

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

Article 3: Suburban District Regulations

This document provides guidance on where information contained in Article 3 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)
3-100: R-1 Single Family Residential	3-101: Purpose	Chapter 2: 2.02.05.01 Single-Family Residential – R-1, R-2, R-3 (Legacy District)
	3-102: Permitted Uses	Chapter 3: Table 3.02.02-1 Principal Use Table for Legacy Suburban Zoning Districts
	3-103: Special Exception Uses	Chapter 3: Table 3.02.02-1 Principal Use Table for Legacy Suburban Zoning Districts
	3-104: Lot Requirements for Suburban Design Option	Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards
	3-105: Lot Requirements for Cluster Developments Reducing Lot Size Up to 20%	- Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards - Chapter 7: Table 7.02-1. Open Space Requirements by Zoning District
	3-106: Lot Requirements for Cluster Development Reducing Lot Sizes 20% to 50% Pursuant to Section 6-1400	- Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards - Chapter 7: Table 7.02-1. Open Space Requirements by Zoning District
	3-107: Building Requirements	Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards
	3-108: Building Requirements for Cluster Development Reducing Lot Sizes Up to 20%	Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards
	3-109: Building Requirements for Cluster Development Reducing Lot Sizes From 20% to 50% Pursuant to Section 6-1400	Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards
	3-110: Utility Requirements	Chapter 7: 7.08 Utilities

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Section	Subsection	Draft Ordinance Reference(s)
	3-111: Development Setback and Access from Major Roads	- Chapter 7: Table 7.04.02-1. Road Corridor Buffer and Setbacks Matrix - Chapter 7: 7.07.01 Road Access
3-200: R-2 Single Family Residential	3-201: Purpose	Chapter 2: 2.02.05.01 Single-Family Residential – R-1, R-2, R-3 (Legacy District)
	3-202: Permitted Uses	Chapter 3: Table 3.02.02-1 Principal Use Table for Legacy Suburban Zoning Districts
	3-203: Special Exception Uses	Chapter 3: Table 3.02.02-1 Principal Use Table for Legacy Suburban Zoning Districts
	3-204: Lot Requirements for Suburban Design Option	Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards
	3-205: Lot Requirements for Traditional Design Option	- Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards - Chapter 7: Table 7.02-1. Open Space Requirements by Zoning District
	3-206: Lot Requirements for Cluster Development Reducing Lot Sizes Up to 20%	- Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards - Chapter 7: Table 7.02-1. Open Space Requirements by Zoning District
	3-207: Lot Requirements for Cluster Development Reducing Lot Sizes 20% to 50% Pursuant to Section 6-1400	- Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards - Chapter 7: Table 7.02-1. Open Space Requirements by Zoning District
	3-208: Building Requirements for Suburban Design Options	Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards
	3-209: Building Requirements for Cluster Development Reducing Lot Sizes Up to 20%	Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards
	3-210: Building Requirements for Traditional Design Option or Cluster Development Reducing Lot Sizes From 20% to 50% Pursuant to Section 6-1400	Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards

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Section	Subsection	Draft Ordinance Reference(s)
	3-211: Utility Requirements	Chapter 7: 7.08 Utilities
	3-212: Development Setback and Access from Major Roads	Chapter 7: Table 7.04.02-1 Road Corridor Buffer and Setbacks Matrix & Chapter 7: 7.07.01 Road Access
3-300: R-3 Single Family Residential	3-301: Purpose	Chapter 2: 2.02.05.01 Single-Family Residential – R-1, R-2, R-3 (Legacy District)
	3-302: Permitted Uses	Chapter 3: Table 3.02.02-1 Principal Use Table for Legacy Suburban Zoning Districts
	3-303: Special Exception Uses	Chapter 3: Table 3.02.02-1 Principal Use Table for Legacy Suburban Zoning Districts
	3-304: Lot Requirements for Suburban Design Option	Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards
	3-305: Lot Requirements for Traditional Design Option	- Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards - Chapter 7: Table 7.02-1. Open Space Requirements by Zoning District
	3-306: Lot Requirements for Cluster Development Reducing Lot Sizes Up to 20%	- Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards - Chapter 7: Table 7.02-1. Open Space Requirements by Zoning District
	3-307: Lot Requirements for Cluster Development Reducing Lot Sizes 20% to 50%	- Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards - Chapter 7: Table 7.02-1. Open Space Requirements by Zoning District
	3-308: Building Requirements for Suburban Design Option and Cluster Development	Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards
	3-309: Building Requirements for Traditional Design Option	Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards

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Section	Subsection	Draft Ordinance Reference(s)
	3-310: Building Requirements for Cluster Development Reducing Lot Sizes 20% to 50%	Chapter 2: Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards
	3-311: Active Recreation Space	- Chapter 2: 2.02.05.01 Single-Family Residential – R-1, R-2, R-3 (Legacy District) - Chapter 7: 7.02 Open Space
	3-312: Utility Requirements	Chapter 7: 7.08 Utilities
	3-313: Development Setback and Access from Major Roads	- Chapter 7: Table 7.04.02-1. Road Corridor Buffer and Setbacks Matrix - Chapter 7: 7.07.01 Road Access
3-400: R-4 Single Family Residential	3-401: Purpose	Chapter 2: 2.02.05.02 Single Family Residential – R-4 (Legacy District)
	3-402: Permitted Uses	Chapter 3: Table 3.02.02-1 Principal Use Table for Legacy Suburban Zoning Districts
	3-403: Special Exception Uses	Chapter 3: Table 3.02.02-1 Principal Use Table for Legacy Suburban Zoning Districts
	3-404: Lot Requirements for Suburban Design Option	Chapter 2: Table 2.02.05.02-1. R-4 Zoning District Dimensional Standards
	3-405: Lot Requirements for Traditional Design Option	- Chapter 2: Table 2.02.05.02-1. R-4 Zoning District Dimensional Standards - Chapter 7: Table 7.02-1. Open Space Requirements by Zoning District
	3-406: Lot Requirements for Cluster Development Reducing Lot Sizes up to 20%	- Chapter 2: Table 2.02.05.02-1. R-4 Zoning District Dimensional Standards - Chapter 7: Table 7.02-1. Open Space Requirements by Zoning District
	3-407: Lot Requirements for Cluster Development Reducing Lot Sizes 20% to 50% Pursuant to Section 6-1400.	- Chapter 2: Table 2.02.05.02-1. R-4 Zoning District Dimensional Standards - Chapter 7: Table 7.02-1. Open Space Requirements by Zoning District
	3-408: Building Requirements for Suburban Design	Chapter 2: Table 2.02.05.02-1 R-4 Zoning District Dimensional Standards

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Section	Subsection	Draft Ordinance Reference(s)
	3-409: Building Requirements for Traditional Design Option or Cluster Development	Chapter 2: Table 2.02.05.02-1 R-4 Zoning District Dimensional Standards
	3-410: Active Recreation Space	- Chapter 2: 2.02.05.02 Single Family Residential – R-4 (Legacy District) - Chapter 7: 7.02 Open Space
	3-411: Utility Requirements	Chapter 7: 7.08 Utilities
	3-412: Development Setback and Access from Major Roads	- Chapter 7: Table 7.04.02-1. Road Corridor Buffer and Setbacks Matrix - Chapter 7: 7.07.01 Road Access
3-500: R-8 Single Family Residential	3-501: Purpose	Chapter 2: 2.02.05.03 Single Family Residential – R-8 (Legacy District)
	3-502: Size and Location	Chapter 2: Table 2.02.05.03-1. R-8 Zoning District Dimensional Standards
	3-503: Permitted Uses	Chapter 3: Table 3.02.02-1 Principal Use Table for Legacy Suburban Zoning Districts
	3-504: Special Exception Uses	Chapter 3: Table 3.02.02-1. Principal Use Table for Legacy Suburban Zoning Districts
	3-505: Maximum Residential Density	Chapter 2: Table 2.02.05.03-1. R-8 Zoning District Dimensional Standards
	3-506: Lot Requirements	Chapter 2: Table 2.02.05.03-1. R-8 Zoning District Dimensional Standards
	3-507: Lot Requirements for Traditional Design Option for Single Family Detached	- Chapter 2: Table 2.02.05.03-1. R-8 Zoning District Dimensional Standards - Chapter 7: Table 7.02-1. Open Space Requirements by Zoning District
	3-508: Building Requirements	Chapter 2: Table 2.02.05.03-1. R-8 Zoning District Dimensional Standards
	3-509: Additional Development Standards	- Chapter 2: 2.02.05.03 Single Family Residential – R-8 (Legacy District) - Chapter 7: 7.02 Open Space

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Section	Subsection	Draft Ordinance Reference(s)
	3-510: Utility Requirements	Chapter 7: 7.08 Utilities
	3-511: Development Setback and Access from Major Roads	- Chapter 7: Table 7.04.02-1. Road Corridor Buffer and Setbacks Matrix - Chapter 7: 7.07.01 Road Access
3-600: R-16 Townhouse/Multifamily Residential	3-601: Purpose	Chapter 2: 2.02.05.04 Townhouse/Multifamily Residential – R-16 (Legacy District)
	3-602: Size and Location	Chapter 2: Table 2.02.05.04-1. R-16 Zoning District Dimensional Standards
	3-603: Permitted Uses	Chapter 3: Table 3.02.02-1. Principal Use Table for Legacy Suburban Zoning Districts
	3-604: Special Exception Uses	Chapter 3: Table 3.02.02-1. Principal Use Table for Legacy Suburban Zoning Districts
	3-605: Maximum Residential Density	Chapter 2: Table 2.02.05.04-1. R-16 Zoning District Dimensional Standards
	3-606: Lot Requirements	Chapter 2: Table 2.02.05.04-1. R-16 Zoning District Dimensional Standards
	3-607: Building Requirements	Chapter 2: Table 2.02.05.04-1. R-16 Zoning District Dimensional Standards
	3-608: Additional Development Standards	- Chapter 2: 2.02.05.04 Townhouse/Multifamily Residential – R-16 (Legacy District) - Chapter 7: Table 7.02-1 Open Space Requirements by Zoning District
	3-609: Utility Requirements	Chapter 7: 7.08 Utilities
	3-610: Development Setback and Access from Major Roads	- Chapter 7: Table 7.04.02-1. Road Corridor Buffer and Setbacks Matrix - Chapter 7: 7.07.01 Road Access
3-700: R-24 Multifamily Residential	3-701: Purpose	Chapter 2: 2.02.05.05 Multifamily Residential – R-24 (Legacy District)
	3-702: Size and Location	Chapter 2: Table 2.02.05.05-1. R-24 Zoning District Dimensional Standards
	3-703: Permitted Uses	Chapter 3: Table 3.02.02-1. Principal Use Table for Legacy Suburban Zoning Districts

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Section	Subsection	Draft Ordinance Reference(s)
	3-704: Special Exception Uses	Chapter 3: Table 3.02.02-1. Principal Use Table for Legacy Suburban Zoning Districts
	3-705: Maximum Residential Density	Chapter 2: Table 2.02.05.05-1. R-24 Zoning District Dimensional Standards
	3-706: Lot Requirements	Chapter 2: Table 2.02.05.05-1. R-24 Zoning District Dimensional Standards
	3-707: Building Requirements	Chapter 2: Table 2.02.05.05-1. R-24 Zoning District Dimensional Standards
	3-708: Additional Development Standards	- Chapter 2: 2.02.05.05 Multifamily Residential – R-24 (Legacy District) - Chapter 7: Table 7.02-1 Open Space Requirements by Zoning District
	3-709: Utility Requirements	Chapter 7: 7.08 Utilities
	3-710: Development Setbacks and Access from Major Roads	- Chapter 7: Table 7.04.02-1. Road Corridor Buffer and Setbacks Matrix - Chapter 7: 7.07.01 Road Access
3-800: GB General Business	3-801: Purpose	Chapter 2: 2.02.05.12 General Business – GB (Legacy District)
	3-802: Size and Location	Chapter 2: 2.02.05.12 General Business – GB (Legacy District)
	3-803: Permitted Uses	Chapter 3: Table 3.02.02-1. Principal Use Table for Legacy Suburban Zoning Districts
	3-804: Special Exception Uses	Chapter 3: Table 3.02.02-1. Principal Use Table for Legacy Suburban Zoning Districts
	3-805: Lot Requirements	- Chapter 2: Table 2.02.05.12-1. GB Zoning District Dimensional Standards - Chapter 7: Table 7.04.02-1 Road Corridor and Setbacks Matrix - Chapter 7: 7.07.01 Road Access
	3-806: Building Requirements	Chapter 2: Table 2.02.05.12-1 GB Zoning District Dimensional Standards
	3-807: Use Limitations	- Chapter 2: 2.02.05.12 General Business – GB (Legacy District) - Chapter 7: 7.08 Utilities

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Section	Subsection	Draft Ordinance Reference(s)
3-900: CLI – Commercial Light Industry	3-901: Purpose	Chapter 2: 2.02.05.13 Commercial Light Industry – CLI (Legacy District)
	3-902: Size and Location	Chapter 2: 2.02.05.13 Commercial Light Industry – CLI (Legacy District)
	3-903: Permitted Uses	Chapter 3: Table 3.02.02-1. Principal Use Table for Legacy Suburban Zoning Districts
	3-904: Special Exception Uses	Chapter 3: Table 3.02.02-1. Principal Use Table for Legacy Suburban Zoning Districts
	3-905: Lot Requirements	Chapter 2: Table 2.02.05.13-1 CLI Zoning District Dimensional Standards
	3-906: Building Requirements	Chapter 2: Table 2.02.05.13-1. CLI Zoning District Dimensional Standards
	3-907: Performance Criteria	- Chapter 2: 2.02.05.13 Commercial Light Industry – CLI (Legacy District) - Chapter 3: 3.03 Accessory Uses - Chapter 4: 4.02.02 Continuing Care Facility Additional references: - Chapter 7: Table 7.02-1. Open Space Requirements by Zoning District - Chapter 7: Table 7.03-1. Canopy Requirements - Chapter 7: 7.04.02 Road Corridor Buffers and Setbacks, Street Trees - Chapter 7: 7.08 Utilities
3-1000: MR-HI Mineral Resources – Heavy Industry	3-1001: Purpose	Chapter 2: 2.06.04 Mineral Resource – Heavy Industry – MR-HI
	3-1002: Size and Location	Chapter 2: 2.06.04 Mineral Resource – Heavy Industry – MR-HI
	3-1003: Permitted Uses	Chapter 3: Table 3.02.05-1. Principal Use Table for Office and Industrial Zoning Districts
	3-1004: Special Exception Uses	Chapter 3: Table 3.02.05-1. Principal Use Table for Office and Industrial Zoning Districts
	3-1005: Lot Requirements	- Chapter 2: Table 2.06.04-1. MR-HI District Dimensional Standards - Chapter 7: Table 7.04.02-1. Road Corridor Buffer and Setbacks Matrix

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Section	Subsection	Draft Ordinance Reference(s)
		Chapter 7: 7.07.01 Road Access
	3-1006: Building Requirements	Chapter 2: Table 2.06.04-1 MR-HI District Dimensional Standards
	3-1007: Use Limitations	- Chapter 2: 2.06.04 Mineral Resource – Heavy Industry – MR-HI - Chapter 7: 7.08 Utilities
	3-1008: Stone Quarrying Special Exception Permit Applications	Chapter 2: 2.06.04 Mineral Resource – Heavy Industry – MR-HI