

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

Article 6: Development Process and Administration

This document provides guidance on where information contained in Article 6 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)
6-100: Planning Commission	NA	• Chapter 11: 11.02 Planning Commission
	6-101: Purpose	• Chapter 11: 11.02 Planning Commission
	6-102: Establishment	• Chapter 11: 11.02 Planning Commission
	6-103: Membership	• Chapter 11: 11.02 Planning Commission
	6-104: Meetings	• Chapter 11: 11.02 Planning Commission
	6-105: Records	• Chapter 11: 11.02 Planning Commission
	6-106: Duties	• Chapter 11: 11.02 Planning Commission
6-200: Board of Zoning Appeals	NA	• Chapter 11: 11.03 Board of Zoning Appeals
	6-201: Purpose	• Chapter 11: 11.03 Board of Zoning Appeals
	6-202: Authority and Establishment	• Chapter 11: 11.03 Board of Zoning Appeals
	6-203: Membership	• Chapter 11: 11.03 Board of Zoning Appeals
	6-204: Officers	• Chapter 11: 11.03 Board of Zoning Appeals
	6-205: Meetings and Hearings	• Chapter 11: 11.03 Board of Zoning Appeals
	6-206: Powers and Duties	• Chapter 11: 11.03 Board of Zoning Appeals
	6-207: Records	• Chapter 11: 11.03 Board of Zoning Appeals
	6-208: Periodic Report	• Chapter 11: 11.03 Board of Zoning Appeals
	6-209: Limitations	• Chapter 11: 11.03 Board of Zoning Appeals
	6-210: Decisions Subject to Judicial Review	• Chapter 11: 11.03 Board of Zoning Appeals
6-300: Historic District Review Committee	NA	• Chapter 11: 11.04 Historic District Review Committee
	6-301: Purpose	• Chapter 11: 11.04 Historic District Review Committee
	6-302: Authority and Establishment	• Chapter 11: 11.04 Historic District Review Committee
	6-303: Membership	• Chapter 11: 11.04 Historic District Review Committee
	6-304: Officers	• Chapter 11: 11.04 Historic District Review Committee
	6-305: Meetings	• Chapter 11: 11.04 Historic District Review Committee
	6-306: Records	• Chapter 11: 11.04 Historic District Review Committee
	6-307: Powers and Duties	• Chapter 11: 11.04 Historic District Review Committee
6-400: Administration	NA	• Chapter 11: 11.01 Zoning Administrator

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	6-401: Zoning Administrator	• Chapter 11: 11.01 Zoning Administrator
	6-402: Fees	• Chapter 10: 10.01 General Process Administration
	6-403: Submission Requirements	• Chapter 10: 10.01 General Process Administration
	6-404: Speakers at Public Hearings	• Chapter 10: 10.01 General Administration
	6-405: Inactive Applications	• Chapter 10: 10.01 General Administration
	6-406: Full Disclosure of Development Plans	• Chapter 10: 10.01 General Administration
	6-407: Map Interpretations and Boundary Determination	• Chapter 1: 1.05 Interpretation of Map and District Boundaries
6-500: Enforcement and Penalties	NA	• Chapter 10: 10.13 Enforcement
	6-501: Zoning Administrator	• Chapter 10: 10.13 Enforcement
	6-502: General Provisions	• Chapter 10: 10.13 Enforcement
	6-503: Criminal Violations	• Chapter 10: 10.13 Enforcement
	6-504: Civil Violations	• Chapter 10: 10.13 Enforcement
6-600: Notice Require for Public Hearings	NA	• Chapter 10: 10.01 General Process Administration
	6-601: Required Notice	• Chapter 10: 10.01 General Process Administration
6-700: Site Plan Review	NA	• Chapter 10: 10.06 Site Plan
	6-701: Site Plan Required	• Chapter 10: 10.06 Site Plan
	6-702: Site Plan Requirements	• Chapter 10: 10.06 Site Plan
	6-703: Sketch Plan	• Sketch plans were deleted and became part of Zoning Permits (Section 10.04).
6-800: Subdivision Approval	NA	• Chapter 10: 10.07 Subdivision
6-900: Additional County, State and Federal Approvals Required for Development	NA	• Chapter 10: 10.01 General Process Administration
6-1000: Zoning Permits	NA	• Chapter 10: 10.04 Zoning Permits
	6-1001: Application for Zoning Permit	• Chapter 10: 10.04 Zoning Permits
	6-1002: Standards for Issuance	• Chapter 10: 10.04 Zoning Permits
	6-1003: Duration of Valid Zoning Permit	• Chapter 10: 10.04 Zoning Permits
	6-1004: Zoning Permit Fees	• Chapter 10: 10.04 Zoning Permits
6-1100: Commission Permit	NA	• Chapter 10: 10.09 Commission Permit
	6-1101: Permit Required	• Chapter 10: 10.09 Commission Permit

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	6-1102: Application	<ul style="list-style-type: none"> Chapter 10: 10.09 Commission Permit
	6-1103: Planning Commission Action	<ul style="list-style-type: none"> Chapter 10: 10.09 Commission Permit
	6-1104: Board of Supervisors	<ul style="list-style-type: none"> Chapter 10: 10.09 Commission Permit
	6-1105: Appeal	<ul style="list-style-type: none"> Chapter 10.14 Appeals
6-1200: Zoning Amendment	NA	<ul style="list-style-type: none"> Chapter 10: 10.10.02 Zoning Ordinance Amendment
	6-1201: Authority	<ul style="list-style-type: none"> Chapter 10: 10.10.01 Zoning Map Amendment (Rezoning) Chapter 10: 10.10.02 Zoning Ordinance Amendment
	6-1202: Initiation of Amendment	<ul style="list-style-type: none"> Chapter 10: 10.10.01 Zoning Map Amendment (Rezoning) Chapter 10: 10.10.02 Zoning Ordinance Amendment
	6-1203: Review of Application	<ul style="list-style-type: none"> Chapter 10: 10.10.02 Zoning Ordinance Amendment
	6-1204: Staff Review of Application	<ul style="list-style-type: none"> Chapter 10: 10.10.01 Zoning Map Amendment (Rezoning)
	6-1205: Amendment to Application	<ul style="list-style-type: none"> Chapter 10: 10.10.03 Conditional Zoning (Proffers)
	6-1206: Withdrawal of Application	<ul style="list-style-type: none"> Chapter 10: 10.03 Administrative Modifications
	6-1207: Limitation on Application After Denial	<ul style="list-style-type: none"> Chapter 10: 10.10.01 Zoning Map Amendment (Rezoning) Chapter 10: 10.10.02 Zoning Ordinance Amendment Chapter 10: 10.08 Variance
	6-1208: Conditional Zoning	<ul style="list-style-type: none"> Chapter 10: 10.10.03 Conditional Zoning (Proffers)
	6-1209: Proffered Conditions	<ul style="list-style-type: none"> Chapter 10: 10.10.03 Conditional Zoning (Proffers)
	6-1210: Report by Planning Commission	<ul style="list-style-type: none"> Chapter 10: 10.01 General Process Administration Chapter 10: 10.10.05 Zoning Concept Plan Amendment Chapter 10: 10.11.01 Special Exception
	6-1211: Hearing Before Board of Supervisors	<ul style="list-style-type: none"> Chapter 10: 10.10.03 Conditional Zoning (Proffers) Chapter 10: 10.10.05 Zoning Concept Plan Amendment
	6-1212: Action by Board of Supervisors	<ul style="list-style-type: none"> Not Referenced in New Ordinance
	6-1213: Evidentiary Matters Before Board of Supervisors	<ul style="list-style-type: none"> Not Referenced in New Ordinance
	6-1214: Concept Development Plan	<ul style="list-style-type: none"> Chapter 10: 10.10.04 Concept Development Plan
	6-1215: Contents of a Concept Development Plan	<ul style="list-style-type: none"> Chapter 10: 10.10.04 Concept Development Plan
	6-1216: Changes to Concept Development Plan After Approval	<ul style="list-style-type: none"> Chapter 10: 10.10.04 Concept Development Plan
	6-1217: Modifications	<ul style="list-style-type: none"> Chapter 10: 10.10.04 Concept Development Plan
6-1300: Special Exception	NA	<ul style="list-style-type: none"> Chapter 10: 10.11 Special Exceptions Review
	6-1301: Purpose	<ul style="list-style-type: none"> Chapter 10: 10.11.01 Special Exception
	6-1302: Authorized Special Exception Uses	<ul style="list-style-type: none"> Chapter 3.02 Use Tables Chapter 10: 10.11.01 Special Exception Chapter 10: 10.11.02 Minor Special Exception

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	6-1303: Authorized Temporary Special Events	<ul style="list-style-type: none"> Chapter 3: 3.04 Temporary Uses Chapter 10: 10.11.08 Temporary Special Events – Additional Requirements
	6-1304: Review of Application	<ul style="list-style-type: none"> Chapter 10: 10.11.01 Special Exception
	6-1305: Staff Review of Application	<ul style="list-style-type: none"> Chapter 10: 10.11.01 Special Exception Not all content accounted for. Elements not carried over were intentionally deleted
	6-1306: Withdrawal of Application	<ul style="list-style-type: none"> Chapter 10: 10.11.01 Special Exception
	6-1307: Limitation on Application After Denial	<ul style="list-style-type: none"> Chapter 10: 10.11.01 Special Exception
	6-1308: Hearings	<ul style="list-style-type: none"> Chapter 10: 10.11.01 Special Exception
	6-1309: Issues for Consideration	<ul style="list-style-type: none"> Chapter 10: 10.11.01. Special Exception Not all content accounted for. Elements not carried over were intentionally deleted
	6-1310: Conditions and Restrictions	<ul style="list-style-type: none"> Chapter 10: 10.11.01 Special Exception Chapter 10: 10.11.02 Minor Exception
	6-1311: Effect of Approval of a Special Exception or Minor Special Exception	<ul style="list-style-type: none"> Chapter 10: 10.11.01 Special Exception Chapter 10: 10.11.02 Minor Exception
	6-1312: Period of Validity	<ul style="list-style-type: none"> Chapter 10: 10.11.01 Special Exception
	6-1313: Status of Special Exception Uses	<ul style="list-style-type: none"> Chapter 10: 10.11.01 Special Exception
	6-1314: Modifications to Approved Special Exceptions	<ul style="list-style-type: none"> Chapter 10: 10.11.01 Special Exception
6-1400: Cluster Developments in Suburban Residential Districts	NA	<ul style="list-style-type: none"> Chapter 2: 2.02.05.01 Single-Family Residential – R-1, R-2, R-3 (Legacy District) Chapter 2: 2.02.05.02 Single Family Residential – R-4 (Legacy District)
	6-1401: Authority	<ul style="list-style-type: none"> Chapter 2: 2.02.05.01 Single-Family Residential – R-1, R-2, R-3 (Legacy District) Chapter 2: 2.02.05.02 Single Family Residential – R-4 (Legacy District)
	6-1402: Purpose	<ul style="list-style-type: none"> Chapter 2: 2.02.05.01 Single-Family Residential – R-1, R-2, R-3 (Legacy District) Chapter 2: 2.02.05.02 Single Family Residential – R-4 (Legacy District)
	6-1403: Cluster Development Limitations	<ul style="list-style-type: none"> Chapter 2: 2.02.05.01 Single-Family Residential – R-1, R-2, R-3 (Legacy District) Chapter 2: 2.02.05.02 Single Family Residential – R-4 (Legacy District)

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	6-1404: Cluster Open Space Requirements	<ul style="list-style-type: none"> Chapter 2: 2.02.05.01 Single-Family Residential – R-1, R-2, R-3 (Legacy District) Chapter 2: 2.02.05.02 Single Family Residential – R-4 (Legacy District)
	6-1405: Considerations of Review	<ul style="list-style-type: none"> Chapter 2: 2.02.05.01 Single-Family Residential – R-1, R-2, R-3 (Legacy District) Chapter 2: 2.02.05.02 Single Family Residential – R-4 (Legacy District)
6-1500: Rezoning to Planned Development (PD) Districts	NA	<ul style="list-style-type: none"> Chapter 10: 10.10.01 Zoning Map Amendment (Rezoning)
	6-1501: Authority	<ul style="list-style-type: none"> Chapter 10: 10.10.01 Zoning Map Amendment (Rezoning)
	6-1502: Purpose	<ul style="list-style-type: none"> Chapter 10: 10.10.01 Zoning Map Amendment (Rezoning)
	6-1503: Application	<ul style="list-style-type: none"> Chapter 10: 10.10.01 Zoning Map Amendment (Rezoning)
	6-1504: Optional Joint Approvals	<ul style="list-style-type: none"> Chapter 10: 10.10.01 Zoning Map Amendment (Rezoning)
	6-1505: Building and Other Permits	<ul style="list-style-type: none"> Unnecessary regulations were deleted. Approval process is the same for all Zoning Districts.
6-1600: Variances	NA	<ul style="list-style-type: none"> Chapter 10: 10.08 Variance
	6-1601: Jurisdiction and Authority	<ul style="list-style-type: none"> Chapter 10: 10.08 Variance
	6-1602: Authorized Variances	<ul style="list-style-type: none"> Chapter 10: 10.08 Variance
	6-1603: Unauthorized Variance	<ul style="list-style-type: none"> Chapter 10: 10.08 Variance
	6-1604: Application for Variance	<ul style="list-style-type: none"> Chapter 10: 10.08 Variance
	6-1605: Decision on Variance Application	<ul style="list-style-type: none"> Chapter 10: 10.08 Variance
	6-1606: Planning Commission Recommendation	<ul style="list-style-type: none"> Chapter 10: 10.08 Variance
	6-1607: Standards for Variances	<ul style="list-style-type: none"> Chapter 10: 10.08 Variance
	6-1608: Burden of Applicant	<ul style="list-style-type: none"> Chapter 10: 10.08 Variance
	6-1609: Conditions and Restrictions	<ul style="list-style-type: none"> Chapter 10: 10.08 Variance
	6-1610: Withdrawal of Application	<ul style="list-style-type: none"> Chapter 10: 10.08 Variance
	6-1611: Re-Application	<ul style="list-style-type: none"> Chapter 10: 10.08 Variance
	6-1612: Special Exceptions for Errors in Building Location	<ul style="list-style-type: none"> Chapter 10: 10.11.04 Special Exceptions for Errors in Location
	6-1613: Special Exceptions for Errors in Very Steep Slope Areas	<ul style="list-style-type: none"> Chapter 10: 10.11.07 Very Steep Slope Areas – Additional Requirements
	NA	<ul style="list-style-type: none"> Chapter 10: 10.14 Appeals
6-1700: Appeals	6-1701: Appeals from Administrative Ruling	<ul style="list-style-type: none"> Chapter 10: 10.14 Appeals
	6-1702: When Appeals May Be Taken	<ul style="list-style-type: none"> Chapter 10: 10.14 Appeals
	6-1703: When Appeals to Stay Proceedings	<ul style="list-style-type: none"> Chapter 10: 10.14 Appeals

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	6-1704: Decisions on Appeal	<ul style="list-style-type: none"> Chapter 10: 10.14 Appeals
	6-1705: Withdrawal of Application	<ul style="list-style-type: none"> Chapter 10: 10.14 Appeals
	6-1706: Proceedings to Prevent Construction of a Building	<ul style="list-style-type: none"> Chapter 10: 10.14 Appeals
	6-1707: Submission of Appeal	<ul style="list-style-type: none"> Chapter 10: 10.14 Appeals
6-1800: Historic Districts	NA	<ul style="list-style-type: none"> Chapter 10: 10.12 Historic Overlay District Review Chapter 5: 5.08 Historic Overlay District
	6-1801: Authority	<ul style="list-style-type: none"> Chapter 10: 10.10.08 Historic Overlay District – Additional Requirements Chapter 5: 5.08 Historic Overlay District
	6-1802: Intent	<ul style="list-style-type: none"> Chapter 10: 10.10.08 Historic Overlay District – Additional Requirements
	6-1803: Criteria for Establishment of Historic Districts	<ul style="list-style-type: none"> Chapter 10: 10.10.08 Historic Overlay District – Additional Requirements
	6-1804: Boundaries of Historic Districts	<ul style="list-style-type: none"> Chapter 10: 10.10.08 Historic Overlay District – Additional Requirements
	6-1805: Minimum Yard and Setback Modifications in Historic Districts	<ul style="list-style-type: none"> Chapter 5: 5.08 Historic Overlay District
	6-1806: Procedures for Establishment of New Historic Districts and Additions to Existing Historic Districts	<ul style="list-style-type: none"> Chapter 10: 10.10.08 Historic Overlay District – Additional Requirements
	6-1807: Removal from Existing Historic Districts	<ul style="list-style-type: none"> Chapter 10: 10.10.08 Historic Overlay District – Additional Requirements
	6-1808: Maintenance of Inventory of Buildings and Structures	<ul style="list-style-type: none"> Chapter 5: 5.08 Historic Overlay District
	6-1809: Recordation of Resolutions Creating Historic Districts	<ul style="list-style-type: none"> Intentionally removed because maps of the County's Historic Districts are not maintained by the Clerk of the Circuit Court for Loudoun County; they are maintained by the County similar to all other Zoning District and Overlay Zoning District maps.
	6-1810: Appeals	<ul style="list-style-type: none"> Chapter 10: 10.14 Appeals
6-1900: Historic Districts Regulations	NA	<ul style="list-style-type: none"> Chapter 10: 10.10.08 Historic Overlay District – Additional Requirements
	6-1901: Authority	<ul style="list-style-type: none"> Chapter 5: 5.08 Historic Overlay District Chapter 10: 10.10.08 Historic Overlay District – Additional Requirements
	6-1902: Certificate of Appropriateness (CAPP)	<ul style="list-style-type: none"> Chapter 5: 5.08 Historic Overlay District
	6-1903: Application and Procedures	<ul style="list-style-type: none"> Chapter 10: 10.12 Historic Overlay District Reviews

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	6-1904: Criteria for Certificate of Appropriateness	• Chapter 5: 5.08 Historic Overlay District
	6-1905: Required Maintenance and Demolition by Neglect	• Chapter 5: 5.08 Historic Overlay District
	6-1906: Right to Raze and Demolish	• Chapter 5: 5.08 Historic Overlay District
	6-1907: Hazardous Conditions	• Chapter 5: 5.08 Historic Overlay District
	6-1908: Enforcement	• Chapter 5: 5.08 Historic Overlay District
	6-1909: Appeals	• Chapter 10: 10.14 Appeals
	6-1910: Appeals from Board of Supervisors to Circuit Court	• Chapter 10: Table 10.14-1 Appeals