

# Comparative Analysis of Policy Areas, Place Types, and Zoning Districts

## *Final Assessment and Recommendations*

Loudoun County, VA

December 8, 2020

### **Introduction**

This analysis correlates the 2019 General Plan (2019 GP) Policy Areas and Place Types to existing zoning districts in the Zoning Ordinance and proposed new zoning districts. The table is organized to illustrate which of the existing districts most closely align with and implement the 2019 GP. Each Policy Area is divided into several Place Types. For each Place Type, the current zoning district or districts that most closely correspond are reflected, together with their density and/or floor area ratio (FAR), minimum required open space, and lot and building dimensional standards on the left side of the table.

The right side of the table reflects the proposed new zoning districts. These districts are designed to implement the Place Types and are named similarly to make clear the relationships between the 2019 GP and Zoning Ordinance. To the extent practicable, the lot areas and dimensional standards are the same as the current districts. Those that are proposed to change use a **red** font. The reasons for proposing alternate dimensions is for consistency with the Place Type or where such dimensions are not addressed in the current districts. For instance, the dimensional standards for the 40-acre and 20-acre lot areas of the Rural South and Rural North Place Types, respectively should be distinctly different (and larger) than those in the other Place Types. These standards play an equal role in defining character.

Several of the current zoning districts include design options providing a base density and varying lot areas and open spaces. These design options are carried over to the proposed districts as they provide flexibility while protecting and preserving the intended Place Type. The percentages of open space and density equal those set out in the 2019 GP (as shown with each Place Type).

In some cases, the current zoning districts do not easily correlate to the Place Types and thus, new district standards are proposed. In other cases, consolidation of similar current zoning districts to implement a corresponding Place Type is recommended. Additionally, some current zoning districts do not directly correspond with Place Types, and these districts are not included in the analysis.

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### Rural Policy Area (RPA)

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**Rural South:** The Agricultural Rural-2 (AR-2) Zoning District correlates to the Rural South Place Type. Hence, the proposed district is RS, Rural South. The base density, subordinate subdivision, and cluster subdivision options reflect the minimum lot sizes reflected in the current ordinance. The densities of the design options are within the range of the 2019 GP for this Place Type.

#### *Discussion of Alternative Development Standards:*

##### Base Density Option

- *Lot Cover.* The current lot coverage for residential and non-residential structures (excluding agricultural, horticultural, and animal husbandry structures not open to the public) is 10 percent (174,24 square feet (sf) and 25 percent (435,600 sf), respectively for a 40-acre lot. In a rural area, this seems out of scale, so it is proposed to reduce the coverage to two percent (34,848 sf) for residential and seven percent (121,968 sf) for non-residential rural economy structures. The non-residential structures may warrant rural design and performance standards.
- *Lot Width.* The minimum lot width is 175 feet, which could result in a 175-foot by 9,956-foot lot. To facilitate a better lot width-to-depth ratio and to manage access spacing, it is proposed to increase the minimum lot width for all new districts to at least 500 feet. A 40-acre tract does not warrant the same maximum length/width ratio as the principal/subordinate subdivision options, but it does warrant an increase in minimum width.
- *Setbacks.* In the current ordinance, the setbacks are the same for a 40-acre tract as they are for much smaller tracts and parcels. To embrace a rural character, at least larger front and side setbacks are warranted. An increase in the minimum rear setback is to protect the adjacent property.

##### Principal/Subordinate Subdivision Options

- *Setbacks.* The setbacks in the current ordinance apply to a minimum 80,000 sf lot. To keep setbacks relative to lot area, it is recommended to utilize percentages to establish the appropriate dimensions as the size increases. The proposed setbacks are built on the following:
  - *Front:* 10 percent of lot depth
  - *Interior side:* 10 percent of lot width, no less than 10 feet
  - *Corner side:* equal to the front setback
  - *Rear:* 20 percent of lot depth
- *Open Space.* For the principal and subordinate subdivision options, no open space is required to achieve the one dwelling unit per 20-acre density. Use of the minimum 25-acre Rural Economy Lot complicates these calculations. Either the economy lot requirement may remain, or the open space ratios may be adjusted; however, the development option does not require minimum open space.

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### Cluster Option

- *Lot Width.* The minimum lot width of a 20,000 to 40,000 sf lot necessitates a 125-foot lot width. Use of the 3:1 maximum length-to-width ratio manages the minimum lot width for any greater tract size.
- *Setbacks.* The setbacks in the current ordinance apply to minimum 20,000 to 40,000 sf lots. To keep setbacks relative to lot area, it is recommended to utilize percentages to establish the appropriate dimensions as the size increases. The proposed setbacks are built on the following:
  - *Front:* 10 percent of lot depth
  - *Interior side:* 20 percent of lot width, no less than 15 feet
  - *Corner side:* equal to the front setback
  - *Rear:* 20 percent of lot depth

**Rural North:** The Agricultural Rural-1 (AR-1) Zoning District correlates to the Rural North Place Type. Hence, the proposed district is RN, Rural North. The base density, subordinate subdivision, and cluster subdivision options reflect the minimum lot sizes reflected in the current ordinance. The densities of the design options are within the range of the 2019 GP for this Place Type.

### Base Density Option

- *Lot Cover.* The current lot coverage for residential and non-residential structures (excluding agricultural, horticultural, and animal husbandry structures not open to the public) is 10 percent (87,120 sf) and 25 percent (217,800 sf), respectively for a 20-acre lot. In a rural area, these seem out of scale, so it is proposed to reduce the coverage to three percent (26,136 sf) for residential and 15 percent (130,680 sf) for non-residential rural economy structures. The non-residential structures may warrant rural design and performance standards.
- *Lot Width.* The minimum lot width is 175 feet, which could result in a 175 foot by 4,978-foot lot. To facilitate a better lot width-to-depth ratio and to manage access spacing, it is proposed to increase the minimum lot width for all new districts to at least 300 feet. A 20-acre tract does not warrant the same maximum length/width ratio as the principal/subordinate subdivision options, but it does warrant an increase in minimum width.
- *Setbacks.* In the current ordinance, the setbacks are the same for a 20-acre tract as they are for much smaller tracts and parcels. To embrace a rural character, at least larger front and side setbacks are warranted. An increase in the minimum rear setback is to protect the adjacent property.

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### Principal/Subordinate Subdivision Option

- *Setbacks.* The setbacks in the current ordinance are the same for much larger and smaller lots. Setbacks relative to larger and smaller lots are proposed as follows:
  - *Front:* 10 percent of lot depth
  - *Interior side:* 20 percent of lot width, no less than 12 feet
  - *Corner side:* equal to the front setback
  - *Rear:* 10 percent of lot depth
- *Open Space.* For the principal and subordinate subdivision option, a density of one dwelling unit per 10 acres can yield 80 percent open space. Use of the minimum 15-acre Rural Economy Lot complicates these calculations. If the economy lot requirement is to remain the open space ratio requires adjustment; however, the development option does not require minimum open space.

### Cluster Subdivision Option

- *Lot Width.* The minimum lot width of a 20,000 to 40,000-sf lot necessitates a 125-foot lot width. Use of the 3:1 maximum length-to-width ratio manages the minimum lot width for any greater tract size.
- *Setbacks.* The setbacks in the current ordinance apply to minimum 20,000 to 40,000 sf lots. To keep setbacks relative to lot area, it is recommended to utilize percentages to establish the appropriate dimensions as the size increases. The proposed setbacks are built on the following:
  - *Front:* 10 percent of lot depth
  - *Interior side:* 20 percent of lot width, no less than 12 feet
  - *Corner side:* equal to the front setback
  - *Rear:* 10 percent of lot depth
- *Open Space.* The Rural North Place Type recommends 70 percent open space for clustered subdivisions. However, it is possible to achieve 90 percent open space at a density of one dwelling unit per five acres depending on utilities.

**Rural Historic Villages:** The Village Conservation Overlay District (VCOD) currently regulates a combination of the Rural Commercial (RC), Countryside Residential 1, 2, 3, and 4 (CR-1, CR-2, CR-3, and CR-4) Zoning Districts, as well as some AR-1 and Agricultural Residential (A-3). The current permitted residential density in the VCOD ranges from four dwelling units per acre in the RC district to approximately one dwelling unit per acre in the CR-1 district, A-3 and AR-1 notwithstanding. The VCOD and the Rural Historic Village Place Type boundaries are not coincident. The intent of the new ordinance would be to rectify Place Type boundaries and the VCOD and implement a new regulatory mechanism, such as a Village Conservation District, that would recognize and perpetuate historic development patterns of individual villages. Therefore, an amended version of the current RC district associated with the Rural Historic Village Place Type is intended to carry through to the new ordinance.

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The intent of the Rural Historic Village Place Type is to accommodate mixed use while protecting and preserving the existing character of each Village. The maximum residential density is anticipated to vary by individual village but is to be no more than four dwelling units per acre. Therefore, each Village warrants a zoning approach that allows for preservation of its individual character. Rather than retain the VCOD or create a series of overlay districts, the proposed approach for the Villages is to establish regulations that would, for example:

- Classify any lot and building that was established or constructed in conformance with the standards in place at the time is conforming (instead of nonconforming) except for any that may have been built without or in conflict with required permits (Based upon the lot area calculations established via County GIS analyses, a number of lots do not meet the minimum required lot area.);
- Establish certain criteria for mixed use development relative to both horizontal and vertical orientations, residential/nonresidential percentages, use and transition types, parking, and other design objectives;
- Use average lot areas and widths based upon the minimums and maximums determined by the County through GIS analyses and varying by no more than some established percentage (51 percent) of the lots on the same block face or within an established distance (300 feet);
- Use prevailing interior side setbacks based upon the lots on either side of a subject lot and in no case less than the minimum of the zoning district or as established via County GIS analyses;
- Establish street-side setbacks as equal to the front yard setback of an abutting lot, as applicable, or two times the minimum interior side yard;
- Provide for by-right encroachment into the rear yard of “x” percent or to within “y” feet of the side and rear property lines to accommodate building additions (and reinvestment);
- Allow for a one-time exemption of “x” percentage of the lot coverage for construction of a building addition or accessory building;
- Limit the building floor area to no less or greater than buildings on abutting lots or lots within “x” feet by “y” percent;
- Require contextual building design elements such as building stories or height, roof type, porch or building entrance, building orientation, attached/detached garage, etc.; and
- Provide for administrative approval of these provisions subject to a demonstration of compliance.

The Rural Historic Village parcel analysis development by County Staff may be used to inform the calibration of development standards relevant to what now exists. This analysis reflects the applicable zoning districts and the minimum and maximum square footage of parcels within each district. In preserving the character of each Village, care must be taken to maintain harmony in lot patterns, areas and widths; the composition of buildings; and contextual dimensional characteristics.

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General Plan			Current Zoning District Standards									New Zoning District Standards										
Policy Area	Place Types	Planned Uses	Current Zoning District	Lot Size (min)	Building Height (max)	Lot		Setbacks (min)			Development		New Zoning District	Building Height (max)	Lot			Setbacks (min)			Development	
						Width (min)	Cover (max)	Front	Side	Rear	Open Space (min)	Gross Density/FAR (max)			Cover (max)	Size (min)	Width (min) L:W ratio (max)	Front	Side	Rear	Open Space (min)	Gross Density/FAR (max)
Rural	Rural South 1 unit / 40 ac. 1 unit / 15 ac. 70% OS cluster (1-2 stories)	Core: Agriculture/ Supportive Business, Equine Facilities and Rural Economy  Complementary: Large Lot and Cluster Residential, Accessory Units, Agri- and Heritage Tourism	AR-2	40 ac.	35'	175'	10% Res. / 25% Non- Res.	35'	25'	25'	No Min	1/40 ac.	RS Rural South	35'	2% Res./ 7% Non- Res.	40 ac.	500'	50'	35'	50'	No Min	1/40 ac.
				80,000 sf.		175' (3:1)	15%	35' - 100'	25'	25'	No Min	1/20 ac.			15%	80,000 sf.	175' (3:1)	45' - 100'	15'	45'	No Min	1/20 ac.
				20,000 sf. - 40,000 sf.		175' (3:1)	8%	35'	15'	35'	70%	1/15 ac.			8%	20,000 sf. - 40,000 sf.	125' (3:1)	25'	7.5'	32'	70%	1/15 ac.
	Rural North 1 unit / 20 ac. 1 unit / 5 ac. 70% OS cluster (1-2 stories)	Core: Agriculture/ Supportive Business, Equine Facilities and Rural Economy  Complementary: Large Lot and Cluster Residential, Accessory Units, Agri- and Heritage Tourism	AR-1	20 ac.	35'	175'	10% Res. 25% Non- Res.	35'	25'	25'	No Min	1/20 ac.	RN Rural North	35'	3% Res./ 15% Non- Res.	20 ac.	300'	45'	10'	45'	No Min	1/20 ac.
				80,000 sf.	175' (3:1)	15%	35' - 100'	25'	25'	No Min	1/10 ac.	15%			80,000 sf.	175' (3:1)	45' - 100'	15'	45'	No Min	1/10 ac.	
				40,000 sf.	175' (3:1)	8% - 15%	35'	15'	35'	70%	1/5 ac.	8% - 15%			40,000 sf.	125' (3:1)	32'	12'	32'	70%	1/5 ac.	
	Rural Historic Village 4 units / ac. (1-2 stories)	Core: Single-Family Detached, Retail and Service Commercial  Complementary: Office, Live/Work, Civic, Cultural and Community, Rural/Heritage Tourism, Rural Economy, and Agricultural Supportive Business	CR-1	40,000 sf.	40'	175' (5:1)	15%	35'	9'/12'	50'	No Min	1/ac.	HV Rural Historic Village	35'	60% Res.	Variable	Variable	No Min	4/ac.			
				20,000 sf.		75' (5:1)	25%	25'	9'	25'	49% derived from calculations											
				15,000 sf.		60' (5:1)	25%	15'	9'	25'	61% derived from calculations											
			CR-2	40,000 sf.	40'	175' (5:1)	15%	25'	9'/12'	50'	No Min	0.5/ac.										
				20,000 sf.		75' (5:1)	25%	25'	9'	25'	49% derived from calculations											
				10,000 sf.		50' (5:1)	25%	25'	9'	25'	73% derived from calculations											
CR-3 / CR-4			40,000 sf.	40'	175' (5:1)	15%	25'	9'/12'	50'	No Min	1.0/ac.											
			15,000 sf.		60' (5:1)	25%	25'	9'	25'	No Min												
			10,000 sf.		50' (5:1)	35%	15'	9'	25'	31% derived from calculations												
RC	10,000 sf.	40'	50' (5:1)	70%	0'	0'/15'	0'/30'	No Min	4/ac.													
									0.4 FAR													

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### Joint Land Management Areas (JLMAs)

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The Joint Land Management Area (JLMA) Place Types recognize the cultural and economic importance of individual towns maintaining their character. The JLMA Place Types intend to accommodate the outward expansion of certain Towns, permitting moderate growth at densities and designs suitable to the respective Towns until they choose to annex property. The 2019 GP identifies a variety of JLMA Place Types based on the development patterns that have emerged over the last 30 years. Given the range of Place Types, the corresponding JLMA Zoning Districts need to be appropriately calibrated to accommodate the recent development patterns of their respective jurisdictions while retaining currently permitted densities.

**Leesburg JLMA Residential Neighborhood:** The Leesburg JLMA Residential Neighborhood Place Type allows for up to four units per acre. The Residential-4 (R-4) Zoning District is most applicable since it provides this density with either of three design options; suburban, traditional, or cluster; however, the current district standards should serve as a starting place to develop standards tailored to the Leesburg JLMA Place Type. Since there is no intent to increase density by right in the JLMA, the current JLMA-1, JLMA-2, and JLMA-3 Zoning Districts would still apply to their respective locations in this Place Type.

#### *Discussion of Alternative Development Standards:*

- *Minimum Open Space.* The Leesburg JLMA sets a minimum of 30 percent open space; however, the R-4 district only requires a sufficient amount such that the gross density remains four units per acre across all three design options. The Place Type recommends 30 percent minimum open space. When calculated to achieve this density, the 30 percent open space requirement coupled with an 8,000-sf minimum lot cannot achieve four dwelling units per acre. A 6,600-sf average lot is needed to achieve four dwelling units per acre with 30 percent open space. Alternatively, 6,000 sf lots at four dwelling units per acre results in 37 percent open space.
- *Setbacks.* The current ordinance uses the same dimensional standards for all three design types and lot areas. The proposed dimension standards are proportional to lot area and width for each design option.

**Purcellville JLMA Rural / Western JLMA Neighborhoods:** The Purcellville JLMA Rural Neighborhood and the Western JLMA Neighborhood both provide for density ranging from one unit per three acres (0.3) to two dwelling units per acre. These currently align with the JLMA-1, -2, and -3 districts. Since there is no intent to increase density by right in the JLMA, the current JLMA-1, JLMA-2, and JLMA-3 Zoning Districts would still apply to their respective locations in this Place Type. To demonstrate the one dwelling unit per three acres with 50 percent open space and the one dwelling unit per one acre and two dwelling units per one acre with 30 percent open space densities, the analysis includes average lot sizes. Proposed revisions to the setback standards are related to the district density and the average lot sizes.

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#### *Discussion of Alternative Development Standards:*

- *Lot Coverage.* No lot coverage is included in the JLMA regulations; this analysis proposes a maximum 35 percent lot coverage.
- *Lot Width.* The current ordinance uses lot widths that are not proportional to the variations in lot area; this analysis proposes proportional dimensional standards.
- *Setbacks.* The current ordinance uses lot setbacks that are not proportional to the variations in lot area and widths; this analysis proposes proportional dimensional standards.

**Leesburg JLMA Employment:** The Leesburg JLMA Employment Place Type allows for a 1.0 FAR, 20 percent open space, and up to four stories in height. The three zoning districts that best implement this Place Type are Planned Development – Office Park (PD-OP), Planned Development- Industrial Park (PD-IP), and Planned Development – Research and Development Park (PD-RDP). Consolidation of these districts is proposed. These districts provide for one and two acre lots and FAR ranging from 0.40 to 2.0. The Place Type allows for up to 1.0 FAR. The proposed, consolidated district uses the smaller of the two lot areas and maintains 20 percent open space, while incorporating 1.0 FAR based on the Place Type. Some of the lot and building dimensions have been adjusted to reflect a one-acre lot. Building height is adjusted according to the Place Type.

In the proposed district scenario, it is feasible that lots developed to 1.0 FAR with uses that require a significant amount of parking may need to provide structured parking to achieve the required open space. The use of structured parking is envisioned in the Place Type. Additionally, considering the Core and Complimentary Uses anticipated in this Place Type, the need for structured parking would likely only occur upon development of Complimentary office uses.

**Leesburg JLMA Industrial / Mineral Extraction:** The Mineral Resource – Heavy Industry (MR-HI) and Planned Development – General Industry (PD-GI) Zoning Districts best implement this Place Type. The Leesburg JLMA Industrial / Mineral Extraction Place Type provides for different land uses but allows the same FAR, open space, and building height as the Leesburg Employment JLMA Place Type. The associated zoning districts provide for one and three acre lots and FAR ranging from 0.40 to 0.75. The proposed, consolidated district uses the smaller of the two lot areas and increases the FAR to 1.0 consistent with the Place Type. The only adjusted lot dimension is the corner yard setback, which is not currently addressed in the zoning ordinance. Recommendations also include accommodating a minimum 20 percent open space and adjusting the building height consistent with the Place Type.



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General Plan			Current Zoning District Standards										New Zoning District Standards									
Policy Area	Place Types	Planned Uses	Current Zoning District	Lot Size (min)	Building Height (max)	Lot		Setbacks (min)			Development		New Zoning District	Building Height (max)	Lot			Setbacks (min)			Development	
						Width (min)	Cover (max)	Front	Side	Rear	Open Space (min)	Gross Density/FAR (max)			Cover (max)	Size (min)	Width (min) L:W ratio (max)	Front	Side	Rear	Open Space (min)	Gross Density/FAR (max)
Joint Land Management Areas (JLMAs)	Leesburg Residential Neighborhood 4 units / ac. 0.4 FAR 30% OS (1-3 stories)	Core: Single-Family Detached and Attached Residential  Complementary: Multi-Family Residential, Accessory Units, Retail and Service Commercial, Public Facilities	R-4	10,000 sf.	40'	80' (5:1)	35%	25'	9'	25'	No Min	3/ac.	JLMA Leesburg Neighborhood	40'	40%	10,000 sf.	80' (5:1)	25'	9'	25'	No Min	4/ac.
				8,000 sf.		75' (5:1)	40%	25'	9'	25'	30% derived from calculations	4/ac.										
				6,000 sf.		50' (5:1)	40%	15'	9'	25'	30% derived from calculations	4/ac.										
			JLMA 1, 2 & 3 Refer to the Purcellville / Western Place Type for the JLMA 1, 2 & 3 District Standards																			
			PD-CC (NC)	No Min	45'	No Min	No Max	13'/25'	35'/100'	35'/100'	20%	0.40 - 0.60 FAR				No Max	No Min	No Min	25'	20% lot width	20% lot depth	
	Purcellville / Western 1 unit / 3 ac. 30-50% OS (1-3 stories)	Core: Agriculture/ Supportive Business, Large Lot Residential, Equine Facilities and Rural Economy  Complementary: Cluster Residential, Accessory Units, Agri- and Heritage Tourism	JMLA-3	20,000 sf.	40'	60'	No Max	15'-35'	10'	25'	50%	1/3 ac.	JLMA Purcellville/Western	40'	35%	JLMA-3 70,000 sf. (average)	60'	80'	8'	25'	50%	1/3 ac.
			JLMA-1	20,000 sf.		50'	No Max	35'	9'	25'	30%	1/ac.				JLMA-1 29,000 sf. (average)	50'	80'	8'	25'	30%	1/ac.
			JLMA-2	10,000 sf.		50'	No Max	15'	8'	25'	30%	2/ac.				JLMA-2 14,500 sf. (average)	50'	50'	5'	25'	30%	2/ac.
	Leesburg Employment 1.0 FAR 20% OS (1-4 stories)	Core: Light Production R&D, Warehousing, Contractor (no outdoor storage), Sales/Service, Flex Space  Complementary: Office, Retail and Service Commercial, Data Centers	PD-IP	1 ac.	60 - 100'	No Min	45% - 60%	35'	15'-75'	15'-75'	10%	0.6 - 1.0 FAR	JLMA Leesburg Employment	50'	40% - 60%	1 ac.	125'	35'	15'	35'	20%	1.0 FAR
			PD-OP	1 ac.	60 - 100'	No Min	40% - 60%	35'	15'-50'	15'-50'	20%	0.6 - 2.0 FAR										
			PD-RDP	2 ac.	45'	No Min	55%	35'	15'-100'	15'-100'	20%	0.6 - 2.0 FAR										
	Leesburg Industrial / Mineral 1.0 FAR 20% OS (1-4 stories)	Core: Heavy Manufacturing/ Assembly, Warehousing, Contractor, Data Centers, Sales/ Service, R&D, Public Utilities, Quarry  Complementary: Retail and Service Commercial, Flex Space, Light Production	MR-HI	3 ac.	45' - 120'	100' - 300'	50%	50'	50'	50'	No Min	0.75 FAR	JLMA Leesburg Industrial/Mining	50'	50%	1 ac.	100' - 300'	30' - 50'	15' - 50'	25' - 50'	20%	1.0 FAR
PD-GI			1 ac.	45' - 100'	No Min	45%	35'	15'-25'	25'	20%	0.40 - 0.60 FAR											

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### Transition Policy Area (TPA)

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**Large Lot Neighborhood:** The Transition-10, -3, and -1 (TR-10, TR-3, and TR-1) Zoning Districts correlate to the Large Lot Neighborhood Place Type. In the current zoning districts, density and open space are the controlling factors, so there are no minimum lot sizes. To demonstrate the one dwelling unit per 10 acres, one dwelling unit per three acres, and one dwelling unit per one-acre densities with 50 percent open space (70 percent in TR-3 Lower Bull Run (LBR)), the analysis includes average lot sizes. Proposed revisions to the setback standards are related to the district density and the average lot sizes.

Public, civic, and related uses are permitted in this Place Type with a 0.1 FAR and 50 percent open space. The 25-foot front setback was modeled after the Planned Development – Commercial Center (Neighborhood Center) (PD-CC(NC)) district, but the other dimensions were established to create separation and room for buffers when adjacent to residential uses.

**Small Lot Neighborhood:** The current Zoning Ordinance does not include a district that directly corresponds with the Transition Small Lot Neighborhood Place Type, which anticipates up to four dwelling units per acre. A new district using the TR-2 regulations as a base is proposed to allow up to four units per acre with a 4,500-sf average lot size, 50 percent open space requirement, and calibrated lot and building standards.

Supportive retail, service and related uses are permitted in this Place Type with a 0.2 FAR and 50 percent open space. The 25-foot front setback was carried through from the PD-CC (NC) district, but the other dimensions were established to create separation and room for buffers when adjacent to residential uses. Building height is adjusted according to the Place Type.

**Compact Neighborhood:** Currently, the Zoning Ordinance does not include a zoning district that implements the Transition Compact Neighborhood Place Type. The intent of this Place Type is to accommodate additional residential growth at a density of three to five dwelling units per acre in limited areas based on existing infrastructure and residential growth patterns. Since adoption of the 2019 GP, the County has received several rezoning requests for this Place Type. Typical requests are to rezone to PD-H4 (Planned Development – Housing-4) and/or R-8 (Residential-8) because these districts control the maximum density at four dwelling units per acre (PD-H4) and allow the range of unit types anticipated in the Compact Neighborhood Place Type (SFD and SFA duplex, triplex, and quadruplex).

As to the range of density from three to five units per acre, the R-3 district fits as well. The R-3 District includes three design options as shown. Given the lot sizes of the current ordinance and a density of three units per acre, the open spaces reflect what would be required. None of these options reach the 50 percent open space required by the Place Type. Therefore, the equivalent proposed design option demonstrates that a 6,250-sf average lot size is needed to achieve 50 percent open space and three dwelling units per acre. Similarly, a 4,500-sf average lot size is needed to achieve 50 percent open space and four dwelling units per acre. The building and lot dimensions are calibrated accordingly.

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The Compact Neighborhood Place Type is intended for mixed housing types. The R-8 district allows quadrplexes, triplexes, and townhomes and the lot standards are retained. As attached living, they require greater open space but when mixed with single-family detached housing, the cumulative density and 50 percent open space may be achieved.

For the retail and service commercial uses, the Planned Development – Commercial Center (Community Center) (PD-CC(CC)) is included with 50 percent open space and 0.40 FAR.

In general, building height is adjusted according to the Place Type.

**Community Center:** The Zoning Ordinance does not include a district that directly corresponds with the Community Center Place Type. The analysis proposes using the PD-CC(NC) Zoning District as a base and amending it to accommodate to the small pedestrian scale commercial development planned for the Place Type. Building height is adjusted according to the Place Type.

**Light Industrial:** The PD-IP District implements this Place Type. It provides for one acre lots, an FAR of 0.6 to 1.0, and building height ranging from 60 to 100 feet. The building height may increase with bulk plane provisions thereby allowing one foot of additional height for one foot or additional setback. The Place Type standards limit building height to three stories and the FAR to 0.60, as well as anticipate 50 percent open space, which are recommended for this Place Type.

**Industrial / Mineral Extraction:** This Place Type most closely aligns with the MR-HI and PD-GI districts, which provide for one to three acre lots, 45' to 100' tall buildings, and an FAR ranging from 0.40 to 0.75. The recommended district carries the most restrictive lot area and setback standards, increases the open space to 50 percent consistent with the 2019 GP, and provides for a 0.60 FAR. Building height is adjusted according to the Place Type.

# Comparative Analysis of Policy Areas, Place Types, and Zoning Districts

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General Plan			Current Zoning District Standards									New Zoning District Standards											
Policy Area	Place Types	Planned Uses	Current Zoning District	Lot Size (min)	Building Height (max)	Lot		Setbacks (min)			Development		New Zoning District	Building Height (max)	Cover (max)	Size (min)	Width (min) L:W ratio (max)	Setbacks (min)			Development		
						Width (min)	Cover (max)	Front	Side	Rear	Open Space (min)	Gross Density/FAR (max)						Front	Side	Rear	Open Space (min)	Gross Density/FAR (max)	
Transition	Large Lot Neighborhood 1 unit / 10 ac. 1 unit / 3 ac. 50% OS (1-3 stories)	Core: Large Lot and Cluster Residential, Accessory Units  Complementary: Agriculture/ Supportive Business, Agritourism, Equine Facilities, Parks & Recreation	TR-10	No Min	40'	No Min	No Max	20'	10'	25'	50%	1/10 ac.	TL Transition Large Lot	40'	No Max	5 ac. (average)	275' (3:1)	35'	25'	35'	50%	1/10 ac.	
			TR-3	No Min			No Max	12'	7'	25'	50% - 70%	1/3 ac.			No Max	66,500 sf. 38,500 sf. (average)	150' 115' (3:1)	12'	7'	25'	50% 70%	1/3 ac.	
			TR-1	No Min			No Max	10'	5'	25'	50%	1/1 ac.			No Max	20,000 sf. (average)	85' (3:1)	25'	15'	25'	50%	1/1 ac.	
		No Max	No Min	No Min	25'	15'	25'	50%	0.10 FAR (non-res uses)														
	Small Lot Neighborhood 4 units / ac. 50% OS (1-3 stories)	Core: Single-family Detached Residential  Complementary: Agriculture/ Supportive Business, Equine Facilities, Live/Work, Accessory Units, Parks & Recreation	TR-2	No Min	40'	No Min	No Max	10'	5'	25'	50%	1/2 ac.	TS Transition Small Lot	40'	50%	4,500 sf. (average)	45'	20'	5'	20'	50%	4/ac.	
			PD-CC (NC)	No Min	45'	No Min	No Max	13'/25'	35'/100'	35'/100'	20%	0.40 - 0.60 FAR			No Max	No Min	No Min	25'	15'	25'	50%	0.20 FAR	
	Compact Neighborhood 3 units / ac. 5 units / ac. 50% OS (1-3 stories)	Core: Single-family Detached and Single-family Attached Residential  Complementary: Civic, Cultural & Community Facilities, Entertainment, Accessory Units, Parks and Recreation	R-3	15,000 sf.	40'	No Min	80'	25%	25'	9'/12'	25'	50%	3/ac.	TC Transition Compact Neighborhood	40'	40%	6,250 sf. (average)	50'	25'	5'	25'	50%	3/ac.
				12,000 sf.			75'	35%	25'	9'	25'	derived from calculations											
				8,000 sf.			50'	35%	15'	9'	25'	derived from calculations											
			R-4, PDH	10,000 sf.	80'	35%	25'	9'	25'	30% derived from calculations	4/ac.	40%	4,500 sf. (average)			50'	15'	5'	15'				
			8,000 sf.	75'	40%	25'	9'	25'	30% derived from calculations														
			6,000 sf.	50'	40%	15'	9'	25'	50% derived from calculations (30% PDH)														
			R-8	2,200 sf. (quadplex)	45'	35'	50%	40'-45' (from CL)	8'	25'	50% derived from calculations	8/ac.	50%			2,200 sf.	35'	40' (from CL)	0'-8'	25'			
	1,800 sf. (triplex)	18'																					
	1,600 sf. (townhouse)	16'																					
PD-CC (CC)	No Min	45'	No Min	No Max	35'	35'/100'	35'/100'	20%	0.40 - 0.60 FAR	No Max	No Min	No Min	35'	20'	35'	50%	0.20 FAR						

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General Plan			Current Zoning District Standards									New Zoning District Standards										
Policy Area	Place Types	Planned Uses	Current Zoning District	Lot Size (min)	Building Height (max)	Lot		Setbacks (min)			Development		New Zoning District	Building Height (max)	Cover (max)	Size (min)	Width (min) L:W ratio (max)	Setbacks (min)			Development	
						Width (min)	Cover (max)	Front	Side	Rear	Open Space (min)	Gross Density/FAR (max)						Front	Side	Rear	Open Space (min)	Gross Density/FAR (max)
Transition	Community Center 0.3 FAR 50% OS (1-3 stories)	Core: Retail & Service Commercial, Civic, Cultural, & Community Facilities, Entertainment, Public Facilities  Complementary: Office, Institutional, MF Residential (over commercial; live/work units), Parks & Recreation	PD-CC (NC)	No Min	45'	No Min	No Max	13'/25'	35'/100'	35'/100'	20%	0.40 - 0.60 FAR	TR Transition Community Center	40'	No Max	No Min	No Min	13'/25'	15'	25'	50%	0.3 FAR
	Light Industrial 0.6 FAR 50% OS (1-3 stories)	Core: Light Production, Data Centers, Contractors, Flex Space  Complementary: Retail & Service Commercial, Institutional	PD-IP	1 ac.	60 - 100'	No Min	45%	35'	15'-75'	15'-75'	20%	0.6 - 1.0 FAR	TI Transition Light Industrial	40'	45%	1 ac.	125'	35'	25'	35'	50%	0.6 FAR
	Industrial / Mineral Extraction 0.6 FAR 50% OS (1-4 stories)	Core: General Manufacturing/ Assembly, Data Centers, R&D, Outdoor Storage, Public Facilities, Quarry  Complementary: Office, Outdoor Manufacturing, Retail & Service Commercial	MR-HI  PD-GI	3 ac.  1 ac.	45' - 120'  45' - 100'	200' - 300'  No Min	50%  45%	50'  35'	50'  15'-25'	50'  25'	No Min  No Min	0.75 FAR  0.40 - 0.60 FAR	TM Transition Industrial / Mineral Extraction	50'	50%	1 ac.	125'	50'	50'	50'	50%	0.6 FAR

**Suburban Policy Area**

**Neighborhood:** The R-4 District best implements the Suburban Neighborhood Place Type, which includes three design options ranging from 6,000 to 8,000 and 10,000 sf. To meet the four units per acre density and 30 percent open space as included in the Place Type, the building and lot dimensions are calibrated accordingly. The proposed four units per acre equivalent design option allows for an average 6,750 sf lot size with 30 percent open space. Building height is adjusted according to the Place Type.

To facilitate infill development, a new design option is provided for an average lot size of 4,500 sf, 30 percent open space, and six units per acre. The lot dimensions are calibrated accordingly.

## Comparative Analysis of Policy Areas, Place Types, and Zoning Districts

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Public, civic, and related uses are permitted in this Place Type with 30 percent open space and a maximum FAR of 1.0. The lot dimensions are calibrated accordingly.

**Compact Neighborhood:** The Suburban Compact Neighborhood Place Type accommodates a range of housing types at densities ranging between eight and 24 dwelling units per acre. The districts that align include R-8, R-16, and R-24. The R-8 district provides for housing types ranging from single-family detached (including manufactured homes) and attached dwellings (including duplexes, triplexes, quadraplexes, and townhouses). These housing types equate to densities ranging from eight to 20 units per acre. The R-16 district includes the same housing types and dimensions, but also allows for multifamily development. A single-family detached dwelling requires a 4,150-sf average lot size at 15 percent open space to equate to eight units per acre. At 2,240 sf per unit, this district provides for 16 units per acre. Lastly, the R-24 District provides for 24 units per acre at 15 percent open space and 1,500 sf per unit. Building height is adjusted according to the Place Type.

This Place Type also includes the PD-AAAR district; however, this district is rarely used and may be replaced by land use standards in the new ordinance.

Given the higher densities of this Place Type, the commercial element is provided by the PD-CC(CC) District, which requires 15 percent open space at 1.0 FAR.

**Mixed Use:** The PD-MUB and PD-TC districts are nearest to those to implement this Place Type. These districts provide a range of residential, non-residential, mixed-use, and institutional uses. For the residential component, the calculated densities range from 14 to 20 units per acre in PD-TC which has no maximum; residential densities in PD-MUB range from 20 to 30 units per acre depending on access to bus service. They are proposed for 20 units per acre. The retail, office, entertainment, overnight accommodations, and institutional uses may now be up to 120' tall and have an FAR between 1.0 and 1.5. The proposed district reduces the maximum building height to 60 feet (five stories), consistent with the Place Type standards. The proposed FAR is 1.0 to 1.5.

**Commercial:** The Planned Development – Commercial Center (Small Regional Center) and (Regional Center) (PD-CC(SC) and PD-CC(RC)) districts implement the Suburban Commercial Place Type. These Community Center Districts provide for varying uses and intensities. These two districts are proposed to become a single district with the greater intensities, using contextual design, and transition standards for compatibility. Building height is adjusted according to the Place Type.

**Employment:** To implement the Suburban Employment Place Type, the PD-OP, PD-IP, PD-RDP, and GB (General Business) Districts are proposed to be combined into a single district. This proposed SE, Suburban Employment District will have a minimum one-acre lot, 30 percent open space, and an FAR of 1.0. The lot dimensions are calibrated accordingly. Building height is adjusted according to the Place Type.

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**Industrial / Mineral Extraction:** To implement the Suburban Industrial/Mineral Extraction Place Type, the MR-HI, PD-GI, and CLI (Commercial Light Industry) Districts are proposed to become a single SI, Suburban Industrial/Mineral Extraction District. A minimum one-acre lot area would be required with 30 percent open space and a maximum FAR of 0.6. The lot dimensions are calibrated accordingly. Building height is adjusted according to the Place Type.

General Plan			Current Zoning District Standards										New Zoning District Standards										
Policy Area	Place Types	Planned Uses	Current Zoning District	Lot Size (min)	Building Height (max)	Lot			Setbacks (min)			Development		New Zoning District	Building Height (max)	Lot			Setbacks (min)			Development	
						Width (min)	Cover (max)	Front	Side	Rear	Open Space (min)	Gross Density/FAR (max)	Cover (max)			Size (min)	Width (min) L:W ratio (max)	Front	Side	Rear	Open Space (min)	Gross Density/FAR (max)	
Suburban	Neighborhood 4 units / ac. 6 units / ac. 3.0 FAR 30% OS (1-4 stories)	Core: Single-Family Detached / Attached, Civic, Cultural and Community Facilities  Complementary: Retail and Service Commercial, Active Adult Retirement, Multi-Family Residential, Accessory Units	R-4, PD-H	10,000 sf.	40'	80'	35%	25'	9'	25'	30% derived from calculations	4/ac.	SN Suburban Neighborhood	50'	40%	6,750 sf. (average)	65'	25'	7.5'	25'	30%	4/ac.	
				8,000 sf.		75'	40%	25'	9'	25'	20% derived from calculations (30% PDH)												
				6,000 sf.		50'	40%	15'	9'	25'	50% derived from calculations (30% PDH)												
			PD-CC (NC), PD-H	No Min	45'	No Min	No Max	13'/25'	35'/100'	35'/100'	20% (30% PDH)	0.40 - 0.60 FAR						No Max	No Min	No Min	35'	15'	25'
	Compact Neighborhood 8 units / ac. 24 units / ac. 1.0 FAR 15% OS (1-4 stories)	Core: Single-Family Detached / Attached and Multi-Family Residential  Complementary: Active Adult Retirement Communities, Accessory Units, Retail and Service Commercial	R-8, PD-AAAR	6,000 sf.	40'	50'	50%	25'	8'	25'	50% derived from calculations	8/ac.	CN Suburban Compact Neighborhood	50'	50%	4,150 sf.	40'	20'	5'	20'	15%	8/ac.	
				5,000 sf.		50' (5:1)		15'	9'	25'													
				2,200 sf. (quadraplex)		45'		35' (6:1)	40' (from CL)	0'-8'	25'							50% derived from calculations					
				1,800 sf. (triplex)				18' (6:1)											40' (from CL)	0'-8'			25'
			1,600 sf. (townhouse)	16' (6:1)	40' (from CL)	0'-8'	25'																
			R-16, PD-AAAR	1,650 sf.				45' - 55'	80'	60%	35'	35'/100'						35'/100'	15% derived from calculations (50% PD-AAAR)	16-22/ac.			
	R-24, PD-AAAR	8,000 sf.	45' - 60'	80'	60%	35'	35'/100'	35'/100'	20% (30% PDH)	0.40 - 0.60 FAR	24-30/ac.												
	PD-CC (CC)	No Min	45'	No Min	No Max	35'	35'/100'	35'/100'	20% (30% PDH)	0.40 - 0.60 FAR													
	Mixed Use 1.0 FAR 10% OS (1-5 stories)	Core: Retail & Service Commercial, Office, Entertainment, Multi-Family Residential, Institutional, Hotel  Complementary: Small Lot Single-family Attached Residential, Active Adult Retirement Communities, Civic, Cultural and Community Facilities, Accessory Units	PD-MIUB	No Min	100'	No Min	No Max	0'-50'	0'-15'	0'-15'	10%	1.2 - 1.5 FAR	SM Suburban Mixed Use	45' (single family res.)	No Max	1,600 sf. (attached)	No Min	8'	3'	15'	10%	1.0 FAR (1.5 FAR bonus)	
				2,500 sf. (detached)		No Min	No Max	0'	0'	0'													
				1,600 sf. (attached)		No Min	No Max	0'	0'	0'													
			PD-TC	No Min	Core 120' (24' min)	No Min (all other)	No Max	0'-25' (25' max)	0'-5'	0'-15'	40,000 sf. Town Green +10% of district area over 60 acres	No Max											
						25' (35' max) (detached)																	
						16' (attached)																	
Fringe 60'	No Min	Fringe 60'	No Min (no other)	80%	5'-35' (35' max)	0'-10'																	
			25' (detached)																				
			16' (attached)																				

# Comparative Analysis of Policy Areas, Place Types, and Zoning Districts

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General Plan			Current Zoning District	Current Zoning District Standards								New Zoning District	New Zoning District Standards									
Policy Area	Place Types	Planned Uses		Lot Size (min)	Building Height (max)	Lot		Setbacks (min)			Development		Building Height (max)	Cover (max)	Size (min)	Width (min) L:W ratio (max)	Setbacks (min)			Development		
						Width (min)	Cover (max)	Front	Side	Rear	Open Space (min)						Gross Density/FAR (max)	Front	Side	Rear	Open Space (min)	Gross Density/FAR (max)
Suburban	Commercial 1.0 FAR 10% OS (1-5 stories)	Core: Retail & Service Commercial, Office, R&D, Entertainment  Complementary: Civic Cultural & Community Facilities, Hotel, Conference Center	PD-CC (SC)	No Min	50' - 100'	No Min	No Max	35'	35'/100'	35'/100'	20%	0.4 - 0.6 FAR (2.0 on individual lot)	SC Suburban Commercial	60'	No Max	No Min	No Min	50'	35' - 100'	50'	10%	1.0 FAR
			PD-CC (RC)					50'														
	Employment 1.0 FAR 30% OS (2-8 stories)	Core: Light Production, Office, R&D, Contractors (no outdoor storage), Flex Space  Complementary: Retail and Service Commercial	GB	20,000 sf.	45'	100'	35%	50'	20'-100'	50'-100'	No Min	0.4 FAR	SE Suburban Employment	35' min/ 100' max	No Max	1 ac.	125'	35'	15'	35'	30%	1.0 FAR
			PD-IP	1 ac.	60 - 100'	No Min	45% - 60%	35'	15'-75'	15'-75'	10%	0.6 - 1.0 FAR										
			PD-OP	1 ac.	60 - 100'	No Min	40% - 60%	35'	15'-50'	15'-50'	20%	0.6 - 2.0 FAR										
			PD-RDP	2 ac.	45' - 100'	No Min	55%	35'	15'-100'	15'-100'		0.6 - 2.0 FAR										
	Industrial / Mineral Extraction 0.6 FAR 30% OS (1-4 stories)	Core: General and Heavy Manufacturing / Assembly, Warehousing, Contractors, Fleet and Equipment Sales and Service, Data Centers, R&D, Outdoor Storage, Public Facilities, Quarry, Outdoor Manufacturing  Complementary: Retail and Service Commercial, Flex Space, and Light Production	MR-HI	3 ac.	45' - 120'	100' - 300'	50%	50'	50'	50'	No Min	0.75 FAR	SI Suburban Industrial/Mineral Extraction	50'	No Max	1 ac.	125'	50'	50'-100'	50'-100'	30%	0.60 FAR
			CLI	1 ac.	60' - 100'	200'	45% - 60%	35'	15'/25'	15'/25'	10%	0.40 FAR										
			PD-GI	1 ac.	45' - 100'	No Min	45%	35'	50'-100'	50'-100'	No Min	0.40 - 0.60 FAR										

### Urban Policy Area

**Employment:** The Inner and Outer Core subdistricts of the PD-TREC District implement the Urban Employment Place Type. The proposed district combines the inner and outer cores into an UC, Urban Employment District with no maximum building height but an FAR of 1.0.



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**Transit Center:** The Inner and Outer Core subdistricts of the PD-TRC District implement the Urban Transit Center Place Type. In an urban place type, the scale and massing of vertically integrated buildings are managed by FAR rather than density. The minimum building height is 90 feet and the minimum FAR is 2.0 FAR, consistent with the standards for the buildings within ¼ mile of the transit station. For buildings outside ¼ mile from the transit stop, a 70-foot minimum building height and 1.4 minimum FAR are recommended consistent with the Place Type.

**Mixed Use:** The transit designated supportive subdistrict of the Urban Mixed-Use District provides for high density single-family attached and multi-family dwellings, together with a blend of commercial retail, service and office, and civic and institutional uses. The standards of the proposed UC, Mixed Use District are consistent with the Place Type.

General Plan			Current Zoning District Standards									New Zoning District Standards													
Policy Area	Place Types	Planned Uses	Current Zoning District	Lot Size (min)	Building Height (max)	Lot		Setbacks (min)			Development		New Zoning District	Building Height (max)	Lot			Setbacks (min)			Development				
						Width (min)	Cover (max)	Front	Side	Rear	Open Space (min)	Gross Density/FAR (max)			Cover (max)	Size (min)	Width (min) L:W ratio (max)	Front	Side	Rear	Open Space (min)	Gross Density/FAR (max)			
Urban	Employment 1.0 FAR 10% OS (3-8 stories)	Core: Office, R&D, Data Centers  Complementary: Retail and Service Commercial, Entertainment	PD-TRC	No Min	Outer Core 25' (min) 125' (max)	No Min	No Max	10'-25' (25' max)	0'	0'	10%	1.0 FAR	UE Urban Employment	40' min/ 100' max	No Max	No Min	No Min	10'	0'	0'	10%	1.0 FAR (min)			
				No Min	Inner Core 35' (min)	No Min	No Max	0'-10' (10' max)	0'	0'															
	Transit Center 2.0 FAR 1.4 FAR 10% OS (6-8+ stories)	Core: Multi-family Residential, Office, Retail and Service Commercial  Complementary: Entertainment, Civic, Cultural, and Community Facilities, Public Facilities	PD-TRC Inner & Outer Core	2,400 sf. (detached)	Outer Core 25' (min) 125' (max)	No Min	No Max	0'	0'	0'	10%	0.6 - 2.0 FAR	UT Transit Center	70' min	No Max	No Min	No Min	0'	0'	0'	10%	1.4 FAR (min)			
				1,600 sf. (attached)	No Min	No Max	0'	0'	0'	No Min															
	No Min	Inner Core 35' (min) 175' (max)	No Min	No Max	0'	0'	0'	No Min															10%	2.0 FAR (min)	
	Mixed Use 1.5 FAR (2.0 bonus) 10% OS (4-8+ stories)	Core: Multi-family and Single Family Attached Residential  Complementary: Office, Retail and Service Commercial, Civic, Cultural and Community Facilities, Institutional, Entertainment	PD-TRC Transit-Designated Supportive Subarea (TDSA)	2,400 sf. (detached)	100'	No Min	No Max	0'	0'	0'	15%	0.4 - 1.0 FAR	UM Mixed Use	40' detached/ 50' attached res.	No Max	No Min	No Min	0'	0'	0'	10%	1.5 FAR (2.0 FAR bonus)			
1,600 sf. (attached)				No Min		No Max	0'	0'	0'																
No Min				No Min		No Max	0'	0'	0'																