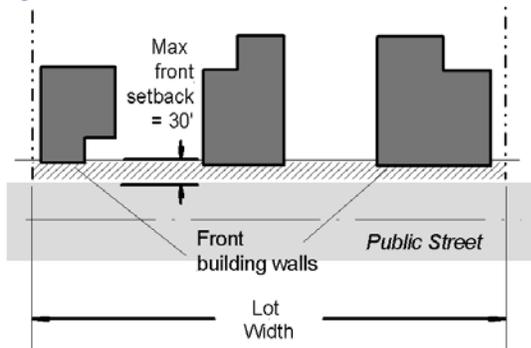


Figure 6 Street Setback

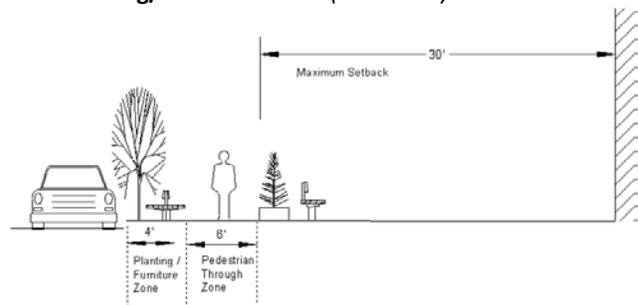
Building walls shall occupy at least **60%** of the lot width at the maximum **Corridor** Setback lines. **Front** building walls shall occupy at least **50%** of the lot width at the maximum **Street** Setback lines.

2. **Corridor Setback.**

50 feet (maximum) from the planned right-of-way. This setback supersedes Section 5-900, but is subject to Section 5-1400, Buffer and Screening. No Pedestrian Through Zone or Planting/Furniture Zone is required.

3. **Street Setback.**

- **Setback (minimum):** 0 feet
- **Setback (maximum):** 30 feet
- **Pedestrian Through Zone (minimum):** 6 feet
- **Planting/Furniture Zone (minimum):** 4 feet



Building Standards: 4. **Height.**

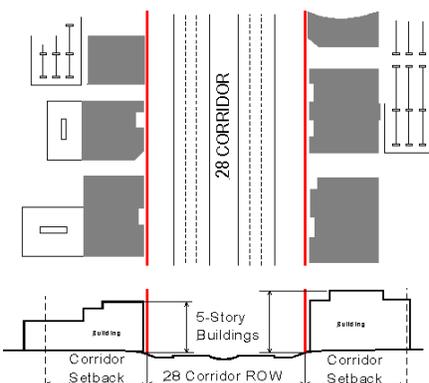


Figure 7 Height disposition

- Minimum and maximum height limits are established by Section 4-2304.
- At least 50% of the **Corridor Zone** setback shall be occupied by office buildings that are at least 5 stories or 60 feet in height.
- At least 50% of the **Street Zone** setback shall be occupied by buildings that are at least 4 stories or 48 feet in height.

5. **Orientation.**

- In the **Corridor Zone**, the front building wall may face in any direction unless the building also falls within the Street Zone. However, the building wall facing a corridor shall include the required materials.
- In the **Street Zone**, front building walls shall face streets or adjacent Plazas, Squares, or Greenways (see classification system in Section 4-2706).

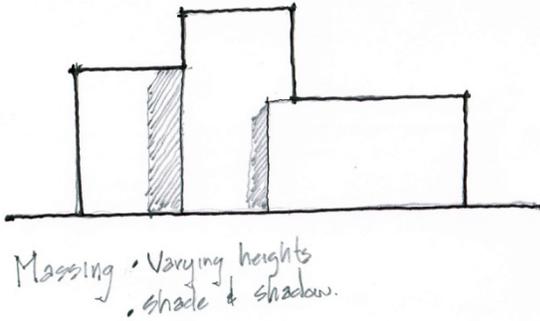


Figure 8 Massing schematic

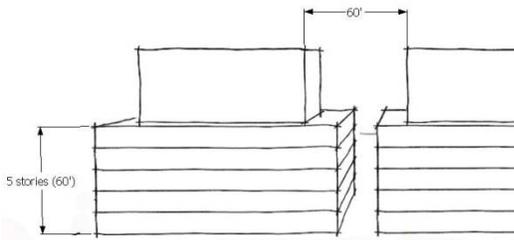


Figure 9 Step-back illustration

6. **Frontage Types.** Buildings within the Frontage Buildout of the **Street Zone** shall use the Frontage Types listed in Section 4-2704. Frontage Types are not required in the **Corridor Zone**.

7. **Massing / Façade.** Buildings greater than 12 stories shall include façade articulation with design details and features such as building step-backs, to reduce visual massing and mitigate impacts to adjacent properties. In the **Street Zone**, building planes above the fifth story or 60 feet above average finished grade shall be separated by at least 60 feet.

8. **Materials.** Building walls on all sides shall comply with Section 4-2705.

4-2306 Campus Alternative Method

See Section 4-2710.

4-2307 [RESERVED]

4-2308 Public & Civic Uses / Parks & Open Spaces

(A) Public and Civic Uses are not required. However, if Public and Civic Uses are provided, their percent **floor area** relative to the total development floor area shall be credited toward the percent required for Parks and Open Spaces in subsection (B), below.

⇒ See Section 4-2706 for a description of Public and Civic Uses.

(B) Parks and Open Spaces, in combination with Public and Civic Uses, shall occupy at least 15% of the **land area** of a development site.

(C) The Zoning Administrator may waive up to one-third of the required Parks and Open Spaces and Public and Civic Uses during the Site Plan review process, if contributions in the form of cash-in-lieu are provided toward those uses off-site and within the Route 28 Corridor. This subsection applies only if the County adopts a Public/Civic Facilities Plan that includes Parks and Open Spaces and Public and Civic Uses.

⇒ See Section 4-2706 for a description of Parks and Open Spaces.

Section 4-2400 Route 28 PD-CM (Planned Development - Corridor Mixed-Use)

4-2401 Purpose.

The Route 28 Planned Development - Corridor Mixed-Use Office district provides for live-work centers that include a variety of employment, shopping and residential uses arranged in an intense, compact development pattern. The PD-CM district is a Planned Development district.



Figure 10 The PD-CM District implements the Route 28 Corridor Plan's vision of mixed-use, intense office centers along Route 28

4-2402 Size and Location

- (A) **Size.** A PD-CM district shall include at least 50 acres but no more than 90 acres.
- (B) **Location.** The PD-CM district shall be located where consistent with the Revised General Plan.
- (C) **Additions.** A property owner may file a zoning map amendment to increase the size of an adjacent, existing PD-CM district. The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district up to a maximum of 90 acres if it finds that they are:
 - (1) Contiguous to an existing PD-CM district, and
 - (2) Compatible with the existing PD-CM district, and
 - (3) Consistent with the Revised General Plan policies for the area, and
 - (4) Integrated with the existing PD-CM district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.

4-2403 Rezoning and Development Process Requirements

- (A) **CDP with Rezoning Applications.** Rezoning to and subsequent development under the PD-CM district is permitted only in accordance with a Concept Development Plan (CDP) processed as provided in Section 6-1200 of this Ordinance and in accordance with Section 4-2904.
- (B) **Site Plan.** After the CDP and zoning map amendment are approved, the property owner may submit a site plan for the entire development or each phase of development in accordance with Section 4-2903.

4-2404 Uses

- (A) See Section 4-2800 (Use Table).
- (B) This district permits the Office Center Alternative Method (See Section 4-2406).
- (C) Residential uses are not permitted in the PD-CM district unless authorized by a Concept Development Plan approved under the Alternative Method of development set forth in Section 4-2406.
- (D) For the Standard Method of development, retail and service uses are permitted if they comply with Section 4-2303(C)(2)(functional and visual integration)..

4-2405 Dimensional Standards

The dimensional standards below are divided into those that apply to Standard Method and those that apply to Alternative Methods.

	Standard Method	Alternative Method
Lot Requirements		
Size	One (1) acre minimum, excluding major floodplains.	No minimum
Yards		
Adjacent to Roads	<ul style="list-style-type: none"> • Buildings, Outdoor Storage, Refuse Collection, Loading area: 35 feet (<i>minimum</i>) • Parking: 25 feet (<i>minimum</i>) 	See section 4-2406
Adjacent to Agricultural & Residential⁽¹⁾	<ul style="list-style-type: none"> • Buildings, Outdoor Storage, Refuse Collection, Loading area: 50 feet (<i>minimum</i>) • Parking: 35 feet (<i>minimum</i>) 	See section 4-2406
Adjacent to Other Non-Residential Districts	<ul style="list-style-type: none"> • Buildings, Parking, Outdoor Storage, Refuse Collection, Loading area: 15 feet (<i>minimum</i>) 	See section 4-2406
Between buildings	<ul style="list-style-type: none"> • On adjacent lots: 30 feet (<i>minimum</i>) 	Not applicable

	Standard Method	Alternative Method
	<ul style="list-style-type: none"> Interior to the lot: 25 feet (<i>minimum</i>) 	
Building Requirements		
Building Height	<ul style="list-style-type: none"> 60 feet (<i>maximum</i>), or 100 feet (<i>maximum</i>) if set back from streets or lot lines that do not constitute boundaries of districts with lower maximum height restrictions, a distance of at least 1 foot for each 2 feet of height that it exceeds the 60 foot limit. 	<p>Average Minimum Height. Buildings along “A” Streets shall have an average height of at least 7 stories (See Section 4-2406 for additional requirements).</p> <p>Maximum Height is limited by the applicable FAR (see below)</p>
Floor Area Ratio	0.6 maximum	<p>See Subsection 4-2201(B)</p> <ul style="list-style-type: none"> Subdistrict 1: Maximum 1.0 subject to Section 4-2406. Increases in FAR up to 1.5 are permitted by applying the Incentive Elements in Section 4-2703. An application that applies the Unmet Housing Needs incentive may exceed 1.5 FAR, for a maximum FAR of up to 1.7. Subdistrict 2: Maximum 1.5 subject to Section 4-2406. Increases in FAR up to 2.0 are permitted by applying the Incentive Elements in Section 4-2703. An application that applies the Unmet Housing Needs incentive may exceed 2.0 FAR, for a maximum FAR of up to 2.2.
Lot Coverage		
Lot Coverage <i>(for the lot or development site)</i>	0.6 maximum	<ul style="list-style-type: none"> “A” Streets: 0.8 maximum, up to 1.0 maximum by applying the Incentive Elements (see Section 4-2703). “B” Streets: 0.4 minimum. <p><i>If an Incentive Element is used, lot coverage is calculated by treating all lots or development sites abutting “A” and “B” streets as an individual lot “lot,” as designated on the Concept Development Plan.</i></p>

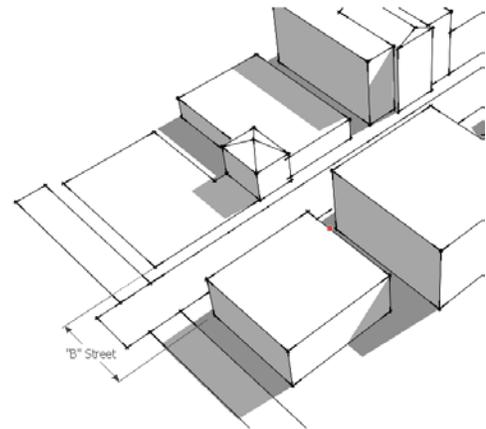
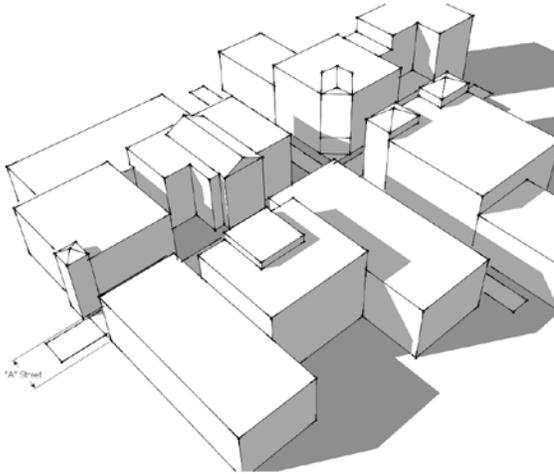
⁽¹⁾ Includes Agricultural and Residential Districts, and land bays allowing residential uses.

4-2406 Office Center Alternative Method

Description:

A mixed-use, primarily office or employment-based development, that is configured around a street grid. This type of development has a mix of non-residential and residential uses. The Center’s design is urban and pedestrian-oriented. An Office Center shall include at least 50 and no more than 90 Buildable Acres. To implement the County’s design objectives while providing market flexibility, a CDP for an Office Center shall designate “A” Streets and “B” Streets, as follows:

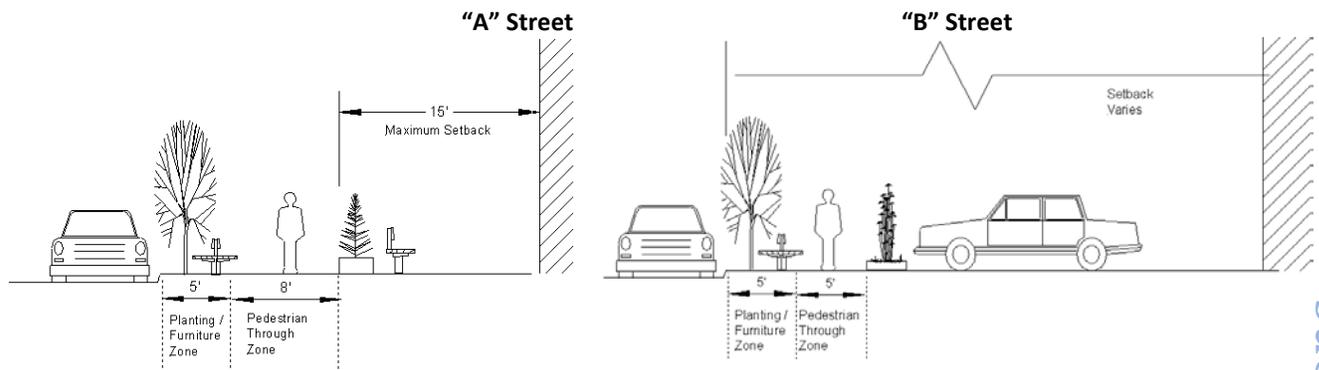
1. An **"A" Street** is a street with frontage that is restricted to building types and uses that promote pedestrian activity, and which benefit from pedestrian and/or transit access. A street shall be deemed to be classified an “A” Street unless otherwise designated on the CDP.
2. A **"B" Street** is a street that permits front-loaded surface parking, retail and service uses, and single-story buildings. A “B” designation may be considered an interim designation as part of a phased development plan. The aggregate length of the “B” Streets on an application shall not exceed 50 linear feet per Buildable Acre subject to the application, and shall not exceed thirty-five percent (35%) of the total length of all streets within the proposed development.



Mix of Uses: <i>The concept development plan shall designate uses that comply with the following land use mix ratios -</i>	Minimum Square Feet Required	Maximum Square Feet Permitted
Office/Research & Development	55%	70%
Retail & Services	10%	20% <i>Full-Service Hotels are not counted toward this limit</i>
High Density Residential <i>(this requirement is exempt from Section 1-207)</i>	15%	25%
Public and Civic <i>(see Sections 4-2407 and 4-2706 for public and civic space standards)</i>	5%	No maximum

Building Standards:

1. **Orientation.** Buildings and their principal entrances shall face streets or adjacent Plazas, Squares, or Greenways (see classification system in Section 4-2706).
2. **Street Setback / Streetside Standards.**
 - a. Minimum and maximum setbacks for “A” and “B” Streets are as set out in the table below.
 - b. Within a Corridor Zone, the maximum setback is 50 feet from the existing or planned right-of-way. This setback supersedes Section 5-900, but is subject to Section 5-1400, Buffer and Screening. No Pedestrian Through Zone or Planting/Furniture Zone is required.

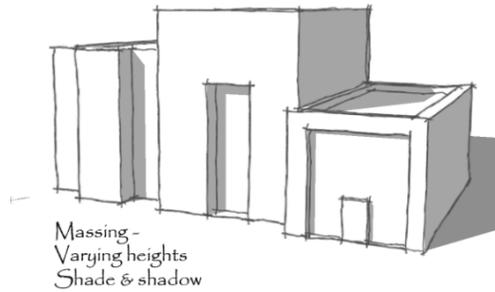


Setback:			
Minimum (feet)		0 feet	0 feet
Maximum (feet)		15 feet	Not applicable
Streetside:			
Pedestrian Through Zone <i>(minimum-feet)</i>		8 feet	5 feet
Planting/Furniture Zone <i>(minimum-feet)</i>		5 feet	5 feet

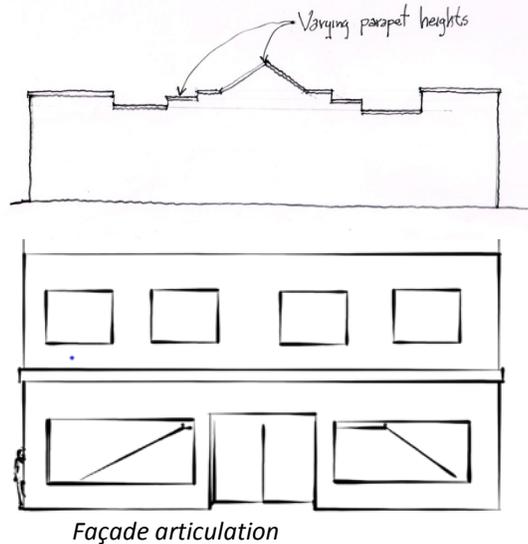
3. **Frontage Buildout (minimum).** Along “A” Streets, building walls shall occupy at least 75% of the lot width at the maximum Street Setback lines. This standard does not apply to “B” Streets.
4. **Height.** Single-story retail or service buildings conflict with the compact, pedestrian-oriented nature of an Office Center. They are permitted only on “B” Streets, and shall not exceed 3,000 square feet in gross floor area. No more than two single-story retail or service buildings shall be located on any single block.
5. **Frontage Types.**
 - **Office/Research & Development Buildings** may use any of the Frontage Types listed in Section [4-2704](#).
 - **Retail and Service** uses may use the Shopfront, Arcade, or Courtyard frontage types.
 - Frontage Types are not required for **Residential, Civic or Public** uses.

6. Massing / Façade. For Retail and Service Uses or mixed-use buildings:

- Buildings greater than 12 stories shall be designed to include upper story façade articulation with design details and features such as building step-backs and varying parapet heights, to reduce visual massing and mitigate impacts to adjacent properties.
- Building facades facing a street that are longer than fifty feet (50') shall change visibly in height, wall plane projection or setback (minimum of 12 inch setback), materials, or color a maximum of every forty feet (40') along the axis facing the street.
- At least one ground level entryway is required along every 80 feet of building frontage along an "A" Street.
- The ground floor shall include between 65 to 90% glazing and entryways.
- A ground floor story shall include a minimum 12 foot clear height for retail and service uses and 10 foot clear height for residential and office/research and development uses. In order to ensure that a useable amount of floor area is included under the clear height, this height shall be maintained for minimum depth of 20 feet from the front façade.



Massing of tall buildings



7. Materials. Building walls on all sides shall comply with Section 4-2705.

8. Uses Internal to Buildings.

- Retail and service uses are permitted on the ground floor of multiple story buildings. Residential and office/research and development uses are permitted on the upper floors. Retail and service uses are permitted on upper floors for up to 15% of the total retail and service space designated on the site plan.
- Office/research and development uses are permitted as stand-alone buildings or on the first floor or upper floors of vertical mixed-use buildings.
- Residential uses – see paragraph 9, below.

10. Drive-Through. Drive-through uses are permitted if they are incorporated in a Mixed-Use Building. Drive-through access shall be located only on a designated "B" Street, or in a mid-block location on an "A" Street.

11. Phasing. An application for a zoning map amendment shall include a phasing plan in accordance with the requirements below or alternative phasing provisions to be approved by the Board of Supervisors:

- No more than 40,000 square feet of residential use, or 40 units, whichever provides the greater number of units, may be issued occupancy permits in the initial phases until occupancy permits have been issued for at least 120,000 square feet or 12% of the total proposed

9. Residential Uses

- Residential dwelling units in an Office Center shall be Attached Multi-Family Dwellings.
 - Dwelling units are permitted on the upper floors of Vertical Mixed-Use Buildings, or on the ground floor of Horizontal Mixed-Use Buildings where non-residential uses occupy at least 50% of the floor space.
 - Stand-alone residential buildings are permitted if they are located within 80 feet of a non-residential building, and are connected by a continuous system of sidewalks or pedestrian walkways to, a building occupied with 100% non-residential uses.
- (whichever is greater) of total office/research and development space and at least 30,000 square feet or 12% of the total proposed (whichever is less) of retail and service space.
- Each subsequent phase shall include at least 4,500 square feet of office/research and development space and at least 1,125 square feet of retail and service space, until the office/research and development and retail and service components are built out.
 - In each phase, at least 50% of floor area in the entire development shall be in office/research and development use.

4-2407 Public & Civic Uses

- (A) At least 5% of a proposed development’s **square footage** shall be developed as Public and Civic uses.
 - (B) At least 2% of the required amount of Public and Civic floor area shall be provided on-site.
 - (C) The Zoning Administrator may waive up to **60%** of the required Public and Civic Uses if contributions in the form of cash-in-lieu are provided toward those uses off-site and within the Route 28 Corridor. This subsection applies only if the County adopts a Public/Civic Facilities Plan that includes Public and Civic Uses. These contributions –
 - (1) Are subject to any adopted Public/Civic Facilities Plan, and
 - (2) Are in addition to the anticipated Capital Facilities contributions associated with the Mixed-Use Office Center.
- ⇒ See Section 4-2706 for a description of Public and Civic Uses.

4-2408 Parks & Open Spaces

- (A) Parks and Open Spaces shall occupy at least 10% of the land area of a **development site**.
- (B) At least 50% of the Parks and Open Spaces shall be provided on-site.
- (C) Up to **50%** of required Parks and Open Spaces are waived if contributions in the form of cash-in-lieu are provided toward those uses off-site and within the Route 28 Corridor. This subsection applies only if the County adopts a Public/Civic Facilities Plan that includes Parks and Open Spaces. These contributions –
 - (1) Are subject to any adopted Public/Civic Facilities Plan, and
 - (2) Are in addition to the anticipated Capital Facilities contributions associated with the Mixed-Use Office Center.

⇒ See Section 4-2706 for a description of Parks and Open Spaces.

4-2409 Roadway Standards

- (A) **Purpose.** This subsection establishes trip generation estimates for traffic impact analyses for PD-CM developments in order to –
- (1) Reflect trip reductions that result from mixed uses and access to alternative travel modes, and
 - (2) Offset the additional development costs that result from implementing the high quality design standards required for Alternative Methods in the PD-CM zoning district.
- (B) **Applicability.** This section applies to any Alternative Method located within a PD-CM zoning district. It does not apply to any development other than an Alternative Method, or an Alternative Method established without rezoning to the PD-CM district.
- (C) **Trip Generation.** Applicants may reduce trip generation by the following factors:

	Factor	Description	% Trips Reduced
1	Land Use Mix	15-19% Residential (based on square footage)	5%
2		20-25% Residential (based on square footage)	7.5%
3	Unmet Housing Needs Dwelling Units	For projects subject to Row 2 above, at least 12% of all dwelling units address unmet housing needs	15%
4	Transit Access	At least 25% of the development includes Office or Residential uses ¼ mile of existing or planned transit (bus stops or rail stations).	25%
5	Combination of Transit & Housing	Rows 3 and 4 apply	35%

4-2410 Unmet Housing Needs

- (A) **Purpose.** This section implements the Housing policies of the Route 28 Corridor Plan.
- (B) **Applicability.** This section applies only to the Alternative Method of development.
- (C) **Definitions.** The following definitions apply to this section:
- (1) **Unmet Housing Needs Unit.** A dwelling unit that is affordable for purchase or rent at one of the Unmet Housing Needs categories listed below, based on the area median income for the Washington Primary Metropolitan Statistical Area (PMSA).
 - (2) **Income Tiers.** The income category of Unmet Housing Needs Units, as set out below:

Income Tier	% of Total Units	% of Total Units (Rental Only Projects)
0 up to 30%	2	2
Above 30% up to 60%	5	10
Above 60 up to 80%	3 (For Sale Only)	-
Above 80 -100%	2 (For Sale Only)	-

(D) Required Unmet Housing Needs Units.

- (1)** All proposals for an Office Center Alternative Method shall provide at least 12% of the proposal’s total dwelling units on-site to address unmet housing needs. If the percentage calculation results in a fraction, the figure shall be rounded up to the next whole number. The income categories shall be distributed in accordance with the definition of Income Tiers, above.
- (2)** The Board of Supervisors may adjust the percentages within the income categories at the time of rezoning when a higher proportion of units in the lowest income tier and/or a higher portion of accessible units are provided. A covenant securing affordability, in accordance with County housing policies shall be attached to each unit that addresses unmet housing needs.

Section 4-2500 Route 28 CB (Corridor Business)

4-2501 Purpose.

The Route 28 Corridor Business district provides for low to mid-density Office and Flex Uses, with limited retail or service uses that support the office and flex uses.

4-2502 [RESERVED]

4-2503 Uses

- (A) See Section 4-2800 (Use Table).
- (B) This section permits the Campus Alternative Method of development (See Section [4-2710](#)).
- (C) Flex and Data Center Uses
 - (1) In a Campus Alternative Method, up to 100% of the Office/Research and Development allocation may be devoted to flex and data center uses.
 - (2) At least 20% of the gross floor area of a Flex Building (except for a data center) in the CB District shall include office/research and development.

4-2504 Dimensional Standards

- (A) The dimensional standards below are divided into those that apply to Standard Method and those that apply to Alternative Methods.

	Standard Method	Alternative Method
Lot Requirements		
Size	One (1) acre minimum, excluding major floodplains.	No minimum
Yards		
Adjacent to Roads	<ul style="list-style-type: none"> Buildings, Outdoor Storage, Refuse Collection, Loading area: 35 feet (<i>minimum</i>) Parking: 25 feet (<i>minimum</i>) 	See section 4-2710
Adjacent to Agricultural & Residential⁽¹⁾	<ul style="list-style-type: none"> Buildings, Outdoor Storage, Refuse Collection, Loading area: 50 feet (<i>minimum</i>) Parking: 35 feet (<i>minimum</i>) 	See section 4-2710
Adjacent to Non-Other Residential Districts	<ul style="list-style-type: none"> Buildings, Parking, Outdoor Storage, Refuse Collection, Loading area: 15 feet (<i>minimum</i>) 	See section 4-2710
Between buildings	<ul style="list-style-type: none"> On adjacent lots: 30 feet (<i>minimum</i>) Interior to the lot: 25 feet (<i>minimum</i>) 	Not applicable
Building Requirements		
Building Height	<ul style="list-style-type: none"> 60 feet (<i>maximum</i>), or 100 feet (<i>maximum</i>) if set back from streets or lot lines that do not constitute boundaries of districts with lower maximum height restrictions, a distance of at least 1 foot for each 1 foot of height that it exceeds the 60 foot limit. 	<p>Average Minimum Height – All buildings within the proposed development shall have an average height of at least 2 stories. Buildings that are adjacent to a Major Street Zone shall have an average height of at least 4 stories (<i>see section 4-2710</i>).⁽²⁾</p> <p>Maximum Height is limited by the applicable FAR (see below)</p>
Floor Area Ratio	0.6 maximum	Minimum 0.4 to maximum 0.6 subject to Section 4-2505. The minimum FAR does not apply to Flex Development. Increases in FAR up to 1.0 are permitted by applying the Incentive Elements in Section 4-2703.

	Standard Method	Alternative Method
Lot Coverage		
Lot Coverage <i>(for the lot or development site)</i>	0.6 maximum	In the Street and Interior Zones (see Section 4-2710): Maximum 0.8, up to 1.0 by applying the Incentive Elements (see Section 4-2703). Lot coverage requirements do not apply to the Corridor Zone. <i>If an Incentive Element is used, lot coverage is calculated by treating the entire development site as the "lot."</i>

- (1) Includes Agricultural and Residential Districts, and land bays allowing residential uses.
- (2) "Major Roadways" include George Washington Boulevard, Russell Branch Parkway, Waxpool/Church Road (Route 625), Loudoun County Parkway, Moran Road, Sterling Boulevard, Route 7, and Route 606 east of Route 28. For purposes of this subsection, "adjacent" means abutting or within 75 feet of the street right-of-way.

4-2505 Site Standards

- (A) The outdoor storage of materials and equipment is prohibited in the CB district.

4-2506 Public & Civic Uses / Parks & Open Spaces

- (A) Public and Civic Uses are not required. However, if Public and Civic Uses are provided, their percent floor area relative to the total development floor area shall be credited toward the percent required for Parks and Open Spaces in subsection (B), below.
- See Section 4-2706 for a description of Public and Civic Uses.
- (B) Parks and Open Spaces, in combination with Public and Civic Uses, shall occupy at least 15% of the **land area** of a development site.
- (C) The Zoning Administrator may waive up to one-third of the required Parks and Open Spaces and Public and Civic Uses during the site plan review process, if contributions in the form of cash-in-lieu are provided toward those uses off-site and within the Route 28 Corridor. This subsection applies only if the County adopts a Public/Civic Facilities Plan that includes Public and Civic Uses and Parks and Open Spaces. This subsection applies only if the County adopts a Public/Civic Facilities Plan that includes Parks and Open Spaces and Public and Civic Uses.
- ⇒ See Section 4-2706 for a description of Public & Civic Uses / Parks & Open Spaces.

Section 4-2600 Route 28 CI (Corridor Industrial)

4-2601 Purpose.

The Route 28 Corridor Industrial district provides for industrial, warehousing, distribution, and manufacturing activities that take advantage of access to Washington Dulles International Airport.

4-2602 [RESERVED]

4-2603 Uses

- (A) See Section 4-2800 (Use Table).
- (B) A Flex use is considered an Alternative Method of development in the CI district if it conforms to the requirements for a Campus (see Section 4-2710), except as follows:
 - (1) The entire development may consist of Industrial, Manufacturing and Flex uses. Up to 10% of floor area may consist of supportive Retail and Service Uses.
 - (2) The building orientation, minimum setback, massing/façade, and open space network standards apply. The minimum height, maximum street setback, minimum frontage buildout, frontage type and building materials standards do not apply (see Section 4-2710).

4-2604 Dimensional Standards

The dimensional standards below are divided into those that apply to the Standard Method and those that apply to the Alternative Method.

	Standard Method	Alternative Method
Lot Requirements		
Size	One (1) acre minimum, excluding major floodplains.	No minimum
Yards		
Adjacent to Roads	<ul style="list-style-type: none"> Buildings, Outdoor Storage, Refuse Collection, Loading area: 35 feet (<i>minimum</i>) Parking: 25 feet (<i>minimum</i>) 	See section 4-2603
Adjacent to Agricultural & Residential⁽¹⁾	<ul style="list-style-type: none"> Buildings, Outdoor Storage, Refuse Collection, Loading area: 75 feet (<i>minimum</i>) Parking: 35 feet (<i>minimum</i>) 	See section 4-2603
Adjacent to Other Non-Residential Districts	<ul style="list-style-type: none"> Buildings, Parking, Outdoor Storage, Refuse Collection, Loading area: 15 feet (<i>minimum</i>) 	See section 4-2603
Between buildings	<ul style="list-style-type: none"> On adjacent lots: 30 feet (<i>minimum</i>) Interior to the lot: 25 feet (<i>minimum</i>) 	Not applicable
Building Requirements		
Building Height <i>(subject to FAA standards)</i>	<ul style="list-style-type: none"> 60 (<i>maximum</i>) feet, or 100 feet (<i>maximum</i>) if set back from streets or lot lines that do not constitute boundaries of districts with lower maximum height restrictions, a distance of at least 1 foot for each 1 foot of height that it exceeds the 45 foot limit. 	<p>Maximum Height is limited by the applicable FAR (see below), and may be subject to FAR standards.</p> <p>Minimum height standards do not apply.</p>
Floor Area Ratio	0.4 maximum	0.6 maximum
Lot Coverage		
Lot Coverage <i>(for the lot or development site)</i>	0.6 maximum	<p>In the Street and Interior Zones (see Section 4-2710): Maximum 0.8, up to 1.0 by applying the Incentive Elements (see Section 4-2703). Lot coverage requirements do not apply to the Corridor Zone.</p> <p><i>If an Incentive Element is used, lot coverage is calculated by treating the entire development site as the "lot."</i></p>

⁽¹⁾ Includes Agricultural and Residential Districts, and land bays allowing residential uses.

4-2605 Open Space

- (A) Open Spaces shall occupy at least **10%** of a proposed development's land area.
 - (B) Up to 50% of required Open Space is waived if contributions in the form of cash-in-lieu are provided toward those uses off-site and within the Route 28 Corridor. This subsection applies only if the County adopts a Public/Civic Facilities Plan that includes Open Spaces.
- ⇒ See Section 4-2706 for a description of Open Spaces.

Section 4-2700 Development Standards for Route 28 Corridor Districts

4-2701 Applicability

- (A) These development standards apply to any property that elects to proceed under a Route 28 Corridor Planned Development or Optional Overlay district. *(See Sections 4-2201(D) and 4-2201(E) for applicability and Section 4-2900 for “election to waive” procedures.)*
- (B) If an application is filed under this Division D: Route 28 Corridor:
 - (1) Unless otherwise provided in this Division D, the use, building setback, height, parking, landscaping, and other standards of this Ordinance apply to any Standard or Alternative Method of development (including, without limitation, Section 5-900), and
 - (2) After an election is filed (see Section 4-2902), the property owner is subject to all requirements of the Revised 1993 Zoning Ordinance that are not otherwise regulated by this Division D.
- (C) An applicant may pursue a modification(s) for a CO, CB, CI, or PD-CM district, other than the required mix of uses, in accordance with Section 6-1217(A) of the zoning ordinance. In addition to the criteria for a modification established in Section 6-1217(A), these additional criteria shall apply:
 - (1) The parcel is too small to completely implement the standard, and
 - (2) The property owner provides an alternative standard that, to the extent possible, meets the intent of the design standards, and
 - (3) The property owner demonstrates that the project as modified is compatible and integrated with adjacent developments.

4-2702 General Standards

- (A) **Applicability.** This sub-section applies to:
 - (1) Any rezoning to a PD-CM District, and
 - (2) Any Standard or Alternative Method of development.
 - (3) Any other development within a Route 28 Corridor district that requires subdivision plat, site plan, or special exception approval.
- (B) **Outdoor Storage / Refuse Collection / Loading Area.**
 - (1) Areas used for outdoor storage, refuse collection, and loading area shall be:
 - (a) Screened by a building wall, or

- (b) Screened by a wall consisting of brick, masonry, or primary materials that are compatible with those used by the principal buildings on the site.

(C) Transportation and Pedestrian Amenities

- (1) All development proposals shall conform to a generally rectilinear grid system of streets.
- (2) Development proposals shall include access points to the adjacent properties that allow for a continuation of the existing street network.

(D) Utility Lines. All new utility distribution lines shall be placed underground.

(E) Landscaping (Alternative Method Only).

For purposes of this subsection, “landscaping” refers to the buffer and screening requirements of Section 5-1400. For any Alternative Method of development, individual lots that are developed in accordance with a Site Plan or Concept Development Plan –

- (1) are **not** subject to landscaping (except for the requirements of Sections 5-1403(A)-(D), 5-1404, 5-1406(E)(2), 5-1410 through 5-1413) –
 - (a) between uses on adjacent lots developed within the Corridor, Street or Interior zones uses, or
 - (b) within the zoning district and differently zoned properties that are located within the Route 28 Corridor Plan area.
- (2) are subject to landscaping if they are adjacent to a residentially zoned, residentially developed, or residentially planned portion of a planned development zoning district.

4-2703 Incentive Elements

- (A) **Generally.** The Alternative Method of development for each Planned Development and Optional Overlay zoning district in this Division allows an increase in FAR, lot coverage, and other elements by applying Incentive Elements. This section establishes a schedule of Incentive Elements that describes the incentive conditions and the FAR, lot coverage and bonuses associated with each element.
- (B) **Incentive Elements.** An application for zoning amendment, site plan or special exception approval is eligible for increased FAR or other incentives by applying the following Incentive Elements. For each Incentive Element, a property owner may select only one incentive from Columns 2 and 3.

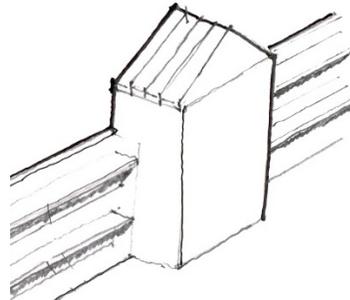
1 Incentive	2 FAR Bonus	3 Lot Coverage Bonus	4 Other Incentive
Filing an election to waive the existing 1972, 1993 or Revised 1993 Zoning Ordinance (see Section 4-2902):			
From an existing 1972, 1993 or Revised 1993 PD-OP, PD-IP, PD-RDP zoning district.	0.15	0.1	
From any other existing 1972, 1993, or Revised 1993 zoning district except PD-TC or PD-MUB.	0.1	0.1	
Transfer of Existing Industrial Property			
Terminating an existing industrial use in a CO, PD-CM, or CB district. "Terminating" means approving a discretionary approval or site plan for an Alternative Method development demonstrating demolition or redevelopment of the existing industrial use with the uses permitted in the Alternative Method Development.	0.2	0.15	
Lot Assembly (requires a minimum of 5 acres)			
Properties that combine their applications as a single plan	0.1	0.05	An additional incentive equal to 25% of the initial coverage and 50% of the initial FAR bonus applies to each additional 5 acres combined into a single plan or ownership.
Properties are combined into a single ownership for purpose of development or subdivision.	0.5	0.1	
Sustainability (see Section 4-2709)			
Percent of treated runoff captured as described in Section 4-2709(C):			
35% runoff retained onsite	0.2	0.12	
28% runoff retained onsite	0.15	0.1	
20% runoff retained onsite	0.1	0.08	
Structured Parking			
For every 100 spaces placed in structured above-grade parking.	0.1	0.05	5% reduction in required parking spaces in addition to any reduction in Section 4-2707(A).
For every 100 spaces placed in below-grade parking.	0.2	0.1	10% reduction in required parking spaces in addition to any reduction in Section 4-2707(A).
Unmet Housing Needs (Office Center Alternative Method only, see Section 4-2410)			
At least 15% of the application's total residential units address unmet housing needs	0.1	--	--
The application provides more very-low income housing units (0 up to 30% of PMSA) than are otherwise required by Section 4-2410	0.1	--	--

4-2704 Frontage Types

The following frontage types apply to the Alternative Methods described in Sections 4-2300, 4-2400, 4-2500, and 4-2710. In order to count as a required frontage, the frontage shall include a principal public access entry for the building.

Projected Entry: An entry that:

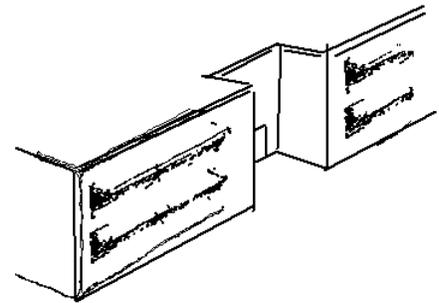
- extends exterior from the front wall plane,
- has a width that is evident as a building entrance.



Recessed Entry: An entry that:

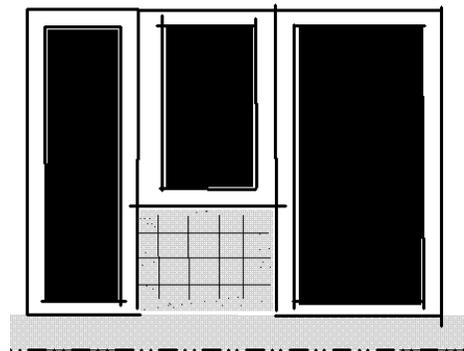
- Recesses into the front of the building plane, and
- extends vertically at least 15 feet or to the top of the front elevation, and
- has a continuous width of at least 12 feet at all points along the required vertical dimension.

An Recessed Entry shall be integrated with the building's roof plane.



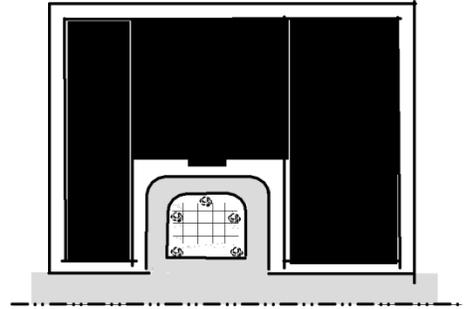
Courtyard: A pedestrian promenade, whether covered by a roof or not, within or between any structure or buildings upon which the Principal Entry is located. A "Courtyard" does not include a parking area. The Principal Entry of the buildings that surround the courtyard shall open directly on the courtyard space or a sidewalk or pedestrian pathway that directly abuts the courtyard space. The courtyard may be located at, above or below grade level. However, an above or below grade courtyard shall be accessible by steps and/or sloped surfaces or ramps, and not require vertical lifts to meet accessibility needs. The access points shall lead directly to building entrances. The courtyard shall be bounded on at least three sides by the walls of a building, and may not be completely enclosed by building walls.

A courtyard located on the corner of two streets or internal drives will have two (2) sides.

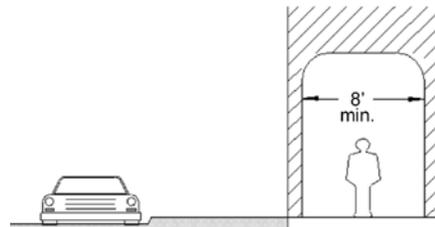


Plan view

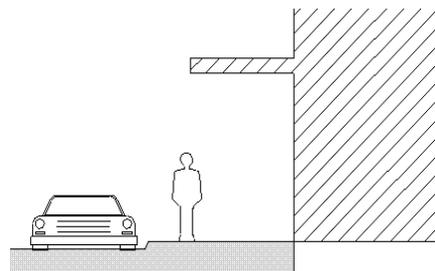
Forecourt: the facade is aligned close to the frontage line, with a central portion set back. Landscaped courts and driveways are permitted within the setback. A fence or wall at the property line may be used to define the private space of the court. The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps and/or sloped surfaces or ramps, and not require vertical lifts to meet accessibility needs..



Arcade. An arcade is a covered porch supported by evenly spaced columns or similar vertical elements, and that is attached to the front building façade. The upper portion of the Arcade may include either the floor of an upper floor that projects from the façade, or a colonnade that supports a roof. Arcades shall align with the grade of the adjoining public sidewalk and may encroach on the sidewalk space. Arcades may include a balcony that overlaps the sidewalk. Arcades shall have at least eight feet clearance in all directions.

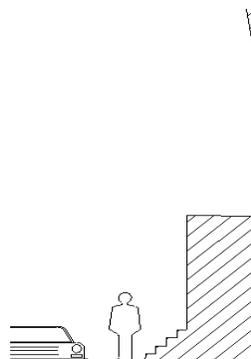


Shop front: the front facade has an entrance at sidewalk grade next to windows that allow pedestrians to view the interior space. A cantilevered awning or shed roof may cover the shopfront over the sidewalk.



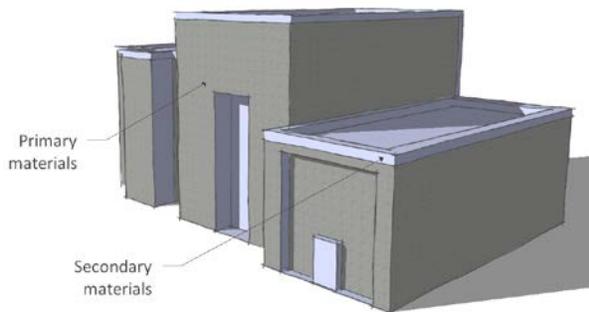
Stoop: the facade is placed close to the frontage line with the ground story elevated at least 18 inches from the sidewalk. A porch may cover the stoop.

This type is suitable for ground floor residential uses at short setbacks by creating privacy for the windows.



4-2705 Building Materials

- (A) **Purpose and Intent.** This ensures that building exteriors for Alternative Methods are durable and compatible with the character of development along the corridor. These standards are designed to promote these objectives in a reasonable and flexible way that avoids unreasonable cost burdens and unnecessary regulatory detail.
- (B) **Applicability.** This section applies to any development that incorporates an Alternative Method described in Sections 4-2300, 4-2400, and 4-2500.
- (C) **Permitted Building Materials and Configurations.** Building materials are divided into **Primary** and **Secondary** materials. Building exteriors facing and visible from Route 28 or a street shall be composed predominantly of primary materials, with any secondary materials limited to accents or subordinate elements of the façade. Additional materials not listed below are permitted if the Zoning Administrator determines that they are similar in appearance and quality to the listed materials.



- (1) Permitted primary and secondary materials are as follows:

Primary Materials

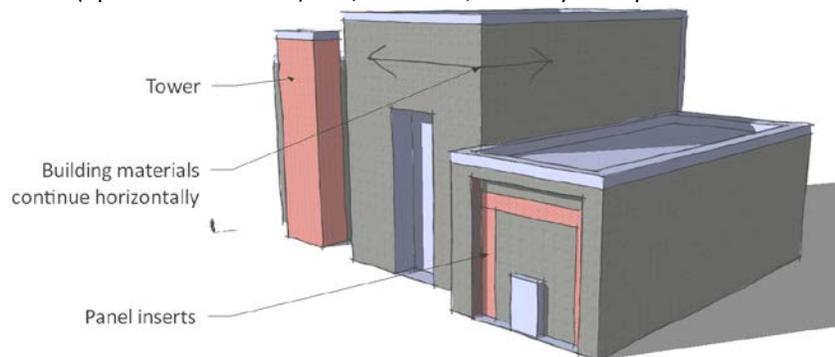
- Brick – solid or modular
- Concrete masonry units – split faced, or burnished
- Precast concrete¹
- Concrete tilt-wall¹
- Glass – clear
- Glass – architectural panels
- Metal panels
- Native stone (or synthetic equivalent)
- Tile masonry / terra cotta
- Stucco / EIFS (reinforced)

Secondary Materials

- Brick - panel/veneer, imprint or overlay systems
- Cement fiber board / cementitious siding
- Concrete masonry units (flush/plain, split faced or burnished)
- Gypsum Reinforced Fiber Concrete
- Metal panels
- Pre-cast concrete (for trim and cornice elements only)
- Cast stone
- Wood or cementitious siding
- Composite Wood Trim
- Fiber reinforced plastic

¹ Permitted only on walls that meet the articulation standards of the applicable Alternative Method development.

- (2) Wall materials shall be consistent horizontally (i.e. joints between different materials shall be horizontal and continue around corners) except for panel inserts (up to 15% of façade) and/or towers, chimneys and piers.

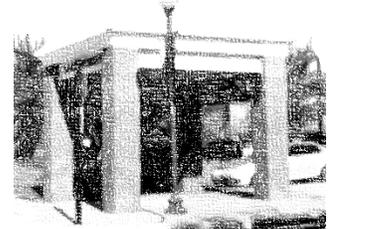
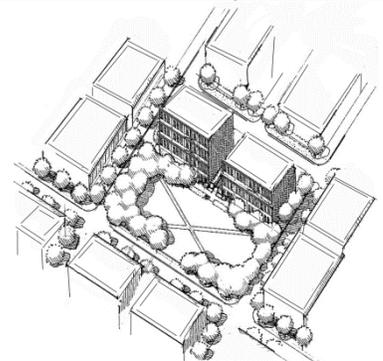
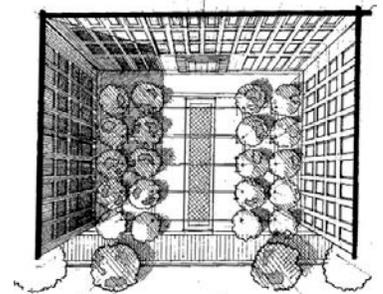


- (D)** A building material not listed above is permitted if it is similar to the other materials in the same category with regard to:
- (1)** Durability and quality, and
 - (2)** Appearance, and
 - (3)** Compatibility with the architectural style of neighboring buildings.

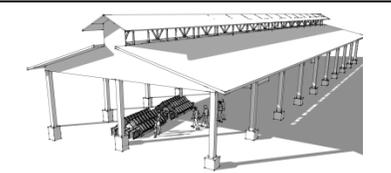
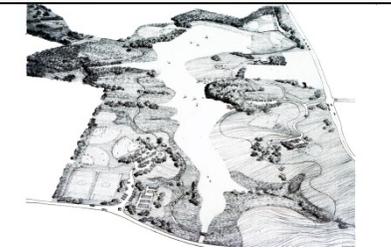
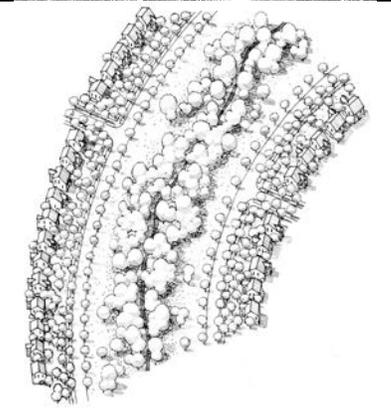
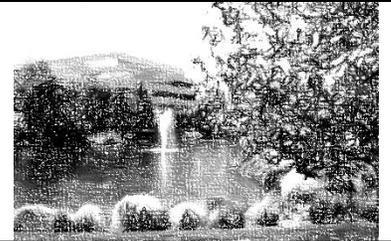
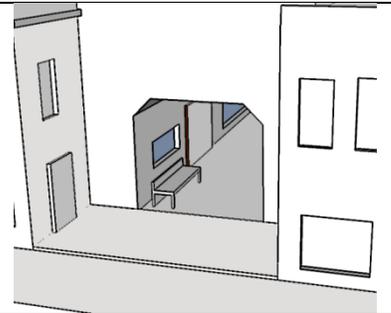
4-2706 Public & Civic Uses / Parks & Open Spaces

(A) **Typologies.** The following types of Public and Civic Uses / Parks and Open Spaces apply to the Standard and Alternative Methods in the CO, PD-CM, CI and CB districts. The table indicates the ratio at which these spaces are counted for compliance with the requirements for the minimum area or ratio of Public and Civic Uses / Parks and Open Spaces that shall be provided.

Type	Ratio	Category	Description
Civic	1.0	Civic	A single-use or shared building operated by a nonprofit group or organization that is dedicated to social, recreational, religious, educational, or charitable services. A single-use building or shared building operated for-profit for public assembly may be considered a civic use if the Zoning Administrator determines that the use is compatible with the purpose of the zoning district.
Public	1.0	Public	Any building or structure, accessible to the general public, and held, used or controlled exclusively for public purposes by any department or branch of the federal, state, or Loudoun County government, such as post offices, motor vehicle departments, general government support offices, libraries, community centers, recreation centers, sheriff substations, fire and rescue stations, or similar facilities.
Plaza	1.0	Parks	An open area with seating that is adjacent to, or part of, a building. A Plaza may be combined with the Courtyard frontage type. Plazas function as gathering places and may incorporate a variety of non-permanent activities such as vendors and display stands. A plaza requires a minimum depth and width of 10 feet and a minimum total area of 300 square feet.
Square	1.0	Parks	<p>Areas that are improved with a combination of lawn, landscaping and seating areas, and that are accessible to the public or the project's tenants or customers. A Square shall be:</p> <ul style="list-style-type: none"> • bounded by streets on at least one side and pedestrian walkways on at least 2 sides, or • not bounded by streets, but accessible to the public, or • located on a rooftop. <p>A Square requires a minimum depth and width of 30 feet and a minimum total area of 1,000 square feet.</p>
Transport	1.0 or 1.2 for PD-CM	Public	On-site transportation amenities, including bus or shuttle stops and customer pick-up/drop-off stations.



Type	Ratio	Category	Description
Pathways	1.0	Parks	Protected customer walkways or easily identifiable building pass-throughs that contain window displays and are intended for general public access. A Pathway shall have a minimum vertical clearance of 9 feet and horizontal clearance of 12 feet for pedestrian access. A pathway is not to be construed as a sidewalk that is parallel to an abutting street.
Water feature	0.7	Open Space	A lake, pond, or fountain that is easily accessed by pedestrians and includes or integrates seating areas for pedestrians. A stormwater management facility may count as a water feature if it meets these standards, and is designed with a permanent pool.
Greenways	1.0	Open Space	Natural areas (including areas protected by state or federal law) such as woodlands, floodplains, or protected tree canopy that connect buildings or gathering spaces with trail systems, or that buffer the site from streets or neighboring areas. A Greenway shall have a minimum average width of 30 feet and length of 100 feet.
Natural Areas	0.5 for required, 1.0 for bonus	Open Space	<p>Areas established for the protection of natural attributes of local, regional, and statewide significance, which may be used in a sustainable manner for scientific research, education, aesthetic enjoyment, and appropriate use not detrimental to the primary purpose. These areas are resource rather than user-based, but may provide some passive recreational activities such as hiking, nature study, and picnicking. Natural Areas may include the Floodplain Overlay District, Scenic Creek Valley Buffer, and Steep Slope Standards.</p> <p>In order to receive a credit, the application shall divide the area into Required and Bonus space. Required space includes areas that are protected by County, state or federal law, such as floodplains. Other Natural Areas such as jurisdictional waters and wetlands and riparian buffers are considered bonus space.</p>
Heritage Resource Spaces	1.0	Civic	Areas that are established and actively managed in a way that reflects the County's culture and heritage. These include areas that are preserved and managed as Farm Markets, Commercial Wineries, Farm Based Tourism, or Agricultural Cultural Centers in compliance with the standards established for those uses in Article 5. This type is allowed only in CO, PD-CM and CB Districts.



(B) Cash in Lieu of Parks & Open Spaces / Public & Civic Uses.

- (1)** Where this Division allows the property owner to contribute cash in lieu of providing Parks and Open Spaces / Public and Civic Uses and the property owner elects this option, the value of the contribution shall equal:
 - (a)** the fair market value of the land subject to the contribution; and
 - (b)** the proportionate cost of improvements, construction or equipment subject to the contribution.
- (2)** The land and construction or equipment costs waived pursuant to subsection (B)(1) above shall be determined as provided in subsections (3) through (4), below.
- (3)** Fair Market Value of Land.
 - (a)** The cash-in-lieu shall be based on the fair market value of the property as a whole, proportionate to the amount of the contribution, as determined by a certified property appraiser hired and paid for by the property owner.
 - (b)** If the County rejects the property owner's appraisal, the County may hire and pay for a second appraiser to appraise the property.
 - (c)** If either party rejects the second appraisal, a third appraisal may be performed by an appraiser chosen by the first and second appraisers, the costs of which are to be shared equally by the County and the property owner. The third appraisal is binding on both parties.
 - (d)** All appraisals shall be consistent with generally-accepted appraisal techniques, reflect the value of comparable properties within the Route 28 corridor, and be based on the value of the property as of the date of the application review.
- (4)** Improvements, Construction, and Equipment.
 - (a)** The cash-in-lieu contribution for improvements, construction, and equipment, other than land, shall reflect the proportionate costs incurred by the property owner to provide the remaining on-site required Parks and Open Spaces / Public and Civic Uses improvements.
 - (b)** The contribution amount shall be verified through receipts, bids, and other evidence of actual costs incurred or to be incurred by the property owner to meet the remaining requirements for providing Parks and Open Spaces / Public and Civic Uses.

4-2707 Parking Requirements

- (A)** For an Alternative Method of development, the number of parking spaces required by Section 5-1102 is reduced by the following percentage:

Alternative Method	Parking Reduction
Office Cluster	25%
Office Center	35%
Campus	10%

- (B) The parking reductions provided above are in addition to any reductions provided by Section 5-1102(F) or Section 4-2703.
- (C) A parking space located on a street may be included in the calculation of parking requirements if it is adjacent to the building site where the use is located.

4-2708 Site Standards

(A) **Applicability.** This section applies to the Alternative Method of development in the CO, PD-CM and CB districts.

(B) **Blocks.**

(1) This subsection (B) applies to:

- (a) Business Campus and Custom Campus Alternative Method development sites that are larger than 30 acres. This subsection does not apply to a Secure Office Campus.
- (b) Office Cluster and Office Center development sites.

(2) The development site shall be divided into blocks.

(3) Block length within the development area shall not exceed –

- (a) 600 feet for an Office Cluster,
- (b) 800 feet for a Business or Custom Campus, and
- (c) 400 feet for an Office Center.

(C) **Streets.**

(1) Streets interior to an Alternative Method development may be public or private, consistent with the Facilities Standards Manual.

(2) Streets shall be arranged in a generally rectilinear grid.

(3) Streets shall align with existing or planned streets on adjacent sites.



Grid Street Pattern

(D) **Parking Arrangement.** Parking spaces and parking structures shall be located internal to a block, or in the areas outside of the Frontage Buildout and separated from a road by landscaping and screening as provided in Section 5-1413.

(E) Street Trees.

- (1)** Canopy trees shall be planted at the following density along all areas dedicated for use for vehicular access in the Office Center, Office Cluster, Business or Custom Campus at a rate of one tree per 30 linear feet.
- (2)** Canopy trees shall have a minimum caliper of 2 (two) inch and a height at maturity of 15 (fifteen) feet or more. As part of a site plan approval, the Zoning Administrator (on the advice of the County Urban Forester/Arborist) may approve substitute plantings or substitute locations if street trees will not survive in a given location.

4-2709 Sustainability Incentives

- (A) Applicability.** Property owners applying for the Alternative Method of Development may qualify for the sustainability incentive using the method below.
- (B) Stormwater management.** A property owner may achieve an intensity bonus for stormwater management treatment that captures and retains on-site, through infiltration, re-use, and/or other best management practices, at least 20% of site runoff volume, based on the first inch of runoff (see Section 4-2703). The property owner shall provide plans, with supporting documentation as necessary, that demonstrate how the performance targets established are met with the site plan or concept development plan approval. The plans should identify practices to be employed, such as permeable pavements, stormwater harvesting for non-potable uses, and green roofs, and be otherwise consistent with low-impact development practices consistent with Chapter 5 of the Facilities Standards Manual.

4-2710 Campus Alternative Method

Description:

A Campus is an office-oriented development that includes a mix of uses in a park-like setting. This section establishes three types of Alternative Method Campus Developments: **Business Campus**, **Custom Campus**, and **Secure Office Campus**.

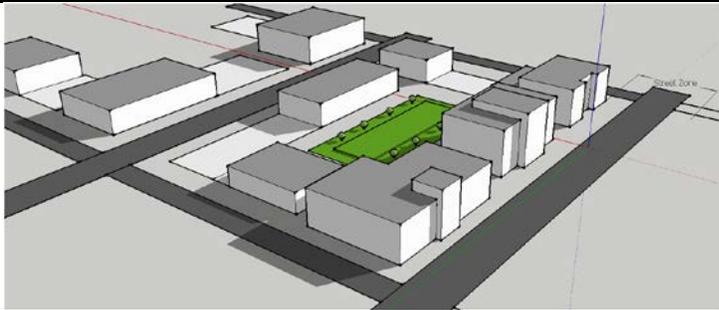
Campus type –

(the predominant use in each campus type is office and/or research-and-development)

Mix of Uses:

Minimum Square Feet Required	Maximum Square Feet Permitted
------------------------------	-------------------------------

Business Campus -



An office-oriented planned development that combines office / research-and-development / flex buildings and supportive retail and service uses. This campus type does **not include manufacturing and production** uses.

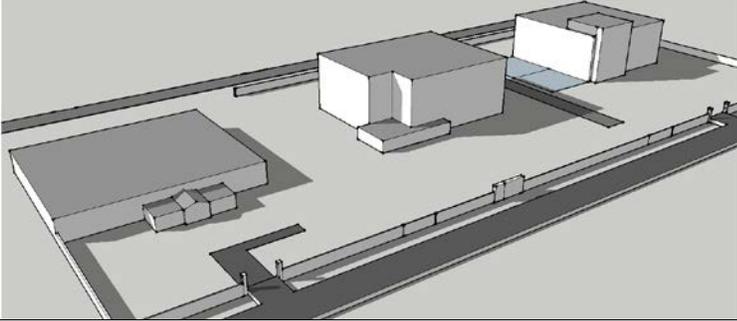
	75%	100%
Office / Research & Development		
Flex / Data Centers	0%	10%
Retail & Services*	0%	10%

Custom Campus -



An office-oriented planned development -that combines office, research-and-development, and **manufacturing and production** uses.

	60%	100%
Office / Research & Development		
Manufacturing and Production	0%	10%
Retail & Services*	0%	10%

		Definition and Mix of Uses:	
		<i>Minimum Square Feet Required</i>	<i>Maximum Square Feet Permitted</i>
Secure Office Campus -			
		An office-oriented planned development that includes design standards that accommodate security elements, such as greater building setbacks, secured perimeters, and controlled site access. To use this option, the applicant must demonstrate that a secured perimeter and standoff distances are required for the applicant's prospective tenants by state or federal law or regulations.	
		Office / Research & Development	60%
		Retail & Services*	10%
Generally (applicable to all campus types)			
		Flex / Data Centers	<ul style="list-style-type: none"> • Up to 10% of all floor area in CO • Up to 100% of the Office/Research & Development allocation in CB • Flex uses are not permitted within a Major Street Zone. This restriction does not apply to Data Centers.
		Public & Civic Uses / Parks & Open Spaces	<ul style="list-style-type: none"> • Refer to the applicable Optional Overlay district standards (Sections 4-2308 or 4-2506)

* Retail and services do not include showrooms that are accessory to flex buildings and located entirely within the flex building.

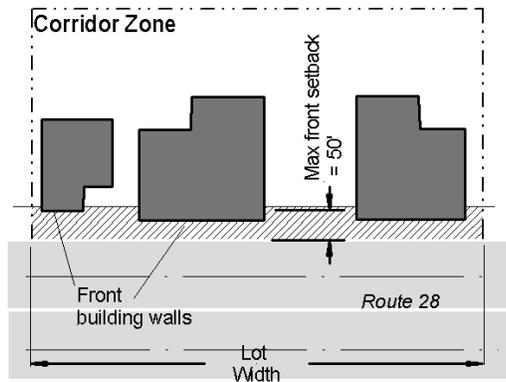
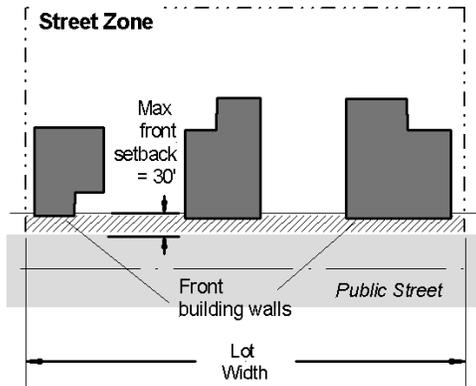
A Campus is divided into 2 or 3 subareas:

1. The **Street Zone** includes all areas located within 50 feet of the right-of-way of a public street other than Route 28. A Street Zone adjacent to the following roadways is considered a "**Major Street Zone**": George Washington Boulevard, Russell Branch Parkway, Waxpool/Church Road (Route 625), Loudoun County Parkway, Moran Road, Sterling Boulevard, Route 7, and Route 606 east of Route 28. The Street Zone does **not apply to a Secure Office Campus**.
2. The **Interior Zone**, includes all areas outside of the Street Zone other than the Corridor Zone, if applicable.
3. If the Campus is adjacent to the Route 28 right of way, a **Corridor Zone** applies, and is located within 100 feet of the planned right-of-way of Route 28.

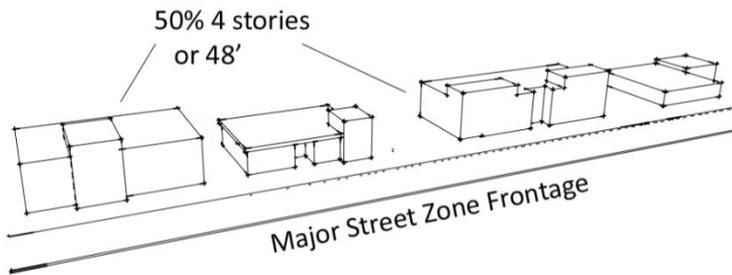
[Lot & Building Placement Standards begin on next page]

Lot & Building Placement Standards:

- 1. Street Setback.** In the **Street Zone** - 0 feet (minimum) and 30 feet (maximum). No front setback applies to the **Interior Zone**. In the **Corridor Zone**, the setback is 50 feet (maximum) from the planned right-of-way of Route 28. These setbacks supersede Section 5-900 but are subject to any landscaping required by any buffer required by section 5-1400.
- 2. Frontage Buildout (minimum).** In the **Street Zone**, **Front** building walls shall occupy at least **50%** of the lot width at the maximum **Street** Setback lines. In the **Corridor Zone**, building walls shall occupy at least **60%** of the lot width at the maximum Corridor Setback lines.
- 3. Rear and Side Setbacks** are not required.



Building Standards:



- 1. Height.** At least 50% of a **Major Street Zone** frontage setback shall be occupied by buildings that are at least 4 stories or 48 feet in height. If a **Corridor Zone** is present, the frontage buildout, corridor setback and height standards for the **Corridor Zone** in Section 4-2305 apply.
- 2. Orientation.** In the **Street Zone**, front building walls shall face streets or adjacent Civic Uses (see classification system in Section 4-2706).
- 3. Frontage Types.** Buildings within the Frontage Buildout of the **Street Zone** shall use the Frontage Types listed in Section 4-2704. Frontage Types are not required in the **Corridor Zone**.
- 4. Massing / Façade.** In the **Street Zone**, building planes above the fifth story or 60 feet above average finished grade shall be separated by at least 60 feet.
- 5. Open Space Network.** Buildings, parking areas and exterior spaces shall be connected by a continuous open space network. The open space network shall include interior paths that link buildings with pedestrian walkways, bikeways, plazas, and trails. The open space network is counted toward the required parks and open space area (section 4-2308(B)).
- 6. Materials.** Building walls that face a Road or Street shall comply with Section 4-2705.

Section 4-2800 Use Table and Supplemental Regulations

4-2801 Use Table

The Use Table for the Route 28 Corridor Districts establishes the following categories of uses:

Notation	Category	Description
P	By right	Permitted if they meet the standards established in the zoning district.
S	Special Exception	Requires special exception approval by the Board of Supervisors (refer to Section 6-1300).
A	Alternative Development	Uses that are permitted only as part of an Alternative Development.
B	“B” Streets	Uses that are permitted only on “B” streets as designated in a concept development plan for a PD-CM rezoning.

4-2802 Land Use Allocations

- (A) The categories in the Use Table (Section 4-2801) are used to compute land use allocations.
- (B) For purposes of computing land use allocations for an Alternative Method, any building square footage associated with a use listed under the Parks and Open Spaces or Utilities and Transportation is excluded.
- (C) If a use is not defined in this Division or in Article 8, the Zoning Administrator shall refer to the most recent edition of Webster’s Unabridged Dictionary. If a use is not defined in Webster’s Unabridged Dictionary, the Zoning Administrator shall refer to the *North American Industry Classification Manual* (Executive Office of the President, Office of Management and Budget, 2012)(“NAICS”). If the use is not defined in the NAICS, the Zoning Administrator shall refer to the American Planning Association, *Land-Based Classification Standards LBCS Tables* (April 1, 2001).

Table 1 Use Table

Uses	RT 28 CO	RT 28 PD-CM	RT 28 CB	RT 28 CI
Office				
Office, administrative, business, professional	P	P	P	S
Conference and training center	P	P	P	S
Medical care facility, outpatient only	P	P	P	
Office (medical, dental, and optical)	P	P	P	
Training Facility	P	P	P	P
Research & Development				
Research, experimental testing, or development activities	P	P	P	P
Medical laboratories	P	P	P	P
Flex & Data Centers				
Data centers	S		P	P
Flex building that includes manufacturing & production or industrial uses				A
Flex building as part of a Custom Campus	A		A	
Flex building	A		A	A
Retail & Services				
Adult day care center	P	P	P	P
Animal hospital / Veterinary service				S
Art gallery	P	P		
Auction house	P	S	P	P
Automobile service station	S	S/B	S	S
Bank or financial institution (5-659)	P	P	P	S
Business service establishment (5-661)	P	P	P	P
Car wash (stand-alone)	S	S/B	S	S
Child care center (5-609(B))	P	P	S	S
Convenience food store	P	P	S	S
Courier and express delivery	P	P	P	
Facility for lessons in dance, gymnastics, judo and sports training	S	S	S	
Farm based tourism	A	A	A	
Farm market (off-site production)	A	A	A	
Firearm range, archery range, indoor			S	S
Health and fitness center	P	P	P	S
Heavy equipment, machinery, and specialty vehicle sales, rental, repair and accessory service				P
Kennel				S
Livestock or farm product auction or wholesale facility				S
Lodging: Hotel/Motel (5-611)	P	S	P	
Lodging: Full Service Hotel	P	P	P	
Motor vehicle rental, with outdoor vehicle storage only				S
Motor vehicle service and repair, light				P
Motor vehicle service and repair, heavy, with accessory motor vehicle sales				P
Motorcycle or ATV sales, rental, repair and associated service				P
Outdoor sales area, accessory				S
Parking lot/valet service, long-term				S
Personal service establishment	P	P	S	S
Pharmacies (Section 5-659)	P	P	P	
Pharmacies or production, fitting or selling optical or prosthetic appliances in medical office or clinic	P	P	P	S
Radio, motion picture, music and television recording studio, video production and distribution, and postproduction services	A	A	A	P
Recreation establishment, indoor	P	P	P	
Restaurant, carry-out only	P	P	S	S
Restaurant, dinner theatre	P	P	P	
Restaurant, excluding drive-through facilities	P	P	S	S
Restaurants including carry-out, with drive-through facilities	S	P/B	S	S
Retail or wholesale sales in showroom of flex use	<i>See "Flex" category</i>			
Retail sales establishment (not listed elsewhere)	S	S	S	
Retail sales establishment, restaurant or personal service use on ground floor of vertical mixed-use building	P	P	P	

Table 1 Use Table

Uses	RT 28 CO	RT 28 PD-CM	RT 28 CB	RT 28 CI
Restaurant, stand-alone building	S	P/B	S	
Theater, indoor		P		
Winery, commercial	A	A	A	
Manufacturing & Production				
Bakery, commercial				P
Light manufacturing incidental to research and development activities which serve as an ancillary and interrelated component of the development	A	A	A	P
Machinery manufacturing, machine shops				P
Manufacture of concrete block, cinderblock, or brick				P
Manufacture of pre-form concrete products				P
Manufacture, processing, fabrication and/or assembly of products (not otherwise listed)	A		A	P
Printing, paper products and printing materials manufacturing (manufacture, processing, fabrication and/or assembly)				P
Publishers, including books, newspapers, and software	A	A	A	P
Sawmill, wood processing facility, stump processing plant				S
Industrial				
Contractor service establishment (5-662)				P
Distribution facility				P
Dry cleaning plant				S
Fruit processing, storage				P
Outdoor storage, accessory up to 10% of lot area of principal use				P
Warehousing				P
Wholesale trade establishment (5-663)				P
Residential				
Dwelling, accessory to a permitted or special exception use (example: resident manager, caretaker)		A		
Dwelling, Attached Multi-Family		A		
Public & Civic				
Agricultural cultural centers	A	A	A	
Amphitheater, outdoor	S	S	S	
Church, synagogue and temple	P	P	P	S
Civic, social, fraternal association meeting place	A	A	A	S
Community Center	A	A	A	S
Commuter parking lot	P	P	P	P
Educational institution	P	P	P	
Fire and/or rescue station, emergency response	S	S	S	S
Hospital (5-610)	S	S	S	
Library	P	P	P	
Museum, cultural center, interactive science, arboretum, zoo, botanical garden, planetarium, aquarium, or technology center	P	P	P	P
Performance arts center	P	P	P	
Police station	S	S	S	S
Postal services	P	P	P	P
Recycling drop off collection center, small (5-607)	P	P	P	P
Recycling drop-off collection center, large (5-607)				S
School, private	S	S	S	S
School, elementary, middle and high	S	S	S	S
School, vocational	S	S	S	S
Winery, commercial	A	A	A	
Parks and Open Spaces				
Agriculture, horticulture, forestry, and fishery (including Virginia farm winery)	P	P	P	P
Park	P	P	P	P
Golf course	S	S	S	S
Golf driving range	S	S	S	S
Utilities & Transportation				
Airport, private or commercial, including support activities such as freight and cargo handling				S
Bus stop	P	P	P	P
Bus or truck maintenance or storage facility				S
Freight trucking, general and specialized				S

Table 1 Use Table

Uses	Rt 28 CO	Rt 28 PD-CM	Rt 28 CB	Rt 28 CI
Heliport, helistop	S	S	S	S
Mass transit facilities and stations	P	P	P	P
Public utility service center				S
Radio, radar and/or television tower	S	S	S	S
Sewage treatment plant				S
Sewer pumping station	P		P	P
Scenic and sightseeing Transportation	A	A	A	P
Telecommunications antenna (5-618(A))	P	P	P	P
Telecommunications monopole (5-618(B)(1))	P	P	P	P
Telecommunications monopole (5-618(B)(2))	S	S	S	S
Telecommunications tower (5-618(C)(2))	S	S	S	S
Telecommunications tower (5-618(C)(1))				P
Ground passenger transportation (including taxi or limousine service, employee transportation, and special needs transportation services)				S
Utility substation, dedicated	P	P	P	P
Utility substation, distribution (5-616)	P	P	P	P
Utility substation, transmission (5-616)	S	S	S	S
Water pumping station	P	P	P	P
Water storage tank	S	S	S	S
Water treatment plant	S	S	S	S

Section 4-2900 Procedures

4-2901 Generally

Except as provided below, all development subject to this Division D: Route 28 Corridor shall be processed as provided in Article 6.

4-2902 Election to Waive Route 28 Tax District Law

- (A) Applicants who wish to file a site plan under the Route 28 Corridor Optional Overlay regulations for property located in a commercial or industrial zoning district shall file an election as provided below.
- (B) The owner(s) of any commercially or industrially zoned property with an Optional Overlay district within the Route 28 Tax District may elect to waive the protection of the state legislation establishing the Route 28 Transportation Improvement District and Section 1-103(N) of this Ordinance by filing a written notice of such election accompanied by an affidavit in recordable form indicating that all owners (i) have signed the notice of election (ii) are electing to waive the protection of the state legislation establishing the Route 28 Transportation Improvement District and Section 1-103(N) of this Ordinance; and (iii) shall request that any land use approvals for the subject property shall be reviewed and developed pursuant to the Division D Route 28 Corridor Zoning Regulations of the Revised 1993 Zoning Ordinance. The election shall not relieve the owner(s) of any obligations under previously accepted proffers.
- (C) Property that is presently subject to the 1972, 1993 and Revised 1993 zoning ordinances that file an election are subject to this Division as indicated below:

Route 28 Corridor Plan Category	Optional Overlay
Core-Office Cluster (<i>north of Sterling Avenue</i>)	CO, Subdistrict 1
Core-Office Cluster (<i>south of Sterling Avenue</i>)	CO, Subdistrict 2
Business	CB
Industrial	CI

- (D) After an election is filed, all land use and land development approvals sought for the subject property shall be reviewed and developed pursuant to the Division D Route 28 Corridor Zoning Regulations of the Revised 1993 Zoning Ordinance, and the property owner may file a Site Plan pursuant to such regulations.

4-2903 Site Plans

In addition to the requirements established in the Facilities Standards Manual and Section 6-700 for a site plan, a site plan filed under the Route 28 Corridor regulations shall include the following:

- (A) Names and route numbers of boundary streets and widths of existing right(s)-of-way. Delineation of existing centerline of all streets abutting the property, including dimensions from the existing centerline to the edge of pavement and to the edge of the right-of-way.

- (B) The location and arrangement of all proposed uses.
- (C) The height, in feet, of all buildings and the number of floors both above and below or partially below finished grade
- (D) Proposed building footprints and massing details.
- (E) The traffic circulation system and the pedestrian and bicycle circulation system, including the location and width of all streets, driveways, entrances to parking areas and parking structures, pedestrian walkways and bicycle paths. This shall include an automobile turning analysis that demonstrates adequacy of access.
- (F) Location of bus and rail stops.
- (G) Landscaping plan indicating the location and type of all plantings, in accordance with the requirements of the Facilities Standards Manual, and any trees to be conserved.
- (H) Location and size of parks, civic, and open space areas, specifying the proposed treatment or improvement of all such areas.
- (I) Location and quantity of required number of offstreet parking and loading area provided.
- (J) Architectural sketches of typical proposed structures, including lighting fixtures. The sketches shall include sufficient detail to show how buildings shall comply with building entryway, fenestration, modulation, and building material requirements of any Alternative Method.
- (K) Total floor area and floor area for each use type and total floor area ratio in each subarea and land bay.

4-2904 Concept Development Plans

- (A) **Applicability.** An application to rezone to a PD-CM Planned Development District shall submit a Concept Development Plan with the application for rezoning.
- (B) **Preparation of CDP.** All Concept Development Plans required by this section shall be prepared according to Section 6-1200 of this Ordinance, and in addition shall include and graphically show the following items:
 - (1) The type and scale of proposed uses;
 - (2) The proposed minimum and maximum intensity of development (i.e., proposed floor area square footage) by land use category;
 - (3) Site and building designs to include the integration of the built and open space environment, pedestrian streetscape design, pedestrian, bicycle and motor vehicle connections between the uses;
 - (4) The physical and functional integration of the proposed mix of land uses, including but not limited to pedestrian, bicycle and vehicle connections between the uses and planned or existing transit stops and transit parking.
 - (5) The designation of Streets as "A" Streets and "B" Streets.

4-2905 **Duration of Permits**

- (A) The duration of a permit or approval for an Alternative Method of development under this Division is:
 - (1) **Site Plan:** ten (10) years.
 - (2) **Special Exception:** ten (10) years.
 - (3) **Zoning Permit:** three (3) years.

- (B) This section supersedes any provisions to the contrary in this Ordinance, including Sections 6-1003, 6-1313 of this Ordinance and 1244.02 of the Land Subdivision and Development Ordinance, but is otherwise subject to the procedures set out in those sections.

Section 4-3000 Definitions for Route 28 Corridor Regulations

The words, terms and phrases used in this Division have the meanings assigned in Article 8 of this Ordinance and this Section. If a definition in this section conflicts with a definition in Article 8, this section controls.

Average Finished Grade: A reference plane representing the average of finished ground level adjoining the building at its exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane is established by the lowest points within the area between the building and the lot line, or where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.

Average Height. The average height is computed as the weighted average of building height based on building frontage, as follows:

$$H = (\sum S \times W) / \sum W$$

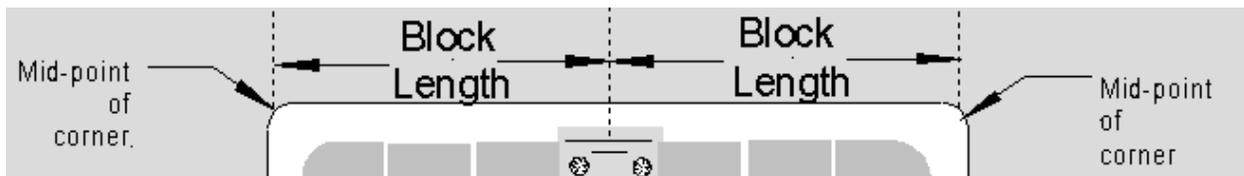
Where:

- H = average building height
- S = stories of each building at the front building line
- W = width of each building at the front building line

Block Length. The length of a block face lying between 2 intersection streets, or between an intersection street and a pedestrian feature. Block length is measured from the mid-point of the corner along each opposite intersection if there is no pedestrian feature. If there is a pedestrian feature between the intersection streets, block length is measured from the mid-point of the intersection street corner to the mid-point of the pedestrian feature. For purposes of this definition, a “pedestrian feature” is a mid-block through alley with pedestrian access (which may permit secondary vehicle access to land uses on the block), a pedestrian way that connects land uses on both sides of the block, or another significant pedestrian gathering place such as a plaza, park, or promenade.



Option 1: Block face formed by 2 intersections.



Option 2: Block face formed by intersection and pedestrian feature.

Building Frontage. The side, or façade, of a building closest to and most nearly parallel to an abutting street.

Building Wall: A vertical element that is used to enclose space that is intended for human occupancy.

Building Wall, Front: The building wall that includes the principal entrance to a building.

Corridor Zone: the area within 100 feet of the existing or planned right-of-way of Route 28.

Discretionary Approval. For purposes of the Route 28 Corridor regulations, zoning amendment or Concept Development Plan.

Entryway. A door or similar building entry that allows entry by the general public, customers, residents, or employees. An entryway may be secured or unsecured.

Exterior Wall: A wall, bearing or nonbearing, that is used as an enclosing wall for a building, other than a fire wall, and that has a slope of 60 degrees or greater with the horizontal plane.

Flex or Flex Building. A building designed to accommodate a combination of uses, the exact proportions of each use being subject to user needs over time and the applicable district and/or Alternative Method regulations. A multiple use flex building includes office or research and development, and any of the following uses:

- Wholesale trade establishment, or
- warehousing, or
- laboratories, or
- data centers, or
- training facilities that relate to the office or research and development uses, or
- retail or commercial uses that support the uses listed above, up to 10% of the gross floor area of the building, or
- showrooms, consisting of retail or service uses but may exceed the 10% threshold listed above, or
- where allowed in the Use Table (Section 4-2801), manufacturing and production or industrial uses.

Front Building Line: the point at which a building façade is closest to the front property line.

Frontage, Development: either –

- The frontage of an individual lot that is not subject to an application that includes multiple lots as described below, or
- For a development, the combined lot frontage all of lots within an area covered by an application that includes more than one lot. An “application” includes any application for Zoning Map Amendment, Zoning Modification, Final Site Plan, or Special Exception.

Frontage Buildout: The linear percentage a line parallel to the Development Frontage that is occupied by buildings that face a road. The required percentage and the location of the parallel line is designated by regulations that apply to Alternative Methods (as designated in Sections 4-2300, 4-2400, and 4-2500) and, if applicable, the zoning district regulations.

Glazing. Placed in transparent glass. "Transparent" means capable of transmitting light in a manner that permits a person standing outside of a building to view shapes, tones, and objects inside a building. A tinted window is considered transparent if it meets the requirements of this paragraph.

Gypsum or Glass Reinforced Fiber Concrete (or “GRFC”). A cementitious matrix composed of cement, sand, water, and admixtures, in which short length glass fibers are dispersed. GRFC is concrete that uses glass fibers for reinforcement instead of steel. It is typically used for nonstructural façade panels.

Horizontal Mixed-Use Building: includes –

1. a building in which a compatible mixture of different use categories (such as commercial, cultural, institutional, governmental, recreational, and/or high density residential uses) are located side by side and separated by party walls, or
2. two or more buildings that have adjoining walls, and that are occupied by such different use categories.

Hotel, Full-Service. Multi-story, hotels with a minimum of 200 rooms that are targeted to business and/or leisure travelers and include large meeting facilities of 10,000 square feet or greater or are combined with a convention center, and contain amenities, including one or more restaurants, bell and valet service, room service, concierge service, 24-hour front-desk service, business services, spa service, fitness center and recreational/entertainment facilities.

Land Use Allocation. The minimum and maximum mix of uses prescribed for an Alternative Method development.

LEED. The Leadership in Energy and Environmental Design (LEED) certification program administered by the United States Green Building Council. The LEED rating is determined in accordance with the U.S. Green Building Council, LEED 2009 for New Construction and Major Renovations Rating Systems, Version 3.0 (November 2008), or the most current version of that document.

Manufacture, processing, fabrication and/or assembly. Manufacture, processing, fabrication and/or assembly of products such as, but not limited to: scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, toys, sporting and athletic goods, die-cut paperboard and cardboard, glass products made of purchases glass, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers, sanitary paper products, optical goods, electrical machinery.

Maximum Setback. See Setback, Maximum.

Mixed-Use Building. A horizontal mixed-use building or vertical mixed-use building.

Planting/Furniture Zone. An area within a sidewalk that Provides space for landscaping, street furniture, and pedestrian amenities.

Pedestrian Through Zone. An area within a sidewalk that provides space for pedestrian through traffic, and that is located between the building front a Planting/Furniture Zone.

Proposed Development. Any use, construction activity, and related activity proposed by an application for Zoning Map Amendment, Zoning Modification, Concept Development Plan, Final Site Plan, or Special Exception.

Route 28 Corridor Regulations. Article 4, Division D of the Loudoun County Zoning Ordinance.

Setback, Corridor. A setback measured from the planned right-of-way of Route 28.

Setback, Maximum. The distance of an imaginary line measured from the following reference points and extending along a Development Frontage, and that is used to measure the Frontage Buildout:

- If sidewalks exist or are planned at the time an application is filed, from the outer edge of the sidewalk, or
- If sidewalks do not exist and are not subject to current construction plans that designate their location, from the edge of the public right of way or, if applicable, a public access easement.

Setback, Street. A setback measured from the outer edge of any Road (other than Route 28 or Route 7). For a public Road, the setback is measured from the reference points described in “Setback, Maximum” above. For a private road or driveway, the setback is measured from the outer edge of the sidewalk or, if sidewalks do not exist, the edge of the road’s curb or pavement.

Street, Interior. Any street that is located interior to the boundaries of a proposed development.

Story Above Grade Plane: Any story that has its finished floor surface above the finished grade, or in which the finished surface of the floor next above is:

1. More than 6 feet above grade plane, or
2. More than 12 feet above the finished ground level at any point.

Vertical Mixed-Use Building: A building that has a compatible mixture of different use categories (such as commercial, cultural, institutional, governmental, recreational, and/or high density residential uses) occupying different floors.

Revisions to Article 8 of Revised 1993 Zoning Ordinance:

Dwelling, Multi-Family: One of a group of dwelling units in an attached multi-family or stacked multi-family residential structure. For purposes of this ordinance, multi-family dwelling includes any unit that does not meet the definition of single-family attached or single-family detached.

Dwelling, Attached Multi-Family: One of a group of dwelling units contained within a building, where each dwelling unit in the building is separated from other dwelling units within the building by a vertical wall and a ceiling/floor, with each dwelling unit generally consisting of a single floor or level, and each such unit being accessed by one or more common entrances leading directly from the outdoors at ground level, except that a ground floor dwelling unit may have its own ground floor external entrance. The dwelling unit may be separately transferable and capable of being individually owned, such as a condominium, or offered for rent. Each such dwelling unit within the multi-family building may be referred to as a “Multi-family dwelling unit” or “attached multi-family dwelling unit”, and such dwelling units may include various floor plans, such as studio/efficiency units, and floor plans with one or more bedrooms. Attached Multi-family dwelling units are commonly referred to as garden style, mid-rise, and high-rise condominiums/apartments.

Dwelling, Stacked Multi-Family: A vertical and horizontal grouping of dwelling units, where at least one dwelling unit within the grouping contains 2 or more stories and is situated over or under another dwelling unit. Each unit has its own ground floor external entrance or shares its entrance with only an adjacent unit. Stacked Multi-family dwelling units are commonly referred to as stacked townhomes, one over twos, and two over twos.

Dwelling, Townhouse: One of a group of three or more attached single-family dwelling units, each of which may be located on a single, undivided lot or all of which may be located on the same lot. Each townhouse dwelling unit is attached to at least one other townhouse dwelling unit by a wall that serves as a generally vertical boundary for both units, with each such unit extending from ground to roof, with no dwelling unit directly above another dwelling unit. Each townhouse dwelling unit consists of multiple floors or levels, with each unit having its own ground floor external entrance or sharing its entrance with only an adjacent unit.

Optional Overlay: see paragraph 2 of the definition of “Overlay District,” below.

Overlay District: A zoning district superimposed on another, where:

1. both districts have validity in governing the use of the property, or
2. an “optional overlay” where the property owner may elect to proceed under the regulations of the overlay district rather than the other district, and the other district no longer governs the use or development of the property after this election is made (see Article 4, Division D).

...

Revisions to Article 5 of Revised 1993 Zoning Ordinance:

- 5-625 Winery, Commercial.** Commercial wineries in the AR, JMLA, and Route 28 CO, PD-CM and CB districts shall comply with the following standards....
- 5-628 Farm Based Tourism.** Farm based tourism uses in the AR, TR, JLMA, and Route 28 CO, PD-CM and CB districts shall comply with the following standards....
- 5-634 Agricultural Cultural Center.** An agricultural cultural center in the AR and Route 28 CO, PD-CM and CB districts shall comply with the following standards....