

APPENDICES

Contents:

Appendix A: Acronyms and Abbreviations

Appendix B: Land Development Application Fees

Appendix C: Flexible Regulations

Appendix A: Acronyms and Abbreviations

Table A-1. Acronyms and Abbreviations	
Acronym	Term
A-10	Agriculture-10
A-3	Agricultural Residential-3
AASHTO	American Association of State Highway and Transportation Officials
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
ADU	Affordable Dwelling Unit
AHU	Affordable Housing Unit
AIOD	Airport Impact Overlay District
AMI	Area Median Income
APPL	Appeal
AR-1	Agricultural Rural-1
AR-2	Agricultural Rural-2
BLAD	Boundary Line Adjustment
BMP	Best Management Practices
BZA	Board of Zoning Appeals
CC	Commercial Center
CC-CC	Commercial Center-Community Center
CC-NC	Commercial Center-Neighborhood Center
CC-SC	Commercial Center-Small Regional Center
CCT	Correlated Color Temperature
CDP	Concept Development Plan
CLI	Commercial Light Industry
CLOMR	Conditional Letter of Map Revision
CMPT	Commission Permit
CO	Codified Ordinances of Loudoun County
COG	(Metropolitan Washington) Council of Governments
CPAM	Comprehensive Plan Amendment
CPAP	Construction Plans and Profiles
CPAR	Revision to Previously Approved Construction Plans and Profiles
CSA	Community Supported Agriculture
CTP	Countywide Transportation Plan
CWU	Compact/Walkable/Urban
dB(A)	A-Weighted Decibels
DEDI	Dedication Plat
DFIRM	Digital Flood Insurance Rate Map

Table A-1. Acronyms and Abbreviations

Acronym	Term
DOAM	Development Ordinance Amendment (to Facilities Standards Manual)
DTCI	Department of Transportation and Capital Infrastructure
EPA	United States Environmental Protection Agency
ESMT	Easement Plat
FAA	Federal Aviation Administration
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FIS	Flood Insurance Study
FOD	Floodplain Overlay District
FPAL	Floodplain Alteration
FPST	Floodplain Study
FSM	Facilities Standards Manual
GB	General Business
GFA	Gross Floor Area
GI	General Industrial
HAC	Historic Access Corridor District
HCC	Historical and Cultural Conservation District
HDRC	Historic District Review Committee
HOD	Historic Overlay District
HR	Historic Roadway District
HS	Historic Site District
IAD	Washington Dulles International Airport
IP	Industrial Park
JLMA	Joint Land Management Area
LCFPC	Loudoun County Fire Protection Code
LCFR	Loudoun County Fire and Rescue
LDA	Land Development Application
LID	Low Impact Development
LOD	Limestone Overlay District
LOGIS	Loudoun County Geographic Information System
LOMR	Letter of Map Revision
LOS	Level of Service
LPAT	Linear Parks and Trails Framework Plan
LPSS	Licensed Professional Soil Scientist
LSDO	Loudoun County Subdivision and Development Ordinance
MF	Multifamily
MFA	Multifamily Attached
MFS	Multifamily Stacked
MOD	Mountainside Overlay District
MR-HI	Mineral Resource-Heavy Industry
NEHR	Natural, Environmental, and Historic Resources
NER	Natural and Environmental Resources
NFIP	National Flood Insurance Program
NRHP	National Register of Historic Places

Table A-1. Acronyms and Abbreviations

Acronym	Term
NUCS	Non-Motorized User Circulation System
OA	Owners Association
OP	Office Park
PD-AAAR	Planned Development-Active Adult/Age Restricted
PD-CC(RC)	Planned Development-Commercial Center (Regional Center)
PD-H	Planned Development-Housing
PD-MUB	Planned Development-Mixed Use Business
PD-RDP	Planned Development-Research and Development
PD-RV	Planned Development-Rural Village
PD-SA	Planned Development-Special Activity
PE	Licensed Professional Engineer
PIN	Parcel Identification Number
POCO	Plat of Correction
PRAP	Pre-Application Meeting
PRCS	Loudoun County Department of Parks, Recreation, and Community Services
PSR	Preliminary Soils Review
PUD	Planned Unit Development
PVAR	Pre-Variance Meeting
QNOD	Quarry Notification Overlay District
R-1, R-2, R-3, R-4, R-8	Single-Family Residential-1, 2, 3, 4, 8
R-16	Townhouse/Multifamily Residential-16
R-24	Multifamily Residential
RC	Rural Commercial
RSCR	River and Stream Corridor Resources
RLUIPA	Religious Land Use and Institutionalized Persons Act of 2000
ROW	Right-of-Way
SBPL	Preliminary Plat of Subdivision
SBPR	Preliminary/Record Subdivision
SBRD	Record Plat
SCC	State Corporation Commission
SCN	Suburban Compact Neighborhood
SF	Square Feet
SFA	Single-Family Attached
SFD	Single-Family Detached
SFHA	Special Flood Hazard Area
SIDP	Sign Development Plan
SLM	Sound Level Meter
SN	Suburban Neighborhood
SPAM	Site Plan Amendment
SPEL	Special Exception for Errors in Location
SPEX	Special Exception
SPMI	Minor Special Exception
STPL	Site Plan
TC	Town Center
TCA	Tree Conservation Area

Table A-1. Acronyms and Abbreviations	
Acronym	Term
TCC	Transition Community Center
TCN	Transition Compact Neighborhood
TDM	Transportation Demand Management
TR	Transitional Residential
TRC	Transit Related Center
TSN	Transition Small Lot Neighborhood
UE	Urban Employment
UHNU	Unmet Housing Needs Unit
USC	United States Code
USDA	United States Department of Agriculture
USGS	United States Geological Survey
VARI	Variance
VCOD	Village Conservation Overlay District
VDACS	Virginia Department of Agriculture and Consumer Services
VDHR	Virginia Department of Historic Resources
VDOT	Virginia Department of Transportation
VESCH	Virginia Erosion and Sediment Control Handbook
VLR	Virginia Landmarks Register
VSMP	Virginia Stormwater Management Program
VTD	Vehicle Trips Per Day
W&OD	Washington and Old Dominion Railroad Regional Park
WAIV	Waiver of Facilities Standards Manual Requirements
WMATA	Washington Metropolitan Area Transit Authority
ZCOR	Zoning Correspondence (Determination, Verification, Proffer, or Vesting Determination)
ZCPA	Zoning Concept Plan Amendment
ZMAP	Zoning Map Amendment
ZMOD	Zoning Ordinance Modification
ZOAM	Zoning Ordinance Amendment

Appendix B: Land Development Application Fees

Table B-1. Land Development Application Fees – Traffic Data Collection								
Traffic Data Collection			Fee Schedule					
#	Description	Unit of Measurement	Base Year Apr 1, 2021 - Mar 31, 2022	Year 1 Apr 1, 2022 - Mar 31, 2023	Year 2 Apr 1, 2023 - Mar 31, 2024	Year 3 Apr 1, 2024 - Mar 31, 2025	Year 4 Apr 1, 2025 - Mar 31, 2026	Year 5 Apr 1, 2026 - Mar 31, 2027
Intersection Turning Movement Counts (including U-turns, pedestrians, bicycles and trucks) – Using Video								
1	Counts less than 12-hours duration	Hour	\$45	\$53	\$55	\$57	\$59	\$62
2	Counts of 12 hours or more duration	Hour	\$40	\$47	\$49	\$51	\$53	\$55
Roundabout Turning Movement Counts (including U-turns, pedestrians, bicycles and trucks) – Using Video								
3	Counts less than 12-hours duration	Hour	\$50	\$59	\$61	\$64	\$66	\$69

Table B-1. Land Development Application Fees – Traffic Data Collection

Traffic Data Collection			Fee Schedule					
#	Description	Unit of Measurement	Base Year	Year 1	Year 2	Year 3	Year 4	Year 5
			Apr 1, 2021 - Mar 31, 2022	Apr 1, 2022 - Mar 31, 2023	Apr 1, 2023 - Mar 31, 2024	Apr 1, 2024 - Mar 31, 2025	Apr 1, 2025 - Mar 31, 2026	Apr 1, 2026 - Mar 31, 2027
4	Counts of 12 hours or more duration	Hour	\$45	\$53	\$55	\$57	\$59	\$62
Pedestrian and Bicycle Data (signalized intersection, all marked and unmarked crosswalks)								
5	Counts less than 12-hours duration	Hour	\$40	\$47	\$49	\$51	\$53	\$55
6	Counts of 12 hours or more duration	Hour	\$35	\$41	\$43	\$44	\$46	\$48
Pedestrian and Bicycle Data (mid-block/pathway/un-signalized intersection/unmarked crosswalk) per Location								
7	Counts less than 12-hours duration	Hour	\$38	\$45	\$46	\$48	\$50	\$52
8	Counts of 12 hours or more duration	Hour	\$35	\$41	\$43	\$44	\$46	\$48
Traffic volumes, Speed & Vehicle Classification Data (bi-directional, 2- lane roadway) – Using Tubes								
9	First full day (24-hour count)	Day	\$133	\$156	\$163	\$169	\$176	\$183
10	Two full days (48-hour count)	EA	\$190	\$223	\$232	\$242	\$251	\$261
11	Additional days (up to 5 additional days)	Day	\$58	\$68	\$71	\$74	\$77	\$80
12	Complete 7-day count	Week	\$478	\$562	\$584	\$608	\$632	\$657
Traffic volumes, Speed & Vehicle Classification Data (bi-directional, 2- lane roadway) – Using Sensors								
13	First full day (24-hour count)	Day	\$228	\$268	\$279	\$290	\$301	\$313
14	Two full days (48-hour count)	EA	\$328	\$385	\$401	\$417	\$434	\$451
15	Additional days (up to 5 additional days)	Day	\$100	\$118	\$122	\$127	\$132	\$137
16	Complete 7-day count	Week	\$838	\$985	\$1,024	\$1,065	\$1108	\$1,152
Traffic volumes, Speed & Vehicle Classification Data (bi-directional, multi-lane >2-lane roadway) – Using Sensors								
17	First full day (24-hour count)	Day	\$350	\$411	\$428	\$445	\$463	\$481
18	Two full days (48-hour count)	EA	\$480	\$564	\$587	\$610	\$635	\$660
19	Additional days (up to 5 additional days)	Day	\$168	\$197	\$205	\$214	\$222	\$231
20	Complete 7-day count	Week	\$1,130	\$1,328	\$1,381	\$1,436	\$1,494	\$1,554
Traffic Volumes Data (bi-directional) – Using Sensors								
21	First full day (24-hour count)	Day	\$188	\$221	\$230	\$239	\$249	\$258
22	Two full days (48-hour count)	EA	\$288	\$338	\$352	\$366	\$381	\$396
23	Additional days (up to 5 additional days)	Day	\$100	\$118	\$122	\$127	\$132	\$137

Table B-1. Land Development Application Fees – Traffic Data Collection

Traffic Data Collection			Fee Schedule					
#	Description	Unit of Measurement	Base Year	Year 1	Year 2	Year 3	Year 4	Year 5
			Apr 1, 2021 - Mar 31, 2022	Apr 1, 2022 - Mar 31, 2023	Apr 1, 2023 - Mar 31, 2024	Apr 1, 2024 - Mar 31, 2025	Apr 1, 2025 - Mar 31, 2026	Apr 1, 2026 - Mar 31, 2027
24	Complete 7-day count	Week	\$788	\$926	\$963	\$1,002	\$1,042	\$1,083
Speed Data (bi-directional) – Using Sensors								
25	First full day (24-hour count)	Day	\$275	\$323	\$336	\$350	\$364	\$378
26	Two full days (48-hour count)	EA	\$375	\$441	\$458	\$477	\$496	\$516
27	Additional days (up to 5 additional days)	Day	\$100	\$118	\$122	\$127	\$132	\$137
28	Complete 7-day count	Week	\$875	\$1,028	\$1,069	\$1,112	\$1,157	\$1,203
Driveway Counts Data (bi-directional)								
29	Counts less than 12-hours duration	Hour	\$33	\$38	\$40	\$41	\$43	\$45
30	Counts of 12 hours or more duration	Hour	\$25	\$29	\$31	\$32	\$33	\$34
31	Complete 7-day count	Week	\$2,930	\$3,443	\$3,581	\$3,724	\$3,873	\$4,028
Spot Speed Distribution Data								
32	Bi-directional count	Hour	\$68	\$79	\$82	\$86	\$89	\$93
33	Speed count by direction	Hour	\$68	\$79	\$82	\$86	\$89	\$93
34	Speed count by lane	Hour	\$68	\$79	\$82	\$86	\$89	\$93
Travel Time Data (bi-directional)								
35	Travel time per run	Mile	\$24	\$28	\$29	\$31	\$32	\$33
Origin-Destination Data per Direction								
36	Field observation	Hour	\$115	\$135	\$141	\$146	\$152	\$158
37	Equipment	Hour	\$20	\$24	\$24	\$25	\$26	\$27
Queue Data per Approach								
38	Field observation	Hour	\$90	\$106	\$110	\$114	\$119	\$124
39	Aerial (Drones, etc.)	Hour	\$300	\$353	\$367	\$381	\$397	\$412
Parking Occupancy Data								
40	Field observation	Hour	\$40	\$47	\$49	\$51	\$53	\$55
Delay Data per Approach								
41	Field observation	Hour	\$90	\$106	\$110	\$114	\$119	\$124
42	Equipment	Hour	\$83	\$98	\$101	\$106	\$110	\$114
Gap Data per Approach								
43	Field observation	Hour	\$50	\$59	\$61	\$64	\$66	\$69
44	Equipment	Hour	\$43	\$51	\$53	\$55	\$57	\$59
Saturation Flow Rate Data per Approach								
45	Field observation	Hour	\$50	\$59	\$61	\$64	\$66	\$69
46	Equipment	Hour	\$43	\$51	\$53	\$55	\$57	\$59
Video Data per Intersection/Location								

Table B-1. Land Development Application Fees – Traffic Data Collection

Traffic Data Collection			Fee Schedule					
#	Description	Unit of Measurement	Base Year	Year 1	Year 2	Year 3	Year 4	Year 5
			Apr 1, 2021 - Mar 31, 2022	Apr 1, 2022 - Mar 31, 2023	Apr 1, 2023 - Mar 31, 2024	Apr 1, 2024 - Mar 31, 2025	Apr 1, 2025 - Mar 31, 2026	Apr 1, 2026 - Mar 31, 2027
47	Counts less than 12-hours duration	Hour	\$16	\$19	\$20	\$20	\$21	\$22
48	Counts of 12 hours or more duration	Hour	\$14	\$16	\$17	\$18	\$19	\$19

Table B-2. Land Development Application Fees - Traffic Warrant Study

Traffic Warrant Study		Fee Schedule				
#	Traffic Warrant Study Type	Base Year	Year 1	Year 2	Year 3	Year 4
		May 1, 2024 - April 30, 2025	May 1, 2025 - Apr 30, 2026	May 1, 2025 - Apr 30, 2026	May 1, 2024 - April 30, 2025	May 1, 2025 - Apr 30, 2026
1	Traffic Signal Warrant Study (Signal Justification Report)	\$27,253	\$32,027	\$33,308	\$34,641	\$36,026
2	Multi-Way Stop Control Warrant Study	\$19,277	\$22,654	\$23,560	\$24,503	\$25,483
3	Crosswalk Warrant Study	\$21,496	\$25,262	\$26,273	\$27,323	\$28,416

Table B-3. Land Development Application Fees - Zoning

#	Application Type	Fee Schedule
1	Appeal (APPL)	\$350.00
2	Certificate of Appropriateness Certificate of Appropriateness – Administrative	\$60.00 \$60.00
3	Commission Permit (CMPT)	\$6,990.00
4	Special Exception for Error in Location (SPEL)	\$460.00
Rezoning (ZMAP or ZRES¹)		
5	Residential ⁴	\$35,605.00 for the first 200 acres + \$180.00 per acre for each acre over 200 ²
6	Nonresidential ⁴	\$27,720.00 for the first 200 acres + \$140.00 per acre for each acre over 200 ²
7	Additional submission, fourth, and each subsequent	\$1,560.00
8	Rezoning (ZRTD) - Zoning Conversion to the current Zoning Ordinance within the Route 28 Tax District	\$2,380.00
Sign Permits		
9	Temporary or Residential	\$10.00
10	Commercial	\$235.00
Zoning Permits and Zoning Inspections		
11	Residential	\$165.00
12	Child Care Home	\$200.00
13	Commercial	\$210.00
14	Zoning Inspections	\$80.00

Table B-3. Land Development Application Fees - Zoning		
#	Application Type	Fee Schedule
Special Exceptions (SPEX)		
15	Approval of use with land disturbance exceeding 10,000 SF or including sensitive environmental areas ⁶	\$15,750.00
16	Approval of use with land disturbance 1 – 10,000 SF, no sensitive environmental areas ⁶	\$6,570.00
17	Approval of use with no land disturbance	\$5,955.00
18	Zoning Ordinance modifications specified to be processed as Special Exceptions other than modifications under Section 10.10.04.C	\$10,805.00
19	Additional submissions, third and each subsequent	\$2,560.00
20	Special Exceptions pursuant to the 1972 Zoning Ordinance that are considered only by the Board of Supervisors (no Planning Commission recommendation required).	
21	Approval of use with land disturbance exceeding 10,000 SF or including sensitive environmental areas ⁶	\$8,215.00
22	Approval of use with land disturbance 1 – 10,000 SF, no sensitive environmental areas ⁶	\$3,425.00
23	Approval of use with no land disturbance	\$3,105.00
24	Special Exceptions, Sign Development Plan (SIDP) to the Board of Supervisors	\$5,120.00
25	Special Exception for Parking Adjustment to the Board of Supervisors	\$5,120.00
Special Exceptions, Minor (SPMI)		
26	Approval of use with land disturbance exceeding 10,000 SF or including sensitive environmental areas ⁶	\$8,215.00
27	Approval of use with land disturbance 1 – 10,000 SF, no sensitive environmental areas ⁶	\$3,425.00
28	Approval of use with no land disturbance	\$3,105.00
29	Approval of Child Care Home use	\$350.00
30	Modification of additional use regulations in Chapter 4 and setbacks from roads in Section 7.04.02.B.2	\$1,870.00
31	Modification of additional use regulations in Section 4.04.08 Child Day Center and Child Day Home	\$350.00
Zoning Concept Plan Amendment or Proffer Amendment (ZCPA or ZRAM³)		
32	Residential ⁴	\$26,230.00
33	Nonresidential ⁴	\$20,575.00
34	Residential deck into yard or buffer ⁴	\$350.00
Zoning Ordinance Modification (ZMOD or ZRMD⁵)		
35	Residential ⁴	\$13,315.00
36	Nonresidential ⁴	\$12,610.00
37	Residential deck into yard or buffer ⁴	\$350.00
38	Adoption of a Comprehensive Sign Package or other modification of sign regulations under the 1972 Zoning Ordinance pursuant to §523 of the 1972 Zoning Ordinance	\$5,120.00
39	Amendment of an approved Comprehensive Sign Package under the 1972 Zoning Ordinance pursuant to §523 of the 1972 Zoning Ordinance	\$2,285.00
Zoning Correspondence (ZCOR)		
40	Proffer Determination (Section 10.02)	\$690.00
41	Zoning Verification	\$485.00
42	Vesting Determination (Section 10.02)	\$1,035.00

Table B-3. Land Development Application Fees - Zoning		
#	Application Type	Fee Schedule
Adjustments, Modifications, Variances, and Waivers		
43	Administrative Buffer Adjustment and Waiver (Section 7.04.08.A)	\$1,190.00
44	Administrative Modification (Section 10.03)	\$1,190.00
45	Parking Adjustment Administrative (Section 10.16) and by Special Exception to BZA (Section 10.11.05)	\$1,190.00
46	Zoning Variance (Section 10.08)	\$805.00
47	Sign Development Plan to the BZA (Section 10.11.03)	\$805.00
TABLE NOTES: ¹ ZRES – Rezoning (residential component) subject to Code of Virginia § 15.2-2303.4. effective July 1, 2016 ² Calculated to the nearest one-hundredth acre (e.g., 100.15) ³ ZRAM – Proffer amendment (residential component) subject to Code of Virginia § 15.2-2303.4. effective July 1, 2016 ⁴ Fee (residential vs. nonresidential) based on the proposed use or modification. The residential fee would apply to any ZCPA that proposes a change to a residential component. The residential fee would apply to any modification in a residential zoning district. ⁵ ZRMD – Zoning modification (residential component) subject to Code of Virginia § 15.2-2303.4. effective July 1, 2016 ⁶ For the purpose of this fee schedule, a site is considered to include a sensitive environmental area if any of the following features fall anywhere on the parcel(s) as shown in the County’s on-line geographic database WEBLOGIS: Floodplain; Mountainside OD 1993; Steep Slope; Limestone OD; and Wetlands Model.		

Appendix C: Flexible Regulations

Appendix C is offered as a guide only; it is not exhaustive. Appendix C is a resource to assist applicants with determining which regulations in the Zoning Ordinance may be modified, amended, or waived and, if so, the applicable process to do so. Flexibility is governed as indicated in Chapters 1 through 10 of the Zoning Ordinance. Referenced Sections in Table C-1 are offered as a resource only. Appendix C also includes adjustments to nonresidential floor area ratio (FAR) by Special Exception. It does not include the various use permissions and development options provided within regulations. Appendix C does not limit the discretion of the Zoning Administrator to implement the Zoning Ordinance. If there are any discrepancies between Table C-1 and the text in Chapters 1 through 10 of the Zoning Ordinance, the text in Chapters 1 through 10 govern.

Table C-1. Guide to Flexible Regulations							
Regulation		Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
Chapter 1: Introduction							
1.03.02 Nonconforming Uses							
1	G. Reduced Buffers, Setbacks, and Yards due to Highway Realignment or Condemnation	x				x	
Chapter 2: Zoning Districts							
2.01.01 Transit Related Center - TRC							
2	Table 2.01.01-1 Setback Requirements (all)		x	x			
3	D. TDSA Adjusted Base Floor Area Ratio (FAR)				x		10.10.01, 10.10.04
2.01.02 Urban Employment - UE							

Table C-1. Guide to Flexible Regulations

	Regulation	Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
4	Table 2.01.02-1 Setback Requirements (all)		x	x			
2.02.01 Suburban Neighborhood - SN							
5	Table 2.02.01-1 Setback Requirements (all)		x	x			
2.02.02 Suburban Compact Neighborhood - SCN							
6	Table 2.02.02-1 Setback Requirements (all)		x	x			
7	Table 2.02.02-1 Building Requirements, note 6			x			
2.02.03 Town Center - TC							
8	Table 2.02.03-1 Setback Requirements (all)		x	x			
9	G.3.b.2.b. Exceptions to Pedestrian-Oriented Buildings and Uses	x					
2.02.04 Commercial Center - CC							
10	Table 2.02.04-1 Setback Requirements (all)		x	x			
2.02.05.01 Single Family Residential - R-1, R-2, R-3 (Legacy District)							
11	Table 2.02.05.01-1 Setback Requirements (all)		x	x			
2.02.05.02 Single Family Residential - R-4 (Legacy District)							
12	Table 2.02.05.02-1 Setback Requirements (all)		x	x			
2.02.05.03 Single Family Residential - R-8 (Legacy District)							
13	Table 2.02.05.03-1 Setback Requirements (all)		x	x			
2.02.05.04 Townhouse/Multifamily Residential - R-16 (Legacy District)							
14	Table 2.02.05.04-1 Setback Requirements (all)		x	x			
2.02.05.05 Multifamily Residential - R-24 (Legacy District)							
15	Table 2.02.05.05-1 Setback Requirements (all)		x	x			
2.02.05.06 Planned Development–Housing - PD-H (Legacy District)							
16	B.3.c. Development Requirements			x			
17	F.1. OP and IP Uses Total Land Area			x			
18	F.2. OP and IP Uses Office Floor Area			x			
2.02.05.07 Planned Development–Commercial Center (Regional Center) - PD-CC(RC) (Legacy District)							
19	Table 2.02.05.07-1 Setback Requirements (all)		x	x			
2.02.05.08 Planned Development–Research and Development - PD-RDP (Legacy District)							
20	Table 2.02.05.08-1 Density Requirements				x		

Table C-1. Guide to Flexible Regulations

	Regulation	Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
21	Table 2.02.05.08-1 Setback Requirements (all)		x	x			
2.02.05.09 Planned Development–Special Activity - PD-SA (Legacy District)							
22	Table 2.02.05.09-1 Setback Requirements (all)		x	x			
23	Table 2.02.05.09-1 Building Requirements				x		
2.02.05.10 Planned Development–Active Adult Retirement Community - PD-AAAR (Legacy District)							
24	Table 2.02.05.10-1 Setback Requirements (all)		x	x			
2.02.05.11 Planned Development–Mixed Use Business - PD-MUB (Legacy District)							
25	Table 2.02.05.11-1 Setback Requirements (all)		x	x			
2.02.05.12 General Business - GB (Legacy District)							
26	Table 2.02.05.12-1 Setback Requirements (all)		x	x			
2.02.05.13 Commercial Light Industry - CLI (Legacy District)							
27	Table 2.02.05.13-1 Setback Requirements (all)		x	x			
28	Table 2.02.05.13-1 Setback Adjacent to Other Nonresidential Zoning District, note 5	x					
29	Table 2.02.05.13-1 Building Requirements, lot coverage				x		
30	D. Adjusted Base Floor Area Ratio (FAR)	x					
2.03.01 Transitional Residential - TR-10, TR-3, TR-1							
31	Table 2.03.01-1 Setback Requirements (all)		x	x			
32	Table 2.03.01-3 Yards		x				
2.03.02 Transition Small Lot Neighborhood - TSN							
33	Table 2.03.02-1 Setback Requirements (all)		x	x			
2.03.03 Transition Compact Neighborhood - TCN							
34	Table 2.03.03-1 Setback Requirements (all)		x	x			
2.03.04 Transition Community Center - TCC							
35	Table 2.03.04-1 Setback Requirements (all)		x	x			
2.03.05.01 Transitional Residential–2 - TR-2 (Legacy District)							
36	Table 2.03.05.01-1 Setback Requirements (all)		x	x			
37	Table 2.03.05.01-2 Required Yards		x				
2.04.01 Agricultural Rural–1 - AR-1							

Table C-1. Guide to Flexible Regulations

	Regulation	Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
38	Table 2.04.01-1 Setback Requirements (all)		x				
2.04.02 Agricultural Rural-2 - AR-2							
39	Table 2.04.02-1 Setback Requirements (all)		x				
2.04.03.01 Agricultural-10 - A-10 (Legacy District)							
40	Table 2.04.03.01-1 Setback Requirements (all)		x				
2.04.03.02 Agricultural/Residential - A-3 (Legacy District)							
41	Table 2.04.03.02-1 Setback Requirements (all)		x				
2.04.03.03 Countryside Residential - CR (Legacy District)							
42	Table 2.04.03.03-1 Setback Requirements (all)		x				
2.04.03.04 Rural Commercial - RC (Legacy District)							
43	Table 2.04.03.04-1 Setback Requirements (all)		x				
2.04.03.05 Planned Development-Rural Village - PD-RV (Legacy District)							
44	Table 2.04.03.05-1 Setback Requirements (all)		x				
45	G.1.d. Village Conservancy Subdistrict			x ¹			
46	G.2.a. Rural Village Satellite Conservancy Subdistrict			x ¹			
47	G.3.e. Village Center Subdistrict, location			x ¹			
48	K.6.a.1. location of parking			x ¹			
2.05.01 Joint Land Management Area - JLMA-1, JLMA-2, JLMA-3							
49	Table 2.05.01-1 Setback Requirements (all)		x	x			
2.05.02.01 Joint Land Management Area-20 - JLMA-20 (Legacy District)							
50	Table 2.05.02.01-1 Setback Requirements (all)		x	x			
2.06.01 Office Park - OP							
51	Table 2.06.01-1 Density Requirements, FAR				x		
52	Table 2.06.01-1 Setback Requirements (all)		x	x			
53	Table 2.06.01-1 Building Requirements, lot coverage				x		
2.06.02 Industrial Park - IP							
54	Table 2.06.02-1 Density Requirements, FAR				x		
55	Table 2.06.02-1 Setback Requirements (all)		x	x			

Table C-1. Guide to Flexible Regulations

	Regulation	Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
56	Table 2.06.02-1 Building Requirements, lot coverage				x		
2.06.03 General Industry - GI							
57	Table 2.06.03-1 Density Requirements, FAR				x		
58	Table 2.06.03-1 Setback Requirements (all)		x	x			
2.06.04 Mineral Resource–Heavy Industry - MR-HI							
59	Table 2.06.04-1 Setback Requirements (all)		x	x			
60	Table 2.06.04-1 Building Requirements, building height				x		
2.07 Planned Unit Development - PUD							
61	A.2. Minimum Zoning District Size			x			
62	A.4. Additional Requirements		x				
Chapter 3: Uses							
3.01 Uses Generally							
63	G.1. Uses Not Defined	x					
3.03 Accessory Uses							
64	B. Specific Uses	x					
65	F.9. Enforcement/Revocation	x					
3.04 Temporary Uses							
66	E.3 Alterations	x					
67	G.1. Other Temporary Uses						10.04
Chapter 4: Use-Specific Standards							
4.01 Purpose and Applicability							
68	A. Applicability					x ²	
4.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts							
69	D.3. Landscaping/ Buffering/ Screening	x ³					
4.05.04 Religious Assembly							
70	G. Adjustment or Waiver	x					
4.05.07 Country Club							
71	E.2. Minimum Required Yards	x					
4.06.02 Data Centers							
72	Table 4.06.02-2 Mechanical Equipment	x					
73	Table 4.06.02-2 Landscaping/ Buffering/ Screening	x					
4.06.03 Extractive Industries							
74	F.4. Landscaping and Screening Requirements	x					
4.09 Adaptive Reuse Standards							

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	Regulation	Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
75	B. Eligibility	x					
Chapter 5: Overlay Districts							
5.03 Floodplain Overlay District - FOD							
76	E.1.m.5.b. reduce building or parking setback				x		
77	K.1. Variations of Development Standards					x	
5.04 Mountainside Overlay District - MOD							
78	D.4. Modification of Specific Development Standards for Residential Uses				x		
5.08 Historic Overlay District							
79	D.1.b.1. Exception to Certificate of Appropriateness	x					
80	I.2. Walls, Fences, and Signs	x					
5.09.02.05 Public & Civic Uses / Parks & Open Space							
81	C. Waiver of required uses with contribution	x ⁴					
5.09.03.03 Public & Civic Uses / Parks & Open Space							
82	C. Waiver of required uses with contribution	x ⁴					
5.09.04.03 Open Space							
83	B. Waiver of required uses with contribution	x ⁴					
5.09.05.05 Building Materials							
84	C. Permitted Building Materials and Configurations	x					
5.09.05.06 Public & Civic Uses / Parks & Open Space							
85	Table 5.09.05.06-1 Civic Use	x					
86	B. Cash in Lieu of Parks & Open Spaces / Public & Civic Uses	x					
Chapter 6: Natural and Environmental Resources (NER)							
6.04 NER Development Standards							
87	B.2.f. Public Sanitary Sewer and Water Lines, crossing Adjacent Steep Slope or Very Steep Slope Areas	x				x	
Chapter 7: Development Standards							
7.01.03 Lot Requirements							
88	A.4. Mix of Single-Family Residential Lots by Area			x			
7.01.07 Transitions							
89	B.5. Perimeter Setback			x			
7.02 Open Space							

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	Regulation	Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
90	D.3. Off-Site				x		
7.03 Tree Planting, Replacement, and Preservation							
91	E. Deviations	x					
7.04.02 Road Corridor Buffers and Setbacks, Street Trees							
92	D.3.c. Reduction	x ⁵					
7.04.04 Cemetery, Burial Ground, and Grave Buffer							
93	C. Protection Buffer					x	
94	D. Preservation Buffer	x ⁵				x	
7.04.08 Buffer Adjustments and Modifications							
95	A. Administrative Buffer Adjustments and Waivers	x					
96	B.1. Buffer Types			x	x		
97	B.2. Road Corridor Setback Modifications					x	
7.05.02 Light and Glare							
98	B.7. Automatic Light Extinguishment	x					
99	C.2.c.2. Exterior Lights for Security	x					
100	E. Special Exception				x		
7.06.01 Parking Applicability							
101	B.3. Application to Add or Change Use	x					
7.06.02 Parking Ratios							
102	B.2. Expansions and Change in Use	x					
7.06.08 Parking Adjustments							
103	A.1. Administrative Parking Adjustment						10.16
104	A.2. Special Exception				x		10.11.05
7.06.10 Parking Location and Design							
105	D.2.c. Compact/Walkable/Urban Off-Street Parking			x			
106	F.4. Recycling Collection Center and Material Recovery Facility	x					
7.06.11 Residential Parking							
107	F.5. On-Lot Parking	x					
7.07.01 Transportation							
108	Table 7.07.01-1 Road Access Standards				x		
7.07.03 Pedestrian and Bicycle Network							
109	Table 7.07.03-1 Minimum Widths for Pedestrian and Bicycle Facilities (all)		x				
7.07.04 Visibility at Intersections							
110	B.4. Exceptions						10.12
7.08 Utilities							
111	B.3. Conforming to Natural Topography	x					
112	D.1. JLMA Municipal Water and Sewer	x					

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7.10 Rural Hamlet							
113	Table 7.10-1 Yard Requirements (all)		x				
114	I.3. Minimum Open Space Surrounding the Hamlet				x		
115	I.4 Roads	x					7.10.I.4 ⁶
116	N. Modification of Regulations				x		
Chapter 8: Signs							
8.03 Prohibited Signs							
117	A.6. Traffic Hazards	x					
8.10 Sign Permits and Administration							
118	C. Sign Development Plans				x		10.11.03
Chapter 9: Attainable Housing							
9.01 Affordable Dwelling Unit Program							
119	F.3. Alternative ADU Design Option	x					
120	H. ADU Modifications			x			
9.02 Unmet Housing Needs Unit Program							
121	E.3. Alternative UHNU Design Option	x					
122	H. UHNU Modifications			x			
9.03 Affordable Housing Unit Program							
123	C.3. Timing of Construction/Availability of AHUs						10.10.04
124	C.4.a.1.b.C. MFA AHU Building Compatibility	x					
125	D. AHU Modifications			x			
TABLE NOTES: ¹ See Section 2.04.03.05.M.2. ² Unless otherwise specified. ³ Or by written consent of adjacent property owner. See Section 7.04.08. ⁴ See Section 5.09.05.06.B. ⁵ See Section 7.04.08. ⁶ Planning Commission waiver.							