

## CHAPTER 2: ZONING DISTRICTS

### Contents:

- 2.01 Urban Policy Area Zoning Districts**
- 2.02 Suburban Policy Area Zoning Districts**
- 2.03 Transition Policy Area Zoning Districts**
- 2.04 Rural Policy Area Zoning Districts**
- 2.05 Joint Land Management Area Zoning Districts**
- 2.06 Countywide Zoning Districts**
- 2.07 Planned Unit Development (PUD) Zoning District**
- ~~2.01 Legacy Zoning Districts~~

### 2.01 Urban Policy Area Zoning Districts

#### Urban

##### 2.01.01 Transit ~~Related Center and Urban Mixed Use~~ — ~~UT/UM~~ — ~~TRC~~

**Purpose.** The purpose of the ~~Urban~~-Transit ~~Related Center and Urban Mixed Use (UT/UM) Districts (TRC) Zoning District~~ is to:

- Implement the Urban Transit Center and Urban Mixed Use Place Types of the General Plan.
- Take advantage of proximity to Metrorail stations to provide for compact, pedestrian-oriented, urban development with vertically mixed-use buildings in a compatible mixture of commercial, cultural, institutional, governmental, entertainment, and high-density residential uses.
- Establish a walkable, grid street pattern around Metrorail stations.
- Integrate Metrorail and bus facilities into ~~this~~the urban mixed-use development.
- Establish high-intensity, mixed-use development projects with an urban form that ~~decreases-decrease~~ in intensity and ~~includes an increasing-increase in~~ percentage ~~and mix~~ of ~~high-density~~ residential development as distance from Metrorail stations increases.
- Establish dense urban development that serves as a major destination, as well as a gateway to the County, and includes a host of economic, entertainment, and community activities.
- In the Urban Transit Center, include a vertical mix of commercial, public, civic, or institutional uses, and multifamily residential uses, public gathering places, and a predominance of pedestrian-oriented uses.
- In the Urban Mixed Use Place Type, provide opportunities for a mix of housing types, such as multifamily dwellings, single-family attached townhouses, duplexes, triplexes, quadruplexes, and small lot single-family detached dwellings, as well as accessory dwellings, that meet the housing needs for all ages, abilities, and socioeconomic groups.
- Specific objectives of the ~~UT/UMPD-TRC Zoning~~ District include:
  - Provide a pedestrian-scale development containing residential, commercial, public, and employment uses.
  - Provide the opportunity for an urban center at an intensity of development that supports ~~multi-modal~~multimodal transportation and other services.

- Provide for pedestrian and bicycle facilities that connect land uses and link with bicycle and pedestrian systems within and adjacent to the ~~district~~Zoning District.
- Provide for the use of mass transit to reduce the number of peak hour vehicle trips.
- Encourage high-quality design.
- Encourage the development of well-configured plazas, squares, greens, landscaped streets, and parks woven into the pattern of the transit-oriented development and dedicated to collective social activity, recreation, and visual enjoyment.

A. **Applicability, Size, and Location.** - The following applies to the ~~UT/UM district~~TRC Zoning District:

1. ~~Location.~~Each The TRC Zoning Map Amendment or Zoning Concept Plan Amendment application must address the requirements of Section 7.09.06, as well as Sections 7.09.02 or 7.09.05 and 7.09.03 and 7.09.04.

2. ~~The UT/UM District must:~~

- a. ~~For the UT Inner Core Subarea and UT Outer Core Subarea, be in areas consistent with~~located within the boundaries of the Urban Transit Center Place Type of the General Plan;
- b. ~~For the UM Subarea, be in areas consistent with the~~and Urban Mixed Use Place Type of Types as described in the General Plan;
- c. ~~Ensure connection and access to a Metrorail stop is an integral feature of the district; and~~
- d. ~~Include an arrangement of land uses that provides safe and convenient opportunities to connect with the Metrorail stop.~~

3. ~~Minimum District Size.~~ The initial UT/UM District size must be a minimum of 20 acres. Notwithstanding the provisions of Section 2.06, the minimum district size is not modifiable.

4. ~~Zoning Incremental Additions.~~ The Board of Supervisors may approve a zoning map amendment for incremental additions to an existing UT/UM district if it finds that they are:

- a. ~~Abutting or across the road from an existing UT/UM district;~~
- b. ~~Compatible with the existing UT/UM district;~~
- c. ~~Consistent with the General Plan policies for the area; and~~
- d. ~~Integrated with the existing UT/UM district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.~~

1. **District Subareas.** ~~The UT/UM District is composed of 3 subareas, the "UT Inner Core Subarea," the "UT Outer Core Subarea," and the "UM Subarea." The boundaries of the subareas will vary to correspond with physical and natural barriers that limit compact development, pedestrian and bicycle connections, and access to the transit station. When the entire Urban Transit Center Place Type, as designated in the General Plan, is further from the Metrorail station than the 1/4 mile outer limit of the UT Inner Core Subarea, then only the UT Outer Core may be applied.~~

a. UT Zoning District Subareas. The TRC Zoning District is composed of 3 subareas: the Inner Core Subarea, the Outer Core Subarea, and the Transit-Designed Supportive Area.

1. Inner Core Subarea. The ~~UT~~ Inner Core Subarea must:

- a. Be located within the Urban Transit Center Place Type as shown on the Urban Policy Area Place Types Map in the General Plan.
- a.b. Include the land area located generally~~approximately~~ within a 1/4 mile radius from the outer edge of the Metrorail Station~~station~~, including associated public parking areas;
- b.c. Locate the highest land-use intensities~~intensity development~~ close to the transit stop~~and Metrorail station~~.

- d. Provide a mix of Commercial; Public, Civic, Institutional; and Multifamily Attached (MFA) uses, with a vertical mix of uses, public gathering spaces, and predominance of Pedestrian-Oriented Uses.
    - e. Include the primary focal point of the development.
  2. UT Outer Core Subarea. The UT Outer Core Subarea must:
    - a. Be located within the Urban Transit Center Place Type as shown on the Urban Policy Area Place Types Map in the General Plan.
    - b. Include the land area located outside the Inner Core subarea, but generally within 1/2 mile from the outer edge of a Metrorail Station, including associated parking areas;
    - a-c. Provide a mix of Commercial; Public, Civic, Institutional; and MFA uses, with a vertical mix of uses, public gathering spaces, and predominance of pedestrian-oriented uses.
    - b-d. Include high densityintensity development that decreases in intensity with an increase in distance from the transit stopMetrorail station.
  3. UM Subarea Transit-Designed Supportive Area (TDSA). The UM SubareaTDSA must:
    1. Include the land area located outside the UT Outer Core Subarea;
      - a. Be located within the Urban Mixed Use Place Type as shown on the Urban Policy Area Place Types Map in the General Plan.
      - a-b. Provide a transitional and complementary area transition between the high-density, urban intensity development of the UT Inner and Outer Core Subareas and the lower intensity surrounding development pattern;
      - c. Provide a mix of office, retail, Commercial and service Public, Civic, Institutional uses that are integrated into the neighborhood and complement and support a mix of dwelling unit types.
    2. Minimum Zoning District Size. The initial TRC Zoning District size must be a minimum of 20 acres. Notwithstanding the provisions of Section 2.07, the minimum zoning district size is not modifiable.
    - 2.3. Incremental Additions. uses of The Board of Supervisors may approve a zoning map amendment for incremental additions to an existing TRC Zoning District if the UT Inner and Outer Core Subareas; and Board finds that such incremental additions are:
      - a. Include design features that complement the UT Inner and Outer Core Subareas such as flexible lot design and Abutting or across a road with no more than 4 lanes from an existing TRC Zoning District.
      - a-b. Connected to the existing TRC Zoning District through road and pedestrian and bicycle connections networks.
    4. Additional Requirements. Each Zoning Map Amendment or Zoning Concept Plan Amendment application for the TRC Zoning District must address the requirements of Section 11.10, as well as Section 11.10.06.B.
- B. **Uses.** Refer to Table 3.02.01- for uses allowed in the districtTRC Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.01.01-1 for required dimensional standards.

**Table 2.01.01-1. UT/UMTRC Zoning District Dimensional Standards**

Reference	Standard	UT Inner Core	UT Outer Core	UMTDSA
<b>Lot Requirements</b>				
1	Lot Size (min.)	No min.	No min.	No min.
2	Lot Width (min.)	No min.	No min.	No min.
3	Lot Depth (min.)	No min.	No min.	No min.
<b>YardsYard Requirements</b>				

**Table 2.01.01-1. ~~UT/UMTRC~~ Zoning District Dimensional Standards**

Reference	Standard	IC Inner Core	OC Outer Core	UMTDSA
4	<del>Setback</del> Adjacent to Roads (min.)	Section <del>5.07</del> <u>7.05.02.A.6.a.3</u> applies, except for arterial roads where the following applies: <del>Building-Structure Setback: 100 ft. unless a component of an</del> <u>(Exception: Urban Deck)</u> Parking <del>Setback: 50 ft.</del>		
5	Front Yard <del>Setback</del> (max.) <sup>1</sup>	10 ft. or 25 ft. if fronting on <del>publicly accessible a</del> plaza or courtyard <u>open to the public</u> or to accommodate outdoor seating related to Food or Beverage Sales/Service uses		
6	<del>SideFront</del> Yard <del>Setback</del> (min.)	No min.	No min.	No min.
7	<del>RearSide</del> Yard <del>Setback</del> (min.)	No min.	No min.	No min.
8	<u>Rear Yard (min.)</u>		<u>No min.</u>	<u>No min.</u>
Building Requirements				
<del>89</del>	FAR (max.) <sup>21</sup>	No max.	No max.	<u>1.5</u> <sup>5</sup> <u>2.0 pursuant to Section 2.01.01.D</u>
<del>910</del>	FAR (min.) <sup>32</sup>	2.0	<u>1.0 if adjacent to existing single-family residential development</u>	No min.
<del>10 11</del>	Single-Family and Multifamily Stacked Dwelling Unit Density (max.)	<del>Single family and MF stacked dwelling units not permitted</del> <u>N/A</u>	<del>Single family and MF stacked dwelling units not permitted</del> <u>N/A</u>	Maximum number of SFD, SFA, and <del>MF stacked</del> <u>MFS</u> dwelling units must be provided on an approved CDP
<del>11 12</del>	Lot Coverage (max.)	No max.	No max.	No max.
<del>12 13</del>	Building Height (max.) <sup>53</sup>	No max.	No max.	MF, Office, and <del>Retail and Service</del> Commercial: <del>175</del> <u>95</u> ft. Single-Family Dwelling Unit: 50 ft.
<del>13 14</del>	Building Height (min.) <sup>2, 3-5</sup>	95 ft.	<u>50 ft. if adjacent to existing single-family residential development</u>	MF, Office, and <del>Retail and Service</del> Commercial: 50 ft. <del>Single-Family SFA</del> Dwelling Units: <del>2425</del> ft.
Open Space Requirements				
14	<u>Open Space (min.)</u> <sup>6</sup>	<u>10% of gross land area</u>		
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SFD = single-family detached; SFA = single-family attached; MF = multifamily) <sup>1</sup> Measured from the building edge of sidewalk. <sup>2</sup> <del>Maximum</del> <u>Maximum</u> FAR for Inner Core and Outer Core must be provided on approved <u>Concept Development Plan (CDP)</u> . <sup>3</sup> <del>Minimum FAR and building height may be lowered pursuant to Section 5.11.C to allow a transition area between existing residential neighborhoods and properties proposed for redevelopment.</del> <sup>4</sup> <del>See Section 2.01.01.E for criteria to increase to maximum 2.0 FAR in UM Subarea.</del> <sup>5</sup> <del>Unless</del> <sup>2</sup> <u>Applies to Zoning Map Amendments approved after the adoption date of this zoning ordinance.</u> <sup>3</sup> <u>Unless</u> a lower height restriction is recommended by the Metropolitan <del>Airport</del> <u>Airports</u> Authorities. <sup>6</sup> <u>Open space must be provided in accordance with Section 5.04.</u>				

**B. ~~UM Subarea~~ TDSA Adjusted Base Floor Area Ratio (FAR):** ~~An~~ A project subject to an application for a Zoning Map Amendment, Zoning Concept Plan Amendment, or Special Exception approval in the ~~UM Subarea~~ TDSA is eligible for an increase from 1.5



D. FAR to 2.0 FAR by applying a combination of the Incentive Elements in Table 2.01.01-2.

1. Total FAR increase cannot exceed 0.5.

2. Incentive Elements must be provided in the TDSA.

Table 2.01.01-2. <del>UMTDSA</del> Adjusted Base Floor Area Ratio		
Reference	Incentive Elements	FAR Bonus
<b>Attainable Housing (see Sections <del>89.01</del> and <del>8 9.02</del>)</b>		
1	ADUs are provided in accordance with Section <del>89.01</del> .	Refer to Section <del>8 9.01</del> for density increase
2	At least 15% of the application's total single-family or multifamily stacked dwelling units are for purchase unmet housing needs units (UHNUs) affordable to households <del>in the 74</del> with incomes that are 70% to 100% of the <del>area</del> median family income (MFIAMI). and/or At least 15% of the application's total multifamily attached dwelling units are for rent UHNUs affordable to households <del>in the</del> with incomes that are 0% to 30% of the MFIAMI. UHNUs must be provided pursuant to Section <del>89.02</del> .	0.3
3	At least 10% of the application's total dwelling units are for rent UHNUs affordable to households <del>in the</del> with incomes that are 0% to 30% MFI of the AMI. UHNUs must be provided pursuant to Section <del>89.02</del> .	0.3
<b>Building Techniques that Exceed Energy Efficiency Standards</b>		
4	<del>Building(s) achieve energy efficiency and/or sustainability standards</del> Building(s) achieves energy efficiency standards as defined in Virginia § 58.1-3221.2, which states that "an energy-efficient building is any building that exceeds the energy efficiency standards prescribed in the Virginia Uniform Statewide Building Code by 30 percent."	<del>0.025 to 0.1 per standard</del> 0.2
<b>Additional Community Amenities and Pedestrian Connections (see Section <del>5.047.02</del>)</b>		
5	Provision of a <del>publicly accessible</del> plaza, square, or green of 5,000 sf or more that is in addition to the required open space and provided in accordance with Section <del>5.047.02</del> .	0.1
6	Provision of one additional community amenity listed in Section 2.01.01. <del>N-K</del> in the TDSA (may be applied more than once up to 0.5 FAR)	0.1
7	Provision of public or civic <del>space</del> use that exceeds the Public/Civic <del>Space</del> requirement in Table 2.01.01- <del>43</del> by 1% <del> (may be applied more than once up to 0.5 FAR)</del>	<del>0.21</del>
8	<del>Provision of universal design elements in residential units.</del>	0.025 per element
9	<del>Provision of universal design elements in neighborhood design.</del>	0.025 to 0.1 per element
<del>108</del>	<del>Provision of pedestrian connections that achieve planned connections consistent with the Loudoun County, Virginia Linear Parks and Trails System (LPAT)</del> Provision of a trail identified by the county for non-motorized circulation. Does not include either sidewalks or shared use paths that are required along road rights-of-way.	0.2505 per 1/2 mile of trail, minimum of 1 mile required unless subject property cannot achieve 1 mile
<b>Beneficial Revitalization/Redevelopment in Priority Areas</b>		
<del>119</del>	Revitalization or redevelopment located in Priority Areas identified on the Priority Commercial Redevelopment Areas map in the General Plan	0.05 for properties less than 1 acre 0.2 for properties 1 to 5 acres 0.3 for properties greater than <del>1-acre</del> 5 acres

E. Mix of Uses. In the ~~UT~~ Inner Core, ~~UT~~ Outer Core, and ~~UMTDSA~~ Subareas, the land use mix must be provided within the percentages provided in Table 2.01.01-3 and as follows:

1. Each Site Plan or Subdivision application subsequent to Zoning Map Amendment or Zoning Concept Plan Amendment approval must include a tabulation of the required land use mix by land use category in percent and square feet. The tabulation must include:
  - a. Total floor area for the project and floor area per subarea approved with the Zoning Map Amendment or Zoning Concept Plan Amendment.
  - b. Proposed total floor area and proposed floor area per subarea for the project subject to the Site Plan or Subdivision application.
  - a-c. Remaining square footage permitted per subarea.
2. To exceed the minimum percentage in any land use category, the minimum percentage in all land use categories must be achieved as evidenced by an approved Site Plan or subdivision.
  - b-a. After the minimum percentages have been achieved, in addition to the requirements of Section 7.03-11.04 (Zoning Permits), a zoning permit application for a change in use must include a tabulation indicating that the minimum percentages continue to be met.
    1. When an incremental addition is made to an existing UT/UMTRC Zoning District, the tabulation land use mix required in Section Table 2.01.01-G-3 must be revised to incorporate uses proposed maintained upon incorporation of the incremental addition. The Concept Development Plan for the incremental addition. The revised tabulation must continue to meet minimum use percentages required in Table 2.01.01-3.
      - a. Incremental additions permitted pursuant to Section 2.01.01.A.3. of less than 5 acres are not required to meet the Required Mix of Uses in Table 2.01.01-3, provided that:
        - 2.3. The effect of provide a tabulation of the proposed land uses and show how the proposed development is to shift uses will maintain the land use mix for the UT/UM district closer to the preferred mix for the Urban Transit and/or the Urban Mixed-Use Place Types;
          1. The proposed development meets the requirements of Section 2.01.01.A.3.
          2. Each site plan or subdivision application subsequent to Zoning Map Amendment or Zoning Concept Plan Amendment approval must include a tabulation by land use category of approved total floor area, the proposed floor area for the application, and the remaining square footage permitted per subarea.

**Table 2.01.01-3. TRC Zoning District Permitted Mix of Uses<sup>1, 2</sup>**

Land Use Category	UT Inner Core	UT Outer Core	UMTDSA
Residential <sup>3</sup>	40% <del>to min.</del> <sup>4</sup> 60% <u>max.</u> <sup>4</sup>	60% <del>to min.</del> <sup>4</sup> 80% <u>max.</u> <sup>4</sup>	70% <del>to min.</del> <sup>4</sup> 90% <del>of approved sf.</del> <sup>4</sup> SFA and MF Stacked: <del>No more than</del> 50% of TDSA land area <sup>5</sup> area <u>max.</u> <sup>5, 6</sup> SFD: <del>No more than</del> 5% of TDSA land area <sup>5</sup> area <u>max.</u> <sup>5</sup>
Nonresidential	40% <del>to min.</del> 60% <u>max.</u>	20% <del>to min.</del> 40% <u>max.</u>	10% <del>to min.</del> 30% <u>max.</u>
Public/Civic (min.) <sup>7</sup> Civic <sup>7</sup>	5% <del>or more</del> <u>min.</u>	5% <del>or more</del> <u>min.</u>	5% <del>or more</del> <u>min.</u>

(sf. = square feet; SFD = single-family detached; SFA = single-family attached; MF = multifamily; min. = minimum)

<sup>1</sup>Percent of approved square feet for each subarea unless otherwise noted.

<sup>2</sup>Total percentage of land use categories in each subarea must equal 100%.

<sup>3</sup>MF Attached dwelling units are included in FAR.

<sup>4</sup>Residential uses must be ~~multifamily attached~~ MFA dwellings.

<sup>5</sup>~~If single-family attached~~ SFA or detached SFD dwelling units are included, the amount and design must be consistent with subject to Section 3.064.02.0809.A. and B.

<sup>6</sup>~~If multifamily stacked~~ MFS dwelling units are included, the design must be consistent with subject to Section 3.064.02.0910.A. and B.

<sup>7</sup>The area of publicly accessible plazas, ~~minipark~~ miniparks, squares, or greens provided pursuant to Section 5.047.02 may be used to meet the Public/Civic requirement.

**D.F. Vertical Mix.** A specified number of buildings-Buildings in the UT/UM-TRC Zoning District must include a vertical mix of uses, such as retail~~Sit-Down Restaurants, Office, or General Retail~~ uses at sidewalk level-with upper story residencesMFA Dwelling Units or offices~~Offices~~, as follows:specified in Table 2.01.01.-4.

2. ~~UT Inner Core Subarea—minimum 70% of all buildings.~~

3. ~~UT Outer Core Subarea—minimum 50% of all buildings.~~

4. ~~UM Subarea—minimum 30% of all buildings.~~

a. ~~Single-family detached, single-family attached, and multifamily stacked dwelling units will not be included in calculating required percentages of vertical mix buildings.~~

5. ~~When multiple use types are located within a single building, the land use mix requirements for Residential and Nonresidential identified on an approved CDP may be increased or decreased by 5% by the Zoning Administrator at Site Plan review provided the mix percentages are within the ranges in Table 2.01.01-3.~~

1. **Publicly Accessible Outdoor Gathering Spaces.** ~~Spaces~~Buildings with a vertical mix of uses must have Commercial or Public, Civic, Institutional Pedestrian-Oriented Uses on the ground floor.

**Table 2.01.01-4. Required Minimum of Buildings with a Vertical Mix of Uses<sup>1</sup>**

Subarea	Minimum Percent of Buildings Required to Have a Vertical Mix of Uses
<u>Inner Core</u>	<u>70% of all buildings</u>
<u>Outer Core</u>	<u>50% of all buildings</u>
<u>TDSA</u>	<u>30% of all buildings<sup>2</sup></u>

<sup>1</sup>Applies to Zoning Map Amendments approved after the adoption date of this zoning ordinance.  
<sup>2</sup>SFD, SFA, and MFS dwelling units are not included in calculating required percentages of vertical mix buildings.

**E.G. Open Space.** In addition to the Open Space requirements in Section 7.02, spaces for outdoor gathering in the UT/UM District~~Inner and Outer Core Subareas~~ must be provided as follows:

1. A minimum of 1 ~~publicly accessible~~-plaza open to the public must be provided in the ~~UT~~Inner Core Subarea~~to represent the urban.~~

2. The focal point required ~~to—in subsection A.1.a.1.e. may be satisfied by the plaza provided in—Section 2.01.01.A.4.a.4 and shown on—pursuant to subsection G.1.~~

3. Community open space or active recreation space must be provided as follows:

a. Open to the CDP~~public.~~

b. Publicly accessibleCommunity open space must be provided in the form of greens, ~~active recreation space, and miniplazas, miniparks, pocket parks must be distributed, gardens, or amphitheaters.~~

~~b.c.~~ Distributed throughout the ~~UT~~Inner Core Subarea, ~~UT~~Outer Core Subarea, and ~~UM Subarea~~TDSA within walking distance (1/4 mile maximum) from uses.

~~c.d.~~ Publicly accessible greens, active recreation space, and mini-parks must be providedProvided for each incremental addition to the UT/UM-TRC Zoning District~~to maintain open space—~~within walking distance (1/4 mile maximum) from uses in the incremental addition.

~~d.e.~~ The general location and minimum size of ~~publicly accessible greens, the community open space and active recreation space, and mini-parks~~ must be depicted on the CDP in proposed land bays and/or blocks.

**C.—Road Network.** Within the UE District, the road network must be provided ~~pursuant to—In addition to the Road Network requirements in Section 5.097.07.02 and as follows:~~

**F.H.** ~~The UT/UM, the TRC Zoning District must be arranged in a predominately rectilinear pattern of interconnecting streets and blocks.:~~

1. ~~Block lengths must be provided as follows:~~

- a. ~~UT Inner Core: 200 feet minimum; 400 feet maximum~~
- b. ~~UT Outer Core: 200 feet minimum; 660 feet maximum~~
- c. ~~UM: 200 feet minimum; 660 feet maximum~~

1. Provide multiple and direct connections to the Metrorail station.

D. ~~Have bus Land uses within the UT/UM District must be arranged as follows:~~

- 1. ~~Adjoining or proximate to each other to ensure a compact development pattern and continuous urban streetscape.~~

1.2. ~~Bus stops must be~~ located throughout the UT/UMTRC Zoning District, as determined by the County, the Washington Metro Area Transit Authority (WMATA), or similar authority.

G.I. **Pedestrian-Oriented Building Orientation, Placement, and Uses.** Buildings and uses in the UT/UMTRC Zoning District must be oriented/located as follows:

- 1. ~~Toward~~With primary facades and principal entrances oriented toward adjacent ~~local and/or collector streets, public or private roads~~ or adjacent ~~publicly accessible plaza, greens, or parks; and community open space.~~
- 2. With principal entrances to all buildings accessible from ~~a sidewalk along a local public or collector private road~~ or an adjacent ~~publicly accessible plaza, green, or park~~community open space.
- 3. **Pedestrian-Oriented Building Placement and Uses.** ~~To achieve a uniform streetscape, the~~The building wall on ~~any lot within the UT/UM District~~ must be provided as follows:

- a. Within the ~~UT~~ Inner Core Subarea, a minimum of 70% of any lot width ~~that abuts adjacent to~~ a public or private ~~street/road~~ or plaza ~~must be occupied by a building wall built between the maximum permitted front yard setback and the front lot boundary line.~~
- b. Within the ~~UT~~ Outer Core Subarea, a minimum of 50% of any lot width ~~that abuts adjacent to~~ a public or private street ~~or plaza~~ ~~must be occupied by a building wall built between the maximum permitted front yard setback and the front lot boundary line.~~

c. The building wall may be part of a principal building or accessory building.

d. The remaining lot frontage in the Inner Core Subarea and Outer Core Subarea must be occupied by any combination of the following:

- 1. Building wall (within the maximum front yard up to the front lot line).
- 2. Solid wall or evergreen hedge no higher than 4 feet.
  - a. Walls constructed of exposed concrete block are not permitted.
- 3. Wall or fence that allows visibility through it, such as a wrought iron fence, no higher than 6 feet.
  - a. Walls constructed of exposed concrete block are not permitted.
  - b. Wire fences are not permitted.
- 4. Entryway signs with landscaping and/or hardscaping.
- 5. Pedestrian amenities, such as a public plaza or park.
- 6. Breaks for necessary pedestrian or vehicle access ways.

4. The buildings on any lot must be provided as follows:

- a. Within the ~~UM~~Inner Core Subarea, at least 70% of the ground floor building frontage of the building wall as required in subsection I.4.a must contain must contain Commercial; or Public, Civic, Institutional Pedestrian-Oriented Uses.
- b. Within the Outer Core Subarea at least 30% of the ground floor building frontage of the building wall as required in subsection I.4.b must contain Commercial; or Public, Civic, Institutional Pedestrian-Oriented Uses.

c. In multifamily buildings, these percentages may be accomplished with accessory uses, lobbies, mailboxes, meeting rooms, and indoor recreational uses located on the ground floor.

5. Eaves are permitted to cantilever over the pedestrian walkway no more than 3 feet.

a. Awnings, canopies, and trellises may overhang a sidewalk.

J. **Pedestrian and Bicycle Network.** In addition to the Pedestrian and Bicycle Network requirements in Section 7.07.03, the TRC Zoning District must meet the following:

1. Sidewalks or shared-use paths must:

a. Provide access to the primary entrance or entrances to each principal building from required sidewalks.

b. Provide multiple pedestrian and bicycle connections to the transit station.

c. Make connections identified in Sections 7.07.03.A.2.d. and via the shortest and most direct route possible so that pedestrians do not have to walk across grass or landscaped areas.

d. Have crosswalks when crossing a parking area, driveway, or road.

1. *Inner Core and Outer Core Subareas.* If permitted by VDOT, crosswalks in the Inner Core and Outer Core Subareas must be clearly marked through use of change in paving materials, height, or distinctive colors.

2. *TDSA.* In the TDSA, painted crosswalks may be used.

2. Shared use paths must be provided throughout the TRC Zoning District in all 3 subareas.

K. **On-Site Amenities.** In the Inner and Outer Core Subareas, all buildings containing 50,000 or more square feet of gross floor area must incorporate at least 2 of the on-site amenities listed below and such amenities must be accessible to all uses within the building. On-site amenities may be used to satisfy the minimum of 50% of any lot Public/Civic space requirements of the Inner and Outer Core subareas as required in Table 2.01.01-3.

1. Patio or plaza with seating areas and a minimum depth and width that is adjacent to a of 10 feet and a minimum total area of 300 square feet.

2. Landscaped mini-parks, squares, or greens, including rooftop areas or green roofs with seating areas and a minimum depth and width of 30 feet and a minimum total area of 1,000 square feet.

3. On-site transportation amenities, including bus stops or customer pick-up/drop-off stations.

4. Protected customer walkways, arcades, or easily identifiable building pass-throughs containing window displays and intended for public right-of-way, private street, or placess.

5. Lake, pond, or fountain provided it is easily accessed by pedestrians and includes seating areas.

6. Ground-level public restrooms directly accessible from building pass-throughs, public plazas or other public open spaces, or enclosed plazas/atriums.

7. Swimming pools (indoor or outdoor, including rooftop).

8. Athletic facilities such as lockers, showers, and changing rooms.

L. **Tree Canopy.** Tree canopy requirements of Section 7.03 do not apply to the Inner Core Subarea.

## **2.01.02 Urban Employment – UE**

**Purpose.** The purpose of the Urban Employment (UE) Zoning District is to:

• Implement the Urban Employment Place Type of the General Plan.

• ~~Implement the Urban Employment Place Type of the General Plan.~~

• Provide opportunities for a broad array of employment uses within an environment that provides gathering spaces and opportunities for synergies among businesses.

• Offer prime locations for office and flex-space uses, as well as startups and established businesses.

- Allow limited first floor retail that supports predominant uses.
- Establish a development pattern where buildings are the predominant feature when viewed from roadways and adjacent properties and parking is generally located behind buildings.
- Ensure required open space includes gathering spaces for use by customers and employees in UE developments.
- Ensure uses do not generate excessive noise or air pollutants or require outdoor storage.
- Create transitions between UE uses and other developments, particularly adjacent residential neighborhoods.
- Integrate separate employment uses within a walkable environment.
- Specific objectives of this zoning district include:
  - Provide the opportunity for a high intensity and mix of development that is supportive of and served by mass transit service.
  - Encourage development that is compatible within the Airport Impact Overlay District (AIOD), within the .65 Ldn or higher aircraft noise contours of the Dulles International Airport.
  - Provide for pedestrian, bicycle, and vehicle connections between different land uses within the zoning district, and from development in the zoning district to adjacent and nearby transit, open spaces, recreational and other community facilities, employment centers, and adjacent pedestrian and bicycle facilities.
  - Ensure high-quality design and construction, including locating buildings close to the street with parking behind to ensure that buildings are the predominant visual feature when viewed from roadways and adjacent properties.
  - Establish an urban development pattern of urban scale blocks arranged in a rectilinear grid.
  - Provide for the use of mass transit to reduce the number of peak hour vehicle trips.
  - Provide for a mix of supporting commercial retail and service uses to serve the shopping and service needs of zoning district employees, visitors, and commuters.
  - Encourage a development design that relates to the Broad Run floodplain and prioritizes its protection and connections within and outside of the UE Zoning District by creation of a linear park.
  - Encourage the development of well-configured plazas, squares, greens, landscaped streets, and parks woven into a pattern of transit-oriented and pedestrian-oriented development and dedicated to collective social activity, recreation, and visual enjoyment.
  - Support the future rail connection to the Dulles International Airport and corporate office users making frequent use of the Airport.

**A. Applicability, Size, and Location.** The following applies to the UE districtZoning District:

- ~~1.—Location. Each Zoning Map Amendment or Zoning Concept Plan Amendment application must address the requirements of Section 7.09.06, as well as Sections 7.09.02 or 7.09.05 and 7.09.03 and 7.09.04.~~
- ~~2.—The UE district must:~~
  - ~~1. Be in an area consistent with Zoning District must be located within the boundaries of the Urban Employment Place Type of as shown on the Urban Policy Area Place Types Map in the General Plan;~~
    - ~~a.—Ensure connection and access to the Loudoun Gateway transit stop is an integral feature of the district; and~~
    - ~~b.—Include an arrangement of land uses that provides safe and convenient opportunities to connect with the Loudoun Gateway transit stop.~~
  - ~~2. Minimum Zoning District Size. The initial zoning district size must be 20 acres or more. Notwithstanding the provisions of Section 2.0607, the minimum zoning district size is not modifiable.~~
  - ~~3. Incremental Additions. The Board of Supervisors may approve a zoning map amendment with incremental additions to an existing UE district Zoning District if the Board finds that they such incremental additions are:~~



- a. Abutting ~~or across the street~~ a road with no more than two lanes from an existing UE ~~district~~; Zoning District.
- ~~c. Compatible with Connected to~~ the existing UE ~~district~~;
- ~~d. Consistent with the General Plan policies for the area; and~~
- b. ~~Integrated with the existing UE district~~ Zoning District through roadway, pedestrian, and bicycle connections ~~as well as a consistent streetscape networks~~.

4. Additional Requirements. Each Zoning Map Amendment or Zoning Concept Plan Amendment application for the UE Zoning District must address the requirements of Sections 11.10 and 11.10.06.C.

- B. **Uses.** Refer to Table 3.02.01- for uses allowed in the ~~district~~ UE Zoning District.
- C. **Lot and Building Standards.** Refer to Table 2.01.02-1 for required ~~lot and building~~ dimensional standards.

**Table 2.01.02-1. UE Zoning District Lot and Building Dimensional Standards**

Reference	Standard	Requirement
<b>Lot Requirements</b>		
1	Lot Size (min.)	No min.
2	Lot Width (min.)	No min.
3	Lot Depth (min.)	No min.
<b>Yards Yard Requirements</b>		
4	<del>Setback</del> Adjacent to Roads (min.)	Section <del>5.07</del> <u>7.04.02.A.6.a.3</u> applies, except for arterial roads where the following applies: <del>Building</del> <u>Structure Setback</u> - 100 ft. unless a component of an Urban Deck Parking <u>Setback</u> - 50 ft.
5	Front Yard <del>Setback</del> (max.) <sup>1</sup>	10 ft. or 25 ft. if a plaza or courtyard open to the public is provided between the building and the road
6	<del>Side</del> Front Yard <del>Setback</del> (min.)	No min.
7	<del>Rear</del> Side Yard <del>Setback</del> (min.)	No min.
<b>Building Requirements 8</b>	Rear Yard (min.)	No min.
<b>Building Requirements</b>		
9	<del>Lot Coverage (min.)</del> <u>FAR</u> (max.) <sup>1</sup>	No <del>min</del> <u>max</u> .
<del>10</del> 9	<del>FAR (min.)</del> <sup>3</sup>	<u>1.0</u>
<del>11</del> 10	<del>Building Height</del> <u>Lot Coverage</u> (min.)	No <del>min.</del> <u>30</u> ft. <sup>4</sup> or 25 ft. <sup>4</sup> if building is constructed between a parking structure and a road and effectively screens the parking structure from public view
<b>Open Space Requirements 11</b>	Building Height (max.) <sup>2</sup>	100 ft.
12	<del>Open Space</del> <u>Building Height</u> (min.) <sup>5</sup>	<del>10%</del> <u>30 ft.</u> <sup>4</sup> or 25 ft. <sup>4</sup> if building is constructed between a parking structure and a road and effectively screens the parking structure from public view
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum) _____ <sup>1</sup> Measured from the building edge of sidewalk. <sup>2</sup> Maximum <del>Maximum</del> FAR must be provided on an approved <del>CDP</del> <u>Concept Development Plan</u> . <sup>3</sup> Unless <sup>2</sup> Unless a lower height restriction is required based on Federal Aviation Regulations Part 77 – Imaginary surfaces. <sup>4</sup> Unoccupied <sup>3</sup> Unoccupied space such as rooftop mechanical structures and architectural features is <del>parapets are</del> not permitted to be measured in determining minimum height. <sup>5</sup> Open Space must be provided in accordance with Section 5.04 and must include areas for use by employees and customers, such as outdoor seating, plazas, gardens, and public art.		

D. **Mix of Uses.** The use mix in the UE Zoning District must be provided in accordance with Table 2.01.02-2.

**Table 2.01.02-2. Permitted Mix of Uses**

Land Use Category	UE Zoning District
Nonresidential	Up to 100% of approved sf. <sup>1</sup>
Public/Civic	0%+% or more of approved sf. <sup>1</sup>

(sf. = square feet)  
<sup>1</sup>Maximum square feet must be provided on an approved CDP.

**E. Open Space.** In addition to the Open Space requirements in Section 7.02, the Broad Run floodplain should serve as a primary component of the open space by using the Broad Run floodplain as an opportunity to provide pedestrian connections within and outside of the UE Zoning District and to the Metrorail Station.

**F. Road Network.** Within the UE Zoning District, the road network must be provided pursuant to Section 5.097.07.02 and as follows:

3. The UE District must be arranged in a predominately rectilinear pattern of interconnecting streets and blocks.
4. Block lengths must be provided as follows:
  - a. Minimum: 300 feet
  - b. Maximum: 800 feet

1. The road network must provide multiple and direct vehicular connections to the Loudoun Gateway Metrorail Station.

5. In addition to Section 5.09.02.A.1., future road connections are required to adjacent developable parcels in the Suburban Policy Area and Urban Policy Area.

**B. Land Use Arrangement.** Land uses within the UE District must be arranged as follows:

1. Adjoining or proximate to each other to ensure a compact development pattern and a continuous urban streetscape.
2. Organized to relate and provide views, connections, and access to open space provided in the Broad Run floodplain.

2. Bus stops must be located throughout the UE Zoning District, as determined by the County in consultation with the Washington Metro Area Transit Authority (WMATA), or similar authority.

**F.G. Pedestrian-Oriented Building Orientation, Placement, and Uses.** Buildings and uses in the UE Zoning District must be oriented/located as follows:

1. Toward Organized to provide views, pedestrian and bicycle connections, and access to open space provided in the Broad Run floodplain.
2. With primary facades and principal entrances oriented toward adjacent local or collector roads or adjacent publicly accessible plaza, greens, or parks; and community open space.
3. With principal entrances to all buildings accessible from a sidewalk along a local or collector road or an adjacent publicly accessible plaza, green, or park community open space.
4. **Pedestrian-Oriented Building Placement, Uses, and Design.** To achieve a uniform streetscape, the building wall on any lot must be provided as follows:
  - a. A minimum of 50% of any lot width that is adjacent to a public or private street or plaza must be occupied by a building wall built between the maximum permitted front yard setback and front lot boundary line.
  - a. The building wall may be part of a principal building or accessory building.
    1. The building wall may be part of a principal building or accessory building.
  - b. The remaining lot frontage may be occupied by any combination of the following:

1. Building wall (within the maximum permitted front yard setback up to the front lot ~~boundary~~ line).
2. ~~Decorative solid~~ Solid screening wall, ~~fence~~, or evergreen hedge no higher than 4 feet;
  - a. ~~Decorative wall~~ Walls constructed of exposed concrete block are not permitted.
3. Wall or fence that allows visibility through it, such as a wrought iron ~~or split rail fences~~ fence, no higher than 6 feet;
  - a. ~~Landscaped entryway signage or features;~~
    - a. Walls constructed of exposed concrete block are not permitted.
    - b. Wire fences are not permitted.
  4. Entryway signs with landscaping and/or hardscaping.
- 4.5. Pedestrian amenities, such as a public plaza or park; ~~or~~
  1. ~~Breaks for necessary pedestrian or vehicle access ways.~~
  6. ~~To achieve a~~ Breaks for necessary pedestrian-oriented streetscape, the or vehicle access ways.
- 4.5. The buildings of any lot must be provided as follows:
  - a. At least 30% of the ground floor building frontage of the building wall—required in Section 2.01.02.H.1. subsection G.5.a. must contain pedestrian-oriented commercial uses located at same level as the sidewalk or other pedestrian-oriented feature, such as a plaza, that is visible and accessible from the sidewalk or other pedestrian-oriented feature. For the purposes of this section, pedestrian-oriented commercial uses are must contain Commercial; or Public, Civic, Institutional Pedestrian-Oriented Uses permitted in Table on the ground floor.
- 5.6. Eaves are permitted to cantilever over the pedestrian walkway no more than 3.02.01, except for building maintenance services and office feet.
- 5.1. ~~Eaves are permitted to cantilever over the pedestrian walkway no more than 3 feet.~~
  - a. Awnings, canopies, or trellises, and similar architectural features, may overhang a sidewalk.
- C. **Pedestrian and Bicycle Network.** WithinIn addition to the Pedestrian and Bicycle Network requirements in Section 7.07.03, the UE Zoning District, a pedestrian and bicycle network must be provided in accordance with Section 5.09.03 and as follows:
- H. Pedestrian and bicycle connections must be designed to provide directmeet the following:
  1. Sidewalks or shared-use paths must:
    1. ~~Provide~~ access and multiple connections to and between the:
      - b.a. Primary primary entrance or entrances to each principal building; from required sidewalks.
        - a. ~~The transit station; and~~
        - b. ~~Bus stops.~~
    2. All pedestrianMake connections identified in the UE District must be:
      - a. Designed Sections 7.07.03.A.2.d. and sited to ensure via the shortest and most direct route possible from point to point.
      - c.b. Connected so that pedestrians do not have to walk across grass or landscaped areas ~~when making connections identified in Subsection 2.01.02.I.1. above.~~
  - 6.2. Shared use paths must be provided throughout the UE Zoning District.
  - G.I. **On-Site Amenities.** All developmentbuildings in the UE Zoning District containing 25,000 or more square feet of gross floor area must incorporate at least 2 of the following on-site amenities or features that aremust be accessible to all uses within the development:building. On-site amenities listed in 1, 2, 3, 5, 6, and 9 may be used to satisfy the minimum 10% open space requirement in Section 7.02.

1. Patio or plaza with seating areas, ~~provided such patio or plaza has~~ and a minimum depth and width of 10 feet and a minimum total area of 300 square feet; ~~;~~
2. Landscaped mini-parks, squares, or greens, including rooftop areas and green roofs, ~~provided such park or green has with seating areas and~~ a minimum depth and width of 30 feet and a minimum total area of 1,000 square feet; ~~;~~
3. Sculpture provided outside and a minimum in 10 feet in height, width, or depth; ~~;~~
4. On-site transportation amenities, including bus stops and customer pick-up/drop-off stations; ~~;~~
5. Protected customer walkways, ~~arcades,~~ or easily identifiable building pass-throughs containing window displays and intended for public access; ~~;~~
6. ~~Water feature, such as a lake~~ Lake, pond, or fountain, ~~provided the feature it~~ is easily accessed by pedestrians and includes ~~or integrates~~ seating areas ~~for pedestrians;~~
7. Athletic facilities such as lockers, showers, and changing rooms; ~~;~~
8. ~~Street~~ Ground-level public restrooms ~~immediately~~ directly accessible from building pass-throughs, public plazas or other public open spaces, or enclosed plazas/atriums; ~~or;~~
9. Swimming pools (indoor or outdoor, including rooftops).

~~On-site amenities listed in 1, 2, 5, and 8 may be used to satisfy the minimum 10% open space requirement in Table 2.01.02-1.~~

~~D. **Street Trees.** Street trees must be provided in accordance with Section 5.07.02.E.~~

## Suburban Policy Area Zoning Districts

### 2.02.01 Suburban Neighborhood – SN

**Purpose.** The purpose of the Suburban Neighborhood (SN) Zoning District is to:

- Implement the Suburban Neighborhood Place Type of the General Plan.
- Provide for moderate to medium density ~~primarily~~ single-family detached and attached residences with limited multifamily residences ~~integrated in a walkable road pattern in areas served by public water and sewer service.~~
- Establish ~~residential densities compatible to and integrated with the surrounding development pattern with the SN-4 zoning district and allow for moderate density infill development with the SN-6 zoning district.~~
- ~~Apply to areas of primarily residential uses, including Loudoun's master planned neighborhoods, integrated with permitted public, retail, and service uses that serve the routine needs of the immediate neighborhood at significant intersections and along major roads.~~
- Ensure new SN developments transition gradually to adjacent lower-density residential uses, particularly where natural or man-made buffers are not available, through building scale and design elements that soften these transitions.

#### A. Applicability and Location.

1. Location. The SN-4 and SN-6 Zoning Districts must be ~~in an area consistent with~~ located within the boundaries of the Suburban Neighborhood Place Type ~~of the~~ as shown on the Suburban Policy Area Place Types Map in the General Plan.
2. The ~~SN-4 Zoning District standards~~ apply unless a project meets the requirements of Section 2.02.01. ~~L~~ H. Infill Development.
3. When ~~a~~ project meets the requirements of Section 2.02.01. ~~L~~ H, the SN-6 Zoning District may apply.

**B. Use Regulations.** Refer to Table 3.02.01 for uses allowed in the ~~district~~ SN Zoning Districts.

C. **Dimensional Standards.** Refer to Table 2.02.01-1 for required dimensional standards.

**TABLE 2.02.01-1. SN Zoning District Dimensional Standards**

Reference	Standard	SN-4	SN-6 <sup>1</sup>
<b>Lot Requirements</b>			
1	Residential and Nonresidential Lot Size (min.)	No min.	No min.
2	Residential Lot Size (max.)	SFD, or SFA Duplex, Triplex, or Quadruplex Building Lot: 10,000 sf.	SFD, or SFA Duplex, Triplex, or Quadruplex Building Lot: 10,000 sf.
		SFA Townhouse or Duplex, Triplex, or Quadruplex Individual Unit Lot: No max.	SFA Townhouse or Duplex, Triplex, or Quadruplex Individual Unit Lot: No max.
		MF: No max.	MF: No max.
3	Nonresidential Lot Size	No max.	No max.
4	Residential Lot Width (min.)	SFD: 40 ft. <del>SFA Duplex, Triplex, Quadruplex Building Lot: 50 ft.</del>	SFD: 40 ft. <del>SFA Duplex, Triplex, Quadruplex Building Lot: 50 ft.</del>
		<del>SFA Townhouse</del> SFA Duplex, Triplex, Quadruplex Building Lot: 50 ft. Individual Unit Lot: 20 ft.	SFA Duplex, Triplex, Quadruplex Building Lot: 50 ft. Individual Unit Lot: 20 ft.
		SFA Townhouse Interior Unit: 14 ft. End Unit: 24 ft.	SFA Townhouse Interior Unit: 14 ft. End Unit: 24 ft.
		MF: No min.	MF: No min.
5	Nonresidential Lot Width (min.)	No min.	No min.
<b>Yards Yard Requirements</b>			
6	Front Yard <del>Setback</del> (min.) <sup>2, 3</sup>	15 ft.	15 ft.
7	Residential Side Yard <del>Setback</del> (min.) <sup>2, 3</sup>	SFD, SFA: 8 ft. (16 ft. min. between units) 0 ft. for common walls	SFD, SFA: 8 ft. (16 ft. min. between units) 0 ft. for common walls
		MF: 10 ft.; 20 ft. on corner lots	MF: 10 ft.; 20 ft. on corner lots
8	Nonresidential Side Yard <del>Setback</del> (min.) <sup>2, 4</sup>	<del>Adjoining</del> <u>Adjacent to</u> residential use: 25 ft. <sup>5</sup> <del>Adjoining</del> <u>Adjacent to</u> nonresidential use: 10 ft. Common walls: 0 ft.	<del>Adjoining</del> <u>Adjacent to</u> residential use: 25 ft. <sup>5</sup> <del>Adjoining</del> <u>Adjacent to</u> nonresidential use: 10 ft. Common walls: 0 ft.
9	Residential Rear Yard <del>Setback</del> (min.) <sup>2, 3</sup>	25 ft.	25 ft.
10	Nonresidential Rear Yard <del>Setback</del> (min.) <sup>2, 4</sup>	<del>Adjoining</del> <u>Adjacent to</u> residential use: 50 ft. <sup>5</sup> <del>Adjoining</del> <u>Adjacent to</u> nonresidential use: 15 ft. Common walls: 0 ft.	<del>Adjoining</del> <u>Adjacent to</u> residential use: 50 ft. <sup>5</sup> <del>Adjoining</del> <u>Adjacent to</u> nonresidential use: 15 ft. Common walls: 0 ft.
<b>Building Requirements</b>			
11	Residential Density (max.)	4 dwelling units per acre 4.8 dwelling units per acre with ADUs <sup>6</sup> ADUs <sup>5</sup>	6 dwelling units per acre 7.2 dwelling units per acre with ADUs <sup>6</sup> ADUs <sup>5</sup>
12	Nonresidential FAR (max.)	1.0	1.0

**TABLE 2.02.01-1. SN District Dimensional Standards**

Reference	Standard	SN-4	SN-6
-----------	----------	------	------



§			
13	Residential Lot Coverage (max.)	SFD: 35% SFA: 50% <del>MF/MFS: 60%</del>	SFD: 35% SFA: 50% <del>MF/MFS: 60%</del>
14	Nonresidential Lot Coverage (max.)	<del>70</del> 60%	<del>70</del> 60%
15	Residential Building Height (max.)	SFD: 40 ft. <sup>7,8</sup> SFA: <del>45 ft.</del> ; MF and MFS: 50 ft. <sup>7,8</sup>	SFD: 40 ft. <sup>7,8</sup> SFA: <del>45 ft.</del> ; MF and MFS: 50 ft. <sup>7,8</sup>
16	Nonresidential Building Height (max.)	50 ft.	50 ft.
17	Nonresidential Frontage Buildout (min.)	75% of the building must be located at the minimum front yard setback	75% of the building must be located at the minimum front yard setback

## Open Space Requirements

18	<del>Residential and Nonresidential Open Space (min.)<sup>8</sup></del>	<del>30%</del>
19	<del>Residential Active Recreation Space (min.)<sup>9,10</sup></del>	<del>5,000 sf for first 10 SFD or SFA (if no SFD) dwelling units plus 100 sf for each additional SFD dwelling unit 200 sf for each additional SFA or MF dwelling unit</del>
20	<del>Nonresidential Landscaped Open Space (min.)<sup>9</sup></del>	<del>0.2 times buildable area of lot</del>

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum); SFD = single-family detached; SFA = single-family attached; MFS = multifamily stacked)

<sup>1</sup>Must meet the standards for infill designation pursuant to Section 2.02.01.L.

<sup>2</sup>Except where a greater setback is required by Section 5.077.04.02.

<sup>3</sup>Minimum yard requirements for residential uses may be reduced by the Board of Supervisors by Special Exception in accordance with the provisions of Section 7.1011.11.01.

<sup>4</sup>Except where a greater buffer is required by Section 5.077.04.04.

<sup>5</sup>The yard separating residential and nonresidential uses may be decreased in accordance with Section 5.13.

<sup>6</sup>ADUs<sup>6</sup>ADUs must be provided pursuant to Section 89.01.

<sup>7</sup>Maximum<sup>6</sup>Maximum height of 50 feet is permitted if the building is setback from the required yard 1 foot for each 1 foot of height that exceeds 45 feet.

<sup>8</sup>Open Space must be provided in accordance with Section 5.04.

<sup>9</sup>Active recreation space and landscaped open space provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.

<sup>10</sup>Only market-rate dwelling units are used in the Residential Active Recreation Space calculation. SFA may only be used in the 5,000 sf for 10 SFD dwelling units if there are not 10 SFD dwelling units in the development.

- D. **Mix of Uses.** The land use mix in the SN districtZoning District must be provided within the percentages of gross land area of the zoning district provided in Table 2.02.01-2.

TABLE 2.02.01-2. Permitted Mix of Uses

Reference	Land Use Category	Requirement <sup>1, 2</sup>
1	Residential	75% to 90%
2	Nonresidential	0% to 15%
3	Public/Civic <sup>3-4</sup>	10% or more

<sup>1</sup>Percent of gross land area.

<sup>2</sup>Total percentage of land use categories must equal 100%.

<sup>3</sup>Open space provided pursuant to Section 5.04-7.02. meeting the Required Active Recreation Space requirement of subsection C.2 or as Community Open Space may be used to meet the Public/Civic requirement.

<sup>4</sup>Not required for projects less than 20 acres in size if the effect of the proposed development is to shift the use mix for an area within 1/2 mile of its boundaries closer to the preferred mix for the place type.

- E. **Residential Dwelling Unit Type Mix.** The mix of residential unit types must not exceed the percentages in Table 2.02.01-3.

TABLE 2.02.01-3. Dwelling Unit Type Mix

Reference	Unit Type	SN-4 Percent Allowed (max.)	SN-6 Percent Allowed (max.)
1	Single-Family Detached <u>SFD</u>	85%	<del>25</del> 40%
2	<u>SFA</u> Duplex, Triplex, Quadruplex	50%	75%
3	SFA Townhouse	25%	50%
4	Multifamily <u>MFS</u>	5% <sup>a</sup>	15% <sup>a</sup>

<sup>a</sup>Only Multifamily Stacked dwelling units permitted. (SFD = single-family detached; SFA = single-family attached; MFS = multifamily stacked)

A. ~~Variation of Lot Sizes.~~ Developments must provide a variety of lot sizes in accordance with Section 5.13.

B. **Other Lot Requirements.**

1. ~~For single-family detached and single-family attached duplex, triplex, or quadruplex dwelling units, garages with access from the front must be setback at least 10 feet behind the front line of buildings.~~
  - a. ~~Exception. This does not apply where the architectural front of a single-family detached, or a single-family attached duplex, triplex, or quadruplex dwelling unit is not oriented to a road.~~

F. **Lot Access.** Individual lots in the SN Zoning District must be accessed pursuant to Section ~~5.09~~ 7.07.01 and as follows:

2. ~~Notwithstanding the access requirements of Section 5.097.07.01, access to when the architectural front of single-family detached or individual, single-family attached, or multifamily stacked dwelling units is oriented to open space and not to a road, access to such dwelling units may be provided by an alley.~~

C. **Road Network.** Within the SN District, the road network must be provided in accordance with Section 5.09.02 and as follows:

1. ~~Roads must form blocks where feasible. Culs-de-sac and limited loop roads are also appropriate.~~
2. ~~Block length or length between intersecting roads must be:~~
  - a. ~~Minimum: 600 feet~~
  - b. ~~Maximum: 1,500 feet~~
1. ~~In addition Section 5.09.02.A.1., future road connections are to the rear of the lot. The alley will be required to adjoining developable parcels in the Suburban Compact Neighborhood Place Type and the Suburban Mixed Use Place Type meet FSM requirements for access.~~

D. **Pedestrian and Bicycle Network.** Within the SN District, a pedestrian and bicycle network must be provided in accordance with Section 5.09.03.

E. **Street Trees.** Street trees must be provided in accordance with Section 5.07.02.E.

G. **Infill Development.** To be categorized as infill development and develop pursuant to the SN-6 Zoning District, if a request for a Zoning Map Amendment application pursuant to Section ~~7.09.01~~ 11.10.02 meets the following requirements:

1. The property subject to the application ~~is undeveloped or underutilized, but is located in an area of established, stable development with available or planned where:~~
  - a. Existing transportation, police and fire protection, schools and other public facilities, and public utilities, including water and ~~sewerage, sewer, are~~ adequate for the uses proposed; ~~or~~
  - b. Transportation, police and fire protection, schools and other public facilities are planned for the area in the County's Capital Needs Assessment and will be adequate for the uses proposed.

- c. ~~An underutilized property as used in this section means property that has not achieved the maximum development potential identified in the associated Place Type in the 2019 GP.~~
2. The property subject to the application ~~must be no more than 2520 acres;~~
- ~~1. The proposed development will complement or complete a larger developed area; and~~
- ~~2. The proposed development is integrated and designed to fit into the surrounding development pattern.~~

## **2.02.02 Suburban Compact Neighborhood – SCN—**

**Purpose.** ~~The purpose of the Suburban Compact Neighborhood (SCN) Zoning District is to:~~

- Implement the Suburban Compact Neighborhood Place Type of the General Plan.
- Be applied in the Suburban Neighborhood and Suburban Mixed Use Place Types of the General Plan where appropriate.
- Provide opportunities to develop compact neighborhoods that can take advantage of small infill parcels near traditional suburban neighborhoods or high-density walkable urban neighborhoods, depending on the context of their location, and in areas served by public water and sewer.
- Establish a range of residential densities and ~~design~~ increasing in intensity ~~from SCN-8, SCN-16, and SCN-24 districts~~ Zoning Districts that is compatible to and integrated with the surrounding development.
- Provide opportunities for a ~~variety~~ of housing unit types including small-lot patio homes, manufactured housing, townhomes, duplexes, triplexes, quadruplexes, and multifamily dwellings, as well as accessory dwellings.
- Ensure new development is designed to fit within or adjacent to surrounding neighborhoods.
- Integrate open space areas such as parks, trails, community courtyards, and small public plazas ~~into each neighborhood and nonresidential component.~~
- Ensure ~~public and civic amenities are provided or located within walking distance of each development.~~
- ~~Provide opportunities to integrate small-scale office and retail and service uses serving the immediate needs or routine shopping needs into neighborhoods.~~
- Ensure new SCN developments transition ~~to adjacent lower-density residential uses or more intensive nonresidential uses, particularly where natural or man-made buffers are not available, through building scale and design elements that soften these transitions.~~

**A. Applicability and Location.** The SCN Zoning District must be ~~in an area consistent with the~~ located within the boundaries of:

1. The Suburban Compact Neighborhood Place Type of the as shown on the Suburban Policy Area Place Types Map in the General Plan.
- ~~1.2.~~ The SCN ~~district~~ Zoning District may also be applied in limited areas designated as the Suburban Neighborhood and Suburban Mixed Use Place Types of the on the Suburban Policy Area Place Types Map in the General Plan if the criteria of Section 2.02.02.JG are satisfied.
- B. Use Regulations.** Refer to Table 3.02.01 for uses allowed in the SCN Zoning Districts.
- C. Dimensional Standards.** Refer to Table 2.02.02-1 for required dimensional standards.

**TABLE 2.02.02-1. SCN Zoning District Dimensional Standards**

Reference	Standard	SCN-8	SCN-16	SCN-24
<b>Lot Requirements</b>				
1	Residential and Nonresidential Lot Size (min.)	No min.	No min.	No min.
2	Residential Lot Size (max.)	SFD; SFA Duplex, Triplex, or Quadruplex Building Lot: 6,000 sf.	SFD: 3,000 sf. SFA Duplex, Triplex, or Quadruplex Building Lot: 5,000 sf.	SFA Townhouse <del>or Duplex, Triplex, or Quadruplex Individual Unit Lot:</del> No max.
		SFA Townhouse or Duplex, Triplex, or Quadruplex Individual Unit Lot: No max.	SFA Townhouse or Duplex, Triplex, or Quadruplex Individual Unit Lot: No max.	
		MF: No max.	MF: No max.	
3	Residential Lot Width (min.)	SFD: 40 ft.	SFD: 30 ft.	SFA Townhouse Interior Unit: 14 ft.
		SFA Duplex, Triplex, Quadruplex Building Lot: 50 ft.	SFA Duplex, Triplex, Quadruplex Building Lot: 40 ft.	
		SFA Duplex, Triplex, Quadruplex Individual Unit Lot: 20 ft.	SFA Duplex, Triplex, Quadruplex Individual Unit Lot: 20 ft.	SFA Townhouse End Unit: 22 ft.
		SFA Townhouse Interior Unit: 14 ft.	<del>SFA Townhouse Interior Unit: 14 ft.</del>	<del>MF: 60 ft.</del>
		<del>SFA Townhouse End Unit: 22 ft.</del>	<del>SFA Townhouse End Unit: 22 ft.</del>	
		<del>SFA Townhouse Interior Unit: 14 ft.</del>	<del>SFA Townhouse Interior Unit: 14 ft.</del>	<del>MF Attached: 60 ft.</del>
		<del>SFA Townhouse End Unit: 22 ft.</del>	<del>SFA Townhouse End Unit: 22 ft.</del>	
		MF: 60 ft.	MF: 60 ft.	
4	Residential <del>Length</del> Depth to Width Ratio (max.)	5:1	7:1	6:1
5	Nonresidential Lot Width	No min.	No min.	No min.
<b>Yards Yard Requirements</b>				
6	Residential Front Yard <del>Setback</del> (min.) <sup>1, 2</sup>	SFD, SFA, <del>MF Stacked</del> : 15 ft.	SFD, SFA, <del>MF Stacked</del> : 15 ft.	SFA, <del>MF Stacked</del> : 15 ft.
			MF <del>Attached</del> : 25 ft.	MF <del>Attached</del> : 25 ft.
7	Nonresidential Front Yard <del>Setback</del> (min.)	15 ft.	15 ft.	15 ft.
8	Residential Side Yard <del>Setback</del> (min.) <sup>1, 2</sup>	SFD, SFA: 8 ft. 0 ft. for common walls	SFD, SFA: 8 ft. 0 ft. for common walls	SFA: 8 ft. 0 ft. for common walls
		MF: 10 ft.; 20 ft. on corner lots	MF: 10 ft.; 25 ft. on corner lots	MF: 10 ft.; 25 ft. on corner lots
9	Nonresidential Side Yard <del>Setback</del> (min.) <sup>1</sup>	<del>Adjoining</del> Adjacent to residential use: 25 ft. <sup>3</sup> <del>Adjoining</del> Adjacent to nonresidential use: 10 ft. Common walls: 0 ft.	<del>Adjoining</del> Adjacent to residential use: 25 ft. <sup>3</sup> <del>Adjoining</del> Adjacent to nonresidential use: 10 ft. Common walls: 0 ft.	<del>Adjoining</del> Adjacent to residential use: 25 ft. <sup>3</sup> <del>Adjoining</del> Adjacent to nonresidential use: 10 ft. Common walls: 0 ft.
10	Residential Rear Yard <del>Setback</del> (min.) <sup>1, 2</sup>	SFD: 25 ft.	SFD: 15 ft.	SFA: 15 ft. MF: 25 ft.
		SFA: 15 ft. 0 ft. for common walls	SFA: 15 ft. 0 ft. for common walls	
		MF: 25 ft.	MF: 25 ft.	
11	Nonresidential Rear Yard (min.) <sup>1</sup>	Adjacent to residential use: 50 ft. <sup>3</sup> Adjacent to nonresidential use: 15 ft. Common walls: 0 ft.	Adjacent to residential use: 50 ft. <sup>3</sup> Adjacent to nonresidential use: 15 ft. Common walls: 0 ft.	Adjacent to residential use: 50 ft. <sup>3</sup> Adjacent to nonresidential use: 15 ft. Common walls: 0 ft.

**Building Requirements**

<u>12</u>	<u>Residential Density (max.)</u>	<u>8 dwelling units per acre</u> <u>9.6 dwelling units per acre with ADUs<sup>4</sup></u>	<u>16 dwelling units per acre</u> <u>19.2 dwelling units per acre with ADUs<sup>4</sup></u>	<u>24 dwelling units per acre</u> <u>28.8 dwelling units per acre with ADUs<sup>4</sup></u>
<u>11</u>	<u>Nonresidential Rear Yard Setback (min.)<sup>3</sup></u>	<u>Adjoining residential use: 50 ft.<sup>3</sup></u> <u>Adjoining nonresidential use: 15 ft.</u> <u>Common walls: 0 ft.</u>	<u>Adjoining residential use: 50 ft.<sup>3</sup></u> <u>Adjoining nonresidential use: 15 ft.</u> <u>Common walls: 0 ft.</u>	<u>Adjoining residential use: 50 ft.<sup>3</sup></u> <u>Adjoining nonresidential use: 15 ft.</u> <u>Common walls: 0 ft.</u>

**Building Requirements**

<u>12</u>	<u>Residential Density (max.)</u>	<u>8 dwelling units per acre</u> <u>9.6 dwelling units per acre with ADUs<sup>4</sup></u>	<u>16 dwelling units per acre</u> <u>19.2 dwelling units per acre with ADUs<sup>4</sup></u>	<u>24 dwelling units per acre</u> <u>28.8 dwelling units per acre with ADUs<sup>4</sup></u>
13	Nonresidential FAR (max.)	1.0	1.0	1.0
14	Residential Lot Coverage (max.)	SFD: 50% SFA: 75% MF: 60% Nonresidential: 75%	SFD: 70% SFA: 75% MF: 60% Nonresidential: 80%	SFA: 80% MF: 70% Nonresidential: 80%
15	Nonresidential Lot Coverage (max.)	Nonresidential: 75%	Nonresidential: 80%	Nonresidential: 80%
16	Residential and Nonresidential Building Height (max.)	SFD: 40 ft. SFA: 45 ft. MF: 50 ft. <sup>5</sup> <u>Nonresidential: 50 ft.<sup>5</sup></u>	SFD: 40 ft. SFA: 45 ft. MF: 50 ft. <sup>5</sup> <u>Nonresidential: 50 ft.<sup>5</sup></u>	SFD: 40 ft. SFA: 45 ft. MF: 50 ft. <sup>5</sup> <u>Nonresidential: 50 ft.<sup>5</sup></u>
17	SFA Townhouse and MF Stacked Building Length (max.)	200 ft.	200 ft.	200 ft.
18	Nonresidential Frontage Buildout (min.)	75% of the building must be located at the minimum front yard setback	75% of the building must be located at the minimum front yard setback	75% of the building must be located at the minimum front yard setback

**Open Space Requirements**

<u>19</u>	<u>Open Space<sup>6</sup></u>	<u>15%</u>	<u>15%</u>	<u>15%</u>
<u>20</u>	<u>Residential Active Recreation Space (min.)<sup>7</sup></u>	<u>5,000-sf for 10 SFD or SFA dwelling units</u> <u>plus</u> <u>100-sf for each additional SFD unit</u> <u>200-sf for each additional SFA or MF unit</u>	<u>5,000-sf for 10 SFD or SFA dwelling units</u> <u>plus</u> <u>100-sf for each additional SFD unit</u> <u>200-sf for each additional SFA or MF unit</u>	<u>5,000-sf for 10 SFA or MF dwelling units</u> <u>plus</u> <u>200-sf for each additional SFA or MF unit</u>
<u>21</u>	<u>Nonresidential Landscaped Open Space (min.)<sup>8</sup></u>	<u>0.2 times buildable area of lot</u>	<u>0.2 times buildable area of lot</u>	<u>0.2 times buildable area of lot</u>

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SFD = single-family detached; SFA = single-family attached; MFS = multifamily stacked)

<sup>1</sup>Except where a greater setback is required by Section ~~5.07~~ 7.04.02.

<sup>2</sup>Minimum yard requirements may be reduced by the Board of Supervisors by Special Exception in accordance with the provisions of Section ~~7.1011.11~~.

<sup>3</sup>The yard separating residential and nonresidential uses may be decreased in accordance with Section 5.14.

<sup>4</sup>ADUs must be provided pursuant to Section 89.01.

<sup>5</sup>Maximum height of 50 feet is permitted if the building is setback from the required yard 1 foot for each 1 foot of height that exceeds 45 feet.

<sup>6</sup>Open Space must be provided in accordance with Section 5.04.

<sup>7</sup>Active recreation space and landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.

<sup>8</sup>Only market rate dwelling units are used in the Residential Active Recreation Space calculation. SFA may only be used in the 5,000 sf for 10 SFD dwelling units if there are not 10 SFD dwelling units in the SCN-8 or SCN-16 development.

- D. **Mix of Uses.** The land use mix in the ~~SN district~~ SCN Zoning District must be provided within the percentages of gross land area of the ~~district~~ SCN Zoning District provided in Table 2.02.02-2.

Table 2.02.02-2. Permitted Mix of Uses		
Reference	Land Use Category	Requirement <sup>1, 2</sup>
<u>1</u>	<u>Residential</u>	<u>85% to 100%</u>
<u>2</u>	<u>Nonresidential</u>	<u>0% to 15%</u>
<u>3</u>	<u>Public/Civic<sup>3, 4</sup></u>	<u>0% or more</u>
<sup>1</sup> Percent of gross land area. <sup>2</sup> Total percentage of land use categories must equal 100%. <sup>3</sup> Open space provided pursuant to Section 7.02.C.2 may be used to meet the Public/Civic requirement. <sup>4</sup> Not required for projects less than 20 acres in size if the effect of the proposed development is to shift the use mix for an area within 1/2 mile of its boundaries closer to the preferred mix for the place type.		

Table 2.02.02-2. Permitted Mix of Uses		
Reference	Land Use Category	Requirement <sup>1, 2</sup>
<u>3</u>	<u>Public/Civic<sup>3, 4</sup></u>	<u>0% or more</u>
<sup>1</sup> Percent of gross land area. <sup>2</sup> Total percentage of land use categories must equal 100%. <sup>3</sup> Open space provided pursuant to Section 5.04.C.2 may be used to meet the Public/Civic requirement. <sup>4</sup> Not required for projects less than 20 acres in size if the effect of the proposed development is to shift the use mix for an area within 1/2 mile of its boundaries closer to the preferred mix for the place type.		

- E. **Residential Unit Type Mix.** The mix of residential unit types must not exceed the percentages in Table 2.02.01-3.

Table 2.02.01-3. Dwelling Unit Type Mix				
Reference	Unit Type	Percent Allowed (max.)		
		SCN-8	SCN-16	SCN-24
<u>1</u>	<u>Single-Family-Detached SFD</u>	20%	10% <sup>1</sup>	0%
<u>2</u>	<u>Single-Family-Attached SFA Duplex, Triplex, Quadruplex</u>	<del>75</del> 60%	30%	0%
<u>3</u>	<u>Single-Family-Attached SFA Townhouse</u>	75%	<del>40</del> 50%	<u>10%</u>
<u>4</u>	<u>Stacked-Multifamily MFS</u>	<del>15</del> 20%	<del>20</del> 50%	<del>25</del> 75%
<u>5</u>	<u>Attached-Multifamily MFA</u>	0%	75%	100%
<sup>1</sup> Single-family detached dwelling units must meet the requirements of Section 3.06.02.08.C. (SFD = single-family detached; SFA = single-family attached; MFS = multifamily stacked; MFA = multifamily attached)				

~~A. **Variation of Lot Sizes.** Developments must provide a variety of lot sizes in accordance with Section 5.13.~~

~~B. **Other Lot Requirements.** Garages for single-family detached or a single-family attached duplex, triplex, or quadruplex dwelling units with access from the front must be setback at least 10 feet behind the front line of buildings.~~

~~1. **Exception.** This does not apply where the architectural front of a single-family detached, or a single-family attached duplex, triplex, or quadruplex dwelling unit is not oriented to a road.~~

- F. **Lot Access.** Individual lots in the SCN Zoning District must be accessed pursuant to Section ~~5.09~~ 7.07.01.D and as follows:

~~2. Single-family detached and single-family attached dwelling units and nonresidential uses must front on a public road, unless the development has received approval for private roads.~~



3. ~~Notwithstanding the access requirements of Section 5.097.07.01.D, access to when the architectural front of single-family detached or individual, single-family attached, or multifamily stacked dwelling units is oriented to open space and not to a road, access to such dwelling units may be provided by an alley.~~

~~C. Road Network. Within the SCN District, the road network must be provided pursuant to Section 5.09.02 and as follows:~~

1. ~~Roads must form blocks where feasible. Blocks must generally be in a grid pattern, with interconnecting roads and alleys.~~
2. ~~Block length or length between intersecting roads must be:~~
  - a. ~~Minimum: 200 feet~~
  - b. ~~Maximum: 660 feet~~

1. ~~In addition Section 5.09.02.A.1, future road connections are to the rear of the lot. The alley will be required to adjoining developable parcels in the Suburban Neighborhood Place Type and the Suburban Mixed Use Place Type meet FSM requirements for access.~~

~~D. Within the SCN District, a pedestrian and bicycle network must be provided in accordance with Section 5.09.03.~~

~~E. Street Trees. Street trees must be provided in accordance with Section 5.07.02.E.~~

G. **SCN Alternative Location Criteria.** The SCN Zoning District may be applied in the Suburban Neighborhood or Suburban Mixed Use Place Types provided the proposal meets each of the following criteria:

1. The proposal must include dwelling units that exceed the applicable requirements of Section 89.01 by providing a minimum number of Unmet Housing Needs Units (UHNUs) pursuant to Section 89.02 as follows:
  - a. At least 15% of the total number of the single-family detached, single family attached, and multifamily stacked dwelling units; and
  - b. At least 10% of the total number of the multifamily attached dwelling units.
    1. Notwithstanding Section 89.01.A.4.a, multifamily buildings with 4 or more stories and an elevator are not exempt from the ADU Program when applying the SNC Alternative Location Criteria.
2. The site must be located within a 1/2 mile radius from the edge of a mixed use development or ~~along~~ a transit corridor as defined in the 2019 Countywide Transportation Plan (CTP).
  - a. ~~When located proximate to a mixed use development, existing Pedestrian and/or proposed pedestrian bicycle and/or vehicular connections to the mixed use development must be provided or the transit corridor must exist or be proposed with the SCN proposal.~~
3. Transit options must be available within 1/4 mile by road from a vehicular entrance to the proposed zoning district.
  - a. Transit options are defined as existing ~~or planned metro~~ Metrorail stations or bus ~~lines stops~~ or bus stops planned by the County, the Washington Metro Area Transit Authority (WMATA), or similar authority.
  - b. Pedestrian and/or vehicular connections to the transit options must exist or be proposed with the SCN proposal.
4. The site must be located within 1/2 mile of employment options and ~~uses complementary to the proposed development (e.g., neighborhood-serving retail and services).~~ Commercial uses.
  - a. Existing Pedestrian and/or proposed pedestrian and/or vehicular connections to the employment options and complementary neighborhood-serving Commercial uses must exist or be provided proposed with the SCN proposal.
5. The site must be located within a 1/2 mile radius of at least 1 existing public facilities with existing or facility or public facility planned in the County's Capital Needs Assessment with capacity to serve the proposed development.

- a. Public facilities in this section are defined as schools, libraries, community centers, and/or public parks or open space.
6. The proposal conforms to the Transition requirements in Section 5-Sections 7.01.06 and 11.10.04.B.7.
  - ~~1. The proposal must conform to the guidelines of the General Plan for the applicable Suburban Neighborhood or Suburban Mixes Use Place Type and any adjacent place types.~~
  - ~~2. The proposal demonstrates innovation in design, including techniques that result in a perceived density that complements the scale of the surrounding built environment.~~
- H. **SCN Alternative Location Request.** A request to apply the SCN Zoning District in an alternative location must be submitted as part of Zoning Map Amendment application pursuant to Section ~~7-09-01~~11.10.02 and include a detailed description of how the proposal meets the SCN Alternative Location Criteria listed above to include:
  1. Detailed written description of how the proposal achieves the 86 criteria listed in ~~this Section 2.02.02.J.~~subsection G.
  2. Demonstration of how the proposal will meet the UHNU requirement of ~~Criteria~~subsection G.1.
  3. Map showing location of the proposed project and the distance from the development requirements in ~~Criteria 2, 3, 4, and~~subsections G.2 through G.5.
  4. Depiction of how the proposal achieves ~~Criteria-Criterion 6, 7, and 8 and on~~a commitment to these transition and design components.Concept Development Plan.

## 2.02.02 Suburban Mixed Use – SM

### 2.02.03 Town Center - TC

**Purpose:** The purpose of the ~~Suburban Mixed Use (SM)-Town Center (TC)~~ Zoning District it to:

- Establish compact, pedestrian-oriented environments with opportunities for a mix of ~~residential~~Residential, lodging, commercial, public, civic, and institutional uses that will serve as mixed use centers in the Suburban Mixed Use Place Type of the General Plan.
- Ensure the zoning district has mix of uses, which may be provided through mixed-use buildings and multistory single-use buildings that are integrated in a walkable road pattern.
- ~~• Provide for an area where commercial and public/civic/institutional uses are the primary draw to the mixed-use center while supporting residential uses.~~
- ~~• Act as a mixed-use center that supports areas within the Suburban Mixed Use Place Type that do not include a residential component.~~
- Support pedestrian-oriented development by emphasizing appropriate building scale and design, block sizes, pedestrian-oriented uses, and pedestrian-friendly streetscapes, as well as pedestrian linkages, trails, and greenways that connect the businesses, residences, and open space.
- Serve as logical locations for transit stops.
- ~~• Ensure office and residential parking structures, gas stations, car washes, drive-throughs, and other auto-related functions are located along roads primarily designed for the automobile.~~
- Ensure office, multifamily buildings, and store entrances are located along roads designed primarily for pedestrians.
- Preserve and integrate natural, environmental, or heritage resources into the development to the greatest extent feasible.
- Specific objectives of the SMTC Zoning District include:
  - ~~Uses generally located in~~A Town Center Core with vertically integrated ~~buildings in proximity~~uses and pedestrian-oriented design located proximate to each other to generate and support pedestrian activity.

- A Town Center Fringe, if provided, to provide a transition between the Town Center Core and surrounding development and with pedestrian-oriented businesses and activity balanced with Residential and other uses more dependent on vehicular access.
- Generally rectilinear patterns of roads and blocks arranged in a network of public and/or private roads designed for pedestrians, bicycles, public transit, and automotive vehicles and that provide for multimodal connections between different land uses within the zoning district and to nearby development.
- Well configured squares, greens, landscaped roads, and parks woven into the pattern of the zoning district and dedicated to collective social activity, recreation, and visual enjoyment.
- Civic and community buildings or spaces for public assembly that act as landmarks, symbols, or focal points for community identity.
- On-street parking and centralized parking facilities to collectively support uses in the zoning district.
- A mix of supporting commercial retail and service uses to serve the daily or routine shopping and service needs of employees, visitors, and residents.
- High-quality design and construction.
- The assemblage of ~~parcels~~ Parcels to form a unified development concept.
- Housing choices and opportunities that are compatible within the zoning district.

~~A.~~ **Applicability, Size, and Location.** ~~The following applies to the SM district:~~

A. Each TC Zoning District:

- ~~1. Location. Map Amendment or The TC Zoning Concept Plan Amendment application must address the requirements of Section 7.09.07, as well as Sections 7.09.02 or 7.09.05 and 7.09.03 and 7.09.04.~~
1. Place Type. Located in areas consistent with District must be located within the boundaries of the Suburban Mixed Use Place Type ~~of as shown on the~~ Suburban Policy Area Place Types Map in the General Plan.
- ~~2. Minimum Zoning District Size. 25 acres~~
  - ~~a. A district may be between 5 and 25 acres when:~~
    - ~~1. The district is visually and functionally integrated and compatible with an existing nonresidential development; and~~
2. and Location: The existing nonresidential development is subject to an approved concept development plan (CDP) that will be amended to include the proposed SM District. TC Zoning District must meet the following size and location requirements:
3. The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the SM district if it finds that they are:
  - a. Contiguous to an existing SM Minimum Zoning District Size: The initial zoning district size must be a minimum of 30 acres.
  - ~~a. Maximum Zoning District Size:~~ The zoning district;
    - ~~1. For the purposes of this subsection, land across a roadway with no more than two through lanes size is defined as contiguous;~~
  - ~~b. Compatible with the existing adjacent SM district;~~
  - a.b. Consistent with the General Plan policies for the area; not permitted to exceed 125 acres and is not modifiable.
  - ~~c. Integrated with the existing SM district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.~~

~~b-c. Zoning District Subareas. The zoning district may be divided into ~~a Mixed-Use~~ of 2 subareas, the Town Center Core and ~~a Mixed-Use~~ the Town Center Fringe, but must always include a Mixed-Use Town Center Core.~~

1. ~~Mixed-Use Town Center Core.~~ The ~~Mixed-Use Town Center Core~~ must be provided as follows:

- a. Minimum ~~Subarea~~-Size: 10 acres
- b. Maximum ~~Subarea~~-Size:
  - A. Zoning District less than ~~60~~ acres: 30 acres
  - B. Zoning District greater than 60 acres: ~~50%~~ of the zoning district land area
- c. No ~~Mixed-Use Town Center Core~~ is permitted be located within 10,000 feet of another ~~Mixed-Use Town Center Core~~.
- A. ~~Exception.~~ A ~~Mixed-Use Town Center Core~~ may be located within 1 mile of another ~~Mixed-Use Town Center Core~~ where a physical ~~feature-constraint~~ exists sufficient enough to alter access and travel patterns between the ~~Mixed-Use Town Center Cores~~, such as water bodies and roads with a minimum of 6 lanes;~~;~~

~~d. With vertically-integrated uses and pedestrian-oriented design to generate substantial pedestrian activity; and~~

~~d. As the focal point and predominant activity center of the zoning district.~~

2. ~~Mixed-Use Town Center Fringe.~~ A ~~Mixed-Use Town Center Fringe~~ must be provided as follows:

- a. In any ~~SMTC Zoning~~ District greater than 30 acres; ~~and~~
- b. Located outside of and ~~adjoining~~ adjacent to the ~~Mixed-Use Town Center Core~~;~~;~~
- e. ~~To generally serve as a transition between higher intensity uses in the Mixed-Use Center Core and surrounding development; and~~
- f. ~~With pedestrian-oriented businesses and activity balanced with residential and other uses more dependent on vehicular access.~~

3. ~~Incremental Additions.~~ The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the TC Zoning District to no greater than 125 acres if the Board finds that such incremental additions are:

- a. Abutting or across a road with no more than 4 lanes from an existing TC Zoning District.
- b. Connected to the existing TC Zoning District through road and pedestrian and bicycle networks.

B. **Uses.** Refer to Table 3.02.01 for uses allowed in the ~~district~~ TC Zoning District.

C. **Dimensional Standards.** Refer to Table 2.02.03-1 for required dimensional standards.

**Table 2.02.03-1. SMTC Zoning District Dimensional Standards**

Reference	Standard	<del>Mixed-Use Town Center Core</del> Requirements	<del>Mixed-Use Town Center Fringe</del> Requirements
<b>Lot Requirements</b>			
1	Lot Size (min.)	<del>No min.</del>	
2	Lot Size (max.) <sup>1</sup>	No max., except SFA: 1,600-sf <sup>2</sup>	No max., except SFA: 1,600-sf <sup>2</sup> SFD: 2,500-sf <sup>2</sup>
3	Lot Width (min.)	No min., except SFA: 16-ft. <sup>2</sup>	except SFA: 16-ft. <sup>2</sup> SFD: 25-ft. <sup>2</sup>
4	Lot Width (max.)	No max., except	No max., except

**Table 2.02.03-1. SMTC Zoning District Dimensional Standards**

Reference	Standard	Mixed-Use Town Center Core Requirements	Mixed-Use Town Center Fringe Requirements
5	Lot Depth (min.)		
6	Lot Depth (max.)	No max., except SFA: 50 ft. <sup>2</sup>	No max., except SFA and SFD: 70 ft. <sup>2</sup>
<b>Yards</b>			
7	Front Yard Setback (max.) <sup>3</sup>	10 ft. or 50 ft. if a publicly accessible plaza or courtyard or area to accommodate outdoor seating related to Food or Beverage Sales/Service uses that is a minimum of 300 sf is provided adjacent to the front property line	35 ft.
8	Side Yard Setback (min.) <sup>3</sup>	No min., except 10 ft. when abutting a lot allowing an SFA or MF stacked dwelling unit <sup>4</sup>	No min., except 10 ft. when abutting a lot allowing a single-family dwelling unit <sup>4</sup>
9	Rear Yard Setback (min.)	when abutting a lot allowing an SFA or MF stacked dwelling unit <sup>4</sup>	No min., except 15 ft. when abutting a lot allowing a single-family dwelling unit <sup>4</sup>
10	Setback Adjacent to Nonresidential District	Buildings and Parking: 15 ft. Loading Area: 35 ft.	Buildings and Parking: 15 ft. Outdoor Storage and Loading Areas: 35 ft.
11	Setback Adjacent to Residential District	Buildings and Parking: 20 ft. Loading Area: 50 ft.	Buildings and Parking: 20 ft. Outdoor Storage and Loading Areas: 50 ft.
<b>Building Requirements</b>			
12	FAR (max.) <sup>5,6</sup>	1.0 1.5 pursuant to Section 2.02.03.E	1.0 1.5 pursuant to Section 2.02.03.E
13	Single-Family and Multifamily Stacked Density (max.)	Maximum number of SFA and MF stacked dwelling units must be provided on an approved CDP	Maximum number of single-family and MF stacked dwelling units must be provided on an approved CDP
14	Lot Coverage (max.)	No max.	80%
15	Building Height (max.)	60 ft.	60 ft.
16	Building Height (min.)	Buildings 2,000 sf or less: 15 ft. <sup>7</sup> Buildings greater than 2,000 sf: 30 ft.	No min.
17	Nonresidential Frontage Buildout (min.)	85% of the building must be located at the minimum front yard setback	75% of the building must be located at the minimum front yard setback
<b>Open Space Requirements</b>			
18	Open Space (min.) <sup>8</sup>		10%
19	Landscaped Open Space (min.)	No min.	10% per development <sup>9</sup>

**Table 2.02.03-1, SM-District Dimensional Standards**

Reference	Standard	Mixed-Use Center Core Requirements	Mixed-Use Center Fringe Requirements
<b>Lot Requirements</b>			
1	Lot Size (min.)	No min.	No min.
2	Lot Size (max.) <sup>1</sup>	No max., except SFA: 1,600 sf <sup>2</sup> <u>SFD: 2,500 sf<sup>2</sup></u>	No max., except SFA: 1,600 sf <sup>2</sup> SFD: 2,500 sf <sup>2</sup>
3	Lot Width (min.)	No min., except SFA: 16 ft. <sup>2</sup> <u>SFD: 25 ft.<sup>2</sup></u>	No min., except SFA: 16 ft. <sup>2</sup> SFD: 25 ft. <sup>2</sup>
4	Lot Width (max.)	No max., except SFD: 35 ft. <sup>2</sup>	No max., except <u>SFD: 35 ft.<sup>2</sup></u>
5	Lot Depth (min.)	No min.	No min.
6	Lot Depth (max.)	No max., except SFA: <del>50</del> and <u>SFD: 70</u> ft. <sup>2</sup>	No max., except SFA and SFD: <u>70</u> ft. <sup>2</sup>
<b>Yards Requirements</b>			
7	Front Yard <del>Setback</del> (max.) <sup>3,4</sup>	<del>10 ft. or 50 ft. if a publicly accessible plaza or courtyard or area to accommodate outdoor seating related to Food or Beverage Sales/Service uses that is a minimum of 300 sf is provided adjacent to the front property line</del> <u>Buildings and Structured Parking: 25 ft.</u>	<u>Buildings and Structured Parking: 35 ft.</u>
8	<del>Side</del> Front Yard <del>Setback</del> (min.) <sup>3,4</sup>	<del>No min., except 10 ft. when abutting a lot allowing an SFA or MF stacked dwelling unit</del> <u>Buildings and Structured Parking: No min.</u> <u>Parking: Pursuant to Section 7.06.10.D</u>	<del>No min., except 10 ft. when abutting a lot allowing a single-family dwelling unit</del> <u>Buildings and Structured Parking: 5 ft.</u> <u>Parking: No off-street surface parking is permitted closer than 15 ft. from a road</u>
9	<del>Rear</del> Side Yard <del>Setback</del> (min.) <sup>3</sup>	No min., except <u>15</u> ft. when <u>a nonresidential use is</u> abutting a lot allowing <del>an SFA or MF stacked</del> <u>an SF dwelling unit</u> <sup>5</sup>	No min., except <u>15</u> ft. when <u>a nonresidential use is</u> abutting a lot allowing a <del>single-family</del> <u>SF dwelling unit</u> <sup>5</sup>
10	<del>Setback Adjacent to Nonresidential District</del> Rear Yard (min.)	No min., <u>Buildings and Parking: 15 ft.</u> <u>Loading Area: 35 ft. except 15 ft. when a nonresidential use is abutting a lot allowing and SF dwelling units<sup>5</sup></u>	No min., except 15 ft. <u>Buildings and Parking: 15 ft.</u> <u>Outdoor Storage and Loading Areas: 35 ft. when a nonresidential use is abutting a lot allowing a SF dwelling unit<sup>5</sup></u>
11	<del>Setback Adjacent to Residential District</del> Other Zoning Districts <sup>6</sup>	Buildings and <u>Parking: 20 ft.</u> Loading Area: <del>50</del> <u>35</u> ft.	Buildings and Parking: 20 ft. Outdoor Storage and Loading Areas: <del>50</del> <u>35</u> ft.
<b>Building Requirements</b>			
12	FAR (max.) <sup>5,6,7,8,9</sup>	1.0 1.5 pursuant to Section 2.02.03.E.	1.0 1.5 pursuant to Section 2.02.03.E
13	Single-Family and Multifamily Stacked Density (max.)	Maximum number of <u>SFD, SFA, and MF stacked</u> <del>MFS</del> dwelling units must be provided on <u>an approved CDP</u>	Maximum number of <del>single-family</del> <u>SFD, SFA, and MF stacked</u> <del>MFS</del> dwelling units must be provided on an approved CDP



14	Lot Coverage (max.)	No max.	80%
15	Building Height (max.) <sup>9</sup>	60 ft.	60 ft.
16	Building Height (min.)	Buildings 2,000 sf or less: 15 ft. <sup>7 10</sup> Buildings greater than 2,000 sf: <del>30-24</del> ft.	No min.
<del>17</del>	<del>Nonresidential Frontage Building Setback (min.)</del>	<del>85% of the building must be located at the minimum front yard setback</del>	<del>75% of the building must be located at the minimum front yard setback</del>
<b>Open Space Requirements</b>			
18	Open Space (min.) <sup>8</sup>	10%	
19	Landscaped Open Space (min.)	No min.	10% per development <sup>9</sup>

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SF=single family; SFD = single-family detached; SFA = single-family attached; ~~MF~~MFA = multifamily attached; MFS = multifamily stacked)

<sup>1</sup>Exclusive of major floodplain. When individual lots are provided for each SFA dwelling unit.

<sup>2</sup>SFA and ~~MF~~Stacked-MFS dwelling units are only permitted in the Mixed-Use Town Center Core if no Mixed-Use Town Center Fringe is provided as part of the development.

<sup>3</sup>Except where a greater setback is required by Section 5-077.05.02.

<sup>4</sup>~~Minimum~~Areas for the collection of refuse are not permitted in the area between the building and the road.

<sup>5</sup>~~Minimum~~ yard ~~will does~~ not apply when nonresidential use is abutting SFD or SFA lots contains a building containing dwelling units above nonresidential uses.

<sup>6</sup>~~Individual~~Except where a greater setback is required by Section 7.05.

<sup>7</sup>Individual lots may exceed the maximum FAR of the zoning district, provided that the maximum overall FAR of the entire zoning district as shown on an approved CDP is not exceeded.

<sup>8</sup>~~MF Attached~~<sup>9</sup>MFA Dwelling Units are included in FAR.

<sup>9</sup>~~Buildings must be integrated into the compact, pedestrian-oriented development pattern.~~

<sup>10</sup>~~Open Space must be provided in accordance with Section 5.04.~~

Loudoun County, VA | Applies to TC Zoning Ordinance

<sup>22</sup>~~When the required landscaped open space is provided in accordance with Section 5.04 as a publicly accessible plaza, mini park, or other outdoor gathering space, it may be used to satisfy the minimum Public/Civic requirements.~~Districts approved after the adoption date of the respective SM Core or SM Fringe Subarea in Table 2.02.03-3 this ordinance.

<sup>10</sup>Location of buildings must be shown on a Concept Development Plan.

**SMTC Zoning District Adjusted Based Floor Area Ratio (FAR).** An application for Zoning Map Amendment, Zoning Concept Plan Amendment, or Special Exception approval in the UM Subarea is eligible for an increase from 1.0 FAR to 1.5 FAR by applying a combination of the Incentive Elements in Table 2.02.03-2. Total FAR increase cannot exceed 0.5.

**Table 2.02.03-2. SMTC Adjusted Base Floor Area Ratio**

Reference	Incentive Elements	FAR Bonus
<b>Attainable Housing (see Sections <u>89.01</u> and <u>8 9.02</u>)</b>		
1	ADUs are provided in accordance with Section <u>89.01</u> .	Refer to Section <u>8 9.01</u> for density increase
2	At least 15% of the application's total single family or <del>multifamily stacked</del> <u>MFS</u> dwelling units are for purchase unmet housing needs units (UHNUs) affordable to households <del>in the 71</del> <u>with incomes that are 70%</u> to 100% of the area median income (AMI); and/or At least 15% of the application's total <del>multifamily attached</del> <u>MFA</u> dwelling units are for rent UHNUs affordable to households <del>in the</del> <u>with incomes that are</u> 0% to 30% of the AMI. UHNUs must be provided pursuant to Section <u>89.02</u> .	0.2

3	At least 10% of the application's total dwelling units are for rent UHNUs affordable to households <del>in the with incomes that are</del> 0% to 30% <del>MFI of the AMI</del> . UHNUs must be provided pursuant to Section <del>89.02</del> .	0.2
<b>Building Techniques that Exceed Energy Efficiency Standards</b>		
4	Building(s) <del>achieve</del> <u>achieves</u> energy efficiency and/or sustainability standards <del>as defined in Virginia § 58.1-3221.2, which states that "an energy-efficient building is any building that exceeds the energy efficiency standards prescribed in the Virginia Uniform Statewide Building Code by 30 percent."</del>	<del>0.025 to 0.1 per standard</del> <u>0.2</u>
<b>Additional Community Amenities and Pedestrian Connections</b>		
5	Provision of an additional <del>publicly-accessible</del> plaza, square, or green of 5,000 sf minimum that is in addition to the required open space and provided in accordance with Section <del>5-04.7.02 and the gathering space required by Table 2.02.03-4.</del>	0.1
6	Provision of public or civic <del>space</del> <u>use</u> that exceeds the Public/Civic <del>Space</del> requirement in Table 2.01.01 <u>02.03-2</u> by <del>2%-1% (may be applied more than once up to 0.5 FAR)</del>	<del>0.21</del>
<del>7</del>	<del>Provision of universal design elements in dwelling units.</del>	<del>0.025 per element</del>
<del>8</del>	<del>Provision of universal design elements in neighborhood design.</del>	<del>0.025 to 0.1 per element</del>
<del>97</del>	<del>Provision of pedestrian connections that achieve planned connections consistent with the Loudoun County, Virginia Linear Parks and Trails System (LPAT). Provision of a trail identified by the county for non-motorized circulation. Does not include either sidewalks or shared use paths that are required along road rights-of-way.</del>	<del>0.25</del> <u>0.5</u> per 1/2 mile of trail, minimum of 1 mile required unless subject property cannot achieve 1 mile
<b>Beneficial Revitalization/Redevelopment in Priority Areas</b>		
<del>108</del>	Revitalization or redevelopment of an area located in Priority Areas identified on the Priority Commercial Redevelopment Areas map in the General Plan.	0.05 for <del>projects-properties</del> less than 1 acre <u>0.2</u> for <del>projects</del> <u>properties</u> 1 to 5 acres <u>0.3</u> for <del>project</del> <u>properties</u> greater than <del>1-acre</del> <u>5 acres</u>
<del>9</del>	<del>Redevelopment of an existing commercial area resulting in a building with a vertical mix of uses pursuant to subsection G (may be applied more than once up to 0.5 FAR)</del>	<del>0.25 per building with a vertical mix of uses</del>

D. **Mix of Uses.** In the ~~Mixed-Use~~Town Center Core and ~~Mixed-Use~~Town Center Fringe-Subareas, the land use mix must be provided within the percentages provided in Table 2.02.03-3.

1. A tabulation of the proposed mix of uses must be provided on an approved CDP and include:
  - a. The total number of dwelling units by type.
  - b. Existing uses on lots included within a proposed SMTC Zoning District if they are being used to meet the minimum use percentages required in Table 2.02.03-3.
2. When an incremental addition is made to an existing SMTC Zoning District, the tabulation must be revised to incorporate uses proposed for the incremental addition. The revised tabulation must meet minimum use percentages required in Table 2.02.03-3.
3. Each site plan or subdivision application subsequent to Zoning Map Amendment or Zoning Concept Plan Amendment approval must include the following tabulations:
  - a. Approved total square footage, square footage for the application, and remaining square footage; and
  - b. Approved total number of dwelling units and dwelling units by type, dwelling units by type for the application, and remaining dwelling units by type.

**Table 2.02.03-3. Permitted Mix of Uses**

Land Use Category	<del>Mixed-Use</del> <u>Town</u> Center Core <sup>1, 2</sup>	<del>Mixed-Use</del> <u>Town</u> Center Fringe <sup>1, 2</sup>
<del>Residential (max.)</del>	<del>MF Attached- MFA dwelling units: 60% to 70%<sup>3</sup> MF Stacked SFD and SFA dwelling units: 10% of gross land area<sup>4, 5, 6</sup> MFS dwelling units: 10% of gross land area<sup>5</sup></del>	<del>MF Attached MFA dwelling units: 60% to 70%<sup>3</sup> MF Stacked, SFA, SFD and SFD SFA dwelling units: 10% of gross land area<sup>4</sup> MFS dwelling units: 10% of gross land area<sup>5, 6</sup></del>
<del>Nonresidential (max.)</del>	<del>35% to 95%<sup>2</sup></del>	
<del>Public/Civic (min.)</del>	<del>5% of approved SF<sup>6</sup> or 3% of approved SF in a building and 2% of gross land area provided as Community Open Space in addition to the Open Space requirement in Section 7.02</del>	

(min. = minimum; max. = maximum; SF = square feet; SFD = single-family detached; SFA = single-family attached; ~~MF~~MFA = multifamily attached; MFS = multifamily stacked)

<sup>1</sup>Percent of approved square feet or FAR, except ~~where~~when noted otherwise.

<sup>2</sup>Total percentage of land use categories must equal 100%.

<sup>3</sup>~~MF Attached-<sup>3</sup>MFA dwelling units are included in FAR.~~

<sup>4</sup>~~Only if no fringe is provided.~~

<sup>5</sup>~~SFA SFA and SFD dwelling units must be provided pursuant to Section 3.064.02.0809.A and C.~~

<sup>6</sup>~~MF stacked-<sup>5</sup>MFS dwelling units must be provided pursuant to Section 3.064.02.0910.A. and C.~~

<sup>7</sup>~~May be provided as a combination of FAR and/or land area; however, the total area must be equivalent to 5% of the approved square footage. FAR if provided in a building; land area (in square footage) if provided as community or cultural open space in accordance with Section 5.04.<sup>6</sup>The minimum 3% of Public/Civic Use required to be in a building must be located and arranged to generate pedestrian activity.~~

E. Vertical Mix. ~~Buildings~~ When buildings in the SMTC Zoning District ~~must~~ include a vertical mix of uses, ~~such as ground floor retail~~ the following applies:

B. Commercial or office with upper story dwelling units or offices, as follows:

1. Mixed-Use Center Core: 50% of all buildings.

4.1. Nonresidential uses Public, Civic, and Institutional Pedestrian-Oriented Uses must be provided on the first ground floor.

a. Single family detached, single family attached, and multifamily stacked dwelling units are excluded from this calculation.

2. Mixed-Use Center Fringe: No requirement.

5.2. Any In addition to the requirements of Section 4.04.12, any drive-through ~~retail use~~ for a use allowed in the Town Center Core must be incorporated into a vertically mixed use building.

C. Publicly Accessible Gathering Spaces: Each SM Open Space. In addition to the Open Space requirements of Section 7.02, spaces for outdoor gathering in the TC Zoning District must ~~provide a minimum of one publicly accessible plaza or green in the Mixed-Use Center Core~~ be provided in accordance with ~~the following~~:

E.F. The minimum size for the publicly accessible square or green is determined using Table 2.02.03-4.

1. The outdoor gathering space may be used to meet the Open Space requirements of Section 7.02.

2. Greens, active recreation space, and mini-parks must be provided for each incremental addition to the TC Zoning District to maintain open space within 1/4 mile as measured along the pedestrian or road network from uses in the incremental addition.

**Table 2.02.03-4. Minimum Size Requirements for ~~Plaza or Green~~Outdoor Gathering Space**

Reference	Zoning District Size <sup>1</sup>	Minimum Size Requirement
1	<del>25 acres or less</del> TC Zoning District with Town Center Core only	7,500-sf <u>1</u> Town Green in Town Center Core: 40,000 sf min.
2	<del>Between 25</del> Town Center Core between <del>30 and 50</del> 60 acres	<del>40</del> 1 Town Green in Town Center Core: 40,000 sf min. and No Town Center Fringe requirement
3	<del>Between 50</del> Alternative 1: Town Center Core between <del>30 and 75</del> 60 acres	<del>45</del> 1 Town Green in Town Center Core: 10,000 sf min. and 1 or more Plazas or Greens in Town Center Fringe totaling 40,000 sf min. including the Town Green
<del>43</del>	<del>Between 75</del> Alternative 2: Town Center Core between <del>30 and 100</del> 60 acres	<del>20</del> 1 Plaza in Town Center Core: 10,000 sf min. and 1 Town Green in Town Center Fringe and adjacent to Town Center Core: 40,000 sf min.
<del>54</del>	GreaterAdditional Requirement: TC Zoning District greater than <del>100</del> 60 acres	<del>1</del> 10% of TC Zoning District land area above the base 60 acres must be provided as 1 or more Greens, Plazas, or Pocket Parks <sup>2</sup> 50% min. of SM-Districtthe 10% of land area must in the Town Center Fringe
(sf. = square feet; min. = minimum; max. = maximum) <sup>1</sup> Exclusive of major floodplain. <sup>2</sup> May be separate from the 1 plaza or town green required in the Town Center Core.		

- ~~1. The required plaza or green may be located within the Mixed Use Center Fringe and adjacent to the Mixed Use Center Core if a public plaza of no less than 5,000 square feet is located within the Mixed Use Center Core.~~
- ~~2. In an SM District greater than 100 acres, the plaza or green in the Mixed Use Center Core may be a minimum of 20,000 square feet upon meeting the following criteria:
 
  - ~~c. Other greens and/or outdoor plazas open to the public are provided elsewhere in the Mixed Use Center Core or the Mixed Use Center Fringe and adjacent to the Mixed Use Center Core; and~~
  - ~~d. The square footage of all such areas is equivalent to the required minimum area of publicly accessible plaza or green area in Table 2.02.03-4., inclusive of the 20,000 square foot plaza or green.~~~~
  - ~~3. The publicly accessible plaza or green must also meet the following requirements:
 
    - ~~a. At least 1 side of the plaza or green must adjoin a road.~~
    - ~~b. Vehicular access, such as a driveway or road, traversing the plaza or green is not permitted.~~
    - ~~c. The plaza or green must include benches or similar areas to sit throughout the space, as well as public amenities such as ponds, fountains, public art, planting beds, and the like.~~
    - ~~d. Buildings that adjoin the plaza or green must meet have pedestrian-oriented, nonresidential uses on the ground floor.
 
      - ~~1. Seating areas for permitted Food and Beverage Sales/Service uses are encouraged to utilize the space in front of the building. Seating areas may be physically separated from the remainder of the plaza or green with a semi-permanent barrier or fence 3 feet or less in height.~~~~
    - ~~e. Sidewalks in and around the green or plaza must have a minimum unobstructed walkway width of 5 feet and accommodate any additional space needed for outdoor dining, furniture, kiosks, and streetscape features.~~
    - ~~f. A minimum 4-foot wide planting and furniture area must be provided when the green or plaza adjoins a road. The planting and furniture area must be located between the curb and sidewalk and provide pedestrian amenities such as benches, transit shelters, kiosks, public art, and the like.~~
    - ~~g. Comply with Design Guidelines approved at the time of rezoning. The Design Guidelines must include~~~~

design elements that:

- ~~1. Identify the location of the plaza or green as a prominent focal point for the development;~~
- ~~2. Demonstrate the plaza or green's function as public gathering place for both formal and informal events; and~~
- ~~3. Demonstrate how the plaza or green will meet the requirements included in Subsection 2.02.03.1.4.~~
- ~~4. The minimum area of the publicly accessible plaza or green required by Table 2.02.03-4 is not included in the required public/civic space required by Table 2.02.03-3, but may be used to meet the open space requirement of Table 2.02.03-1.~~
- ~~5. Publicly accessible greens, active recreation space, and mini-parks must be provided for each incremental addition to the SM District to maintain open space within 1/4 mile as measured along the pedestrian or road network from uses in the incremental addition.~~
- ~~6. Publicly accessible greens, active recreation space, and mini-parks must be depicted on the CDP in the general allocation, land bay, and/or block to be provided.~~

~~D. **Land Use Arrangement.** In the Mixed Use Center Core, land uses must be adjoining or located proximate to each other to ensure a compact, pedestrian oriented development pattern.~~

~~E. **Lot Access.** Individual lots in the SM Zoning District must be accessed pursuant to Section 5.09.01.C and 5.09.01D.~~

G. **Pedestrian-Oriented Building Orientation, Building Placement, and Uses.** Buildings and uses in the TC Core must be located as follows:

1. With primary facades and principal entrances oriented toward adjacent public or private roads or adjacent community open space.

~~F. Within the SM District, the road network must be provided pursuant to Section 5.09.02 and as follows:~~

- ~~1. The SM District must be arranged in a generally rectilinear grid of interconnecting roads and blocks.~~
- ~~2. Block lengths must be provided as follows:~~
  - ~~a. Minimum: 200 feet~~
  - ~~b. Maximum: 660 feet~~
- ~~3. In addition Section 5.09.02.A.1., future road connections are required to adjacent developable parcels in the Suburban Policy Area and Urban Policy Area.~~

~~G. **Building Orientation.** Buildings in the SM District must be oriented as follows:~~

- ~~1. Toward local roads or adjacent plaza, greens, or parks, any of which may be publicly or privately owned; and~~
- 1.2. With principal entrances to all buildings accessible from ~~the front publicly accessible~~ a sidewalk along a public or private road or an adjacent plaza, green, or park community open space.

- ~~a. Other additional entrances or prominent entrances that accommodate drop-off lanes for automobile traffic are also permitted.~~

~~H. **Pedestrian-Oriented Building Placement and Uses.** To achieve a uniform streetscape, the building wall of any lot within the SM District must meet the yard requirements of Table 2.02.03-1 and be provided as follows:~~

- ~~1. At least 70% of the total of all block frontages within the Mixed Use Center Core, excluding frontages along alleys, must be occupied by a building wall.~~
3. At least 50% of each block frontage within the Core must contain Commercial or Public, Civic, and Institutional Pedestrian-Oriented Uses in the ground floor.
  - a. This requirement does not apply to frontages along alleys.
  - b. This requirement does not apply to the portion of a block frontage that contains the following uses:

1. Full-block ~~civic space~~plaza or green; or
2. Green and/or plaza that meets the following requirements:
  - ~~1. It is publicly accessible;~~
    - ~~a. Has a minimum~~Open to the public;
    - ~~a-b. Minimum~~ depth and width of 10 feet and minimum total area of 300 square feet, excluding ~~adjoining~~adjacent to sidewalks and through-block pedestrian linkages;
  - ~~2. Located adjacent to or between building entrances;~~
    - ~~b-c. Designed to create areas for pedestrian activity that are integrated with the surrounding uses on the block;~~ and
    - ~~e-d. Includes landscaped and/or hardscaped areas and~~ seating areas and a mix of amenities, such as ~~seating,~~ public entertainment, active recreation, raised planters, fountains, public art, and/or such other ~~features—amenities~~ determined to be acceptable by the Zoning Administrator.
2. To achieve a pedestrian-oriented streetscape, the buildings of any lot must be provided as follows:
  - a. Within the Mixed Use Center Core, at least 70% of the ground-floor building frontage as required in subsection 2.02.03.N.1. above, must contain pedestrian-oriented commercial uses on the ground floor.
  - b. Within the Mixed Use Center Fringe at least 50% of the ground-floor building frontage must contain pedestrian-oriented commercial uses on the ground floor.
  - c. In multifamily buildings, these percentages may be accomplished with residential accessory uses, lobbies, mailboxes, meeting rooms, and indoor recreational uses.

## 2.02.04 Commercial Center - CC

- ~~I. Pedestrian and Bicycle Network.~~ Within the SM District, a pedestrian and bicycle network must be provided in accordance with Section 5.09.03
  - ~~1. Pedestrian and bicycle connections must be designed to provide direct access and connections to and between the primary entrance or entrances to each building.~~
  - ~~2. All pedestrian connections in the SM District must be:~~
    - ~~a. Designed and sited to ensure the shortest and most direct route possible from point to point.~~
    - ~~b. Connected so that pedestrians do not have to walk across grass or landscaped areas when making connections between uses in the district.~~
  - ~~3. All sidewalks and on-site pedestrian walkways must have crosswalks when the pedestrian facility crosses a parking area, road, or driveway.~~
    - ~~a. In the Mixed Use Center Core, the crosswalks must be clearly marked through use of change in paving materials, height, or distinctive colors.~~
    - ~~b. In the Mixed Use Center Fringe, painted crosswalks may be used.~~
  - ~~4. Shared use paths must be provided throughout the SM District.~~
- ~~J. Street Trees.~~ Street trees must be provided in accordance with Section 5.07.02.E.
- ~~K. District Vehicular Access.~~ Primary access to the district must be provided pursuant to Section 5.09.01.E and be supported by an adequate road network or transit as demonstrated by a traffic impact study.

## 2.02.03 Suburban Commercial – SC

**Purpose.** The purpose of the ~~Suburban Commercial~~ (SC) Center-Neighborhood Center (CC-NC) and Commercial Center-Community Center (CC-CC) Zoning District/Districts is to:



- Implement the Suburban Commercial Place Type of the General Plan where the zoning district will:
  - Provide opportunities for larger format retail commercial establishments and smaller commercial establishments within a “main street” style environment that encompasses a wide array of commercial designs.
  - Establish a zoning district where the ~~predominant~~ uses are community-serving retail commercial and “big box” commercial.
  - Create a pedestrian-friendly streetscape with building frontages and landscaping strategically placed so that parking is not the predominant feature.
  - Integrate big box retail uses and pad sites ~~into the design of the site through the use of similar architectural elements, varying block sizes, parking, and landscaping.~~
  - Ensure access to ~~adjacent neighborhoods and to~~ patrons living in the larger Loudoun community by ~~locating next to major roads or existing residential neighborhoods.~~
- Implement a neighborhood or community ~~commercial~~ component of the Suburban Neighborhood and Suburban Compact Neighborhood Place Types where the zoning district will:
  - Integrate small-scale office, retail, and service uses that serve the routine shopping needs of the immediate neighborhood ~~at significant intersections and along major roads in areas of primarily residential uses, including Loudoun’s master planned neighborhoods.~~
  - Ensure commercial areas are compatible in size, architectural and site design, and lot coverage with surrounding residential uses.
  - Locate auto-oriented uses, such as gas stations, car washes, and drive-throughs, ~~along streets primarily designed for the automobile.~~
  - Ensure access to adjacent neighborhoods by locating next to existing residential neighborhoods.
- Ensure compatibility of structures in commercial areas ~~with surrounding residential uses and a transition between the two.~~

### **A. Applicability, Size, and Location.**

A. The ~~SC~~ district following applies to the CC-NC and CC-CC Zoning Districts:

1. Location. The CC Zoning Districts must be located within the boundaries of:

- The Suburban Commercial Place Type as shown on the Suburban Policy Area Place Types Map in the General Plan.
- The CC Zoning Districts may also be located within the boundaries of the Suburban Neighborhood and Suburban Compact Neighborhood Place Types as shown on the Suburban Policy Area Place Types Map in the General Plan where the Commercial uses serve the adjacent residential neighborhood and provide vehicular and pedestrian and bicycle connections to such neighborhood.

1.2. The CC Zoning District comprises 2 individual districts:

a. **Neighborhood Center (NC).** This district is established to:

- ~~Implement the Suburban Commercial Place Type and the neighborhood retail and service component of the Suburban Neighborhood and Suburban Compact Neighborhood Place Types; and~~
- Permit the development of small scale commercial centers, which serve the convenience needs of The CC-NC Zoning District must serve the Commercial shopping needs of residential neighborhoods immediately adjacent to or within walking distance (1/4 mile) of the center CC-NC Zoning District.

b. **Community Center (CC).** This district is established to:

- ~~Implement the Suburban Commercial Place Type and the community retail and service component of the Suburban Neighborhood and Suburban Compact Neighborhood Place Types; and~~

- b. ~~Permit the development of commercial centers, which~~ The CC-CC Zoning District must serve the retailCommercial shopping needs of the surrounding community located within a 10 minute drive to the CC-CC Zoning District.

2.3. Minimum/Maximum Zoning District Size. - The minimum and maximum size for each individual zoning district is as follows. ~~Notwithstanding the provisions of Section 2.06, the district size is not modifiable.~~

- a. ~~SC(CC-NC):~~ 1.5 acres minimum; 6 acres maximum  
b. ~~SC(CC):~~ CC: 6 acres minimum; 20 acres maximum

3.4. Incremental Additions. - ~~The Board of Supervisors~~ may approve a zoning map amendment with incremental additions to increase the size of the zoning district up to the maximum zoning district size in Sections 2.02.04.A.2 3 if ~~the Board~~ finds that ~~they~~ such incremental additions are:

- a. Abutting or across a roadway with no more than ~~two~~4 lanes from an existing CC-NC or CC-CC Zoning District.  
a.b. Connected to the existing CC-NC or CC-CC Zoning District through ~~lanes from an existing SC district;~~road and pedestrian and bicycle networks.  
c. ~~Compatible with the existing adjacent SC district;~~  
d. ~~Consistent with the General Plan policies for the area; and~~  
e. ~~Integrated with the existing SC district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.~~

B. **Use Regulations.** Refer to Table 3.02.01 for uses allowed in the ~~district.~~ CC-NC and CC-CC Zoning Districts.

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

**Table 2.02.04-1. ~~SCCC-NC and CC-CC Zoning~~ District Dimensional Standards**

Reference	Standard	<del>SC(CC-NC)</del>	<del>SC(CC-CC)</del>
<b>Lot Requirements</b>			
1	Lot Size (min.)	No min.	No min.
2	Lot Width (min.)	No min.	No min.
<b>YardsYard Requirements</b>			
<del>3</del>	<del>Adjacent to Roads (min.)<sup>1,2</sup></del>	<del>0 ft.</del>	<del>0 ft.</del>
3	Adjacent to Roads ( <del>max</del> <u>min</u> ). <sup>1, 2</sup>	<del>1025 ft. or</del> <del>3013 ft. if a plaza or outdoor dining space is located no parking between sidewalk</del> <u>a building's front entrance and buildingthe adjacent road and the entrance is oriented toward the adjacent road</u>	<del>1535 ft. or</del> <del>30 ft. if a plaza or outdoor dining space is located between sidewalk and building</del>
4	Adjacent to Residential <u>Zoning</u> Districts, <u>Residential Uses</u> , or <u>Land Bays Allowing Residential Uses</u> (min.) <sup>3</sup>	50 ft.	50 ft.
5	Adjacent to Other Nonresidential <u>Zoning</u> Districts (min.) <sup>4</sup>	<del>1535</del> ft.	<del>1535</del> ft.
6	Adjacent to <u>SCCC or PD-CC Zoning</u> District (min.) <sup>4</sup>	0 ft.	0 ft.
<b>Building Requirements</b>			
7	FAR (max.)	0.6 1.0 if parking structure provided 2.0 on individual <del>lot</del> <sup>lot</sup> <sup>4</sup>	0.6 1.0 if parking structure provided 2.0 on individual <del>lot</del> <sup>lot</sup> <sup>4</sup>
8	Lot Coverage (max.)	No max.	No max.

**Table 2.02.04-1. ~~SCCC-NC and CC-CC Zoning~~ District Dimensional Standards**

Reference	Standard	<del>SC(C)CC-NC</del>	<del>SC(C)CC-CC</del>
9	Building Height (max.)	45 ft. <del>60 ft. by SPEX</del>	45 ft. 60 ft. by SPEX
10	Individual Use (max.)	<del>5,000 sf</del> Lesser of 5,000 sf or 50% of gross floor area of Neighborhood Center, unless approved by SPEX	30,000 sf <del>&gt;30,000 sf by SPEX</del>
<del>11</del>	<del>Commercial Center (min.)</del>	No min.	<del>30,000 sf</del>
12	Commercial Center (max.)	30,000 sf	<del>30,000 sf</del> –150,000 sf

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)  
<sup>1</sup>Except where a greater setback is required by Section 7.04.02.  
<sup>2</sup>No parking, outdoor storage, refuse collection areas, or loading spaces are permitted between buildings and roads where such uses are visible from any road.  
<sup>3</sup>No parking, outdoor storage, refuse collection areas, or loading spaces are permitted between buildings and roads where such uses are visible from such residential areas.  
<sup>4</sup>Provided the commercial center is developed in accordance with an approved concept development plan that limits the maximum overall FAR of the center to no more than the FAR permitted in the district.

**Mix of Uses.**

D. The use mix in the CC-NC and CC-CC Zoning Districts must be provided in accordance with Table 2.02.04-2.

**Table 2.02.04-1. ~~SC District Dimensional Standards~~ 2. Permitted Mix of Uses**

Reference Land Use Category	<del>SC(C)CC-NC and CC-CC Zoning Districts</del> <sup>1,2</sup>		
<del>10 Nonresidential</del>	Frontage Buildout (min.) Up to 100%		
<b>Open Space Requirements</b> Public/Civic	0%+		
<del>11</del>	Open Space (min.) <sup>6</sup>	10%	10%
<del>12</del>	Landscaped Open Space (min.) <sup>7</sup>	5% per development or buildable area of commercial center	5% per development or buildable area of commercial center

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)  
<sup>1</sup>Except where a greater setback is required by Section 5.07.02.  
<sup>2</sup>No parking, outdoor storage, areas for collection of refuse, or loading space is permitted in areas between buildings and roads where such uses are visible from any road.  
<sup>3</sup>Yard setbacks adjacent to residential districts or uses may be reduced in accordance with Section 5.11.  
<sup>4</sup>Yard setbacks adjacent to nonresidential districts or uses may be reduced in accordance with Section 5.11, but must maintain the yard required by Section 5.07.04.  
<sup>5</sup>Provided the commercial center is developed in accordance with a proffered concept development plan which limits the maximum overall FAR of the center to no more than the FAR permitted in the district.  
<sup>6</sup>Open Space must be provided in accordance with Section 5.04.  
<sup>7</sup>Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district. <sup>8</sup>Percent of gross land area.  
<sup>9</sup>Total percentage of land use categories must equal 100%.

B. The use mix in the SC District must be provided in accordance with Table 2.02.04-2.

**Table 2.02.04-2. Permitted Mix of Uses**

Land Use Category	SC District <sup>1,2</sup>
Nonresidential	Up to 100%
Public/Civic	0%+

<sup>1</sup>Percent of gross land area.  
<sup>2</sup>Total percentage of land use categories must equal 100%.

~~C. **District Vehicular Access.** Access to the SC District must be provided pursuant to Section 5.09.01.E and as follows:~~

~~1. Notwithstanding Section 5.09.01.E, primary vehicular access must be from:~~

~~a. NC: Local access or 2 lane minor collector roads.~~

~~b. CC: Collector roads.~~

~~2. Access Limitation for Route 50. Direct access to Route 50 will be permitted pursuant to Section 5.09.01.F.~~

~~D. **Road Network.** Within the SE District, the road network must be provided in accordance with Section 5.09.02 and as follows:~~

~~1. Streets must form blocks. If blocks are not feasible, a linear street pattern is permitted;~~

~~2. Block length or length between intersecting streets must be:~~

~~a. Minimum: 300 feet~~

~~b. Maximum: 800 feet~~

~~3. So that future street connections to adjacent developable parcels can be created.~~

~~a. Exception. Such street connections are not required when the connection would be to a parcel with more intensive existing or planned nonresidential land uses.~~

~~D.E. **Land Use Arrangement.** Uses in the SC(CC-NC) and SC(CC) zoning districts-CC Zoning Districts must be arranged so that:~~

- ~~1. Areas where deliveries to customers in automobiles are to be made or where services are to be provided for automobiles are located and arranged to minimize interference with pedestrians.~~
- ~~2. Facilities and access routes for shopping center deliveries, servicing, and maintenance are separated from customer access routes and parking areas, as reasonably practicable.~~
- ~~3. SC(CC) Only. Buildings are grouped in relation to parking areas so that after customers arriving by automobile enter the center, establishments can be visited with minimal internal automotive movement.~~

~~F. **Transition.** All commercial uses Road Access. Access to the CC Zoning District must be provided pursuant to Section 7.07.01.E and as follows:~~

~~1. Notwithstanding Section 7.07.01.D, primary vehicular access must be from:~~

~~a. CC-NC: Local access or 2 lane minor collector roads.~~

~~b. CC-CC: Collector roads.~~

~~2. Service drives, turn-out lanes, traffic separation devices, and merging lanes may be required at primary vehicular access points based on the anticipated traffic flow. Such service drives, turn-out lanes, traffic separation devices, and merging lanes are allowed as part of the required yard adjacent to a collector or arterial road.~~

~~G. **Pedestrian and Bicycle Network.** Within the CC Zoning District, a pedestrian and bicycle network must be provided in accordance with Section 7.07.03 and as follows:~~

~~1. Minimizes conflict between pedestrians and moving motor vehicles.~~

~~2. Channels pedestrians to delineated locations to cross parking lot drive aisles.~~

~~3. Provide connections between the Commercial Center and adjacent residential and nonresidential development.~~

## 2.02.05 Legacy Suburban Policy Area Zoning Districts

### 2.02.05.01 Single-Family Residential – R-1, R-2, R-3 (Legacy District)

**Purpose.** The purpose of the Single-Family Residential (R-1, R-2, and R-3) Zoning Districts is as follows:

- The R-1 Zoning District retains existing areas established to provide for existing low density single-family detached residences on lots of 40,000 square feet or more and should be limited to areas planned for and served by public water and sewer.
- The R-2 Zoning District retains existing areas established to provide for existing low-to-moderate density single-family detached and attached residences on lots of 20,000 square feet or more in locations served by public water and sewer but unsuitable for higher densities.
- The R-3 Zoning District retains existing areas established to provide for existing moderate density single-family detached and attached residences on lots of 15,000 square feet or more in areas served by public water and sewer service.

**Applicability.** The R-1, R-2, and R-3 Zoning Districts permit the continued existence of established R-1, R-2, and R-3 Zoning Districts. Expansion of the R-1, R-2, and R-3 Zoning Districts is not permitted after the adoption date of this Ordinance. **Use Regulations.** ~~centers~~ Refer to Table 3.02.02 for uses allowed in the R-1, R-2, and R-3 Zoning Districts. **Dimensional Standards.** Refer to Table 2.02.05.01-1 for required dimensional standards. Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards

Reference	Standard	R-1 Requirements			R-2 Requirements				R-3 Requirements			
		Suburban Design Option	Cluster	Compact Cluster 1	Suburban Design Option	Traditional Design Option2	Cluster	Compact Cluster 1	Suburban Design Option	Traditional Design Option2	Cluster	Compact Cluster 1
Lot Requirements												
1	Lot Size (min.)	40,000 sf	32,000 sf	20,000 sf	No min.	No min.	No min.	No min.	No min.	No min.	No min.	No min.
2	Lot Width (min.) <sup>3</sup>	175 ft.	140 ft.	100 ft.	60 ft.	45 ft.	50 ft.	50 ft.	50 ft.	40 ft.	40 ft.	40 ft.
					SFA duplex, triplex or quadruplex Interior Units: 18 ft. End Units: 30 ft.				SFA duplex, triplex or quadruplex Interior Units: 18 ft. End Units: 30 ft.			
3	Length/Width Ratio	5:1			5:1				5:1			
Yard Requirements												
4	Front (min.) <sup>3, 4</sup>	35 ft.	30 ft.	25 ft.	25 ft.	15 ft.	25 ft.	25 ft.	25 ft.	15 ft.	25 ft.	25 ft.
					SFA duplex, triplex or quadruplex: 15 ft.				SFA duplex, triplex or quadruplex: 15 ft.			
5	Side (min.) <sup>3</sup>	12 ft. on 1 side 9 ft. on other side			Suburban: 12 ft. on 1 side, 9 ft. on other side	9 ft.	9 ft.	9 ft.	12 ft. on 1 side, 9 ft. on other side	9 ft.	9 ft.	9 ft.
					SFA duplex, triplex or quadruplex Interior Units: 0 ft. End Units: 9 ft.				SFA duplex, triplex or quadruplex Interior Units: 0 ft. End Units: 9 ft.			
6	Rear (min.) <sup>3</sup>	35 ft.	30 ft.	25 ft.	25 ft.				25 ft.			
					SFA duplex, triplex or quadruplex: 25 ft.				SFA duplex, triplex or quadruplex: 25 ft.			
Building Requirements												
7	Residential Density (max.)	1 dwelling unit per 40,000 sf			1 dwelling unit per 20,000 sf 1 dwelling unit per 14,000 sf if ADUs provided				1 dwelling unit per 15,000 sf 1 dwelling unit per 10,000 sf if ADUs provided			
8	Lot Coverage (max.)	25%	30%	30%	40%				40%			
9	Building Height (max.)	40 ft.			40 ft.				40 ft.			

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SFD = single-family detached; SFA = single-family attached)

<sup>1</sup>Compact Cluster must also be developed pursuant to subsection D.

<sup>2</sup>Traditional Design Option must also be developed pursuant to subsection E.

<sup>3</sup>Single- family detached dwelling units unless otherwise noted.

<sup>4</sup>Except where a greater setback is required by Section 7.04.02.



**A. Compact Cluster Design Option.** When applying the Compact Cluster Option, the following additional requirements apply:

2. Must only be applied to residential uses.
3. Must consist of at least 10 dwelling units except that cluster developments that are an extension of an existing or approved compact cluster development may contain fewer dwelling units.
- ~~2.4. The compact cluster lots and open space must be designed to transition to the neighboring development in accordance with Section 5.11 and as follows: relate to surrounding properties.~~
- ~~4. Buildings must be sited and organized to create a pedestrian friendly streetscape that includes vehicular and pedestrian linkages with neighboring development.~~
5. All land not included within lots or required for public or private streets must be maintained as common open space meeting the requirements of Section 7.02 and as follows. ~~If transitions required by Section 27.02.04.G and subsection D.4 conflict, the subsection D.4 applies.~~
  - a. Common open space must generally be designed to ~~neighboring~~ constitute a contiguous and cohesive unit of land, which may be used for active or passive recreation by residents and must be reasonably accessible to all permitted uses and all residential units within the development ~~cannot be made due to existing~~. Open space intended for a recreation or public use must be accessible to pedestrians.
  - b. Individual lots, buildings, streets, and parking areas must be designed and situated to maximize open space, minimize alteration of natural site features, and reduce the construction of roads and other impervious surfaces.
  - c. Open space must include and retain, to the extent feasible, natural features located on the tract such as, stream beds, significant stands of trees, and individual trees of a significant size.
  - d. All common open space must be permanently reserved, managed, and maintained as open space by a means acceptable to the Board of Supervisors.
    1. Open space or common areas within cluster residential developments may be offered for dedication to the public at the time of application. The Board of Supervisors or other appropriate public body acceptable to the Board of Supervisors may accept such dedication upon a finding that the size, location, type of development or cost of development or maintenance of such open space or common area or the availability of public open space would make public use desirable or necessary.
    2. Common open space not dedicated to public use must be protected by legal arrangements satisfactory to the Board of Supervisors sufficient to assure its maintenance and preservation for its intended purpose. Covenants or other legal arrangements must specify ownership of the common open space; method of maintenance; responsibility for maintenance, taxes and insurance; compulsory membership and compulsory assessment provisions; guarantees that any association formed to own and maintain cluster open space will not be dissolved without the consent of the Board of Supervisors; and any other specifications deemed necessary by the Board of Supervisors.
  - e. Major floodplain is not permitted to be included in calculating the amount of common open space.

**B. Traditional Design Option.** When applying the Traditional Design Option, the following additional requirements apply:

6. Garages must be set back at least 20 feet behind the front line of buildings.
7. In addition to the requirements in 7.07.02, blocks must generally be in a grid pattern with interconnecting streets and alleys.

**C. R-2 and R-3 Additional Requirements.**

1. **Reduction of Minimum Yards.** In the R-2 and R-3 Zoning Districts, minimum yards may be reduced by the Board of Supervisors by Special Exception, in accordance with the provisions of Section 11.11 of this Ordinance.

2. **SFA Dwelling Units.** Single-family attached duplex, triplex, and quadruplex units must not exceed 35% of the total number of dwelling units in a development.

3. **SFA Lot Location.** In addition to the requirements of Section 7.01.06, single-family attached duplex, triplex, and quadruplex dwelling units must be located to minimize their impact on adjacent single-family detached dwelling unit developments.

D. **Lot Access.** In addition to Section 7.07.01, access to individual single-family attached units may be provided by an alley or private driveway.

#### **2.02.05.02 Single Family Residential -- R-4 (Legacy District)**

---

**Purpose.** *The purpose of the Single-Family Residential (R-4) Zoning District is to retain existing areas established to provide for moderate to medium density single family detached residences on lots of 10,000 square feet or more in areas served by public water and sewer service and designated in locations consistent with the General Plan.* **Applicability.** The R-4 Zoning District permits the continued existence of established R-4 Zoning Districts. Expansion of the R-4 Zoning District is not permitted after the adoption date of this Ordinance. **Use Regulations.** Refer to Table 3.02.02 for uses allowed in the R-4 Zoning District. **Dimensional Standards.** Refer to Table 2.02.05.02-1 for required dimensional standards. Table 2.02.05.02-1. R-4 Zoning District Dimensional Standards

Reference	Standard	Suburban Design Option Requirements	Traditional Design Option <sup>1</sup> Requirements	Cluster Requirements	Compact Cluster <sup>2</sup> Requirements
Lot Requirements					
1	Lot Size (min.)	No min.			
2	Lot Width (min.)	50 ft.	40 ft.	40 ft.	40 ft.
		SFA duplex, triplex or quadruplex Interior Units: 18 ft. End Units: 30 ft.	SFA duplex, triplex or quadruplex Interior Units: 18 ft. End Units: 30 ft.	SFA duplex, triplex or quadruplex Interior Units: 18 ft. End Units: 30 ft.	SFA duplex, triplex or quadruplex Interior Units: 18 ft. End Units: 30 ft.
		SFA Townhouse Interior Units: 14 ft. End Units: 24 ft.	SFA Townhouse Interior Units: 14 ft. End Units: 24 ft.	SFA Townhouse Interior Units: 14 ft. End Units: 24 ft.	SFA Townhouse Interior Units: 14 ft. End Units: 24 ft.
3	Length/Width Ratio	5:1			
Yard Requirements					
4	Front (min.) <sup>3</sup>	25 ft.	25 ft.	25 ft.	25 ft.
		SFA duplex, triplex, quadruplex, or townhouse: 15 ft.	SFA duplex, triplex, quadruplex, or townhouse: 15 ft.	SFA duplex, triplex, quadruplex, or townhouse: 15 ft.	SFA duplex, triplex, quadruplex, or townhouse: 15 ft.
5	Side (min.)	9 ft.	9 ft.	9 ft.	9 ft.
		SFA duplex, triplex, quadruplex, or townhouse: Interior Units: 0 ft. End Units: 8 ft.	SFA duplex, triplex, quadruplex, or townhouse: Interior Units: 0 ft. End Units: 8 ft.	SFA duplex, triplex, quadruplex, or townhouse: Interior Units: 0 ft. End Units: 8 ft.	SFA duplex, triplex, quadruplex, or townhouse: Interior Units: 0 ft. End Units: 8 ft.
6	Rear (min.)	25 ft.	25 ft.	25 ft.	25 ft.
		SFA duplex, triplex, quadruplex, or townhouse: 25 ft.	SFA duplex, triplex, quadruplex, or townhouse: 25 ft.	SFA duplex, triplex, quadruplex, or townhouse: 25 ft.	SFA duplex, triplex, quadruplex, or townhouse: 25 ft.
Building Requirements					
7	Residential Density (max.)	1 dwelling unit per 10,000 sf 4.8 dwelling units per acre if ADUs are provided			
8	Lot Coverage (max.)	SFD: 35%			
		SFA duplex, triplex, quadruplex, or townhouse: 50%			
9	Building Height (max.)	40 ft.			
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SFD = single-family detached; SFA = single-family attached)					
<sup>1</sup> Traditional Design Option must also be developed pursuant to subsection E.					
<sup>2</sup> Compact Cluster must also be developed pursuant to subsection D.					
<sup>3</sup> Except where a greater setback is required by Section 7.04.02.					

**A. Compact Cluster Design Option.** When applying the Compact Cluster Option, the following additional requirements apply:

1. Must only be applied to residential uses.
2. Must consist of at least 10 dwelling units except that cluster developments that are an extension of an existing or approved compact cluster development may contain fewer dwelling units.
3. The compact cluster lots and open space must be designed to relate to surrounding properties.

4. All land not included within lots or required for public or private streets must be maintained as common open space meeting the requirements of Section 7.02 and as follows. If Section 7.02 and subsection D.4 conflict, the subsection D.4 applies.

- a. Common open space must generally be designed to constitute a contiguous and cohesive unit of land, which may be used for active or passive recreation by residents and must be reasonably accessible to all permitted uses and all residential units within the development. Open space intended for a recreation or public use must be accessible to pedestrians.
- b. Individual lots, buildings, streets, and parking areas must be designed and situated to maximize open space, minimize alteration of natural site features, and reduce the construction of roads and other impervious surfaces.
- c. Open space must include and retain, to the extent feasible, natural features located on the tract such as, stream beds, significant stands of trees, and individual trees of a significant size.
- d. All common open space must be permanently reserved, managed, and maintained as open space by a means acceptable to the Board of Supervisors.
  1. Open space or common areas within cluster residential developments may be offered for dedication to the public at the time of application. The Board of Supervisors or other appropriate public body acceptable to the Board of Supervisors may accept such dedication upon a finding that the size, location, type of development or cost of development or maintenance of such open space or common area or the availability of public open space would make public use desirable or necessary.
  2. Common open space not dedicated to public use must be protected by legal arrangements satisfactory to the Board of Supervisors sufficient to assure its maintenance and preservation for its intended purpose. Covenants or other legal arrangements must specify ownership of the common open space; method of maintenance; responsibility for maintenance, taxes and insurance; compulsory membership and compulsory assessment provisions; guarantees that any association formed to own and maintain cluster open space will not be dissolved without the consent of the Board of Supervisors; and any other specifications deemed necessary by the Board of Supervisors.
- e. Major floodplain is not permitted to be included in calculating the amount of common open space.

B. **Traditional Design Option.** When applying the Traditional Design Option, the following additional requirements apply:

1. Garages must be set back at least 20 feet behind the front line of buildings.
2. In addition to the requirements in 7.07.02, blocks must generally be in a grid pattern with interconnecting streets and alleys.

C. **R-4 Additional Requirements.**

1. **Reduction of Minimum Yards.** Minimum yards may be reduced by the Board of Supervisors by Special Exception, in accordance with the provisions of Section 11.11 of this Ordinance.
2. **SFA Dwelling Units.** Single-family attached duplex, triplex, quadruplex, and townhouse dwelling units must not exceed 35% of the total number of dwelling units in a development.
3. **SFA Lot Location.** In addition to the requirements of Section 7.01.06, single-family attached duplex, triplex, quadruplex, and townhouse dwelling units must be located to minimize their impact on adjacent single-family detached dwelling unit developments.

A-D. **Lot Access.** In addition to Section 7.07.01, access to individual single-family attached units may be provided by an alley or private driveway.

### **2.02.05.03 Single Family Residential -- R-8 (Legacy District)**

---

**Purpose.** The purpose of the R-8 Single Family Residential ;Zoning District is to retain existing areas established to provide for manufactured housing, single-family detached, duplex, townhouse, and single-family attached dwelling units, as well as limited multifamily dwelling units when Affordable Dwelling Units are provided, at gross residential parcel densities not to exceed 8 dwelling units per acre in areas served by public water and sewer service and designated primarily for infill development or in other locations consistent with the General Plan.

**A. Applicability.** The R-8 Zoning District permits the continued existence of established R-8 Zoning Districts.

1. Expansion of the R-8 Zoning District is not permitted after the adoption date of this Ordinance.

**B. Use Regulations.** Refer to Table 3.02.02 for uses allowed in the R-8 Zoning District.

**C. Dimensional Standards.** Refer to Table 2.02.05.03-1 for required dimensional standards.

**Table 2.02.05.03-1. R-8 Zoning District Dimensional Standards**

Reference	Standard	Suburban Design Option	Requirements	Traditional Design Option <sup>1</sup>	Requirements
Lot Requirements					
<u>1</u>	<u>Lot Size (min.)</u>	<u>No min.</u>			
<u>2</u>	<u>Lot Width (min.)</u>	<u>40 ft.</u>		<u>40 ft.</u>	
		<u>SFA duplex, triplex or quadruplex</u> <u>Interior Units: 14 ft.</u> <u>End Units: 24 ft.</u>		<u>SFA duplex, triplex or quadruplex</u> <u>Interior Units: 14 ft.</u> <u>End Units: 24 ft.</u>	
		<u>SFA Townhouse</u> <u>Interior Units: 14 ft.</u> <u>End Units: 22 ft.</u>		<u>SFA Townhouse</u> <u>Interior Units: 14 ft.</u> <u>End Units: 22 ft.</u>	
		<u>MF: 60 ft.</u>		<u>MF: 60 ft.</u>	
<u>3</u>	<u>Length/Width Ratio</u>	<u>6:1</u>		<u>5:1</u>	
Yard Requirements					
<u>4</u>	<u>Front (min.)<sup>2</sup></u>	<u>15 ft.</u>		<u>15 ft.</u>	
		<u>SFA duplex, triplex, quadruplex, or townhouse:</u> <u>15 ft.</u>		<u>SFA duplex, triplex, quadruplex, or townhouse:</u> <u>15 ft.</u>	
		<u>MF: 20 ft.</u>		<u>MF: 20 ft.</u>	
<u>5</u>	<u>Side (min.)</u>	<u>8 ft.</u>		<u>8 ft.</u>	
		<u>SFA duplex, triplex, quadruplex, or townhouse:</u> <u>Interior Units: 0 ft.</u> <u>End Units: 8 ft.</u>		<u>SFA duplex, triplex, quadruplex, or townhouse:</u> <u>Interior Units: 0 ft.</u> <u>End Units: 8 ft.</u>	
		<u>MF: 10 ft.</u> <u>MF Corner Lot: 20 ft.</u>		<u>MF: 10 ft.</u> <u>MF Corner Lot: 20 ft.</u>	
<u>6</u>	<u>Rear (min.)</u>	<u>25 ft.</u>		<u>25 ft.</u>	
		<u>SFA duplex, triplex, quadruplex, or townhouse:</u> <u>Interior Units: 0 ft.</u> <u>End Units: 25 ft.</u>		<u>SFA duplex, triplex, quadruplex, or townhouse:</u> <u>Interior Units: 0 ft.</u> <u>End Units: 25 ft.</u>	
		<u>MF: 25 ft.</u>		<u>MF: 25 ft.</u>	
Building Requirements					
<u>7</u>	<u>Residential Density (max.)</u>	<u>8 dwelling units per acre</u> <u>9.6 dwelling units per acre if ADUs are provided</u>			
<u>8</u>	<u>Lot Coverage (max.)</u>	<u>SFD: 50%</u>			
		<u>SFA duplex, triplex, quadruplex, or townhouse: 75%</u>			
		<u>MF: 60%</u>			
<u>9</u>	<u>Building Height (max.)</u>	<u>40 ft.</u>			
		<u>SFA duplex, triplex, quadruplex, or townhouse: 45 ft.</u>			
		<u>MF:45 ft.</u> <u>Up to 55 ft. if the structure is set back from streets or lot lines 1 ft. for each 1 ft. that exceeds 45 ft. in addition to each required minimum yard</u>			
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SFD = single-family detached; SFA = single-family attached; MF = multifamily)					
<sup>1</sup> Traditional Design Option must also be developed pursuant to subsection D.					
<sup>2</sup> Except where a greater setback is required by Section 7.04.02.					

**D. Traditional Design Option.** When applying the Traditional Design Option, the following additional requirements apply:

1. Garages must be set back at least 20 feet behind the front line of buildings.
2. In addition to the requirements in 7.07.02, blocks must generally be in a grid pattern with interconnecting streets and alleys.

**E. R-8 Additional Requirements.**



1. **Reduction of Minimum Yards.** Minimum yards may be reduced by the Board of Supervisors by Special Exception, in accordance with the provisions of Section 11.11 of this Ordinance.
2. **Multifamily Dwelling Units.** Multifamily dwelling units must not exceed 50% of the total number of dwelling units in a development.
3. **Multifamily Lot Location.** Multifamily dwelling units must be located to minimize their impact on adjacent single-family detached dwelling unit developments.
4. **Multifamily Parking.** In addition to the requirements of Section 7.04, off street parking areas for multifamily dwelling units is not permitted in areas between buildings and roads, unless such parking areas are screened with a berm and landscaping so that the parking areas are not visible from the road.

#### **2.02.05.04 Townhouse/Multifamily Residential -- R-16 (Legacy District)**

---

**Purpose.** *The purpose of the R-16 Townhouse/Multifamily Zoning District is to retain existing areas established to provide for manufactured housing, townhouse, and multifamily dwelling units at gross residential parcel densities not to exceed 16 dwelling units per acre in areas served by public water and sewer service and designated primarily for infill development or in other locations consistent with the General Plan.*

- A. **Applicability.** The R-16 Zoning District permits the continued existence of established R-16 Zoning Districts.
  1. Expansion of the R-16 Zoning District is not permitted after the adoption date of this Ordinance.
- B. **Use Regulations.** Refer to Table 3.02.02 for uses allowed in the R-16 Zoning District.

**Dimensional Standards.** Refer to Table 2.02.05.04-1 for required dimensional standards. **Table 2.02.05.04-1. R-16 Zoning District Dimensional Standards**

Reference	Standard	Requirements
Lot Requirements		
1	Lot Size (min.)	SFD manufactured housing: 5,000 sf
		SFA duplex, triplex, quadruplex, or townhouse: No min.
		MF: No min.
2	Lot Width (min.)	SFD manufactured housing: 50 ft.
		SFA duplex: 35 ft.
		SFA triplex Interior Units: 18 ft. End Units: 30 ft.
		SFA quadruplex Interior Units: 14 ft. End Units: 28 ft.
		SFA Townhouse Interior Units: 14 ft. End Units: 22 ft.
		MF: 60 ft.
3	Length/Width Ratio	7:1
Yard Requirements		
4	Front (min.) <sup>1</sup>	SFD manufactured housing: 25 ft.
		SFA: 15 ft.
		MF: 25 ft.
5	Side (min.)	SFD manufactured housing: 8 ft. if 2 side yards are provided 16 ft. if 1 side yard if provided <sup>2</sup>
		SFA Interior Units: 0 ft. End Units: 8 ft.
		MF: 10 ft. MF Corner Lot: 25 ft.
6	Rear (min.)	SFD manufactured housing: 25 ft.
		SFA Interior Units: 0 ft. End Units: 15 ft.
		MF: 25 ft.
Building Requirements		
7	Residential Density (max.)	16 dwelling units per acre 19.2 dwelling units per acre if ADUs are provided
8	Lot Coverage (max.)	SFD: 60%
		SFA: 75%
		MF: 60%
9	Building Height (max.)	SFD manufactured housing: 40 ft.
		SFA duplex, triplex, quadruplex, or townhouse: 45 ft.
		Multifamily:45 ft. Up to 55 ft. if the structure is set back from streets or lot lines 1 ft. for each 1 ft. that exceeds 45 ft. in addition to each required minimum yard
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SFD = single-family detached; SFA = single-family attached; MF = multifamily)		
<sup>1</sup> Except where a greater setback is required by Section 7.04.02.		
<sup>2</sup> The distance between dwellings is not permitted to be less than 16 ft.		

**C. R-16 Additional Requirements.**

- 2. Reduction of Minimum Yards.** Minimum yards may be reduced by the Board of Supervisors by Special Exception, in accordance with the provisions of Section 11.11 of this Ordinance.
- 3. Multifamily Parking.** In addition to the requirements of Section 7.04, off street parking areas for multifamily dwelling units is not permitted in areas between buildings and roads, unless such parking areas are screened with a berm and landscaping so that the parking areas are not visible from the road.

**2.02.05.05 Multifamily Residential -- R-24 (Legacy District)**

---

***Purpose.*** *The purpose of the R-24 Multifamily Residential ;Zoning District is to retain existing areas established to provide primarily for multifamily dwelling units at gross residential parcel densities not to exceed 24 dwelling units per acre in areas served by public water and sewer service, with access to collector or arterial roads not dependent upon roads within planned or developed low density (R-1 or lower) residential neighborhoods, and designated primarily for infill development or in other locations consistent with the General Plan.*

**A. Applicability.** The R-24 Zoning District permits the continued existence of established R-24 Zoning Districts.

- 1.** Expansion of the R-24 Zoning District is not permitted after the adoption date of this Ordinance.

**B. Use Regulations.** Refer to Table 3.02.02 for uses allowed in the R-24 Zoning District.

**C. Dimensional Standards.** Refer to Table 2.02.05.05-1 for required dimensional standards.

**Table 2.02.05.05-1. R-24 Zoning District Dimensional Standards**

Reference	Standard	Requirements
<b>Lot Requirements</b>		
<u>1</u>	<u>Lot Size (min.)</u>	<u>No min.</u>
<u>2</u>	<u>Lot Width (min.)</u>	<u>60 ft.</u>
<u>3</u>	<u>Length/Width Ratio</u>	<u>6:1</u>
<b>Yard Requirements</b>		
<u>4</u>	<u>Front (min.)<sup>1</sup></u>	<u>25 ft.</u>
<u>5</u>	<u>Side (min.)</u>	<u>10 ft.</u> <u>Corner Lot: 25 ft.</u>
<u>6</u>	<u>Rear (min.)</u>	<u>25 ft.</u>
<b>Building Requirements</b>		
<u>7</u>	<u>Residential Density (max.)</u>	<u>24 dwelling units per acre</u> <u>28.8 dwelling units per acre if ADUs are provided</u>
<u>8</u>	<u>Lot Coverage (max.)</u>	<u>70%</u>
<u>9</u>	<u>Building Height (max.)</u>	<u>45 ft.</u> <u>Up to 60 ft. if the structure is set back from streets or lot lines 1 ft. for each 1 ft. that exceeds 45 ft. in addition to each required minimum yard</u>
<small>(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)  <sup>1</sup>Except where a greater setback is required by Section 7.04.02.</small>		

**D. R-16 Additional Requirements.**

2. Reduction of Minimum Yards. Minimum yards may be reduced by the Board of Supervisors by Special Exception, in accordance with the provisions of Section 11.11 of this Ordinance.
3. Multifamily Parking. In addition to the requirements of Section 7.04, off street parking areas for multifamily dwelling units is not permitted in areas between buildings and roads, unless such parking areas are screened with a berm and landscaping so that the parking areas are not visible from the road.

**2.02.05.06 Planned Development - Housing (Legacy District)**

**Purpose.** The Planned Development-Housing (PD-H) Zoning District is to retain existing areas established to:

- Provide for a variety of single and multifamily housing types in neighborhood settings plus supporting nonresidential uses in a planned environment fostering a strong sense of community.
- Implement PD-H3 Zoning Districts that are a minimum of 50 acres and PD-H4 and PD-H6 Zoning Districts that are a minimum of 25 acres.

- Meet the general housing demand in the County while considering the existing and potential housing supply under approved development plans, the general pattern and organization of residential communities, and the relationship to existing and planned employment opportunities, supporting businesses, and other services.

**A. Applicability, Size, and Location.** The following applies to the PD-H Zoning District:

1. Applicability. The PD-H Zoning District permits the continued existence of established PD-H Zoning Districts.
  - a. Expansion of the PD-H Zoning District is not permitted after the adoption date of this Ordinance.

**B. Zoning Regulations Generally.** It is the intent of these regulations that there be 3 PD-H zoning district options PD-H3, PD-H4, and PD-H6 to be distinguished on the basis of the maximum net residential density of the proposed zoning district. PD-H Zoning Districts must be developed according to the regulations of the following zoning districts: R-3, R-4, R-8, R-16, and R-24 in Section 2.02.05 of this Ordinance, identified for individual land bays within the development at the time of preliminary subdivision official acceptance with the following:

1. Maximum Net Residential Density. The maximum net residential density approved for a PD-H Zoning District must be consistent with the General Plan and the design criteria defined therein for various types of communities and as follows. Increases in density above the maximums noted may be granted pursuant to Section 9.01.
  - a. PD-H3: 3 dwelling units per acre.
  - b. PD-H4: 4 dwelling units per acre.
  - c. PD-H6: 6 dwelling units per acre.

2. ~~Uses.~~ patterns or unavoidable natural, environmental, and heritage resources, then Single-family detached, single-family attached, duplex, triplex, quadruplex, townhouse, and multifamily uses are allowed in each of the PD-H Zoning Districts.

- a. The permitted and special exception uses of the PD-H Zoning District are those of the R Zoning District identified on the concept development plan (CDP) for the development, except that the following uses will be permitted by-right provided that the number, size and locations of these uses are identified on the CDP:
  1. Religious land use, pursuant to Section 4.05.04;
  2. Public school (elementary, middle or high), pursuant to Section 4.05.18;
  3. Community parks (not public);
  4. Libraries;
  5. Community Centers;
  6. Public safety;
  7. Child day care, pursuant to Section 4.04.08; and
- b. Retail and service uses, offices, and industrial parks may be permitted, subject to subsections D through G. In all cases, the regulations for PD-H developments in this Section and Section 11.10.01 of this Ordinance will apply.

3. Development Requirements (including lot, building, utility, open space buffer, setback, and access requirements).

- a. The approved CDP for a PD-H Zoning District must designate which individual land bays of the proposed district must be developed for residential uses pursuant to Low Density (R-1, R-2, and R-3), Medium Density (R-4 and R-8), or High Density (R-16 and R-24) Zoning District regulations, the maximum size of the land bay and number of units per land bay to be developed. Residential uses in the PD-H Zoning Districts must follow those requirements set forth in the R-1, R-2, R-3, R-4, R-8, R-16, or R-24 Zoning Districts respectively as designated on the preliminary subdivision plan.
- b. The approved CDP for a PD-H Zoning District must designate which individual land bays of the proposed zoning district will be developed for office, commercial and industrial uses, the maximum size of the land

bay and floor area per land bay, to be developed. Office, commercial uses and industrial uses must follow those requirements set forth in the CC, OP, or IP Zoning Districts respectively as designated on the preliminary subdivision plan.

- c. Requirements of these zoning districts may be modified in connection with a PD-H rezoning, or as a separate application thereafter, provided that the proposal meets the criteria of Section 11.12.

#### **4. Building Requirements.**

- a. **Floor Area Ratio.** Not applicable to residential uses; maximum 0.40 FAR for any retail or service use, offices, or industrial parks.

- 5. **Planning and Design Guidelines.** The Board, by resolution after a public hearing on such guidelines, may adopt and utilize separate planning and design guidelines to supplement the Zoning Ordinance in the review of applicant proposals for PD-H Zoning Districts.

- C. **Retail and Service Uses.** These uses are intended to serve primarily the convenience needs of the PD-H Zoning District. Total land area devoted to such uses, including uses allowed under subsections E and F, must not exceed 3% of the total land area of the PD-H Zoning District.

- D. **Commercial Centers.** These uses are permissible as provided in Section 2.02.04 (Neighborhood Centers and Community Centers) and as follows:

- 1. First floor location uses are restricted to commercial, personal service, and finance establishments.
- 2. The commercial center must be in a location that provides convenient access to major or minor collector streets without creating through traffic in residential neighborhoods, causing traffic hazards or congestion, or impeding free traffic flow.
- 3. Layout of building, parking, service areas, access, berms, landscaping, yards, courts, walls, signs, lighting, and control of noise must protect the residential character of the PD-H Zoning District and any other residential zoning districts in the vicinity.
- 4. The maximum Floor Area Ratio for such uses must not exceed 0.40.
- 5. Non-vehicular open space in an amount equal to at least 30% of the net area of the site exclusive of adjoining streets must be provided. Such space must be landscaped and located to provide buffering and convenient pedestrian circulation.
- 6. Where appropriate accessways may be so located as to serve other uses in the zoning district subject to the limitations of subsection E.2.
- 7. Dwelling units may be permitted on levels above street level at densities not to exceed 1 dwelling unit per 2,000 square feet of gross floor area devoted to commercial purposes.

#### **E. Convenience Establishments.**

- 1. **Uses permitted.** For purposes of these regulations, convenience establishments are defined as small establishments designed and intended to serve the daily or frequent trade or service needs of the immediately surrounding population. Such establishments, as permitted in PD-H Zoning Districts, include: groceries, variety stores, pharmacies pursuant to Section 4.04.12, coin-operated laundry and dry cleaning agencies, tailoring and dressmaking shops, beauty shops, barber shops, professional offices, carry-out restaurants, and similar small scale uses.
  - a. Specifically excluded are automobile service stations, repair garages, drive-in eating and drinking establishments.
- 2. **Location grouping.** Convenience establishments must be located only in portions of PD-H Zoning Districts:
  - a. Not served by similar facilities within walking distance; and
  - b. Near dwelling unit densities of at least 6 dwelling units per acre, as to provide substantial walk-in trade.
  - c. Where more than 1 convenience establishment of this nature is proposed, they must be grouped, arranged, and designed for maximum pedestrian convenience.



1. Vehicular access and parking areas must be combined where such combination will result in improvement in public convenience and vehicular circulation.
- 3. Control of potential adverse effects.** Convenience establishments must not have substantial adverse effects on residential uses within the zoning district or adjoining residential zoning districts by reason of their location, design, construction, manner or timing of operation, signs, lighting, parking, or access arrangements. Landscaping and open space must be utilized to protect the residential character of the PD-H and surrounding zoning districts.
- 4. Maximum size of establishments.** No individual convenience establishment established under the provisions of this Section is permitted to have a gross floor area in excess of 5,000 square feet, and no combination of such establishments in any 1 location is permitted to have a total gross floor area of more than 10,000 square feet.
- 5. Lot Area, Width, and Coverage.** No minimum lot area or width requirements are set for convenience establishments, but lot coverage by all buildings must not exceed 30% of the net area of the lot or building site.
- 6. Yards: Building Spacing.** Yards must have the same or greater depth as required for adjoining uses. Where space is left between buildings on the lot or building site, it must be at least 25 feet in width.
- 7. Open Space.** Notwithstanding Section 7.02, non-vehicular open space in an amount equal to at least 15% of the net area of the site, exclusive of adjoining streets, must be provided. Such space must be landscaped or otherwise appropriately improved for general amenity to provide convenient pedestrian circulation, play areas for children, passive recreation areas and the like.
- 8. Off-street parking and multiple use of access.** Off-street parking spaces must comprise two-thirds of that required for the PD-CC. Where appropriate to the general design of the zoning district and timing of operations of the uses involved, accessways may be so located as to serve other uses in the zoning district if such multiple use will not lead to congestion or hazards to pedestrian or vehicular traffic.
- F. OP and IP Uses.** Location of these uses within a PD-H Zoning District must be consistent with the General Plan. These uses must comply with the following additional regulations and requirements:
  1. Total land area devoted to such uses must not exceed 15% percent of the total land area of the planned development, and no single area devoted to such uses is permitted to have less than 10 acres. Modification of this section may be permitted pursuant to Section 11.12.
  2. Total office floor space must not exceed 200 square feet per allowed dwelling unit. Total industrial floor space must not exceed 200 square feet per allowed dwelling unit. Modification of this section may be permitted pursuant to Section 11.12.
  3. Accessory retail and service uses may be provided within office and industrial buildings in an amount not to exceed 5% of total office or industrial floor space.
  4. Permitted and Special Exception uses are governed by OP and IP uses in Table 3.02.01.
  5. Minimum area requirements for individual lots and minimum yard requirements are governed by the provisions of Sections 2.06.01 or 2.06.02.
  6. Minimum open space is governed by Section 7.02.
- G. Site Planning - External Relationships.** Site planning within the PD-H Zoning District must provide protection of the development from potentially adverse surrounding influences, and protection of surrounding areas from potentially adverse influences within the development. In particular and without limitation, the proposed development must demonstrate the following features:
  1. Planned shopping centers and convenience establishments adjacent to single-family or agricultural residential zoning districts or land bays allowing residential uses must provide a permanent open space buffer at least 75 feet in width with a Buffer Yard Type B. Other nonresidential uses in such perimeter areas must provide the yards required by Table 2.06.01-1 or Table 2.06.02-1.
  2. Height limitations at edges of PD-H Zoning Districts. Except along boundaries where adjoining zoning districts permit greater heights within similar areas, height limitations are limited to an imaginary plane leaning inward

from zoning district boundaries at an angle representing an increase in height of 1 foot for every 1 foot of horizontal distance perpendicular to the zoning district boundary. No portion of any building in such zoning district is permitted to project through said imaginary plane.

**H. Site Planning - Internal Relationships.** The PD-H Zoning District must provide the following:

1. **Maximum Height Restrictions.** The height restrictions of the applicable zoning district applies.
2. Streets, drives, parking, and service areas must provide immediate, safe, and convenient access and circulation for dwelling units and project facilities and for service and emergency vehicles including fire-fighting equipment, furniture moving vans, fuel trucks, garbage collection, deliveries, and snow removal. Streets must not be laid out to encourage outside or through traffic to traverse the development on minor streets.
3. **Vehicular access to public streets from off-street parking and service areas.** Vehicular access from off street parking and service areas must be provided as follows:
  - a. Serving less than 80 dwelling units may be directly to the street via a single point of access.
  - b. Serving 80 or more dwelling units must provide 2 or more points of access.
  - c. Determination of number of the actual dwelling units served is based on normal routing of traffic anticipated in the development.
4. Vehicular access from off-street parking and service areas must be designed to minimize the number of curb cuts and to promote safe traffic flow.
5. **Ways for pedestrians and cyclists; use by emergency or service vehicles.** Ways must be provided to all dwelling units, project facilities, and principal off-site destinations and meet the following requirements:
  - a. Accessways to be used by children as routes to school or other destinations must be located and safeguarded to minimize contacts with automotive traffic.
  - b. Street crossings must be held to a minimum on such walkways.
  - c. Pedestrian ways may be combined with other easements and used only by emergency or service vehicles.
6. **Planned shopping centers and convenience establishments adjacent to single-family residential and agricultural-residential zoning districts must provide a permanent open space buffer at least 75 feet in width with a Buffer Yard Type B. Other nonresidential uses in such perimeter areas must provide the yards required by Table 2.06.01-1 or Table 2.06.02-1.**

**I. Open Space.**

1. **Open Space.** Notwithstanding Section 7.02, land comprising major floodplain, steep slopes, active recreation open space, common open space, and dedicated open space will be counted toward satisfying this minimum open space requirement. The general location and character of the required open space must be depicted on the CDP.

**2.02.05.07 Planned Development-Commercial Center - PD-CC (Legacy District)**

**Purpose.** ~~must be designed~~The purpose of the Planned Development-Commercial Center (PD-CC) zoning district is to retain existing areas established to:

- Permit the development of small regional shopping centers that are between 20 and 60 acres, consist of individual large and small scale commercial uses selling a broad range of goods or services to a market area beyond the local community, are located with controlled access to major collector roads, and are designed, landscaped, and buffered to be compatible with neighboring development.

~~E. **Pedestrian and Bicycle Network.** Within the SC District, a pedestrian and bicycle network must be provided in accordance with Section 5.09.03.~~

~~F. **Street Trees.** Street trees must be provided in accordance with Section 5.07.02.E.~~

## 2.02.04 Suburban Employment – SE

*The purpose of the Suburban Employment (SE) Zoning District is to:*

- ~~Implement the Suburban Employment Place Type of the General Plan.~~
- ~~Implement the Suburban Mixed Use Place Type of the General Plan.~~
- ~~.~~
- ~~Ensure required open space includes gathering spaces for use by customers and employees in SE developments.~~
- Create transitions between SE Permit the development of large scale commercial centers that are greater than 60 acres and provide a wide range of retail, office, and service uses, with one or more anchor stores, to the regional market, are located with controlled access to arterial roads, and provide carefully planned transportation facilities, public services, and site design to ensure regional centers promote and reinforce the identity of the community and commercial facilities in the surrounding area.
- Ensure such zoning districts are provided with carefully organized buildings, service areas, parking areas, and landscaped open space; with design features that reduce traffic; and with design, landscaping, and buffers that protect property values in surrounding neighborhoods.

### A. **Applicability.** SE District:

1. ~~Place Type.~~ Located in areas consistent with the Suburban Employment Place Type or the Suburban Mixed Use Place Type of the General Plan.
2. ~~Minimum District Size.~~ The initial district size must be a minimum of 5 acres.
3. ~~Incremental Additions.~~ The Board of Supervisors may approve a zoning map amendment with incremental additions if it finds that they are:
  - a. ~~Abutting or across a road with no more than 2 through lanes from an existing SE district;~~
  - b. ~~Compatible with the existing adjacent SE district;~~
  - c. ~~Consistent with the General Plan policies for the area; and~~
  - d. ~~Integrated with the existing SE district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.~~

### A. **Uses.** The PD-CC Zoning District permits the continued existence of established Planned Development Commercial Center (Small Regional Center) (PD-CC(SC)) and Planned Development-Commercial Center (Regional Center) (PD-CC(RC)) Zoning Districts.

1. Expansion of the PD-CC(SC) and PD-CC(RC) Zoning Districts is not permitted after the adoption date of this Ordinance.

### A.B. **Use Regulations.** Refer to Table 3.02.01-02 for uses allowed in the ~~district~~ PD-CC(SC) and PD-CC(RC) Zoning Districts.

### C. **Dimensional Standards.** Refer to Table 2.02.05.07-1.

Table 2.02.05.07-1. PD-CC Zoning District Dimensional Standards

Reference	Standard	PD-CC(SC)	PD-CC(RC)
<b>Lot Requirements</b>			
<u>1</u>	<u>Lot Size (min.)</u>	<u>No min.</u>	<u>No min.</u>
<u>2</u>	<u>Lot Width (min.)</u>	<u>No min.</u>	<u>No min.</u>
<b>Yard Requirements</b>			
<u>3</u>	<u>Adjacent to Roads (min.)<sup>1, 2</sup></u>	<u>35 ft.</u>	<u>50 ft.</u>
<u>4</u>	<u>Adjacent to Agricultural and Residential Zoning Districts, Residential Uses, or Land Bays Allowing Residential Uses (min.)<sup>3</sup></u>	<u>100 ft.</u>	<u>100 ft.</u>

**Table 2.02.05.07-1. PD-CC Zoning District Dimensional Standards**

Reference	Standard	PD-CC(SC)	PD-CC(RC)
<u>5</u>	<u>Adjacent to Other Nonresidential Zoning Districts (min.)</u>	<u>35 ft.</u>	<u>35 ft.</u>
<u>6</u>	<u>Adjacent PD-CC or CC Zoning Districts (min.)</u>	<u>0 ft.</u>	<u>0 ft.</u>
<b>Building Requirements</b>			
<u>7</u>	<u>FAR (max.)</u>	<u>0.4</u> <u>0.6 if parking structure provided</u> <u>2.0 on individual lot<sup>4</sup></u>	<u>0.4</u> <u>0.6 if parking structure provided</u> <u>2.0 on individual lot<sup>4</sup></u>
<u>8</u>	<u>Lot Coverage (max.)</u>	<u>No max.</u>	<u>No max.</u>
<u>9</u>	<u>Building Height (max.)</u>	<u>45 ft.</u> <u>50 ft. if required yard is increased</u> <u>1 ft. for every 1 ft. in height</u> <u>exceeding 45 ft.</u>	<u>45 ft.</u> <u>100 ft. if required yard is increased</u> <u>1 ft. for every 1 ft. in height</u> <u>exceeding 45 ft.</u>

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)

<sup>1</sup>Except where a greater setback is required by Section 7.04.02.

<sup>2</sup>No parking, outdoor storage, refuse collection area, or loading space is permitted in areas between buildings and streets where such uses are visible from any road.

<sup>3</sup>No parking, outdoor storage, refuse collection area, or loading space is permitted in areas between buildings and streets where such uses are visible from such agricultural or residential areas.

<sup>4</sup>Provided the commercial center is developed in accordance with a proffered concept development plan which limits the maximum overall FAR of the center to no more than the FAR permitted in the zoning district.

**D. Road Access.** Access to the CC Zoning District must be provided pursuant to Section 7.07.01.E and as follows:

2. Notwithstanding Section 7.07.01.D, primary vehicular access must be from:

- a. Each commercial center must provide a vehicular circulation plan that minimizes direct vehicular access to parking stalls from major cartways, and provides other on and off-site improvements to enhance pedestrian and vehicular circulation.
- b. Each commercial center must provide convenient and coordinated vehicular access to public roadways only as follows:
  - a. SC: Major collector roads. Access to the small regional center must be controlled.
  - b. RC: Arterial roads. Access to the regional center must be controlled.

**E. Pedestrian Circulation Plan.** Each commercial center must provide a pedestrian circulation plan identifying improvements that accomplish the following:

1. Minimizes conflict between pedestrians and moving motor vehicles;
2. Channelizes pedestrian flows to crossing areas and delineates paths across major cartways, such as striping and signage;
3. Connects internal pedestrian walkways to existing walkways and/or makes provision for connecting to future site walkways; and
4. Includes walkways, crosswalks, and traffic control devices that create safe and convenient pedestrian paths from all parking areas to shopping areas.

**F. Site Planning - External Relationships.** The PC-CC(SC) and PD-CC(RC) Zoning Districts must relate to adjacent development by meeting the following site planning requirements:

1. Retail and service uses and commercial centers and their parking areas must be oriented as follows:
  - a. Toward existing and planned major arterials, minor arterials, or collector streets; and
  - b. Away from adjacent existing and planned minor streets in residential neighborhoods; or
  - c. Away from existing and planned adjacent residential neighborhoods not separated from the zoning district by streets.

2. At principal vehicular access points, service drives, and turn-out lanes, traffic separation devices and merging lanes may be required based on the anticipated flow of traffic.

a. Such service drives, or turn-out and merging lanes may be allowed as part of the required yard adjacent to a collector or arterial street.

b. Service drives or lanes, and vehicular entrances or exits will not be counted as part of any required landscaped area.

**G. Site Planning - Internal Relationships.** The PC-CC(SC) and PD-CC(RC) Zoning Districts must relate to internal development by meeting the following site planning requirements:

1. Buildings must be grouped in relation to parking areas so that after customers arriving by automobile enter the center, establishments can be visited with minimal internal automotive movement.

2. Facilities and access routes for shopping center deliveries, servicing, and maintenance must be separated from customer access routes and parking areas, as reasonably practicable.

3. Areas where deliveries to customers in automobiles are to be made or where services are to be provided for automobiles must be located and arranged to minimize interference with pedestrians.

#### **2.02.05.08 Planned Development-Research and Development -- PD-RDP (Legacy District)**

**Purpose.** The purpose of the Planned Development-Research and Development Park (PD-RDP) Zoning District is to retain existing areas established to:

- Provide a planned mixed employment park that is a minimum of 20 acres in size, located within the Route 28 Taxing District, and with a comprehensive development plan that is designed to ensure compatibility between the land-use activities therein and the existing activities and character of the community in which the facility is located.
- Provide an opportunity for mixed employment development character, which allows the mixing of research and development firms, office complexes, certain types of manufacturing, and inter-related land uses.
- Encourage linked industries to cluster in a section of the employment center.

**A. Applicability.** The PD-RDP Zoning District permits the continued development of established PD-RDP Zoning Districts.

1. Expansion of the PD-RDP Zoning District is not permitted after the adoption date of this Ordinance.

**B. Uses.** Refer to Table 3.02.02 for uses allowed in the PD-RDP Zoning District.

**A.C. Dimensional Standards.** Refer to Table 2.06.01-1 for required dimensional standards.

Table 2.02.05-1, SE District Dimensional Standards		
Table 2.06.01-1, PD-RDP Zoning District Dimensional Standards		
Reference	Standard	Requirement
1	Lot Size (min.)	1/2 acre, exclusive of major floodplain
<b>Yards</b>		
2	Adjacent to Roads (min.) <sup>1</sup>	10 ft.
3	Adjacent to Roads (max.)	30 ft.
4	Adjacent to Agricultural and Residential Districts or Residential Uses (min.) <sup>2</sup>	50 ft. Building 35 ft. Parking
5	Adjacent to Other Nonresidential Districts (min.)	15 ft. <sup>3</sup>
6	Adjacent to SE District (min.)	0 ft.
7	Between Buildings on Individual Lots or Building Sites (min.)	30 ft. Driveways, parking, and covered entrances—5 ft. from lot lines <sup>4</sup>
8	Between Buildings on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection <sup>3</sup>

<u>1</u>	<u>Lot Size (min.)</u>	<u>2 acre, exclusive of major floodplain</u>
<b>Yard Requirements</b>		
<u>2</u>	<u>Adjacent to Roads (min.)<sup>1</sup></u>	<u>Structures: 35 ft.</u> <u>Parking: 25 ft.</u>
<u>3</u>	<u>Adjacent to Agricultural and Residential Zoning Districts, Land Bays Allowing Residential Uses, or Existing Residential Uses (min.)<sup>2</sup></u>	<u>Structure: 100 ft.</u> <u>Parking: 50 ft.</u>
<u>4</u>	<u>Adjacent to Other Nonresidential Zoning Districts (min.)<sup>3, 4</sup></u>	<u>15 ft.</u>
<u>5</u>	<u>Adjacent to PD-RDP Zoning District (min.)<sup>2</sup></u>	<u>0 ft.</u>
<u>6</u>	<u>Between Structures on Individual Lots or Building Sites (min.)<sup>3, 5</sup></u>	<u>30 ft.</u> <u>Driveways, parking, and covered entrances: 5 ft.</u> <u>from lot lines</u>
<u>7</u>	<u>Between more than 1 Structure on an Individual Lot or Building Site (min.)<sup>5</sup></u>	<u>25 ft. or greater if required for fire protection</u>
<b>Building Standards</b>		
<u>8</u>	<u>FAR (max.)</u>	<u>0.60</u> <u>2.0 by SPEX</u>
<u>9</u>	<u>Lot Coverage (max.)</u>	<u>0.55</u>
<u>10</u>	<u>Building Height (max.)</u>	<u>45 ft.</u> <u>100 ft. if the building is set back from streets or</u> <u>from lot lines that do not constitute boundaries of</u> <u>zoning districts with lower maximum height</u> <u>restrictions, in addition to each of the required</u> <u>minimum yard dimensions, a distance of 1 foot</u> <u>for each 1 foot of height that it exceeds the 45-</u> <u>foot limit</u>
<p>(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SPEX = Special Exception)</p> <p><sup>1</sup>Except when the setback required by Section 7.04.02 is greater.</p> <p><sup>2</sup>When a PD-RDP lot, parcel, and/or land bay is developed adjacent to an agricultural zoning district, an existing or zoned residential zoning district, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to June 16, 1993 and subsequent to zoning of the subject property as PD-OP, the setback required in line 4 applies.</p> <p><sup>3</sup>Unless the buffer required by Section 7.04.03 is greater.</p> <p><sup>4</sup>In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement will be applied only at the property line and not at the zoning district line.</p> <p><sup>5</sup>Covered walkways connecting structures or connecting structures with parking areas are permitted in yards and may traverse the space when structures are on the same lot or building site.</p>		

**D. Minimum Floor Space Mix.** At build-out, a minimum of 20% of total floor space in the park must be committed to Research and Development, Educational Institution, College or University, or School uses.

### **2.02.05.09 Planned Development-Special Activity -- PD-SA (Legacy District)**

**Purpose.** The Planned Development-Special Activities (PD-SA) Zoning District is to retain existing areas established to:

- Accommodate those uses which by their nature require sizable land area, often operating and designed in a campus like atmosphere by establishing a district that is a minimum of 100 acres in size.
- Accommodate those uses which may require functional separation from normal residential, commercial, or industrial development.

**A. Applicability.** The PD-SA Zoning District permits the continued development of established PD-SA Zoning District.

1. Expansion of the PD-SA Zoning District is not permitted after the adoption date of this Ordinance.

**B. Uses.** Refer to Table 3.02.02 for uses allowed in the PD-SA Zoning District.

**C. Dimensional Standards.** Refer to Table 2.02.05.09-1 for required dimensional standards.

**Table 2.02.05.09-1. PD-SA Zoning District Dimensional Standards**

Reference	Standard	Requirement
<b>Lot Standards</b>		
<u>1</u>	<u>Lot Size (min.)</u>	<u>10 acres, exclusive of major floodplain</u>
<b>Yard Requirements</b>		
<u>2</u>	<u>Adjacent to Roads (min.)<sup>1</sup></u>	<u>Structures: 35 ft. Parking: 25 ft.</u>
<u>3</u>	<u>Adjacent to Agricultural and Residential Districts, Land Bays Allowing Residential Uses, or Existing Residential Uses (min.)<sup>2</sup></u>	<u>100 ft.</u>
<u>4</u>	<u>Adjacent to Other Nonresidential Districts (min.)<sup>3</sup></u>	<u>35 ft.</u>
<u>5</u>	<u>Adjacent to PD-SA District (min.)<sup>3</sup></u>	<u>0 ft.</u>
<u>6</u>	<u>Between Structures on Individual Lots or Building Sites (min.)<sup>4, 5</sup></u>	<u>25 ft. Driveways, parking, and covered entrances: 5 ft. from lot lines</u>
<u>7</u>	<u>Between more than 1 Structure on an Individual Lot or Building Site (min.)<sup>5</sup></u>	<u>25 ft. or greater if required for fire protection</u>
<b>Building Standards</b>		
<u>8</u>	<u>FAR (max.)</u>	<u>0.40</u>
<u>9</u>	<u>Building Height (max.)<sup>6</sup></u>	<u>45 ft.</u>
<p>(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SPEX = Special Exception)</p> <p><sup>1</sup>Except when the setback required by Section 7.04.02 is greater.</p> <p><sup>2</sup>No parking, outdoor storage, loading areas, and refuse collection areas are permitted in the required yard or between buildings and agricultural districts, existing or planned residential uses or districts, or land bays allowing residential uses where such uses are visible from said districts, land bays, or uses.</p> <p><sup>3</sup>Unless the buffer required by Section 7.04.03 is greater.</p> <p><sup>4</sup>Covered walkways connecting structures or connecting structures with parking areas are permitted in yards and may traverse the space when structures are on the same lot or building site.</p> <p><sup>5</sup>A SPEX for an increase above 45 feet may be granted provided that the increase must not be detrimental to the existing and planned character of adjacent lands.</p>		

#### 2.02.05.10 Planned Development-Active Adult Retirement Community - PD-AAAR (Legacy District)

**Purpose.** *The purpose and intent of the PD-AAAR Zoning District is to retain existing areas established to:*

- *Provide for the establishment of planned adult residential communities that provide important housing opportunities for a population 55 years of age or older, in accord with Virginia Code § 36-96.7, as amended.*
- *Locate in urban and suburban areas of the County where high density residential uses would otherwise be consistent with the General Plan.*
- *Provide a safe and convenient environment, which compliments the surrounding uses and other amenities for the residents of the district.*
- *Provide adequate open space within the development, and have minimum impact on the surrounding land by providing open space adjacent to the exterior boundaries.*

**A. Applicability, Size, and Location.** The PD-AAAR Zoning District permits the continued existence of established PD-AAAR Zoning Districts.

1. Expansion of the PD-AAAR Zoning District is not permitted after the adoption date of this Ordinance.
2. Revisions to an approved PD-AAAR Zoning District Concept Development Plan (CDP) to increase the number of approved dwelling units or floor area ratio (FAR) is not permitted after the adoption date of this Ordinance.

**B. Use Regulations.** Refer to Table 3.02.02 for uses allowed in the PD-AAAR Zoning District. In addition, the following uses are required in the PD-AAAR Zoning District, subject to the requirements and limitations of these regulations:

1. Active Adult/Age Restricted Community, which must consist of:



- a. Dwelling units, (multifamily, single-family detached, and single-family attached)
  - b. Clubhouse, solely for the residents, employees, and their guests, including meeting rooms, auditorium, theater, business office, and recreational facilities and other uses related to adult community living.
  - c. Ancillary retail uses only for the development, such as grocery/convenience food store, pharmacy, medical services, barber shop, beauty shop, personal care facilities, eating and drinking establishments, library, bank and financial institutions, business services, laundry, cleaners, and other similar retail uses.
  - d. The floor area for retail and community service uses is not permitted to exceed 10% of the gross residential floor area of the buildings.
  - e. Swimming pool.
  - f. Health or fitness center.
  - g. Recreation space, active.
  - h. Bus stops/shelters with bus service
2. No more than 100 acres is permitted to be developed with residential use.

**A.C. Dimensional Standards.** Refer to Table 2.02.05.10-1 for required dimensional standards.

**Table 2.02.05.10-1. PD-AAAR Zoning District Dimensional Standards**

Reference	Standard	Requirements
Lot Requirements		
1	Lot Size (min.)	SFD: 6,000 sf
		SFA duplex: 3,000 sf
		SFA triplex end units or quadruplex: 2,200 sf
		SFA triplex interior units: 1,800 sf
		SFA townhouse: 1,600 sf
		MF: 8,000 sf
2	Lot Width (min.)	SFD: 50 ft.
		SFA duplex: 40 ft.
		SFA triplex Interior Units: 18 ft. End Units: 30 ft.
		SFA quadruplex: 35 ft.
		SFA Townhouse Interior Units: 16 ft. End Units: 26 ft.
		MF: 80 ft.
		3
Yard Requirements		
4	Adjacent to agricultural and residential zoning districts and land bays allowing residential uses <sup>1, 2</sup>	Building, outdoor storage, refuse collection areas, loading areas: 100 ft. Parking: 50 ft.
5	Front (min.) <sup>2</sup>	SFD: 25 ft.
		SFA: 15 ft.
6	Side (min.)	SFD 8 ft. if 2 side yards are provided 16 ft. if 1 side yard if provided <sup>3</sup>
		SFA Interior Units/Common Walls: 0 ft. End Units: 8 ft.
7	Rear (min.)	SFD: 25 ft.
		SFA Interior Units/Common Walls: 0 ft. End Units: 15 ft.
8	MF (min.)	Along an adjoining residential, commercial, institutional, or industrial zoning district: 100 ft.
		Along an office zoning district: 50 ft.
		Along an internal private road, not including service entrances: 40 ft.
		Between buildings: 60 ft.
Building Requirements		
9	Residential Density (max.) <sup>4</sup>	30 dwelling units per acre 36 dwelling units per acre if ADUs are provided <sup>5</sup>
10	Lot Coverage (max.)	SFD: 50%
		SFA: 50%
		MF: 30%
11	Building Height (max.)	SFD: 40 ft.
		SFA duplex, triplex, quadruplex, or townhouse: 45 ft.
		Adjacent to nonresidential zoning districts: 100 ft.

		<p><u>Adjacent to all other zoning districts:</u></p> <p><u>60 ft.</u></p> <p><u>Up to 100 ft. if the building is set back from streets or lot lines that do not constitute boundaries of zoning districts with lower maximum height restrictions 1 ft. for each 1 ft. that exceeds 60 ft. in addition to each required minimum yard.</u></p>
<p>(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SFD = single-family detached; SFA = single-family attached; MF = multifamily)</p> <p><sup>1</sup>No parking, outdoor storage, refuse collection areas, or loading space are permitted in areas between buildings and agricultural zoning districts, existing or planned residential zoning districts, or land bays allowing residential uses where such uses are visible from said agricultural and residential areas.</p> <p><sup>2</sup>Except where a greater setback is required by Section 7.04.02.</p> <p><sup>3</sup>The distance between dwellings is not permitted to be less than 16 ft.</p> <p><sup>4</sup>Based on the developable area as set out in subsection B.2.</p> <p><sup>5</sup>ADUs must be provided pursuant to Section 9.01.</p>		

**D. Development Criteria.** The following recreational, educational, and cultural facilities solely for the residents, employees and their guests must be located on site or within 10 miles of the site. If facilities are not provided on site, a guaranteed use of and vehicular or other guaranteed means of transportation to such facilities for the residents of the development must be provided.

1. Golf course (minimum 18 holes).
2. Chapel.
3. Medical care facility, outpatient only.
4. Recreation space, passive.

**E. Age of Residents.** The development of an active adult/age restricted community must include homeowners documentation reviewed by the County that specifies the age restricted nature of the proposed use. A development designated for an active adult/age-restricted development community must be in accord with Virginia Code, § 36-96.7, as amended, and must include in the homeowners association documentation policies and procedures which:

1. Ensure that at least 80 percent of the units are occupied by at least one person 55 years of age or older per unit; and
2. Demonstrate an intent by the owner or manager to providing housing for persons 55 years of age or older.

**F. Site Planning - External Relationships.** Site planning within the PD-AAAR Zoning District must provide protection of the development from potentially adverse surrounding influences, and protection of surrounding areas from potentially adverse influences within the development.

**G. Site Planning - Internal Relationships.** The PD-AAAR Zoning District must provide the following:

1. Streets, drives, parking, and service areas must provide immediate, safe, and convenient access and circulation for dwelling units and project facilities and for service and emergency vehicles including fire fighting equipment, furniture moving vans, fuel trucks, garbage collection, deliveries, and snow removal.
2. Vehicular access from off-street parking and service areas must be designed to minimize the number of curb cuts and to promote safe traffic flow.
3. Ways for pedestrians and cyclists; use by emergency or service vehicles. Ways must be provided to all dwelling units, project facilities and principal off-site destinations. Street crossings must be held to a minimum on such walkways. Pedestrian ways may be combined with other easements and used only by emergency or service vehicles.

#### **2.02.05.11 Planned Development - Mixed Use Business (PD-MUB) (Legacy District)**

**Purpose.** The purpose of this of the Planned Development-Mixed Use Business (PD-MUB) Zoning District is to retain existing areas established to:

- Provide for mixed use business developments that are a minimum of 25 acres, or 5 acres if the PD-MUB Zoning District is integrated, visually and functionally, within an existing nonresidential development that is under unified control with

the PD-MUB Zoning District or subject to a concept development plan (CDP) that was amended to include the PD-MUB Zoning District, and served by 1 or more arterial or major collector roadways.

- Encourage a compact pedestrian-oriented mix of uses, such as, but not limited to office, flex-industrial, retail, service, civic, public amenities and/or residential, located in proximity to each other to create an attractive environment in which to live, work, and play.
- Include a mix of uses to create a sense of place and that are organized in a manner to unify the overall development.
- Building scale and design, block sizes, pedestrian-oriented uses, and pedestrian-friendly streetscapes should emphasize the pedestrian-oriented nature of the zoning district.
- Link the major land uses shall by pedestrian linkages, trails, and greenways that connect the businesses, residences, and open space.
- Preserve environmental features and integrate them into the plan of development to the greatest extent feasible.
- Specific objectives of the PD-MUB Zoning District include:
  - Provide the opportunity for a high intensity development and vertical mix of uses that is supportive of and served by an adequate transportation network;
  - Provide a design and layout that efficiently utilizes the land, is arranged in a generally rectilinear grid-street pattern, and that provides for multi-modal connections between different land uses within the zoning district and from development in the zoning district to nearby development;
  - Provide for a mix of supporting commercial retail and service uses to serve the shopping and service needs of zoning district employees, visitors, and residents;
  - Encourage the development of well-configured and well utilized open space, such as plazas, squares, greens, landscaped streets, and parks, that promotes the collective social activity, recreation, and visual attractiveness of the zoning district to visitors, employees, and residents;
  - Ensure high-quality design and construction;
  - Promote the assemblage of parcels to form a unified development concept;
  - Provide housing choices and opportunities compatible within the zoning district; and
  - Encourage centralized parking facilities with complimentary on-street parking to collectively support principle uses within the zoning district.

**A. Applicability.** The PD-MUB Zoning District permits the continued existence of established PD-MUB Zoning Districts.

1. Expansion of the PD-MUB Zoning District is not permitted after the adoption date of this Ordinance.

**B. Use Regulations.** Refer to Table 3.02.02 for uses allowed in the PD-MUB Zoning District.

**C. Dimensional Standards.** Refer to Table 2.02.05.11-1 for required dimensional standards.

**Table 2.02.05.11-1. PD-MUB Zoning District Dimensional Standards**

Reference	Standard	Requirement
<b>Lot Requirements</b>		
<u>1</u>	<u>Lot Size (min.)<sup>1</sup></u>	<u>No min. except</u> <u>SFD: 2,500 sf<sup>2</sup></u> <u>SFA:1,600 sf</u>
<u>2</u>	<u>Lot Size (max.)<sup>1</sup></u>	<u>No max., except</u> <u>SFD: 5,000 sf</u>
<u>3</u>	<u>Lot Width (min.)</u>	<u>No min.</u>
<u>4</u>	<u>Lot Width (max.)</u>	<u>No max.</u>
<u>5</u>	<u>Lot Depth (min.)</u>	<u>No min.</u>
<u>6</u>	<u>Lot Depth (max.)</u>	<u>No max.</u>
<b>Yard Requirements</b>		
<u>7</u>	<u>Front Yard (max.)<sup>3</sup></u>	<u>Buildings and Structured Parking: 30 ft.</u> <u>May be expanded to 50 ft. if a minimum 300 sf courtyard, plaza, terrace or other common gathering space is provide adjacent to the front property line</u>
<u>8</u>	<u>Front Yard (min.)<sup>3</sup></u>	<u>No min.</u>
<u>9</u>	<u>Side Yard (min.)</u>	<u>No min., except 15 ft. when abutting a lot allowing a single-family dwelling units</u>
<u>10</u>	<u>Rear Yard (min.)</u>	<u>No min., except 15 ft. when abutting a lot allowing an single-family dwelling units</u>
<u>11</u>	<u>Adjacent to Agricultural Zoning District</u>	<u>Parking: 50 ft.</u> <u>Loading and Refuse Collection Areas: 100 ft.</u>
<u>12</u>	<u>Adjacent to Residential Zoning District</u>	<u>Parking: 30 ft.</u> <u>Loading and Refuse Collection Areas: 50 ft.</u>
<b>Building Requirements</b>		
<u>13</u>	<u>FAR (max.)<sup>4, 5</sup></u>	<u>1.2, except as permitted to increase pursuant to Table 9.02-3</u>
<u>14</u>	<u>Residential Density (min.)</u>	<u>8 dwelling units per acre</u>
<u>15</u>	<u>Residential Density (max.)<sup>6, 7</sup></u>	<u>Prior to Establishment of Bus Service: 20 dwelling units per acre</u> <u>If ADUs are provided: Pursuant to Table 9.01-2</u> <u>After to Establishment of Bus Service: 30 dwelling units per acre</u> <u>If ADUs are provided: Pursuant to Table 9.01-2</u> <u>If UHNUs are provided: Pursuant to Table 9.02-3</u>
<u>16</u>	<u>Lot Coverage (max.)</u>	<u>No max.</u>
<u>17</u>	<u>Building Height (max.)</u>	<u>100 ft.</u>
<p><u>(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SFD = single-family detached; SFA = single-family attached; MF = multifamily)</u></p> <p><u><sup>1</sup>Exclusive of major floodplain.</u></p> <p><u><sup>2</sup>SFA and SFD dwelling units must be provided pursuant to Section 4.02.09.A and D.</u></p> <p><u><sup>3</sup>Except where a greater setback for arterial or collector roads is required by Section 7.04.02.</u></p> <p><u><sup>4</sup>Individual lots may exceed the maximum FAR of the zoning district, provided that the maximum overall FAR of the entire zoning district as shown on an approved CDP is not exceeded.</u></p> <p><u><sup>5</sup>MF Dwelling Units are included in FAR. When calculating FAR, land area for single-family dwelling units is excluded.</u></p> <p><u><sup>6</sup>In no event shall the maximum density of a PD-MUB Zoning District, including any density bonuses received pursuant to Sections 9.01 of 9.02, exceed 54 dwelling units per acre.</u></p> <p><u><sup>7</sup>For the purpose of this section, bus service to the zoning district is established when facilities for the riders of such bus service, whether located internal to buildings, attached to the exterior of buildings or externally located on a property as a bus shelter, have been constructed within 1/4 mile of the boundary of the zoning district and scheduled bus service is operational.</u></p>		

**D. Minimum Use Percentages.** A PD-MUB Zoning District must provide the minimum use percentages in Table 2.02.05.11-2 based on the total floor area or land area, as appropriate, of the zoning district.

- The total floor area of the zoning district does not include the floor area of Single-Family Attached Dwellings and Single-Family Detached Dwellings.

**Table 2.02.05.11-2. Minimum Use Percentages**

<u>Land Use Category</u>	<u>Requirement<sup>1,2</sup></u>
<u>Nonresidential (min.)<sup>3</sup></u>	<p align="center"><u>Total: 50% of total floor area must be composed of the subcategory minimum percentages provided below:</u></p> <p align="center"><u>Employment Use<sup>4</sup> - Prior to Establishment of Bus Service: 15%</u></p> <p align="center"><u>Employment Use<sup>4</sup> - After to Establishment of Bus Service: 20%</u></p> <p align="center"><u>Commercial<sup>5</sup> and Lodging Use subcategories: 5%</u></p> <p align="center"><u>Public, Civic, Institutional<sup>6</sup> Use subcategory: 2%</u></p>
<u>Multifamily Residential (min.)<sup>7</sup></u>	<p align="center"><u>10%</u></p> <p align="center"><u>MFA must have the largest percentage of residential floor area</u></p>
<u>Open Space (min.)<sup>3,8</sup></u>	<p align="center"><u>Prior to Establishment of Bus Service: 10% of land area of the zoning district</u></p> <p align="center"><u>After Establishment of Bus Service: 15% of land area of the zoning district</u></p>
<p><u>(min. = minimum; max. = maximum; SFD = single-family detached; SFA = single-family attached; MFA = multifamily attached)</u></p> <p><u><sup>1</sup>Percent of approved square feet approved for the zoning district, except where noted otherwise.</u></p> <p><u><sup>2</sup>Total percentage of nonresidential and multifamily residential ;land use categories must equal 100%.</u></p> <p><u><sup>3</sup>For the purpose of this section, bus service to the zoning district is established when facilities for the riders of such bus service, whether located internal to buildings, attached to the exterior of buildings or externally located on a property as a bus shelter, have been constructed within 1/4 mile of the boundary of the zoning district and scheduled bus service is operational.</u></p> <p><u><sup>4</sup>Employment Use subcategory includes flex-industrial uses, Commercial Uses listed under the following subcategories: Day Care; Financial Services; and Office, Business, and Professional and Public/Civic/Institutional Uses listed under the following subcategories: Government/Non-Profit and Medical.</u></p> <p><u><sup>5</sup>Commerical Use subcategories permitted to meet the Commercial Use component include: Animal Services; Food and Beverage Sales/Service; Personal/Business Services; and Retail. Public/Civic/Institutional Use subcategories permitted to meet the Commercial Use component include: Death Care Services.</u></p> <p><u><sup>6</sup>The floor area devoted to the Public, Civic, Institutional classification may also count towards the minimum floor area required for Employment uses, at the Applicant's request.</u></p> <p><u><sup>7</sup>MF Attached and MF Stacked dwelling units are included in FAR.</u></p> <p><u><sup>8</sup>Land area of indoor plazas that are open and accessible to the public may count towards the minimum land area required for Parks and Open Space, at the Applicant's request.</u></p>	

**E. Vertical Mix.** At least 50% of the buildings within the zoning district must contain a vertical mix of at least 2 different use classifications.

- Buildings that are single family dwelling units are excluded from the total number of buildings used in this calculation.

**F. Public Plaza.** Each PD-MUB Zoning District must provide a minimum of 1 plaza in accordance with Table 2.02.05.11-3 and meet the following requirements:

- At least 1 side of the public plaza must adjoin a road.
- The public plaza must include public amenities, such as ponds, fountains, public art, plant beds, benches, drinking fountains, clock pedestals, and the like.
- Buildings that adjoin the public plaza must be a minimum of 2 stories and must contain a vertical mixture of uses.
- Design Guidelines governing the areas surrounding the public plaza are required at the time of rezoning. Such Design Guidelines must include:
  - Design criteria to emphasize the prominence of the public plaza as a focal point for the development;
  - Design criteria that demonstrate the public plaza's function as public gathering place for both formal and informal events;
  - Sidewalks that provide a minimum unobstructed walkway width of 5 feet and accommodate any additional space needed for outdoor dining areas and planting and furniture areas; and
  - A Planting and furniture area that is a minimum of 4 feet in width surrounding the perimeter of the public plaza. Such planting and furniture area must be located between the curb and sidewalk when adjacent to a street. The planting and furniture area must provide pedestrian amenities, such as benches, transit shelters, kiosks, lamp posts, public art, and the like.

**Table 2.02.05.11-3. PD-MUB Public Plaza Requirements**

Size of PD-MUB Zoning District (acres)	Minimum Area of Required Public Plaza
No more than 25 acres	5,000 square feet
Greater than 25 acres but no more than 50 acres	10,000 square feet
Greater than 50 acres but no more than 75 acres	15,000 square feet
Greater than 75 acres but no more than 100 acres	20,000 square feet
Greater than 100 acres	1% of total land area of the PD-MUB Zoning District, excluding major floodplain

- G On-Street Parking.** In addition to the parking requirements of Section 7.06, on-street parking may be counted towards meeting the required parking in Section 7.06, provided such parking is located within 400 feet of the subject principal use.
- H Building Entrances.** The principal entrance of buildings must be oriented towards the street or adjacent plazas, greens, parks, squares, or pedestrian passageways in a manner to primarily accommodate pedestrians. Other additional entrances or prominent entrances that accommodate drop-off lanes for automobile traffic are also permitted.
- I Unmet Housing Needs Units (UHNUs).** PD-MUB Zoning Districts with densities greater than 30 dwelling units per acre must provide UHNUs pursuant to Section 9.02. This requirement shall not apply if the maximum proposed density exceeds 30 dwelling units per acre solely due to the application's compliance with Section 9.01.

## **2.02.05.12 General Business**

**Purpose.** The purpose of the General Business (GB) Zoning District is to retain existing areas established to provide for general destination business uses which serve the needs of residences and businesses in the vicinity.

- A. Applicability.** The GB Zoning District permits the continued development of established GB Zoning Districts.
- Expansion of the GB Zoning District is not permitted after the adoption date of this Ordinance.
- B. Uses.** Refer to Table 3.02.02 for uses allowed in the GB Zoning District.

**Dimensional Standards.** Refer to Table 2.02.05.12-1 for required dimensional standards. **Table 2.02.05.12-1. GB Zoning District Dimensional Standards**

Reference	Standard	Requirements
<b>Lot Requirements</b>		
<u>1</u>	<u>Lot Size (min.)</u>	<u>20,000 sf. exclusive of major floodplain</u>
<u>2</u>	<u>Lot Width (min.)</u>	<u>100 ft.</u>
<b>Yard Requirements</b>		
<u>3</u>	<u>Front (min.)<sup>1</sup></u>	<u>50 ft.</u>
<u>4</u>	<u>Side Adjacent to existing or planned residential use (min.)</u>	<u>100 ft.</u>
<u>5</u>	<u>Side Adjacent to GB Zoning District (min.)<sup>2</sup></u>	<u>20 ft.</u>
<u>6</u>	<u>Rear Adjacent to existing or planned residential use (min.)</u>	<u>100 ft.</u>
<u>7</u>	<u>Rear (min.)</u>	<u>50 ft.</u>
<u>8</u>	<u>Between more than 1 Structure on an Individual Lot or Building Site (min.)<sup>6</sup></u>	<u>25 ft. or greater if required for fire protection</u>
<b>Building Requirements</b>		
<u>9</u>	<u>FAR (max.)</u>	<u>0.40</u>
<u>10</u>	<u>Lot Coverage (max.)</u>	<u>35%</u>
<u>11</u>	<u>Building Height (max.)</u>	<u>45 ft.</u>
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; FAR = floor area ratio)		
<sup>1</sup> Except when the setback required by Section 7.04.02 is greater.		
<sup>2</sup> Unless the buffer required by Section 7.04.03 is greater.		



**C. Road Access.** In addition to Section 7.07.01, the following applies:

2. Road access is not allowed through residential areas.
3. Individual lot created after June 16, 1993 are not permitted to have direct access to arterial or major collector roads.

**D. Buffering and Screening.** In addition to Section 7.04, yards, berms, vegetative screening, fences, or walls must be provided to buffer residential zoning districts and public roads from uses allowed in the GB Zoning District. In particular, outdoor storage, off-street parking areas, service areas for loading and unloading and for storage and collection of materials, supplies, refuse and garbage must be screened so that such areas are not visible from the road.

### 2.02.05.13 Commercial Light Industrial -- CLI (Legacy District)

**Purpose.** The purpose of the Commercial Light Industrial (CLI) Zoning District is to retain existing areas established to:

- Accommodate a mix of similar and compatible office and industrial uses, and related supportive commercial retail and service uses along the Route 50 corridor.
- Limit traffic and aesthetic impacts on surrounding properties and supporting public facilities and utilities.
- Generate development through the use of creative design that will enhance the character of the surrounding area and contribute to the development of a distinctive gateway along the Route 50 corridor.
- Allow tourist supportive uses to serve visitors and maximize on opportunities afforded by its proximity to the Air and Space Museum.
- Achieve a design whereby buildings are located, oriented, and designed to respect the natural landscape, principles of energy conservation, relationships to surrounding properties and buildings, views from major arterials, site access and circulation needs, and the desired overall character of the zoning district as a principal gateway into Loudoun County.

**A. Applicability.** The CLI Zoning District permits the continued development of established CLI Zoning Districts.

1. Expansion of the CLI Zoning District is not permitted after the adoption date of this Ordinance.

**B. Uses.** Refer to Table 3.02.02 for uses allowed in the CLI Zoning District.

**C. Dimensional Standards.** Refer to Table 2.02.05.13-1 for required dimensional standards.

**Table 2.02.05.13-1. CLI Zoning District Dimensional Standards**

Reference	Standard	Requirement
9	FAR (max.)	0.60 0.80 in accordance with Section 2.02.05.D. 1.0 by SPEX
10	Lot Coverage (max.)	0.40 0.60 by SPEX
11	Building Height (max)	60 ft. Up to 100 ft. with 1 ft. increase in required yard for each 1 ft. increase in height over 60 ft.
12	Building Height (min.)	20 ft.
<b>Open Space Requirements</b>		
13	Open Space (min.) <sup>5</sup>	30%
14	Landscaped Open Space (min.) <sup>6</sup>	0.2 times buildable area of lot

**Table 2.02.05.13-1. CLI Zoning District Dimensional Standards**

Reference	Standard	Requirement
<sup>1</sup> Except when a greater setback is required by Section 5.07.02. <sup>2</sup> Unless a greater yard is required by Section 3.06. <sup>3</sup> Unless a greater buffer yard is required by Section 5.07.04. <sup>4</sup> Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site. <sup>5</sup> Open Space must be provided in accordance with Section 5.04. <sup>6</sup> Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.		

**B. ~~Mix of Uses.~~** The use mix in the SE District must be provided in accordance with Table 2.02.04-2.

**Table 2.02.04-2. Permitted Mix of Uses**

Land Use Category	SE District <sup>1,2</sup>
Nonresidential	Up to 100%
Public/Civic	0%+
<sup>1</sup> Percent of gross land area. <sup>2</sup> Total percentage of land use categories must equal 100%.	

**C. ~~District Vehicular Access.~~** Vehicular access to the SE District must be provided in accordance with Section 5.09.01.E and as follows:

- ~~1. Direct access to Route 50 will be permitted pursuant to Section 5.09.01.F.~~

**D. ~~Lot Access.~~** Access to lots in the SE District must be provided in accordance with Section 5.09.01.D.

**E. ~~Road Network.~~** Within the SE District, the road network must be provided in accordance with Section 5.09.02 and as follows:

- ~~1. Streets must form blocks where feasible.~~
- ~~2. Block length or length between intersection streets must be:~~
  - ~~a. Minimum: 300 feet~~
  - ~~b. Maximum: 1,000 feet~~
- ~~3. So that future street connections to adjacent developable parcels within the Suburban Mixed Use Place Type of the General Plan can be created.~~

**Pedestrian and Bicycle Network.** Within the SE District, a pedestrian and bicycle network must be provided in accordance with Section 5.09.03: Lot Standards

<u>1</u>	<u>Lot Size (min.)</u>	<u>1 acre</u> <u>Any lot less than 2 acres must have no direct access to route 50, regardless of whether Section 7.07.01.E is met</u>
<u>2</u>	<u>Lot Width (min.)</u>	<u>200 ft.</u>
<u>3</u>	<u>Lot Depth (min.)</u>	<u>200 ft.</u>

#### **Yard Requirements**

<u>2</u>	<u>Adjacent to Roads (min.)<sup>1</sup></u>	<u>Structures: 35 ft.</u> <u>Parking: 25 ft.</u>
<u>3</u>	<u>Adjacent to Residential Zoning Districts (min.)<sup>2,3</sup></u>	<u>25 ft.</u>
<u>4</u>	<u>Adjacent to Other Nonresidential Zoning Districts (min.)<sup>2,4</sup></u>	<u>Structure: 15 ft.</u> <u>Parking, Outdoor Storage, Loading Areas, Refuse Collection Areas: 10 ft.<sup>3</sup></u>
<u>5</u>	<u>Adjacent to GB Zoning District (min.)<sup>2</sup></u>	<u>0 ft.</u>

#### **Building Standards**

<u>6</u>	<u>FAR (max.)</u>	<u>0.40</u> <u>0.6 pursuant to subsection D</u>
<u>7</u>	<u>Lot Coverage (max.)</u>	<u>0.45</u> <u>0.60 by SPEX</u>
<u>8</u>	<u>Building Height (max.)<sup>5</sup></u>	<u>60 ft.</u> <u>Up to 100 ft. if the building is set back from roads or from lot lines that do not constitute boundaries of zoning districts with lower maximum height restrictions an increase of 1 ft. in the required yard for each 1 ft. increase in height over 60 ft.</u>

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SPEX = Special Exception)

<sup>1</sup>Except when the setback required by Section 7.04.02 is greater.

<sup>2</sup>Unless the buffer required by Section 7.04.03 is greater.

<sup>3</sup>No refuse collection areas are permitted in required yards.

<sup>4</sup>In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement will be applied only at the property line and not at the zoning district line. The Zoning Administrator may waive the parking yard requirement when necessary to permit shared parking and access arrangements between uses on individual parcels.

<sup>5</sup>Additional height limitations for areas or building sites or lots directly under an airport runway flight path may be imposed in accordance with applicable Federal Aviation Administration regulations.

#### **D. Adjusted Base Floor Area Ratio (FAR--).**

2. The base ~~FAR~~floor area ratio in the CLI Zoning District may be increased on certain parcels, granted singly or cumulatively, ~~up to a maximum of 0.80 FAR on certain parcels by~~ by approval of the ~~Zoning Administrator~~, upon demonstration of ~~one~~1 or more of the following:

- a. A ~~density~~increase of 0.1 FAR above the base floor area ratio will be granted to properties where any portion of such properties is located within 600 feet of the right-of-way of Route 50 if:

1. Such properties are not located at an existing median break of ~~Route 50~~such road; and
2. The owner(s) of such properties permanently relinquish direct ~~access~~to Route 50; and

- a. ~~The owner(s) of such properties form shared access agreements with the owner(s) of adjoining properties that enable controlled access to such road for multiple uses.~~

1. ~~Such shared access agreements must remain in effect in perpetuity or until future public road improvements provide alternative access to the subject parcels that alleviates the need for the original shared access agreement.~~

2. ~~The shared access agreement must be depicted on the site plan(s) for the subject parcels and include all infrastructure improvements necessary to enable the safe and efficient access of each parcel as determined by the Department of Transportation and Capital Infrastructure and~~

VDOT.

4. ~~A density increase of 0.1 FAR above the base floor area ratio will be granted to properties where any portion of such properties are located within 600 feet of the right-of-way of Route 50 if the owner(s) of such properties file a unified plan for development with contiguous parcels of land which, when combined, total at least 20 acres.~~

1., and

2. ~~All parcels subject to the unified plan for development share no more than one point of access onto Route 50.~~

5. ~~A density increase of 0.1 FAR above the base floor area ratio will be granted to properties where any portion of such properties are located within 600 feet of the right-of-way of Route 50 if the owner(s) of such properties maintain a parking setback of 150 feet and a building setback of 300 feet from the right-of-way of Route 50.~~

## 2.02.05 Suburban Industrial – SI

**Purpose.** ~~The purpose of the Suburban Industrial (SI) Zoning District is to:~~

- ~~• Implement the Suburban Industrial/Mineral Extraction Place Type of the General Plan.~~
- ~~• Provide a location for industrial uses that are incompatible with residential uses due to the prevalence of outdoor storage and emissions of noise, odor, and vibrations to operate.~~
- ~~• Ensure general and intensive industrial uses with a public nuisance potential and necessary accessory uses and facilities are built in a well-coordinated and attractive manner that is compatible with surrounding land uses.~~
- ~~• Provide for development with limited traffic and aesthetic impacts on surrounding properties and on supporting public facilities and utilities.~~
- ~~• Permit residential and other uses only to the extent that they may be compatible with general and intensive industrial uses.~~
- ~~• Accommodate a mix of similar and compatible industrial uses, and related supportive commercial retail and service uses along the Route 50 Highway Corridor.~~
- ~~• Generate development that will enhance the character of the surrounding area and contribute to the development of a distinctive gateway along the north side of the Route 50 corridor.~~

A. ~~**Applicability, Size, and Location.** The following applies to the SI District:~~

- ~~1. **Place Type.** Located in areas consistent with the Suburban Industrial/Mineral Extraction Place Type of the General Plan.~~
- ~~2. **Minimum District Size.** The initial district size must be a minimum of 5 acres.~~
- ~~3. The Board of Supervisors may approve a zoning map amendment with incremental additions if it finds that they are:
  - ~~a. Abutting or across a road with no more than 2 through lanes from an existing SI district;~~
  - ~~b. Compatible with the existing SI district;~~
  - ~~c. Consistent with the General Plan policies for the area; and~~
  - ~~d. Integrated with the existing SI district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.~~~~

B. ~~**Uses.** Refer to Table 3.02.01 for uses allowed in the district.~~

C. ~~Refer to Table 2.02.06-1 for required dimensional standards.~~

**Table 2.02.06-1. SI District Dimensional Standards**

Reference	Standard	Requirement
-----------	----------	-------------

Lot Requirements		
1	Lot Size (min.)	1 acre, exclusive of major floodplain
Yards		
2	Setback Adjacent to Roads (min.) <sup>1</sup>	30 ft.
3	Setback Adjacent to Agricultural and Residential Districts or Residential Uses (min.) <sup>2</sup>	100 ft.
4	Setback Adjacent to Other Nonresidential Districts (min.)	15 ft.
5	Setback Adjacent to SI District (min.)	0 ft.
6	Setback between Buildings on Individual Lots or Building Sites (min.) <sup>3</sup>	30 ft. Driveways, parking, and covered entrances—5 ft. from lot lines <sup>4</sup>
7	Setback between Buildings on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection
Building Requirements		
8	FAR (max.)	0.40 0.60 by SPEG or in accordance with Section 2.02.06.I
9	Lot Coverage (max.)	0.45 0.6 by SPEG
10	Building Height (max.)	50 ft.
Open Space Requirements		
11	Open Space (min.) <sup>5</sup>	30%
12	Landscaped Open Space (min.) <sup>6</sup>	0.2 times buildable area of lot
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum) <sup>1</sup> Except when a greater setback is required by Section 5.07.02. <sup>2</sup> Unless a greater yard is required by Section 3.06.06. <sup>3</sup> Unless a greater buffer yard is required by Section 5.07.03. <sup>4</sup> Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site. <sup>5</sup> Open Space must be provided in accordance with Section 5.04. <sup>6</sup> Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.		

**D. ~~Mix of~~** The use mix in the SI District must be provided in accordance with Table 2.02.04-2.

Table 2.02.06-2. Permitted Mix of Uses	
Land Use Category	SI District <sup>1,2</sup>
Nonresidential	Up to 100%
Public/Civic	0%+
<sup>1</sup> Percent of gross land area. <sup>2</sup> Total percentage of land use categories must equal 100%.	

**E. ~~District Vehicular Access.~~** Access to the TI District must be provided pursuant to Section 5.09.01.E and as follows:

1. ~~Direct access to Route 50 will be permitted pursuant to Section 5.09.01.F.~~

**F. ~~Lot Access.~~** Access to lots in the TI District must be provided in accordance with Section 5.09.01.D.

**G. ~~Pedestrian and Bicycle Network.~~** Within the SI District, pedestrian and bicycle network must be provided in accordance with Section 5.09.03.

H. ~~Adjusted Base FAR.~~ The base FAR may be increased up to a maximum of 0.60 FAR on certain parcels by approval of the Zoning Administrator, upon demonstration of one or more of the following:

1. ~~A density increase of 0.1 FAR above the base floor area ratio will be granted to properties where any portion of such properties is located within 600 feet of the right-of-way of Route 50 if:~~

a. ~~Such properties are not located at an existing median break of Route 50; and~~

b. ~~The owner(s) of such properties permanently relinquish direct access to Route 50; and~~

3. The owner(s) of such properties form shared access agreements with the owner(s) of adjoining properties that ~~enable controlled access to such road for multiple uses; must:~~

a. ~~Such shared~~Enable controlled access ~~agreements must remain to such road for multiple uses;~~

a.b. Remain in effect in perpetuity or until future public road improvements provide alternative access to the subject parcels that alleviates the need for the original shared access agreement;  
and

b.c. ~~The shared access agreement must be~~Be depicted on the ~~site plan(s) for the subject parcels and include all infrastructure improvements necessary to enable the safe and efficient access of each parcel as determined by the Department of Transportation and Capital Infrastructure and VDOT.~~

b. A density increase of 0.1 FAR above the base floor area ratio will be granted to properties where any portion of such properties are located within 600 feet of the right-of-way of Route 50 if ~~the:~~

4.1. The owner(s) of such properties file a unified plan for development with ~~contiguous~~ parcels of land which, when combined, total at least 20 acres.

a. For the purposes of this Section, a unified plan for development means:

c. ~~Development involving multiple parcels that is approved with a single site plan application~~For the purposes of this Section, a unified plan for development means:

1. ~~Development involving multiple parcels that is approved with a single site plan application, and~~

A. ; and

A.B. All parcels subject to the unified plan for development shall share no more than one point of access onto Route 50.

b. Single entity ownership is not required, but a single commercial owners association must be formed as evidenced by a Declaration of Covenants that sets forth maintenance, design standards, etc.

d. ~~Single entity ownership is not required, but a single commercial owners association must be formed as evidenced by a Declaration of Covenants that sets forth maintenance, design standards, etc.~~

c. A density increase of 0.1 FAR above the base floor area ratio will be granted to properties where any portion of such properties are located within 600 feet of the right-of-way of Route 50 if the owner(s) of such properties maintain a ~~parking:~~

1. Parking setback of 150 feet from the right-of-way of Route 50; and ~~a building~~

5.2. Building setback of 300 feet from the right-of-way of Route 50.

## 2.02.06 Suburban Mineral Extraction — SME

Additional Regulations. All development in the CLI~~The purpose of the Suburban Mineral Extraction (SME)~~ Zoning District is to:

• ~~Implement the Suburban Industrial/Mineral Extraction Place Type of the General Plan.~~

• ~~Serve as a district that will eventually be terminated, Provide a location for industrial and mineral extraction uses~~

~~that are incompatible with residential uses due to the prevalence of outdoor storage and emissions of noise, odor, and vibrations to operate.~~

~~• on supporting public facilities and utilities.~~

~~• Permit residential and other uses only to the extent that they may be compatible with intensive industrial and mineral extraction uses.~~

**A.E. Applicability, Size, and Location.** ~~must also meet the Location.~~ The following applies to the SME District requirements:

~~1. Place Type. Located in areas consistent with the Suburban Industrial/Mineral Extraction Place Type of the General Plan.~~

~~3. Minimum District Size. The initial district size must be a minimum of 600 acres. Notwithstanding the provisions of Section 2.06.C.3, the minimum district size is not modifiable.~~ **Transportation Design.** In addition to the requirements of Section 7.07, transportation elements must be designed to:

~~a. Encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic at intersections with traffic controls such as traffic lights, stop signs or traffic calming features.~~

~~b. Include left-turn storage and right turn lanes and/or traffic dividers where existing or anticipated heavy flows indicate need.~~

~~c. Not connect minor streets with streets outside the zoning district in such a way as to encourage the use of such minor streets by substantial amounts of through traffic.~~

~~d. Avoid primary access and through vehicular traffic impacting residential neighborhoods.~~

~~e. Identify opportunities and methods for shared access and inter-parcel linkages to the maximum extent feasible~~

**F. Off-Street Parking and Loading Facilities.** In addition to the requirements of Section 7.06, the following requirements apply:

~~1. All off-street parking spaces must be within 500 feet by safe and convenient pedestrian routes of entrances to the buildings the parking spaces are intended to serve.~~

~~2. Off-street parking areas must, to the maximum extent feasible, be located to the rear of the buildings.~~

~~2. The Board of Supervisors may approve a zoning map amendment with incremental additions if it finds that they are:~~

~~a. A minimum of 10 acres in size;~~

~~b. Abutting or across a road with no more than 2 through lanes from an existing SME district;~~

~~c. Compatible with the existing SME district;~~

~~d. Consistent with the General Plan policies for the area; and~~

~~e. Integrated with the existing SME district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.~~

**B. Uses.** Refer to Table 3.02.01 for uses allowed in the district.

**B.G. Prohibited Uses.** ~~Uranium mining is not.~~ The following manufacturing uses are not be permitted in the SME district.:

**C.** Refer to Table 2.02.07-1 for dimensional standards.

**Table 2.02.07-1. SME District Dimensional Standards**

Reference	Standard	Requirement
<b>Lot Requirements</b>		
1	Lot Size (min.) <sup>1</sup>	1 acre, exclusive of major floodplain
<b>Yards</b>		
2	Setback Adjacent to Roads (min.) <sup>2</sup>	30 ft.



3	Setback Adjacent to Agricultural and Residential Districts or Residential Uses (min.) <sup>1</sup>	100 ft.
4	Setback Adjacent to Other Nonresidential Districts (min.)	50 ft.
5	Setback Adjacent to Other Mineral Extraction Districts <sup>2</sup>	15 ft.
6	Setback Between Buildings on Individual Lots or Building Sites (min.) <sup>3</sup>	30 ft. Driveways, parking, and covered entrances—5 ft. from lot lines <sup>4</sup>
7	Setback Between Buildings on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection <sup>4</sup>
<b>Building Requirements</b>		
8	FAR (max.)	0.75
9	Lot Coverage (max.)	0.50
10	Building Height (max.) <sup>5</sup>	50 ft.
<b>Open Space Requirements</b>		
11	Open Space (min.) <sup>6</sup>	30%
12	Landscaped Open Space (min.) <sup>7</sup>	20% of the buildable area of the lot
		Extractive Industries Use: N/A

**Table 2.02.07-1, SME District Dimensional Standards**

<b>Lot Requirements</b>		
1	Lot Size (min.) <sup>1</sup>	1 acre, exclusive of major floodplain
<b>Yards</b>		
2	Setback Adjacent to Roads (min.) <sup>2</sup>	30 ft.
3	Setback Adjacent to Agricultural and Residential Districts or Residential Uses (min.) <sup>3</sup>	100 ft.
4	Setback Adjacent to Other Nonresidential Districts (min.)	50 ft.
5	Setback Adjacent to Other Mineral Extraction Districts <sup>3</sup>	15 ft.
6	Setback Between Buildings on Individual Lots or Building Sites (min.) <sup>3</sup>	30 ft. Driveways, parking, and covered entrances—5 ft. from lot lines <sup>4</sup>
7	Setback Between Buildings on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection <sup>4</sup>
8	FAR (max.)	0.75
9	Lot Coverage (max.)	0.50
10	Building Height (max.) <sup>5</sup>	50 ft.
<b>Open Space Requirements</b>		
11	Open Space (min.) <sup>6</sup>	30%
12	Landscaped Open Space (min.) <sup>7</sup>	20% of the buildable area of the lot Extractive Industries Use: N/A
<p>(ft. = foot; sf. = square feet; min. = minimum; max. = maximum) <sup>1</sup>Except when greater in Section 3.06.06.03 Use Specific Standards. <sup>2</sup>Except when a greater setback is required by Section 5.07.02.</p> <p><sup>3</sup>Unless a greater buffer yard is required by Section 5.07.04.</p> <p><sup>4</sup>Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site.</p> <p><sup>5</sup>Except non-habitable structures associated with a quarry operation. Such structures are permitted by right to 120 feet in height provided they are set back from property lines and district boundaries an additional setback of 2 feet for each 1 foot in height above 50 feet. Such structures require special exception approval for heights exceeding 120 feet.</p> <p><sup>6</sup>Open Space must be provided in accordance with Section 5.04.</p> <p><sup>7</sup>Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.</p>		

**D. Mix of Uses.** The use mix in the SME District must be provided in accordance with Table 2.02.07-2.

**Table 2.02.07-2, Permitted Mix of Uses**

Land Use Category	SME District <sup>1,2</sup>
Nonresidential	Up to 100%
Public/Civic	0%+
<p><sup>1</sup>Percent of gross land area.</p> <p><sup>2</sup>Total percentage of land use categories must equal 100%.</p>	

**E. Stone Quarrying Special Exception Requirement.** The establishment of any new stone quarrying operations or the expansion of any existing stone quarrying operations beyond previously granted approvals in the SME requires Special Exception approval pursuant to Section 7.09.01 and the Stone Quarrying Special Exception application procedures in Section 7.09.06.

**F. District Vehicular Access.** Access to the SME District must be provided in accordance with Section 5.09.01.E.

~~G. **Lot Access.** Access to lots in the SME District must be provided in accordance with 5.09.01.D.~~

- ~~1. **Pedestrian and Bicycle Network.** Within Distillation of coal, wood or bones.~~
- ~~2. Fertilizer manufacture.~~
- ~~3. Fireworks.~~
- ~~4. Garbage incineration other than in municipal plants.~~
- ~~5. Mixing or batching plants for asphalt, concrete, brick or other paving and construction materials.~~
- ~~6. Petroleum, alcohol or asphalt refining, mixing or manufacture or storage.~~
- ~~7. Material recovery facility.~~
- ~~8. Any other use similar to the above excepted uses which is likely to be injurious or noxious by reason of odor, fumes, dust, smoke, vibration, noise or other causes.~~

~~H. **Compatibility.** Architectural treatment of buildings, to include materials, color, and style, must be compatible with buildings located within the same project. For the purposes of this section, a project is defined as a development that is planned, developed or managed as a unit.~~

- ~~1. Compatibility may be achieved through the SME District, pedestrian use of similar building massing, scale, materials, colors, and bicycle network other architectural features.~~

~~I. **Building Orientation.** The front façade and principal public entrance of all buildings must be oriented toward an adjacent public street.~~

~~J. **Screening of Mechanical Equipment.** In addition to the requirements of Section 7.04.05, mechanical equipment, whether ground level or rooftop, must be provided in accordance with Section 5.09 designed to be perceived as an integral part of the principal building.~~

- ~~1. For the purposes of this section, mechanical equipment includes, but is not limited to, satellite dishes, exhaust fans, HVAC equipment, and roof access ladders.~~
- ~~2. In cases where parapets are used to screen rooftop equipment, the maximum height of the parapet must be equal to the top of the highest mechanical unit but is not permitted to exceed the maximum height allowed in the zoning district by more than 3 feet.~~

~~H. **2.03.**~~

## Transition Policy Area Zoning Districts

### 2.03.01 Transitional Residential – TR-10, TR-3, TR-1

**Purpose.** The purpose of the Transitional Residential (TR-10, TR-3, TR-1) Zoning Districts is to:

- ~~• Implement the Transition Large Lot Neighborhood – TLN-10, TLN-3, TLN-1 – Place Type of the General Plan.~~

~~The purpose of the Transition Large Lot Neighborhood (TLN) Districts is to:~~

- ~~• Implement the Transition Large Lot Place Type of the General Plan;~~
- *Create a visual and spatial transition of scale and open space between the suburban area and the rural area of the County;*
- *Provide for low density development with the ~~TLN~~TR-10, ~~TLN~~TR-3, and ~~TLN~~TR-1 ~~districts~~Zoning Districts that facilitates a transition between the suburban and rural areas of the County;*
- *Provide for development in the Transition Policy Area in ways that encourage efficient development patterns and provides a variety of house and lot sizes and configurations;*

- For the ~~TLNTR-3~~ and ~~TLNTR-1~~ Zoning Districts to encourage new development designs that incorporate both suburban and rural features~~;~~;
  - Achieve a balance between the built and natural environment, where development follows land contours, incorporates and protects natural, environmental, and heritage resources~~;~~;
  - Ensure contiguous open space areas sufficient in size and soil quality to accommodate ~~and protect~~ agricultural uses;
  - Protect drinking water resources by facilitating~~;~~;
    - The protection of a ~~buffer~~ proposed along Bull Run; and
    - The protection of a ~~buffer~~ along Goose Creek, the Goose Creek Reservoir, and the Beaverdam Reservoir~~;~~;
  - Implement requirements that open space be provided in conjunction with the standards of this Zoning Ordinance~~;~~;
    - The ~~TLNTR-3UBF/LF~~ (~~Transition Large Lot Neighborhood~~Transitional Residential-3 Upper Broad Run and Upper ~~Foley/Lower Foley~~) and ~~TLNTR-1~~ Subdistricts ~~establishes~~establish a minimum of 50% open space to be more compatible with adjacent suburban development.
    - The ~~TLNTR-10~~ and ~~TLNTR-3LBR~~ (~~Transition Large Lot Neighborhood~~Transitional Residential-3 Lower Bull Run) Subdistricts ~~establishes~~establish a minimum of 70% open space to be more compatible with rural development patterns in ~~adjoining~~adjacent jurisdictions and to protect the environment and areas surrounding Bull Run.
- A. **Applicability ~~and Location~~.** The ~~TLN District~~TR-10, TR-3, and TR-1 Zoning Districts must be ~~in areas consistent with~~located within the boundaries of the Transition Large Lot Neighborhood Place Type ~~of the as shown on the~~Transition Policy Area Place Types Map in the General Plan.
- B. **Use Regulations.** Refer to Table 3.02.02-03 for uses allowed in the ~~district~~TR-10, TR-3, and TR-1 Zoning Districts.
- C. **Dimensional ~~Standards~~.** Refer to ~~Table 2.03.01-1~~ for required ~~dimensional~~ standards.

**Table 2.03-01-1: ~~TLN TR~~ Zoning District Dimensional Standards**

Reference	Standard	<del>TLNTR</del> -10	<del>TLNTR</del> -3	<del>TLNTR</del> -1
<b>Lot Requirements</b>				
1	Lot Size (min.)	No min.	No min.	No min.
2	Lots in a Group <sup>1</sup>	Min: 5 Max: No max.	Min: 5 Max: 25	Min: 5 Max: 25
<b><del>Yards</del>Yard Requirements</b>				
<u>3</u>	<u>Adjacent to Roads (min.)<sup>2</sup></u>	<u>Pursuant to Section 7.04.02</u>	<u>Pursuant to Section 7.04.02</u>	<u>Pursuant to Section 7.04.02</u>
<u>4</u>	<u>Front Yard (min.)<sup>2, 3</sup></u>	<u>20 ft.</u>	<u>12 ft.</u>	<u>10 ft.</u>
<u>5</u>	<u>Side Yard (min.)<sup>2, 3</sup></u>	<u>7 ft.</u>	<u>7 ft.</u>	<u>5 ft.</u>
<u>6</u>	<u>Rear Yard (min.)<sup>2, 3</sup></u>	<u>25 ft.</u>	<u>25 ft.</u>	<u>25 ft.</u>
<b>Building Requirements</b>				
<u>7</u>	<u>Residential Density (max.)</u>	<u>1 dwelling unit per 10 acres</u> <u>1.2 dwelling units per 10 acres</u> <u>with ADUs<sup>5</sup></u>	<u>1 dwelling unit per 3 acres</u> <u>1.2 dwelling units per 3 acres</u> <u>with ADUs<sup>5</sup></u>	<u>1 dwelling unit per 40,000 sf.</u> <u>1.2 dwelling units per 40,000</u> <u>sf. with ADUs<sup>5</sup></u>
<u>8</u>	<u>Nonresidential FAR (max.)</u>	<u>0.1</u>	<u>0.1</u>	<u>0.1</u>
<u>9</u>	<u>Lot Coverage (max.)</u>	<u>No max.</u>	<u>No max.</u>	<u>No max.</u>
<u>10</u>	<u>Building Height (max.)</u>	<u>40 ft.</u>	<u>40 ft.</u>	<u>40 ft.</u>
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum) <sup>1</sup> Lots of less than 5 acres must be grouped in accordance with subsection E. <sup>2</sup> Except when the Perimeter Setback required by Section 7.01.06.B is greater. <sup>3</sup> Except when the Road Corridor Setback required by Section 7.04.02. <sup>5</sup> ADUs must be provided pursuant to Section 9.01.				

- D. **Mix of Uses.** The land use mix must be provided within the percentages provided in Table 2.03.01-2.

Table 2.03-01-1: TLN District Dimensional Standards2. Permitted Mix of Uses				
Reference	StandardLand Use Category	TLN-10Percentage <sup>1, 2</sup>		
3	Perimeter Setback (min.) <sup>2</sup>	100 ft.	100 ft.	100 ft.
4	Front Yard Setback (min.) <sup>3, 4</sup>	20 ft.	12 ft.	10 ft.
5	Side Yard Setback (min.) <sup>3, 4</sup>	10 ft.	7 ft.	5 ft.
6	Rear Yard Setback (min.) <sup>3, 4</sup>	25 ft.	25 ft.	25 ft.
<b>Building Requirements</b>				
71	Residential Density (max.)	1 dwelling unit per 10 acres 85% min. 95% max.		
82	Nonresidential FAR (max.)	0.1% min. 10% max.		
93	Lot Coverage (max.) Public/Civic	No max. 5% or more		
10	Building Height (max.)	40 ft.	40 ft.	40 ft.
<b>Open Space Requirements</b>				
11	Open Space (min.) <sup>5</sup>	70%	TLN-3LBF: 70% TLN-3UBF/LF: 50%	50%
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum) <sup>1</sup> Lots of less than 5 acres must be grouped in accordance with Section 2.03.01.D. <sup>2</sup> Perimeter Setback is to be provided in accordance with Section 5.11.E.1. <sup>3</sup> Except when the required Perimeter Setback in Table 2.03.01-1 is greater. <sup>4</sup> Except where a greater setback is required by Section 5.07.02. <sup>5</sup> ADUs must be provided pursuant to Section 8.01. <sup>6</sup> Open Space must be provided in accordance with Section 5.04. <sup>7</sup> Percent of gross land area. <sup>8</sup> Total percentage of land use categories must equal 100%.				

Table 2.03.01-2. Permitted Mix of Uses		
Reference	Land Use Category	Percentage <sup>1, 2</sup>
1	Residential	85% min./95% max.
2	Nonresidential	0% min./10% max.
3	Public/Civic	5%+
(min. = minimum; max. = maximum) <sup>1</sup> Percent of gross land area. <sup>2</sup> Total percentage of land use categories must equal 100%.		

E. **Lot Standards.** In addition to the requirements of Table 2.03.01-1 and Section 7.01.02, all lots must meet the following requirements:

1. ~~1.~~ **Lot Yield.** The total number of lots on a site must not exceed the number permitted to accommodate the maximum residential density established by Table 2.03.01-1, regardless of whether the lot is used for a residential or nonresidential use.
2. **Number of Lots in a Group.** ~~Lot~~**Lots** must be provided in groups as follows:
  - a. Lots less than 5 acres in size must be in a contiguous group with adjacent and fronting lots oriented toward each other, as on a street~~road~~, park, green, or paved square.
  - b. ~~The number of lots in a group must be consistent with~~Pursuant to Table 2.03.01-1, except that a contiguous group may consist of fewer than 5 lots if:
    1. There will be fewer than 5 lots on the entire site that is less than 5 acres in size; or

2. ~~It is demonstrated that a~~ group of fewer than 5 lots will result in greater amounts of contiguous open space or result in less degradation of natural, environmental, and heritage resources than residential group(s) of 5 lots or more.
  3. *Number of Groups.* A single group must contain all the lots on a site that are less than 5 acres, where the total number of such lots is 25 or fewer, except that multiple groups may be allowed where:
    - a. ~~It is demonstrated that multiple~~Multiple groups will result in greater amounts of contiguous open space or result in less degradation of natural, environmental, or heritage resources; and
    - b. None of the groups contain fewer than 5 lots, unless allowed as provided in Section 2.03.01.E.
- ~~1. Variation of Lot Sizes. Developments must provide a variation of residential lot sizes in accordance with Section 5.13.~~
- ~~A. Transition Standards. Within the TLN Zoning District, transition standards, including the Perimeter Setback required in Table 2.03.01-1, must be provided pursuant to Section 5.11.E.~~
- F. **Siting of the Open Space and Building Lots.** ~~Open space~~ In addition to the requirements of Section 7.02, open space and building lots must be sited ~~and~~ as follows: ~~When the requirements of Section 7.02 conflict or differ, subsection F applies.~~
1. In accordance with Section ~~5.11.E.1~~7.01.06.B. *Perimeter Setback*.
  2. Building lots must be located on the portion of the site that is outside the open space.
    - ~~1. Exception. Residential lot group(s) and nonresidential uses must be sited to maximize the contiguity of open space, especially natural, environmental, or heritage resources.~~
  3. When subdivision or development of a parcel creates ~~less than 54 or fewer lots and the size of the parcel and permitted dwelling unit density only allows the creation of 4 or fewer~~ lots, the open space required by Table 2.03.01-1 may be provided on lots in the subdivision provided the open space is protected by an easement acceptable to the Board of Supervisors.
- ~~B. Lot Access. Individual lots in the TLN-10, TLN-3, and TLN-1 Zoning Districts must be accessed pursuant to Section 5.09.01.D and as follows:~~
- ~~1. Notwithstanding Section 5.09.01.D, access to individual lots may be provided by a private access easement that complies with the following:~~
    - ~~a. The requirements of the Facilities Standards Manual.~~
    - ~~b. A private access easement must provide access to no more than 25 lots per easement per intersection with a public road.~~
    - ~~c. A maximum of oneThe subdivision plat must contain a note detailing the provisions for the maintenance of the private access easement.~~
- ~~C. Road Network. Within the TLN District, the road network must be provided pursuant to Section 5.09.02.~~
- ~~D. Pedestrian and Bicycle Network. A pedestrian and bicycle network must be provided in accordance with Section 5.09.03.~~
- G. **Recognizing Protection by Right to Farm Act.** In the ~~TLN district~~TR-10, TR-3, and TR-1 Zoning Districts, record plats and deeds authorized pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (*Code of Virginia § 3.2-300 et seq.*).
- H. **Exemptions.** The development of a lot existing on January 7, 2003, is exempted from the standards and requirements of ~~Sections 2.03.01.D. through 2.03.01.M—K and Table 2.03.01-1 (TLN District Dimensional Standards).~~ The development of such lot will be subject to the development standards of Table 2.03.01-2.

**TABLE 2.03-01-2: TLNTR-10, TLNTR-3, TLNTR-1 BUILDING REQUIREMENTS FOR EXISTING LOTS**  
**(Lots Requirements for Existing Prior to January 7, 2003)**

Reference	Standard	Requirement
1	Yards (min.) <sup>32</sup>	25 ft. from any property line or 35 ft. from any other road right-of-way, private access easement, and any prescriptive easement
2	FAR (max.) <del>0.05</del>	0.05
3	Building Height (max.)	40 ft. <sup>23</sup>

(ft. = foot; min. = minimum; max. = maximum)  
<sup>32</sup>Except: Existing lots are defined as lots in existence prior to January 7, 2003.  
<sup>23</sup>Except where a greater setback is required by Section 5.07.7.04.02.  
<sup>24</sup>No restriction for buildings used exclusively for agriculture, horticulture, and animal husbandry.

### 2.03.02 Transition Small Lot Neighborhood – TSN

**Purpose.** The purpose of the Transition Small Lot Neighborhood (TSN) Zoning District is to:

- Implement the Transition Small Lot Neighborhood Place Type of the General Plan~~;~~
- Create a visual and spatial transition of scale and open space to facilitate a transition between ~~between~~ the suburban area and the rural area of the County~~;~~
- Provide for moderate density development in the Transition Policy Area in a way that encourages efficient development patterns and is served by public water and sewer~~;~~
- Establish residential neighborhoods arranged in a cluster arrangement that includes a focal point such as a civic use, park, or green~~;~~
- Create neighborhoods with predominately single-family detached housing arranged in assorted lot configurations, sizes, and shapes with substantial open space~~;~~
- Achieve a lot pattern in each community that aligns with the topography and key natural, environmental, and heritage resources ~~to minimize the visibility of the structures;~~
- Establish open space and natural vegetation that includes public and private trails with internal and external connections, passive and active recreation, and significant perimeter and environmental buffers as the dominant visual features of the zoning district and maintain the rural appearance of surrounding roads.

A. **Applicability, Size, and Location.** The following applies to the TSN Zoning District:

1. ~~Place Type~~Location. The TSN ~~district~~Zoning District must be ~~in an area consistent with~~located within the boundaries of the Transition Small Lot Neighborhood Place Type ~~of the as shown on the Transition Policy Area Place Types Map in the~~ General Plan.
2. Minimum Zoning District Size. The initial zoning district size must be a minimum of 10 acres. Notwithstanding the provisions of Section 2.0607.C.3, the minimum zoning district size is not modifiable.
3. Incremental Additions. The ~~Board of Supervisors~~may approve a zoning map amendment with incremental additions ~~to increase the size of the zoning district if the Board finds that they such incremental additions~~ are:
  - a. A minimum of 2 acres in size~~;~~
  - b. Abutting or across a ~~road with no more than 2 through lanes from an existing TSN district;~~Zoning District.
    - a. ~~Compatible with the existing adjacent TSN district;~~
    - b. ~~Consistent with the General Plan policies for the area; and~~



- c. ~~Integrated with~~ Connected to the existing TSN ~~district~~ Zoning District through ~~roadway, road~~ and pedestrian, and bicycle connections as well as a consistent streetscape networks.

B. **Use Regulations.** Refer to Table 3.02.02-03 for uses allowed in the ~~district~~ TSN Zoning District.

C. **Dimensional Standards.** Refer to Table 2.03.02-1 for required ~~dimensional standards.~~

**Table 2.03.02-1: TSN Zoning District Dimensional Standards**

Reference	Standard	Requirement
<b>Lot Requirements</b>		
1	Lot Size (min.)	No min.
2	Residential Lot Size (max.)	20,000 sf.
	Nonresidential Lot Size (max.)	No max.
3	Lot Width (min.)	No min.
4	Lots in a Group	Min. 15 Max. 40
<b><del>Yards</del> <u>Yard</u> Requirements</b>		
5	<del>Setbacks</del> Adjacent to Roads (min.) <sup>1,3</sup>	<del>30 ft.</del> Pursuant to Section 7.04.02
<del>6</del>	<del>Perimeter Setback (min.)</del>	<del>100 ft.</del>
7	Front <del>Yard Setback</del> (min.) <sup>1,2</sup>	10 ft.
8	Side <del>Yard Setback</del> (min.) <sup>1,3,2</sup>	5 ft.
9	Rear <del>Yard Setback</del> (min.) <sup>1,3,2</sup>	25 ft.
<b>Building Requirements</b>		
10	Residential Density (max.)	4 dwelling units per acre 4.8 dwelling units per acre with <del>ADUs</del> <u>ADUs</u> <sup>3</sup>
11	<del>Non-residential</del> <u>Nonresidential</u> FAR (max.)	0.2
12	Lot Coverage (max.)	No max.
13	Building Height (max.)	40 ft.
<b>Open Space Requirements</b>		
<del>14</del>	<del>Open Space (min.)</del> <sup>5</sup>	<del>50%</del>
<del>15</del>	<del>Residential Active Recreation Space (min.)</del> <sup>5</sup>	<del>5,000 sf for first 10 dwelling units plus 100 sf for each additional dwelling unit, including live/work dwelling units</del>
<del>16</del>	<del>Nonresidential Landscaped Open Space (min.)</del> <sup>5</sup>	<del>20% per development (Site Plan)</del> <sup>7</sup>
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum) <sup>1</sup> Except when the <del>required</del> Perimeter Setback in Table 2.03 is greater. <sup>2</sup> Perimeter <sup>2</sup> Except when the Road Corridor Setback is to be provided in accordance with Section 5.11.E.1. <sup>3</sup> Except where a greater setback is required by Section 5.077.04.02 is greater. <sup>4</sup> ADUs <sup>4</sup> ADUs must be provided pursuant to Section 89.01. <sup>5</sup> Open Space must be provided in accordance with Section 5.04 and Section 2.03.02.F.1. <sup>6</sup> Active recreation space and landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district. <sup>7</sup> Site plans for live/work dwelling units are not required to provide landscaped open space.		

D. **Mix of Uses.** The land use mix must be provided within the percentages provided in Table 2.03.02-2.

**Table 2.03.02-2. Permitted Mix of Uses**

Reference	Land Use Category	Percentage <sup>1, 2</sup>
1	Residential	85% min./100% max.
2	Nonresidential	0% min./10% max.
3	Public/Civic	5%+
(min. = minimum; max. = maximum) <sup>1</sup> Percent of gross land area. <sup>2</sup> Total percentage of land use categories must equal 100%.		

1. **Lot Standards.** In addition to the requirements of Table 2.03.01-1, and Section 7.01.02, all lots must meet the following requirements:
2. ~~1. Lot Yield.~~ The total number of lots on a site must not exceed the number permitted to accommodate the maximum residential density established by Table 2.03.02-1, regardless of whether the lot is used for a residential or nonresidential use.
3. *Number of Lots in a Group.* Lot must be provided in groups as follows:
  - a. Lots must be clustered in a contiguous group, with adjacent and fronting lots oriented toward each other, as on a road, green, or paved square.
  - b. ~~The number of lots in a group must be consistent with~~Pursuant to Table 2.03.02-1, except that a contiguous group may consist of fewer than 15 lots if it is demonstrated that a group of fewer than 15 lots will result in greater amounts of contiguous open space or result in less degradation of natural, environmental, and heritage resources than residential group(s) of 15 lots or more.

~~2. Variation of Lot Sizes.~~ Developments must provide a variation of residential lot sizes in accordance with Section 5.13.

~~B. Transition Standards.~~ Within the TSN Zoning District, transition standards, including the Perimeter Setback required in Table 2.03.02-1, must be provided pursuant to Section 5.11.E.

E. **Siting of the Open Space and Building Lots.** ~~Open space~~In addition to the requirements of Section 7.02, open space and building lots must be sited as follows: When the requirements of Section 7.02 conflict or differ, subsection F applies.

1. In accordance with ~~Section 5.11.E.17.01.06.B. Perimeter Setback.~~
2. Building lots must be located on the portion of the site outside the open space.
  - ~~1. Residential lot group(s) and nonresidential uses must be sited to maximize the contiguity of open space, especially natural, environmental, or heritage resources.~~
3. The required open space must include parks or greens that serve as the focal point for each residential lot group.
  - a. The minimum size of the park or green is 5,000 square feet plus 100 square feet for each dwelling unit in the lot group associated with the required focal point.
  - b. The focal point may also include civic uses.

~~C. Lot Access.~~ Individual lots in the TSN Zoning District must be accessed pursuant to Section 5.09.01.D and as follows:

- ~~1. Notwithstanding Section 5.09.01.D, access to individual lots may be provided by a private access easement that complies with the following:~~
  - ~~a. The requirements of the Facilities Standards Manual.~~
  - ~~b. A private access easement must provide access to no more than 25 lots per easement.~~
  - ~~c. Private access easements are not permitted to be contiguous.~~
  - ~~d. The record plat of subdivision must contain a note detailing the provisions for the maintenance of the private access easement.~~

~~D. Road Network.~~ Within the TSN District, the road network must be provided pursuant to Section 5.09.02.C.

~~E. Pedestrian and Bicycle Network.~~ A pedestrian and bicycle network must be provided in accordance with Section 5.09.03.

F. **Recognizing Protection by Right to Farm Act.** In the ~~TRL districts~~ TSN Zoning District, record plats and deeds authorized pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (*Code of Virginia* ~~§ 3.2-300 et seq.~~).

### **2.03.03 Transition Compact Neighborhood – TCN—**

**Purpose.** The purpose of the Transition Compact Neighborhood (TCN) Zoning District is to:

- Implement the Transition Compact ~~Neighborhood Place Type of the General Plan;~~
- Create a visual and spatial transition of scale and open space to facilitate a transition ~~between~~ between the suburban area and the rural area of the County;
- Provide for moderate density development in the Transition Policy Area in a way that encourages efficient development patterns and is served by public water and sewer;
- Establish residential neighborhoods arranged in an interconnected, walkable ~~street pattern~~ that includes a focal point such as a civic use, park, ~~green~~, or small commercial center;
- Create blocks with a variety and interspersions of single ~~family detached and~~ single-family attached ~~duplex, triplex, quadruplex dwelling units and accessory dwellings on small lots in a variety of shapes and sizes surrounded by significant perimeter buffers;~~
- Achieve a lot pattern in each community that aligns with the topography and key natural, environmental, and heritage resources to minimize the visibility of the structures; ~~and~~
- Establish open space and natural vegetation that includes public and private trails with internal and external connections, passive and active recreation, and extensive wooded ~~perimeter buffers~~ maintaining the rural appearance of surrounding roads.

A. **Applicability, Size, and Location.** The following applies to the TCN Zoning District:

1. **Place Type Location.** The TCN ~~district~~ Zoning District must be ~~in an area consistent with~~ located within the boundaries of the Transition ~~Small Lot Compact~~ Neighborhood Place Type ~~of the as shown on the Transition Policy Area Place Types Map in the General Plan.~~
2. **Minimum Zoning District Size.** The initial zoning district size must be a minimum of 20 acres. Notwithstanding the provisions of Section 2.0607.C.3, the minimum zoning district size is not modifiable.
3. **Incremental Additions.** ~~The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the zoning district if~~ ~~the Board~~ finds that ~~they~~ such incremental additions are:
  - a. Abutting or across a ~~road with no more than 2 through lanes to an existing TCN district;~~ Zoning District.
    - a. ~~Compatible with the existing adjacent TCN district;~~
    - b. ~~Consistent with the General Plan policies for the area; and~~
  - b. ~~Integrated with~~ Connected to the existing TCN ~~district~~ Zoning District through ~~roadway, road and pedestrian, and bicycle connections as well as a consistent streetscape networks.~~

B. **Use Regulations.** Refer to Table 3.02.02-03 for uses allowed in the ~~district~~ TCN Zoning District.

C. **Dimensional Standards.** Refer to Table 2.03.03-1 for required ~~dimensional standards.~~

**Table 2.03.03-1. TCN Zoning District Dimensional Standards**

Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.)	No min.
2	Residential Lot Size (max.)	SFD or SFA Duplex Building Lot: <u>10,000 sf.</u> Triplex or Quadruplex Building Lot: <u>20,000 sf.</u>
3	Nonresidential Lot Size (max.)	No max.
4	Lot Width (max.)	SFD: 50 ft. SFA Duplex, Triplex, Quadruplex Building Lot: 50 ft.
		SFA Duplex, Triplex, Quadruplex Ground Floor Unit or Individual Lot: 18 ft.
Yards		
5	<del>Setback</del> Adjacent to Roads (min.) <sup>1-3</sup>	<u>30 ft.</u> <u>Pursuant to Section 7.04.02</u>
<u>6</u>	<u>Front (max.)<sup>1, 2</sup></u>	<u>15 ft.</u>
<u>7</u>	<u>Side (max.)<sup>1, 2</sup></u>	<u>10 ft.</u>
<u>8</u>	<u>Rear (max.)<sup>1, 2</sup></u>	<u>25 ft.</u>
Building Requirements		
<u>9</u>	<u>Residential Density (max.)</u>	<u>5 dwelling units per acre</u> <u>6 dwelling units per acre with ADUs<sup>3</sup></u>
<u>610</u>	<u>Perimeter Setback Residential Density (min.)<sup>3</sup></u>	<u>100 ft.</u> <u>3 dwelling units per acre</u> <u>3.6 dwelling units per acre with ADUs<sup>3</sup></u>
<u>11</u>	<u>Non-residential FAR (max.)</u>	<u>0.2</u>
<u>12</u>	<u>Lot Coverage (max.)</u>	<u>No max.</u>
<u>713</u>	<u>Front Yard Setback Building Height (max.)<sup>3</sup></u>	<u>1540 ft.</u>
<u>Side Yard Setback (max.)<sup>3-3</sup>(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)</u>		
<sup>1</sup> Except when the Perimeter Setback required by Section 7.01.06.B is greater.		
<sup>2</sup> Except when the Road Corridor Setback required by Section 7.04.02 is greater.		
<sup>3</sup> ADUs must be provided pursuant to Section 9.01.		

D. **Mix of Uses.** The land use mix must be provided within the percentages provided in Table 2.03.03-2.

**Table 2.03.03-1. TCN District Dimensional Standards2. Permitted Mix of Uses**

Reference	StandardLand Use Category	RequirementPercentage <sup>1,2</sup>
<u>9</u>	<u>Rear Yard Setback (max.)<sup>3,4</sup></u>	<u>25 ft.</u>
<b>Building Requirements</b>		
<u>101</u>	<u>Residential Density (max.)</u>	<u>5 dwelling units per acre</u> <u>6 dwelling units per acre with ADUs<sup>4</sup> 80% min.</u> <u>90% max.</u>
<u>11</u>	<u>Residential Density (min.)</u>	<u>3 dwelling units per acre</u> <u>3.6 dwelling units per acre with ADUs<sup>4</sup></u>
<u>12</u>	<u>Non-residential FAR (max.)</u>	<u>0.2</u>
<u>13</u>	<u>Lot Coverage (max.)</u>	<u>No max.</u>
<u>14</u>	<u>Building Height (max.)</u>	<u>40 ft.</u>
<b>Open Space Requirements</b>		
<u>15</u>	<u>Open Space (min.)<sup>5</sup></u>	<u>50%</u>
<u>16</u>	<u>Active Recreation Space (min.)<sup>6</sup></u>	<u>5,000 sf for first 10 Single-Family Detached dwelling units plus</u> <u>100 sf for each additional SFD dwelling unit</u> <u>200 sf for each additional SFA Duplex, Triplex, Quadruplex dwelling unit</u>

**Table 2.03.03-1, TCN District Dimensional Standards2. Permitted Mix of Uses**

Reference	StandardLand Use Category	RequirementPercentage <sup>1, 2</sup>
172	NonresidentialLandscaped Open Space (min.) <sup>6</sup>	20% per development (Site Plan)0% min. 10% max.
3	Public/Civic	10% or more

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)  
<sup>1</sup>Except when the required Perimeter Setback in Table 2.03.03-1, is greater.  
<sup>2</sup>Perimeter Setback is to be provided in accordance with Section 5.11.E.1.  
<sup>3</sup>Except where a greater setback is required by Section 5.07.02.  
<sup>4</sup>ADUs must be provided pursuant to Section 8.01.  
<sup>5</sup>Open Space must be provided in accordance with Section 5.04.  
<sup>6</sup>Active recreation space and landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.  
<sup>7</sup>Percent of gross land area.  
<sup>8</sup>Total percentage of land use categories must equal 100%.

**Table 2.03.03-2, Permitted Mix of Uses**

Reference	Land Use Category	Percentage <sup>1, 2</sup>
1	Residential	80% min./90% max.
2	Nonresidential	0% min./10% max.
3	Public/Civic	10%+

(min. = minimum; max. = maximum)  
<sup>1</sup>Percent of gross land area.  
<sup>2</sup>Total percentage of land use categories must equal 100%.

**B. Lot Standards.** In addition to Table 2.03.01-1, all lots must meet the following requirements:

E. **1. Lot Yield.** The total number of lots on a site must not exceed the number permitted to accommodate the maximum residential density established by Table 2.03.03-1, regardless of whether the lot is used for a residential or nonresidential use.

2. **Variation of Lot Sizes.** Developments must provide a variation of residential lot sizes in accordance with Section 5.13.

**C. Transition Standards.** Within the TCN Zoning District, transition standards, including the Perimeter Setback required in Table 2.03.03-1, must be provided pursuant to Section 5.11.E.

F. **Siting of the Open Space and Building Lots.** Open space and building lots within the TCN Zoning District must be sited as follows: When the requirements of Section 7.02 conflict or differ, subsection F applies.

1. In accordance with Section 5.11.E.17.01.06.B. Perimeter Setback.

2. Building lots must be located on the portion of the site that is outside the open space.

1. Residential and nonresidential uses must be sited to maximize the contiguity of open space, especially natural, environmental, or heritage resources.

3. Nonresidential lots and uses must be integrated into and internal to the development and situated in conjunction with a centrally located park, green, civic space, or other public spaces.

G. **Lot Access.** Individual lots in the TCN Zoning District must be accessed pursuant to Section 5.097.07.01.D and as follows:

2. Notwithstanding Section 5.097.07.01.D, access to individual lots may be provided by a private access easement that complies with the following:

a. The requirements of the Facilities Standards Manual.

b. A private access easement must provide access to no more than 25 lots per easement.

~~c. Private access easements are not permitted to be contiguous.~~

~~d. The record plat of subdivision must contain a note detailing the provisions for the maintenance of the private access easement.~~

- ~~1. Notwithstanding Section 5.09.01.D, access to when the architectural front of single-family detached or single-family attached duplex, triplex, and quadruplex dwelling units, or multifamily stacked dwelling units is oriented to open space and not to a road, access to such dwelling units may be provided by an alley to the rear of the lot. The alley will be required to meet FSM requirements for access.~~

~~D. Road Network. Within the TCN District, the road network must be provided pursuant to Section 5.09.02 and as follows:~~

~~1. Roads must form blocks where feasible.~~

~~2. Block length or length between intersecting roads must be:~~

~~a. Minimum: 400 feet~~

~~b. Maximum: 800 feet~~

~~E. Pedestrian and Bicycle Network. A pedestrian and bicycle network must be provided in accordance with Section 5.09.03.~~

~~F. Transition Standards. Within the TCN Zoning District, development transition standards must be provided pursuant to Section 5.11.E.~~

~~G. Street Trees. Street trees must be provided in accordance with Section 5.07.02.E.~~

## **2.03.04 Transition Community Center – TCC**

**Purpose.** The purpose of the Transition Community Center (TCC) Zoning District is to:

- Implement the Transition Community Center Place Type of the General Plan;
- Create a visual and spatial transition of scale and open space to facilitate a transition between the suburban area and the rural area of the County;
- Provide for small, pedestrian-focused, retail development in the Transition Policy Area in a way that encourages efficient development patterns and is served by public water and sewer;
- Establish pedestrian-scale commercial development that provides retail sales, entertainment, and civic functions in an interconnected, walkable street pattern;
- Ensure the commercial development provides convenient and safe pedestrian and vehicular connections to adjacent neighborhoods, extensive landscaping at the perimeter, and outdoor activity and community space;
- Allow a residential component as multifamily dwelling units over commercial uses or live/work units;
- Permit auto-oriented uses if they located away from pedestrian areas unless incorporated into the mixed-use buildings and limited big box retail in the form of food stores or pharmacies; and
- Establish gradual transitions to adjacent residential neighborhoods and roads by using substantial open space provided as perimeter screening, such as a park or recreation area, variations in building orientation, height step down, and creative and extensive use of landscaping and natural features.

**A. Applicability, Size, and Location.** The following applies to the TCC Zoning District:

- 1. Place Type Location.** The TCC district Zoning District must be in an area consistent with located within the boundaries of the Transition Community Center Place Type of the as shown on the Transition Policy Area Place Types Map in the General Plan.
- 2. Minimum Zoning District Size.** The initial zoning district size must be a minimum of 6 acres. Notwithstanding the provisions of Section 2.0607.C.3, the minimum zoning district size is not modifiable.



3. **Incremental Additions.** ~~The Board~~ of Supervisors ~~may~~ approve a zoning map amendment with incremental additions ~~to increase the size of the zoning district if the Board finds that they~~ such incremental additions are:

- a. A minimum of 1 acre in size;
- b. Abutting or ~~across a road with no more than 2 through lanes from an existing TCC district;~~ Zoning District.
- ~~a. Compatible with the existing adjacent TCC district;~~
- ~~b. Consistent with the General Plan policies for the area; and~~
- c. ~~Integrated with~~ Connected to the existing ~~TCC district~~ TCC Zoning District through ~~roadway, road and pedestrian, and bicycle connections as well as a consistent streetscape networks.~~

B. **Use Regulations.** Refer to Table 3.02.02-03 for uses allowed in the ~~district~~ TCC Zoning District.

C. **Dimensional Standards.** Refer to ~~Table 2.03.0304-1~~ Table 2.03.04-1 for required ~~dimensional standards.~~

**Table 2.03.0304-1. TCC Zoning District Dimensional Standards**

Reference	Standard	Requirement
<b>Lot Requirements</b>		
1	Lot Size (min.)	No min.
2	Lot Width (min.)	No min.
<b>YardsYard Requirements</b>		
3	<del>Setback</del> Adjacent to Roads (min.) <sup>1,2</sup>	<del>0 ft.</del> <u>Pursuant to Section 7.04.02</u>
4	<del>Perimeter Setback (min.)</del> <sup>3</sup>	<del>50 ft.</del>
<del>54</del>	Front <del>Yard Setback</del> (max.) <sup>1,2</sup>	15 ft.
<del>65</del>	Side <del>Yard Setback (max.) (min.)</del> <sup>1,2</sup>	10 ft.
<del>76</del>	Rear <del>Yard Setback (max.) (min.)</del> <sup>1,2</sup>	25 ft.
<b>Building Requirements</b>		
<del>87</del>	FAR (max.)	0.3
<del>98</del>	Lot Coverage (max.)	No max.
<del>109</del>	Building Height (max.)	40 ft.
<b>Open Space Requirements</b>		
<del>11</del>	<del>Open Space (min.)</del> <sup>4</sup>	50%
<del>12</del>	<del>Residential Active Recreation Space</del> <sup>5</sup>	5,000 SF for first 10 dwelling units plus 200 SF for each additional dwelling unit
<del>13</del>	<del>Nonresidential Landscaped Open Space (min.)</del> <sup>5</sup>	20% per development (Site Plan)

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)

<sup>1</sup>Except when the ~~required~~ Perimeter Setback in Table 2.03.01-1 is greater.

<sup>2</sup>Except where a greater setback is required by Section 5.07.027.01.06.B is greater.

<sup>3</sup>Perimeter ~~Setback is to be provided in accordance with~~ required by Section 5.11.E.1.

<sup>4</sup>Open Space must be provided in accordance with Sections 57.04 and 2.03.04.E.3.

<sup>5</sup>Active recreation space and landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district if it is greater.

D. **Mix of Uses.** The land use mix must be provided within the percentages provided in Table 2.0203.04-2.

3. A tabulation of the proposed mix of uses must be provided on an approved CDP. The use tabulation ~~must~~ include the maximum number of dwelling units.



4. When an incremental addition is made to an existing TCC Zoning District, the tabulation must be revised to incorporate uses proposed for the incremental addition. The revised tabulation must not exceed the maximum use percentages in Table 2.0203.04-2.
5. Each site plan or subdivision application subsequent to Zoning Map Amendment or Zoning Concept Plan Amendment approval must include the following tabulations:
  - d. Approved total square footage, square footage for the application, and remaining square footage; and
  - e. Approved total number of dwelling units and dwelling units by type, dwelling units by type for the application, and remaining dwelling units by type.

**Table 2.0203.04-2. Permitted Mix of Uses**

Reference	Land Use Category	Percentage <sup>1, 2</sup>
1	Multifamily <sup>3</sup> or Live/Work <sup>4</sup> Dwelling Unit	0% min. 25% max.
2	Nonresidential	70% min. 95% max.
3	Public/Civic	5% min. <del>30% max.</del>

(min. = minimum; max. = maximum)  
<sup>1</sup>Total percentage of land use categories must equal 100%.  
<sup>2</sup>~~Maximum~~ Percent of approved square feet or FAR. Maximum square footage and FAR must be provided on an approved CDP.  
<sup>3</sup>Must be provided pursuant to Section 3.064.02.0910.D.  
<sup>4</sup>Must be provided pursuant to Section 3.064.02.0304.

- E. **District Vehicular Access.** Access to the TCC District must be provided pursuant to Section 5.097.07.01.E-D and as follows:
  1. Vehicular access to adjacent residential projects must be provided, but is it not permitted as the primary vehicular access.
- F. **Transition Standards.** Within the TCC Zoning District, the transition standards, including the Perimeter Setback required in Table 2.03.04-1, must be provided pursuant to Section 7.01.06.B. and as follows: 5.11.E.
  2. In addition to the requirements of Section 5.11.E., a majority of the required open space is permitted to be in the Perimeter Setback and should be provided as park or active recreation space.
  1. If the perimeter setback Perimeter Setback is not provided as active recreation space as permitted by subsection G.3, then existing non-invasive vegetation and natural features must be maintained, or extensive landscape plantings must be provided, or a combination thereof to create a transition between the TCC Zoning District and the adjacent development.
- G. **Siting of the Open Space and Building Lots.** Open space and building lots within the TCC Zoning District must be sited as follows: When the requirements of Section 7.02 conflict or differ, subsection F applies.
  3. In accordance with Section 5.11.E.1.
  4. Building lots must be located on the portion of the site outside the open space.
  5. Residential and nonresidential uses must be sited to maximize the contiguity of open space, especially natural, environmental, or heritage resources.
- B. **Road Network.** Within the TCC District, the road network must be provided pursuant to Section 5.09.02.C. and as follows:
  3. Roads must form blocks where feasible.
  4. Block length or length between intersecting roads must be:

c. ~~Minimum: 200 feet~~

Table 2.03.05-1. TLI District Dimensional Standards		
Reference	Standard	Requirement
<b>Lot</b>		
1	Lot Size (min.)	1 acre, exclusive of major floodplain
<b>Yard</b>		
2	Setback Adjacent to Roads (min.) <sup>1,2</sup>	35 ft.
3	Perimeter Setback (min.) <sup>2,3</sup>	100 ft.
4	Setback Adjacent to Other Nonresidential Districts (min.) <sup>4</sup>	15 ft.

d. ~~Maximum: 800 feet~~

C. ~~**Pedestrian and Bicycle Network.** Within the TCC District, a pedestrian and bicycle network must be provided in accordance with Section 5.09.03.~~

D. ~~**Street Trees.** Street trees must be provided in accordance with Section 5.07.02.E.~~

## 2.02.07 Transition Light Industrial – TLI

7 ~~The purpose of the Transition Light Industrial (TLI) District is to:~~

- ~~● Implement the Transition Light Industrial Place Type of the General Plan.~~
- ~~● Provide opportunities for low traffic industrial and employment uses, with data centers, contractor establishments, and small scale assembly or production as the predominant uses.~~
- ~~● Establish open space that creates effective visual buffers to conceal buildings and uses from adjacent roads and residential areas.~~
- ~~● Establish sufficient open space to ensure environmental protection on the site.~~

A. ~~**Applicability, Size, and Location.** The following applies to the TLI District:~~

- ~~1. **Place Type.** Located in areas consistent with the Transition Light Industrial Place Type of the General Plan.~~
- ~~2. **Minimum District Size.** The initial district size must be a minimum of 20 acres.~~
- ~~3. **Incremental Additions.** The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district if it finds that they are:~~
  - ~~a. Abutting or across a road with no more than 2 through lanes from an existing TLI district;~~
  - ~~b. Compatible with the existing adjacent TLI district;~~
  - ~~c. Consistent with the General Plan policies for the area; and~~
  - ~~d. Integrated with the existing TLI district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.~~

B. ~~Refer to Table 3.02.02 for uses allowed in the district.~~

C. ~~Refer to Table 2.03.05-1 for required dimensional standards.~~

5	Setback Between Buildings on Individual Lots or Building Sites (min.) <sup>4</sup>	30 ft. Driveways, parking, and covered entrances: 5 ft. from lot lines <sup>5</sup>
6	Setback Between Buildings on an Individual Lot or Building Site (min.) <sup>4</sup>	25 ft., or greater if required for fire protection <sup>4</sup>
<b>Building Requirements</b>		
7	FAR (max.)	0.4 by right; 0.60 by SPEX
8	Lot Coverage (max.)	0.45, up to 0.60 by SPEX
9	Building Height (max.)	40 ft.
<b>Open Space Requirements</b>		
10	Open Space (min.) <sup>6</sup>	50%
11	Landscaped Open Space (min.) <sup>7</sup>	0.2 times buildable area of lot

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)

<sup>1</sup>Except when the required Perimeter Setback in Table 2.03.05-1 is greater.

<sup>2</sup>Except when a greater setback is required by Section 5.07.02.

<sup>3</sup>Perimeter Setback is to be provided in accordance with Section 5.11.E.1.

<sup>4</sup>Unless a greater buffer yard is required by Section 5.07.04.

<sup>5</sup>Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site.

<sup>6</sup>Open Space must be provided in accordance with Section 5.04.

<sup>7</sup>Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.

D.—The use mix in the TLI District must be provided in accordance with Table 2.03.05-2.

Table 2.03.05-2. Permitted Mix of Uses	
Land-Use Category	TLI District <sup>1,2</sup>
Nonresidential	Up to 100%
Public/Civic	0%+

<sup>1</sup>Percent of gross land area.

<sup>2</sup>Total percentage of land use categories must equal 100%.

G.—**District Vehicular Access.** Access to the TLI Zoning District must be provided in accordance with Section 5.09.01.E.

H.—**Lot Access.** Access to lots in the TLI District must be provided in accordance with Section 5.09.01.D.

I.—**Transition Standards.** Within the TLI Zoning District, transition standards, including the Perimeter Setback required in Table 2.03.05-1, must be provided pursuant to Section 5.11.E.

- 1.—**Exception.** The Perimeter Setback required in Section 5.11.E is not required along TLI District boundaries where the proposed TLI District boundary is adjacent to the Transition Industrial/Mineral Extraction Place Type and the adjoining land is vacant or underdeveloped unless there are existing residential or agricultural uses.

J.—**Siting of the Open Space and Building Lots.** Open space and building lots within the TLI District must be sited as follows:

- 1.—In accordance with Section 5.11.E.1.
- 2.—Building lots must be located on the portion of the site outside the open space.
- 3.—Residential and nonresidential uses must be sited to maximize the contiguity of open space, especially natural, environmental, or heritage resources.

K. ~~**Pedestrian and Bicycle Network.**~~ Within the TLI District, pedestrian and bicycle network must be provided in accordance with Section 5.09.03.

## 2.02.08 Transition Industrial – TI

---

*The purpose of the Transition Industrial (TI) district is to:*

- ~~Implement the Transition Industrial/Mineral Extraction Place Type of the General Plan.~~
- ~~Provide a location for industrial uses that are incompatible with residential uses due to the prevalence of outdoor storage and emissions of noise, odor, and vibrations to operate.~~
- ~~Ensure general and intensive industrial uses with a public nuisance potential and necessary accessory uses and facilities are built in a well-coordinated and attractive manner that is compatible with surrounding land uses.~~
- ~~Permit residential and other uses only to the extent that they may be compatible with general and intensive industrial uses.~~

A. ~~**Applicability, Size, and Location.**~~ The following applies to the TI District:

1. ~~*Place Type.*~~ Located in areas consistent with the Transition Industrial/Mineral Extraction Place Type of the General Plan.
2. ~~*Minimum District Size.*~~ The initial district size must be a minimum of 5 acres.
3. ~~*Incremental Additions.*~~ The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district if it finds that they are:
  - a. ~~Abutting or across a road with no more than 2 through lanes from an existing TI district;~~
  - b. ~~Compatible with the existing adjacent TI district;~~
  - c. ~~Consistent with the General Plan policies for the area; and~~
  - d. ~~Integrated with the existing TI district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.~~

B. ~~06.B. Perimeter Setback~~**Use Regulations.** Refer to Table 3.02.02 for uses allowed in the district.

C. ~~Refer to Table 2.03.06-1 for required dimensional standards.~~

Table 2.03.06-1. TI District Dimensional Standards		
Reference	Standard	Requirement
<b>Lot Requirements</b>		
1	Lot Size (min.)	1 acre, exclusive of major floodplain
<b>Yards</b>		
2	Setback Adjacent to Roads (min.) <sup>1,2</sup>	100 ft.
3	Perimeter Setback (min.) <sup>2,3</sup>	100 ft.
4	Setback Adjacent to Other Nonresidential Districts (min.)	15 ft.
5	Setback Adjacent to Other Mineral Extraction Districts <sup>3</sup>	0 ft.
6	Setback between Buildings on Individual Lots or Building Sites (min.) <sup>4</sup>	30 ft. Driveways, parking, and covered entrances—5 ft. from lot lines <sup>5</sup>
7	Setback between Buildings on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection
8	FAR (max.)	0.40 0.60 by SPEX
9	Lot Coverage (max.)	0.45
10	Building Height (max.)	50 ft.
<b>Open Space Requirements</b>		
11	Open Space (min.) <sup>6</sup>	50%
12	Landscaped Open Space (min.) <sup>7</sup>	20% of the buildable area of the lot
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum) <sup>1</sup> Except when the required Perimeter Setback required by Section 5.11.E.1. is greater. <sup>2</sup> Except when a greater setback is required by Section 5.07.02. <sup>3</sup> Unless greater setback is required by Section 3.06.06. <sup>4</sup> Unless a greater buffer yard is required by Section 5.07.03. <sup>5</sup> Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site. <sup>6</sup> Open Space must be provided in accordance with Section 5.04. <sup>7</sup> Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.		

**D. Mix of Uses.** The use mix in the TI District must be provided in accordance with Table 2.03.06-2.

Table 2.03.06-2. Permitted Mix of Uses	
Land-Use Category	TI District <sup>1,2</sup>
Nonresidential	Up to 100%
Public/Civic	0%+
<sup>1</sup> Percent of gross land area. <sup>2</sup> Total percentage of land use categories must equal 100%.	

**F. District Vehicular Access.** Access to the TI District must be provided pursuant to Section 5.09.01.E.

**G. Lot Access.** Access to lots in the TI District must be provided in accordance with Section 5.09.01.D.

**H. Transition Standards.** Within the TI Zoning District, transition standards, including the Perimeter Setback required in Table 2.03.06-1, must be provided pursuant to Section 5.11.E.

- Exception.** The Perimeter Setback required in Section 5.11.E is not required along TI District boundaries where the proposed TI District boundary is adjacent to the Transition Industrial/Mineral Extraction Place Type and the adjoining land is vacant or underdeveloped unless there are existing residential or agricultural uses.

~~I. **Siting of the Open Space and Building Lots.** Open space and building lots within the TI District must be sited as follows:~~

- ~~1. In accordance with Section 5.11.E.1.~~
- ~~2. Building lots must be located on the portion of the site outside the open space.~~
- ~~3. A majority of the required open space is permitted to be in the Perimeter Setback and may be provided as park or active recreation space when the TCC Zoning District is adjacent to the TR, TSN, TCN, SN, SCN, R, or PD-H Zoning Districts.~~

## **2.03.05 Legacy Transition Policy Area Zoning Districts**

---

### **2.03.05.01 Transitional ~~Residential and nonresidential uses must be sited to maximize the contiguity of open space, especially~~ 2 -- TR-2 (Legacy District)**

---

***Purpose.** The purpose and intent of the Transitional Residential-2 (TR-2) Zoning District is to:*

- ~~• Create and facilitate a visual/spatial transition between the suburban area and the rural area of the County.~~
- ~~• Provide for development in the Transition (TR) zoned areas of the County, in ways that encourage efficient development patterns.~~
- ~~• Achieve a blend of rural and suburban development.~~
- ~~• Encourage new development designs that incorporate both suburban and rural features.~~
- ~~• Achieve a balance between the built and natural, environmental, or heritage environment.~~
- ~~• Protect and integrate open space and natural resources.~~

~~J. **Pedestrian and Bicycle Network.** Within the TI District, a pedestrian and bicycle network must implement requirements that open space be provided in accordance conjunction with Section 5.09.03.~~

## **2.02.09 Transition Mineral Extraction – TME**

---

*the standards. The purpose of the Transition Mineral Extraction (TME) district is to:*

- ~~• Implement the Transition Industrial/Mineral Extraction Place Type of the General Plan.~~
- ~~• Serve as an interim long-term district, recognizing that areas devoted to resource extraction may and should ultimately be converted to other compatible and beneficial uses consistent with the General Plan.~~
- ~~• Protect the mineral resources, primarily diabase rock, of the County:
  - ~~○ For possible future economic development;~~
  - ~~○ To provide for diabase resource extraction operations at appropriate locations and under controlled conditions; and~~
  - ~~○ To co-locate with quarries compatible heavy industrial uses.~~~~
- ~~• Provide a location for industrial and mineral extraction uses that are incompatible with residential uses due to the prevalence of outdoor storage and emissions of noise, odor, and vibrations to operate.~~
- ~~• Ensure mineral extraction and intensive industrial uses with a public nuisance potential and necessary accessory uses and facilities are built in a well-coordinated and attractive manner that is compatible with surrounding land uses.~~
- ~~• Provide for development with limited traffic and aesthetic impacts on surrounding properties and on supporting public facilities and utilities this Ordinance.~~

~~A. **Applicability, Size, and Location.** The following applies to the TME TR-2 Zoning District:~~

- A. ~~Place Type.~~ Located in areas consistent with the Transition Industrial/Mineral Extraction Place Type permits the continued existence of the General Plan established TR-2 Zoning Districts.
- ~~1. Minimum District Size.~~ The initial district size must be a minimum of 600 acres. Notwithstanding the provisions of Section 2.06.C.3, the minimum district size is not modifiable.
  - ~~2. Incremental Additions.~~ The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district if it finds that they are:
    - ~~a. A minimum of 10 acres in size;~~
    - ~~b. Abutting or across a road with no more than 2 through lanes from an existing TME district;~~
    - ~~c. Compatible with the existing adjacent TME district;~~
    - ~~d. Consistent with the General Plan policies for the area; and~~
    - ~~e. Integrated with the existing TME district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.~~
  1. Expansion of the TR-2 Zoning District is not permitted after adoption of this Zoning Ordinance.
- B. **Use Regulations.** Refer to Table 3.02.02-04 for uses allowed in the ~~district~~ TR-2 Zoning District.
- ~~3. Prohibited Uranium mining is not permitted in the TME district.~~
- C. **Dimensional Standards.** Refer to Table 2.03.0705.01-1 for required ~~dimensional standards.~~

Table 2.03.0705.01-1. <del>TME</del> TR-2 Zoning District Dimensional Standards		
Reference	Standard	Requirement
<b>Lot Requirements</b>		
<u>1</u>	<u>Lot Size (min.)</u>	<u>No min.</u>
<u>2</u>	<u>Lot Grouping</u>	<u>Min: 5</u> <u>Max: 25</u>
<b>Yard Requirements</b>		
<u>3</u>	<u>Setback Adjacent to Roads (min.)</u>	<u>Pursuant to Section 7.04.02</u>
<u>4</u>	<u>Front Yard (min.)<sup>1</sup></u>	<u>10 ft.</u>
<u>5</u>	<u>Side Yard (min.)<sup>1</sup></u>	<u>5 ft.</u>
<u>6</u>	<u>Rear Yard (min.)<sup>1</sup></u>	<u>25 ft.</u>
<b>Building Requirements</b>		
<u>7</u>	<u>Residential Density (max.)</u>	<u>1 du per 20,000 sf.</u>
<u>8</u>	<u>Building Height (max.)</u>	<u>40 ft.</u>
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)		
<sup>1</sup> Except where a greater setback is required by Section 7.04.02.		

- D. **Lot Standards.** In addition to the requirements of Table 2.03.05.01-1 and Section 7.01.02, all lots must meet the following requirements:
1. Lot Yield. The total number of lots on a site must not exceed the number permitted to accommodate the maximum residential density established by Table 2.03.05.01-1, regardless of whether the lot is used for a residential or nonresidential use.
  2. Number of Lots in a Group. Lot must be provided in groups as follows:
    - a. Lots less than 5 acres in size must be in a contiguous group with adjacent and fronting lots oriented toward each other, as on a road, park, green, or paved square.
    - b. Pursuant to Table 2.03.05.01-1, except that a contiguous group may consist of fewer than 5 lots if:
      1. There will be fewer than 5 lots on the entire site less than 5 acres in size; or



2. A group of fewer than 5 lots will result in greater amounts of contiguous open space or result in less degradation of natural, environmental, and heritage resources than residential group(s) of 5 lots or more.

3. Number of Groups. A single group must contain all the lots on a site that are less than 5 acres, where the total number of such lots is 25 or fewer, except that multiple groups may be allowed where:

a. Multiple groups will result in greater amounts of contiguous open space or result in less degradation of natural, environmental, or heritage resources; and

b. None of the groups contain fewer than 5 lots, unless allowed as provided in Section 2.03.05.01.E.

E. **Siting of the Open Space and Building Lots.** In addition to the requirements of Section 7.02, open space and building lots must be sited as follows. When the requirements of Section 7.02 conflict or differ, subsection F applies.

1. In accordance with Section 7.01.06.B.

2. Building lots must be located on the portion of the site that is outside the open space.

3. Exception. When subdivision or development of a parcel creates 4 or fewer lots and the size of the parcel and permitted dwelling unit density only allows the creation of 4 or fewer lots, the open space required by Table 2.03.05.01-1 may be provided on lots in the subdivision provided the open space is protected by an easement acceptable to the Board of Supervisors.

F. **Recognizing Protection by Right to Farm Act.** In the TR-2 Zoning District, record plats and deeds authorized pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Code of Virginia Section 3.2-300 et seq.).

G. **Exemptions.** The development of a lot existing prior to January 7, 2003 is exempted from the standards and requirements of Table 2.03.05.01-1 and Sections 2.03.05.01.C. through 2.03.05.01.E. The development of such lot is subject to the development standards of Table 2.03.05.01-2.

**Table 2.03.05.01-2. TR-2 Building Requirements for Existing Lots<sup>1</sup>**

Reference	Standard	Requirement
<b>Lot Requirements</b>		
1	Lot Size (min.) <sup>2</sup>	1 acre, exclusive of major floodplain
<b>Yards</b>		
2	Setback Adjacent to Roads (min.) <sup>2,3</sup>	100 ft.
3	Perimeter Setback (min.) <sup>3,4</sup>	100 ft.
4	Setback Adjacent to Other Nonresidential Districts (min.)	50 ft.
5	Setback Adjacent to Other Mineral Extraction Districts (min.) <sup>4</sup>	15 ft.
6 <sup>1</sup>	Setback Between Buildings on Individual Lots or Building Sites (min.) <sup>4</sup> Required Yards (min.) <sup>1</sup>	30 ft. Driveways, parking, and covered entrances—5 ft. from lot lines <sup>5</sup> Building: 25 ft. from any property line or Building: 35 ft. from any other road right-of-way, private access easement, or prescriptive easement.
7	Setback Between Buildings on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection <sup>5</sup>
<b>Building Requirements</b>		
8 <sup>2</sup>	FAR Floor Area Ratio (max.)	0.75 <sup>05</sup>
9	Lot Coverage (max.)	0.50

**Table 2.03.05.01-2. TR-2 Building Requirements for Existing Lots<sup>1</sup>**

Reference	Standard	Requirement
403	Building Height (max.) <sup>62</sup>	5040 ft.
<b>Open Space Requirements</b>		
11	Open Space (min.) <sup>7</sup>	50%
12	Landscaped Open Space (min.) <sup>8</sup>	20% of the buildable area of the lot
		Extractive Industries Use: N/A

(ft. = foot; ~~sf. = square feet~~; min. = minimum; max. = maximum)

<sup>1</sup>Except when greater in Section 3.06 Use Specific Standards.

<sup>2</sup>Existing lots are defined as lots in existence prior to January 7, 2003.

<sup>3</sup>Except when the required Perimeter Setback where a greater setback is required by Section 5.11.E.1, is greater.

<sup>4</sup>Except when a greater setback is required by Section 5.07.02.

<sup>5</sup>Unless a greater buffer yard is required by Section 5.07.04.02.

<sup>6</sup>Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site.

<sup>7</sup>Except non-habitable structures associated with a quarry operation. Such structures are permitted by right to 120 feet in height provided they are set back from property lines and district boundaries an additional setback of 2 feet for each 1 foot in height above 50 feet. Such structures require special exception approval for heights exceeding 120 feet.

<sup>8</sup>Open Space must be provided in accordance with Section 5.04.

<sup>9</sup>Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.<sup>3</sup>No restriction for buildings used exclusively for agriculture, horticulture and animal husbandry.

**B. ~~Mix of Uses.~~** The use mix in the SME District must be provided in accordance with Table 2.03.07-2.

**Table 2.03.07-2. Permitted Mix of Uses**

Land Use Category	TME District <sup>1,2</sup>
Nonresidential	Up to 100%
Public/Civic	0%+

<sup>1</sup>Percent of gross land area.

<sup>2</sup>Total percentage of land use categories must equal 100%.

**F. ~~Stone Quarrying Special Exception 04 Requirement.~~** The establishment of any new stone quarrying operations or the expansion of any existing stone quarrying operations beyond previously granted approvals in the TME requires Special Exception approval pursuant to Section 7.09.01 and the Stone Quarrying Special Exception application procedures in Section 7.09.06.

**G. ~~District Vehicular Access.~~** Access to the TME District must be provided pursuant to Section 5.09.01.E.

**H. ~~Lot Access.~~** Access to lots in the TME District must be provided in accordance with 5.09.01.D.

**I. ~~Transition Standards.~~** Within the TME Zoning District, transition standards, including the Perimeter Setback required in Table 2.03.07-1, must be provided pursuant to Section 5.11.E.

1. The ~~Perimeter Setback~~ required in Section 5.11.E is ~~not~~ required along TME District boundaries where the proposed TME District boundary is adjacent to the Transition Industrial/Mineral Extraction Place Type and the adjoining land is vacant or underdeveloped unless there are existing residential or agricultural uses.

**J. ~~Open space and building lots within the TME District must be sited as follows:~~**

1. ~~In accordance with Section 5.11.E.1.~~
2. ~~Building lots must be located on the portion of the site outside the open space.~~
3. ~~Residential and nonresidential uses must be sited to maximize the contiguity of open space, especially natural, environmental, or heritage resources.~~

**K. ~~Pedestrian and Bicycle Network.~~** Within the TME District, a pedestrian and bicycle network must be provided in

~~accordance with Section 5.09.03.~~

## Rural Policy Area Zoning Districts

### 2.04.01 Agricultural Rural ~~North~~ ~~ARN~~ ~~1~~ – AR-1

**Note:** Prime Agricultural- Soil and Cluster Subdivision regulations are being amended separately from the Zoning Ordinance Rewrite in a stand-alone zoning ordinance amendment, ZOAM-2020-0002. Contact Project Manager Jacob Hambrick at [jacob.hambrick@loudoun.gov](mailto:jacob.hambrick@loudoun.gov) ~~clustersubregs@loudoun.gov~~ for information or to comment on that ZOAM.

**Purpose.** The purpose and intent of the Agricultural Rural ~~North (ARN)-1 (AR-1) Zoning~~ District is to:

- Implement ~~the Rural North Place Type of the~~ General Plan.
- Support the retention of large areas of land preserved for open space, agriculture, and rural economy uses ~~to retain the rural~~ character of the area with limited, low density ~~residential and clustered residential development that blends and is compatible with the surrounding area.~~
- Allow low-density, large lot subdivisions and subdivisions that cluster smaller residential lots ~~that are compatible with or help retain the surrounding pastoral character.~~
- Allow for ~~complementary agricultural, rural business, and tourism uses that constitute Loudoun's rural economy uses.~~
- Ensure rural economy uses ~~can be developed consistent with the rural character of the~~ ~~ARN district~~ AR-1 Zoning District and are compatible with any existing ~~residential development through mitigation or other standards.~~
- Recognize the County's tourism industry is interconnected with the rural economy and rural economy uses in the zoning district by allowing for tourism uses related to agricultural uses; public, civic, and institutional ~~uses~~; and rural activity and special event uses.
- Ensure development incorporates natural and heritage resources while preserving important viewsheds that contribute to the rural landscape.
- Establish ~~ARN~~ AR-1 as an agricultural district.

**A. Applicability and Location.** The ~~ARN district~~ AR-1 Zoning District must be located ~~in areas consistent with~~ within the boundaries of the Rural North Place Type ~~of the~~ as shown on the Rural Policy Area Place Types Map in the General Plan.

1. The ~~ARN district~~ AR-1 Zoning District is considered an agricultural district.

**B. Use Regulations.** Refer to ~~Table 3.02.03~~ for uses allowed in the ~~district~~ AR-1 Zoning District.

**C. Development Options.** Land within the ~~ARN zoning district~~ AR-1 Zoning District must be subdivided under 1 of the 3 development options identified in Table 2.04.01-1 provided the subdivisions are in accordance with ~~this section and the procedures in the Land Subdivision and Development Ordinance (LSDO) for such division. Nothing in this section precludes a property owner from filing for a Family Subdivision in accordance with the requirements of the LSDO.~~

**D. Dimensional Standards.** Refer to Table 2.04.01-1 for required ~~dimensional standards.~~

Table 2.04.01-1. **ARNAR-1 Zoning** District Dimensional Standards

Reference	Standard	Base Density Division Option	Principal/ Subordinate Subdivision Option	Cluster Subdivision Option	
Lot Requirements					
1	Originating Tract (min.)	N/A	20 acres prior to development	20 acres prior to development	
2	Lot Yield (max.)	1 lot per 20 acres	1 lot per 10 acres	1 lot per 5 acres	
23	Lot Size (min.)	20 acres	80,000 SF exclusive of major floodplain; Min. one 15-acre Rural Economy Lot per Principal/ Subordinate Subdivision	Residential Cluster Lot	Rural Economy Lot
				On-site Water and Wastewater:- 40,000 sf, exclusive of major floodplain Off-site Wastewater and On-site Water:- 20,000 sf, exclusive of major floodplain Off-site Water and Off-Site Wastewater:- No minimum lot size	Min. one 15-acre Rural Economy Lot per Cluster Subdivision
34	Lot Size (max.)	N/A	N/A	4 acres	N/A
45	Lot Width (min.)	175 ft.	175 ft.	N/A	175 ft.
56	Length/Depth/Width Ratio (max.)	N/A	3:1	N/A	3:1
Yard Requirements					
67	Front Yard Setback (min.) <sup>1</sup>	25 ft. from property line; 35 ft. from road ROW; private access easement; and/or prescriptive easement	25 ft. from property line; 35 ft. from road ROW; private access easement; and/or prescriptive easement	25 ft. from property line; 35 ft. from road ROW; private access easement; and/or prescriptive easement <sup>2</sup> 35 ft. <sup>2</sup>	25 ft. from property line; 35 ft. from road ROW; private access easement; and/or prescriptive easement <sup>2</sup> 35 ft. <sup>2</sup>
78	Side Yard Setback (min.)	25 ft.	25 ft.	15 ft. <sup>2</sup>	15 ft. <sup>2</sup>
89	Rear Yard Setback (min.)	25 ft.	25 ft.	35 ft. <sup>2</sup>	35 ft. <sup>2</sup>
Building Requirements					

Table 2.04.01-1. ARNAR-1 Zoning District Dimensional Standards

Reference	Standard	Base Density Division Option	Principal/ Subordinate Subdivision Option	Cluster Subdivision Option	
<u>910</u>	<del>Residential Density</del> <u>Lot Coverage</u> (max.)	<del>1 dwelling unit per 10 acres</del> 25%, but only 10% may be used for residential or non-residential structures excluding agricultural structures not open to the public	15%	<del>1 dwelling unit per 5</del> Lots less than 40,000 sf: 8% <u>Lots 40,000 sf. to 4 acres: 15%</u>	8%
<u>11</u>	<u>Building Height</u> (max.) <sup>3</sup>	<u>35 ft.</u>	<u>35 ft.</u>	<u>35 ft.</u>	
<u>(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)</u> <u><sup>1</sup>Except where a greater setback is required by Section 7.04.02.</u> <u><sup>2</sup>All residential dwellings within the Cluster Subdivision must be set back a minimum of 100 feet from any lot line adjoining parcels not located within the subdivision.</u>					

**Table 2.04.01-1-ARN-District-Dimensional-Standards**

Reference	Standard	Base-Density Division-Option	Principal/ Subordinate Subdivision Option	Cluster-Subdivision-Option
10	Lot Coverage (max.)	15%, but only 3% may be used for residential or non- residential structures <sup>3,4</sup>	Lots less than 80,000 sf: 4% Lots greater than 80,000 sf: 15%, but only 3% may be used for residential or non-residential structures <sup>3</sup>	Lots less than 40,000 sf: 8% Lots 40,000 sf. to 4 acres: 15%
11	Building Height (max.) <sup>3</sup>	35 ft.	35 ft.	35 ft.
<b>Open Space Requirements</b>				
12	Open Space (min.)	N/A	N/A	Minimum 70% of gross land area of development must be comprised of a Rural Economy Lot(s) or a combination of Rural Economy Lot(s) and Common Open Space
<sup>1</sup> (ft. = foot; sf. = square feet; min. = minimum; max. = maximum) <sup>2</sup> Except where a greater setback is required by Section 5.07.02. <sup>3</sup> All residential dwellings within the Cluster Subdivision must be set back a minimum of 100 feet from any lot line adjoining parcels not located within the subdivision. <sup>4</sup> Excludes agricultural, horticultural, and animal husbandry structures not open to the public. <sup>5</sup> Lot coverage for lots recorded prior to December 6, 2006 is 25%, but only 10% may be used for residential or non-residential structures excluding agricultural, horticultural, and animal husbandry structures not open to the public.				

**A. Minimum Lot Size Requirements.** The minimum lot size in Table 2.04.01-1 for principal uses applies as follows:

- Only 1 principal permitted use of the same type in Table 3.02.03 is permitted on a lot.
- Each different principal permitted use must meet the minimum acreage requirement for each use when 1 or more of the uses has a minimum lot size specified in Section 3.06, Use-Specific Standards.
- Where 2 or more different principal uses are located on 1 parcel, the parcel size must be the larger of the 2 or more use requirements, and not the sum of all the minimum lot sizes.

**E. Lot-Lot Access.** Individual lots in the 3-ARN-AR-1 development options must be accessed pursuant to Section 5.09 7.07.01.D and as follows:

- Notwithstanding Section 5.09 7.07.01.DC, access to individual lots the 3-ARN-AR-1 development options may be provided by a private access easement in accordance with the LSDO that complies with the following:
  - The requirements of the Facilities Standards Manual (FSM).
  - A private access easement is permitted to provide access to the maximum number of lots per easement per intersection with a public road as listed below:
    - Cluster Subdivision: 25 lots maximum
    - Principal/Subordinate Subdivision: 25 lots maximum
    - Base Density Division Option: 7 lots maximum
  - A maximum of 1 private access easement per intersection with a public road is permitted.
  - Private access easements are not permitted to be contiguous.
  - The subdivision plat and deed must contain a note detailing the provisions for the maintenance of the private access easement.

**Landscaping/Buffering.** ~~Landscaping/Buffering.~~ Notwithstanding the requirements of Section ~~5-077.04.04~~, required Buffer Yards may be provided on either the Principal and/or Subordinate lot in a Principal/Subordinate Subdivision.

- F. **Recognizing Protection by Right to Farm Act.** Record plats and deeds authorized pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (*Code of Virginia § 3.2-300 et seq.*).
- G. **Fire Protection.** ~~Principal/Subordinate Subdivision Option and Cluster Subdivision Option.~~ developments must satisfy the fire protection standards set forth in the FSM.
- H. **Base Density Division Option.** A Base Density Division is permitted in accordance with the standards in this section, the FSM, and the LSDO.

1. **Public Road Frontage.** No Base Density Division Option is permitted to be created fronting on a public road unless the publicly dedicated width of the road along the entire frontage of the newly created lot, measured from the centerline of the road to the property line of the lot, satisfies the criteria of the Virginia Department of Transportation (VDOT).

- I. **Principal/Subordinate Subdivision Option.** ~~The Principal/Subordinate Subdivision Option typically allows the landowner to achieve a greater lot yield than the base density of the Base Density Division Option, while providing for the establishment of rural economy uses as a primary use with single-family detached residential development as a secondary use.~~

1. **Principal/Subordinate Subdivision Option Procedures.** ~~A Principal/Subordinate Subdivision.~~ must follow the following procedures:

- a. The ~~lot~~ yield of a Principal/Subordinate Subdivision is based on the permitted residential density ~~and~~ must be calculated using ~~the~~ Originating Tract ~~in~~ existence at the time the ~~Principal/Subordinate Subdivision~~ is created.
- b. Once a Principal/Subordinate Subdivision is created, the lot yield ~~assigned to the subdivision~~ is not permitted to ~~be~~ altered.
- c. The initial Principal/Subordinate Subdivision ~~results in the creation of 1 Principal Lot, and 1 or more Subordinate Lots from an Originating Tract.~~ The number of Subordinate Lots created with the initial subdivision is subtracted from the maximum lot yield. The resulting number establishes the remaining number of lots and ~~is~~ assigned to the Principal Lot.
- d. The Principal Lot must be clearly labeled on each Principal/Subordinate Subdivision ~~plat.~~
- e. A subdivision of 1 or more lots may occur at 1 time or in a series of subdivisions up to the maximum lot yield calculated for the Originating Tract.
- f. The Principal Lot may be further subdivided until the ~~number of lots assigned to the Principal Lot~~ is reduced to 1 ~~and~~ provided the minimum requirements of the Zoning Ordinance and LSDO ~~are~~ met. Once the ~~Principal Lot~~ is reduced to 1, it may no longer be subdivided.
- g. Subordinate Lots are not permitted to ~~be~~ further subdivided. The record plat and initial deed of conveyance after establishment of a Subordinate Lot under the Principal/~~Subordinate Subdivision Option~~ must contain a statement to this effect.
- h. Each ~~Principal/Subordinate Subdivision.~~ ~~plat.~~ must contain a tabulation of residential density and lot yield ~~calculated for the Originating Tract,~~ ~~the~~ Principal Lot and number of Subordinate Lots created by the initial ~~subdivision~~ from the Originating Tract and each subsequent subdivision, ~~the~~ number of ~~Subordinate Lots created by the current~~ ~~subdivision,~~ the number of ~~Subordinate Lots remaining,~~ and all LSDO ~~requirements.~~
- i. Each ~~Principal/Subordinate Subdivision~~ must contain at least 1 ~~Rural Economy Lot.~~

- J. **Cluster Subdivision Option.** The Cluster Subdivision Option allows for the subdivision of an originating ~~tract~~ with a more compact residential design plus one or more large lots suitable for rural economy uses and/or common open space. Communal water and sewer systems may be used for such developments.



**1. Characteristics of Cluster Subdivision Option.**

- a. Depending on the tract size, the cluster subdivision may include ~~one~~one or more Rural Cluster Lots and at least ~~one~~one Rural Economy Lot and may include Common Open Space.
- b. The lot yield of the cluster subdivision must be calculated from the gross acreage for the tract of land from which the subdivision is created.
- c. All lots within the cluster subdivision must be created at one time.
- d. The lots created by cluster subdivision are not permitted to be further subdivided.
- e. A Homeowners' Association is required for any subdivision with common elements as described in Section 5-127.09.
- f. Each subdivision plat for a cluster subdivision must contain a tabulation of lot yield for the cluster subdivision.
- g. The perimeter setback required in Table 2.04.01-1 must ~~be~~ indicated and clearly labeled on each subdivision plat.

**2. Variety of Lot Sizes.** In all new residential subdivisions containing 7 or more lots, a mixture of lot sizes and dimensions must be provided for a variety of housing opportunities and to ~~avoid~~ monotonous streetscapes. ~~Variety~~ is determined as follows:

- a. No more than 25% ~~of~~ all lots are permitted to ~~be~~ similar in total area.
- b. For purposes of this subsection, "similar" lot areas is ~~defined~~ as within 1,500 square feet of each other.

**3. Site Design and Layout Standards for Residential Cluster Lots.** Development of the cluster option must comply with all of the following standards, in addition to the LSDO:

- a. The site layout of the proposed development must be depicted on the subdivision plat.
- b. *Number of Lots in Cluster(s).* Rural Cluster Lots must be grouped in clusters consisting of a minimum of 5 lots and a maximum of 25 lots, except that a cluster may consist of fewer than 5 lots if any one of the following applies:
  1. There will be fewer than 5 lots in the entire subdivision.
  2. In the ~~RN-district~~AR-1 Zoning District, the area of the site is less than 50 acres.
  3. It is demonstrated that a cluster of fewer than 5 lots will result in less disturbance of land within the Mountainside Development Overlay District (MDOD), Floodplain Overlay District (FOD) lands, and/or land containing steep slopes and/or wetlands.

**4. Number of Clusters.**

- a. Multiple groupings of Rural Cluster Lots are required where the total number of lots on a site is greater than 25.
- b. A single grouping of Rural Cluster Lots must contain all the lots where the total number of lots on a site is 25 or fewer, except that multiple clusters may be allowed where it is demonstrated that multiple clusters will result in less disturbance of land within the MDOD, ~~FOD~~ lands, and/or land containing steep slopes and/or wetlands.

**5. Distance Between Clusters.** If more than one grouping of Rural Cluster Lots is to be created from a parcel, a minimum of 500 feet must ~~separate~~ the lot lines of the outer boundaries of each grouping of Rural Cluster lots (exclusive of open space and lots 15 acres or greater).

**K. Common Open Space.** ~~Common Open Space~~ must be provided in accordance with Section 5-047.02 and meet the following requirements:

1. Land that is neither part of a building lot nor a road right-of-way must be placed in common open space and must be maintained by a Homeowner's Association as described in Section 5-104.09.

2. Common Open Space must be designed to constitute a contiguous and cohesive unit of land, which may be used in accordance with common open space uses in Table ~~3.02.03~~.
  3. Common Open Space has no minimum or maximum lot size and no lot width regulations.
  4. Common Open Space does not count against the lot yield allotted to the subdivision.
- L. **Existing Lots of Record.** Lots existing as of December 6, 2006 are permitted the uses for the ~~ARN-district~~ **AR-1 Zoning District** identified in Table ~~3.02.03~~ and must be administered in accordance with the Base Density Division option as identified in Section 2.04.01.
- M. **Hamlet Lots.** For lots recorded prior to December 6, 2006, and developed under a hamlet subdivision, in accordance with the zoning ordinance in effect at the time of subdivision, such lots must follow the Rural Hamlet requirements, including uses, as set forth in ~~Appendix A.11~~ **Section 2.04.03.06**.

## **2.04.02 Agricultural Rural ~~South~~ — ~~ARS~~ — 2 — AR-2**

**Note:** Prime Agricultural Soil and Cluster Subdivision regulations are being amended separately from the Zoning Ordinance Rewrite in a stand-alone zoning ordinance amendment, ZOAM-2020-0002. Contact Project Manager Jacob Hambrick at [jacob.hambrick@loudoun.gov](mailto:jacob.hambrick@loudoun.gov) ~~clustersubregs@loudoun.gov~~ for information or to comment on that ZOAM.

**Purpose.** The purpose of the Agricultural ~~Rural ~~South~~ (ARS)~~ **2 (AR-2) Zoning District** is to:

- Implement the Rural South Place Type of the General Plan.
- Support the retention of large areas of land preserved for open space, agriculture, and equine industry uses to retain the rural character of the area while allowing for complementary rural economy uses and limited, very low density residential and clustered residential development that blends with the surrounding area.
- Sustain and nurture the economically significant equine industry.
- Allow residential uses at densities consistent with the general open and rural character of the rural economy uses, and consistent with the land use patterns in the **zoning district**, which are marked by very low density and large parcels relative to the other portions of the County.
- Ensure complementary rural economy uses, including traditional and new agricultural uses (agriculture, horticulture and animal husbandry), agriculture support and basic services directly associated with on-going agricultural activities, and other uses that can be developed in ways that are consistent with the rural character and existing residential development of the **ARSAR-2 Zoning District** through mitigation or other standards.
- Recognize the County's tourism industry is interconnected with the rural economy and rural economy uses in the **zoning district** by allowing for tourism uses related to agricultural uses; public, civic, and institutional uses; and rural activity and special event uses for tourists.
- Ensure development incorporates natural and heritage resources while preserving important viewsheds that contribute to the rural landscape.
- Establish **ARSAR-2** as an agricultural district.

**A. Applicability and Location.** The ~~ARS-district~~ **AR-2 Zoning District** must be located in areas consistent with within the boundaries of the Rural South Place Type ~~of the~~ as shown on the Rural Policy Area Place Types Map in the General Plan.

1. The ~~ARS-district~~ **AR-2 Zoning District** is considered an agricultural district.

**B. Use Regulations.** Refer to Table ~~3.02.03~~ for uses allowed in the ~~district~~ **AR-2 Zoning District**.

**C. Development Options.** Land within the ~~ARS-zoning-district~~ **AR-2 Zoning District** may be subdivided under 1 of the 3 development options identified in Table 2.04.02-1 provided the subdivisions are in accordance with this section and the procedures in the Land Subdivision and Development Ordinance (LSDO) for such division. Nothing in this

section precludes a property owner from filing a Family Subdivision in accordance with the requirements of the LSDO.

D. **Dimensional Standards.** Refer to Table 2.04.02-1 for required dimensional standards.

**Table 2.04.02-1. ARS AR-2 Zoning District Dimensional Standards**

Table 2.04.02-1. <del>ARS</del> <u>AR-2 Zoning</u> District Dimensional Standards					
Reference	Standard	Base Density Division Option	Principal/ Subordinate Subdivision Option	Cluster Subdivision Option	
Lot Requirements					
1	Originating Tract (min.)	<del>No min.</del> <u>N/A</u>	40 acres prior to development	40 acres prior to development	
2	<del>Lot Size (min)</del> <u>Yield (max.)</u>	<u>1 lot per 40 acres</u>	1 lot per 20 acres	<u>1 lot per 15 acres</u> Min. one 15-acre Rural Economy Lot per Principal/ Subordinate Subdivision	
3	Lot Size (min.)	40 acres	80,000 SF exclusive of major floodplain; Min. one 15-acre Rural Economy Lot per Principal/ Subordinate Subdivision	<del>On-site Water and Wastewater: 40,000 sf exclusive of major floodplain</del> <del>Off-site Wastewater and On-site Water: 20,000 sf, exclusive of major floodplain</del> <del>Off-site Water and Off-Site Wastewater: No minimum lot size</del> <u>Residential Cluster Lot</u>	Rural Economy Lot per Cluster Subdivision
				<u>4 acres</u> <u>On-site Water and Wastewater: 40,000 sf exclusive of major floodplain</u> <u>Off-site Wastewater and On-site Water: 20,000 sf, exclusive of major floodplain</u> <u>Off-site Water and Off-Site Wastewater: No minimum lot size</u>	Min. one 25-acre <del>N/A</del> Rural Economy Lot per Cluster Subdivision
4	<del>Lot Width (min)</del> <u>Size (max.)</u>	<u>N/A</u>	<u>N/A</u>	<u>No min. 4 acres</u>	<u>N/A</u>
5	<u>Length/Lot Width Ratio (max)</u> <del>(min.)</del>	175 ft. <del>N/A</del>	175 ft. <u>3:1</u>	<u>No max</u> <del>min.</del>	175 ft. <u>3:1</u>
<del>6 Yard Requirements</del>	Depth/Width Ratio (max.)	N/A	3:1	No max.	3:1
Front Yard Setback (min.) <sup>2</sup> Requirements					
7	<del>Side Yard Setback</del> <u>Front</u> (min.) <sup>1</sup>	<u>25 ft. from property line;</u> <u>35 ft. from road ROW; private access easement;</u> <u>and/or prescriptive easement</u>	<u>25 ft. from property line;</u> <u>35 ft. from road ROW;</u> <u>private access easement;</u> <u>and/or prescriptive easement</u>	<u>1525 ft.<sup>2</sup> from property line;</u> <u>35 ft. from road ROW; private access easement;</u> <u>and/or prescriptive easement<sup>2</sup></u>	<u>1525 ft.<sup>2</sup> from property line;</u> <u>35 ft. from road ROW; private access easement;</u> <u>and/or prescriptive easement<sup>2</sup></u>
8	<del>Rear Yard Setback</del> <u>Side</u> (min.)	25 ft.	25 ft.	<u>3515 ft.<sup>2</sup></u>	<u>3515 ft.<sup>2</sup></u>
<del>Lot Requirements</del> <sup>9</sup>	Rear (min.)	25 ft.	25 ft.	35 ft. <sup>2</sup>	35 ft. <sup>2</sup>

**Table 2.04.02-1. ~~ARS AR-2 Zoning~~ District Dimensional Standards**

Reference	Standard	Base Density Division Option	Principal/ Subordinate Subdivision Option	Cluster Subdivision Option
<b><u>9Lot Requirements</u></b>				
10	Lot Coverage (max.)	<del>15</del> 25%, but only <del>3</del> 10% may be used for residential or non-residential structures <sup>2</sup> ; <sup>4</sup> structures excluding agricultural structures not open to the public	<del>Lots less than 80,000 sf: 4%</del> <del>Lots greater than 80,000 sf: 15%, but only 3% may be used for residential or non-residential structures<sup>3</sup> 15%</del>	Lots less than 40,000 sf: 8% Lots 40,000 sf to <del>4</del> acres: 15%
11	Building Height (max.) <sup>3</sup>	35 feet	35 feet	35 feet
<b><u>Open Space Requirements</u></b> (ft. = foot; sf. = square feet; min. = minimum; max. = maximum) <sup>1</sup> Except where a greater setback is required by Section 7.04.02. <sup>2</sup> All residential dwellings within the Cluster Subdivision must be set back a minimum of 100 feet from any lot line adjoining parcels not located within the subdivision.				

**Table 2.04.02 1. ARS District Dimensional Standards**

Reference	Standard	Base Density Division Option	Principal/ Subordinate Subdivision Option	Cluster Subdivision Option
12	Open Space (min.)	N/A	N/A	Minimum 70% of gross land area of development must be comprised of a Rural Economy Lot(s) or a combination of Rural Economy Lot(s) and Common Open Space

**Utility Requirements**

{ft. = foot; sf. = square feet; min. = minimum; max. = maximum}

<sup>1</sup>Except where a greater setback is required by Section 5.07.02.

<sup>2</sup>All residential dwellings within the Cluster Subdivision must be set back a minimum of 100 feet from any lot line adjoining parcels not located within the subdivision.

<sup>3</sup>Excluding agricultural, horticultural, and animal husbandry structures not open to the public.

<sup>4</sup>Lot coverage for lots recorded prior to December 6, 2006 is 25%, but only 10% may be used for residential or non-residential structures excluding agricultural, horticultural, and animal husbandry structures not open to the public.

**A. ~~Minimum Lot Size Requirements.~~** The minimum lot size in Table 2.04.01 1 for principal uses applies as follows:

1. ~~Section 3.06, Use Specific Standards.~~
2. ~~Where 2 or more different principal uses are located on 1 parcel, the parcel size must be the larger of the 2 or more use requirements, and not the sum of all the minimum lot sizes.~~

**E. ~~Lot Access.~~** Individual lots in the ~~3 ARS AR-2~~ development options must be accessed pursuant to Section ~~5.09 7.07.01.D~~ and as follows:

1. Notwithstanding Section ~~5.097.07.01.DC~~, access to individual lots the ~~3 ARSAR-2~~ development options may be provided by a private access easement in accordance with the LSDO that complies with the following:
  - a. The requirements of the Facilities Standards Manual (FSM).
  - b. A private access easement is permitted to provide access to the maximum number of lots per easement per intersection with a public road as listed below:
    1. ~~Cluster Subdivision: 25 lots maximum~~
    - 1.2. Principal/Subordinate Subdivision: 25 lots maximum
    - 2.3. Principal/Subordinate Subdivision: 25 Base Density Division Option: 7 lots maximum
    1. Base Density Division Option: 7 lots maximum
  - c. A maximum of 1 private access easement per intersection with a public road is permitted.
  - d. Private access easements are not permitted to be contiguous.
    - ~~b. one private access easement per intersection with a public road is permitted.~~
    - ~~c. Private access easements are not permitted to be contiguous.~~
  - e. The subdivision plat and deed must contain a note detailing the provisions for the maintenance of the private access easement.

**F. ~~Landscaping/Buffering.~~** Notwithstanding the requirements of Section ~~5.077.04.04~~, required ~~Buffer Yards buffers~~ may be provided on either the Principal and/or Subordinate lot in a Principal/Subordinate Subdivision.

**G. ~~Recognizing Protection by Right to Farm Act.~~** Record plats and deeds authorized pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (*Code of Virginia § 3.2-300 et seq.*).

**H. ~~Fire Protection.~~** Principal/Subordinate Subdivision Option and Cluster Subdivision Option developments must satisfy the fire protection standards set forth in the FSM.

- I. **Base Density Division Option.** A Base Density Division is permitted in accordance with the standards in this section, the FSM, and the LSDO.

1. **Public Road Frontage.** No Base Density Division Option is permitted to be created fronting on a public road unless the publicly dedicated width of the road along the entire frontage of the newly created lot, measured from the centerline of the road to the property line of the lot, satisfies the criteria of the Virginia Department of Transportation (VDOT).

- J. **Principal/Subordinate Subdivision Option.**—The Principal/Subordinate Subdivision Option typically allows the landowner to achieve a greater lot yield than the base density of the Base Density Division Option, while providing for the establishment of rural economy uses as a primary use with single-family detached residential development as a secondary use.

1. **Principal/Subordinate Subdivision Option Procedures.**—A Principal/Subordinate Subdivision must follow the following procedures:

- a. The lot yield of a Principal/Subordinate Subdivision is based on the permitted residential density and must be calculated using the Originating Tract in existence at the time the Principal/Subordinate Subdivision is created.
- b. Once a Principal/Subordinate Subdivision is created, the lot yield assigned to the subdivision is not permitted to be altered.
- c. The initial Principal/Subordinate Subdivision results in the creation of 1 Principal Lot, and 1 or more Subordinate Lots from an Originating Tract. The number of Subordinate Lots created with the initial subdivision is subtracted from the maximum lot yield. The resulting number establishes the remaining number of lots and is assigned to the Principal Lot.
- d. The Principal Lot must be clearly labeled on each Principal/Subordinate Subdivision plat.
- e. A subdivision of 1 or more lots may occur at 1 time or in a series of subdivisions up to the maximum lot yield calculated for the Originating Tract.
- f. The Principal Lot may be further subdivided until the number of lots assigned to the Principal Lot is reduced to 1 and provided the minimum requirements of the Zoning Ordinance and LSDO are met. Once the Principal Lot is reduced to 1, it may no longer be subdivided.
- g. Subordinate Lots are not permitted to be further subdivided. The record plat and initial deed of conveyance after establishment of a Subordinate Lot under the Principal/ Subordinate Subdivision Option must contain a statement to this effect.
- h. Each Principal/Subordinate Subdivision plat must contain a tabulation of residential density and lot yield calculated for the Originating Tract, the Principal Lot and number of Subordinate Lots created by the initial subdivision from the Originating Tract and each subsequent subdivision, the number of Subordinate Lots created by the current subdivision, the number of Subordinate Lots remaining, and all LSDO requirements.
- i. Each Principal/Subordinate Subdivision must contain at least 1 Rural Economy Lot.

- K. **Cluster Subdivision Option.** The Cluster Subdivision Option allows for the subdivision of an originating tract with a more compact residential design plus one or more large lots suitable for rural economy uses and/or common open space. Communal water and sewer systems may be used for such developments.

1. **Characteristics of Cluster Subdivision Option.**

- a. Depending on the tract size the cluster subdivision may include one or more Rural Cluster Lots and at least one Rural Economy Lot and may include Common Open Space.
- b. The lot yield of the cluster subdivision must be calculated from the gross acreage for the tract of land from which the subdivision is created.
- c. All lots within the cluster subdivision must be created at one time.



- d. The lots created by cluster subdivision is not permitted to be further subdivided.
  - e. A Homeowners' Association is required for any subdivision with common elements as described in Section 5-127.09.
  - f. Each preliminary and record plat for a cluster subdivision must contain a tabulation of lot yield for the cluster subdivision.
  - g. The perimeter setback required in Table 2.04.02-1 must be indicated and clearly labeled on each preliminary and record plat.
2. **Variety of Lot Sizes.** In all new residential subdivisions containing 7 or more lots, a mixture of lot sizes and dimensions must be provided for a variety of housing opportunities and avoid monotonous streetscapes. Variety is determined as follows:
- a. No more than 25% of the lots must be similar in total area.
  - b. For purposes of this subsection, "similar" lot areas is defined as within 1,500 square feet of each other.
3. **Site Design and Layout Standards for Rural Cluster Lot(s).** Development of the cluster option must comply with the following standards in addition to the requirements of the LSDO:
- a. The site layout of the proposed development must be demonstrated on the preliminary subdivision plat.
  - b. *Number of Lots in Cluster(s).* Lots must be grouped in clusters consisting of a minimum of 5 lots and a maximum of 25 lots, except that a cluster may consist of fewer than 5 lots if any one of the following applies:
    1. In the ~~ARS district~~ AR-2 Zoning District, the area of the site is less than 100 acres.
    2. There will be fewer than 5 lots in the entire subdivision.
    3. It is demonstrated that a cluster of fewer than 5 lots will result in less disturbance of land within the Mountainside Development Overlay District (MDOD), Floodplain Overlay District (FOD) lands, and/or land containing steep slopes and/or wetlands.
4. **Number of Clusters.** Multiple groupings of Rural Cluster Lots are required where the total number of lots on a site is greater than 25. A single grouping of Rural Cluster Lots must contain all the lots where the total number of lots on a site is 25 or fewer, except that multiple clusters may be allowed where it is demonstrated that multiple clusters will result in less disturbance of land within the MDOD, FOD lands, and/or land containing steep slopes and/or wetlands.
5. **Distance Between Clusters.** If more than one grouping of Rural Cluster Lots is to be created from a parcel, a minimum of 500 feet must separate the lot lines of the outer boundaries of each grouping of Rural Cluster lots (exclusive of open space and lots 15 acres or greater).
- L. **Common Open Space.** Common open space must be provided in accordance with Section 5-047.02 and meet the following requirements:
1. Land that is neither part of a building lot nor a road right-of-way must be placed in common open space and must be maintained by a Homeowner's Association as described in Section 5-104.09.
  2. Common open space must be designed to constitute a contiguous and cohesive unit of land, which may be used in accordance with common open space uses in Table 3.02-03.
  3. Common open space has no minimum or maximum lot size and no lot width regulations.
  4. Common open space does not count against the lot yield allotted to the subdivision.
- M. **Existing Lots of Record.** Lots existing as of December 6, 2006, are permitted the uses for the ~~ARS district~~ AR-2 Zoning District identified in Table 3.02-03 and must be administered in accordance with the Base Density Division option requirements of this Section 2.04.02.
- N. **Hamlet Lots.** For lots recorded prior to December 6, 2006 and developed under a hamlet subdivision, in accordance with the zoning ordinance in effect at the time of subdivision, such lots must follow the Rural Hamlet requirements, including uses, as set forth in Section A-112.04.03.06.



## 2.02.01 Village Residential—VR

### 2.04.03.01 Agricultural-10 - A-10 (Legacy District)

**Purpose-:** ~~The purpose of the Village Residential (VR-1, VR-2, VR-3, and VR-4)~~ Agricultural-10 (A-10) Zoning District is to: retain existing areas established to:

- ~~Implement the Rural Historic Village Place Type of the General Plan.~~
- ~~Protect the small, compact, pedestrian-scale rural communities characterized by rural areas of the county in which agriculture, farm operations, and low-density residential development situated on smaller lots through the VR-1, VR-2, VR-3, and VR-4 districts.~~
- ~~Retain the compact development parcels in excess of 10 acres have become the established land use pattern of villages interspersed throughout the surrounding agricultural landscape.;~~
- ~~Ensure new construction is designed to complement surrounding properties and maintain the existing development pattern within the Village.~~
- ~~Allow residential- Provide an environment which encourages residents to continue to live and practice agricultural operations without adverse impacts arising from new, higher density development;~~
- ~~Permit uses that are generally located in detached standalone two-story buildings located close to the street.~~
- ~~While typically not served by communal or municipal water compatible with and sewer, encourage development served by public waters supportive of agriculture, including agriculturally related and sewer facilities home based businesses appropriate to achieve a traditional village development pattern rural and preserve open space-farm setting.~~
- ~~Permit direct marketing of farm products and services in conjunction with farm operations.~~

A. **Applicability.** ~~The VR district must be located in areas consistent with the Rural Historic Village Place Type in the General Plan and/or within the Village Conservation Overlay District, pursuant to Section 4.07.~~ Location. ~~The A-10 Zoning District permits the continued existence of established A-10 Zoning Districts.~~

- Expansion of the ~~VR-1, VR-2, VR-3, and VR-4 districts~~ A-10 Zoning District is not permitted after the adoption date of this Ordinance ~~unless initiated by the Board of Supervisors.~~

B. **Use Regulations.** ~~See Refer to~~ Table 3.02.03.04 for uses allowed in the ~~district~~ A-10 Zoning District.

C. **Dimensional Standards.** ~~See Refer to~~ Table 2.04.03.04-1 for required ~~dimensional standards.~~

**Table 2.04.03.04-1. VRA-10 Zoning District Dimensional Standards ~~(VR-1, VR-2, VR-3, VR-4)~~**

Table- 2.04.03.04-1. <u>VR-10 Zoning</u> District Dimensional Standards ( <u>VR-1, VR-2, VR-3, VR-4</u> )				
Reference	Standard	<u>Base Density</u> <u>Option Standard</u> <u>Development</u> <u>Requirements</u>	Cluster <u>Option Development Requirements</u>	
Lot Requirements				
1	Utility Requirement <sup>1</sup>	On-site well and wastewater	Public water or public sewer	Public water and public sewer
21	Lot Size (min.)	VR-1: 40,000 sf. VR-2, VR-3, VR-4: No min. 10 acres	VR-1: 20,000 sf. VR-2, VR-3, VR-4: No min. 3 acres, exclusive of major floodplain	

**Table 2.04.03.04-1. VRA-10 Zoning District Dimensional Standards (VR-1, VR-2, VR-3, VR-4)**

Reference	Standard	Base Density Option Standard Development Requirements	Cluster Option Development Requirements
32	Lot Width (min.)	VR-1: 175 ft. VR-2, VR-3, VR-4: 50 ft. 200 ft. for lots fronting on Public Roads 50 ft. for lots fronting on Private Roads or a private access easement	VR-1: 75 ft. VR-2, VR-3, VR-4: 50 ft. 200 ft. for lots fronting on Public Roads 50 ft. for lots fronting on Private Roads
43	Length/Width Ratio (max.)	5:1	5:1
<b>Yards Requirements</b>			
53	Front Yard Yards from any property line (min.) <sup>2</sup>	VR-1: 35 ft. VR-2, VR-3, VR-4: 25 ft.	25 ft.
64	Side Yard (min.) <sup>2</sup> Yards from any road right of way, private access easement, and/or prescriptive easement (min.) <sup>1</sup>	12 ft. on one side 9 ft. on other side 50 ft.	950 ft.
7	Rear Yard (min.) <sup>2</sup>	50 ft.	25 ft. 25 ft.
<b>Building Requirements</b>			
8	Residential Density (max.) <sup>3,4</sup>	1 dwelling unit per 40,000 sf.	VR-1: 1 dwelling unit per 40,000 sf. VR-1: VR-2: 1 dwelling unit per 20,000 sf. VR-2: 1 dwelling unit per 20,000 sf. VR-3, VR-4: 1 dwelling unit per 15,000 sf. VR-3: 1 dwelling unit per 15,000 sf. VR-4: 1 dwelling unit per 10,000 sf.
95	Lot Coverage (max.) <sup>3</sup>	VR-1: 25% VR-2, VR-3: 40% VR-4: 35%	VR-1: 25% VR-2, VR-3: 40% VR-4: 35%
106	Building Height (max.) <sup>4</sup>	35 ft.	35 ft.
<b>Open Space Requirements</b> (ft. = foot; min. = minimum; max. = maximum) <sup>1</sup> Except where a greater setback is required by Section 7.04.02. <sup>2</sup> Common open space must be permanently reserved as open space acceptable to the Board of Supervisors. <sup>3</sup> Only 10% may be used for residential or non-residential structures excluding agricultural and horticultural structures not open to the public. <sup>4</sup> Excluding agricultural and horticultural structures not open to the public			

**D. Principal Permitted Use Requirements.** Principal permitted uses are allowed as follows:

2. Only 1 principal permitted use of the same type in Table 3.02.03 is permitted on a lot.

Each different principal permitted use must meet the minimum acreage requirement for each use when 1 or more of the uses has a minimum lot size specified in

**Table 2.04.03-1. VR District Dimensional Standards (VR-1, VR-2, VR-3, VR-4)**

Reference	Standard	Base Density Option	Cluster Option	Compact Cluster Option
11	Open Space (min.) <sup>5</sup>	N/A	VR-1: to maintain residential density VR-2, VR-3, VR-4: No min.	VR-1, VR-2, VR-3: to maintain residential density VR-4: No min.
<b>Block Requirements</b>				

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)

<sup>1</sup>Nothing herein must be construed as requiring the extension of central or municipal utilities to any site or property.

<sup>2</sup>Except where a greater setback is required by Section 5.07.02.

<sup>3</sup>Density increases by 20%, or 1.2 dwelling units per the permitted square feet, with ADUs provided pursuant to Section 8.01.

<sup>4</sup>Calculated on overall parcel, exclusive of streets.

<sup>5</sup>Open Space must be provided in accordance with Section 5.04.

A. ~~feet behind the front line of buildings.~~

3. ~~Chapter 4, Use-Specific Standards.~~

4. ~~Notwithstanding Section 3.01.F, where 2 or more different principal uses are located on 1 parcel, the parcel size must be the larger of the 2 or more use requirements, and not the sum of all the minimum lot sizes.~~

B. ~~**Rural Hamlet.** A Rural Hamlet subdivision is permitted. Development in the VR-1, VR-2, VR-3, and VR-4 zoning districts must satisfy the fire protection standards set forth in the Facilities Standards Manual.~~

E. ~~**Road Network.** Within the VR District, the road network must be provided in accordance with Section 5.092.04.03.06.~~

C. ~~2.04.03.02 and as follows:~~

1. ~~Roads must generally form a grid pattern with interconnecting streets. Alleys must be provided if this is the prevailing road network pattern in the Rural Historic Village Place Type in the General Plan and/or within the Village Conservation Overlay District.~~

D. ~~**Lot Access.** Individual lots in the VR-1, VR-2, VR-3, and VR-4 zoning districts must be accessed pursuant to Sections 5.09.01.C and 5.09.01.D~~

### ~~Village Agricultural/Residential—VAR~~ **3 - A-3 (Legacy District)**

~~**Purpose.** The purpose of the Village Agricultural/Residential (VAR) district-3 (A-3) Zoning District is to:~~

- ~~Implement the Rural Historic Village Place Type of the General Plan.~~

~~Protect the retain existing development pattern of slightly larger lots on the edge of rural villages areas established to:~~

- ~~Ensure new construction is designed to complement surrounding properties and maintain the existing development pattern or slightly larger lots on the edge of a village.~~
- ~~Provide for the continued practice of agriculture, farm operations, agriculturally related and home based businesses, and low density residential developments, and other uses in a predominantly rural environment on the edge of villages.~~
- ~~Provide for low density residential developments, preferably in a hamlet subdivision pattern; and~~
- ~~Permit direct marketing of farm products and services.~~

A. ~~**Applicability- and Location.** The VAR district must be located in the Rural Historic Village Place Type in the General Plan and/or within the Village Conservation Overlay A-3 Zoning District, pursuant to Section 4.07. permits the continued existence of established A-3 Zoning Districts.~~

1. Expansion of the ~~VAR district~~**A-3 Zoning District** is not permitted after the adoption date of this Zoning Ordinance unless initiated by the Board of Supervisors. ~~\_\_\_~~

B. ~~**Use Regulations.** Refer to Table 3.02.03-04 for uses allowed in the district~~**A-3 Zoning District.**

C. ~~**Dimensional Standards.** Refer to Table 2.04.0403.02-1 for required~~**dimensional standards.** ~~...~~

**Table 2.04.04-1. VARA-3 Zoning District Dimensional Standards**

Reference	Standard	Requirement
<b>Lot Requirements</b>		
1	Lot Size (min.)	3 acres
2	Lot Width (min.)	200 ft. for lots fronting on Public Roads 50 ft. for lots fronting on Private Roads
3	Length/Width Ratio (max.)	5:1
<b>Yard Requirements</b>		
3	Yards from any property line (min.)	25 ft.
4	Yards from any road right of way, private access easement, and/or prescriptive easement (min.) <sup>1</sup>	35 ft.
<b>Building Requirements</b>		
5	Lot Coverage (max.) <sup>2</sup>	25%
6	Building Height (max.)	35 ft.
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)		
<sup>1</sup> Except where a greater setback is required by Section 7.04.02.		
<sup>2</sup> Only 10% may be used for residential or nonresidential structures excluding agricultural and horticultural structures not open to the public		

**Table 2.04.04-1. VAR District Dimensional Standards**

Reference	Standard	Requirement
2	Lot Width (min.)	300 ft. for lots fronting on Class I Roads 200 ft. for lots fronting on Class II or III Roads 50 ft. for lots fronting on a private access easement
3	Length/Width Ratio (max.)	5:1
<b>Yards</b>		
3	From any property line (min.) <sup>1</sup>	25 ft.
4	From any road right of way, private access easement, and/or prescriptive easement (min.) <sup>1</sup>	35 ft.
<b>Building Requirements</b>		
7	Density (max.)	1 dwelling unit per 3 acres
8	Lot Coverage (max.)	25%, but only 10% may be used for residential or non-residential structures excluding agricultural structures not open to the public
9	Building Height (max.)	35 ft.
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)		
<sup>1</sup> Except where a greater setback is required by Section 5.07.02.		

D. **Minimum Lot Size Requirements.** The minimum lot size in Table 2.04.04-1 for principal **Principal Permitted Use Requirements.** Principal permitted uses ~~applies~~ **are allowed** as follows:

- Only 1 principal permitted use of the same type in Table 3.02.03 is permitted on a lot.
- Each different principal permitted use must meet the minimum acreage requirement for each use when 1 or more of the uses has a minimum lot size specified in **Section 3.06 Chapter 4**, Use-Specific Standards.
- ~~Where 2~~ **Notwithstanding Section 3.01.F, where 2** or more different principal uses are located on 1 parcel, the parcel size must be the larger of the 2 or more use requirements, and not the sum of all the minimum lot sizes.

E. **Rural Hamlet.** A Rural Hamlet subdivision is permitted in accordance with **Section 2.04.03.06.**

### **2.04.03.03 Countryside Residential – CR (Legacy District)**

A. **Purpose. Lot Access.** Individual lots in the VAR zoning district must be accessed pursuant to Sections

## 2.02.10 Village Commercial – VC

The purpose ~~and intent~~ of the ~~Village Commercial (VC) District is~~ Countryside Residential (CR-1, CR-2, CR-3, and CR-4) Zoning District is to retain existing areas established to:

- Implement the Rural Historic Village Place Type of the General Plan.
- ~~Support the retention and reinforcement of historic development patterns, character, and visual identity of individual villages.~~
- ~~Protect the small, compact, pedestrian-scale, rural communities characterized by low-density residential development situated on smaller lots interspersed with limited commercial uses and encourage extension of this through the CR-1, CR-2, CR-3, and CR-4 Zoning Districts.~~
- ~~Retain the compact development pattern when new construction occurs of villages interspersed throughout the surrounding agricultural landscape.~~
  - ~~Protect and reinforce the commercial core of villages that provides for the daily needs of village residents, surrounding rural residents, and visitors.~~
  - ~~Allow residential and commercial uses located in detached standalone two-story buildings situated close to the street, as well as vertically mixed buildings with office or residential uses located above first floor retail.~~
- ~~Ensure new commercial and residential construction is designed to complement surrounding properties and maintain the existing development pattern within each Villagea village.~~
- ~~While typically not served by communal or municipal water and sewer, encourage development served by public water and sewer facilities to achieve a traditional village development pattern and preserve open space.~~

A. **Applicability.** The CR-1, CR-2, CR-3, and CR-4 Zoning Districts permits the continued existence of established CR-1, CR-2, CR-3, and CR-4 Zoning Districts.

1. Expansion of the CR-1, CR-2, CR-3, and CR-4 Zoning Districts is not permitted after the adoption date of this Zoning Ordinance unless initiated by the Board of Supervisors.

B. **Use Regulations.** See Table 3.02.04 for uses allowed in the CR-1, CR-2, CR-3, and CR-4 Zoning Districts.

C. **Dimensional Standards.** See Table 2.04.03.03-1 for required dimensional standards.

**Table 2.04.03.03-1. CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)**

Reference	Standard	Base Density Option				Cluster Option				Compact Cluster Option			
Utility Requirement		CR-1	CR-2	CR-3	CR-4	CR-1	CR-2	CR-3	CR-4	CR-1	CR-2	CR-3	CR-4
<u>1</u>	<u>Utility Requirement<sup>1</sup></u>	<u>On-site well and wastewater</u>				<u>Public water or public sewer</u>				<u>Public water and public sewer</u>			
<u>Lot Requirements</u>													
<u>2</u>	<u>Lot Size (min.)</u>	<u>40,000 sf.</u>	<u>No min.</u>	<u>No min.</u>	<u>No min.</u>	<u>20,000 sf.</u>	<u>No min.</u>	<u>No min.</u>	<u>No min.</u>	<u>15,000 sf.</u>	<u>No min.</u>	<u>No min.</u>	<u>No min.</u>
<u>3</u>	<u>Lot Width (min.)</u>	<u>175 ft.</u>	<u>50 ft.</u>	<u>50 ft.</u>	<u>50 ft.</u>	<u>75 ft.</u>	<u>50 ft.</u>	<u>50 ft.</u>	<u>50 ft.</u>	<u>60 ft.</u>	<u>50 ft.</u>	<u>50 ft.</u>	<u>50 ft.</u>
<u>4</u>	<u>Depth/Width Ratio (max.)</u>	<u>5:1</u>				<u>5:1</u>				<u>5:1</u>			
<u>Yard Requirements</u>													
<u>5</u>	<u>Front (min.)<sup>2</sup></u>	<u>35 ft.</u>	<u>25 ft.</u>	<u>25 ft.</u>	<u>25 ft.</u>	<u>25 ft.</u>				<u>15 ft.</u>			
<u>6</u>	<u>Side (min.)<sup>3</sup></u>	<u>12 ft. on one side</u> <u>9 ft. on other side</u>				<u>9 ft.</u>				<u>9 ft.</u>			
<u>7</u>	<u>Rear (min.)<sup>3</sup></u>	<u>50 ft.</u>				<u>25 ft.</u>				<u>25 ft.</u>			

**Table 2.04.03.03-1. CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)**

Reference	Standard	Base Density Option				Cluster Option				Compact Cluster Option			
Building Requirements													
8	Residential Density (max.) <sup>4, 5</sup>	1 lot per 40,000 sf.				1 lot per 40,000 sf.	1 lot per 20,000 sf.	1 lot per 15,000 sf.	1 lot per 15,000 sf.	1 lot per 40,000 sf.	1 lot per 20,000 sf.	1 lot per 15,000 sf.	1 lot per 10,000 sf.
9	Lot Coverage (max.)	15%	40%	40%	35%	25%	40%	40%	35%	25%	40%	40%	35%
10	Building Height (max.)	35 ft.				35 ft.				35 ft.			

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)

<sup>1</sup>Nothing herein must be construed as requiring the extension of central or municipal utilities to any site or property.

<sup>2</sup>Except where a greater setback is required by Section 7.04.02.

<sup>3</sup>Except where a greater buffer is required by Section 7.04.04.

<sup>4</sup>Density increases by 20%, or 1.2 dwelling units per the permitted square feet, when ADUs are provided pursuant to Section 9.01.

<sup>5</sup>Calculated on overall parcel, exclusive of roads.

**A.D. Compact Cluster Design Standards.** In Compact Cluster Developments garages must be set back at least 20 feet behind the street. ~~Respecting each village's historic precedents for lot size, building setbacks, spacing, and orientation to the street. Considering the context of each village's historic buildings by designing new buildings that are compatible in siting.~~

**E. Fire Protection.** Development in the CR-1, CR-2, CR-3, and CR-4 Zoning Districts must satisfy the fire protection standards set forth in the Facilities Standards Manual.

- ~~Road Network. Maintain areas of open space and natural areas on the perimeter of the villages to retain a hard edge and visual separation of the Rural Historic Villages from the surrounding agricultural landscape.~~
- ~~Preserve existing trees and vegetation, which define building lots and contribute to the streetscape.~~

**F. Applicability and** Within the CR Zoning Districts, the road network must be provided in accordance with Section 7.07.02 and as follows:

1. Roads must generally form a pattern that is consistent with the prevailing road network pattern for adjoining development. Adjoining development means:

A. The development pattern in a VC district must be located:

- In areas consistent with the Rural Historic Village Place Type of the General Plan; and/or
- In areas designated as Legacy Village Cores by the General Plan; and/or

a. Within the Village Conservation Overlay District (VCOD), pursuant to if the Zoning District is located in a VCOD, or

a.b. In a CR Zoning District when it is not located in a VCOD.

#### **2.04.03.04 Rural Commercial - RC (Legacy District)**

**Purpose.** The purpose and intent of the Rural Commercial (RC) Zoning District is to retain existing areas established to Section 4.07.:

- Retain sporadically located, existing RC-zoned properties.
- Ensure the locations where limited rural commercial and residential uses are permitted develop consistent with the general open and rural character of the Rural North and Rural South Place Types; and

- Ensure that uses in the RC Zoning District are compatible with existing village and neighborhood scale and character and allow local, neighborhood related commercial uses to be developed.

A. **Applicability.** The RC Zoning District permits the continued development of the established RC Zoning District.

1. Expansion of the ~~VC district~~ RC Zoning District is not permitted after the adoption date of this Zoning Ordinance unless initiated by the Board of Supervisors.

B. **Use Regulations.** ~~Refer to~~ See Table 3.02.03-2 for uses allowed in the ~~district~~ RC Zoning District.

C. **Dimensional Standards.** ~~Refer to~~ See Table 2.04.0503-1 for required ~~dimensional~~ standards.

**TableTABLE 2.04.0503-1. VRC Zoning District Dimensional Standards**

Reference	Standard	Requirement
<b>Lot Requirements</b>		
1	Lot Size (min.)	10,000 <del>SF</del> sf
2	Lot Width (min.)	50 ft.
3	Length/Width Ratio (max.)	5:1
<b>YardsYard Requirements</b>		
3	Front (min.) <sup>1</sup>	No min.
4	Side (min.) <sup>2</sup>	No min., <del>except</del> Exception: 15 ft. for <del>nonresidential</del> a non-residential use abutting a lot used for residential purposes, or a lesser distance to continue the setback of an existing building.
5	Rear (min.) <sup>2</sup>	No min., <del>except</del> minimum Exception: 30 ft. for a non-residential use abutting a lot used for residential purposes, or a lesser distance to continue the setback of an existing building.
<b>Building Requirements</b>		
7	<u>Residential</u> Density (max.)	4 dwelling units per acre
8	FAR (max.)	0.4
9	Lot Coverage (max.)	70%
10	Building Height (max.)	35 ft.
(ft. = foot; sf = square feet; min. = minimum; max. = maximum)		
<sup>1</sup> Except where a greater setback is required by Section <u>5.077.04.02</u> .		
<sup>2</sup> Except where a greater buffer is required by Section <u>7.04.04</u> .		

D. **Additional Regulations.** The following additional regulations apply:

2. Off-street parking and loading must be provided in accordance with Section 5.05.123 and as follows:

- a. On the side and rear of the ~~lot~~ if feasible.
- b. If off-street parking is provided in the front, then the parking area is not permitted to be wider than the area needed for one row of parking.
- c. Regardless of the number of parking spaces ~~provided~~, where off-street parking is provided in the front, the parking must ~~be~~ screened, landscaped, and buffered pursuant to Section 5.077.04.06.B.2. so it is not visible from the roadway.

3. ~~Dwelling units~~ Dwellings, shops, and workplaces must be generally ~~be~~ located ~~proximate~~ to each other ~~to preserve the compact village development pattern~~.

4. Buildings ~~must~~ be located so the predominant façade or elevation fronts on and is aligned with a ~~street or roadway~~ road.



5. ~~Streets~~Roads and blocks must have a general rectilinear pattern if ~~this~~the RC Zoning District is located in a Village Conservation Overlay District (VCOD) and it is the predominate ~~street~~ pattern of the ~~village~~VCOD in which the ~~VC district~~RC Zoning District is located.
6. The development must be a size and scale ~~which~~that accommodates and promotes pedestrian travel rather than motor vehicle use.
7. Separate vehicular site entrances for individual uses along ~~roadways~~ are prohibited.
8. Commercial strip development is prohibited.

#### **Lot Access. Individual lots in the VC zoning 2.04.03.05 Planned Development-Rural Village - PD-RV (Legacy District)**

**Purpose.** ~~The purpose of the Planned Development-Rural Village (PD-RV) district must be accessed~~is to implement existing PD-RV Zoning Districts.

- PD-RV Zoning Districts are established at a scale intended to continue Loudoun's traditional rural land use pattern and to promote its traditional concept of villages.
- Each village will be serviced by its own public water and sewer facility.
- Villages are permitted only in accordance with the policies and design criteria in the General Plan. The applicant must demonstrate that its planning, design, and development will achieve, but not necessarily be limited to, all of the following specific objectives:
  - The preservation of agricultural land, open space, scenic vistas and natural resources found within Loudoun and to minimize the potential for conflict between agricultural and other land uses.
  - The creation of a distinct physical settlement surrounded by a protected rural landscape of generally open land for agricultural, forestal, recreational, and environmental protection purposes.
  - Dwellings, shops, and workplaces generally located proximate to each other; the scale of which accommodates and promotes pedestrian travel for trips within the village.
  - Modestly sized buildings fronting on, and aligned with, streets in a disciplined manner, uninterrupted by parking lots.
  - A generally rectilinear pattern of streets, alleys, and blocks reflecting the street network in existing rural villages which provides for a balanced mix of pedestrians and automobiles.
  - Squares, greens, landscaped streets, and parks woven into street and block patterns to provide spaces for social activity, parks, and visual enjoyment.
  - Provision of civic buildings for assembly or other civic purposes.
  - A recognizable, functionally diverse, visually unified village center, focused on a village green or square.
  - A development size and scale which accommodates and promotes pedestrian travel rather than vehicle trips within the village.

**A. Applicability.** The PD-RV Zoning District permits the continued existence of established PD-RV Zoning Districts.

1. Expansion of the PD-RV Zoning District is not permitted after the adoption date of this Ordinance.

**B. Use Regulations.** Refer to Table 3.02.04 for uses allowed in the PD-RV Zoning District.

1. In addition to the uses allowed in Table 3.02.04, vehicle service stations are limited to 1 per block and 1 per street intersection.

**Dimensional Standards. Refer to Table 2.04.03.05-1 for required dimensional standards. Table 2.04.03.05-1. PD-RV**  
**Zoning District Dimensional Standards**

<u>Reference</u>	<u>Standard</u>	<u>Village Conservancy and Satellite Conservancy Subdistrict Requirement</u>	<u>Village Center Residential Area</u>			
<u>Lot Requirements</u>			<u>SFD</u>	<u>SFA</u>	<u>Commercial/ Workplace</u>	<u>Green, Park, Square</u>
<u>1</u>	<u>Lot Size (min.)<sup>1</sup></u>	<u>10 acres</u>	<u>5,000 sf</u>	<u>1,600 sf</u>	<u>1,600 sf</u>	<u>20,000 sf</u>
<u>2</u>	<u>Lot Size (average)</u>	<u>50 acres</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<u>3</u>	<u>Lot Width (min.)</u>	<u>300 ft.</u>	<u>60 ft.</u>	<u>16 ft.</u>	<u>16 ft.</u>	<u>Main village green: 96 ft. Other greens, parks, or squares: 64 ft.</u>
<u>4</u>	<u>Lot Width (max.)</u>	<u>no max.</u>	<u>no max.</u>	<u>48 ft.</u>	<u>Attached buildings: 48 ft. Detached buildings: 120 ft.</u>	<u>n/a</u>
<u>5</u>	<u>Length/Width Ratio (max.)</u>	<u>9:1</u>	<u>5:1</u>	<u>Lots up to 32 ft. wide: 9:1 Lots 32 ft. wide or greater: 5:1</u>	<u>9:1</u>	<u>5:1</u>
<b><u>Yard Requirements</u></b>						
<u>6</u>	<u>Front (min.)<sup>2</sup></u>	<u>16 ft.</u>	<u>Lots up to 10,000 sf: 6 ft. Lots 10,000 sf or greater: 25 ft.</u>	<u>4 ft.</u>	<u>16 ft.</u>	<u>n/a</u>
<u>7</u>	<u>Front (max.)</u>	<u>n/a</u>	<u>Lots up to 10,000 sf: 30 ft. Lots 10,000 sf or greater: 60 ft.</u>	<u>16 ft.<sup>3</sup></u>	<u>Child day care: 50 ft. All other uses: 16 ft.<sup>4</sup></u>	<u>n/a</u>
<u>8</u>	<u>Side (min.)</u>	<u>16 ft.</u>	<u>8 ft.</u>	<u>no min.</u>	<u>no min.</u>	<u>n/a</u>
<u>9</u>	<u>Side (max.)</u>	<u>no max.</u>	<u>no max.</u>	<u>no max.</u>	<u>0 ft.<sup>5</sup></u>	
<u>10</u>	<u>Rear (min.)</u>	<u>16 ft.</u>	<u>16 ft.<sup>6</sup></u>	<u>no min.</u>		<u>n/a</u>
<b><u>Building Requirements</u></b>						
<u>11</u>	<u>Residential Density (max.)<sup>7</sup></u>	<u>1 dwelling unit per 3 acres</u>			<u>n/a</u>	<u>n/a</u>
<u>12</u>	<u>Lot Coverage (max.)</u>	<u>Single Family Dwelling Unit: 8% All Other Uses: 25%</u>	<u>40%</u>	<u>70%</u>	<u>70%</u>	<u>n/a</u>
<u>13</u>	<u>Building Height (max.)</u>	<u>3 stories or 40 ft., whichever is less</u>				<u>n/a</u>

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SFD = single-family detached; SFA = single-family attached; MF = multifamily)

<sup>1</sup>Exclusive of major floodplain and steep slopes.

<sup>2</sup>See Figure 6B.

<sup>3</sup> See Figure 6A.

<sup>4</sup>A minimum of 60% of buildings located on a single block must share a common set back. The principal entrance of a commercial building must be from the front.

Dimensional Standards. Refer to Table 2.04.03.05-1 for required dimensional standards. Table 2.04.03.05-1. PD-RV						
Zoning District Dimensional Standards						
Reference	Standard	Village Conservancy and Satellite Conservancy Subdistrict Requirement	Village Center Residential Area			
Lot Requirements			SFD	SFA	Commercial/ Workplace	Green, Park, Square
1	Lot Size (min.): <sup>1</sup>	10 acres	5,000 sf	1,600 sf	1,600 sf	20,000 sf
2	Lot Size (average)	50 acres	n/a	n/a	n/a	n/a
3	Lot Width (min.)	300 ft.	60 ft.	16 ft.	16 ft.	Main village green: 96 ft. Other greens, parks, or squares: 64 ft.
4	Lot Width (max.)	no max.	no max.	48 ft.	Attached buildings: 48 ft. Detached buildings: 120 ft.	n/a
5	Length/Width Ratio (max.)	9:1	5:1	Lots up to 32 ft. wide: 9:1 Lots 32 ft. wide or greater: 5:1	9:1	5:1
Yard Requirements						
6	Front (min.): <sup>2</sup>	16 ft.	Lots up to 10,000 sf: 6 ft. Lots 10,000 sf or greater: 25 ft.	4 ft.	16 ft.	n/a
7	Front (max.)	n/a	Lots up to 10,000 sf: 30 ft. Lots 10,000 sf or greater: 60 ft.	16 ft. <sup>3</sup>	Child day care: 50 ft. All other uses: 16 ft. <sup>4</sup>	n/a
8	Side (min.)	16 ft.	8 ft.	no min.	no min.	n/a
9	Side (max.)	no max.	no max.	no max.	0 ft. <sup>5</sup>	
10	Rear (min.)	16 ft.	16 ft. <sup>6</sup>	no min.		n/a
Building Requirements						
11	Residential Density (max.): <sup>7</sup>	1 dwelling unit per 3 acres			n/a	n/a
12	Lot Coverage (max.)	Single Family Dwelling Unit: 8% All Other Uses: 25%	40%	70%	70%	n/a
13	Building Height (max.)	3 stories or 40 ft., whichever is less				n/a
<sup>1</sup> Storefront buildings fronting on the same street and located on the same block must be attached except where pedestrian ways are located between buildings.						
<sup>6</sup> Detached garages located at the rear of a lot and attached to a similar garage on a contiguous lot may be located within the side yard and within 6 feet of the rear property line. No minimum rear yard is required for garages which are accessed from the front of a lot.						
<sup>7</sup> See also subsection I.						

2. In addition to Table 3.02.04, the following restrictions apply to Permitted Uses:

a. Village Center - Residential Area

1. Office is permitted only as an accessory use and must not occupy more than 1,200 square feet of floor area per lot.
2. Retail sales is permitted only as accessory to residential use and must not occupy more than 600 square feet of floor area per lot.

b. In the Rural Village Center - Commercial and Workplace Areas

1. Retail sales must not occupy more than 5,000 square feet of floor area per lot.
2. Office must not occupy more than 10,000 square feet of floor area per lot.

3. In addition to Table 3.02.04, the following uses require Special Exception approval:

a. Village Center - Residential Area

1. Retail sales occupying less than 3,000 square feet of floor area per lot.
2. Office occupying less than 6,000 square feet of floor area per lot.

b. Rural Village Center - Commercial and Workplace Areas

1. Retail sales occupying more than 5,000 and less than 10,000 square feet of floor area per lot.
- 1-2. Office occupying more than 10,000 and less than 20,000 square feet of floor area per lot.

C. **Design of the Concept Development Plan (CDP).** The CDP, submitted pursuant to ~~Sections 5.09~~ Section 11.10, must demonstrate conformance with the design requirements noted below and in the General Plan. The CDP must include a plan of the Village Conservancy and Village Center subdistricts, areas, blocks, and streets. It may also include a plan for a Satellite Conservancy subdistrict, if proposed. Typical sections and drawings demonstrating satisfaction of other design requirements are allowed as support documentation.

1. The Rural Village must have at least 2 types of subdistricts; a Village Conservancy and Village Center. A Satellite Conservancy subdistrict is optional. Within the Village Center subdistrict there are 3 designated land use areas (See Figure 1):

a. Village Conservancy and/or Satellite Conservancy subdistricts.

b. Village Center subdistrict.

1. Designated residential area.
2. Designated commercial area.
3. Designated workplace subarea.

~~B.D.~~ **Transportation Requirements.** In addition to meeting the requirements of Section 7.07.01.C and 5.09.01.D, the CDP of a Village Center must demonstrate that the following transportation requirements are satisfied:

1. The Village Center must have at least 2 points of access onto paved 2 lane roadways designated in Table 2.04.03.05-2 below as part of the Significant Rural Transportation Route and Corridor Network. This requirement may be modified pursuant to subsection M.2 subject to County approval in cases where 1 access point to a paved road is found to be sufficient and a secondary means of access is provided for emergency vehicles.
2. Additional points of access to Significant Rural Transportation Routes maintained through State Primary Funds are discouraged. County approval of all access points to such streets will be judged on the safety merits of the proposed road network design.
3. Other significant transportation routes and corridors, found to be acceptable to the County, may be utilized provided that such roads are paved with a minimum 20 foot section or that the applicant has secured and improved, or has agreements with off site property owners to secure and improve, the right-of-way necessary to develop a paved 20 foot section, which meets County standards, from the property to the nearest intersecting road listed in Table 2.04.03.05-2.

4. Any secondary road improved to a minimum 20 foot paved section through the County Six Year Secondary Road Improvement Program after the adoption of this ordinance, meeting all County standards for horizontal and vertical geometry and design speed must be, upon completion of construction, considered to be included on Table 2.04.03.05-2.
5. Neighborhood streets serving a Village Center should not have direct access to any Significant Rural Transportation Route or Corridor road.
6. Significant Rural Transportation Route and Corridor Network roads are not permitted to not serve as through roads or neighborhood streets within a Village Center unless a new bypass road of similar function is provided.
7. Lots in the Village Conservancy may be served by private roads pursuant to Section 7.07.01.

**TABLE 2.04.03.05-2. Significant Rural Transportation Route and Corridor Network**

<u>Roads maintained through State Primary Funds</u>	<u>Routes 7, 9, 15, 50, 287, 340</u>
<u>Roads and corridors maintained through State Secondary Funds</u>	<u>Routes and corridors 673/681, 621, 655, 671, 672, 704, 734719/743/623, 626/736, 733/745, 731/728/722, 690/673623/725, 662/665/668, 662/657/661, 626, 662, 663, 860658, 615, 659, 682, 705, 620, 710, 709</u>

**E. Purpose and Intent of Subdistricts and Areas. (See Figure 2)**

1. **Village Conservancy and Satellite Conservancy Subdistricts.** To surround the Village Center subdistrict with open land affording rural views, to provide significant buffering of neighboring properties, and to provide a land base for agricultural, forestal, and open space uses.
2. **Village Center Subdistrict - Residential Area.** To provide for a compact settlement of single-family homes in a residential neighborhood environment, complemented by compatible civic, business, and residential uses, parks, squares, and greens. (See Figure 3)
3. **Village Center Subdistrict - Commercial Area.** To provide a variety of retail shops and services to support the needs of village and neighboring residents, complemented by other compatible civic, business, and residential uses, which would be housed in buildings with commercial uses on the ground floor consistent with a small downtown or central market place of a community.
4. **Village Center Subdistrict - Workplace Area.** To provide employment opportunities for rural village and neighboring residents and to provide sites for compatible small, light industrial uses, which support the rural area without undue adverse impact on the village, surrounding lands, and neighboring residents.

**F. Size and Location of Subdistricts.**

1. **Village Conservancy Subdistrict.** The Village Center must be ringed by a buffer of land, described hereafter as the Village Conservancy, which will create a visual and physical distinction between the settlement, the surrounding countryside, and any neighboring hamlets, villages, and towns. The Village Conservancy subdistrict must be:
  - a. A contiguous and generally compact block of land.
  - b. A minimum of 80% of the Rural Village district, exclusive of any Satellite Conservancy subdistrict land area.
  - c. Subdivided into lots with an average size of 50 acres or more.
  - d. No less than 800 feet in depth at all points along the perimeter of the Village Center, except as modified by the County, pursuant to subsection M.2.
  - e. Placed under permanent open space conservation easement limiting uses to those listed in Section 3.02.04 and prohibiting further subdivision.
2. **Rural Village Satellite Conservancy Subdistrict.** A Rural Village district may include detached parcels constituting a Satellite Conservancy subdistrict. Transfer of development potential from a Satellite Conservancy may increase the total development potential of the balance of the Rural Village District, provided that such development potential is not increased by more than 20%. Such Satellite Conservancy subdistricts must:

- a. Be located so that at least 1 boundary of the Satellite Conservancy is no further than 1.5 miles from the nearest point of the Conservancy subdistrict unless these provisions are specifically modified by the County, pursuant to subsection M.2.
- b. Be at least 50 acres in size.
- c. If subdivided, be larger than 100 acres in size, and be subdivided into lots with an average size of no less than 50 acres.
- d. Be placed under permanent open space conservation easement limiting uses to those listed in Section 2 and prohibiting further subdivision.

**3. Village Center Subdistrict.** The Village Center including residential, commercial, and workplace areas, must:

- a. Not exceed a maximum of 20% of the district.
- b. Be contiguous and generally compact in shape.
- c. Contain no more than 300 dwelling units, exclusive of conservancy lots units or accessory dwelling units, at a density of no less than 1.5 dwelling units per acre and no more than 5.0 dwelling units per acre of the village center.
- d. Identify the location of all required civic lots and greens.
- e. At a minimum, the location of the Village Center must conform to the following general criteria:
  1. It must be located at least 1 mile from the boundary of an existing town, and at least 1 mile from the boundary of an existing village, as defined in the General Plan, and at least 1 mile from the boundary of another approved Village Center.
  2. It must be located at least 3 miles from the boundary of the Waterford National Historic Landmark unless specifically modified by the County pursuant to subsection M.2.
    - a. In the event that the County modifies the minimum 1 mile and/or 3 mile Village Center distance rules, the buffering and landscaping requirements of this Ordinance may be modified and additional requirements may be imposed, at the discretion of the County, in order to ensure that the identity of the existing town or village and its setting are preserved.
- f. If located in a Mountainside Overlay District (MOD), the Village must be designed to comply with performance standards and criteria in Section 5.04.

**G. Land Use Mix.** Village Conservancy, Satellite Conservancy, and Village Center subdistricts, residential, commercial, workplace areas, and civic lots must conform with the land allocation requirements in Table 2.04.03.05-2. (See Figures 4 and 5)

**Table 2.04.03.05-3. Rural Village - Land Allocation Requirements**

<u>Subdistrict/Area</u>	<u>Percent of Rural Village District Land Area</u>
<u>Village Conservancy (VC) (min.)<sup>1</sup></u>	<u>80%</u>
<u>Satellite Conservancy (SC)</u>	<u>None required</u>
<u>Village Center (max.)</u>	<u>20%</u>
<u>Civic Lots<sup>2</sup> (min.)</u>	<u>0.6%</u>
<u>Greens, Parks and Squares (min.)</u>	<u>1.0%</u>
<u>House Lots</u>	<u>No min. or max.</u>
<u>Commercial and workplace lots</u>	<u>min.: 3,000 sf</u> <u>max.: 5 acres</u>

(min. = minimum; max. = maximum, sf = square feet)

<sup>1</sup>Inclusive of any greens, parks, and squares.

<sup>2</sup>For purpose of applying the percentages in the above table, land designated for use as a private or public school for more than 9 children is excluded from these calculations as a civic use.

**H. Development Potential in the Rural Village District.**

### 1. Designated Residential Areas.

- a. The maximum residential development potential of the Rural Village district, must be calculated upon a base density of 1 dwelling unit per 3 acres, as adjusted by application of the following bonuses:
  1. The base number of proposed dwelling units in the village may be increased by 35% in all rural villages.
  2. The base number of proposed dwelling units in the village may be increased by an additional 15% if the proposed village includes a mix of both single-family detached and single-family attached dwelling units.
  3. The base number of proposed dwelling units in the village may be increased by 4 dwelling units for each 100 acres dedicated to serve as Village Conservancy lot(s).
  4. In any case, the maximum number of dwelling units within the Village district must not exceed 300 dwelling units, exclusive of dwelling units developed on conservancy lots and accessory dwellings.
- b. The total number of dwelling units permitted in a village, as determined above, must not include those dwelling units established on lots which are created in the Village Conservancy and Satellite Conservancy subdistricts.
- c. The maximum residential development potential of a Satellite Conservancy subdistrict, which may be transferred to the Village Center, is limited by the provisions of subsection G.2.

### 2. Designated Commercial and Workplace Areas.

- a. The County will permit non-residential uses in the Village Center subdistrict subject to Section 3.02.04, Table 2.04.03.05-3, and Table 2.04.03.05-1.
- b. Accessory dwellings associated with commercial and workplace uses are permitted, provided that all accessory dwellings on commercial and workplace lots are located above the first floor. Such accessory units are not included in calculating the maximum residential development potential provided for above in subsection I.a.1.

I. Utility Design and Financing Requirements. In addition to the requirements of Section 7.08, the applicant must demonstrate to the satisfaction of the Board of Supervisors, the technical and financial ability to provide an appropriately sized water treatment and sewage collection system for both immediate and long term needs. The location of the water and wastewater treatment facilities, or connections to public water and sewer mains, proposal must be shown in the CDP and must be accompanied with a financing plan designed to obtain sufficient revenue from the system users to pay all construction, operating, service and replacement costs incurred by the Loudoun Water. All proposals must meet State and Local Health Department requirements for water and wastewater treatment facilities.

1. Lots within the Village Center must be served by appropriately sized public water and wastewater collection facilities provided and constructed by the applicant and dedicated to Loudoun Water, the public body which will be ultimately responsible for utility operation, control, and maintenance.
2. Lots in the Village Conservancy and Satellite Conservancy subdistricts, which are not adjacent to the Village Center, may be served by private water supply and sewage disposal systems meeting all State and Local Health Department criteria.

### **Land Use Arrangement.**

#### J.

#### 1. Overall Form. (See Figures 2-8)

- a. The boundaries of Village Conservancy and Satellite Conservancy subdistrict lots should be designed to follow natural features whenever possible and such lots should seek to provide for an agricultural, forestal, or open space use of the land.



- b. The Village Center must be distinguished from the Village Conservancy by a well defined "hard edge" of closely spaced buildings in contrast with the open, largely unbuilt farm, forestal, and open space character of the conservancy.
- c. The village should be sited so as to best preserve natural vistas and the existing rural topography.
- d. The Village Center should be designed in a generally rectilinear pattern of blocks and interconnecting streets and alleys, defined by buildings, street furniture, landscaping, pedestrian ways, and sidewalks.
- e. A hierarchy of parks and squares must be distributed strategically for maximum benefit and convenience throughout the Village Center and must include a central civic park, called the main village green.

**2. Spatial Relationship of Village Subdistricts and Areas.**

- a. The Village Conservancy subdistrict must surround the Village Center subdistrict unless explicitly modified pursuant to subsection M.2 upon a finding that unique topographical or other natural features or pre-existing boundary constraints require an alternative arrangement.
- b. Village Center commercial and workplace areas must be surrounded by the residential lots or, where applicable, by a combination of residential lots and civic areas.
- c. Higher density residential lots should generally be located between the designated commercial area and lower density residential lots, providing a transition between the business and residential uses of each.
- d. The designated workplace area should generally abut the designated commercial area, must be located in no more than 2 geographic places at the periphery of the Rural Village Center subdistrict and must be buffered to have the least impact on residences within the Rural Village District or on adjacent properties.
- e. Every Village Center must be provided with a centrally located main village green. The main village green should abut the designated commercial and civic areas.

**3. Block Design.** Notwithstanding the requirements of Section 7.07.02, blocks in the PD-RV Zoning District must meet the following standards.

- a. Blocks of a generally rectangular shape should be the main organizing feature of the Village Center subdistrict. While topography, existing vegetation, hydrology, and design intentions should influence block shape and size, the perimeter of such blocks should range between 1,100 and 1,800 feet in length as measured along lot frontage lines, between intersections of streets.
- b. The blocks of the Village Center subdistrict may be subdivided into lots, having frontage on a street, whose generally rectangular shape should respond to environmental factors, the proposed use and design intentions. This Ordinance is best served by Village Center lot design which includes a variety of sizes.
- c. Village Center subdistrict lots should minimize both front and side yards, garage aprons and entrances and blank walls and should generally have as narrow a width as is practical in order to encourage pedestrian movement. (Typical drawings permitted.)
- d. Townhouse lots of less than 32 feet in width are not permitted to be developed with garage doors on their principal façade.

**4. Road Network.** Notwithstanding the requirements of Section 7.07.02, roads in the PD-RV Zoning District must meet the following standards.

- a. Road and alley layouts in the Village Center subdistrict must be designed in a hierarchical, rectilinear pattern with geometrical variation as required by traffic safety, environmental factors, and design intentions. Village Center roads and alleys should terminate on other roads.
- b. Roads and alleys should be designed to:
  - 1. Parallel and preserve existing fence lines, tree lines, hedgerows, and stone walls.
  - 2. Minimize alteration of natural site features.
  - 3. Secure the view to prominent natural and man made vistas.
  - 4. Minimize the area devoted to motor vehicle travel.

5. Promote pedestrian movement so that it is generally more convenient and safe to walk than to drive.
- c. Village roads should be designed as a set of parallel zones:
1. A zone of moving vehicles.
  2. A buffer area of street trees, planting and parked cars.
  3. A sidewalk or pedestrian path zone.
  4. A yard adjacent to residential buildings or an entrance adjacent to other buildings. (Typical drawings permitted.)
5. **Pedestrian Access.** Notwithstanding the requirements of Section 7.07.03, the pedestrian network in the PD-RV Zoning District must meet the following standards.
- a. Single-family lots in the Village Center - Residential Area must provide sidewalks as follows:
1. Minimum front sidewalk width: 6 feet, which may include a minimum 4 foot wide sidewalk and planting strip of 2 feet at the curb.
  2. On both sides of the street.
- b. Commercial/Workplace lots in the Village Center must provide sidewalks as follows:
1. Minimum front sidewalk width: 8 feet, which may include a minimum 6 foot wide sidewalk and planting strip of 2 feet wide at the curb. (See Figure 7A)
  2. Open colonnades constructed over a sidewalk which adjoins storefront buildings may be permitted subject to an appropriate easement.
- c. Pedestrian Access.
1. Temporary paths must be constructed, extending across undeveloped land designated for commercial development and linking other portions of the Village Center, by the developer at the same time as adjoining areas are developed. Such paths must be a minimum of 3 feet in width, constructed of gravel, sand, woodchips, or other similar type materials.
  2. Paths linking land designated for commercial development with residential areas must be constructed concurrent with development of the individual commercial lots.
6. **Parking.** In addition to the requirements of Section 7.06, parking in the PD-RV Zoning District must meet the following standards.
- a. Parking for residential, civic, commercial, workplace, and recreational uses in Village Center should generally be located at the rear of lots and no off-street parking is permitted in front yards. Adjacent off-street parking lots must have off-street vehicular and pedestrian ways. Continuous parallel parking for additional cars and visitors should be provided on the streets. (Typical drawings permitted.)
1. Notwithstanding subsection 5.a., off-street parking for single-family attached dwelling units of less than 32 feet frontage must be provided at the rear of the lot and must be accessed either from an alley or from a side street.
    - a. This requirement may be modified if a block of parking is provided within 200 feet of the townhouse units served.
  2. Notwithstanding subsection 5.a., off-street parking for commercial and workplace lots is not permitted in the front of the lot.
- b. Access for off-street parking in Village Center subdistrict must generally be achieved by means of alleys, off-street vehicular connections between adjacent parking lots, and side streets.
1. Off-street parking for storefront buildings on Commercial and Workplace Lots provided at the rear of the lot may be accessed either from an alley or from a side street perpendicular to that on which townhouses enfront.

2. Driveway curb cuts on neighborhood streets serving residential lots may be allowed if spaced to allow parallel parking for at least 2 cars (a minimum of 36 feet) between successive driveways. (Typical drawings permitted.)
      - c. Off-street parking areas, carports, and garages in a Village Center should be designed to have low visibility and consequently are not permitted to be located at the visual termination of roads and streets and not permitted to be the principal use of corner lots. In addition,
        1. Front load garages and carports should offset from direct view and should be located a minimum of 6 feet behind the principal building façade.
        2. Any parking lot which abuts a street must be buffered by a landscaped strip no less than 10 feet wide and planted with a continuous row of shrubs no less than 3 1/2 feet high, and/or shielded by a wall no less than 3 1/2 feet and no more than 6 feet high.
7. **Landscaping.** In addition to the requirements of Section 7.04, landscaping, buffering, and screening must meet the following requirements.
  - a. Between Village Workplace Areas and residential areas, a continuous buffer a minimum of 50 feet in width that meets the plant unit requirements for a Buffer Yard Type B under Section 7.04.04.D must be provided.
  - b. Between Village Workplace Areas and public streets and open space areas, a continuous buffer a minimum of 30 feet in width that meets the plant unit requirement for a Buffer Yard Type B under Section 7.04.04.D must be provided.
  - c. Workplace lots used for open storage must have either an additional 50 foot wide planted buffer (for a total width of 100 feet if located on a workplace subdistrict boundary) or a masonry wall no less than 6 feet minimum in height.
  - d. The applicant must submit a conceptual Landscape Master Plan as part of the CDP which identifies design intentions, the general location and size of both existing vegetation to be retained and proposed new vegetation, typical landscape sections and drawings, typical planting materials, and the phasing of landscape installation and planting methods.
  - e. Roads and streets in Village Center residential areas should generally be planted on both sides with street trees spaced, according to species, at regular intervals. The width of sidewalks required pursuant to Section 2.04.03.05.J should account for such street trees. Streets in the storefront areas of the Village Center must be planted on at least 1 side with street trees spaced, according to species, at regular intervals. (Typical drawings permitted.)

**K. Village Governance.** Every rural village must have an owners association established pursuant to Section 7.09.

**L. Modification of Regulations.**

1. **Precedence.** Where there are explicit differences between provisions of the PD-RV Zoning District regulations and general zoning, subdivision, or other County regulations, the provisions of the PD-RV Zoning District will apply.
2. **Locational Requirements.** The Board of Supervisors may grant modifications permitted pursuant to Section 11.10.

Figure 1 Hierarchy of Village Zones

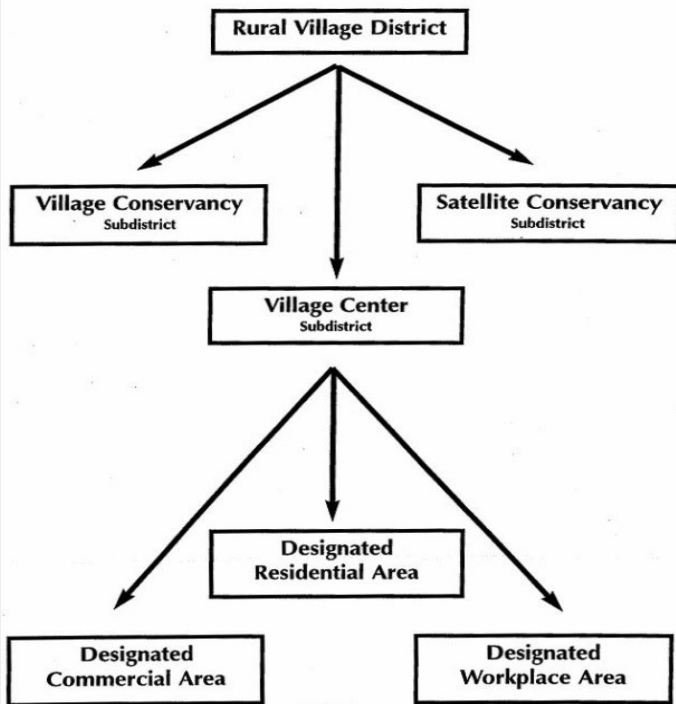


Figure 1

### Hierarchy of Village Zones

Figure 2 Major Village Zones

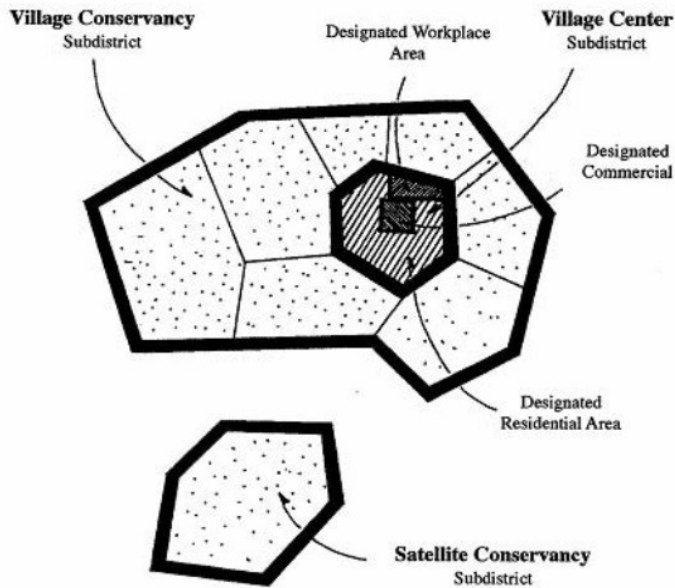


Figure 2

### Major Village Zones

Figure 3 Detail of Village Center

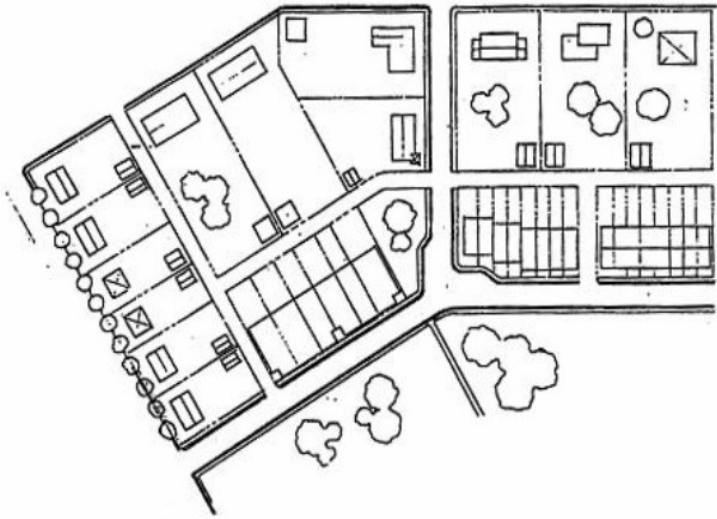


Figure 3

## Detail of Village Center

Figure 4 Village Center Uses (minimum area)

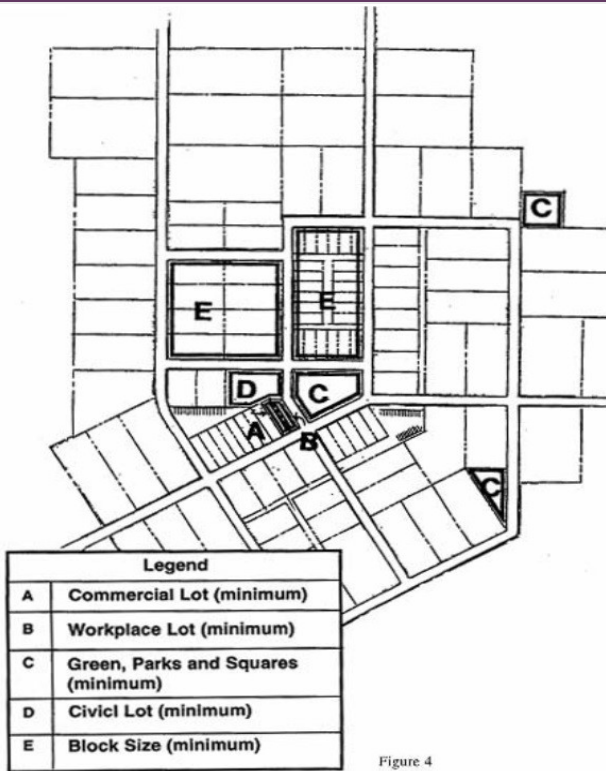


Figure 4

## Village Center Uses (minimum area)

Figure 5 Village Center Uses (maximum area)



Legend	
A	Commercial/Workplace Lot (maximum)
B	Block Size (maximum)

Figure 5

### Village Center Uses (maximum area)

Figure 6a Single-Family Attached Street Cross Section

Minimum and Maximum Front Yards

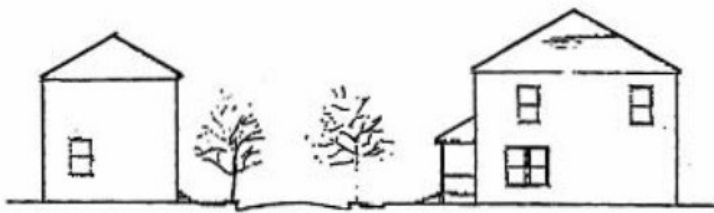


Figure 6A

### Single Family Attached Street Cross Section

Minimum and Maximum Front Yards

(1:20 Scale)



**Figure 6b Single-Family Detached Street Cross Section**

**Minimum and Maximum Front Yards**

(1:20 Scale)

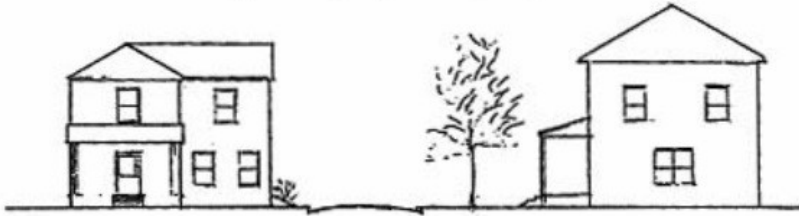


Figure 6B

## Single Family Detached Street Cross Section

Minimum and Maximum Front Yards

**Figure 7a Commercial Workplace Street Cross Section**



Figure 7A

## Commercial Workplace Street Cross Section

(1:20 Scale)



**Figure 7b Commercial Workplace Street Plan View**

(1:20 Scale)

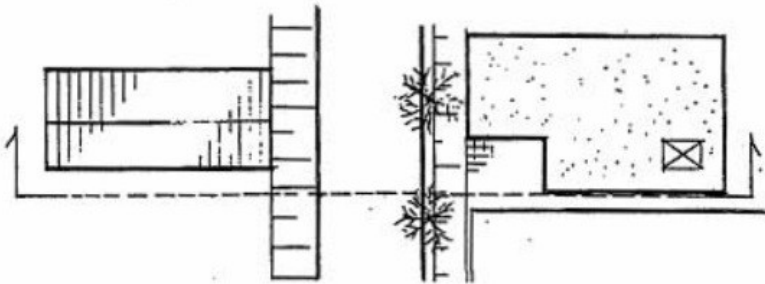
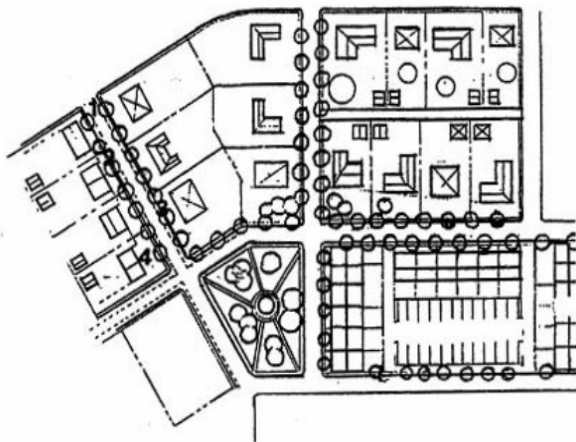


Figure 7B

## Commercial Workplace Street Plan View

**Figure 8 Village Blocks Detail**



Road/Street Zones	
A	Zone of Moving Vehicles
B	Buffer Area
C	Pedestrian Movement and Meeting Zone
D	Yard and Entry Zone

Figure 8

## Village Blocks Detail

### 2.04.03.06 Rural Hamlet Development Option

**Purpose.** *The purpose of the Rural Hamlet Development Option is to:*

- Provide an alternative to conventional A-3 and A-10 Zoning District subdivision in rural areas.*

- Better harmonize rural development with surrounding agricultural activities recognizing that it is the County's primary goal to preserve and enhance farming and farmland in rural Loudoun by the most feasible, effective, and equitable methods available.
- Conserve agricultural, forestal and open space land, historic and natural features at the time that such land realizes the development potential currently allowed in the agricultural zoning district.
- Permit the compact grouping of homes located to blend with the existing landscape, such as the rise and fall of the topography, hedgerows, and wooded areas, and to preserve to a greater extent the agricultural, forestal, and visual character of the landscape.

**A. Applicability.** Rural hamlets are permitted in the A-3 and A-10 Zoning Districts. The A-3 and A-10 Zoning District regulations apply to the extent not in conflict with the regulations contained herein.

**B. Rural Hamlet Defined.** A rural hamlet is characterized by the configuration of all or a portion of the density permitted on a tract of land under the zoning district regulations, into a grouping of small residential lots on a portion of the tract. More than 1 rural hamlet may be located on a tract. A rural hamlet may consist of the following categories of land:

1. Hamlet Lots. Smaller residential lots located in a contiguous group, with adjacent and fronting lots oriented towards each other as on a road, a green or a paved square. No fewer than 5 and no more than 25 hamlet lots may be grouped together as a rural hamlet. Hamlet lots must have a designated building area. All land not designated as building area, private access easements, and road rights-of-way must be placed in a permanent open space easement.
2. Open Space. Residual land, excluding the building area of hamlet lots and conservancy lots and road rights-of-way, contiguous to a rural hamlet, which is subject to a permanent open space easement.
3. Hamlet Green/Square. Land located in the interior of a rural hamlet, owned in common by hamlet lot owners and which is in a permanent open space easement.
4. Conservancy Lots. A lot, excluding the hamlet lots, open space and/or hamlet green/square, which will remain as large parcel(s), the bulk of which is in permanent open space easement and a portion of which is designated a building area.

**C. Uses.** The following uses are permitted within the various categories of rural hamlet land. These uses supersede the permitted, minor special exception, and special exception uses that would otherwise apply in the underlying zoning district regulations.

**D. Building Area of Hamlet Lots and Conservancy Lots.**

1. Permitted Uses. The following uses are permitted in the Building Area of Hamlet Lots and Conservancy Lots:
  - a. Dwelling, single family detached.
  - b. Bed and breakfast homestay, pursuant to 4.03.01.
  - c. Guest house, pursuant to 4.02.03.
  - d. Child Day Home, pursuant to Section 4.04.08.
  - e. Water supply systems.
  - f. Wastewater disposal systems.
  - g. Accessory uses and structures, pursuant to Section 3.03.
  - h. Accessory dwelling (accessory to single family detached dwelling), pursuant to Section 4.02.01.
  - i. Telecommunications antenna, pursuant to Section 4.07.06.B.

**E. Open Space.**

1. Open Space Permitted Uses. The following uses are permitted in open space:

- a. Agriculture, horticulture, forestry, and fishery uses including barns, stables, and other structures accessory or incidental to such uses, pursuant to Section 4.08.02.
- b. Conservation of open land in its natural state, i.e., woodland, fallow fields, grasslands, wetlands, floodplains, and the like.
- c. Passive open space or passive recreation, including but not limited to trails, picnic areas, and community gardens.
- d. Active recreation space, including golf courses.
- e. Equestrian uses of any kind.
- f. Easements and improvements for drainage, access, sewer or water lines, or other public purposes.
- g. Stormwater management facilities for the proposed development or for a larger area in compliance with a watershed stormwater management plan.
- h. Water supply systems.
- i. Accessory uses, such as swimming pools, tennis courts, and other accessory uses and structures pursuant to Section 3.03.
- j. Sewage disposal systems.
- k. Telecommunications monopole, pursuant to Section 4.07.06.C.

**2. Common Open Space Permitted Uses.** The following uses are permitted in common open space owned by a Homeowners' Association (HOA):

- a. All Open Space Permitted Uses as provided in subsection C.2.a.
- b. Nursery, Production, with frontage on a state maintained road, pursuant to Section 4.04.09.
- c. Pet Farm, pursuant to Section 4.08.03.
- d. Stable, Private, pursuant to Section 4.08.03.
- e. Stable, Livery, with frontage on a state maintained road, pursuant to Section 4.08.04.
- f. Tenant Dwelling, pursuant to Section 4.02.11, accessory to agriculture, horticulture or animal husbandry uses.
- g. Wayside Stand, pursuant to Section 4.08.08, accessory to agriculture, horticulture, or animal husbandry uses.

**3. Open Space Special Exception Uses.** The following use may be approved in open space by the Board of Supervisors, and if approved, may be subject to certain conditions pursuant to Section 11.11.

- a. Telecommunications monopole, pursuant to Section 4.07.06.C.2.

**4. Common Open Space Special Exception Uses.** The following uses may be approved in common open space owned by a HOA by the Board of Supervisors, and if approved, may be subject to certain conditions pursuant to Section 11.11.

- a. Agricultural Processing, pursuant to Section 4.08.03, accessory to agriculture, horticulture, or animal husbandry uses.
- b. Arboretum, pursuant to Section 4.05.05, accessory to agriculture, horticulture, or animal husbandry uses.
- c. Child Day Care, pursuant to Section 4.04.08.C, restricted for the use of homeowner association members.
- d. Farm Market, on-site production, pursuant to Section 4.08.03.
- e. Nursery, Production, without frontage on a state maintained road, pursuant to Section 4.04.09.
- f. Stable, Livery, without frontage on a state maintained road, pursuant to Section 4.08.04.
- g. Telecommunications monopole, pursuant to Section 4.07.06.C.2.

**F. Dimensional Standards.** Refer to Table 2.04.03.06-1 for required dimensional standards.

**Table 2.04.03.06-1. Rural Hamlet Dimensional Standards**

Reference	Standard	Hamlet Lot A-3 and A-10 Zoning Districts	Conservancy Lot A-3 Zoning District	Conservancy Lot A-10 Zoning District
<b>Lot Requirements</b>				
<u>1</u>	<u>Hamlet Tract Size (min.)</u>		<u>40 acres</u>	
<u>2</u>	<u>Lot Size (min.)</u>	<u>10,000 sf</u>	<u>10 acres</u>	<u>30 acres</u>
<u>3</u>	<u>Lot Size (max.)</u>	<u>3 acres</u>	<u>n/a</u>	<u>n/a</u>
<u>4</u>	<u>Lot Width (min.)</u>	<u>64 ft.</u>	<u>300 ft.</u>	<u>500 ft.</u>
<u>5</u>	<u>Lot Width (max.)</u>	<u>150 ft.</u>	<u>n/a</u>	<u>n/a</u>
<u>6</u>	<u>Length/Width Ratio (max.)</u>	<u>6:1</u>	<u>5:1</u>	<u>5:1</u>
<b>Yard Requirements</b>				
<u>7</u>	<u>Front (min.)<sup>1</sup></u>	<u>6 ft.</u>	<u>25 ft.</u>	<u>see Section 2.04.03.02</u>
<u>8</u>	<u>Front (max.)<sup>1, 2</sup></u>	<u>40 ft.</u>	<u>n/a</u>	<u>n/a</u>
<u>9</u>	<u>Side<sup>3</sup></u>	<u>8 ft.</u>	<u>25 ft.</u>	<u>see Section 2.04.03.02</u>
<u>10</u>	<u>Rear</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>see Section 2.04.03.02</u>
<b>Building Requirements</b>				
<u>11</u>	<u>Residential Density<sup>4, 5</sup></u>	<u>A-3 Zoning District: 1 dwelling unit per 5 acres</u> <u>A-10 Zoning District: 1 dwelling unit per 10 acres</u>		
<u>12</u>	<u>Building Area (min.)</u>	<u>5,000 sf</u>	<u>7,500 sf</u>	<u>15,000 sf</u>
<u>13</u>	<u>Building Area (max.)</u>	<u>15,000 sf</u>	<u>n/a</u>	<u>n/a</u>
<u>14</u>	<u>Building Height (max.)</u>	<u>35 ft.</u>	<u>35 ft.</u>	<u>35 ft.</u>
<p>(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SPEX = Special Exception)</p> <p><sup>1</sup>Except when the setback required by Section 7.04.02 is greater.</p> <p><sup>2</sup>Provided that all principal buildings are located so that the maximum deviation for adjacent front facades does not exceed 15 feet, and provided further that this maximum Front Yard requirement does not apply to lots located within subdivisions approved under the zoning ordinance in effect prior to June 16, 1993.</p> <p><sup>3</sup>Dwellings, guest houses, garages and other such structures are not permitted in minimum side yards. However, detached garages located at the rear of a lot (i.e., behind the rear building line) and attached to a similar garage on a contiguous lot may be located within the side yard.</p> <p><sup>4</sup>The number of dwelling units permitted at a minimum lot size of 3 or 10 acres in the A-3 or A-10 Zoning Districts respectively is based on topography, floodplain and availability of septic drainfields. Drainfields must be submitted to the Loudoun County Health Department for approval in accord with the Land Subdivision and Development Ordinance (LSDO).</p> <p><sup>5</sup>For each conservancy lot of 50 acres or greater in size, 1 additional dwelling unit may be included in the determination of density.</p>				

**G. Open Space Requirements.**

**H. Minimum Open Space.** The minimum amount of land in a Rural Hamlet devoted to open space and subject to permanent open space easements must be greater than 85% of the total land area in the Rural Hamlet.

1. All land not designated as building areas, private access easements, and rights-of-way for roads must be permanent open space.

**I. Minimum Open Space Widths Surrounding the Hamlet.** A minimum width of land in open space surrounding a hamlet must be provided as follows:

1. 200 feet width of land between the outside boundary of hamlet lot building areas and the tract boundary.
2. 800 feet between the hamlet lot building area boundaries of 2 hamlets on the same tract.
3. Reduction of these dimensions may be permitted by the Board of Supervisors pursuant to subsection J, upon recommendation of the Planning Commission, based upon a finding that due to the topography, forestation, or presence of prime agricultural soils or environmentally sensitive areas, such reduction will preserve rural vistas, preserve farmland, screen dwellings from existing roads or adjacent properties, or preserve environmentally sensitive areas.

**J. Hamlet Building Area Depth.** Hamlet building areas must meet the following:

1. The maximum outside boundaries of the building areas of hamlet lots facing one another across a road is 300 feet.
2. The maximum distance between building areas of cluster lots facing across a hamlet green/square is 350 feet.
3. The maximum outside boundaries of the building areas of hamlet lots facing one another across a hamlet green/square is 550 feet.

**K. Utilities and Public Facilities Requirements.**

1. **Water.** Hamlet lots must be served either by:
  - a. Individual wells on or off each lot, or
  - b. A communal water system constructed by the developer, or
  - c. A municipal water system if located within an area designated for such connection in the General Plan, or
  - d. Connection with an existing rural village, rural hamlet, or other public water system.
  - e. All water systems must comply with applicable town, County, State, and/or Loudoun Water standards and requirements, including a commission permit if required by applicable law. As for (a) and (b) above, the Health Department approval of both a safe and adequate water supply system and designated backup well sites based on hydrogeological studies, must be a precondition to recordation of a record plat establishing a rural hamlet.
2. **Wastewater.** Hamlet lots must be served either by:
  - a. Individual septic tank drainfields located on or off the lot, or
  - b. A communal wastewater treatment system constructed by the developer, or
  - c. A municipal wastewater system, if located within an area designated for such connection in the Comprehensive Plan; or
  - d. Connection with an existing rural village, rural hamlet or other public wastewater treatment system.
  - e. All wastewater systems must comply with applicable town, County, State, and Loudoun Water standards and requirements, including a commission permit if required by applicable law.
3. **Fire Protection.** Every hamlet must satisfy the fire protection standards set forth in the Facilities Standards Manual (FSM), or if no such standards are in effect, must have all weather access road for a pump truck to an adequate pond with a water withdrawal main or to a water tank of sufficient capacity for fire protection.
4. **Roads.** Access to hamlet lots must be provided as follows:
  - a. 7 rural hamlet lots or less may be served by a private access easement.
  - b. 25 rural hamlet lots or less may be served by a VDOT fixed generation, tertiary Class II road.
  - c. All other roads must be VDOT Class II roads.
  - d. All other Rural Hamlet roads must be built to VDOT secondary road standards.
  - e. Roads serving 2 or more hamlets, with a combined traffic loading exceeding 250 vehicles per day, must generally have 2 access points to the existing rural road network.
    1. The Planning Commission may waive the 2 access requirement upon finding special topographic or other circumstances which preclude implementation, but may in this eventuality require alternative configurations of road design, such as a divided median.
    2. Further, the Planning Commission may waive the public road standards, thereby allowing up to 25 rural hamlet lots to be served by private access easements, should the Planning Commission find that the waiver provisions contained in this section are met.
      - a. This alternative roadway design option must be requested as part of the subdivision application, and is not permitted to be granted for the sole purpose of circumventing the previously referenced public roadway design criteria.
      - b. In reviewing any proposed waiver, the Planning Commission must consider the following:

- A. Whether granting of the proposed waiver will adequately provide for access by public safety service (police, fire and rescue services).
- B. Whether granting of the proposed waiver will protect to the greatest extent possible topographic or physical, natural, scenic, archaeological or historical features of significant importance.
- C. Whether the granting of the proposed waiver will be in the public's best interest, specifically with regard to future road maintenance considerations.
- D. Whether the granting of the proposed waiver will meet engineering standards with regard to steep slopes, storm water control, drainage, soil erosion control; mitigate floodplain impacts; assure adequate dust control measures; and will minimize, to the greatest extent possible, the impact on water and air quality on adjoining properties.
- E. Whether the granting of the proposed waiver will facilitate orderly and safe road development.
- F. Whether the granting of the proposed waiver will minimize the impact of traffic on the existing roadway network.
- G. Waiver requests must be considered by the Planning Commission at a public meeting held within 60 days of receipt of such request.

5. **Parking.** Every hamlet lot must include sufficient parking (which may or may not be paved) to accommodate 4 cars.

L. **Homeowners' Association.** In addition to Section 7.09, each rural hamlet or group of rural hamlets comprising a common development must have an incorporated HOA and meet the following:

- 1. Easements for septic drainfields and wells located off of the lot must be established at the time of the record plat for such lot, and must run to the benefit of the lot served. The responsibility for maintaining or replacing such septic fields or wells must be borne by the lot owner served by such easement.
- 2. The permanent open space easement required in the rural hamlet must be enforced by the County. Such easement must be in a form approved by the County, and must provide that, notwithstanding such easement, the eased portion of conservancy lots or hamlet lots must be maintained by the owners of such lots, and that the County should bear no responsibility or liability for such maintenance. However, nothing contained herein must prevent such landowners from leasing such open space for agricultural or other purposes as allowed in Section 2.04.03.06.C.2.a and c.
- 3. The HOA documents must be submitted as part of the initial record plat application and must provide for adequate initial funding and assessments to fund the maintenance of common property and improvements.

M. **Plat and Deed Notations.** Record plats and deeds for rural hamlet subdivisions must include a statement that agricultural operations enjoy the protection of the Right to Farm Act, Va. Code § 3.2-300 et seq.

N. **Modification of Regulations.**

- 1. In addition, the Board of Supervisors may allow reasonable modifications to other applicable regulations as follows:
  - a. These other regulations serve public purposes to a lesser degree than the rural hamlet, or
  - b. The designs or solutions proposed by the applicant, although not literally in accord with these other regulations, satisfy public purposes to a greater degree, or
  - c. The strict implementation of these other regulations would prevent well designed rural hamlet development.




Such modifications may be granted by the Board of Supervisors by Special Exception pursuant to Section 11.11.01. Such modifications may be sought prior to filing a preliminary plan of subdivision. The landowner must include a plan of the proposed hamlet as part of the application for modification and must demonstrate the reasons for the request.

**K. Advisory Rural Hamlet Siting and Design Guidelines.** Loudoun County recognizes that every rural hamlet design will be a custom response to the unique assets and constraints of each tract. As a consequence, the County has only incorporated in the Rural Hamlet Ordinance those siting and design rules required to preserve open space and to allow the clustering of dwellings. However, the County does wish to encourage design consistent with Loudoun's past in rural Loudoun and appends the following general design guidelines as a suggestion to rural hamlet designers.

- 3. Siting.** Rural hamlets should be sited so as to nestle, or blend in a subordinate way, into the existing landscape. Rural hamlets should not be placed on the crest of a ridge but rather should be located in a dip or depression or on the side of a hill.
- 4. Landscaping.** Rural hamlet designs should incorporate a mix of evergreen trees, generally located to the north and west for winter wind protection, and deciduous trees, located to the west and south, for summer shade. Given the time required for trees to attain maturity, existing stands of trees and hedgerows should be incorporated in the new hamlets whenever possible.
  - d. New plantings of evergreen and deciduous trees should be native to the northern Piedmont, such as yellow poplar, northern red and white oak, hickory, white ash, black gum, hemlock, spruce, and eastern red cedar among others.**
- 5. Ground Modeling and Screening.** In those circumstances where natural contours, subsurface conditions and tract boundaries prevent discreet hamlet placement, hamlet designers should seek to reduce the development's apparent presence by locating earth berms near adjacent roadways and/or planting screens of trees adjacent to existing roads and tract boundaries.
- 6. Grouping of Structures.** Dwellings in rural hamlets should be placed in proximity to one another and to common wells or facilities.

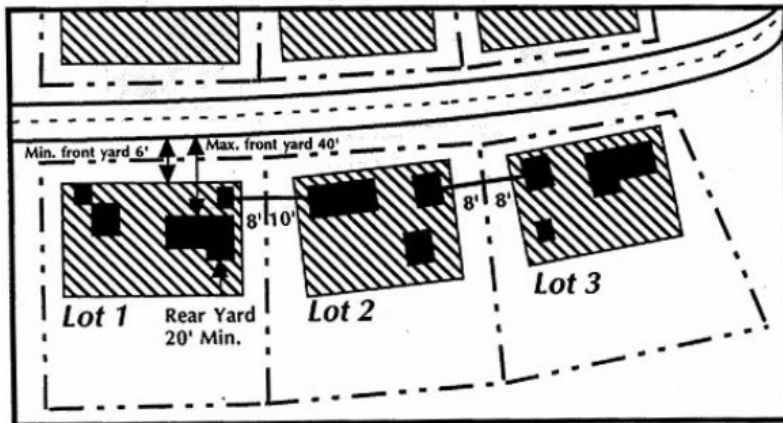


### Illustration of Hamlet Lot and Building Area

-  Hamlet Building Area  
(min. 1/6 ac. max. 1/4 acre)
-  Structure located on  
Hamlet Lot Building Area
-  Hamlet Lot  
Eased Open Space

NOTE: For Illustrative Purposes only-

Refer to Ordinance Text for Requirements

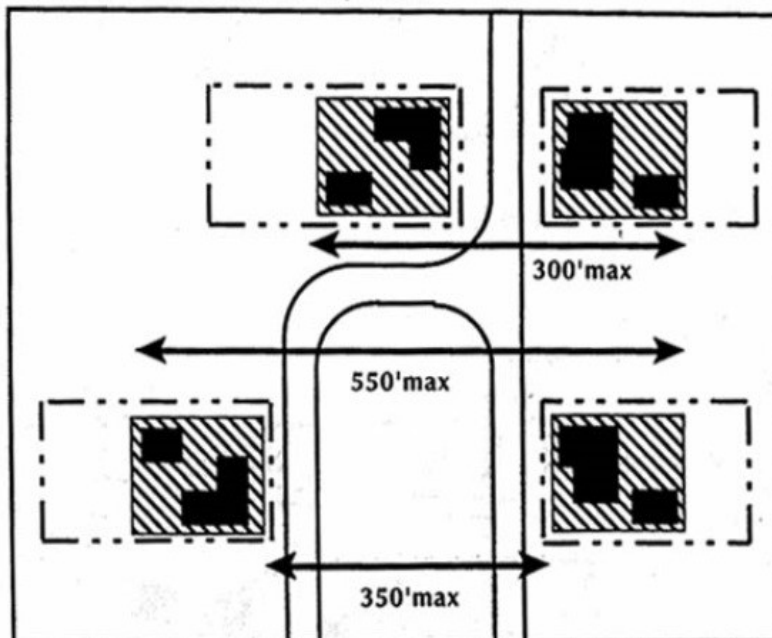


Minimum lot size 10,000 sq. ft.

### Example of Maximum Widths in Rural Hamlets

NOTE: For Illustrative Purposes only-

Refer to Ordinance Text for Requirements



## Example of Hamlet Calculations and Ratios

Figure 1. Hamlet Example Summary

88 ac. / 20 Hamlet and 2 Conservancy lots

90.34% All eased land

NOTE: For Illustrative Purposes only-

Refer to Ordinance Text for Requirements

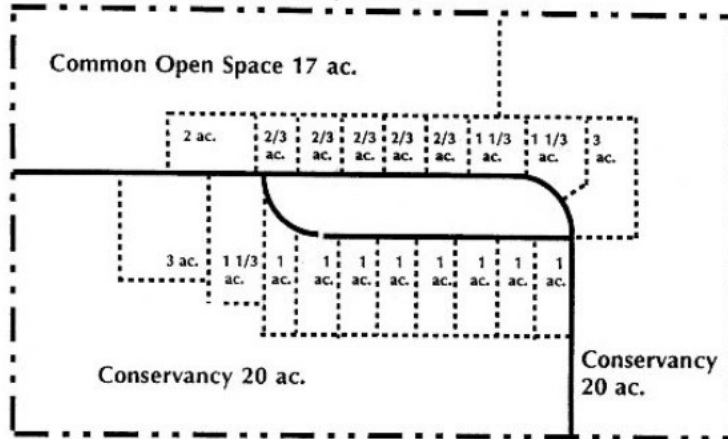


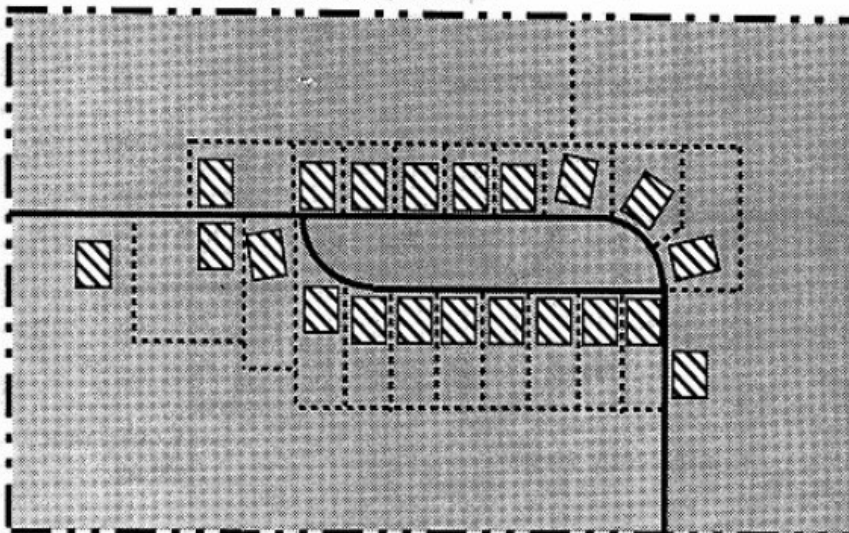


Figure 2. Illustrations of Eased Land and Building Areas in Hamlet

-  Eased area of Conservancy and Hamlet Lots and Common Open Space
-  Designated Building Areas

NOTE: For Illustrative Purposes only-

Refer to Ordinance Text for Requirements



## 2.05 Joint Land Management Area Zoning Districts

### 2.05.01 Joint Land Management Area ~~Neighborhood -1, -2, -3~~ – JLMA-1, JLMA-2, JLMA-3

**Purpose.** The purpose of the Joint Land Management Area ~~-1, -2, -3~~ (JLMA) ~~Neighborhood (-1, JLMA-12, JLMA-2, JLMA-3)~~ Zoning Districts is to accommodate and foster the development of land within the JLMA ~~s~~ outside the incorporated towns in Loudoun County to:

- Implement the Western JLMA Neighborhood ~~and~~, Purcellville JLMA Rural Neighborhood, ~~and~~ Leesburg JLMA Residential Neighborhood Place Types of the General Plan.
  - Ensure development is consistent with the JLMA serving as a gateway to the towns.
  - Encourage an appropriate mix of residential and nonresidential land uses.
  - Reinforce existing development patterns in the adjacent towns to the maximum extent feasible, reduce the need for automobile trips, minimize the need for additional road improvements, and encourage walking to employment, shopping, and public facilities.
  - In the JLMA-1 and JLMA-2 ~~districts~~ Zoning Districts, provide a variety of ~~housing types dwelling unit~~ and lot sizes.
  - In the JLMA-3 ~~district~~ Zoning District, provide for the continued practice of agriculture, farm operations, agriculturally related and home based businesses, low density clustered residential developments and other uses in a predominantly rural environment.
  - Where appropriate, achieve a pattern of development that generally conforms to the established, traditional pattern of development in the towns.
  - Establish the type and scale of development desired for the entranceway of the towns.
  - Implement jointly adopted area plans, where applicable.
- A. **Applicability.** The JLMA Zoning Districts are located ~~in areas consistent with~~ within the Western JLMA Neighborhood ~~and~~, Purcellville JLMA Rural Neighborhood, ~~and~~ Leesburg JLMA Residential Neighborhood Place Types ~~of as shown on~~ the JLMA Place Types Map in the General Plan.
1. Expansion of the JLMA-1, JLMA-2, and JLMA-3 ~~districts~~ Zoning Districts beyond the existing JLMA boundaries is not permitted after the ~~adoption date~~ of this Zoning Ordinance.
- B. **Uses Regulations.** Refer to Table 3.02.02-03 for uses allowed in the ~~district~~ JLMA-1, JLMA-2, and JLMA-3 Zoning Districts.
- C. **Dimensional Standards.** Refer to Table 2.05.01-1 for required dimensional standards.

**Table 2.05.01-1. JLMA-1, JLMA-2, ~~AND~~ JLMA-3 Zoning District Dimensional Standards**

Reference	Standard	JLMA-1	JLMA-2	JLMA-3
<b>Lot Requirements</b>				
1	Lot Size (min.)	20,000 sf.	10,000 sf.	20,000 sf.
2	Lot Width (min.)	50 ft.	50 ft.	60 ft.
<b>YardsYard Requirements</b>				
3	Front <del>Yard Setback</del> (min.) <sup>1</sup>	35 ft.	15 ft.	On arterial road: 35 ft. On collector road: 25 ft. On other roads: 15 ft.
4	Side <del>Yard Setback</del> (min.) <sup>1, 2</sup>	9 ft.	8 ft.	10 ft.
5	Rear <del>Yard Setback</del> (min.) <sup>1, 2</sup>	25 ft.	25 ft.	25 ft.
<b>Building Requirements</b>				
56	Residential Density (max.)	1 dwelling unit per 40,000 sf. 1.2 dwelling units per 40,000 sf. with ADUs <sup>3</sup>	1 dwelling unit per 20,000 sf. 1.2 dwelling unit per 20,000 sf. with ADUs <sup>3</sup>	1 dwelling unit per 3 acres <u>1.2 dwelling unit per 3 acres with ADUs<sup>3</sup></u>
67	Lot Coverage (max.)	25%	40%	25%, but only 10% may be used for residential or non-residential structures <del>excluding</del> agricultural and horticultural structures not open to the public
78	Building Height (max.)	40 ft.	40 ft.	40 ft. <sup>4</sup>
<b>Open Space Requirements</b>				
8	Open Space <sup>3</sup>	30% of the site	30% of the site	50% of the site
<p>(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)</p> <p><sup>1</sup>Except where a greater setback is required by Section <del>5.07.02. Section 5.07.02 does not apply in the JLMA-3 district.</del> <u>7.04.02.</u></p> <p><sup>2</sup>Except where a greater buffer <del>yard</del> is required by Section <del>5.07</del> <u>7.04.04.</u></p> <p><sup>3</sup>ADUs must be provided pursuant to Section <del>89</del> <u>01.</u></p> <p><sup>4</sup>Open Space must be provided in accordance with Sections 5.04 and 2.05.01.F. Active recreation space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.<sup>4</sup>No height restriction for structures used exclusively for agriculture.</p>				

~~A. Variation of Lot Sizes.~~ Developments must provide a variety of residential lot sizes in accordance with Section 5.13.

D. Compatibility Standards. Within the JLMA-1, -2, and -3 Zoning Districts, development transition standards must be provided pursuant to Section 7.01.06 and as follows:

1. Within JLMA-1, a minimum buffer width of 25 feet with a Buffer Yard Type A must provided between existing agricultural uses and residential development sites.
2. Within JLMA-2, a minimum buffer width of 25 feet with a Buffer Yard Type B must provided between existing agricultural uses and residential development sites.
3. Areas for loading, delivery, and collection of refuse for nonresidential uses are not permitted to be located between the nonresidential use and an adjacent residential use.

D.E. Open Space. In addition to the requirements of Section ~~5.04, 7.02~~ a variety of greens, parks, or natural open spaces must be located throughout the development to provide community identity.

~~B. Road Network.~~ Within the JLMA-1, -2, and -3 Zoning Districts, the road network must be provided pursuant to Section ~~5.09~~ 7.07.02 and as follows:

- ~~1. All developable land must provide for future public street except that the road connections to required by Section 7.07.02.A, are only required when adjacent developable parcels by providing a local street connection~~

at least every 660 feet along each subdivision plat boundary that abuts potentially developable or re-developable land.

a. ~~parcels~~ Street connections are not required on steep slopes, MDOD sensitivity areas, or FOD pursuant to Sections 5.03.02, 4.04, and 4.03, respectively.

~~E.F.~~ Blocks within developments must maintain a rectilinear pattern to the maximum extent feasible, except where deviation is necessitated by topographic ~~the JLMA-1, -2, or -3 Zoning Districts~~ or environmental considerations ~~the adjacent town.~~

2. ~~Blocks lengths must be:~~

a. ~~Minimum: 300 feet~~

~~b.a.~~ ~~Maximum: 660 feet~~

~~F.G.~~ **Pedestrian and Bicycle Network.** ~~A pedestrian and bicycle~~ Within the JLMA-1, -2, and -3 Zoning Districts, the road network must be provided in accordance with Section 5.09.03 pursuant to Section 7.07.02 except that sidewalks must be provided, at a minimum, on one side of the road.

### ~~C.~~ **Other Design Requirements.**

~~G.H.~~ **Garage Standard.** Garages must be set back at least 4 feet behind the plane of the front door of the principal building. Garages must have vehicular access only from the side or rear of the lot.

~~D.~~ **Transition Standards.** Within the JLMA-1, -2, and -3 Zoning Districts, development transition standards must be provided pursuant to Section 5.11 and as follows:

1. ~~A minimum buffer width of 25 feet with a Buffer Yard Type B must provided between existing agricultural uses and residential development sites.~~

~~E.~~ **Utility Requirements.** Utilities must be provided in accordance with Section 5.05.02.

## Legacy Joint Land Management Area —Leesburg JLMA Residential Neighborhood—JLMA-LN ——Zoning Districts

### 2.05.02.01 Joint Land Management Area-20 - JLMA-20 (Legacy District)

**Purpose.** The purpose and intent of the Leesburg Joint Land Management Area-20 (JLMA-Residential Neighborhood (JLMA-LN)-20) Zoning District is to: retain existing areas established to:

- ~~• Implement the Leesburg JLMA Residential Neighborhood Place Type of the General Plan.~~
- ~~• Provide for predominantly single family detached and attached residences with limited multifamily residences integrated in a walkable street pattern in areas served by public water and sewer service.~~
- ~~• Support areas of primarily low density residential uses integrated with retail and service uses that serve the routine needs of the immediate neighborhood at significant intersections and along major roads.~~
- ~~• Ensure new JLMA-LN developments are consistent with surrounding neighborhoods with gradual transitions to adjacent uses through building scale and design elements.~~
- **Applicability.** Provide for uses that are compatible with the Leesburg Executive Airport and allow for future expansion of the airport and/or existing agricultural use.
- Provide for the continued practice of agriculture, farm operations, agriculturally related and home based businesses.
- Encourage an appropriate mix of land uses.
- Implement jointly adopted area plans, where applicable.

A. **Application.** The JLMA-LN20 Zoning District ~~must be in an area consistent with~~ is located in the Leesburg JLMA Residential Neighborhood Place Type.

1. Expansion of the ~~General Plan~~ JLMA-20 Zoning District is not permitted after the date of adoption of this Ordinance.

B. **Use Regulations.** Refer to Table 3.02.01-03 for uses allowed in the ~~district~~ JLMA-20 Zoning District.

C. **Dimensional Standards.** Refer to Table 2.05.02.01-1 for required dimensional standards.

Table 2.05.02.01-1. JLMA-LN20 Zoning District Dimensional Standards

Reference	Standard	JLMA-LN
<b>Lot Requirements</b>		
1	Residential and Nonresidential Lot Size (min.)	No min.
2	Residential Lot Size (max.)	SFD, or SFA Duplex, Triplex, or Quadruplex Building Lot: 10,000 sf.
		SFA Townhouse or Duplex, Triplex, or Quadruplex Individual Lot: No max.
		MF: No max.
3	Nonresidential Lot Size (max.)	No max.
4	Residential Lot Width (min.)	SFD: 40 ft.
		SFA Duplex, Triplex, Quadruplex Building Lot: 50 ft.
		SFA Townhouse Interior Unit: 14 ft.
		SFA Duplex, Triplex, Quadruplex Ground Floor Unit or Individual Lot: 20 ft.
		SFA Townhouse End Unit: 24 ft.
5	Nonresidential Lot Width (min.)	MF: No min.
5	Nonresidential Lot Width (min.)	No min.
<b>Yards</b>		
6	Residential Front Yard (min.) <sup>1,2</sup>	15 ft.
7	Nonresidential Front Yard (max.) <sup>3</sup>	15 ft.



**Table 2.02.01-1. JLMA-LN District Dimensional Standards**

Reference	Standard	JLMA-LN
8	Residential Side Yard (min.) <sup>2</sup>	SFD, SFA: 8 ft. (16 ft. min. between units) 0 ft. for common walls
		MF: 10 ft.; 20 ft. on corner lots
9	Nonresidential Side Yard (min.) <sup>3</sup>	Adjoining residential use: 25 ft. <sup>4</sup> Adjoining nonresidential use: 10 ft. Common walls: 0 ft.
10	Residential Rear Yard (min.) <sup>2</sup>	25 ft.
11	Nonresidential Rear Yard (min.) <sup>3</sup>	Adjoining residential use: 50 ft. <sup>4</sup> Adjoining nonresidential use: 15 ft. Common walls: 0 ft.
<b>Building Requirements</b>		
12	Residential Density (max.)	4 dwelling units per acre 4.8 dwelling units per acre with ADUs <sup>5</sup>
13	Nonresidential FAR (max.)	0.40
14	Residential Lot Coverage (max.)	SFD: 35% SFA: 50% MF: 60%
15	Nonresidential Lot Coverage (max.)	70%
16	Residential Building Height (max.)	SFD, SFA, MF: 40 ft.
17	Nonresidential Building Height (max.)	40 ft.
<b>Open Space Requirements</b>		
18	Residential and Nonresidential Open Space (min.) <sup>6</sup>	30%
19	Residential Active Recreation Space (min.) <sup>7,8</sup>	5,000 sf for first 10 SFD or SFA (if no SFD) dwelling units plus 100 sf for each additional SFD dwelling unit 200 sf for each additional SFA or MF dwelling unit
20	Nonresidential Landscaped Open Space (min.) <sup>7</sup>	0.2 times buildable area of lot
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum) <sup>1</sup> Except where a greater setback is required by Section 5.07.02. <sup>2</sup> Minimum yard requirements may be reduced by the Board of Supervisors by Special Exception in accordance with the provisions of Section 7.10. <sup>3</sup> Except where a greater buffer is required by Section 5.07.04. <sup>4</sup> The yard separating residential and nonresidential uses may be decreased in accordance with Section 5.11. <sup>5</sup> ADUs (Affordable Dwelling Units) must be provided pursuant to Section 8.01. <sup>6</sup> Open Space must be provided in accordance with Section 5.04. <sup>7</sup> Active recreation space and landscaped open space provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district. <sup>8</sup> Only market rate dwelling units are used in the Residential Active Recreation Space calculation. SFA may only be used in the 5,000 sf for 10 SFD dwelling units if there are not 10 SFD dwelling units in the development.		

**A. Mix of** The land use mix in the JLMA-LN district must be provided within the percentages provided in Table 2.02.01-2.

**Table 2.02.01-2. Permitted Mix of Uses**

Reference	Land-Use Category	Requirement <sup>1-4</sup>
1	Residential	85% to 100%
2	Nonresidential	0% to 15%
3	Public/Civic <sup>3,4</sup>	0% or more



**Table 2.02.01-2: Permitted Mix of Uses**

Reference	Land-Use Category	Requirement <sup>1-3</sup>
<sup>1</sup> Percent of gross land area. <sup>2</sup> Total percentage of land-use categories must equal 100%. <sup>3</sup> Open space provided pursuant to Section 5.04 and meeting the criteria for community or cultural open space may be used to meet this requirement. <sup>4</sup> Not required for projects less than 20 acres in size if the effect of the proposed development is to shift the use mix for an area within 1/2 mile of its boundaries closer to the preferred mix for the place type.		

**B. Residential Unit Type Mix.** The mix of residential unit types must not exceed the percentages in Table 2.02.01-3.

**Table 2.02.01-3: Dwelling Unit Type Mix**

Reference	Dwelling Unit Type	JLMA-LN Percent Allowed (max.) <sup>1</sup>
1	Single-Family Detached	85%
2	SFA Duplex, Triplex, Quadruplex	50%
3	SFA Townhouse	25%
4	Stacked Multifamily	5%
(max. = maximum) <sup>1</sup> Total percentage of dwelling unit types must equal 100%.		

**C. Variation of Lot Sizes.** Developments must provide a variety of residential lot sizes in accordance with Section 5.13.

**D. Lot Access.** Access to lots in the JLMA-LME District must be provided in accordance with Section 5.09.01.D.

1. Notwithstanding the access requirements of Section 5.09.01.D, access to single-family detached or individual single-family attached dwelling units may be provided by an alley.
2. Single-family detached and single-family attached dwelling units and nonresidential uses must front on a public road, unless the development has received approval for private roads.

**E. Road Network.** Within the JLMA-LN District, the road network must be provided pursuant to Section 5.09.02 and as follows:

1. Streets must form blocks where possible. Blocks must generally be in a grid pattern, with interconnecting streets and alleys.
2. Block length or length between intersecting streets must be:
  - a. Minimum: 600 feet
  - b. Maximum: 1,500 feet

**F. Pedestrian and Bicycle Network.** A pedestrian and bicycle network must be provided in accordance with Section 5.09.03.

**G. Transition Standards.** Within the JLMA-LN Zoning District, development transition standards must be provided pursuant to Section 5.11.

**H. Other Design Requirements.**

1. Garages with access from the front must be setback at least 10 feet behind the front line of buildings.
  - a. *Exception.* This does not apply where the architectural front of a single-family detached, or a single-family attached duplex, triplex, or quadruplex dwelling unit is not oriented to a street.

**I. Utility Requirements.** Utilities must be provided in accordance with Section 5.02.

~~The purpose of the Joint Land Management Area – Leesburg JLMA Employment (JLMA-LE) District is to:~~

- ~~• Implement the Leesburg Joint Land Management Area Employment Place Type of the General Plan.~~
- ~~• Provide opportunities for a range of light and general industry uses consistent with the existing pattern south of Route 7 and around the Leesburg Executive Airport, including flex space, manufacturing, warehousing, contractor services, and other productive uses.~~
- ~~• Allow complementary office and data center uses and necessary supporting accessory uses and facilities.~~
- ~~• Ensure sites are designed so that light and general industry uses in the district are sufficiently separated from adjacent residential uses.~~
- ~~• Establish a park-like atmosphere to complement surrounding land uses by means of appropriate siting of buildings and service areas, attractive architecture, and effective landscape buffering.~~
- ~~• Provide and retain opportunities for special activity uses that may necessitate large land areas, often operating and designed in a campus-like atmosphere, and which may require functional separation from residential, commercial, or industrial development.~~

~~A. **Applicability, Size, and Location.** The SE District must be:~~

- ~~1. **Place Type.** Located in areas consistent with the JLMA – Leesburg Employment Place Type of the General Plan.~~
- ~~2. **Minimum District Size.** The initial district size must be 5 acres.~~
- ~~3. **Incremental Additions.** The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district if it finds that they are:~~
  - ~~a. Abutting or across a road with no more than 2 through lanes from an existing JLMA-LE district;~~
  - ~~b. Compatible with the existing adjacent JLMA-LE district;~~
  - ~~c. Consistent with the General Plan policies for the area; and~~
  - ~~d. Integrated with the existing JLMA-LE district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.~~

~~B. Refer to Table 3.02.02 for uses allowed in the district.~~

~~C. **Dimensional Standards.** Refer to Table 2.05.03-1 for required dimensional standards.~~

**Table 2.05.03-1: JLMA-LE District Dimensional Standards**

Reference	Standard	Requirement
<b>Lot Requirements</b>		
1	Lot Size (min.)	1 acre, exclusive of major floodplain <u>20 acres</u>
<b>Yards</b>		
2	Setback Adjacent to Roads (min.) <sup>1</sup>	30 ft.
<u>32</u>	Setback Adjacent to Agricultural and Residential Districts or Residential Uses (min.) <u>Lot Width (min.)</u>	<u>75</u> 200 ft. Building on paved roads 3550 ft. Parking on unpaved roads
<u>43</u>	Setback Adjacent to Other Nonresidential Districts (min.) <sup>2</sup> <u>Lot Access</u>	15 ft. If access to individual lot is provided by a private road, it must be provided in accordance with Section 7.07.01.C.
<b>5Yard Requirements</b>		
<u>64</u>	Setback Between Buildings on Individual Lots or Building Sites (min.) <sup>2</sup> <u>Yards (min.)</u>	<u>30</u> 25 ft. from any property line <sup>1</sup> Driveways, parking, and covered entrances – 5 ft. from lot lines <sup>2</sup> 35 ft. from any road right-of-way, private access easement, and/or prescriptive easement <sup>2</sup>
<u>75</u>	Setback Between Buildings on an Individual Lot or Building Site (min.) <u>Lot Coverage (max.)</u>	25 ft. or greater if required for fire protection <sup>2</sup> 25%, but only 10% may be used for residential structures <sup>3</sup>
<b>Building Requirements</b>		
8	FAR (max.)	0.60 1.0 by SPEX pursuant to Section 7.10
9	Lot Coverage (max.)	0.45 0.60 by SPEX
<u>106</u>	Building Height (max.) <u>]</u>	<u>50</u> 40 ft. <sup>4</sup>
<b>Open Space Requirements</b>		
<u>11</u>	Open Space (min.) <sup>4</sup>	20%
<u>12</u>	Landscaped Open Space (min.) <sup>5</sup>	20% of the buildable area of the lot
(ft. = foot; in. = inch; min. = minimum; max. = maximum) <sup>1</sup> Except when where a greater buffer is required by Section 7.04.04. <sup>2</sup> Except where a greater setback is required by Section 5.077.04.02. <sup>3</sup> Unless a greater buffer yard is required by Section 5.07.04. <sup>4</sup> Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site. <sup>5</sup> Open Space must be provided in accordance with Section 5.04. <sup>6</sup> Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district. <sup>7</sup> Excludes agricultural, horticultural, and animal husbandry structures not open to the public. <sup>8</sup> No restriction for buildings used exclusively for agriculture, horticulture, and animal husbandry, or for Government (General) use.		

## 2.06 Countywide Zoning Districts

### 2.06.01 Office Park - OP

**Purpose.** *The purpose of the Office Park (OP) Zoning District is to:*

- Implement the Suburban Employment, Transition Light Industrial, and Leesburg JLMA Employment Place Types of the General Plan.
- *Provide opportunities for a broad array of employment uses and opportunities for synergies among businesses.*

- Offer prime locations for office, production, flex space, and warehousing uses, including startups and established businesses.
- Allow limited first floor retail that supports predominant uses.
- Establish a development pattern where buildings are the predominant feature when viewed from roadways and adjacent properties and parking is generally located behind buildings and screened with effective landscape buffering.
- Ensure required open space includes gathering spaces for use by customers and employees in OP developments.
- Ensure uses do not generate excessive noise or air pollutants or require outdoor storage.
- Create transitions between OP uses and other developments, particularly adjacent residential neighborhoods.
- Integrate separate employment uses within a walkable environment.

**A. Applicability.** The following applies to the OP Zoning District:

1. Location. The OP Zoning District must be located within the boundaries of:

- a. The Suburban Employment Place Type as shown on the Suburban Policy Areas Place Types Map in the General Plan;
- b. The Transition Light Industrial Place Type as shown on the Transition Policy Areas Place Types Map in the General Plan; or
- c. The Leesburg JLMA Employment Place Type as shown on the JLMA Place Types Map of the General Plan.

2. Minimum Zoning District Size. The initial zoning district size must be a minimum of 5 acres.

3. Incremental Additions. The Board of Supervisors may approve a zoning map amendment with incremental additions if the Board finds that such incremental additions are:

- a. Abutting or across a road with no more than 4 through lanes from an existing OP Zoning District.
- b. Connected to the existing OP Zoning District through road and pedestrian and bicycle networks.

**B. Uses.** Refer to Table 3.02.01 for uses allowed in the OP Zoning District.

**C. Dimensional Standards.** Refer to Table 2.06.01-1 for required dimensional standards.

**Table 2.06.01-1. OP Zoning District Dimensional Standards**

Reference	Standard	Requirement
<b>Lot Standards</b>		
<u>1</u>	<u>Lot Size (min.)</u>	<u>1 acre, exclusive of major floodplain</u>
<b>Yard Standards</b>		
<u>2</u>	<u>Adjacent to Roads (min.)<sup>1, 2</sup></u>	<u>30 ft.</u>
<u>3</u>	<u>Adjacent to Agricultural and Residential Zoning Districts, Land Bays Allowing Residential Uses, or Existing Residential Uses (min.)<sup>1, 4, 5</sup></u>	<u>Structure: 50 ft.</u> <u>Parking: 35 ft.</u>
<u>4</u>	<u>Adjacent to Other Nonresidential Zoning Districts (min.)<sup>3, 6</sup></u>	<u>15 ft.</u>
<u>5</u>	<u>Adjacent to OP Zoning District (min.)<sup>3</sup></u>	<u>0 ft.</u>
<u>6</u>	<u>Between Structures on Individual Lots (min.)<sup>7</sup></u>	<u>30 ft.</u> <u>Driveways, parking, and covered entrances: 5 ft. from lot lines</u>
<u>7</u>	<u>Between more than 1 Structure on the Same Lot or Building Site (min.)<sup>7</sup></u>	<u>25 ft.</u>
<b>Building Standards</b>		
<u>8</u>	<u>FAR (max.)</u>	<u>0.60</u> <u>2.0 by SPEX</u>
<u>9</u>	<u>Lot Coverage (max.)</u>	<u>0.40</u> <u>0.60 by SPEX</u>
<u>10</u>	<u>Building Height (max.)</u>	<u>60 ft.</u> <u>Up to 100 ft. pursuant to Section 7.01.06.B</u>
<p>(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SPEX = Special Exception)</p> <p><sup>1</sup>Except when the required Perimeter Setback required by Section 7.01.06.B is greater.</p> <p><sup>2</sup>Except when the setback required by Section 7.04.02 is greater.</p> <p><sup>3</sup>Unless the buffer required by Section 7.04.03 is greater.</p> <p><sup>4</sup>No parking, outdoor storage, loading areas, and refuse collection areas are permitted between buildings and agricultural zoning districts, existing or planned residential uses or zoning districts, or land bays allowing residential uses where such uses are visible from said zoning districts, land bays, or uses.</p> <p><sup>5</sup>When a OP lot, parcel, and/or land bay is developed adjacent to an agricultural zoning district, an existing or residential zoning district, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to June 16, 1993 and subsequent to zoning of the subject property as OP, the setback required in line 4 applies.</p> <p><sup>6</sup>In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement will be applied only at the property line and not at the zoning district line.</p> <p><sup>7</sup>Covered walkways connecting structures or connecting structures with parking areas are permitted in yards and may traverse the space when structures are on the same lot or building site.</p>		

**A.D. Mix of Uses.** The use mix in the **JLMA-LEOP Zoning** District must be provided in accordance with Table **2.05.03**~~06.01~~-2.

**Table 2.05.03-2. Required Mix of Uses**

Land Use Category	SC District <sup>1, 2</sup>
Nonresidential	Up to 100%

**Table 2.06.01-2. Permitted Mix of Uses**

Land Use Category	OP Zoning District <sup>1, 2</sup>
Nonresidential	Up to 100%
Public/Civic	0%+
<p><sup>1</sup>Percent of gross land area.</p> <p><sup>2</sup>Total percentage of land use categories must equal 100%.</p>	
<p><b>Road Network.</b> <sup>1</sup>Percent of gross land area.</p> <p><sup>2</sup>Total percentage of land use categories must equal 100%.</p>	

B.E. Within the OP Zoning District, ~~Vehicular Access.~~ Access to the JLMA-LE District, the road network must be provided in accordance with Section 5.127.07.02. However, Data Center uses are not required to meet the requirements of Section 7.07.02.C.

## **2.06.02 Industrial Park - IP**

---

**Purpose.** *The purpose of the Industrial Park (IP) Zoning District is to:*

- Implement the Suburban Employment, Suburban Industrial/Mineral Extraction, Transition Light Industrial, Transition Industrial/Mineral Extraction, Leesburg JLMA Employment, and Joint Land Management Area (JLMA) - Leesburg Industrial/Mineral Extraction Place Types of the General Plan.
- Provide opportunities for a broad array of employment uses and opportunities for synergies among businesses.
- Offer prime locations for office, light production, flex space, and warehousing uses.
- Allow limited first floor retail or other accessory uses that supports predominant uses.
- Establish a development pattern where buildings are the predominant feature when viewed from roadways and adjacent properties and parking is generally located behind buildings and screened with effective landscape buffering.
- Ensure required open space includes gathering spaces for use by customers and employees in IP developments.
- Ensure uses do not generate excessive noise or air pollutants and ensure all outdoor storage is sited and screened to reduce visibility from roadways or neighboring properties.
- Create transitions between IP uses and other developments, particularly adjacent residential neighborhoods.
- Integrate separate employment uses within a walkable environment.

**A. Applicability.** The following applies to the IP Zoning District:

1. Location. The IP Zoning District must be located within the boundaries of:

- a. The Suburban Employment or Suburban Industrial/Mineral Extraction Place Types as shown on the Suburban Policy Areas Place Types Map in the General Plan;
- b. The Transition Light Industrial or Transition Industrial/Mineral Extraction Place Types as shown on the Transition Policy Areas Place Types Map in the General Plan; or
- c. The Leesburg JLMA Employment, or Leesburg JLMA Industrial/Mineral Extraction Place Types as shown on the JLMA Place Types Map of the General Plan.

2. Minimum Zoning District Size. The initial zoning district size must be a minimum of 10 acres.

3. Incremental Additions. ~~Lot Access.~~ Access to lots in the JLMA-LE The Board of Supervisors may approve a Zoning Map Amendment with incremental additions with a minimum size of 1 acre if the Board finds that such incremental additions are:

- a. Abutting or across a road with no more than 4 lanes from an existing IP Zoning District.
- b. Connected to the existing IP Zoning District through road and pedestrian and bicycle networks.

**B. Uses.** Refer to Table 3.02.01 for uses allowed in the IP Zoning District.

**C. Dimensional Standards.** Refer to Table 2.06.02-1 for required dimensional standards.

**Table 2.06.02-1. IP Zoning District Dimensional Standards**

Reference	Standard	Requirement
<b>Lot Standards</b>		
<u>1</u>	<u>Lot Size (min.)</u>	<u>1 acre, exclusive of major floodplain</u>
<b>Yards</b>		
<u>2</u>	<u>Adjacent to Roads (min.)<sup>1, 2</sup></u>	<u>30 ft.</u>
<u>3</u>	<u>Adjacent to Agricultural and Residential Zoning Districts, Land Bays Allowing Residential Uses, or Existing Residential Uses (min.)<sup>1, 4, 5</sup></u>	<u>Structure: 75 ft.</u> <u>Parking: 35 ft.</u>
<u>4</u>	<u>Adjacent to Other Nonresidential Zoning Districts (min.)<sup>3</sup></u>	<u>15 ft<sup>3</sup></u>
<u>5</u>	<u>Adjacent to IP Zoning District (min.)<sup>3</sup></u>	<u>0 ft.</u>
<u>6</u>	<u>Between Structures on Individual Lots (min.)<sup>6, 7</sup></u>	<u>30 ft.</u> <u>Driveways, parking, and covered entrances: 5 ft. from lot line</u>
<u>7</u>	<u>Between more than 1 Structure on the Same Lot or Building Site (min.)<sup>7</sup></u>	<u>25 ft.</u>
<b>Building Standards</b>		
<u>8</u>	<u>FAR (max.)</u>	<u>0.60</u> <u>1.0 by SPEX</u>
<u>9</u>	<u>Lot Coverage (max.)</u>	<u>0.45</u> <u>0.60 by SPEX</u>
<u>10</u>	<u>Building Height (max.)</u>	<u>60 ft.</u> <u>Up to 100 ft. pursuant to Section 7.01.06.A</u>
<p>(ft. = foot; sf. = square feet; min. = minimum; max. = maximum; SPEX = Special Exception)</p> <p><sup>1</sup>Except when the required Perimeter Setback required by Section 7.01.06.B is greater.</p> <p><sup>2</sup>Except when the setback required by Section 7.04.02 is greater.</p> <p><sup>3</sup>Unless the buffer required by Section 7.04.03 is greater.</p> <p><sup>4</sup>No parking, outdoor storage, loading areas, and refuse collection areas are permitted between buildings and agricultural zoning districts, existing or planned residential uses or zoning districts, or land bays allowing residential uses where such uses are visible from said zoning districts, land bays, or uses.</p> <p><sup>5</sup>When an IP lot, parcel and/or land bay is developed adjacent to an agricultural zoning district, an existing residential zoning district, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to June 16, 1993 and subsequent to zoning of the subject property as IP, the setback required in line 4 applies.</p> <p><sup>6</sup>In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement will be applied only at the property line and not at the zoning district line.</p> <p><sup>7</sup>Covered walkways connecting structures or connecting structures with parking areas are permitted in yards and may traverse the space when structures are on the same lot or building site.</p>		

**A.D. Mix of Uses.** The use mix in the IP Zoning District must be provided in accordance with ~~Section 5.09.01.D~~ **Table 2.06.02-2.**

**Table 2.06.02-2. Permitted Mix of Uses**

Land Use Category	IP Zoning District <sup>1</sup>
<u>Nonresidential</u>	<u>Up to 100%</u>
<u>Public/Civic</u>	<u>0%+</u>
<p><sup>1</sup>Percent of gross land area.</p> <p><sup>2</sup>Total percentage of land use categories must equal 100%.</p>	

~~D. Road Network.~~ Within the JLMA-LE District, the road network must be provided pursuant to Section 5.09.02 and as follows:

- ~~1. Streets must form blocks where feasible.~~
- ~~2. Block length or length between intersecting streets must be:~~
  - ~~a. Minimum: 300 feet~~
  - ~~b. Maximum: 1,000 feet~~



~~3. So that future street connections to adjacent developable parcels within the Suburban Employment or Suburban Mixed Use Place Type of the General Plan can be created.~~

~~E. **Pedestrian and Bicycle Network.** A pedestrian and bicycle network must be provided in accordance with Section 5.09.03.~~

~~F. **Transition Standards.** Within the JLMA-LEIP Zoning District, development transition standards must be provided pursuant to Section 5.11.~~

~~B.E. **Utility Requirements.** Utilities the road network must be provided in accordance with Section 5.027.07.02. However, Data Center uses are not required to meet the requirements of Section 7.07.02.C.~~

## Joint Land Management Area – Leesburg JLMA 2.06.03 General Industry - GI

Purpose. The purpose of the General Industry (GI) Zoning District is to:

### 2.02.12 Implement the Suburban Industrial/Mineral Extraction – JLMA-LME

- ~~• The purpose of the, Transition Industrial/Mineral Extraction, and Joint Land Management Area – Leesburg JLMA Industrial/Mineral Extraction (JLMA-LME) district is to: - Leesburg Industrial/Mineral Extraction Place Types of the General Plan.~~
- ~~• Implement the Joint Land Management Area (JLMA) – Leesburg Industrial/Mineral Extraction Place Type of the General Plan.~~
- ~~• Serve as an interim long-term district, recognizing that areas devoted to resource extraction may and should ultimately be converted to other compatible and beneficial uses consistent with the General Plan.~~
- ~~• Protect the mineral resources, primarily diabase rock, of the County:~~
  - ~~○ For possible future economic development.~~
  - ~~○ To provide for diabase resource extraction operations at appropriate locations and under controlled conditions.~~
  - ~~○ To co-locate with quarries compatible heavy industrial uses.~~
- Provide a location for industrial and mineral extraction uses that are incompatible with residential uses due to the prevalence of outdoor storage and emissions of noise, odor, and vibrations to operate.
- Ensure mineral extraction and intensive medium industrial uses with a public nuisance potential and necessary accessory uses and facilities are built in a well-coordinated and attractive manner that is compatible with surrounding land uses.
- Ensure compatibility and long term, commercial viability of industrial uses through the use of screening and setbacks from residential uses.
- Provide for development with limited traffic and aesthetic impacts on surrounding properties and on supporting public facilities and utilities.
- ~~• Provide for development with limited traffic and aesthetic impacts on surrounding properties and on supporting public facilities and utilities.~~
- Permit residential and other uses only to the extent that they may be compatible with general and intensive industrial uses.

A. **Applicability, Size, and Location.** The following applies to the JLMA-LME GI Zoning District:

1. Place Type. Located in areas consistent with the JLMA– Leesburg Location. The GI Zoning District must be located within the boundaries of:
    - a. The Suburban Industrial/Mineral Extraction Place Type of the Loudoun County as shown on the Suburban Policy Areas Place Types Map in the General Plan;
    - b. The Transition Industrial/Mineral Extraction Place Type as shown on the Transition Policy Areas Place Types Map in the General Plan; or
    - c. The Leesburg JLMA Industrial/Mineral Extraction Place Types as shown on the JLMA Place Types Map of the General Plan.
  2. Minimum ~~district size~~ Zoning District Size. The initial district size must be a minimum of 5 acres.
  3. Incremental Additions. The Board of Supervisors may approve a Zoning Map Amendment with incremental additions if the Board finds that such incremental additions are:
    - a. Abutting or across a road with no more than 4 lanes from an existing GI Zoning District.
    - b. Connected to the existing GI Zoning District through road and pedestrian and bicycle networks.
- B. Uses.** Refer to Table 3.02.01 for uses allowed in the GI Zoning District.
- C. Dimensional Standards.** Refer to Table 2.06.03-1 for required dimensional standards.

**Table 2.06.03-1. GI Zoning District Dimensional Standards**

Reference	Standard	Requirement
<b>Lot Requirements</b>		
<u>1</u>	<u>Lot Size (min.)</u>	<u>1 acre, exclusive of major floodplain</u>
<b>Yards</b>		
<u>2</u>	<u>Adjacent to Roads (min.)<sup>1, 2</sup></u>	<u>30 ft.</u>
<u>3</u>	<u>Adjacent to Agricultural and Residential Zoning Districts, Land Bays Allowing Residential Uses, or Existing Residential Uses (min.)<sup>1, 4, 5</sup></u>	<u>Structure: 100 ft.</u> <u>Parking: 50 ft.</u>
<u>4</u>	<u>Adjacent to Other Nonresidential Zoning Districts (min.)<sup>3</sup></u>	<u>15 ft.</u>
<u>5</u>	<u>Adjacent to GI Zoning District<sup>3</sup></u>	<u>0 ft.</u>
<u>6</u>	<u>Between Structures on Individual Lots (min.)<sup>6, 7</sup></u>	<u>30 ft.</u> <u>Driveways, parking, and covered entrances: 5 ft. from lot lines</u>
<u>7</u>	<u>Between more than 1 Structure on the Same Lot or Building Site (min.)<sup>7</sup></u>	<u>25 ft.</u>
<b>Building Requirements</b>		
<u>8</u>	<u>FAR (max.)</u>	<u>0.40</u> <u>0.60 by SPEX</u>
<u>9</u>	<u>Lot Coverage (max.)</u>	<u>0.45</u>
<u>10</u>	<u>Building Height (max)</u>	<u>50 ft.</u> <u>Up to 100 ft. pursuant to Section 7.01.06.A</u>

(ft. = foot/feet; sf. = square feet; min. = minimum; max. = maximum; SPEX = Special Exception)

<sup>1</sup>Except when the required Perimeter Setback required by Section 7.01.06.B is greater.

<sup>2</sup>Except when the setback required by Section 7.04.02 is greater.

<sup>3</sup>Unless the buffer required by Section 7.04.03 is greater.

<sup>4</sup>No parking, outdoor storage, loading areas, and refuse collection areas are permitted between buildings and agricultural zoning districts, existing or planned residential uses or zoning districts, or land bays allowing residential uses where vehicles associated with such uses are visible from said zoning districts, land bays, or uses.

<sup>5</sup>When a GI lot, parcel and/or land bay is developed adjacent to an agricultural zoning district, an existing residential zoning district, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to June 16, 1993 and subsequent to zoning of the subject property as GI, the setback required in line 4 applies.

<sup>6</sup>In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement will be applied only at the property line and not at the zoning district line.

<sup>7</sup>Covered walkways connecting structures or connecting structures with parking areas are permitted in yards and may traverse the space when structures are on the same lot or building site.

**D. Mix of Uses.** The use mix in the GI Zoning District must be provided in accordance with Table 2.02.04-2.

Table 2.02.06-2. Permitted Mix of Uses	
Land Use Category	GI Zoning District <sup>1, 2</sup>
Nonresidential	Up to 100%
Public/Civic	0%+

<sup>1</sup>Percent of gross land area.  
<sup>2</sup>Total percentage of land use categories must equal 100%.

**E. Road Network.** Within the GI Zoning District, the road network must be provided in accordance with Section 7.07.02. However, Extractive Industries and Data Center uses are not required to meet the requirements of Section 7.07.02.C.

## **2.06.04 Mineral Resource – Heavy Industry (MR-HI)**

**Purpose.** The purpose of the Mineral Resource – Heavy Industry (MR-HI) Zoning District is to:

- Implement the Suburban Industrial/Mineral Extraction, Transition Industrial/Mineral Extraction, and Joint Land Management Area (JLMA) - Leesburg Industrial/Mineral Extraction Place Types of the General Plan.
- Serve as an interim, long term zoning district recognizing that areas devoted to resource extraction may and should ultimately be converted to other compatible and beneficial uses consistent with the General Plan.
- Protect the mineral resources, primarily diabase rock, of the County:
  - For possible future economic development;
  - To provide for diabase resource extraction operations at appropriate locations and under controlled conditions; and
  - To co-locate quarries and compatible heavy industrial uses.
- Provide a location for mineral extraction and intensive industrial uses that are incompatible with residential uses due to the prevalence of emissions of noise, odor, and vibrations to operate.
- Ensure mineral extraction and intensive industrial uses with a public nuisance potential and necessary accessory uses and facilities are built in a well-coordinated manner that is compatible with surrounding land uses.
- Provide for development with limited traffic and aesthetic impacts on surrounding properties and supporting public facilities and utilities.
- Permit residential and other uses only to the extent that they may be compatible with mineral extraction and associated intensive industrial uses.

**A. Applicability, Size, and Location.** The following applies to the MR-HI Zoning District:

1. Location. The MR-HI Zoning District must be located in areas:

a. That are within the boundaries of:

1. The Suburban Industrial/Mineral Extraction Place Type as shown on the Suburban Policy Areas Place Types Map in the General Plan;
2. The Transition Industrial/Mineral Extraction Place Type as shown on the Transition Policy Areas Place Types Map in the General Plan; or
3. The Leesburg JLMA Industrial/Mineral Extraction Place Type as shown on the JLMA Place Types Map of the General Plan.

b. Where necessary to allow the extraction of existing mineral resources or the expansion of an existing or associated mineral extraction uses.

1.2. Minimum Zoning District Size. The initial zoning district size must be a minimum of 600 acres. Notwithstanding the provisions of Section 2.0608.C.32, the minimum zoning district size is not modifiable.

2.3. Incremental Additions. The Board of Supervisors may approve a zoning map amendment Zoning Map Amendment with incremental additions to increase if the size of the district if it Board finds that theysuch incremental additions are:

- a. A minimum of 10 acres in size;
- b. Abutting or across a road with no more than 2 through 4 lanes from an existing JLMA-LE district; MR-HI Zoning District.
  - a. Compatible with Connected to the existing adjacent JLMA-LME district;
  - b. Consistent with the Loudoun County General Plan policies for the area; MR-HI Zoning District through road and
  - c. Integrated with the existing JLMA-LME district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape networks.
  - d. In conformance with subsection A.1.b.

B. Uses. Refer to Table 3.02.0201 for uses allowed in the district MR-HI Zoning District.

1. *Prohibited Uses.* Uranium mining is not permitted in the JLMA-LME district MR-HI Zoning District.

C. **Dimensional Standards.** Refer to Table 2.0506.04-1 for required dimensional standards.

**Table 2.05-04-1, JLMA-LME District Dimensional Standards**

Reference	Standard	Requirement
Table 2.06-04-1, SME District Dimensional Standards		
Reference	Standard	Requirement
<b>Lot Requirements</b>		
<u>1</u>	<u>Lot Size (min.)<sup>1</sup></u>	<u>1 acre, exclusive of major floodplain</u>
<u>1</u>	<u>Lot Size (min.)<sup>1</sup></u>	<u>1 acre, exclusive of major floodplain</u>
<u>2</u>	<u>Lot Width (min.)<sup>1</sup></u>	<u>100 ft.</u>
<u>3</u>	<u>Lot Depth (min.)<sup>1</sup></u>	<u>No min.</u>
<u>4</u>	<u>Lot Depth to Width Ratio (max.)</u>	<u>3.5 times lot width</u>
<b>Yards</b>		
<u>2</u>	<u>Setback Adjacent to Roads (min.)<sup>2</sup></u>	<u>30 ft.</u>
<u>3</u>	<u>Setback Adjacent to Agricultural and Residential Districts or Residential Uses (min.)<sup>1</sup></u>	<u>100 ft.</u>
<u>4</u>	<u>Setback Adjacent to Other Nonresidential Districts (min.)</u>	<u>50 ft.</u>
<u>5</u>	<u>Setback Adjacent to Other Industrial or Mineral Extraction Districts<sup>3</sup></u>	<u>15 ft.</u>
<u>6</u>	<u>Setback Between Buildings on Individual Lots or Building Sites (min.)<sup>3</sup></u>	<u>30 ft.</u> <u>Driveways, parking, and covered entrances—5 ft. from lot lines<sup>4</sup></u>
<u>7</u>	<u>Setback Between Buildings on an Individual Lot or Building Site (min.)</u>	<u>25 ft. or greater if required for fire protection<sup>4</sup></u>

<u>5</u>	<u>Adjacent to Roads (min.)<sup>2, 3</sup></u>	<u>30 ft.</u>
<u>6</u>	<u>Adjacent to Agricultural and Residential Zoning Districts or Residential Uses (min.)<sup>1</sup></u>	<u>100 ft.</u>
<u>7</u>	<u>Side and Rear Adjacent to Other Nonresidential Zoning Districts (min.)</u>	<u>50 ft.</u>
<u>8</u>	<u>Side Adjacent to MR-HI Zoning Districts (min.)<sup>4</sup></u>	<u>15 ft.</u>
<u>9</u>	<u>Rear Adjacent to MR-HI (min.)</u>	<u>25 ft.</u>

## Building Requirements

<u>8</u>	<u>FAR (max.)</u>	<u>0.75</u> <u>1.0 by SPEX pursuant to</u> <u>Section 7.10.01</u>
<u>9</u>	<u>Lot Coverage (max.)</u>	<u>0.50</u>
<u>10</u>	<u>Building Height (max.)<sup>5</sup></u>	<u>50 ft.</u>

## Open Space Requirements

<u>11</u>	<u>Open Space (min.)<sup>6</sup></u>	<u>20%</u>
<u>12</u>	<u>Landscaped Open Space (min.)<sup>7</sup></u>	<u>0.2 times buildable</u> <u>area of lot</u>
		<u>Extractive Industries Use: N/A</u>

(ft. = foot; min. = minimum; max. = maximum)

<sup>1</sup>Except when greater in Section 3.06 Use Specific Standards

<sup>2</sup>Except when a greater setback is required by Section 5.07.02.

<sup>3</sup>Except when a greater buffer yard is required by Section 5.07.04.

<sup>4</sup>Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site.

<sup>5</sup>Except non-habitable structures associated with a quarry operation. Such structures are permitted by right to 120 feet in height provided they are set back from property lines and district boundaries an additional setback of 2 feet for each 1 foot in height above 50 feet. Such structures require special exception approval for heights exceeding 120 feet.

<sup>6</sup>Open Space must be provided in accordance with Section 5.04.

<sup>7</sup>Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.

<u>10</u>	<u>FAR (max.)</u>	<u>0.75</u>
<u>11</u>	<u>Lot Coverage (max.)</u>	<u>0.50</u>
<u>12</u>	<u>Building Height (max.)<sup>5</sup></u>	<u>45 ft.</u>

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)

<sup>1</sup>Except when greater in Section 4.06.03 Use Specific Standards for Extractive Industries.

<sup>2</sup>Except when the required Perimeter Setback required by Section 7.01.06.B. is greater.

<sup>3</sup>Except when the setback required by Section 7.04.02 is greater.

<sup>4</sup>Unless the buffer required by Section 7.04.03 is greater.

<sup>5</sup>Non-habitable structures associated with a quarry operation are permitted by right to 120 feet in height provided they are set back from property lines and zoning district boundaries an additional setback of 2 feet for each 1 foot in height above 45 feet. Such structures require special exception approval for heights exceeding 120 feet. All heights subject to a lower height restriction as recommended by the Metropolitan Washington Airports Authority.

- D. **Mix of Uses.** The use mix in the JLMA-LMEMR-HI Zoning District must be provided in accordance with Table 2.0506.04-2.

Table 2.056.04-2. Permitted Mix of Uses

Land Use Category	MR-HI Zoning District <sup>1, 2</sup>
Nonresidential	Up to 100%
Public/Civic/Institutional	0%+

<sup>1</sup>Percent of gross land area.  
<sup>2</sup>Total percentage of land use categories must equal 100%.

- E. ~~Stone Quarrying Special Exception Requirement.~~ The establishment of any new stone quarrying operations or the expansion of any existing stone quarrying operations beyond previously granted approvals in the JLMA-LMEMR-HI requires Special Exception approval ~~is subject pursuant~~ to Section ~~7.0911.11.01~~ and the Stone Quarrying Special Exception application procedures in Section ~~7.09.0711.11.06~~.
- B. ~~District Vehicular Access.~~ Access to the JLMA ME District must be provided in accordance with Section 5.09.01.E.
- C. ~~Lot Access.~~ Access to lots in the JLMA-LME District must be provided in accordance with Section 5.09.02.
- D. ~~Pedestrian and Bicycle Road Network.~~ A pedestrian and bicycle network must be provided in accordance with Section 5.09.03.
- E. ~~Transition Standards.~~ Within the JLMA-LMEMR-HI Zoning District, development transition standards must be provided pursuant to Section 5.11.
- F. ~~Utility Requirements.~~ Utilities the road network must be provided in accordance with Section ~~5.027.07.02~~. However, Extractive Industries uses are not required to meet the requirements of Section ~~7.07.02.C~~.

## 2.07 Planned Unit Development (PUD) Zoning District—PD

**Purpose.** The purpose of the Planned Unit Development ~~(PD)~~ (PUD) Zoning District is to:

- ~~Allow for innovative planned developments that implement the policies of the General Plan and could not otherwise develop under another zoning district in this Zoning Ordinance.~~
- ~~Recognize that density, bulk, spacing, and use regulations may impose inappropriate and unduly rigid restrictions upon the development of parcels or areas that lend themselves to a~~ Promote a flexible customized land use approach that will achieve more innovative development approach.
- ~~Serve as a relief mechanism from the prescriptive standards of an Urban or Suburban Zoning District.~~
- ~~Be used to achieve a higher quality of project design projects than could be accomplished through the strict application of a base standard zoning district or districts.~~
- ~~Ensure the design achieves the stated purposes of the General Plan and is consistent with the General Plan, as well as other adopted plans and policies of the County.~~
- ~~Efficiently use available land and protect and preserve, to the extent possible, natural features of the land such as trees, streams, and topographic features.~~
- ~~Locate in an area where transportation, police and fire protection, schools, and other public facilities and public utilities, including water and sewerage, are or will be available and adequate for the uses proposed. The applicant may, where appropriate, make provision for such facilities or utilities which are not presently available.~~



- ~~Establishment of a PD District.~~ Allow various combinations of land uses in the Urban, Suburban, Transition, and Joint Land Management Policy Areas.
  - Ensure compatibility between residential and mixed-use or nonresidential areas and minimize potential impacts between various uses.
  - Facilitate protection of natural, environmental, and heritage resources.
- A. **Applicability, Size, and Location.** ~~The PUD Zoning District is a customized zoning district that must be approved through a rezoning in accordance with Section 7.09.01 and a PD Master Plan in accordance with Section 7.09.09. The following are not customizable and apply to all PUD Zoning Districts:~~
1. **Location.** The PUD Zoning District must be located within the boundaries of the Transition, Urban, or Suburban, or Joint Land Management Area Policy Areas.
- A. **Minimum Zoning District Size.** ~~The following regulations apply to each PD Zoning District:~~
2. The minimum size of any PUD is 20 acres.
  3. **Incremental Additions.** ~~requirements~~ The Board of Supervisors may approve a Zoning Map Amendment for incremental additions to an existing PUD Zoning District provided such incremental additions are adjacent to or across no more than 4 lanes of a public road from an existing PUD Zoning District.
  4. **Additional Requirements.** The PUD Zoning District must:
    - a. Be established through a Zoning Map Amendment in this section and accordance with Sections 711.10.01 and 11.10.09.01; and 7.09.09;
    - b. AllMeet all applicable provisions of ~~this~~ the Zoning Ordinance, except as ~~required by or~~ modified in accordance with this ~~section.~~ Section.
- B. **Modification of Standards.** ~~Modification of the standards of a base zoning district to a PD~~ **PUD Master Plan.** The PUD Zoning District are permitted as follows:
1. ~~The PD Zoning District allows modification of the following, as approved by the Board of Supervisors pursuant to Section 7.09.01:~~
    - a. ~~Section 2.01. Urban Policy Area Zoning Districts~~
    - b. ~~Section 2.02. Suburban Policy Area Zoning Districts~~
    - c. ~~Section 2.03. Transition Policy Area Zoning Districts, with the exception of Section 2.03.01 Transition Large Neighborhood Zoning District, which is not permitted to be modified;~~
    - d. ~~Section 3.06. Use Specific Standards (Except as otherwise noted in individual Use Specific Standards.)~~
    - e. ~~Section 5.01. Site Development Standards (except as otherwise noted in individual standards)~~
    - f. ~~Section 5.05. Parking Standards~~
    - g. ~~Section 5.06. Tree Planting and Replacement Standards~~
    - h. ~~Section 5.07. Landscaping, Buffer Yards, Screening, and Landscape Plans~~
      1. ~~Requests to modify the Structure and Parking Setbacks in Table 5.07.02 1 must also address Section 7.09.09.B.2.~~
    - i. ~~Section 8.01. Affordable Dwelling Unit (ADU) Program (Only in accordance with the modification provisions of Chapter 8.01.J.)~~
  2. ~~A PD Zoning District may be of any size, unless otherwise stated in the zoning district standards.~~
  3. ~~A PD Zoning District may include more than 1 base zoning district.~~
    - a. ~~Exception. In areas where a mixed use district is anticipated by the Place Types in the General Plan, a mixed use district must be modified. Combining 2 or more new single use base zoning districts to~~



~~create a mixed use district is not permitted. However, incorporating a new single use base zoning district with an existing single use zoning district to achieve a mix of uses is permitted.~~

- B. ~~A PD Zoning District that includes multiple buildings must include at least 1 of the following building types: single family attached (SFA), multifamily (MF), or a mixed use building, unless the building type is not permitted in the district being modified. For a PD District with multiple buildings, but not an SN district, at least 2 building types must be will be subject to the regulations included in the first phase of development an approved PUD Master Plan.~~

C. No modification is Uses.

~~4. Each PUD may include any use permitted to affect uses, density, or floor area ratio of a base zoning district.~~

~~5. Modifications for the primary purpose of achieving the maximum density on a site are not permitted.~~

1. ~~Submission of a project design using the base zoning district standards with no modifications may be required to demonstrate that in the proposed PDPUD Zoning District can achieve the same density District's underlying Place Type, as proposed for the PD Zoning District designated on the Policy Area Place Types Map in the General Plan.~~

~~6. The permitted and special exception uses of the PD Zoning District must be those of the base district identified on the CDP for the development, except that the following uses are permitted by right provided that the number, size, and locations of these uses are identified on the CDP:~~

2. Religious Each site plan or subdivision application for the PUD must include the following tabulations:

~~a. Approved, proposed, and remaining uses by building and land use;~~

~~b. Public School (elementary, middle, or high), pursuant to Section 3.06.05.18;~~

~~c. Neighborhood or community parks (not public);~~

~~d. Library;~~

~~e. Community Center;~~

~~f. Public Safety facility;~~

~~a. Child Day Care facility areas; and~~

~~g. Public recreation facilities.~~

b. Approved, proposed, and remaining dwelling units by number and type.

~~7. Designation on Zoning Map. Each PDPUD Zoning District is required to provide must be designated on the required open space of Official Zoning Map by "PUD-" followed by a sequential number based on the base zoning district. This open space must adhere to Section 5.04.~~

~~C.D. In approving any such modifications under Section 2.06, the date of original Board of Supervisors may impose conditions, safeguards, and restrictions upon the premises benefited by such modification as may be necessary to avoid or minimize any potentially adverse or injurious effect of such modification upon other property in the neighborhood and to carry out the general purpose and intent of this Zoning Ordinance approval (e.g., PUD-1).~~

## **2.03 Legacy Zoning Districts**

~~Legacy Zoning Districts are certain zoning districts retained to continue implementing zoning that existed prior to adoption of this Zoning Ordinance and avoid using more than one Zoning Ordinance. They are located in Appendix A. All Legacy Zoning Districts must meet the requirements in Chapters 3 through 11.~~

***Note: Legacy Zoning Districts will appear in Appendix A in future versions of the draft zoning ordinance.***