

**LOUDOUN COUNTY
RESIDENTIAL PERMITS BY PLACE
ANNUAL SUMMARY**



2017

DEPARTMENT OF PLANNING AND ZONING

APRIL 2, 2018

Residential Category Definitions

Single-Family Detached (SFD): A dwelling that is not attached to any other dwelling by any means. This category includes accessory dwelling units and mobile homes. The distinction between suburban SFDs and Rural SFDs is made based on which planning subarea the unit is in (see Planning Subarea map).

Single-Family Attached (SFA): Dwelling units in a variety of attached configurations, including townhomes, duplexes, triplexes, and quadrplexes, where each unit has their own ground floor external entrance.

Multi-Family (MF): A building containing multiple dwelling units. Multi-Family dwelling units are categorized as either attached or stacked.

Multi-Family Attached (MFA): Commonly referred to as “garden style,” “mid-rise,” and “high-rise” condominiums/apartments. A group of dwelling units contained within a building, where each dwelling unit in the building generally consists of a single floor or level, and each unit is 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.

Multi-Family Stacked (MFST): Commonly referred to as “stacked townhomes”, “one-over-twos”, and “two-over-twos.” A grouping of dwelling units where each unit within the grouping has its own ground floor entrance or shares a ground floor entrance with only an adjacent unit. At least one dwelling unit within the grouping contains 2 or more stories and is situated over or under another dwelling unit.

Group Quarters (GQ): A Group Quarter (GQ) is a place where people live in a group living arrangement. Examples include nursing homes, congregate care, college dormitories, homeless shelters, and detention centers. Note: Independent-living age-restricted units are not considered group quarters. They are classified under the typical housing types of SFD, SFA, and MF.

2017 Monthly Permit Count by Unit Type

	Housing Units					Group Quarter Units	Total Units
	SFD	SFA	MFA	MFST	Sub-Total	GQ	Grand Total
Jan.	105	69	80	69	323	0	323
Feb.	105	71	0	36	212	0	212
Mar.	144	103	23	46	316	0	316
Apr.	130	145	0	18	293	0	293
May	198	156	0	86	440	0	440
June	107	61	0	50	218	0	218
July	113	79	0	8	200	0	200
Aug.	123	113	22	74	332	0	332
Sept.	107	65	444	28	644	0	644
Oct.	117	62	0	28	207	0	207
Nov.	102	29	18	30	179	0	179
Dec.	79	60	145	8	292	0	292
Grand Total	1,430	1,013	732	481	3,656	0	3,656

Source: Loudoun County Department of Building and Development. Compiled by: Loudoun County Department of Planning and Zoning.

Note: The data is "cleaned" each month and after the end of the year, generally in April. The cleaning reflects cancellations and data corrections from the Department of Building and Development and the Department of Planning and Zoning.

Planning Subarea - 2017 Permit Count and Distribution

Permit Count		Planning Subarea										
		15 NORTH	15 SOUTH	7 WEST	ASHBURN	DULLES	LEESBURG	NORTHWEST	POTOMAC	SOUTHWEST	STERLING	GRAND TOTAL
Housing Units	SFD	37	19	127	3	1,072	59	83	4	26	0	1,430
	SFA	0	0	45	568	331	46	8	15	0	0	1,013
	MFA	0	0	0	588	144	0	0	0	0	0	732
	MFST	0	0	0	285	98	98	0	0	0	0	481
Group Quarter Units	GQ	0	0	0	0	0	0	0	0	0	0	0
Total Units	Grand Total	37	19	172	1,444	1,645	203	91	19	26	0	3,656

Countywide Distribution		Planning Subarea										
		15 NORTH	15 SOUTH	7 WEST	ASHBURN	DULLES	LEESBURG	NORTHWEST	POTOMAC	SOUTHWEST	STERLING	GRAND TOTAL
Housing Units	SFD	2.6%	1.3%	8.9%	0.2%	75.0%	4.1%	5.8%	0.3%	1.8%	0.0%	100.0%
	SFA	0.0%	0.0%	4.4%	56.1%	32.7%	4.5%	0.8%	1.5%	0.0%	0.0%	100.0%
	MFA	0.0%	0.0%	0.0%	80.3%	19.7%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
	MFST	0.0%	0.0%	0.0%	59.3%	20.4%	20.4%	0.0%	0.0%	0.0%	0.0%	100.0%
Group Quarter Units	GQ	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total Units	Grand Total	1.0%	0.5%	4.7%	39.5%	45.0%	5.6%	2.5%	0.5%	0.7%	0.0%	100.0%

Source: Loudoun County Department of Building and Development. Compiled by: Loudoun County Department of Planning and Zoning.

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Towns - 2017 Permit Count and Distribution

Permit Count		Town								
		COUNTY (Non-Town)	HAMILTON	HILLSBORO	LEESBURG	LOVETTSVILLE	MIDDLEBURG	PURCELLVILLE	ROUND HILL	GRAND TOTAL
Housing Units	SFD	1,297	0	0	49	27	2	55	0	1,430
	SFA	914	0	0	46	8	0	45	0	1,013
	MFA	732	0	0	0	0	0	0	0	732
	MFST	383	0	0	98	0	0	0	0	481
Group Quarter Units	GQ	0	0	0	0	0	0	0	0	0
Total Units	Grand Total	3,326	0	0	193	35	2	100	0	3,656

Countywide Distribution		Town								
		COUNTY (Non-Town)	HAMILTON	HILLSBORO	LEESBURG	LOVETTSVILLE	MIDDLEBURG	PURCELLVILLE	ROUND HILL	GRAND TOTAL
Housing Units	SFD	90.7%	0.0%	0.0%	3.4%	1.9%	0.1%	3.8%	0.0%	100.0%
	SFA	90.2%	0.0%	0.0%	4.5%	0.8%	0.0%	4.4%	0.0%	100.0%
	MFA	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
	MFST	79.6%	0.0%	0.0%	20.4%	0.0%	0.0%	0.0%	0.0%	100.0%
Group Quarter Units	GQ	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total Units	Grand Total	91.0%	0.0%	0.0%	5.3%	1.0%	0.1%	2.7%	0.0%	100.0%

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Zip Code - 2017 Permit Count and Distribution

Permit Count	Housing Units					Group Quarter Units	Total Units
Zip Code	SFD	SFA	MFA	MFST	Sub-Total	GQ	Grand Total
20105	760	0	0	98	858	0	858
20117	11	0	0	0	11	0	11
20120	11	0	0	0	11	0	11
20129	6	0	0	0	6	0	6
20130	0	0	0	0	0	0	0
20132	108	45	0	0	153	0	153
20135	3	0	0	0	3	0	3
20141	24	0	0	0	24	0	24
20147	2	114	492	103	711	0	711
20148	153	620	144	182	1,099	0	1,099
20151	0	0	0	0	0	0	0
20152	152	77	0	0	229	0	229
20158	12	0	0	0	12	0	12
20164	0	0	0	0	0	0	0
20165	4	15	0	0	19	0	19
20166	0	65	96	0	161	0	161
20170	0	0	0	0	0	0	0
20175	71	46	0	98	215	0	215
20176	42	23	0	0	65	0	65
20180	39	8	0	0	47	0	47
20184	0	0	0	0	0	0	0
20197	32	0	0	0	32	0	32
22066	0	0	0	0	0	0	0
Grand Total	1,430	1,013	732	481	3,656	0	3,656

Countywide Distribution	Housing Units					Group Quarter Units	Total Units
Zip Code	SFD	SFA	MFA	MFST	Sub-Total	GQ	Grand Total
20105	53%	0%	0%	20%	23%	n/a	23%
20117	1%	0%	0%	0%	0%	n/a	0%
20120	1%	0%	0%	0%	0%	n/a	0%
20129	0%	0%	0%	0%	0%	n/a	0%
20130	0%	0%	0%	0%	0%	n/a	0%
20132	8%	4%	0%	0%	4%	n/a	4%
20135	0%	0%	0%	0%	0%	n/a	0%
20141	2%	0%	0%	0%	1%	n/a	1%
20147	0%	11%	67%	21%	19%	n/a	19%
20148	11%	61%	20%	38%	30%	n/a	30%
20151	0%	0%	0%	0%	0%	n/a	0%
20152	11%	8%	0%	0%	6%	n/a	6%
20158	1%	0%	0%	0%	0%	n/a	0%
20164	0%	0%	0%	0%	0%	n/a	0%
20165	0%	1%	0%	0%	1%	n/a	1%
20166	0%	6%	13%	0%	4%	n/a	4%
20170	0%	0%	0%	0%	0%	n/a	0%
20175	5%	5%	0%	20%	6%	n/a	6%
20176	3%	2%	0%	0%	2%	n/a	2%
20180	3%	1%	0%	0%	1%	n/a	1%
20184	0%	0%	0%	0%	0%	n/a	0%
20197	2%	0%	0%	0%	1%	n/a	1%
22066	0%	0%	0%	0%	0%	n/a	0%
Grand Total	100%	100%	100%	100%	100%	n/a	100%

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2017 Permit Count by Planning Subarea and Subdivision

		Housing Units					Group Quarter Units	Total Units
Planning Subarea	Subdivision	SFD	SFA	MFA	MFST	Sub-Total	GQ	Grand Total
ASHBURN	ASHBURN KNOLLS		11			11		11
	ASHBURN OVERLOOK		3			3		3
	ASHBURN VILLAGE, REGENCY AT ASHBURN	1	6	62		69		69
	ASHBY PONDS			201		201		201
	BELMONT GLEN VILLAGE	1				1		1
	GOOSE CREEK VILLAGE NORTH, CENTURY CORNER AT			229		229		229
	KINCORA			96		96		96
	LANSDOWNE, VISTAS AT (ASHLEIGH AT LANSDOWNE)		23			23		23
	LIM PROPERTY		19			19		19
	LOUDOUN PLACE		32			32		32
	LOUDOUN VALLEY ESTATES II		152		182	334		334
	MOOREFIELD STATION		228			228		228
	ONE LOUDOUN		41		103	144		144
	POTOMAC FARMS	1				1		1
	RIVER CREST (UNIVERSITY CENTER, OVERLOOK AT)		48			48		48
	TRAILSIDE AT ASHBURN		5			5		5
ASHBURN Total		3	568	588	285	1,444		1,444
DULLES	ALDIE ESTATES	39				39		39
	ARCADIA SUNBERRY	22				22		22
	AVONLEA RESERVE		40			40		40
	BIRCHWOOD AT BRAMBLETON		12	144		156		156
	BRAMBLETON	49	133			182		182
	DAWSONS CORNER	5				5		5
	EASTVIEW AT STONE RIDGE	50	33			83		83
	ELKLICK PRESERVE	10				10		10
	EVERMONT TRACE	16	44			60		60
	GLASCOCK FIELD AT STONE RIDGE		65			65		65
	LAMBERT	1				1		1
	LENAH MILL	108				108		108
	LENAH WOODS	27				27		27

2017 Permit Count by Planning Subarea and Subdivision

		Housing Units					Group Quarter Units	Total Units
Planning Subarea	Subdivision	SFD	SFA	MFA	MFST	Sub-Total	GQ	Grand Total
	LOUDOUN CROSSING				38	38		38
	MARBURY	81	4			85		85
	MELODY FARMS	16				16		16
	MOON GLADE FARM	26				26		26
	ROCKBRIDGE	19				19		19
	ROSEDALE	27				27		27
	STONE RIDGE	29			50	79		79
	TANGLEWOOD, ENCLAVE AT	7				7		7
	TANGLEWOOD, THE PRESERVE AT	8				8		8
	VIRGINIA MANOR	69			10	79		79
	WESTBURY GLEN	19				19		19
	WILLOWSFORD, THE GRANGE	58				58		58
	WILLOWSFORD, THE GRANT	103				103		103
	WILLOWSFORD, THE GREENS	153				153		153
	WILLOWSFORD, THE GROVE	126				126		126
	OTHER	4				4		4
DULLES Total		1,072	331	144	98	1,645		1,645
LEESBURG	COLTS RUN	1				1		1
	CRESCENT PLACE		39		14	53		53
	FAIRVIEW	2				2		2
	FOXFIELD	1				1		1
	GRENATA	1				1		1
	LEELAND HEIGHTS	1				1		1
	LEESBURG COUNTRY CLUB	1				1		1
	MEADOWBROOK FARM ESTATES	43				43		43
	VALLEY VIEW ESTATES	3				3		3
	VILLAGE AT LEESBURG		7		84	91		91
	OTHER	6				6		6
LEESBURG Total		59	46		98	203		203
NORTHWEST	DUTCHMANS CREEK	6				6		6
	HARDEY	1				1		1
	HERITAGE HIGHLANDS	2	8			10		10
	LOVETTSVILLE GLEN	11				11		11
	LOVETTSVILLE TOWN CENTER	5				5		5

2017 Permit Count by Planning Subarea and Subdivision

		Housing Units					Group Quarter Units	Total Units
Planning Subarea	Subdivision	SFD	SFA	MFA	MFST	Sub-Total	GQ	Grand Total
	RESERVE AT WATERFORD	11				11		11
	RESERVE AT WHEATLANDS	10				10		10
	SARATOGA	7				7		7
	WATERFORD DOWNS	10				10		10
	WHEATLAND ESTATES	1				1		1
	OTHER	19				19		19
NORTHWEST Total		83	8			91		91
POTOMAC	BROAD RUN FARMS	3				3		3
	LOWES ISLAND	1				1		1
	OVERLOOK AT CASCADES		15			15		15
POTOMAC Total		4	15			19		19
ROUTE 15 NORTH	CARTER FARM ESTATES	1				1		1
	CATOCTIN SPRINGS	4				4		4
	FALCONAIRE	10				10		10
	HISTORIC SELMA ESTATES	9				9		9
	RASPBERRY FALLS	1				1		1
	WATERFORD CREST	5				5		5
	WATERFORD HEIGHTS	1				1		1
	OTHER	6				6		6
ROUTE 15 NORTH Total		37				37		37
ROUTE 15 SOUTH	ESTATES AT CREIGHTON FARMS	1				1		1
	WULF CREST FARM	11				11		11
	OTHER	7				7		7
ROUTE 15 SOUTH Total		19				19		19
ROUTE 7 WEST	BLACK OAK RIDGE	6				6		6
	BRENTWOOD SPRINGS	9				9		9
	CARRIAGE RIDGE	1				1		1
	CATOCTIN CREEKS	1				1		1
	HAMLETS OF BLUE RIDGE, THE	1				1		1
	HARMONY VISTA ESTATES	9				9		9
	HIGHLANDS, THE	3				3		3
	LODGE LAND FARMS	1				1		1
	MAYFAIR (AUTUMN HILL)	54	45			99		99
	MOORCONES	2				2		2

2017 Permit Count by Planning Subarea and Subdivision

		Housing Units					Group Quarter Units	Total Units
Planning Subarea	Subdivision	SFD	SFA	MFA	MFST	Sub-Total	GQ	Grand Total
	OAK KNOLL FARMS	4				4		4
	OLD WHEATLAND ESTATES	17				17		17
	STONELEIGH	1				1		1
	VILLAGES AT ROUND HILL	3				3		3
	WATERFORD CREEK	1				1		1
	OTHER	14				14		14
ROUTE 7 WEST Total		127	45			172		172
SOUTHWEST	BLACK OAK CREEK	7				7		7
	OTHER	19				19		19
SOUTHWEST Total		26				26		26
GRAND Total		1,430	1,013	732	481	3,656	0	3,656

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2017 Permit Count by Election District and Subdivision

		Housing Units					Group Quarter Units	Total Units
Election District	Subdivision	SFD	SFA	MFA	MFST	Sub-Total	GQ	Grand Total
ALGONKIAN	BROAD RUN FARMS	3				3		3
	LOWES ISLAND	1				1		1
	OVERLOOK AT CASCADES		15			15		15
	POTOMAC FARMS	1				1		1
	RIVER CREST (UNIVERSITY CENTER, OVERLOOK AT)		48			48		48
ALGONKIAN Total		5	63			68		68
ASHBURN	ASHBURN KNOLLS		11			11		11
	ASHBURN OVERLOOK		3			3		3
	GOOSE CREEK VILLAGE NORTH, CENTURY CORNER AT			229		229		229
	LANSDOWNE, VISTAS AT (ASHLEIGH AT LANSDOWNE)		23			23		23
	TRAILSIDE AT ASHBURN		5			5		5
ASHBURN Total			42	229		271		271
BLUE RIDGE	ALDIE ESTATES	39				39		39
	ARCADIA SUNBERRY	22				22		22
	BELMONT GLEN VILLAGE	1				1		1
	BIRCHWOOD AT BRAMBLETON		12	144		156		156
	BLACK OAK CREEK	7				7		7
	BLACK OAK RIDGE	6				6		6
	BRAMBLETON	49	133			182		182
	BRENTWOOD SPRINGS	9				9		9
	CATOCTIN CREEKS	1				1		1
	ESTATES AT CREIGHTON FARMS	1				1		1
	EVERMONT TRACE	16	44			60		60
	GLASCOCK FIELD AT STONE RIDGE		65			65		65
	HAMLETS OF BLUE RIDGE, THE	1				1		1
	HIGHLANDS, THE	3				3		3
	LENAH MILL	108				108		108
	LENAH WOODS	27				27		27
	LODGE LAND FARMS	1				1		1
	LOUDOUN CROSSING				38	38		38

2017 Permit Count by Election District and Subdivision

		Housing Units					Group Quarter Units	Total Units
Election District	Subdivision	SFD	SFA	MFA	MFST	Sub-Total	GQ	Grand Total
	LOUDOUN VALLEY ESTATES II		152		182	334		334
	MARBURY	81	4			85		85
	MAYFAIR (AUTUMN HILL)	54	45			99		99
	MOORCONES	2				2		2
	OAK KNOLL FARMS	4				4		4
	RESERVE AT WHEATLANDS	10				10		10
	ROCKBRIDGE	19				19		19
	ROSEDALE	27				27		27
	SARATOGA	7				7		7
	STONELEIGH	1				1		1
	TANGLEWOOD, ENCLAVE AT	7				7		7
	TANGLEWOOD, THE PRESERVE AT	8				8		8
	VILLAGES AT ROUND HILL	3				3		3
	VIRGINIA MANOR	69			10	79		79
	WESTBURY GLEN	19				19		19
	WHEATLAND ESTATES	1				1		1
	WILLOWSFORD, THE GRANGE	58				58		58
	WILLOWSFORD, THE GRANT	103				103	0	103
	WILLOWSFORD, THE GREENS	153				153		153
	WILLOWSFORD, THE GROVE	126				126		126
	OTHER	43				43		43
BLUE RIDGE Total		1,086	455	144	230	1,915		1,915
BROAD RUN	ASHBURN VILLAGE, REGENCY AT	1	6	62		69		69
	ASHBURN							
	ASHBY PONDS			201		201		201
	KINCORA			96		96		96
	LOUDOUN PLACE		32			32		32
	MOOREFIELD STATION ⁽¹⁾		162			162		162
	ONE LOUDOUN		41		103	144		144
BROAD RUN Total		1	241	359	103	704		704

2017 Permit Count by Election District and Subdivision

		Housing Units					Group Quarter Units	Total Units
Election District	Subdivision	SFD	SFA	MFA	MFST	Sub-Total	GQ	Grand Total
CATOCTIN	CARRIAGE RIDGE	1				1		1
	CARTER FARM ESTATES	1				1		1
	CATOCTIN SPRINGS	4				4		4
	COLTS RUN	1				1		1
	DUTCHMANS CREEK	6				6		6
	FALCONAIRE	10				10		10
	FOXFIELD	1				1		1
	GRENATA	1				1		1
	HARDEY	1				1		1
	HARMONY VISTA ESTATES	9				9		9
	HERITAGE HIGHLANDS	2	8			10		10
	HISTORIC SELMA ESTATES	9				9		9
	LEELAND HEIGHTS	1				1		1
	LOVETTSVILLE GLEN	11				11		11
	LOVETTSVILLE TOWN CENTER	5				5		5
	MEADOWBROOK FARM ESTATES	43				43		43
	OLD WHEATLAND ESTATES	17				17		17
	RASPBERRY FALLS	1				1		1
	RESERVE AT WATERFORD	11				11		11
	WATERFORD CREEK	1				1		1
	WATERFORD CREST	5				5		5
	WATERFORD DOWNS	10				10		10
	WATERFORD HEIGHTS	1				1		1
	WULF CREST FARM	11				11		11
	OTHER	32				32		32
CATOCTIN Total		195	8			203		203

2017 Permit Count by Election District and Subdivision

Election District	Subdivision	Housing Units					Group Quarter Units	Total Units
		SFD	SFA	MFA	MFST	Sub-Total	GQ	Grand Total
DULLES	AVONLEA RESERVE		40			40		40
	DAWSONS CORNER	5				5		5
	EASTVIEW AT STONE RIDGE	50	33			83		83
	ELKLICK PRESERVE	10				10		10
	LAMBERT	1				1		1
	LIM PROPERTY		19			19		19
	MELODY FARMS	16				16		16
	MOON GLADE FARM	26				26		26
	MOOREFIELD STATION ⁽¹⁾		66			66		66
	STONE RIDGE	29			50	79		79
DULLES Total		137	158		50	345		345
LEESBURG	CRESCENT PLACE		39		14	53		53
	FAIRVIEW	2				2		2
	LEESBURG COUNTRY CLUB	1				1		1
	VALLEY VIEW ESTATES	3				3		3
	VILLAGE AT LEESBURG		7		84	91		91
LEESBURG Total		6	46		98	150		150
GRAND Total		1,430	1,013	732	481	3,656	0	3,656

Source: Loudoun County Department of Building and Development. Compiled by: Loudoun County Department of Planning and Zoning.

(1) Project had permits in multiple election districts. Permitted units represent the election district's portion of the project.

Note: The data is "cleaned" each month and after the end of the year, generally in April. The cleaning reflects cancellations and data corrections from the Department of Building and Development and the Department of Planning and Zoning.