

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

### Topics that Do Not Directly Correspond Between the Existing and Draft Ordinances

This document provides guidance on information in the Existing Zoning Ordinance Articles, that was not found to have direct parallels in the new draft during the wayfinding creation process.

Article	Section	Subsection	Justification / Explanation
Article 2: Non-Suburban District Regulations	2-1500: TR-3 (Transitional Residential – 3)	2-1504: Other Special Requirements	Intentionally removed general requirements limiting non-agricultural uses because Use permissions and Use Specific Standards should regulate.
Article 4: Special & Overlay Districts	4-900: PD-CV Planned Development – Countryside Village	NA	[RETIRED] This Zoning Ordinance retires the Planned Development – Countryside Village (PD-CV) District. PD-CV is an unmapped zoning district in the Revised 1993 Zoning Ordinance to which no property has ever been rezoned.
	4-1000: PD-TREC Planned Development- Transit Related Employment Center	NA	Renamed Urban Employment (UE) Zoning District
		4-1003: Rezoning & Development Process Requirements	Intentionally removed Final Development Plan (FDP) process and requirements to simplify and streamline UE (formerly PD-TREC) zoning district regulations.
	4-1100: PD-TRC Planned Development- Transit Related Center (Renamed Transit Related Center (TRC))	4-1103: Rezoning & Development Plan	Intentionally removed Final Development Plan (FDP) process and requirements to simplify and streamline TRC zoning district regulations.
		4-1111(E): Limitations in Addition to Article 5 - Retail/Food and Beverage Sales	Intentionally removed use limitations on ambulatory vendors and mobile vending carts (non-motorized) since they are not a specific land use due to transitory operation.
	4-1600: MDOD – Mountainside Development Overlay District	4-1606: Procedures	Not all content accounted for in new ordinance
	4-2500: Route 28 PD-CM (Planned Development – Corridor Mixed Use)	NA	[RETIRED] This Zoning Ordinance retires the Planned Development – Corridor Mixed Use (PD-CM) Overlay District. PD-CM is an unmapped zoning district in the Revised 1993 Zoning

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			Ordinance to which no property has ever been rezoned.
Article 5: Additional Regulations and Standards	5-600: Additional Regulations for Specific Use	5-602: Tenant Dwelling	'Sanitary and Bathing Facilities' references not carried forward as they are building requirements
		5-612: Guest Houses	removed as "dwelling, accessory" is a duplicate of this previous use.
		5-617: Freestanding Convenience Store	Use standards not carried over from R93
		5-622: Magazine Contained Explosive	Use removed from ZOR
		5-647: Cross-Country Ski Business and Eco-Tourism	Consolidated into recreation, major or outdoor use. See Section 4.05.16 Recreation
	5-700: Regulations for Optional Development Types	5-703: Common Open Space for Permitted Urban Clusters as permitted in various sections contained in Article III and Article IV of this Zoning Ordinance	Open space standards have been moved to and revised within Section 7.02 Open space
	5-1500: Performance Standards	NA	Divided into the following: <ul style="list-style-type: none"> <li>- Section 7.05 Light, Noise, and Vibration</li> <li>- Section 4.06.03 Extractive Industries (Use-Specific Standards)</li> <li>- Section 6.02 Steep Slope Areas</li> </ul>
Article 6: Development Process and Administration	6-700: Site Plan Review	6-703: Sketch Plan	Sketch plans were deleted and became part of Zoning Permits (Section 10.04).
	6-1200: Zoning Amendment	6-1212: Action by Board of Supervisors	Not Referenced in New Ordinance
		6-1213: Evidentiary Matters Before Board of Supervisors	Not Referenced in New Ordinance
	6-1300: Special Exception	6-1305: Staff Review of Application	Not all content accounted for. Rewritten to Section 10.11.01.C.1. Elements not carried over were intentionally deleted
		6-1309: Issues for Consideration	Not all content accounted for. Rewritten in Section 10.11.01.D Special Exception Review. Criteria changed to align directly with the Comprehensive Plan
	6-1500: Rezoning to Planned Development Districts	6-1505: Buildings and Other Permits	Unnecessary regulation deleted. Approval process is now the same for all Zoning Districts

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Article	Section	Subsection	Justification / Explanation
	6-1800: Historic Districts	6-1809: Recordation of Resolutions Creating Historic Districts	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.
<b>Article 7: Administration and Regulation of Affordable Dwelling Unit Developments</b>	7-100: Affordable Dwelling Unit Developments	7-105: Review of Site or Subdivision Plans within 90 days	Intentionally removed because the regulation states the current site plan and subdivision plan review timeline.