

Wayfinding from the Revised 1993 Zoning Ordinance to the Draft Zoning Ordinance (July 6, 2023)

Article 2: Non-Suburban District Regulations

This document provides guidance on where information contained in Article 2 of the existing Revised 1993 Loudoun County Zoning Ordinance (Existing Zoning Ordinance) can be found in the Draft Ordinance.

Section	Subsection	Draft Ordinance Reference(s)
2-100: AR-1 Agricultural Rural-1	2-101: Purpose and Intent	<ul style="list-style-type: none"> Chapter 2: 2.04.01 Agricultural Rural-1 – AR-1
	2-102: Use Regulations	<ul style="list-style-type: none"> Chapter 3: Table 3.02.03-1 Principal Use Table for Transition, Rural, and Joint Land Management (JLMA) Zoning Districts
	2-103: Development Options	<ul style="list-style-type: none"> Chapter 2: 2.04.01 Agricultural Rural-1 – AR-1 Chapter 2: Table 2.04.01-1 AR-1 Zoning District Dimensional Standards
	2-104: Homeowners' Association and Responsibilities	<ul style="list-style-type: none"> Chapter 2: 2.04.01 Agricultural Rural-1 – AR-1 Chapter 7: 7.09 Owners Associations
	2-105: Recognizing Protection by Right to Farm Act	<ul style="list-style-type: none"> Chapter 2: 2.04.01 Agricultural Rural-1 – AR-1
	2-106: Existing Lots of Record	<ul style="list-style-type: none"> Chapter 2: 2.04.01 Agricultural Rural-1 – AR-1
2-200: AR-2 Agricultural Rural-2	2-201: Purpose and Intent	<ul style="list-style-type: none"> Chapter 2: 2.04.02 Agricultural Rural-2 – AR-2
	2-202: Use Regulations	<ul style="list-style-type: none"> Chapter 3: Table 3.02.03-1 Principal Use Table for Transition, Rural, and Joint Land Management (JLMA) Zoning Districts
	2-203: Development Options	<ul style="list-style-type: none"> Chapter 2: 2.04.02 Agricultural Rural-2 – AR-2 Chapter 2: Table 2.04.02-1 AR-2 Zoning District Dimensional Standards
	2-204: Homeowners' Association and Responsibilities	<ul style="list-style-type: none"> Chapter 2: 2.04.02 Agricultural Rural-2 – AR-2 Chapter 7: 7.09 Owners Associations
	2-205: Recognizing Protection by Right to Farm Act	<ul style="list-style-type: none"> Chapter 2: 2.04.02 Agricultural Rural-2 – AR-2
	2-206: Existing Lots of Record	<ul style="list-style-type: none"> Chapter 2: 2.04.02 Agricultural Rural-2 – AR-2
2-300: A-10 Agriculture	2-301: Purpose	<ul style="list-style-type: none"> Chapter 2: 2.04.03.01 Agriculture-10 - A-10 (Legacy District)
	2-302: Permitted Uses	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts

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Section	Subsection	Draft Ordinance Reference(s)
	2-303: Special Exception Uses	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-304: Lot Requirements	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.01-1 A-10 Zoning Dimensional Standards
	2-305: Lot Requirements for Cluster Development	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.01-1 A-10 Zoning Dimensional Standards
	2-306: Building Requirements	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.01-1 A-10 Zoning Dimensional Standards
	2-307: Use Limitations	<ul style="list-style-type: none"> Chapter 2: 2.04.03.01 Agriculture-10 - A-10 (Legacy District) Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
2-400: A-3 Agricultural Residential	2-401: Purpose	<ul style="list-style-type: none"> Chapter 2: 2.04.03.02 Agricultural Residential-3 - A-3 (Legacy District)
	2-402: Permitted Uses	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-403: Special Exception Uses	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-404: Lot Requirements	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.02-1 A-3 Zoning District Dimensional Standards
	2-405: Building Requirements	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.02-1 A-3 Zoning District Dimensional Standards
	2-406: Use Limitations	<ul style="list-style-type: none"> Chapter 2: 2.04.03.02 Agricultural Residential-3 - A-3 (Legacy District) Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
2-500: Countryside Residential-1: CR-1	2-501: Purpose	<ul style="list-style-type: none"> Chapter 2: 2.04.03.03 Countryside Residential – CR (Legacy District)
	2-502: Size and Location	<ul style="list-style-type: none"> Chapter 2: 2.04.03.03 Countryside Residential – CR (Legacy District)
	2-503: Permitted Uses	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-504: Special Exception Uses	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-505: Lot Requirements for Lots Served By On-site Well and Wastewater Systems	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)

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Section	Subsection	Draft Ordinance Reference(s)
	2-506: Lot Requirements for Lots Served by Public Sewer/Cluster Option	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-507: Lot Requirements for Compact Cluster Development Option	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-508: Building Requirements for Lots Served by On-site Well and Wastewater Systems	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-509: Building Requirements for Lots Served By Public Sewer/Cluster Option and Compact Cluster Development Option	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-510: Utility Requirements	<ul style="list-style-type: none"> Chapter 7: 7.08 Utilities
	2-511: Development Setback and Access from Major Roads	<ul style="list-style-type: none"> Chapter 7: 7.04.01 Purpose, Applicability, and Exceptions Chapter 7: Table 7.04.02-1 Road Corridor and Setbacks Matrix Chapter 7: 7.07.01 Road Access
	2-600: Countryside Residential-2: CR-2	<ul style="list-style-type: none"> Chapter 2: 2.04.03.03 Countryside Residential – CR (Legacy District)
	2-601: Purpose	<ul style="list-style-type: none"> Chapter 2: 2.04.03.03 Countryside Residential – CR (Legacy District)
	2-602: Size and Location	<ul style="list-style-type: none"> Chapter 2: 2.04.03.03 Countryside Residential – CR (Legacy District)
	2-603: Permitted Uses	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-604: Special Exception Uses	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-605: Lot Requirements Served by On-Site Well and Wastewater Systems	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-606: Lot Requirements Served by Either Public Water or Public Sewer	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-607: Lot Requirements for Compact Cluster Development Option	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-608: Building Requirements for Lots Served By On-Site Well and Wastewater Systems	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-609: Building Requirements for Lots Served by Either Public Water or Public Sewer	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-610: Building Requirements for Compact Cluster Development Option	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-611: Utility Requirements	<ul style="list-style-type: none"> Chapter 7: 7.08 Utilities

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Section	Subsection	Draft Ordinance Reference(s)
	2-612: Development Setback and Access from Major Roads	<ul style="list-style-type: none"> Chapter 7: 7.04.01 Purpose, Applicability, and Exceptions Chapter 7: Table 7.04.02-1 Road Corridor and Setbacks Matrix Chapter 7: 7.07.01 Road Access
2-700: Countryside Residential-3: CR-3	2-701: Purpose	<ul style="list-style-type: none"> Chapter 2: 2.04.03.03 Countryside Residential – CR (Legacy District)
	2-702: Size and Location	<ul style="list-style-type: none"> Chapter 2: 2.04.03.03 Countryside Residential – CR (Legacy District)
	2-703: Permitted Uses	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-704: Special Exception Uses	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-705: Lot Requirements Served by On-Site Well and Wastewater Systems	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-706: Lot Requirements Served by Public Sewer Only	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-707: Lot Requirements for Compact Cluster Development Option	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-708: Building Requirements for Lots Served By On-Site Well and Wastewater Systems	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-709: Building Requirements for Lots Served by Public Sewer Only	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-710: Building Requirements for Compact Cluster Development Option	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-711: Utility Requirements	<ul style="list-style-type: none"> Chapter 7: 7.08 Utilities
	2-712: Development Setback and Access from Major Roads	<ul style="list-style-type: none"> Chapter 7: 7.04.01 Purpose, Applicability, and Exceptions Chapter 7: Table 7.04.02-1 Road Corridor and Setbacks Matrix Chapter 7: 7.07.01 Road Access
2-800: Countryside Residential-4: CR-4	2-801: Purpose	<ul style="list-style-type: none"> Chapter 2: 2.04.03.03 Countryside Residential – CR (Legacy District)
	2-802: Size and Location	<ul style="list-style-type: none"> Chapter 2: 2.04.03.03 Countryside Residential – CR (Legacy District)
	2-803: Permitted Uses	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts

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Section	Subsection	Draft Ordinance Reference(s)
	2-804: Special Exception Uses	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-805: Lot Requirements Served by On-Site Well and Wastewater Systems	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-806: Lot Requirements Served by Either Public Water or Public Sewer	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-807: Lot Requirements for Compact Cluster Development Option	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-808: Building Requirements for Lots Served By On-Site Well and Wastewater Systems	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-809: Building Requirements for Lots Served by Either Public Water or Public Sewer	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-810: Building Requirements for Lots Served by Both Public Water and Public Sewer	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.03-1 CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)
	2-811: Utility Requirements	<ul style="list-style-type: none"> Chapter 7: 7.08 Utilities
	2-812: Development Setback and Access from Major Roads	<ul style="list-style-type: none"> Chapter 7: 7.04.01 Purpose, Applicability, and Exceptions Chapter 7: Table 7.04.02-1 Road Corridor and Setbacks Matrix Chapter 7: 7.07.01 Road Access
		<ul style="list-style-type: none"> Chapter 2: 2.04.03.04 Rural Commercial - RC (Legacy District)
2-900: RC Rural Commercial District	2-901: Purpose	<ul style="list-style-type: none"> Chapter 2: 2.04.03.04 Rural Commercial - RC (Legacy District)
	2-902: Size and Location	<ul style="list-style-type: none"> Chapter 2: 2.04.03.04 Rural Commercial - RC (Legacy District)
	2-903: Permitted Uses	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-904: Special Exception Uses	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-905: Lot Requirements	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.04-1 RC Zoning District Dimensional Standards
	2-906: Building Requirements	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.04-1 RC Zoning District Dimensional Standards
	2-907: Use Limitations	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-908: [RESERVED]	<ul style="list-style-type: none"> NA
	2-909: Administrative Reductions, Waivers, or Modifications of Parking Requirements	<ul style="list-style-type: none"> Chapter 7: 7.06.01 Applicability Chapter 7: 7.06.08 Parking Adjustments

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Section	Subsection	Draft Ordinance Reference(s)
	2-910: Development Setback and Access from Major Roads	<ul style="list-style-type: none"> Chapter 10: 10.16 Administrative Parking Adjustments Chapter 7: 7.04.01 Purpose, Applicability, and Exceptions Chapter 7: Table 7.04.02-1 Road Corridor and Setbacks Matrix Chapter 7: 7.07.01 Road Access
	2-911: Maximum Residential Density	<ul style="list-style-type: none"> Chapter 2: Table 2.04.03.04-1 RC Zoning District Dimensional Standards
2-1000: Joint Land Management Area-1 District: JLMA-1	2-1001: Purpose and Intent	<ul style="list-style-type: none"> Chapter 2: 2.05.01 Joint Land Management Area – JLMA-1, JLMA-2, JLMA-3
	2-1002: Size and Location	<ul style="list-style-type: none"> Chapter 2: 2.05.01 Joint Land Management Area – JLMA-1, JLMA-2, JLMA-3
	2-1003: Use Regulations	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-1004: Lot and Building Requirements	<ul style="list-style-type: none"> Chapter 2: Table 2.05.01-1– JLMA-1, JLMA-2, and JLMA-3 Zoning District Dimensional Standards
	2-1005: General Development Requirements	<ul style="list-style-type: none"> Chapter 2: 2.05.01 Joint Land Management Area – JLMA-1, JLMA-2, JLMA-3
	2-1006: Alternate Neighborhood Development Standards	<ul style="list-style-type: none"> Chapter 10: 10.03 Administrative Modifications & Chapter 10: 10.10.04 Concept Development Plan
2-1100: Joint Land Management Area-2 District: JLMA-2	2-1101: Purpose and Intent	<ul style="list-style-type: none"> Chapter 2: 2.05.01 Joint Land Management Area – JLMA-1, JLMA-2, JLMA-3
	2-1102: Size and Location	<ul style="list-style-type: none"> Chapter 2: 2.05.01 Joint Land Management Area – JLMA-1, JLMA-2, JLMA-3
	2-1103: Use Regulations	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-1104: Lot and Building Requirements	<ul style="list-style-type: none"> Chapter 2: Table 2.05.01-1 JLMA-1, JLMA-2, and JLMA-3 Zoning District Dimensional Standards
	2-1105: General Development Requirements	<ul style="list-style-type: none"> Chapter 2: 2.05.01 Joint Land Management Area – JLMA-1, JLMA-2, JLMA-3
2-1200: Joint Land Management Area-3 District: JLMA-3	2-1201: Purpose and Intent	<ul style="list-style-type: none"> Chapter 2: 2.05.01 Joint Land Management Area – JLMA-1, JLMA-2, JLMA-3
	2-1202: Size and Location	<ul style="list-style-type: none"> Chapter 2: 2.05.01 Joint Land Management Area – JLMA-1, JLMA-2, JLMA-3
	2-1203: Use Regulations	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts

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Section	Subsection	Draft Ordinance Reference(s)
	2-1204: Lot and Building Requirements	<ul style="list-style-type: none"> Chapter 2: Table 2.05.01-1 JLMA-1, JLMA-2, and JLMA-3 Zoning District Dimensional Standards
	2-1205: Neighborhood Development Standards	<ul style="list-style-type: none"> Chapter 2: 2.05.01 Joint Land Management Area – JLMA-1, JLMA-2, JLMA-3
	2-1206: Utilities	<ul style="list-style-type: none"> Chapter 7: 7.08 Utilities
	2-1207: Use Limitations	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
2-1300: JLMA-20 (Joint Land Management Area – 20)	2-1301: Purpose and Intent	<ul style="list-style-type: none"> Chapter 2: 2.05.02.01 Joint Land Management Area-20 - JLMA-20 (Legacy District)
	2-1302: Size and Location	<ul style="list-style-type: none"> Chapter 2: 2.05.02.01 Joint Land Management Area-20 - JLMA-20 (Legacy District)
	2-1303: Use Regulations	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-1304: Lot and Building Requirements	<ul style="list-style-type: none"> Chapter 2: Table 2.05.02.01-1 JLMA-20 Zoning District Dimensional Standards
	2-1305: Utility Requirements	<ul style="list-style-type: none"> Chapter 7: 7.08 Utilities
2-1400: TR-10 (Transitional Residential – 10)	2-1401: Purpose and Intent	<ul style="list-style-type: none"> Chapter 2: 2.03.01 Transitional Residential – TR-10, TR-3, TR-1
	2-1402: Use Regulations	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-1403: Development Standards	<ul style="list-style-type: none"> Chapter 2: Table 2.03.01-1 TR Zoning District Dimensional Standards
2-1500: TR-3 (Transitional Residential – 3)	2-1501: Purpose and Intent	<ul style="list-style-type: none"> Chapter 2: 2.03.01 Transitional Residential – TR-10, TR-3, TR-1
	2-1502: Use Regulations	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-1503: Development Standards	<ul style="list-style-type: none"> Chapter 2: Table 2.03.01-1 TR Zoning District Dimensional Standards
	2-1504: Other Special Requirements	<ul style="list-style-type: none"> Intentionally removed general requirements limiting non-agricultural uses because Use permissions and Use Specific Standards should regulate.
2-1600: TR-2 (Transitional Residential – 2)	2-1601: Purpose and Intent	<ul style="list-style-type: none"> Chapter 2: 2.03.05.01 Transitional Residential-2 - TR-2 (Legacy District)
	2-1602: Use Regulations	<ul style="list-style-type: none"> Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-1603: Development Standards	<ul style="list-style-type: none"> Chapter 2: Table 2.03.05.01-1 Dimensional Standards

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2-1700: TR-1 (Transitional Residential – 1)	2-1701: Purpose and Intent	<ul style="list-style-type: none">Chapter 2: 2.03.01 Transitional Residential – TR-10, TR-3, TR-1
	2-1702: Use Regulations	<ul style="list-style-type: none">Chapter 3: Table 3.02.04-1 Principal Use Table for Legacy Transition, Rural, and JLMA Zoning Districts
	2-1703: Development Standards	<ul style="list-style-type: none">Chapter 2: Table 2.03.01-1 TR Zoning District Dimensional Standards