

## CHAPTER 2: ZONING DISTRICTS

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### 2.01 Urban Zoning Districts

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#### 2.01.01 Transit Related Center - TRC

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**Purpose.** *The purpose of the Transit Related Center (TRC) Zoning District is to:*

- *Implement the Urban Transit Center and Urban Mixed Use Place Types of the General Plan;*
- *Take advantage of proximity to Metrorail stations to provide for high intensity, compact, pedestrian-oriented, urban development with vertically mixed-use buildings in a compatible mixture of Lodging; Commercial; Public, Civic, and Institutional, Governmental; and high-density Residential uses;*
- *Provide opportunities for a variety of housing types, including accessory dwellings, that meet the housing needs for all ages, abilities, and socioeconomic groups as distance from the Metrorail station increases;*
- *Integrate Metrorail and bus facilities into the urban mixed-use development;*
- *Establish dense urban developments that serves as major destinations, as well as gateways to the County, and include a host of economic, entertainment, and community activities; and*
- *Specific Achieve the following specific objectives of the TRC Zoning District ~~include~~:*
  - *Provide a pedestrian-scale development containing residential, commercial, public, and employment uses;*
  - *Provide the opportunity for an urban center at an intensity of development that supports multimodal transportation and other services;*
  - *Provide for pedestrian and bicycle facilities that connect land uses and link with bicycle and pedestrian systems within and adjacent to the TRC Zoning District;*
  - *Provide for the use of mass transit to reduce the number of peak hour vehicle trips;*
  - *Establish a walkable, grid street pattern around Metrorail stations;*
  - *Ensure high-quality design; and*
  - *Encourage the development of well-configured plazas, squares, greens, landscaped streets, and parks woven into the pattern of the transit-oriented development and dedicated to collective social activity, recreation, and visual enjoyment.*

**A. Applicability, Size, and Location.** The following applies to the TRC Zoning District:

1. **Location.** The TRC Zoning District ~~must~~should be located within the boundaries of the Urban Transit Center and Urban Mixed Use Place Types pursuant to Section 2.01.01.A.1., Zoning District Subarea. Subareas or in such other location that is consistent with the General Plan land use policies applicable to the subject property. The TRC Zoning District is composed of 3 subareas:
  - a. **Inner Core Subarea.** The Inner Core must:
    1. Be located within the Urban Transit Center Place Type as shown on the Urban Policy Area Place Types Map in the General Plan;
    2. Include the land area located approximately within a 1/4-mile radius from the outer edge of the Metrorail station, including associated public parking areas;
    - ~~1-3.~~ Include the primary focal point of the development;
    - ~~2-4.~~ Provide a mix of Commercial, Public/Civic/Institutional, and Multifamily Attached (MFA) uses, with a vertical mix of uses, public gathering spaces, and predominance of Pedestrian-Oriented Uses; and
    - ~~3-5.~~ Locate the highest intensity development close to the Metrorail station;
    - ~~4.~~ Include the land area located approximately within a 1/4-mile radius from the outer edge of the Metrorail station, including associated public parking areas; and
  - b. **Outer Core .** The Outer Core must:
    - ~~5-1.~~ Be located within the Urban Transit Center Place Type as shown on the Urban Policy Area Place Types Map in the General Plan;
  - ~~b. Outer Core Subarea.~~ The Outer Core must:
    - ~~1.~~ Be located within the Urban Transit Center Place Type as shown on the Urban Policy Area Place Types Map in the General Plan;
    2. Include the land area located roughly outside a 1/4-mile radius of the Metrorail station, including associated public parking areas, and/or outside the Inner Core subarea;
    3. Provide a mix of Commercial, Public/Civic/Institutional, and MFA uses, with a vertical mix of uses, public gathering spaces, and predominance of Pedestrian-Oriented Uses; and
    4. Include high intensity development that decreases with an increase in distance from the Metrorail station.
  - c. **Transit-Designed Supportive Area (TDSA).** The TDSA must:
    1. Be located within the Urban Mixed Use Place Type as shown on the Urban Policy Area Place Types Map in the General Plan;
    2. Provide a transition between the high-intensity development of the Inner and Outer Core Subareas and the surrounding lower intensity development pattern; and
    3. Provide a mix of Commercial and Public/Civic/Institutional uses and a mix of dwelling unit types.
2. **Minimum Zoning District Size.** The initial TRC Zoning District size must be a minimum of 20 acres. This minimum district size may be reduced by a maximum of 5 acres by modification in accordance with Section 10.10.04.C.
3. **Incremental Additions.**
  - a. The Board of Supervisors may approve a Zoning Map Amendment for incremental additions to an existing TRC Zoning District if the Board finds that such incremental additions are:
    1. Abutting or across a road with no more than 4 lanes from an existing TRC Zoning District; and
    2. Connected to the existing TRC Zoning District through road and pedestrian and bicycle networks.

b. A Zoning Map Amendment for an incremental addition must designate the TRC Zoning District subarea or subareas pursuant to Section 2.01.01.A.1. on the Concept Development Plan.

c. Incremental additions must comply with requirements of Section 2.01.01.

4. **Additional Requirements.** Each Zoning Map Amendment or Zoning Concept Plan Amendment application for the TRC Zoning District must address the requirements of Section 10.10, including Section 10.10.06.

B. **Uses.** Refer to Table 3.02.01 for uses allowed in the TRC Zoning District.

C. **Dimensional Standards.** Refer to Table 2.01.01-1 for required dimensional standards- (Figure 2.01.01-1).

**Table 2.01.01-1. TRC Zoning District Dimensional Standards**

	Standard	Inner Core	Outer Core	TDSA
<b>Density Requirements</b>				
1	FAR (max.) <sup>1</sup>	No max.	No max.	1.5 2.0 pursuant to Section 2.01.01.D.
2	FAR (min.) <sup>2</sup>	2.0	1.4 1.0 if adjacent to existing single-family residential development	No min.
3	SFD, SFA, MFS Dwelling Unit Density (max.)	N/A	N/A	Maximum number of SFD, SFA, and MFS dwelling units must be provided on an approved CDP
<b>Lot Requirements</b>				
4	Lot Size (min.)	No min.	No min.	No min.
5	Lot Width (min.)	No min.	No min.	No min.
6	Lot Depth (min.)	No min.	No min.	No min.
<b>Setback Requirements<sup>3</sup></b>				
7	Setback Adjacent to Roads (min.)	No setback required except for arterial roads where the following applies: Structure Setback: 100 ft ( <b>Exception:</b> Urban Deck) Parking Setback: 50 ft		
8	Front Yard (max.)	10 ft or 25 ft if fronting on a plaza or courtyard open to the public or to accommodate outdoor seating related to Food or Beverage Sales/Service uses		
9	Front Yard (min.)	No min.	No min.	No min.
10	Side Yard (min.)	No min.	No min.	No min.
11	Rear Yard (min.)	No min.	No min.	No min.
<b>Building Requirements</b>				
12	Lot Coverage (max.)	No max.	No max.	No max.
13	Building Height (max.) <sup>4,5</sup>	No max.	No max.	MFS, MFA, Nonresidential: 95 ft SFD, SFA Dwelling Unit: 50 ft
14	Building Height (min.) <sup>2, 4, 5, 6, 7</sup>	95 ft	70 ft 50 ft if adjacent to existing single-family residential development	MFS, MFA, and Nonresidential Uses: 50 ft SFA Dwelling Units: 25 ft SFD: no min.

**TABLE KEY:**

ft = feet, sf = square feet, min. = minimum, and max. = maximum

SFD = single-family detached, SFA = single-family attached, MFS = multifamily stacked, and MFA = multifamily attached

**TABLE NOTES:**

<sup>1</sup>Maximum FAR and floor area for Inner Core and Outer Core must be provided on approved Concept Development Plan (CDP).

<sup>2</sup>Applies to Zoning Map Amendments approved after [Zoning Ordinance adoption date]–December 13, 2023.

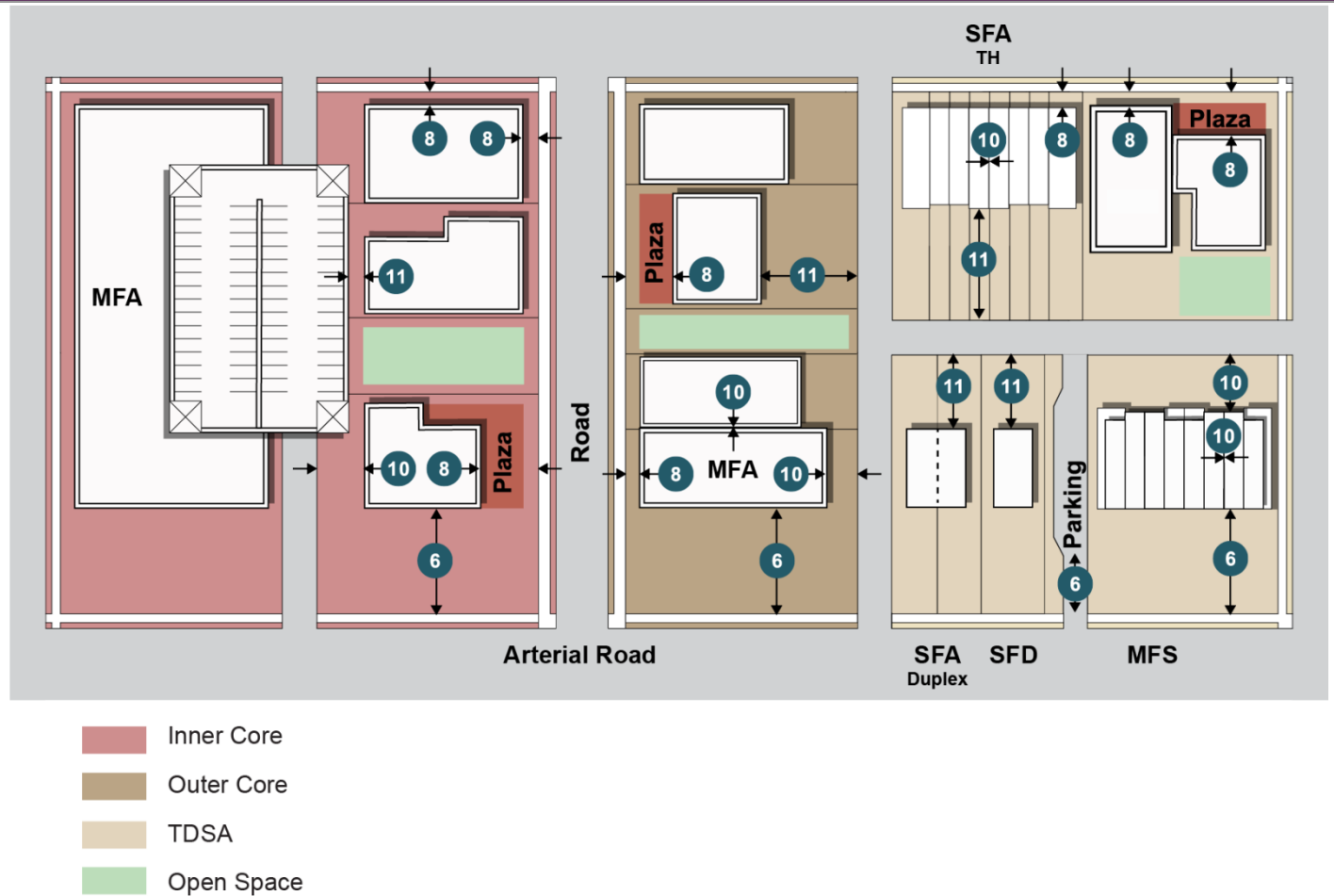
<sup>3</sup>Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.

<sup>4</sup>Unless a lower height restriction is recommended by the Metropolitan Washington Airports Authorities.

**Table 2.01.01-1. TRC Zoning District Dimensional Standards**

Standard	Inner Core	Outer Core	TDSA
<sup>5</sup> To <sup>5</sup> Outer Core and TDSA building height requirements may be modified by Special Exception.			
<sup>6</sup> To meet the minimum height requirement, a minimum of 50% of the building's total roof surface area must be 95 feet in conformance with the required minimum height and the story below must be occupiable space.			
<sup>7</sup> One or more buildings in the Inner Core are permitted to be exempt from the minimum building height provided that the cumulative total floor area of the building(s) does not exceed 2,000 square feet and the building(s) are incorporated within a plaza.			

**Figure 2.01.01-1. Representation of Transit Related Center Zoning District**



- D. TDSA Adjusted Base Floor Area Ratio (FAR):** A project subject to an application for a Zoning Map Amendment, Zoning Concept Plan Amendment, or Special Exception approval in the TDSA is eligible for an increase from 1.5 FAR to 2.0 FAR by applying a combination of the Incentive Elements in Table 2.01.01-2 provided that:
1. Total FAR increase does not exceed 0.5; and
  2. Incentive Elements must be provided in the TDSA.

Table 2.01.01-2. TDSA Adjusted Base Floor Area Ratio		
	Incentive Elements	FAR Bonus
<b>Attainable Housing</b>		
1	Affordable Dwelling Units (ADU) are provided in accordance with Section 9.01.	Refer to Section 9.01 for density increase
2	<p>A combined total of at least 15% of the application's total number of dwelling units meet the following:</p> <p>At least 15% of the application's total number of single-family or MFS dwelling units are for purchase unmet housing needs unit (UHNUs) affordable to households with incomes that are 70% to 100% of the area median income (AMI).</p> <p>and/or</p> <p>At least 15% of the application's total number of MFA dwelling units are for rent UHNUs affordable to households with incomes that are 0% to 30% of the AMI.</p> <p>UHNUs must be provided pursuant to Section 9.02.</p>	0.3
3	<p>At least 10% of the application's total number of dwelling units are for rent UHNUs affordable to households with incomes that are 0% to 30% of the AMI.</p> <p>UHNUs must be provided pursuant to Section 9.02.</p>	0.3
4	At least 15% of the application's total number of dwelling units are provided with universal design features for fully accessible dwelling units in addition to the minimum number of dwelling units required by the applicable building code to provide universal design features for accessibility.	0.2
<b>Building Techniques that Exceed Energy Efficiency Standards</b>		
5	Building(s) achieves energy efficiency standards as defined in Code of Virginia § 58.1-3221.2: "An energy-efficient building is any building that exceeds the energy efficiency standards prescribed in the Virginia Uniform Statewide Building Code by 30%."	0.2
<b>Additional Community Amenities and Pedestrian Connections</b>		
6	Provision of a plaza, square, or green of 5,000 sf or more that is in addition to the required open space and, provided in accordance with Section 7.02, and in addition to the requirements of Section 2.01.01.G.	0.1
7	Provision of one additional community amenity listed in 2.01.01.K. in the TDSA (may be applied more than once up to 0.5 FAR).	0.1
8	Provision of public or civic use that exceeds the Public/Civic requirement in Table 2.01.01-3 by 1% (may be applied more than once up to 0.5 FAR).	0.1
9	Provision of a trail identified by the county for non-motorized circulation. Does not include either sidewalks or shared use paths that are required along road rights-of-way.	0.05 per 1/2 mile of trail, minimum of 1 mile required unless subject property cannot achieve 1 mile
<b>Beneficial Revitalization/Redevelopment in Priority Areas</b>		
10	Revitalization or redevelopment located in Priority Areas identified on the Priority Commercial Redevelopment Areas map in the General Plan	<p>0.05 for properties less than 1 acre</p> <p>0.2 for properties 1 to 5 acres</p> <p>0.3 for properties greater than 5 acres</p>

E. **Mix of Uses.** The Mix of Uses in the TRC Zoning District must be provided pursuant to Table 2.01.01-3, and as follows:

1. Each Site Plan or Subdivision application subsequent to Zoning Map Amendment or Zoning Concept Plan Amendment approval must include a tabulation of the Permitted Mix of Uses Range by ~~Land~~ Land Use Category in percent and floor area. The tabulation must include:
  - a. Total gross floor area for the TRC Zoning District and floor area per subarea and land bay approved with the Zoning Map Amendment or Zoning Concept Plan Amendment;
  - b. Total floor area and proposed floor area per subarea and land bay for the area subject to the Site Plan or Subdivision application; and
  - c. Remaining total floor area permitted in the TRC Zoning District and the subject subarea and land bay.

2. To exceed the minimum percentage in any Land Use Category in Table 2.01.01-3, the minimum percentage in all Land Use Categories must be achieved as evidenced by an approved Site Plan or Subdivision Plat. After the minimum percentages have been achieved, in addition to the requirements of Section 10.04, a Zoning Permit application for a change in use must include a tabulation indicating that the minimum percentages continue to be met; and
3. When an incremental addition pursuant to Section 2.01.01.A.3. is made to an existing TRC Zoning District, the Permitted Mix of Uses Range for the Inner Core, Outer Core, and TDSA required in Table 2.01.01-3 must be maintained upon incorporation of the incremental addition.
- 4.3. **Tabulation.** Each incremental addition is not required to individually meet the Permitted Mix of Uses Range. In addition to the requirements of Section 10.10.06.B., the Concept Development Plan for the incremental addition must ~~provide a tabulation of the proposed land uses and show how such uses will maintain the Permitted Mix of Uses Range required in Table 2.01.01-3;~~
  - a. ~~Exception.~~ Meeting Provide a tabulation of the proposed land uses; and
  - a. ~~Show how such uses will maintain the Permitted Mix of Uses Range for the Inner Core, Outer Core, and TDSA required in Table 2.01.01-3~~ is not required for an incremental addition to the TRC Zoning District when:
    1. The incremental addition is less than 5 acres;
    2. The lot(s) subject to the incremental addition existed on [Zoning Ordinance adoption date]; and
  - b. The uses in the TRC Zoning District meeting Sections 2.01.01.E.3.b.1. and E.3.b.2. when combined with the uses in the TRC Zoning District subarea where the TRC Zoning District meeting Sections 2.01.01.E.3.b.1. and 2.01.01.E.3.b.2. is located continues to meet the Permitted Mix of Uses for such subarea in Table 2.01.01-3.

**Table 2.01.01-3. TRC Zoning District Permitted Mix of Uses by TRC Zoning District Subarea<sup>1, 2, 3</sup>**

Land Use Category	<del>Inner Core</del> Permitted Mix of Uses Range <u>Inner Core</u>	<del>Outer Core</del> Permitted Mix of Uses Range <u>Outer Core</u>	<del>TDSA</del> Permitted Mix of Uses Range <u>TDSA</u>
Residential (max. unless range allowed) <sup>3</sup>	<del>40</del> 35% to <del>60</del> 65% <sup>4</sup>	<del>60</del> 55% to <del>80</del> 85% <sup>4</sup>	70% 65% to 90 91% SFA and MFS: 50% of TDSA net land area <sup>5, 6, 7</sup> SFD: 5% of TDSA net land area <sup>5, 7</sup>
Nonresidential (max. unless range allowed)	<del>40</del> 35% to <del>60</del> 65%	<del>20</del> 15% to <del>40</del> 45%	10 5% to 30 35%
Public/Civic/Institutional (min.) <sup>8</sup>	54%	54%	54%

**TABLE KEY:**

sf = square feet

SFD = single-family detached, SFA = single-family attached, MFA = Multifamily Attached

multifamily attached, and MFS = multifamily stacked

max. = maximum and min. = minimum

**TABLE NOTES:**

<sup>1</sup>Percent of approved floor area for each subarea unless otherwise noted. Total percentage of floor area in each subarea must equal 100%.

<sup>2</sup>Except when the criteria of Section 2.01.01.E.3.b. are met.

<sup>3</sup>MFA dwelling units are included in approved floor area.

<sup>4</sup>Residential uses must be MFA dwellings.

<sup>5</sup>SFA or SFD dwelling units are subject to Section 4.02.07.A. and B.

<sup>6</sup>MFS dwelling units are subject to Section 4.02.08.A. and B.

<sup>7</sup>Net land area is the area of land after subtracting open space provided pursuant to Section 7.02.

<sup>8</sup>May be provided as Community Open Space. Land area provided as Community Open Space must be a percentage based on the gross land area of the site and provided in addition to the land provided to meet the Open Space requirement in Section 7.02.

- F. **Vertical Mix.** Buildings in the TRC Zoning District must include a vertical mix of uses, such as Sit-Down Restaurants, Office, or General Retail uses at ground level with upper story MFA Dwelling Units or Offices, as specified in Table 2.01.01-4. Buildings with a vertical mix of uses must have Commercial or Public/Civic/Institutional uses on the ground floor. The required minimum of buildings with a vertical mix of uses may be modified in accordance with Section 10.10.04.C.

**Table 2.01.01-4. Required Minimum of Buildings with a Vertical Mix of Uses<sup>1</sup>**

Subarea	Minimum Percent of Buildings Required to Have a Vertical Mix of Uses
Inner Core	70% of all buildings
Outer Core	50% of all buildings
TDSA	30% of all buildings <sup>2</sup>

**TABLE NOTES:**

<sup>1</sup>Applies to Zoning Map Amendments approved after ~~Zoning Ordinance adoption date~~ December 13, 2023.

<sup>2</sup>SFD, SFA, and MFS dwelling units in the TDSA are not included in calculating required percentages of vertical mix buildings.

- G. **Open Space.** In addition to the Open Space requirements in Section 7.02, Community Open Space in the Inner and Outer Core Subareas must be provided as follows:
- Community Open Space in the form of a plaza, green, or amphitheater must be provided to satisfy the Inner Core focal point requirement in Section 2.01.01.A.1.a. and may be used to meet the Open Space requirements of Section 7.02; and
  - Community Open Space, which may be used to meet the Open Space requirements of Section 7.02, must be provided as follows:
    - In the form of plazas, greens, miniparks, pocket parks, amphitheaters, public gardens, or native plant gardens;
    - Distributed throughout the Inner Core Subarea, Outer Core Subarea, and TDSA so that uses are within 1/4 mile of Community Open Space, as measured along the pedestrian network; and
    - So that uses within each incremental addition to the TRC Zoning District are within ~~1/4~~<sup>1/8</sup> mile of Community Open Space, as measured along the pedestrian network. The minimum distance of open space to uses within an incremental addition may be reduced by modification in accordance with Section 10.10.04.C.
- H. **Road Network.** In addition to the Road Network requirements in Section 7.07.02, the TRC Zoning District must:
- Provide multiple and direct connections to the Metrorail station; and
  - Have bus stops located throughout the TRC Zoning District, as determined by the County, the Washington Metro Area Transit Authority (WMATA), or similar authority.
- I. **Building Orientation, Placement, and Uses.** Buildings and uses in the TRC Zoning District must be provided as follows:
- Primary building ~~façades~~ façades and principal entrances must be oriented toward adjacent public or private roads or adjacent Community Open Space provided pursuant to Section 2.01.01.G.;
  - Principal entrances to all buildings must be accessible from a sidewalk along a public or private road or an adjacent Community Open Space provided pursuant to Section 2.01.01.G. Other additional entrances or prominent entrances that accommodate drop-off lanes for automobile traffic are also permitted; ~~and~~
  - The frontage of any lot must include a building wall, which may be part of a principal building or an accessory building, that is provided as follows:
    - Within the Inner Core Subarea, a minimum of 70% of any lot width adjacent to a public or private road or plaza must be occupied by a building wall built between the maximum permitted front yard and the front lot line;



- b. Within the Outer Core Subarea, a minimum of 50% of any lot width adjacent to a public or private street or plaza must be occupied by a building wall built between the maximum permitted front yard and the front lot line; and
- c. The remaining lot frontage in the Inner Core Subarea and Outer Core Subarea must be occupied by any combination of the following:
  - 1. Building wall within the maximum front yard up to the front lot line;
  - 2. Solid wall or evergreen hedge with a maximum height of 4 feet. Walls constructed of exposed concrete block are not permitted; ~~and~~
  - 3. Wall or fence that allows visibility through it, such as a wrought iron fence, with a maximum height of 6 feet:
    - a. Walls constructed of exposed concrete block are not permitted; and
    - b. Wire fences are not permitted;
  - 4. Entryway signs with landscaping and/or hardscaping;
  - 5. Pedestrian amenities, such as a plaza or park; and
  - 6. Breaks for necessary pedestrian or vehicle access ways.
- 4. Buildings on any lot must also be provided as follows:
  - a. Within the Inner Core Subarea, at least 70% of the ground floor building frontage of the building wall as required in Section 2.01.01.I.3.a. must contain Commercial or Public/Civic/Institutional Uses;
  - b. Within the Outer Core Subarea at least 30% of the ground floor building frontage of the building wall as required in Section 2.01.01.I.3.b. must contain Commercial, or Public/Civic/Institutional Uses;
  - c. In the Inner Core Subarea and Outer Core Subareas, minimum percentages in Sections 2.01.01.I.4.a. and I.4.b. may be accomplished in buildings containing only multifamily attached dwelling units with accessory uses, such as lobbies, mailboxes, meeting rooms, and indoor recreational uses located on the ground floor; and
  - d. The minimum percentage of the ground floor building frontage required in Sections 2.01.01.I.4.a. and I.4.b. must:
    - 1. Include between 65% and 90% glazing and or building entrances;
    - 2. Include a minimum 12 foot clear height for Commercial or Public/Civic/Institutional uses and 10 foot clear height for Residential and Office uses that is maintained for a minimum depth of 20 feet from the front façade; and
    - 3. Be differentiated from the stories above by providing a minimum of 2 of the following features on the ground floor of the building façade:
      - a. Awning, frieze, or cornice;
      - b. Arcade;
      - c. Marquee; or
      - d. One or more of the following building materials provided it is different from the building materials in the stories above:
        - A. Brick;
        - B. Precast concrete;
        - C. Metal or metal panels;
        - D. Glass, or clear ~~or~~ architectural panels;
        - E. Stone or synthetic stone equivalent; or
        - F. Tile or terracotta-;



5. Eaves are permitted to cantilever over a pedestrian walkway no more than 3 feet. Awnings, canopies, marquees, and trellises may overhang a sidewalk; and
6. Section 2.01.01.K.3., Section 2.01.01.K.4., and Section 2.01.01.K.5. may be modified in accordance with Section 10.10.04.C.
- J. **Pedestrian and Bicycle Network.** In addition to the Pedestrian and Bicycle Network requirements in Section 7.07.03, the TRC Zoning District must meet the following:
  1. Sidewalks or shared-use paths must:
    - a. Provide access to the primary entrance or entrances to each principal building from required sidewalks;
    - b. Provide multiple pedestrian and bicycle connections to the transit station;
    - c. Make connections between residential and nonresidential uses, open space, and parking within or adjacent to a proposed development and via the shortest and most direct route possible so that pedestrians do not have to walk across grass or landscaped areas; and
    - d. Have crosswalks when crossing a parking area, driveway, or road.
      1. **Inner Core and Outer Core Subareas.** If permitted by VDOT, crosswalks in the Inner Core and Outer Core Subareas must be clearly marked through use of change in paving materials, height, or distinctive colors.
      2. **TDSA.** In the TDSA, painted crosswalks may be used.
  2. Shared use paths must be provided throughout the TRC Zoning District in all 3 subareas.
- K. **On-Site Amenities.** In the Inner and Outer Core Subareas, all buildings containing 50,000 or more square feet of gross floor area must incorporate at least 2 of the on-site amenities listed below and such amenities must be accessible to all uses within the building. On-site amenities listed in 1, 2, 4, 5, and 7 may be used to satisfy the minimum 10% open space requirement in Section 7.02.
  1. Patio or plaza with seating areas and a minimum depth and width of 10 feet and a minimum total area of 300 square feet.
  2. Landscaped mini-parks, squares, greens, or native plant gardens, including rooftop areas or green roofs with seating areas and a minimum depth and width of 30 feet and a minimum total area of 1,000 square feet.
  3. On-site transportation amenities, including bus stops or customer pick-up/drop-off stations.
  4. Protected customer walkways, arcades, or easily identifiable building pass-throughs containing window displays and intended for public access.
  5. Lake, pond, or fountain provided it is easily accessed by pedestrians and includes seating areas.
  6. Ground-level public restrooms directly accessible from building pass-throughs, public plazas or other public open spaces, or enclosed plazas/atriums.
  7. Swimming pools (indoor or outdoor, including rooftop).
  8. Athletic facilities such as lockers, showers, and changing rooms.
  9. On-site amenity that provides space for recreation, gathering, or other similar purposes as approved by the Zoning Administrator and as shown on an approved Concept Development Plan.
- L. **Tree Canopy.** Tree canopy requirements of Section 7.03 do not apply to the Inner Core Subarea.

## 2.01.02 Urban Employment – UE

**Purpose.** The purpose of the Urban Employment (UE) Zoning District is to:

- Implement the Urban Employment Place Type of the General Plan;

- Take advantage of proximity to the Metrorail station to provide opportunities for a broad array of high intensity, separate and mixed employment uses integrated in a walkable environment that provides gathering spaces and opportunities for synergies among businesses;
- Offer prime locations for office and flex uses, as well as startups and established businesses, provided they do not generate excessive noise or air pollutants or require outdoor storage;
- Integrate Metrorail and bus facilities into the urban mixed-use development;
- Create transitions between the UE Zoning District and other developments, particularly adjacent residential neighborhoods; and
- ~~Specific~~ Achieve the following specific objectives of the UE Zoning District include:
  - Encourage development that is compatible within the Airport Impact Overlay District (AIOD), especially within the 65 Ldn or higher aircraft noise contours of the Dulles International Airport;
  - Provide for pedestrian, bicycle, and vehicle facilities that connect land uses and link with bicycle and pedestrian systems within and adjacent to the UE Zoning District;
  - Ensure high-quality design;
  - Establish an urban development pattern of urban scale blocks arranged in a rectilinear grid;
  - Provide for the use of mass transit to reduce the number of peak hour vehicle trips;
  - Provide for limited first floor commercial retail and service uses that support predominate uses;
  - Encourage a development design that relates to the Broad Run floodplain and prioritizes its protection and connections within and outside of the UE Zoning District by creation of a linear park; and
  - Encourage the development of well-configured plazas, squares, greens, landscaped streets, and parks woven into a pattern of transit-oriented and pedestrian-oriented development and dedicated to collective social activity, recreation, and visual enjoyment.

**A. Applicability, Size, and Location.** The following applies to the UE Zoning District:

1. **Location.** The UE Zoning District ~~must~~should be located within the boundaries of the Urban Employment Place Type as shown on the Urban Policy Area Place Types Map in the General Plan or in such other location that is consistent with the General Plan land use policies applicable to the subject property;
2. **Minimum Zoning District Size.** The initial UE Zoning District size must be a minimum of 20 acres or more; This minimum district size may be reduced by a maximum of 5 acres by modification in accordance with Section 10.10.04.C.;
3. **Incremental Additions.**
  - a. The Board of Supervisors may approve a Zoning Map Amendment with incremental additions to an existing UE Zoning District if the Board finds that such incremental additions are:
    1. Abutting or across a road with no more than ~~two~~4 lanes from an existing UE Zoning District; and
    2. Connected to the existing UE Zoning District through roadway, pedestrian, and bicycle networks; and
  - b. Incremental additions must comply with requirements of Section 2.01.02; and
4. **Additional Requirements.** Each Zoning Map Amendment or Zoning Concept Plan Amendment application for the UE Zoning District must address the requirements of Section 10.10, including 10.10.06.

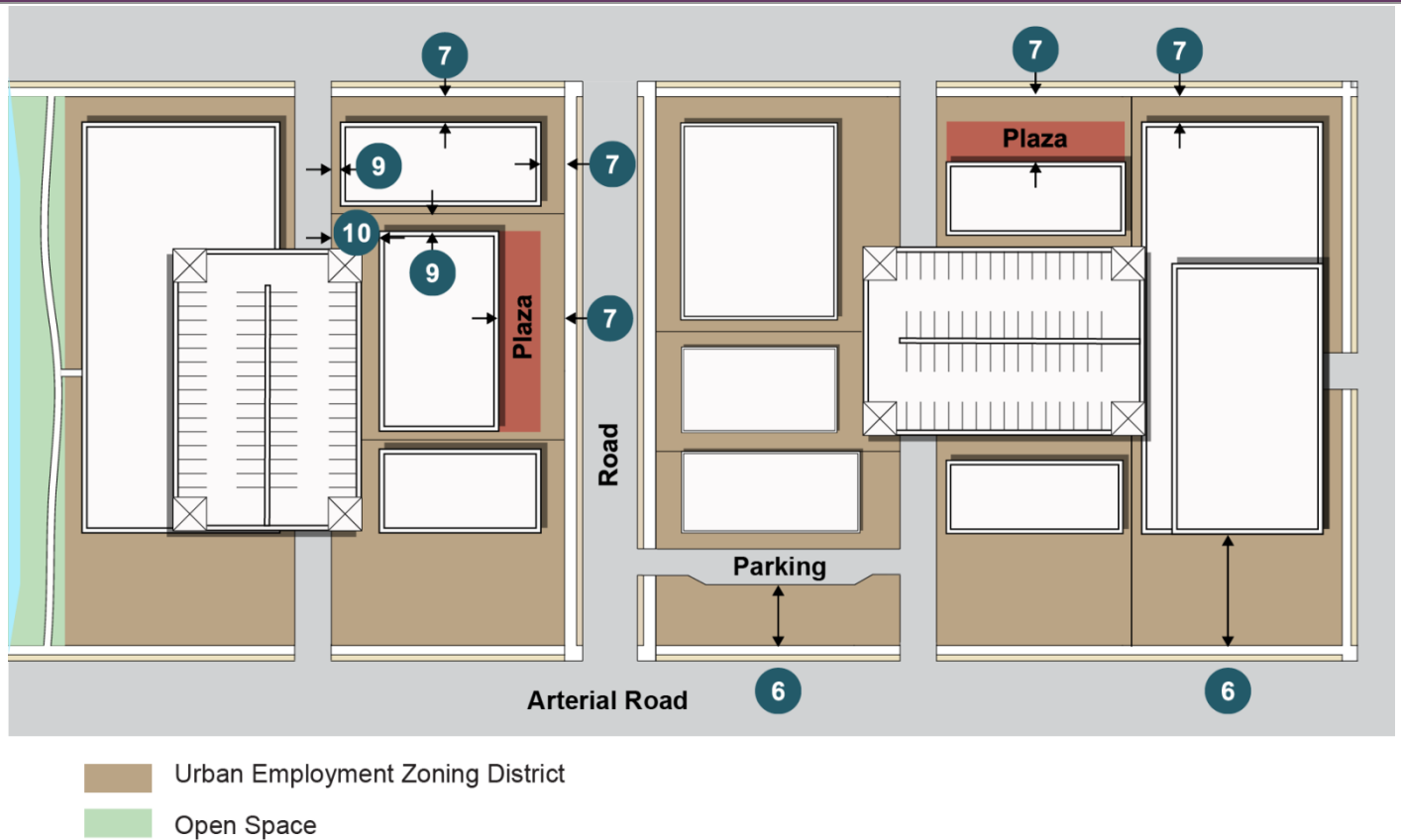
**B. Uses.** Refer to Table 3.02.01 for uses allowed in the UE Zoning District.

**C. Lot and Building Standards.** Refer to Table 2.01.02-1 for required dimensional standards- (Figure 2.01.02-1).

**Table 2.01.02-1. UE Zoning District Dimensional Standards**

	Standard	Requirement
<b>Density Requirements</b>		
1	FAR (max.) <sup>1</sup>	No max.
2	FAR (min.)	1.0
<b>Lot Requirements</b>		
3	Lot Size (min.)	No min.
4	Lot Width (min.)	No min.
5	Lot Depth (min.)	No min.
<b>Setback Requirements<sup>2</sup></b>		
6	Setback Adjacent to Roads (min.)	No setback required, except for arterial roads where the following applies: Structure Setback - 100 ft ( <b>Exception:</b> Urban Deck) Parking Setback - 50 ft
7	Front Yard (max.)	10 ft or 25 ft if a plaza or courtyard open to the public is provided between the building and the road
8	Front Yard (min.)	No min.
9	Side Yard (min.)	No min.
10	Rear Yard (min.)	No min.
<b>Building Requirements</b>		
11	Lot Coverage (min.)	No min.
12	Building Height (max.) <sup>3,4</sup>	100 ft
13	Building Height (min.) <sup>4,5</sup>	30 ft or 25 ft if building is constructed between a parking structure and a road and effectively screens the parking structure from public view
<p><b>TABLE KEY:</b> ft = feet sf = square feet min. = minimum max. = maximum</p> <p><b>TABLE NOTES:</b> <sup>1</sup>Maximum FAR must be provided on an approved Concept Development Plan. <sup>2</sup>Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C. <sup>3</sup>Unless a lower height restriction is required based on Federal Aviation Regulations Part 77 – Imaginary surfaces. <sup>4</sup><del>Unoccupied</del> Building height (max.) may be modified by Special Exception. <sup>5</sup><del>Unoccupied</del> space such as rooftop mechanical structures and parapets are not permitted to be measured in determining minimum height.</p>		

**Figure 2.01.02-1. Representation of Urban Employment Zoning District**



- D. **Open Space.** In addition to the Open Space requirements in Section 7.02, the Broad Run floodplain should serve as a primary component of the open space by using the Broad Run floodplain as an opportunity to provide passive recreation, tree conservation area, and/or wildlife habitat, with a linear park and trail that provides pedestrian connections within and outside of the UE Zoning District and to the Metrorail Station.
- E. **Road Network.** Within the UE Zoning District, the road network must be provided pursuant to Section 7.07.02 and as follows:
1. The road network must provide multiple and direct vehicular connections to the Loudoun Gateway Metrorail Station; and
  2. Bus stops must be located throughout the UE Zoning District, as determined by the County in consultation with the Washington Metro Area Transit Authority (WMATA), or similar authority.
- F. **Building Orientation, Placement, and Uses.** Buildings and uses in the UE Zoning District must be located as follows, unless modified in accordance with Section 10.10.04.C.:
1. Organized to provide views, pedestrian and bicycle connections, and access to open space provided in the Broad Run floodplain;
  2. With primary ~~facades~~ facades and principal entrances oriented toward adjacent local or collector roads or adjacent Community Open Space;
  3. With principal entrances to all buildings accessible from a sidewalk along a local or collector road or an adjacent Community Open Space;
  4. The building wall on any lot must be provided as follows:

- a. A minimum of 50% of any lot width that is adjacent to a public or private ~~street~~road or plaza must be occupied by a building wall, that is part of a principal building or accessory ~~building~~ and built between the maximum permitted front yard and front lot line; and contains the following:

1. Between 65% and 90% glazing and[/or] building entrances; and
2. A minimum of 1 of the following features on the ground floor of the building façade:

- a. Awning;
- b. Frieze;
- c. Cornice; or
- d. Marquee; and

3. For buildings that are 2 or more stories, 1 or more of the following building materials for the building façade must be different for the ground floor as compared to the stories above:

- a. Brick;
- b. Precast concrete;
- c. Metal or metal panels;
- d. Glass or clear architectural panels;
- e. Stone or synthetic stone equivalent; or
- f. Tile or terracotta

- b. The remaining lot frontage may be occupied by any combination of the following:

1. Building wall ~~(within~~between the maximum permitted front yard ~~up to and~~ the front lot line);;
2. Solid screening wall or evergreen hedge no higher than 4 feet. Walls constructed of exposed concrete block are not permitted;
3. Wall or fence that allows visibility through it, such as a wrought iron fence, no higher than 6 feet:
  - a. Walls constructed of exposed concrete block are not permitted; and
  - b. Wire fences are not permitted;~~and~~
4. Entryway signs with landscaping and/or hardscaping;
5. Pedestrian amenities, such as a public plaza or park; and
6. Breaks for necessary pedestrian or vehicle access ways.

- ~~5. The buildings of any lot must be provided to at least 30% of the ground floor building frontage of the building wall required in Section 2.01.02.F.4.a. contains Commercial or Public, Civic, or Institutional Pedestrian-Oriented Uses on the ground floor;~~

~~6.5.~~ Eaves are permitted to cantilever over the pedestrian walkway no more than 3 feet; and

~~7.6.~~ Awnings, canopies, or trellises may overhang a sidewalk.

- G. **Pedestrian and Bicycle Network.** In addition to the Pedestrian and Bicycle Network requirements in Section **7.07.03**, the UE Zoning District must meet the following:

1. Sidewalks and shared-use paths must:
  - a. Provide access to the primary entrance or entrances to each principal building from required sidewalks; and
  - b. Make connections between nonresidential uses, open space, and parking within or adjacent to the proposed development via the shortest and most direct route possible so that pedestrians do not have to walk across grass or landscaped areas; and
2. Shared use paths must be provided throughout the UE Zoning District.

H. **On-Site Amenities.** All buildings in the UE Zoning District containing 50,000 or more square feet of gross floor area must incorporate at least 2 of the following on-site amenities or features that must be accessible to all uses within the building. On-site amenities listed in 1, 2, 3, 5, 6, 9, and 10 may be used to satisfy the minimum 10% open space requirement in Section 7.02.

1. Patio or plaza with seating areas and a minimum depth and width of 10 feet and a minimum total area of 300 square feet.
2. Landscaped mini-parks, squares, greens, or native plant gardens, including rooftop areas and green roofs, with seating areas and a minimum depth and width of 30 feet and a minimum total area of 1,000 square feet.
3. Sculpture provided outside and a minimum in 10 feet in height, width, or depth.
4. On-site transportation amenities, including bus stops and customer pick-up/drop-off stations.
5. Protected customer walkways, arcades, or easily identifiable building pass-throughs containing window displays and intended for public access.
6. Lake, pond, or fountain provided it is easily accessed by pedestrians and includes seating areas.
7. Athletic facilities such as lockers, showers, and changing rooms.
8. Ground-level public restrooms directly accessible from building pass-throughs, public plazas or other public open spaces, or enclosed plazas/atriums.
9. Swimming pools (indoor or outdoor, including rooftops).
10. On-site amenity that provides space for recreation, gathering, or other similar purposes as approved by the Zoning Administrator and as shown on an approved Concept Development Plan.

## 2.02 Suburban Zoning Districts

### Contents:

#### 2.02.01 Suburban Neighborhood – SN

#### 2.02.02 Suburban Compact Neighborhood – SCN

#### 2.02.03 Town Center - TC

#### 2.02.04 Commercial Center - CC

#### 2.02.05 Legacy Suburban Zoning Districts

### 2.02.01 Suburban Neighborhood – SN

**Purpose.** *The purpose of the Suburban Neighborhood (SN) Zoning District is to:*

- *Implement the Suburban Neighborhood Place Type of the General Plan;*
- *Implement the Leesburg JLMA Residential Neighborhood Place Type of the General Plan;*
- *Provide for moderate to medium density primarily single-family detached and single-family attached residences with limited multifamily residences in areas served by public water and sewer service; ~~and~~*
- *Provide convenient pedestrian and bicycle connections between the SN Zoning District and adjacent residential neighborhoods, open space, Commercial Uses, and Public/Civic/Institutional Uses;*
- *Integrate open space areas throughout residential neighborhoods for active and passive recreation, community gathering space, and to protect natural, environmental, and heritage resources;*
- *Provide convenient and safe access to public transit; and*

- Establish residential densities compatible to and integrated with the surrounding development pattern with the SN-4 Zoning District and allow for moderate density infill development with the SN-6 Zoning District.

**A. Applicability and Location.**

- Location.** The SN-4 and SN-6 Zoning Districts ~~must be located within the boundaries of the Suburban Neighborhood Place Type as shown on the Suburban Policy Area Place Types Map in the General Plan.~~ should be located as follows:

- Within the boundaries of the Suburban Neighborhood Place Type as shown on the Suburban Policy Area Place Types Map in the General Plan;

- The SN-4 Zoning District standards apply unless a project meets the requirements of Section 2.02.01.G. Infill Development; and

- When a project meets the requirements of Section 2.02.01.G. Infill Development, the SN-6 Zoning District is allowed to apply;

- Within the boundaries of the Leesburg JLMA Residential Neighborhood Place Type as shown on the Joint Land Management Area Place Types Map in the General Plan; or

- In such other location that is consistent with the General Plan land use policies applicable to the subject property.

**B. Use Regulations.** Refer to Table 3.02.01 for uses allowed in the SN Zoning Districts.

**C. Dimensional Standards.** Refer to Table 2.02.01-1 for required dimensional standards. (Figure 2.02.01-1).

**Table 2.02.01-1. SN Zoning District Dimensional Standards**

	Standard	SN-4	SN-6 <sup>1</sup>
<b>Density Requirements</b>			
1	Residential Density (max.)	4 dwelling units per acre 4.8 dwelling units per acre with ADUs <sup>2</sup>	6 dwelling units per acre 7.2 dwelling units per acre with ADUs <sup>2</sup>
2	Nonresidential FAR (max.)	1.0	1.0
<b>Lot Requirements<sup>3</sup></b>			
3	Residential and Nonresidential Lot Size (min.)	No min.	No min.
4	Residential Lot Size (max.)	SFD: 9,000 sf SFA Townhouse or Duplex, Triplex, or Quadruplex: No max. MF: No max.	SFD: 6,000 sf SFA Townhouse or Duplex, Triplex, or Quadruplex: No max. MF: No max.
5	Nonresidential Lot Size	No max.	No max.
6	Residential Lot Width (min.)	SFD: 40 ft SFA Duplex, Triplex, Quadruplex: 20 ft SFA Townhouse: Interior Unit: 14 ft End Unit: 24 ft	SFD: 40 ft SFA Duplex, Triplex, Quadruplex: 20 ft SFA Townhouse: Interior Unit: 14 ft End Unit: 24 ft
7	Nonresidential Lot Width (min.)	No min.	No min.
<b>Setback Requirements<sup>3, 4, 5</sup></b>			
8	Residential and Nonresidential Front Yard (min.)	15 ft	15 ft
9	Residential Side Yard (min.)	SFD, SFA: 8 ft (16 ft min. between units) Common walls: 0 ft	SFD, SFA: 8 ft. (16 ft. min. between units) Common walls: 0 ft



**Table 2.02.01-1. SN Zoning District Dimensional Standards**

	Standard	SN-4	SN-6 <sup>1</sup>
		MFS: 10 ft.; 20 ft on corner lots <u>Common walls: 0 ft</u>	MFS: 10 ft; 20 ft on corner lots <u>Common walls: 0 ft</u>
10	Nonresidential Side Yard (min.)	25 ft Common walls: 0 ft	25 ft Common walls: 0 ft
11	Residential Rear Yard (min.)	SFD: 25 ft SFA and MFS: 15 ft Common walls: 0 ft	SFD: 25 ft SFA and MFS: 15 ft Common walls: 0 ft
12	Nonresidential Rear Yard (min.)	50 ft Common walls: 0 ft	50 ft Common walls: 0 ft
<b>Building Requirements</b>			
13	Residential Lot Coverage (max.) <sup>3</sup>	SFD: 40% SFA: 50% MFS: 60%	SFD: 40% SFA: 50% MFS: 60%
14	Nonresidential Lot Coverage (max.) <sup>3</sup>	60%	60%
15	Residential Building Height (max.) <sup>5</sup>	SFD: 40 ft SFA and MFS: 50 <del>ft</del> <sup>7</sup>	SFD: 40 ft SFA and MFS: 50 <del>ft</del> <sup>7</sup>
16	Nonresidential Building Height (max.) <sup>5</sup>	50 ft	50 ft

**TABLE KEY:**

ft = feet and sf = square feet

min. = minimum and max. = maximum

SFD = single-family detached, SFA = single-family attached, and MFS = multifamily stacked

**TABLE NOTES:**

<sup>1</sup>Must meet the standards for infill designation pursuant to Section 2.02.01.G.

<sup>2</sup>ADUs must be provided pursuant to Section 9.01.

<sup>3</sup>~~Except where~~<sup>3</sup>Lot requirements and lot coverage may be modified in accordance with Section 10.10.04.C.

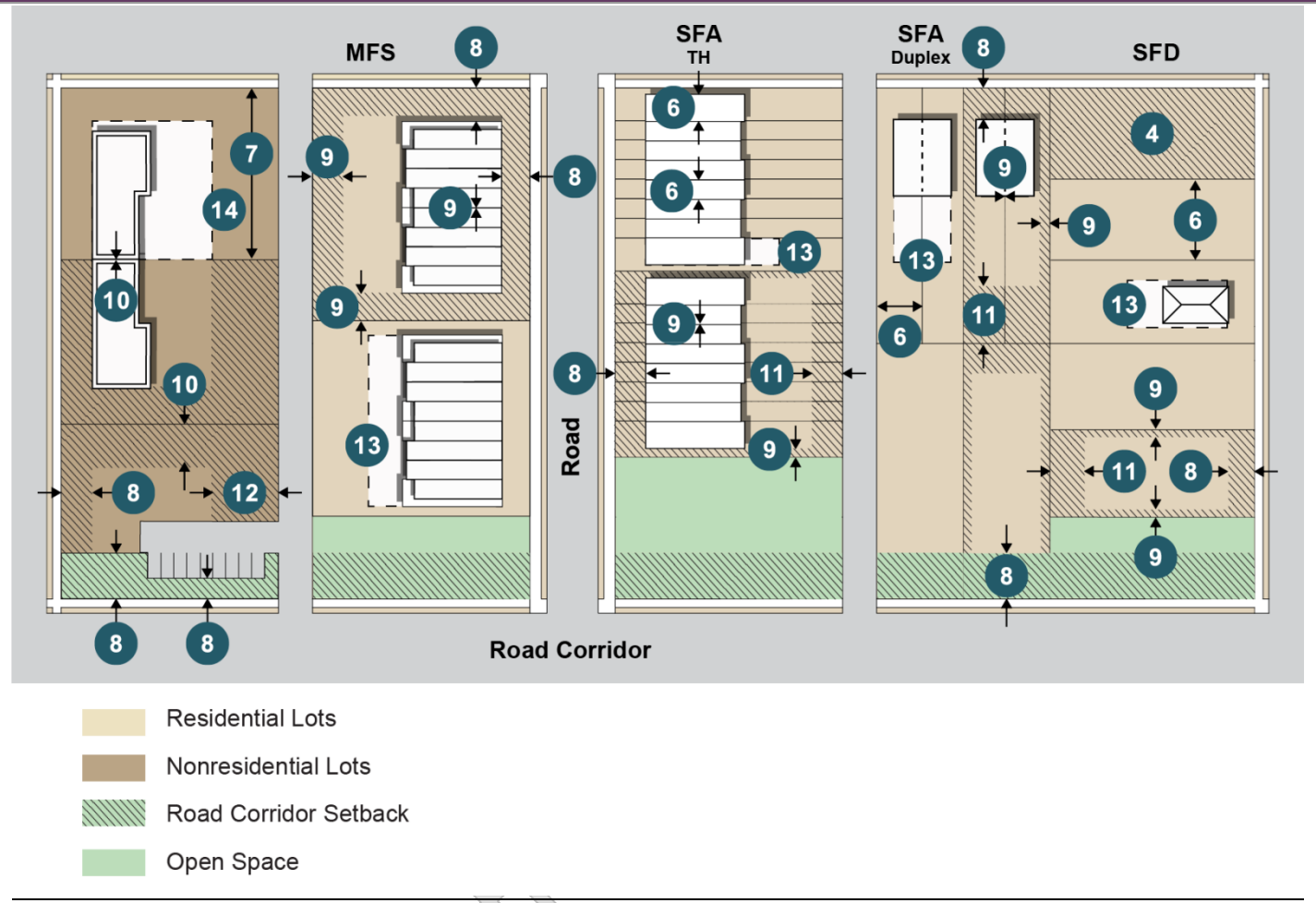
<sup>4</sup>~~Except when a greater setback~~<sup>4</sup>Road Corridor Setback or Buffer is required by Section 7.04.02.

<sup>5</sup>~~Setback~~<sup>5</sup>Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.

<sup>6</sup>~~Maximum~~<sup>6</sup>Building height may be modified by Special Exception.

<sup>7</sup>~~Maximum~~<sup>7</sup>height of 50 feet is permitted if the building is setback from the required yard 1 foot for each 1 foot of height that exceeds 45 feet.

**Figure 2.02.01-1. Representation of Suburban Neighborhood Zoning District**



D. **Mix of Uses.** The land use mix in the SN Zoning District must be provided within the percentages of gross land area of the Zoning District provided in Table 2.02.01-2. **Exception.** Meeting the Permitted Mix of Uses Range in Table 2.02.01-2 is not required when:

1. Such SN Zoning District is the subject of an application for a Zoning Map Amendment or a Zoning Concept Plan Amendment and is less than 20 acres;
2. The lot(s) subject to the Zoning Map Amendment or Zoning Concept Plan Amendment for the SN Zoning District existed on [Zoning Ordinance adoption date]; and December 13, 2023; and
3. The uses in a SN Zoning District meeting Sections 2.02.01.D.1. and D.2. when combined with the uses in the SN Zoning District within 1/2 mile of the boundary of the SN Zoning District meeting Sections 2.02.01.D.1. and D.2. continues to meet the Permitted Mix of Uses in Table 2.02.01-2. The uses within 1/2 mile of the SN Zoning District boundary ~~is~~are determined as follows:
  - a. The primary buildings, structures, or components of the use(s) used to meet the Mix of Uses Exception must be within the 1/2 mile of such SN Zoning District boundary. Parcels or uses within 1/2 mile of the SN Zoning District boundary that are separated by a limited-access road, a road that is 6-lanes or wider, a river or live stream, major or minor floodplain, unsubdivided acreage, or any other barrier to establishing or maintaining pedestrian facilities are not permitted to be included in such area; and

- b. To demonstrate conformance with the Mix of Uses Exception, a map showing the location of each use and a tabulation of each use within 1/2 mile of the SN Zoning District meeting Sections 2.02.01.D.1. and D.2. must be provided with the application for the Zoning Map Amendment or Zoning Concept Plan Amendment.

**Table 2.02.01-2. Permitted Mix of Uses**

Land Use Category	Permitted Mix of Uses Range <sup>1, 2, 3</sup>
Residential	<del>75</del> 70% to <del>90</del> 92%
Nonresidential	0% to <del>15</del> 20%
Public/Civic/Institutional <sup>4</sup>	<del>10</del> 8% or more

**TABLE NOTES:**

<sup>1</sup>Percent of net land area after subtracting open space provided pursuant to Section 7.02.

<sup>2</sup>Total percentage of land use categories must equal 100%.

<sup>3</sup>Except when the criteria of Section 2.02.01.D.1. are met.

<sup>4</sup>May be provided as Community Open Space. Land area provided as Community Open Space is based on the net land area after subtracting open space and must be in addition to the land provided to meet the Open Space requirement in Section 7.02.

- E. **Dwelling Unit Type Mix.** The mix of residential unit types must not exceed the percentages in Table 2.02.01-3. **Exception.** Meeting the Dwelling Unit Type Mix in Table 2.02.01-3 is not required when:

- The SN Zoning District is the subject of a Zoning Map Amendment or Zoning Concept Plan Amendment and is less than 10 acres;
- The lot(s) subject to the Zoning Map Amendment or Zoning Concept Plan Amendment for the SN Zoning District existed on ~~[Zoning Ordinance adoption date]~~; December 13, 2023; and
- When an applicant for an SN Zoning District Zoning Map Amendment or Zoning Concept Plan Amendment meets Sections 2.02.01.E.1. and E.2. and elects to apply the exception, dwelling unit types are permitted as follows:
  - In the SN-4 Zoning District, only single-family detached dwelling units are permitted; and
  - ~~In the SN-6 Zoning District, only single-family detached or single-family attached dwelling units are permitted; and~~
  - In the SN-4 Zoning District, only single-family detached dwelling units are permitted.

**Table 2.02.01-3. Dwelling Unit Type Mix**

Dwelling Unit Type	Permitted Percent of Total Dwelling Units (max.) <sup>1</sup>	
	SN-4	SN-6
SFD	85%	40%
SFA Duplex, Triplex, Quadruplex	50%	75%
SFA Townhouse	25%	50%
MFS	5%	15%

**TABLE KEY:**

SFD = single-family detached, SFA = single-family attached, and MFS = multifamily stacked

**TABLE NOTES:**

<sup>1</sup>Permitted percent of Total Dwelling Units may be modified in accordance with Section 10.10.04.C.

- F. **Lot Access.** Individual lots in the SN Zoning District must be accessed pursuant to Section 7.07.01. Notwithstanding the access requirements of Section 7.07.01, when the architectural front of a single-family detached, single-family attached, or multifamily stacked dwelling unit is oriented to open space and not to a

road, access to such dwelling units may be provided by an alley to the rear of the lot. The alley will be required to meet FSM requirements for access.

G. **Infill Development.** To be categorized as infill development and develop pursuant to the SN-6 Zoning District, a property subject to a request for a Zoning Map Amendment application pursuant to Section 10.10.01 must also meet the following requirements:

1. The property subject to the application must not exceed 20 acres;
2. The property subject to the application is undeveloped or underutilized. An underutilized property as used in this section means property that has not achieved the maximum development potential identified in the associated Place Type in the General Plan;
3. The property subject to the application is located in an area of established development where:
  - a. Existing transportation, police and fire protection, schools and other public facilities, and public utilities, including water and sewer, are adequate for the uses proposed; or
  - b. Transportation, police and fire protection, schools and other public facilities are planned for the area in the County's Capital Needs Assessment and will be adequate for the uses proposed; and
4. The Zoning Map Amendment request must include documentation demonstrating the property subject to the application meets the Infill Development requirements of Section 2.02.01.G.

## 2.02.02 Suburban Compact Neighborhood – SCN

**Purpose.** The purpose of the Suburban Compact Neighborhood (SCN) Zoning District is to:

- Implement the Suburban Compact Neighborhood Place Type of the General Plan;
- Be applied in the Suburban Neighborhood and Suburban Mixed Use Place Types of the General Plan where appropriate;
- Provide opportunities to develop compact neighborhoods that can take advantage of small infill parcels near traditional suburban neighborhoods or high-density walkable urban neighborhoods, depending on the context of their location, and in areas served by public water and sewer;
- Provide convenient pedestrian and bicycle connections between the SCN Zoning District and adjacent residential neighborhoods, open space, Commercial Uses, and Public/Civic/Institutional Uses;
- Integrate open space areas throughout residential neighborhoods for active and passive recreation; community gathering space, particularly community courtyards and small public plazas; and to protect natural, environmental, and heritage resources;
- Provide convenient and safe access to public transit;
- Establish a range of residential densities and design increasing in density from SCN-8, SCN-16, and SCN-24 Zoning Districts that is compatible to and integrated with the surrounding development; and
- Provide opportunities for a variety of dwelling unit types, including accessory dwellings, in one Zoning District.

A. **Applicability and Location.** The SCN Zoning District ~~must~~should be located within the boundaries of:

1. The Suburban Compact Neighborhood Place Type as shown on the Suburban Policy Area Place Types Map in the General Plan; ~~or~~
2. The SCN Zoning District may be applied in areas designated as the Suburban Neighborhood and Suburban Mixed Use Place Types on the Suburban Policy Area Place Types Map in the General Plan; ~~or~~
3. In such other location that is consistent with the General Plan land use policies applicable to the subject property.

B. **Use Regulations.** Refer to Table 3.02.01 for uses allowed in the SCN Zoning Districts.

**C. Dimensional Standards.** Refer to Table 2.02.02-1 for required dimensional standards. (Figure 2.02.02-1).

Table 2.02.02-1. SCN Zoning District Dimensional Standards				
	Standard	SCN-8	SCN-16	SCN-24
<b>Density Requirements</b>				
1	SFD, SFA, and MFS Residential Density (max.)	8 dwelling units per acre 9.6 dwelling units per acre with ADUs <sup>1</sup>	16 dwelling units per acre 19.2 dwelling units per acre with ADUs <sup>1</sup>	24 dwelling units per acre 28.8 dwelling units per acre with ADUs <sup>1</sup>
2	Nonresidential and MFA FAR (max.)	1.0	1.0	1.0
<b>Lot Requirements</b>				
3	Residential Lot and Nonresidential Lot Size (min.)	No min.	No min.	No min.
4	Residential Lot Size (max.)	SFD: 6,000 sf	SFD: 3,000 sf	SFA Townhouse: No max.
		SFA Townhouse or Duplex, Triplex, or Quadruplex: No max.	SFA Townhouse or Duplex, Triplex, or Quadruplex: No max.	
		MFS: No max.	MFS and MFA: No max.	MFS and MFA: No max.
5	Residential Lot Width (min.)	SFD: 40 ft	SFD: 30 ft	SFA Townhouse Interior Unit: 14 ft
		SFA Duplex, Triplex, Quadruplex: 20 ft	SFA Duplex, Triplex, Quadruplex: 20 ft.	
		SFA Townhouse Interior Unit: 14 ft	SFA Townhouse Interior Unit: 14 ft.	MFS and MFA: 60 ft
		SFA Townhouse End Unit: 22 ft	SFA Townhouse End Unit: 22 ft.	
		MFS: 60 ft	MFS and MFA: 60 ft.	
6	Residential Lot Depth to Width Ratio (max.)	5:1	7:1	6:1
7	Nonresidential Lot Width	No min.	No min.	No min.
<b>Setback Requirements</b>				
8	Residential Front Yard (min.)	SFD, SFA, MFS: 15 ft	SFD, SFA, MFS: 15 ft	SFA, MFS: 15 ft
			MFA: 25 ft	MFA: 25 ft
9	Nonresidential Front Yard (min.)	15 ft	15 ft	15 ft
10	Residential Side Yard (min.)	SFD, SFA: 8 ft Common walls: 0 ft	SFD, SFA: 8 ft Common walls: 0 ft	SFA: 8 ft Common walls: 0 ft
		MFS: 10 ft	MFS and MFA: 10 ft MFA: 25 ft on corner lots	MFS and MFA: 10 ft MFA: 25 ft. on corner lots
11	Nonresidential Side Yard (min.)	25 ft Common walls: 0 ft	25 ft Common walls: 0 ft	25 ft Common walls: 0 ft
12	Residential Rear Yard (min.)	SFD: 25 ft	SFD: 15 ft	SFA and MFS: 15 ft Common walls: 0 ft
		SFA: 15 ft Common walls: 0 ft	SFA and MFS: 15 ft Common walls: 0 ft	
		MFS: 25 ft.	MFA: 25 ft	MFA: 25 ft
13	Nonresidential Rear Yard (min.)	50 ft Common walls: 0 ft	50 ft Common walls: 0 ft	50 ft Common walls: 0 ft
<b>Building Requirements</b>				
14	Residential Lot Coverage (max.) <sup>2</sup>	SFD: 50% SFA and MFS: 75%	SFD: 70% SFA and MFS: 75% MFA: 60%	SFA and MFS: 75% MFA: 70%
15	Nonresidential Lot	Nonresidential: 75%	Nonresidential: 80%	Nonresidential: 80%

**Table 2.02.02-1. SCN Zoning District Dimensional Standards**

	Standard	SCN-8	SCN-16	SCN-24
	Coverage (max.) <sup>2</sup>			
16	Residential and Nonresidential Building Height (max.) <sup>6</sup>	SFD: 40 ft SFA: 45 ft MFS: 50 ft <sup>4,5</sup> Nonresidential: 50 ft <sup>4,5</sup>	SFD: 40 ft SFA: 45 ft MFS and MFA: 50 ft <sup>4,5</sup> Nonresidential: 50 ft <sup>4,5</sup>	<del>SFD: 40 ft</del> SFA: 45 ft MFS and MFA: 50 ft <sup>4,5</sup> Nonresidential: 50 ft <sup>4,5</sup>
17	SFA Townhouse and MFS Building Length (max.)	200 ft	200 ft	200 ft

**TABLE KEY:**

ft = feet

sf = square feet

min. = minimum

max. = maximum

SFD = single-family detached

SFA = single-family attached

MFS = multifamily stacked

MFA = multifamily attached

**TABLE NOTES:**

<sup>1</sup>ADUs must be provided pursuant to Section 9.01.

<sup>2</sup>~~Except where~~<sup>2</sup>Lot requirements and lot coverage may be modified in accordance with Section 10.10.04.C.

<sup>3</sup>~~Except when~~<sup>3</sup>a greater setback Road Corridor Setback or Buffer is required by Section 7.04.02.

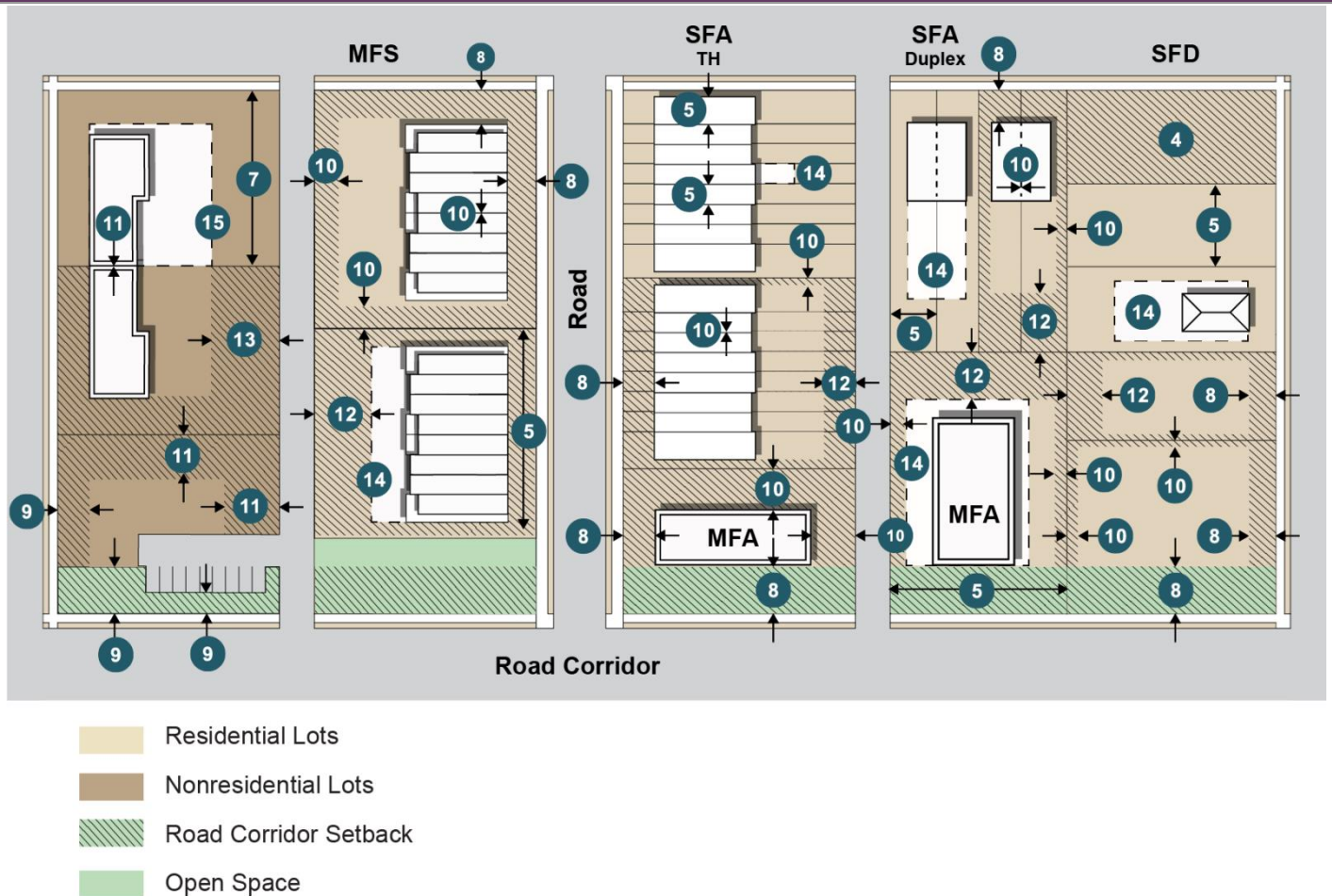
<sup>4</sup>~~Setback~~<sup>4</sup>Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.

<sup>5</sup>~~Maximum~~<sup>5</sup>Maximum height of 50 feet is permitted if the building is set back from the required yard 1 foot for each 1 foot of height that exceeds 45 feet.

<sup>6</sup>~~Maximum height of 50 feet may be increased to 60 feet by modification in accordance with Section 10.10.04.C. The building must be set back from the required yard 1 foot for each 1 foot in height that exceeds 45 feet.~~<sup>6</sup>Building height may be modified by Special Exception.



**Figure 2.02.02-1. Representation of Suburban Compact Neighborhood Zoning District**



**D. Residential Unit Type Mix.** The mix of residential unit types must not exceed the percentages in Table 2.02.02-2.

**Exception.** Meeting the Dwelling Unit Type Mix in Table 2.02.02-2 is not required when:

- The SCN Zoning District is the subject of a Zoning Map Amendment or Zoning Concept Plan Amendment and such SCN Zoning District size is as follows:
  - The SCN-8 Zoning District is less than 10 acres;
  - The SCN-16 Zoning District is less than 7 acres; and
  - The SCN-24 Zoning District is less than 5 acres;
- The lot(s) subject to the Zoning Map Amendment or Zoning Concept Plan Amendment for the SCN Zoning District existed on [Zoning Ordinance adoption date], December 13, 2023; and
- When an applicant for an SCN Zoning District Zoning Map Amendment or Zoning Concept Plan Amendment meets Sections 2.02.02.D.1. and D.2. and elects to apply the exception, dwelling unit types are permitted as follows:
  - In the SCN-248 Zoning District, only single-family attached and multifamily attached ~~attached~~ stacked dwelling units are permitted;
  - In the SCN-16 Zoning District, only single-family attached townhouses and multifamily stacked dwelling units are permitted; and



- c. In the SCN-8~~24~~ Zoning District, only ~~single-family attached and~~ multifamily ~~stacked~~attached dwelling units are permitted.

**Table 2.02.02-2. Dwelling Unit Type Mix**

	Dwelling Unit Type	Permitted Percent of Total Dwelling Units (max.) <sup>1</sup>		
		SCN-8	SCN-16	SCN-24
1	SFD	20%	10%	0%
2	SFA Duplex, Triplex, Quadruplex	60%	30%	0%
3	SFA Townhouse	75%	50%	10%
4	MFS	20%	50%	75%
5	MFA	0%	75%	100%

**TABLE KEY:**

SFD = single-family detached, SFA = single-family attached, MFS = multifamily stacked, MFA = multifamily attached

**TABLE NOTES:**

<sup>1</sup>Permitted percent of Total Dwelling Units may be modified in accordance with Section 10.10.04.C.

- E. **Lot Access.** Individual lots in the SCN Zoning District must be accessed pursuant to Section 7.07.01. Notwithstanding the access requirements of Section 7.07.01, when the architectural front of a single-family detached, single-family attached, or multifamily stacked dwelling unit is oriented to open space and not to a road, access to such dwelling unit may be provided by an alley to the rear of the lot. The alley will be required to meet FSM requirements for access.

## 2.02.03 Town Center - TC

**Purpose.** The purpose of the Town Center (TC) Zoning District is to:

- Establish compact, pedestrian-oriented environments with opportunities for a mix of Residential; Lodging; Commercial; and Public, Civic, and Institutional uses that will serve as mixed-use centers in the Suburban Mixed Use Place Type and Urban Transit Center Place Types (existing locations only) of the General Plan;
- Support pedestrian-oriented development by emphasizing appropriate building scale and design, block sizes, uses, and streetscapes, as well as pedestrian linkages, trails, and greenways that connect the businesses, residences, and open space;
- Serve as logical locations for transit stops; and
- ~~Specific~~Achieve the following specific objectives of the TC Zoning District include:
  - A Town Center Core with vertically and horizontally integrated mixed-use buildings, multistory single-use buildings, and pedestrian-oriented design located proximate to each other to generate and support pedestrian activity;
  - A Town Center Fringe, if provided, to provide a transition between the Town Center Core and surrounding development and with pedestrian-oriented businesses and activity balanced with Residential and other uses more dependent on vehicular access;
  - In the Suburban Mixed Use Place Type of the General Plan, buildings with a maximum 60-foot height and a maximum overall 1.0 floor area ratio (FAR);
  - In the Urban Transit Center Place Type of the General Plan, buildings that exceed 95 feet in height and a minimum overall 2.0 FAR proximate to the Innovation Metrorail Station and buildings with a maximum 70-foot height (maximum 50 feet if adjacent to single-family residential development) and minimum overall 1.4 FAR (minimum overall 1.0 FAR if adjacent to single-family residential development) as distance from the Innovation Metrorail Station increases;

- *Patterns of roads and blocks arranged in a network of public and/or private roads designed for pedestrians, bicycles, public transit, and automotive vehicles and that provide for multimodal connections between different land uses within the TC Zoning District and to nearby development;*
- *Well configured squares, greens, landscaped roads, parks, and native plant gardens woven into the pattern of the TC Zoning District and dedicated to collective social activity, recreation, and visual enjoyment;*
- *Civic and community buildings or spaces for public assembly that act as landmarks, symbols, or focal points for community identity;*
- *On-street parking and centralized parking facilities to collectively support uses in the TC Zoning District.*
- *A mix of supporting commercial retail and service uses to serve the daily or routine shopping and service needs of employees, visitors, and residents;*
- *High-quality design and construction;*
- *The assemblage of parcels to form a unified development concept; and*
- *Housing choices and opportunities that are compatible within the TC Zoning District.*

**A. Applicability, Size, and Location.** The following applies to the TC Zoning District:

1. **Location.** The TC Zoning District ~~must~~should be located within the boundaries of the Suburban Mixed Use Place Type as shown on the Suburban Policy Area Place Types Map in the ~~General Plan~~ General Plan or in such other location that is consistent with the General Plan land use policies applicable to the subject property;
2. **Zoning District Size and Location.** The TC Zoning District must meet the following size and location requirements:
  - a. **Minimum Zoning District Size.** The initial TC Zoning District size must be a minimum of ~~3020~~ 3020 acres; This minimum Zoning District size may be reduced by a maximum of 5 acres by modification in accordance with Section 10.10.04.C.;
  - b. **Maximum Zoning District Size.** The TC Zoning District size is not permitted to exceed 125 acres; This maximum Zoning District size may be increased by modification in accordance with Section 10.10.04.C.; and
  - c. **Zoning District Subareas.** The TC Zoning District may be divided into ~~of~~ 2 subareas, the Town Center Core and the Town Center Fringe, but must always include a Town Center Core;
    1. **Town Center Core.** The Town Center Core must be provided as follows:
      - a. Minimum Size: 10 acres;
      - b. Maximum Size:
        - A. TC Zoning District less than 60 acres: 30 acres; or
        - B. TC Zoning District greater than 60 acres: 50% of the TC Zoning District land area;
      - c. No new Town Center Core is permitted to be located within ~~105,000~~ 105,000 feet of another Town Center Core. ~~Except that a~~ This requirement only applies when construction has been initiated for the initial Town Center Core. Exception. A Town Center Core may be located within ~~105,000~~ 105,000 feet of another Town Center Core where a physical constraint exists sufficient ~~enough~~ to alter access and travel patterns between the Town Center Cores, such as water bodies and roads with a minimum of ~~64~~ 64 lanes; and
      - d. As the focal point and predominant activity center of the TC Zoning District.
    2. **Town Center Fringe.** A Town Center Fringe must be provided as follows:
      - a. In any TC Zoning District greater than ~~3020~~ 3020 acres; and
      - b. Located outside of and adjacent to the Town Center Core.

**3. Incremental Additions.**

- a. The Board of Supervisors may approve a Zoning Map Amendment with incremental additions to increase the size of the TC Zoning District to no greater than 125 acres if the Board finds that such incremental additions are:
  1. Abutting or across a road with no more than 4 lanes from an existing TC Zoning District; and
  2. Connected to the existing TC Zoning District through road and pedestrian and bicycle networks.
- b. A Zoning Map Amendment for an incremental addition must designate the TC Zoning District subarea or subareas pursuant to Section 2.02.03.A.2.c. on the Concept Development Plan.
- c. Incremental additions must comply with requirements of Section 2.02.03.

**B. Uses.** Refer to Table 3.02.01 for uses allowed in the TC Zoning District.

**C. Dimensional Standards.** Refer to Table 2.02.03-1 for required dimensional standards. (Figure 2.02.03-1).

Table 2.02.03-1. TC Zoning District Dimensional Standards			
	Standard	Town Center Core Requirements	Town Center Fringe Requirements
<b>Density Requirements</b>			
1	FAR (max) <sup>1, 2</sup>	No max.	No max.
2	Single-Family and Multifamily <del>Stacked</del> MFS Density (max.)	Maximum number of SFD, SFA, and MFS dwelling units must be provided on an approved CDP	Maximum number of SFD, SFA, and MFS dwelling units must be provided on an approved CDP
<b><u>Lot Requirements</u></b> <sup>3</sup>			
3	Lot Size (min)	No min	No min.
4	Lot Size (max) <sup>4</sup>	No max., except SFA: 1,600 <del>sf</del> <sup>5</sup> SFD: 2,500 <del>sf</del> <sup>5</sup>	No max., except SFA: 1,600 <del>sf</del> <sup>5</sup> SFD: 2,500 <del>sf</del> <sup>5</sup>
5	Lot Width (min.)	No min., except SFA <del>Townhouse</del> <sup>4</sup> <u>Townhouse</u> <sup>5</sup> Interior Unit: 14 ft End Unit: 18 ft SFA Duplex, Triplex, Quadraplex: 16 <del>ft</del> <sup>5</sup> SFD: 25 <del>ft</del> <sup>5</sup>	No min., except SFA <del>Townhouse</del> <sup>4</sup> <u>Townhouse</u> Interior Unit: 14 ft End Unit: 18 ft SFA Duplex, Triplex, Quadraplex: 16 <del>ft</del> <sup>5</sup> SFD: 25 <del>ft</del> <sup>5</sup>
6	Lot Width (max.)	No max., except SFD: 35 <del>ft</del> <sup>5</sup>	No max.
7	Lot Depth (min.)	No min.	No min.
8	Lot Depth (max.)	No max., except SFA and SFD: 70 <del>ft</del> <sup>5</sup>	No max., except SFA and SFD: 80 <del>ft</del> <sup>5</sup>
<b><u>Setback Requirements</u></b> <sup>5, 6</sup> <b><u>Requirements</u></b> <sup>6, 7, 8</sup>			
9	Front Yard (max.) <sup>7, 8</sup>	Structures and Structured Parking: 25 ft	Structures and Structured Parking: 35 ft
10	Front Yard (min.) <sup>7, 8</sup>	Structures and Structured Parking: No min. Parking: Pursuant to Section 7.06.10.D.	Structures and Structured Parking: 5 ft Parking: No off-street surface parking is permitted closer than 15 ft from a road
11	Side Yard (min.)	No min., except 5 ft when a nonresidential use is abutting a lot allowing <del>and</del> SF dwelling units	No min., except 10 ft when a nonresidential use is abutting a lot allowing a SF dwelling unit
12	Rear Yard (min.) <sup>8, 9</sup>	No min., except 15 ft when a nonresidential use is abutting a lot allowing <del>and</del> SF dwelling units	No min., except 15 ft when a nonresidential use is abutting a lot allowing a SF dwelling unit
13	Setback Adjacent to Other Zoning <del>Districts</del> <sup>5</sup> <u>Districts</u>	Structures and Parking: 20 ft Loading Area: 35 ft	Structures and Parking: 20 ft Outdoor Storage and Loading Areas: 35 ft
<b>Building Requirements</b>			

14	Lot Coverage (max.) <sup>3</sup>	No max.	80%
15	Building Height (max.) <sup>9,10</sup>	60 ft	60 ft
16	Building Height (min.) <sup>9,10</sup>	Buildings 2,000 sf or less: 15 ft <sup>10,11</sup> Buildings greater than 2,000 sf: 24 ft	No min.

**TABLE KEY:**

ft = feet

sf = square feet

min = minimum

max = maximum

SF=single family

SFD = single-family detached

SFA = single-family attached

MFA = multifamily attached

MFS = multifamily stacked

**TABLE NOTES:**

<sup>1</sup>MFA Dwelling Units are included in floor area.

<sup>2</sup>Maximum permitted floor area must be provided on a Concept Development Plan.

<sup>3</sup>~~Exclusive~~<sup>3</sup>Lot Requirements and lot coverage may be modified in accordance with Section 10.10.04.C.

<sup>4</sup>~~Exclusive~~ of major floodplain. When individual lots are provided for each SFA dwelling unit.

<sup>4</sup>~~SFD~~<sup>5</sup>~~SFD~~, SFA, and MFS dwelling units are only permitted in the Town Center Core if no Town Center Fringe is provided as part of the development.

<sup>5</sup>~~Except where~~<sup>6</sup>~~Setback~~ Except when a greater setback/Road Corridor Setback or Buffer is required by Section 7.04.02.

<sup>6</sup>~~Setback~~<sup>7</sup>~~Setback~~ and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.

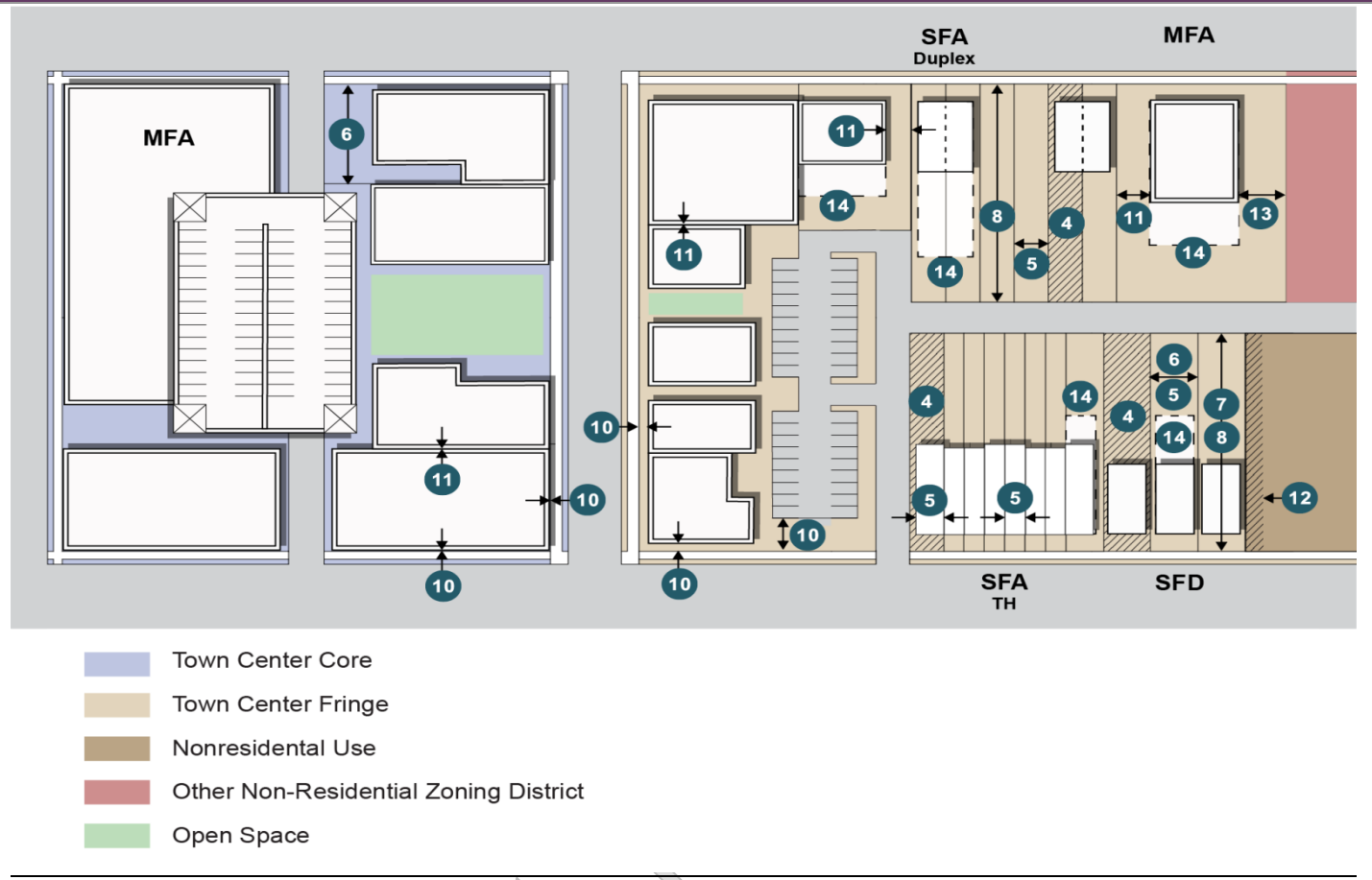
<sup>7</sup>~~Areas~~<sup>8</sup>~~Areas~~ for refuse collection are not permitted in the area between structures and roads, including setbacks required by Section 7.04.02.

<sup>8</sup>~~Minimum~~<sup>9</sup>~~Minimum~~ yard does not apply when nonresidential use is abutting a building containing dwelling units above nonresidential uses.

<sup>9</sup>~~Applies~~<sup>10</sup>~~Applies~~ to TC Zoning Districts approved after [Zoning Ordinance adoption date]. May be modified by Special Exception.

<sup>10</sup>~~Location~~<sup>11</sup>~~Location~~ of buildings must be shown on a Concept Development Plan.

**Figure 2.02.03-1. Representation of Town Center Zoning District**



D. **Mix of Uses.** In the Town Center Core and Town Center Fringe Subareas, the Mix of Uses must be provided within the percentages provided in Table 2.02.03-2 and as follows:

- In addition to the requirements of Sections 10.10.04 and 10.10.07.B, an approved Concept Development Plan must include a tabulation demonstrating conformance with Table 2.02.03-2;
- Each Site Plan or Subdivision application subsequent to Zoning Map Amendment or Zoning Concept Plan Amendment approval must include a tabulation of the Permitted Mix of Uses Range by Land Use Category in percent and floor area. The tabulation must include:
  - Total gross floor area for the TC Zoning District and floor area per subarea and land bay approved with the Zoning Map Amendment or Zoning Concept Plan Amendment;
  - Total floor area and floor area per subarea and land bay for the area subject to the Site Plan or Subdivision application; and
  - Remaining total floor area permitted in the TC Zoning District and the subject subarea and land bay; and
- When an incremental addition pursuant to Section 2.02.03.A.3. is made to an existing TC Zoning District, the Permitted Mix of Uses Range for the Inner Core and Outer Core required in Table 2.02.03-2 must be maintained upon incorporation of the incremental addition. Each incremental addition is not required to individually meet the Permitted Mix of Uses Range. In addition to the requirements of Sections 10.10.04 and 10.10.07.B., the Concept Development Plan for the incremental addition must provide:
  - Provide a tabulation of the proposed land uses; and show

d.b. Show how such uses will maintain the Permitted Mix of Uses Range required in Table 2.02.03-2.

e. ~~Exception. Meeting the Permitted Mix of Uses Range in Table 2.02.01-2 is not required for an incremental addition to the TC Zoning District when:~~

- ~~1. The incremental addition is less than 5 acres;~~
- ~~2. The lot(s) subject to the incremental addition existed on Zoning Ordinance adoption date; and~~
- ~~3. The uses in a TC Zoning District meeting Sections 2.02.03.D.3.b.1. and D.3.b.2. when combined with the uses in the TC Zoning District within 1/2 mile of the boundary of the TC Zoning District meeting Sections 2.02.03.D.3.b.1. and D.3.b.2. continues to meet the Permitted Mix of Uses in Table 2.02.03-2.~~

**Table 2.02.03-2. Permitted Mix of Uses**

Land Use Category	Permitted Mix of Uses Range Town Center Core <sup>1, 2</sup>	Permitted Mix of Uses Range Town Center Fringe <sup>1, 2</sup>
Residential (max.)	MFA dwelling units: <del>70</del> <u>75</u> % <sup>3</sup> SFA dwelling units: 10% of net land area <sup>4, 5, 6</sup> MFS dwelling units: 10% of net land area <sup>4, 5, 7</sup>	MFA dwelling units: <del>70</del> <u>75</u> % <sup>3</sup> SFD and SFA dwelling units: 10% of net land area <sup>4, 5, 6</sup> MFS dwelling units: 10% of net land area <sup>4, 5, 7</sup>
Nonresidential (max.)	<del>95</del> <u>98</u> %	
Public/Civic/Institutional (min.)	<del>54</del> % of approved floor area or <del>32</del> % of approved floor area and 2% of gross land area provided as Community Open Space in addition to the Open Space requirement in Section 7.02 <sup>8</sup>	

**TABLE KEY:**

min. = minimum

max. = maximum

SF = square feet

SFD = single-family detached

SFA = single-family attached

MFA = multifamily attached

MFS = multifamily stacked

**TABLE NOTES:**

<sup>1</sup>Percent of approved floor area, except when noted otherwise. Total percentage of floor area must equal 100%.

<sup>2</sup>Except when the criteria of 2.02.03.D.3.b. are met.

<sup>3</sup>MFA dwelling units are included in approved floor area.

<sup>4</sup>SFD, SFA, and MFS dwelling units are only permitted in the Town Center Core if no Town Center Fringe is provided as part of the development.

<sup>5</sup>Net land area is the area of land after subtracting open space provided pursuant to Section 7.02.

<sup>6</sup>SFA and SFD dwelling units must be provided pursuant to Section 4.02.07.A. and C.

<sup>7</sup>MFS dwelling units must be provided pursuant to Section 4.02.08.A. and C.

<sup>8</sup>The minimum 3% of Public/Civic/Institutional Use required to be in a building must be located and arranged to generate pedestrian activity.

E. **Open Space.** In addition to the Open Space requirements of Section 7.02, Community Open Space in the TC Zoning District must be provided in accordance with Table 2.02.03-3 and as follows:

1. Community Open Space provided pursuant to Section 2.02.03.E. may be used to meet the Open Space requirements of Section 7.02; and
2. Uses within each incremental addition to the TC Zoning District must be within 1/4 provided as follows:
  - a. Within 3/8 mile of Community Open Space, as measured along the pedestrian network. Such Community Open Space must be provided in the form of greens, miniparks, pocket parks, or native plant gardens. The minimum distance of open space to uses within an incremental addition may be reduced by modification in accordance with Section 10.10.04.C.; and

- b. In accordance with row 5 of Table 2.02.03-3 when the incremental addition results in a TC Zoning District that exceed 60 acres.

Table 2.02.03-3. Minimum Size Requirements for Community Open Space		
	Zoning District Size <sup>1</sup>	Minimum Community Open Space Requirement
1	TC Zoning District with Town Center Core only	1 Town Green in Town Center Core: <del>40,000</del> 26,400 sf min. <sup>2</sup>
2	Town Center Core between <del>30</del> 20 and 60 acres	1 Town Green in Town Center Core: <del>40,000</del> 26,400 sf min. <sup>2</sup> and No Town Center Fringe requirement
3	Alternative 1: Town Center Core between <del>30</del> 20 and 60 acres	1 Town Green in Town Center Core: <del>40,000</del> 6,600 sf min. and 1 or more Plazas or Greens in Town Center Fringe totaling <del>40,000</del> 26,400 sf min. including the Town Green
4	Alternative 2: Town Center Core between <del>30</del> 20 and 60 acres	1 Plaza in Town Center Core: <del>40,000</del> 6,600 sf min. and 1 Town Green in Town Center Fringe and adjacent to Town Center Core: <del>40,000</del> 26,400 sf min. <sup>2</sup>
5	Additional Requirement: TC Zoning District greater than 60 acres	10% of TC Zoning District land area above the base 60 acres must be provided as 1 or more Greens, Plazas, or Pocket Parks <sup>3</sup> 50% min. of the 10% of land area must in the Town Center Fringe
<b>TABLE KEY:</b> sf = square feet min. = minimum max. = maximum <b>TABLE NOTES:</b> <sup>1</sup> Exclusive of major floodplain. <sup>2</sup> May The minimum Community Open Space size may be reduced by a maximum of 25% by modification in accordance with Section 10.10.04.C. <sup>3</sup> May be separate from the 1 plaza or town green required in the Town Center Core.		

F. **Vertical Mix.** When buildings in the TC Zoning District include a vertical mix of uses, the following applies:

1. Commercial or Public/Civic/Institutional uses must be provided on the ground floor; and
2. In addition to the requirements of Section 4.04.12, any drive-through for a use allowed in the Town Center Core must be incorporated into a vertically mixed-use building.

G. **Building Orientation, Placement, and Uses.** Buildings and uses in the TC Core must be provided as follows, unless modified in accordance with Section 10.10.04.C.:

1. Primary building ~~facades~~ ~~facades~~ and principal entrances must be oriented toward adjacent public or private roads or adjacent Community Open space provided pursuant to Section 2.02.03.E.;
2. Principal entrances to all buildings must be accessible from a sidewalk along a public or private road or an adjacent Community Open Space provided pursuant to Section 2.02.03.E. Other additional entrances or prominent entrances that accommodate drop-off lanes for automobile traffic are also permitted; and
3. At least 50% of the total of all block frontages within the Town Center Core must contain Commercial or Public/Civic/Institutional uses in the ground floor as follows:
  - a. The Commercial or Public/Civic/Institutional use in the ground floor in Section 2.02.03.G.3. must:
    1. Include between 65% and 90% glazing and/or building entrances;
    2. Include a minimum 12-foot clear height for Commercial or Public/Civic/Institutional uses that is maintained for a minimum depth of 20 feet from the front façade; and
    3. ~~Providing~~Provide a minimum of 1 of the following features on the ground floor of the building façade:
      - a. ~~Awning~~



- a. Awning;
- ~~a-b.~~ Frieze;
- ~~b-a.~~ Cornice; or
- c. Cornice; or
- ~~b-d.~~ Marquee; and
- ~~c-e.~~ In a buildingFor buildings that ~~is~~are 2 or more stories, 1 or more of the following building materials ~~that is~~for the building wall must be different ~~from~~for the ~~building materials~~ inground floor as compared to the stories above:
- ~~c-a.~~ Brick;
- ~~d-a.~~ Precast concrete;
- ~~e-a.~~ Metal or metal panels;
- A. Brick;
- B. Precast concrete;
- C. Metal or metal panels;
- ~~A-D.~~ Glass, or clear or architectural panels;
- ~~B-E.~~ Stone or synthetic stone equivalent; or
- ~~C-F.~~ Tile or terracotta.

**b. Exceptions:**

1. This requirement does not apply to frontages along alleys; and
2. This requirement does not apply to the portion of a block frontage that contains the following uses:
  - a. Full-block town green, green, or plaza; or
  - b. Town green, green, or plaza that meets the following requirements:
    - A. Open to the public;
    - B. Minimum depth and width of 10 feet and minimum total area of 300 square feet, excluding adjacent to sidewalks and through-block pedestrian linkages;
    - C. Located adjacent to or between building entrances; and
    - D. Includes landscaped and/or hardscaped areas and seating areas and a mix of amenities, such public entertainment, active recreation, raised planters, fountains, public art, and/or such other amenities determined to be acceptable by the Zoning Administrator.

## 2.02.04 Commercial Center - CC

**Purpose.** The purpose of the Commercial Center-Neighborhood Center (CC-NC), Commercial Center-Community Center (CC-CC), and Commercial Center-Small Regional Center (CC-SC) Zoning Districts ~~is~~are to:

- Implement the Suburban Commercial Place Type of the General Plan where the Zoning District will:
  - Provide opportunities for larger format retail and commercial establishments that serve the larger Loudoun community and are located along major roads. Such larger format retail uses and pad sites are integrated into the design of the site through the use of similar architectural elements, varying block sizes, parking, and landscaping; and
  - Provide opportunities for smaller, community-serving retail and commercial establishments within a “main street” style environment that are adjacent to existing residential neighborhoods;

- *Implement a neighborhood or community commercial component of the Suburban Neighborhood and Suburban Compact Neighborhood Place Types where the Zoning District will:*
  - *Integrate small-scale office, retail, and service uses that serve the routine shopping needs of the immediate neighborhood at significant intersections and along major roads in areas of primarily residential uses;*
  - *Ensure commercial areas are compatible in size, architectural and site design, and lot coverage with surrounding residential uses;*
  - *Create a pedestrian-friendly streetscape with building and landscaping strategically placed so that parking is not the predominant feature; and*
  - *Ensure access to adjacent neighborhoods by locating next to and connecting with existing residential neighborhoods through pedestrian and bicycle networks and roads networks; and*
- *Ensure compatibility of buildings in Commercial Centers with surrounding residential and nonresidential development and a transition between the two.*

**A. Applicability, Size, and Location.** The following applies to the CC-NC, CC-CC, and CC-SC Zoning Districts:

1. The CC Zoning District comprises 3 individual districts:

- a. **Neighborhood Center (NC).** The CC-NC Zoning District must serve the Commercial shopping needs of residential neighborhoods immediately adjacent to or within walking distance (1/4 mile) of the CC-NC Zoning District;
- b. **Community Center (CC).** The CC-CC Zoning District must serve the Commercial shopping needs of the community located within a 10-minute drive to the CC-CC Zoning District; and
- c. **Small Regional Center (SC).** The CC-SC Zoning District must serve the Commercial shopping needs beyond the local community located more than a 10-minute drive to the CC-SC Zoning District.

2. **Location.** The CC Zoning Districts ~~must~~should be located as follows:

- a. Within the boundaries of the Suburban Commercial Place Type as shown on the Suburban Policy Area Place Types Map in the ~~General Plan; and~~ General Plan or in such other location that is consistent with the General Plan land use policies applicable to the subject property; and
- b. The CC-NC and CC-CC Zoning Districts ~~are may also permitted to~~ be located within the boundaries of the Suburban Neighborhood and Suburban Compact Neighborhood Place Types as shown on the Suburban Policy Area Place Types Map in the General Plan where the Commercial uses serve an adjacent residential development and provide vehicular and pedestrian and bicycle connections to such development; and

3. **Zoning District Size.** The minimum and maximum size for each individual Zoning District is as follows:

- a. CC-NC: 1.5 acres minimum; ~~68~~ 8 acres maximum;
- b. CC-CC: ~~64~~ 4 acres minimum; ~~2022~~ 22 acres maximum; and
- c. CC-SC: ~~2018~~ 18 acres minimum; 60 acres maximum; The maximum CC-SC Zoning District size may be modified in accordance with Section 10.10.04.C.; and

4. **Incremental Additions.**

- a. The Board of Supervisors may approve a Zoning Map Amendment with an incremental additions CC-NC, CC-CC, or CC-SC Zoning District addition(s) to an existing CC-NC, CC-CC, or CC-SC Zoning District with the same Zoning District designation to increase the size of the CC-NC, CC-CC, or CC-SC Zoning District up to the maximum Zoning District size in Section 2.02.04.A.3. if the Board finds that such incremental additions are:
  - 1. Abutting or across a roadway with no more than 4 lanes from an existing CC-NC, CC-CC, or CC-SC Zoning District; and

2. Connected to the existing CC-NC, CC-CC, or CC-SC Zoning District through road and pedestrian and bicycle networks.

b. Incremental additions must comply with requirements of Section 2.02.04.

B. **Use Regulations.** Refer to Table 3.02.01 for uses allowed in the CC-NC, CC-CC, and CC-SC Zoning Districts.

C. **Dimensional Standards.** Refer to Table 2.02.04-1 for required dimensional standards— (Figure 2.02.04-1).

Table 2.02.04-1. CC-NC, CC-CC, and CC-SC Zoning District Dimensional Standards				
	Standard	CC-NC	CC-CC	CC-SC
<b>Density Requirements</b>				
1	FAR (max.)	0.4	0.4 0.6 if parking structure provided	0.6 1.0 if parking structure provided
<b>Lot Requirements</b>				
2	Lot Size (min.)	No min.	No min.	No min.
3	Lot Width (min.)	No min.	No min.	No min.
<b>Setback Requirements<sup>1, 2</sup></b>				
4	Setback Adjacent to Roads (min.) <sup>3</sup>	25 ft 13 ft. if no areas for parking, outdoor storage, or refuse collection are located between a building's front entrance and the adjacent road and the entrance is oriented toward the adjacent road	35 ft	35 ft
5	Setback Adjacent to Residential Zoning Districts, Residential Uses, or Land Bays Allowing Residential Uses (min.) <sup>4</sup>	50 ft	50 ft	100 ft
6	Setback Adjacent to Other Nonresidential Zoning Districts (min.)	35 ft	35 ft	35 ft
7	Setback Adjacent to CC or PD-CC Zoning District (min.)	0 ft	0 ft	0 ft
<b>Building Requirements</b>				
8	Lot Coverage (max.)	No max.	No max.	No max.
9	Building Height (max.)	45 ft 60 ft by SPEX	45 ft 60 ft by SPEX	50 ft 60 ft by SPEX
10	Individual Use (max.)	5,000 sf Greater than 5,000 sf by SPEX Greater than 50% of gross floor area of Neighborhood Center by SPEX	No max.	No max.

**TABLE KEY:**

ft = feet

sf = square feet

min. = minimum

max. = maximum

SPEX = Special Exception

**TABLE NOTES:**

<sup>1</sup>Except where when a greater setback Road Corridor Setback or Buffer is required by Section 7.04.02.

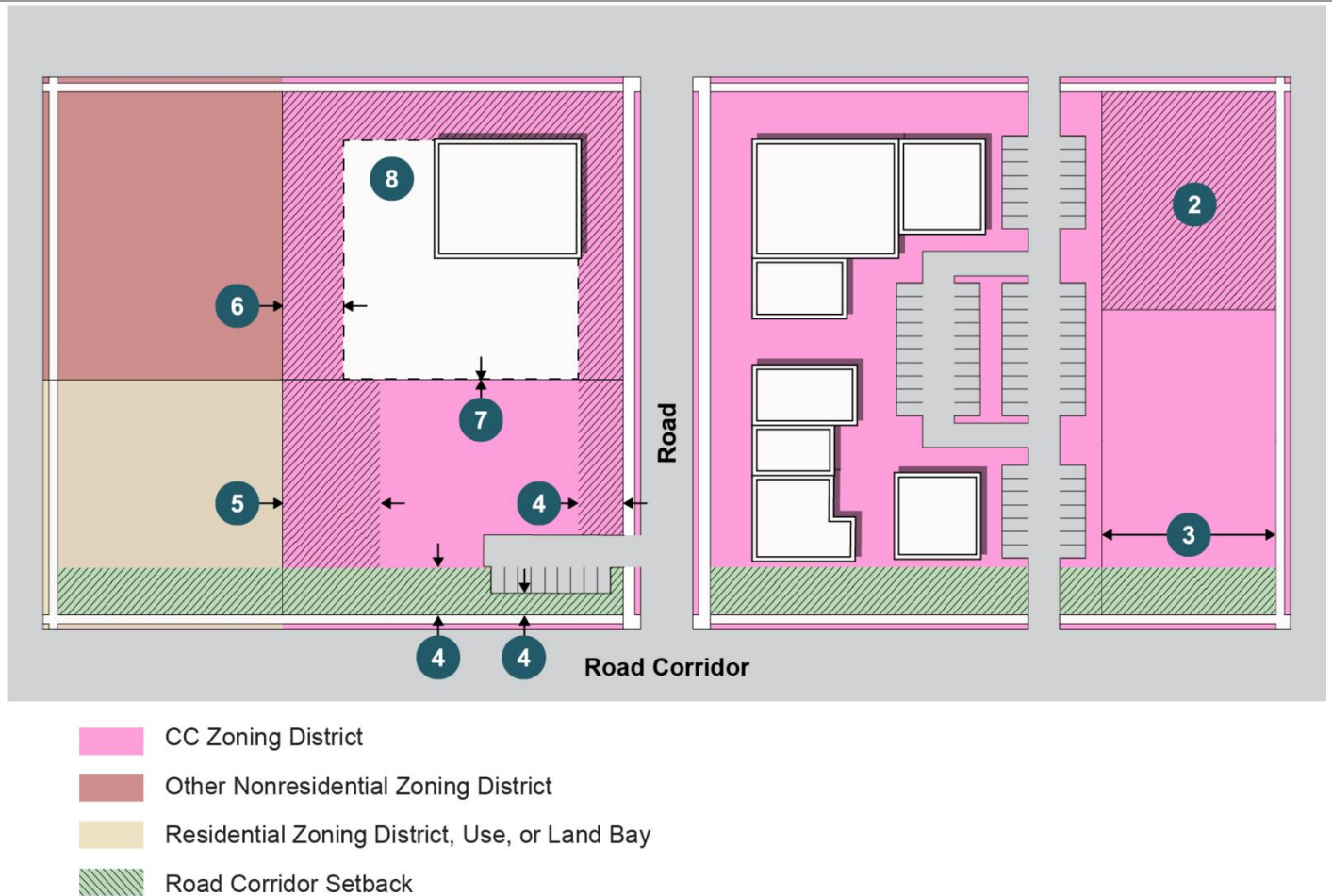
<sup>2</sup>Setback requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.

<sup>3</sup>No areas for parking, outdoor storage, refuse collection, and loading are permitted between structures and roads where such uses are visible from any road.

**Table 2.02.04-1. CC-NC, CC-CC, and CC-SC Zoning District Dimensional Standards**

Standard	CC-NC	CC-CC	CC-SC
<sup>4</sup> No areas for parking, outdoor storage, refuse collection, and loading are permitted between structures and roads where such uses are visible from such residential areas.			

**Figure 2.02.04-1. Representation of Commercial Center Zoning District**



**D. Land Use Arrangement.** Uses in the CC-NC, CC-CC, and CC-SC Zoning Districts must be arranged so that:

1. Areas where services are to be provided for automobiles are located and arranged to minimize interference with pedestrians;
2. Facilities and access routes for Commercial Center deliveries, service, and maintenance are separated from customer access routes and parking areas, as reasonably practicable; and
3. Buildings are grouped in relation to parking areas so that after customers arriving by automobile enter the Commercial Center, establishments can be visited with minimal internal automotive movement.

**E. Road Access.** Access to the CC Zoning District must be provided pursuant to Section 7.07.01. and as follows:

1. Notwithstanding Section 7.07.01.D., primary vehicular access must be from:
  - a. CC-NC: Local roads or 2 lane minor collector roads;

- b. CC-CC: Collector roads; or
  - c. CC-SC: Major collector roads. Access to the Small Regional Center must be controlled; and
- 2. Service drives, turn-out lanes, traffic separation devices, and merging lanes may be required at primary vehicular access points based on the anticipated traffic flow. Such service drives, turn-out lanes, traffic separation devices, and merging lanes are allowed as part of the required front yard adjacent to a collector or arterial road.
- F. **Pedestrian and Bicycle Network.** Within the CC Zoning District, a pedestrian and bicycle network must be provided in accordance with Section 7.07.03 and as follows:
  - 1. Channels pedestrians to delineated locations to cross parking area drive aisles;
  - 2. Provides connections between the Commercial Center and adjacent residential and nonresidential development; and
  - 3. The CC-SC Zoning District must also provide delineated pedestrian walkways, crosswalks, and traffic control devices that create convenient pedestrian paths from all parking areas to shopping areas.

## 2.02.05 Legacy Suburban Zoning Districts

### 2.02.05.01 Single-Family Residential – R-1, R-2, R-3 (Legacy District)

**Purpose.** *The purpose of the Single-Family Residential (R-1, R-2, and R-3) Zoning Districts is as follows:*

- *The R-1 Zoning District retains existing areas established to provide for existing low density single-family detached residences on lots of 40,000 square feet or more and should be limited to areas planned for and served by public water and sewer;*
- *The R-2 Zoning District retains existing areas established to provide for existing low-to-moderate density single-family detached and attached residences on lots of 20,000 square feet or more in locations served by public water and sewer but unsuitable for higher densities; and*
- *The R-3 Zoning District retains existing areas established to provide for existing moderate density single-family detached and attached residences on lots of 15,000 square feet or more in areas served by public water and sewer service.*

- A. **Applicability.** The R-1, R-2, and R-3 Zoning Districts permit the continued existence of established R-1, R-2, and R-3 Zoning Districts. Expansion of the R-1, R-2, and R-3 Zoning Districts is not permitted after the adoption date of this Zoning Ordinance December 13, 2023.
- B. **Use Regulations.** Refer to Table 3.02.02 for uses allowed in the R-1, R-2, and R-3 Zoning Districts.
- C. **Dimensional Standards.** Refer to Table 2.02.05.01-1 for required dimensional standards.

Table 2.02.05.01-1. R-1, R-2, and R-3 Zoning District Dimensional Standards												
	Standard	R-1 Requirements			R-2 Requirements				R-3 Requirements			
		Suburban Design Option	Cluster	Compact Cluster <sup>1</sup>	Suburban Design Option	Traditional Design Option <sup>2</sup>	Cluster	Compact Cluster <sup>1</sup>	Suburban Design Option	Traditional Design Option <sup>2</sup>	Cluster	Compact Cluster <sup>1</sup>
Density Requirements												
1	Residential Density (max.)	1 dwelling unit per 40,000 sf 1.2 dwelling units per 40,000 sf if ADUs provided <sup>3</sup>			1 dwelling unit per 20,000 sf 1.2 dwelling unit per 20,000 sf if ADUs provided <sup>3</sup>				1 dwelling unit per 15,000 sf 1.2 dwelling unit per 15,000 sf if ADUs provided <sup>3</sup>			
Lot Requirements												
2	Lot Size (min.)	40,000 sf	32,000 sf	20,000 sf	No min.	No min.	No min.	No min.	No min.	No min.	No min.	No min.
3	Lot Width (min.) <sup>4</sup>	175 ft	140 ft	100 ft	60 ft	45 ft	50 ft	50 ft	50 ft	40 ft	40 ft	40 ft
					SFA duplex, triplex or quadruplex Interior Units: 18 ft End Units: 30 ft				SFA duplex, triplex or quadruplex Interior Units: 18 ft End Units: 30 ft			
4	<del>Length/Depth</del> to Width Ratio (max.)	5:1			5:1				5:1			
Setback Requirement <sup>5, 6</sup>												
5	Front Yard (min.) <sup>4</sup>	35 ft.	30 ft	25 ft	25 ft	15 ft	25 ft	25 ft	25 ft	15 ft	25 ft	25 ft
					SFA duplex, triplex or quadruplex: 15 ft				SFA duplex, triplex or quadruplex: 15 ft			
6	Side Yard (min.) <sup>4</sup>	12 ft on 1 side 9 ft on other side			Suburban: 12 ft on 1 side, 9 ft on other side	9 ft	9 ft	9 ft	12 ft. on 1 side, 9 ft on other side	9 ft	9 ft	9 ft
					SFA duplex, triplex or quadruplex Interior Units: 0 ft End Units: 9 ft				SFA duplex, triplex or quadruplex Interior Units: 0 ft End Units: 9 ft			
7	Rear Yard (min.) <sup>4</sup>	35 ft	30 ft	25 ft	25 ft				25 ft			
					SFA duplex, triplex or quadruplex: 25 ft				SFA duplex, triplex or quadruplex: 25 ft			
Building Requirements												
8	Lot Coverage (max.)	25%	30%	30%	40%				40%			
9	Building Height (max.)	40 ft			40 ft				40 ft			
TABLE KEY: ft = feet, sf = square feet, min. = minimum, and max. = maximum SFD = single-family detached and SFA = single-family attached TABLE NOTES: <sup>1</sup> Compact Cluster must also be developed pursuant to 2.02.05.01.D. <sup>2</sup> Traditional Design Option must also be developed pursuant to 2.02.05.01.E. <sup>3</sup> ADUs must be provided pursuant to Section 9.01. <sup>4</sup> Single-family detached dwelling units unless otherwise noted. <sup>5</sup> Except where when a greater setbackRoad Corridor Setback or Buffer is required by Section 7.04.02. <sup>6</sup> Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.												

**D. Compact Cluster Design Option.** When applying the Compact Cluster Option, the following additional requirements apply:



1. Must only be applied to residential uses;
2. Must consist of at least 10 dwelling units except that cluster developments that are an extension of an existing or approved compact cluster development may contain fewer dwelling units;
3. The compact cluster lots and open space must be designed to relate to surrounding properties; and
4. All land not included within lots or required for public or private streets must be maintained as common open space meeting the requirements of Section 7.02 and as follows. If Sections 7.02 and 2.02.05.01.D.4. conflict, Section 2.02.05.01.D.4. applies.
  - a. Common open space must generally be designed to constitute a contiguous and cohesive unit of land, which may be used for active or passive recreation by residents and must be reasonably accessible to all permitted uses and all residential units within the development. Open space intended for a recreation or public use must be accessible to pedestrians.
  - b. Individual lots, buildings, streets, and parking areas must be designed and situated to maximize open space, minimize alteration of natural site features, and reduce the construction of roads and other impervious surfaces.
  - c. Open space must include and retain, to the extent feasible, natural features located on the tract such as, stream beds, significant stands of trees, and individual trees of a significant size.
  - d. All common open space must be permanently reserved, managed, and maintained as open space by a means acceptable to the Board of Supervisors.
    1. Open space or common areas within cluster residential developments may be offered for dedication to the public at the time of application. The Board of Supervisors or other appropriate public body acceptable to the Board of Supervisors may accept such dedication upon a finding that the size, location, type of development or cost of development or maintenance of such open space or common area or the availability of public open space would make public use desirable or necessary.
    2. Common open space not dedicated to public use must be protected by legal arrangements satisfactory to the Board of Supervisors sufficient to assure its maintenance and preservation for its intended purpose. Covenants or other legal arrangements must specify ownership of the common open space; method of maintenance; responsibility for maintenance, taxes and insurance; compulsory membership and compulsory assessment provisions; guarantees that any association formed to own and maintain cluster open space will not be dissolved without the consent of the Board of Supervisors; and any other specifications deemed necessary by the Board of Supervisors.
  - e. Major floodplain is not permitted to be included in calculating the amount of common open space.
- E. **Traditional Design Option.** When applying the Traditional Design Option, the following additional requirements apply:
  1. Garages must be set back at least 20 feet behind the front line of buildings; and
  2. In addition to the requirements in Section 7.07.02, blocks must generally be in a grid pattern with interconnecting streets and alleys.
- F. **R-2 and R-3 Additional Requirements.**
  1. **SFA Dwelling Units.** Single-family attached duplex, triplex, and quadruplex units must not exceed 35% of the total number of dwelling units in a development.
  2. **SFA Lot Location.** Single-family attached duplex, triplex, and quadruplex dwelling units must be located to minimize their impact on adjacent single-family detached dwelling unit developments.
- G. **Lot Access.** In addition to Section 7.07.01, access to individual single-family attached units may be provided by an alley or private driveway.



### 2.02.05.02 Single Family Residential - R-4 (Legacy District)

**Purpose.** The purpose of the Single-Family Residential (R-4) Zoning District is to retain existing areas established to provide for moderate to medium density single-family detached residences on lots of 10,000 square feet or more in areas served by public water and sewer service and designated in locations consistent with the General Plan.

- A. **Applicability.** The R-4 Zoning District permits the continued existence of established R-4 Zoning Districts. Expansion of the R-4 Zoning District is not permitted after the adoption date of this Zoning Ordinance December 13, 2023.
- B. **Use Regulations.** Refer to Table 3.02.02 for uses allowed in the R-4 Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.02.05.02-1 for required dimensional standards.

Table 2.02.05.02-1. R-4 Zoning District Dimensional Standards					
	Standard	Suburban Design Option Requirements	Traditional Design Option <sup>1</sup> Requirements	Cluster Requirements	Compact Cluster <sup>2</sup> Requirements
Density Requirements					
1	Residential Density (max.)	1 dwelling unit per 10,000 sf 4.8 dwelling units per acre if ADUs are provided <sup>3</sup>			
Lot Requirements					
2	Lot Size (min.)	No min.			
3	Lot Width (min.)	50 ft	40 ft	40 ft	40 ft
		SFA duplex, triplex or quadruplex Interior Units: 18 ft End Units: 30 ft	SFA duplex, triplex or quadruplex Interior Units: 18 ft End Units: 30 ft	SFA duplex, triplex or quadruplex Interior Units: 18 ft End Units: 30 ft	SFA duplex, triplex or quadruplex Interior Units: 18 ft End Units: 30 ft
		SFA Townhouse Interior Units: 14 ft End Units: 24 ft	SFA Townhouse Interior Units: 14 ft End Units: 24 ft	SFA Townhouse Interior Units: 14 ft End Units: 24 ft	SFA Townhouse Interior Units: 14 ft End Units: 24 ft
4	<del>Length/Depth</del> to Width Ratio (max.)	5:1			
Setback Requirements <sup>4, 5</sup>					
5	Front Yard (min.)	25 ft	25 ft	25 ft	25 ft
		SFA duplex, triplex, quadruplex, or townhouse: 15 ft	SFA duplex, triplex, quadruplex, or townhouse: 15 ft	SFA duplex, triplex, quadruplex, or townhouse: 15 ft	SFA duplex, triplex, quadruplex, or townhouse: 15 ft
6	Side Yard (min.)	9 ft	9 ft	9 ft	9 ft
		SFA duplex, triplex, quadruplex, or townhouse: Interior Units: 0 ft End Units: 8 ft	SFA duplex, triplex, quadruplex, or townhouse: Interior Units: 0 ft End Units: 8 ft	SFA duplex, triplex, quadruplex, or townhouse: Interior Units: 0 ft End Units: 8 ft	SFA duplex, triplex, quadruplex, or townhouse: Interior Units: 0 ft End Units: 8 ft
7	Rear Yard (min.)	25 ft	25 ft	25 ft	25 ft
		SFA duplex, triplex, quadruplex, or townhouse: 25 ft	SFA duplex, triplex, quadruplex, or townhouse: 25 ft	SFA duplex, triplex, quadruplex, or townhouse: 25 ft	SFA duplex, triplex, quadruplex, or townhouse: 25 ft
Building Requirements					
8	Lot Coverage (max.)	SFD: 35%  SFA duplex, triplex, quadruplex, or townhouse: 50%			

9	Building Height (max.)	40 ft
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**TABLE KEY:**  
ft = feet, sf = square feet, min. = minimum, and max. = maximum  
SFD = single-family detached and SFA = single-family attached

**TABLE NOTES:**  
<sup>1</sup>Traditional Design Option must also be developed pursuant to Section 2.02.05.02.E.  
<sup>2</sup>Compact Cluster must also be developed pursuant to Section 2.02.05.02.D.  
<sup>3</sup>ADUs must be provided pursuant to Section 9.01.  
<sup>4</sup>Except where when a greater setback Road Corridor Setback or Buffer is required by Section 7.04.02.  
<sup>5</sup>Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.

**D. Compact Cluster Design Option.** When applying the Compact Cluster Option, the following additional requirements apply:

1. Must only be applied to residential uses;
2. Must consist of at least 10 dwelling units except that cluster developments that are an extension of an existing or approved compact cluster development may contain fewer dwelling units;
3. The compact cluster lots and open space must be designed to relate to surrounding properties; and
4. All land not included within lots or required for public or private streets must be maintained as common open space meeting the requirements of Section 7.02 and as follows. If Sections 7.02 and 2.02.05.02.D.4. conflict, Section 2.02.05.02.D.4. applies.
  - a. Common open space must generally be designed to constitute a contiguous and cohesive unit of land, which may be used for active or passive recreation by residents and must be reasonably accessible to all permitted uses and all residential units within the development. Open space intended for a recreation or public use must be accessible to pedestrians.
  - b. Individual lots, buildings, streets, and parking areas must be designed and situated to maximize open space, minimize alteration of natural site features, and reduce the construction of roads and other impervious surfaces.
  - c. Open space must include and retain, to the extent feasible, natural features located on the tract such as, stream beds, significant stands of trees, and individual trees of a significant size.
  - d. All common open space must be permanently reserved, managed, and maintained as open space by a means acceptable to the Board of Supervisors.
    1. Open space or common areas within cluster residential developments may be offered for dedication to the public at the time of application. The Board of Supervisors or other appropriate public body acceptable to the Board of Supervisors may accept such dedication upon a finding that the size, location, type of development or cost of development or maintenance of such open space or common area or the availability of public open space would make public use desirable or necessary.
    2. Common open space not dedicated to public use must be protected by legal arrangements satisfactory to the Board of Supervisors sufficient to assure its maintenance and preservation for its intended purpose. Covenants or other legal arrangements must specify ownership of the common open space; method of maintenance; responsibility for maintenance, taxes and insurance; compulsory membership and compulsory assessment provisions; guarantees that any association formed to own and maintain cluster open space will not be dissolved without the consent of the Board of Supervisors; and any other specifications deemed necessary by the Board of Supervisors.
  - e. Major floodplain is not permitted to be included in calculating the amount of common open space.

- E. **Traditional Design Option.** When applying the Traditional Design Option, the following additional requirements apply:
1. Garages must be set back at least 20 feet behind the front line of buildings; and
  2. In addition to the requirements in Section 7.07.02, blocks must generally be in a grid pattern with interconnecting streets and alleys.
- F. **R-4 Additional Requirements.**
1. **SFA Dwelling Units.** Single-family attached duplex, triplex, quadruplex, and townhouse dwelling units must not exceed 35% of the total number of dwelling units in a development.
  2. **SFA Lot Location.** Single-family attached duplex, triplex, quadruplex, and townhouse dwelling units must be located to minimize their impact on adjacent single-family detached dwelling unit developments.
- G. **Lot Access.** In addition to Section 7.07.01, access to individual single-family attached units may be provided by an alley or private driveway.

### 2.02.05.03 Single Family Residential - R-8 (Legacy District)

**Purpose.** The purpose of the R-8 Single Family Residential Zoning District is to retain existing areas established to provide for manufactured housing, single-family detached, duplex, townhouse, and single-family attached dwelling units, as well as limited multifamily dwelling units when Affordable Dwelling Units are provided, at gross residential parcel densities not to exceed 8 dwelling units per acre in areas served by public water and sewer service and designated primarily for infill development or in other locations consistent with the General Plan.

- A. **Applicability.** The R-8 Zoning District permits the continued existence of established R-8 Zoning Districts. Expansion of the R-8 Zoning District is not permitted after the adoption date of this Zoning Ordinance December 13, 2023.
- B. **Use Regulations.** Refer to Table 3.02.02 for uses allowed in the R-8 Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.02.05.03-1 for required dimensional standards.

**Table 2.02.05.03-1. R-8 Zoning District Dimensional Standards**

	Standard	Suburban Design Option Requirements	Traditional Design Option <sup>1</sup> Requirements
Density Requirements			
1	Residential Density (max.)	8 dwelling units per acre 9.6 dwelling units per acre if ADUs are provided <sup>2</sup>	
Lot Requirements			
2	Lot Size (min.)	No min.	
3	Lot Width (min.)	<u>SFD</u> : 40 ft	<u>SFD</u> : 40 ft
		SFA duplex, triplex or quadruplex Interior Units: 14 ft End Units: 24 ft	SFA duplex, triplex or quadruplex Interior Units: 14 ft End Units: 24 ft
		SFA Townhouse Interior Units: 14 ft End Units: 22 ft	SFA Townhouse Interior Units: 14 ft End Units: 22 ft
		MFS and MFA: 60 ft	MFS and MFA: 60 ft
4	<u>Length/Depth to Width Ratio (max.)</u>	6:1	5:1
Setback Requirements <sup>3, 4</sup>			
5	Front Yard (min.)	SFD: 15 ft	SFD: 15 ft
		SFA duplex, triplex, quadruplex, or townhouse: 15 ft	SFA duplex, triplex, quadruplex, or townhouse: 15 ft
		MFS and MFA: 20 ft	MF: 20 ft

6	Side Yard (min.)	SFD: 8 ft	SFD: 8 ft
		SFA duplex, triplex, quadruplex, or townhouse: Interior Units: 0 ft End Units: 8 ft	SFA duplex, triplex, quadruplex, or townhouse: Interior Units: 0 ft End Units: 8 ft
		MFS and MFA: 10 ft MFS and MFA Corner Lot: 20 ft	MFS and MFA: 10 ft MFS and MFA Corner Lot: 20 ft
7	Rear Yard (min.)	SFD: 25 ft	SFD: 25 ft
		SFA duplex, triplex, quadruplex, or townhouse: Interior Units: 0 ft End Units: 25 ft	SFA duplex, triplex, quadruplex, or townhouse: Interior Units: 0 ft End Units: 25 ft
		MFS and MFA: 25 ft	MFS and MFA: 25 ft
Building Requirements			
8	Lot Coverage (max.)	SFD: 50%	
		SFA duplex, triplex, quadruplex, and townhouse: 75%	
		MFS and MFA: 60%	
9	Building Height (max.)	40 ft	
		SFA duplex, triplex, quadruplex, and townhouse: 45 ft	
		MFS and MFA: 45 ft Up to 55 ft if the structure is set back from streets or lot lines 1 ft for each 1 ft. that exceeds 45 ft in addition to each required minimum yard	
<b>TABLE KEY:</b> ft = feet, sf = square feet, min. = minimum, and max. = maximum SFD = single-family detached, SFA = single-family attached, MFS = multifamily stacked, MFA = Multifamily Attached			
<b>TABLE NOTES:</b> <sup>1</sup> Traditional Design Option must also be developed pursuant to 2.02.05.03.D. <sup>2</sup> ADUs must be provided pursuant to Section 9.01. <sup>3</sup> Except where when a greater setback Road Corridor Setback or Buffer is required by Section 7.04.02. <sup>4</sup> Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.			

**D. Traditional Design Option.** When applying the Traditional Design Option, the following additional requirements apply:

1. Garages must be set back at least 20 feet behind the front line of buildings; and
2. In addition to the requirements in 7.07.02, blocks must generally be in a grid pattern with interconnecting streets and alleys.

**E. R-8 Additional Requirements.**

1. **Multifamily Dwelling Units.** Multifamily dwelling units must not exceed 50% of the total number of dwelling units in a development.
2. **Multifamily Lot Location.** Multifamily dwelling units must be located to minimize their impact on adjacent single-family detached dwelling unit developments.
3. **Multifamily Parking Screening.** In addition to the requirements of Section 7.04, off street parking areas for multifamily dwelling units is not permitted in areas between buildings and roads, unless such parking areas are screened with a berm and landscaping so that the parking areas are not visible from the road.

#### 2.02.05.04 Townhouse/Multifamily Residential - R-16 (Legacy District)

**Purpose.** The purpose of the R-16 Townhouse/Multifamily Zoning District is to retain existing areas established to provide for manufactured housing, townhouse, and multifamily dwelling units at gross residential parcel densities not to exceed 16 dwelling units per acre in areas served by public water and sewer service and designated primarily for infill development or in other locations consistent with the General Plan.

- A. **Applicability.** The R-16 Zoning District permits the continued existence of established R-16 Zoning Districts. Expansion of the R-16 Zoning District is not permitted after the adoption date of this Zoning Ordinance December 13, 2023.
- B. **Use Regulations.** Refer to Table 3.02.02 for uses allowed in the R-16 Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.02.05.04-1 for required dimensional standards.

Table 2.02.05.04-1. R-16 Zoning District Dimensional Standards		
	Standard	Requirements
Density Requirements		
1	Residential Density (max.)	16 dwelling units per acre 19.2 dwelling units per acre if ADUs are provided <sup>1</sup>
Lot Requirements		
2	Lot Size (min.)	SFD manufactured housing: 5,000 sf
		SFA duplex, triplex, quadruplex, or townhouse: No min.
		MFS and MFA: No min.
3	Lot Width (min.)	SFD manufactured housing: 50 ft
		SFA duplex: 35 ft
		SFA triplex Interior Units: 18 ft End Units: 30 ft
		SFA quadruplex Interior Units: 14 ft End Units: 28 ft
		SFA Townhouse Interior Units: 14 ft End Units: 22 ft
		MFS and MFA: 60 ft
4	<u>Length/Depth to Width Ratio (max.)</u>	7:1
Setback Requirements <sup>2, 3</sup>		
5	Front Yard (min.)	SFD manufactured housing: 25 ft
		SFA: 15 ft
		MF: 25 ft
6	Side Yard (min.)	SFD manufactured housing: 8 ft. if 2 side yards are provided 16 ft. if 1 side yard if provided <sup>4</sup>
		SFA Interior Units: 0 ft End Units: 8 ft
		MFS and MFA: 10 ft MFS and MFA Corner Lot: 25 ft
7	Rear Yard (min.)	SFD manufactured housing: 25 ft
		SFA Interior Units: 0 ft End Units: 15 ft
		MFS and MFA: 25 ft
Building Requirements		
8	Lot Coverage (max.)	SFD: 60%
		SFA: 75%
		MFS and MFA: 60%

9	Building Height (max.)	SFD manufactured housing: 40 ft
		SFA duplex, triplex, quadruplex, or townhouse: 45 ft
		MFS and MFA: 45 ft Up to 55 ft if the structure is set back from streets or lot lines 1 ft for each 1 ft that exceeds 45 ft in addition to each required minimum yard

**TABLE KEY:**

ft = feet, sf = square feet, min. = minimum, and max. = maximum

SFD = single-family detached, SFA = single-family attached, MFS = multifamily stacked, and MFA = multifamily attached

**TABLE NOTES:**

<sup>1</sup>ADUs must be provided pursuant to Section 9.01.

<sup>2</sup>Except where a greater setback is required by Section 7.04.02.

<sup>3</sup>Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.

<sup>4</sup>The distance between dwellings is not permitted to be less than 16 ft.

- D. **R-16 Additional Requirements. Multifamily Parking Screening.** In addition to the requirements of Section 7.04, off street parking areas for multifamily dwelling units is not permitted in areas between buildings and roads, unless such parking areas are screened with a berm and landscaping so that the parking areas are not visible from the road.

### 2.02.05.05 Multifamily Residential - R-24 (Legacy District)

**Purpose.** The purpose of the R-24 Multifamily Residential Zoning District is to retain existing areas established to provide primarily for multifamily dwelling units at gross residential parcel densities not to exceed 24 dwelling units per acre in areas served by public water and sewer service, with access to collector or arterial roads not dependent upon roads within planned or developed low density (R-1 or lower) residential neighborhoods, and designated primarily for infill development or in other locations consistent with the General Plan.

- A. **Applicability.** The R-24 Zoning District permits the continued existence of established R-24 Zoning Districts. Expansion of the R-24 Zoning District is not permitted after the adoption date of this Zoning Ordinance December 13, 2023.
- B. **Use Regulations.** Refer to Table 3.02.02 for uses allowed in the R-24 Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.02.05.05-1 for required dimensional standards.

**Table 2.02.05.05-1. R-24 Zoning District Dimensional Standards**

Standard		Requirements
<b>Density Requirements</b>		
1	Residential Density (max.)	24 dwelling units per acre 28.8 dwelling units per acre if ADUs are provided <sup>1</sup>
<b>Lot Requirements</b>		
2	Lot Size (min.)	No min.
3	Lot Width (min.)	60 ft

4	Length/Depth to Width Ratio (max.)	6:1
<b>Setback Requirements<sup>2, 3</sup></b>		
5	Front Yard (min.)	25 ft
6	Side Yard (min.)	10 ft Corner Lot: 25 ft
7	Rear Yard (min.)	25 ft
<b>Building Requirements</b>		
8	Lot Coverage (max.)	70%
9	Building Height (max.)	45 ft Up to 60 ft if the structure is set back from streets or lot lines 1 ft for each 1 ft that exceeds 45 ft in addition to each required minimum yard
<b>TABLE KEY:</b> ft = feet, sf = square feet, min. = minimum, and max. = maximum <b>TABLE NOTES:</b> <sup>1</sup> ADUs must be provided pursuant to Section 9.01. <sup>2</sup> Except where a greater setback is required by Section 7.04.02. <sup>3</sup> Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.		

- D. **R-24 Additional Requirements. Multifamily Parking Screening.** In addition to the requirements of Section 7.04, off street parking areas for multifamily dwelling units is not permitted in areas between buildings and roads, unless such parking areas are screened with a berm and landscaping so that the parking areas are not visible from the road.

### 2.02.05.06 Planned Development - Housing (Legacy District)

**Purpose.** The Planned Development-Housing (PD-H) Zoning District is to retain existing areas established to:

- Provide for a variety of single-family and multifamily housing types in neighborhood settings plus supporting nonresidential uses in a planned environment fostering a strong sense of community;
- Implement PD-H3 Zoning Districts that are a minimum of 50 acres and PD-H4 and PD-H6 Zoning Districts that are a minimum of 25 acres; and
- Meet the general housing demand in the County while considering the existing and potential housing supply under approved development plans, the general pattern and organization of residential communities, and the relationship to existing and planned employment opportunities, supporting businesses, and other services.

A. **Applicability, Size, and Location.** The PD-H Zoning District permits the continued existence of established PD-H Zoning Districts. Expansion of the PD-H Zoning District is not permitted after the adoption date of this Zoning Ordinance December 13, 2023.

B. **Zoning Regulations Generally.** It is the intent of these regulations that there be 3 PD-H Zoning District options PD-H3, PD-H4, and PD-H6 to be distinguished on the basis of the maximum net residential density of the



proposed Zoning District. PD-H Zoning Districts must be developed according to the regulations of the following Zoning Districts: R-3, R-4, R-8, R-16, and R-24 in Section 2.02.05 of this Zoning Ordinance, identified for individual land bays within the development at the time of preliminary subdivision official acceptance with the following:

1. **Maximum Net Residential Density.** The maximum net residential density approved for a PD-H Zoning District must be consistent with the General Plan and the design criteria defined therein for various types of communities and as follows. Increases in density above the maximums noted may be granted pursuant to Section 9.01.
  - a. PD-H3: 3 dwelling units per acre.
  - b. PD-H4: 4 dwelling units per acre.
  - c. PD-H6: 6 dwelling units per acre.
2. **Uses.** Single-family detached, single-family attached, duplex, triplex, quadruplex, townhouse, and multifamily uses are allowed in each of the PD-H Zoning Districts.
  - a. The Permitted and Special Exception uses of the PD-H Zoning District are those of the R Zoning District identified on the Concept Development Plan (CDP) for the development, except that the following uses will be permitted by-right provided that the number, size, and locations of these uses are identified on the CDP:
    1. Religious Assembly, pursuant to Section 4.05.04;
    2. Public school (elementary, middle or high), pursuant to Section 4.05.18;
    3. Community parks (not public);
    4. Libraries;
    5. Community Centers;
    6. Public safety; and
    7. Child day center, pursuant to Section 4.04.08; and
  - b. Retail and service uses, offices, and industrial parks may be permitted, subject to Section 2.02.05.06.D. through G. In all cases, the regulations for PD-H developments in this Section and Section 10.10.01 of this Zoning Ordinance will apply.
3. **Development Requirements. (including lot, building, utility, open space buffer, setback, and access requirements).**
  - a. The approved CDP for a PD-H Zoning District must designate which individual land bays of the proposed district must be developed for residential uses pursuant to Low Density (R-1, R-2, and R-3), Medium Density (R-4 and R-8), or High Density (R-16 and R-24) Zoning District regulations, the maximum size of the land bay, and number of units per land bay to be developed. Residential uses in the PD-H Zoning Districts must follow those requirements set forth in the R-1, R-2, R-3, R-4, R-8, R-16, or R-24 Zoning Districts respectively as designated on the preliminary subdivision plan.
  - b. The approved CDP for a PD-H Zoning District must designate which individual land bays of the proposed Zoning District will be developed for office, commercial, and industrial uses; the maximum size of the land bay; and floor area per land bay, to be developed. Office, commercial, and industrial uses must follow those requirements set forth in the CC, OP, or IP Zoning Districts respectively as designated on the preliminary subdivision plan.
  - c. Requirements of these Zoning Districts may be modified in connection with a PD-H rezoning, or as a separate application thereafter, Zoning Concept Plan Amendment provided that the proposal meets the criteria of Section 10.10.04.C.
4. **Floor Area Ratio.** Not applicable to residential uses; maximum 0.40 FAR for any retail or service use, offices, or industrial parks.

5. **Planning and Design Guidelines.** The Board, by resolution after a public hearing on such guidelines, may adopt and utilize separate planning and design guidelines to supplement the Zoning Ordinance in the review of applicant proposals for PD-H Zoning Districts.
- C. **Retail and Service Uses.** These uses are intended to serve primarily the convenience needs of the PD-H Zoning District. Total land area devoted to such uses, including uses allowed under [2.02.05.06.E.](#) and F., must not exceed 3% of the total land area of the PD-H Zoning District.
- D. **Commercial Centers.** These uses are permissible as provided in Section [2.02.04](#) (Neighborhood Centers and Community Centers) and as follows:
  1. First floor location uses are restricted to commercial, personal service, and finance establishments;
  2. The commercial center must be in a location that provides convenient access to major or minor collector streets without creating through traffic in residential neighborhoods, causing traffic hazards or congestion, or impeding free traffic flow;
  3. Layout of building, parking, service areas, access, berms, landscaping, yards, courts, walls, signs, lighting, and control of noise must protect the residential character of the PD-H Zoning District and any other residential Zoning Districts in the vicinity;
  4. The maximum Floor Area Ratio for such uses must not exceed 0.40;
  5. Non-vehicular open space in an amount equal to at least 30% of the net area of the site exclusive of adjoining streets must be provided. Such space must be landscaped and located to provide buffering and convenient pedestrian circulation;
  6. Where appropriate accessways may be so located as to serve other uses in the Zoning District subject to the limitations of Section [2.02.05.06.E.2](#); and
  7. Dwelling units may be permitted on levels above street level at densities not to exceed 1 dwelling unit per 2,000 square feet of gross floor area devoted to commercial purposes.
- E. **Convenience Establishments.**
  1. **Uses permitted.** For purposes of these regulations, convenience establishments are defined as small establishments designed and intended to serve the daily or frequent trade or service needs of the immediately surrounding population.
    - a. Such convenience establishments, as permitted in PD-H Zoning Districts, include: groceries, variety stores, pharmacies pursuant to Section [4.04.12](#), coin-operated laundry and dry cleaning agencies, tailoring and dressmaking shops, beauty shops, barber shops, professional offices, carry-out restaurants, and similar small scale uses.
    - b. Specifically excluded are automobile service stations, repair garages, drive-in eating, and drinking establishments.
  2. **Location grouping.** Convenience establishments must be located only in portions of PD-H Zoning Districts:
    - a. Not served by similar facilities within walking distance;
    - b. Near dwelling unit densities of at least 6 dwelling units per acre, as to provide substantial walk-in trade; and
    - c. Where more than 1 convenience establishment of this nature is proposed, they must be grouped, arranged, and designed for maximum pedestrian convenience. Vehicular access and parking areas must be combined where such combination will result in improvement in public convenience and vehicular circulation.
  3. **Control of potential adverse effects.** Convenience establishments must not have substantial adverse effects on residential uses within the Zoning District or adjoining residential Zoning District by reason of their location, design, construction, manner or timing of operation, signs, lighting, parking, or access

arrangements. Landscaping and open space must be utilized to protect the residential character of the PD-H and surrounding Zoning District.

4. **Maximum size of establishments.** No individual convenience establishment established under the provisions of this section is permitted to have a gross floor area in excess of 5,000 square feet, and no combination of such establishments in any 1 location is permitted to have a total gross floor area of more than 10,000 square feet.
  5. **Lot Area, Width, and Coverage.** No minimum lot area or width requirements are set for convenience establishments, but lot coverage by all buildings must not exceed 30% of the net area of the lot or building site.
  6. **Yards: Building Spacing.** Yards must have the same or greater depth as required for adjoining uses. Where space is left between buildings on the lot or building site, it must be at least 25 feet in width.
  7. **Open Space.** Notwithstanding Section 7.02, ~~non-vehicular~~ open space in an amount equal to at least 15% of the net area of the site, exclusive of adjoining streets, must be provided. Such space must be landscaped or otherwise appropriately improved for general amenity to provide convenient pedestrian circulation, play areas for children, passive recreation areas, and the like.
  8. **Off-street parking and multiple use of access.** Off-street parking spaces must comprise two-thirds of that required for the PD-CC. Where appropriate to the general design of the Zoning District and timing of operations of the uses involved, accessways may be so located as to serve other uses in the Zoning District if such multiple use will not lead to congestion or hazards to pedestrian or vehicular traffic.
- F. **OP and IP Uses.** Location of these uses within a PD-H Zoning District must be consistent with the General Plan. These uses must comply with the following additional regulations and requirements:
1. Total land area devoted to such uses must not exceed 15% of the total land area of the planned development, and no single area devoted to such uses is permitted to have less than 10 acres. Modification of this section may be permitted pursuant to Section 10.10.04.C.;
  2. Total office floor space must not exceed 200 square feet per allowed dwelling unit. Total industrial floor space must not exceed 200 square feet per allowed dwelling unit. Modification of this section may be permitted pursuant to Section 10.10.04.C.;
  3. Accessory retail and service uses may be provided within office and industrial buildings in an amount not to exceed 5% of total office or industrial floor space;
  4. Permitted and Special Exception uses are governed by OP and IP uses in Table 3.02.05;
  5. Minimum area requirements for individual lots and minimum yard requirements are governed by the provisions of Sections 2.06.01 or 2.06.02; and
  6. Minimum open space is governed by Section 7.02.
- G. **Site Planning - External Relationships.** Site planning within the PD-H Zoning District must provide protection of the development from potentially adverse surrounding influences, and protection of surrounding areas from potentially adverse influences within the development. In particular and without limitation, the proposed development must demonstrate the following features:
1. Planned shopping centers and convenience establishments adjacent to single-family or agricultural residential Zoning Districts or land bays allowing residential uses must provide a permanent open space buffer at least 75 feet in width with a Buffer Yard Type B. Other nonresidential uses in such perimeter areas must provide the yards required by Table 2.06.01-1 or Table 2.06.02-1; and
  2. **Height limitations at edges of PD-H Zoning Districts.** Except along boundaries where adjoining Zoning Districts permit greater heights within similar areas, height limitations are limited to an imaginary plane leaning inward from Zoning District boundaries at an angle representing an increase in height of 1 foot for

every 1 foot of horizontal distance perpendicular to the Zoning District boundary. No portion of any building in such Zoning District is permitted to project through said imaginary plane.

**H. Site Planning - Internal Relationships.** The PD-H Zoning District must provide the following:

1. **Maximum Height Restrictions.** The height restrictions of the applicable Zoning District applies; and
  2. Streets, drives, parking, and service areas must provide immediate, safe, and convenient access and circulation for dwelling units and project facilities and for service and emergency vehicles including fire-fighting equipment, furniture moving vans, fuel trucks, garbage collection, deliveries, and snow removal. Streets must not be laid out to encourage outside or through traffic to traverse the development on minor streets; and
  3. **Vehicular access to public streets from off-street parking and service areas.** Vehicular access from off street parking and service areas must be provided as follows:
    - a. Serving less than 80 dwelling units may be directly to the street via a single point of access;
    - b. Serving 80 or more dwelling units must provide 2 or more points of access; and
    - c. Determination of number of the actual dwelling units served is based on normal routing of traffic anticipated in the development; and
  4. Vehicular access from off-street parking and service areas must be designed to minimize the number of curb cuts and to promote safe traffic flow.
  5. **Ways for pedestrians and cyclists; use by emergency or service vehicles.** Ways must be provided to all dwelling units, project facilities, and principal off-site destinations and meet the following requirements:
    - a. Accessways to be used by children as routes to school or other destinations must be located and safeguarded to minimize contacts with automotive traffic;
    - b. Street crossings must be held to a minimum on such walkways; and
    - c. Pedestrian ways may be combined with other easements and used only by emergency or service vehicles; and
  6. Planned shopping centers and convenience establishments adjacent to single-family residential and agricultural-residential Zoning Districts must provide a permanent open space buffer at least 75 feet in width with a Buffer Yard Type B. Other nonresidential uses in such perimeter areas must provide the yards required by Table 2.06.01-1 or Table 2.06.02-1.
- I. Open Space.** Notwithstanding Section 7.02, land comprising major floodplain, steep slopes, active recreation open space, common open space, and dedicated open space will be counted toward satisfying this minimum open space requirement. The general location and character of the required open space must be depicted on the CDP.

#### **2.02.05.07 Planned Development - Commercial Center (Regional Center) - PD-CC(RC) (Legacy District)**

**Purpose.** *The purpose of the Planned Development-Commercial Center (Regional Center) (PD-CC(RC)) Zoning District is to retain existing areas established to:*

- *Permit the development of large-scale commercial centers that are greater than 60 acres and provide a wide range of retail, office, and service uses, with one or more anchor stores, to the regional market, are located with controlled access to arterial roads, and provide carefully planned transportation facilities, public services, and site design to ensure regional centers promote and reinforce the identity of the community and commercial facilities in the surrounding area; and*
- *Ensure PD-CC(RC) Zoning Districts are provided with carefully organized buildings, service areas, parking areas, and landscaped open space; with design features that reduce traffic; and with design, landscaping, and buffers that protect property values in surrounding neighborhoods.*

- A. **Applicability.** The PD-CC(RC) Zoning District permits the continued existence of established PD-CC(RC) Zoning Districts. Expansion of the PD-CC(RC) Zoning District is not permitted after the adoption date of this Zoning Ordinance December 13, 2023.
- B. **Use Regulations.** Refer to Table 3.02.02 for uses allowed in the PD-CC(RC) Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.02.05.07-1— for required dimensional standards.

Table 2.02.05.07-1. PD-CC(RC) Zoning District Dimensional Standards		
	Standard	PD-CC(RC)
<b>Density Requirements</b>		
1	FAR (max.)	0.4 0.6 if parking structure provided 2.0 on individual lot <sup>1</sup>
<b>Lot Requirements</b>		
2	Lot Size (min.)	No min.
3	Lot Width (min.)	No min.
<b>Setback Requirements<sup>2, 3</sup></b>		
4	Setback Adjacent to Roads (min.) <sup>4</sup>	50 ft
5	Setback Adjacent to Agricultural and Residential Zoning Districts, Land Bays Allowing Residential Uses, or Existing Residential Uses (min.) <sup>5</sup>	100 ft
6	Setback Adjacent to Other Nonresidential Zoning Districts (min.)	35 ft
7	Setback Adjacent PD-CC or CC Zoning Districts (min.)	0 ft
<b>Building Requirements</b>		
8	Lot Coverage (max.)	No max.
9	Building Height (max.)	45 ft 100 ft if required yard is increased 1 ft for every 1 ft in height exceeding 45 ft
<b>TABLE KEY:</b> ft = feet, sf = square feet, min. = minimum, and max. = maximum <b>TABLE NOTES:</b> <sup>1</sup> Provided the PD-CC(RC) Zoning District is developed in accordance with a proffered Concept Development Plan which limits the maximum overall FAR of the center to no more than the FAR permitted in the Zoning District. <sup>2</sup> Setback requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C. <sup>3</sup> Except where a greater setback Road Corridor Setback or Buffer is required by Section 7.04.02. <sup>4</sup> No areas for parking, outdoor storage, refuse collection, and loading are permitted in areas between buildings and roads where such uses are visible from any road. <sup>5</sup> No areas for parking, outdoor storage, refuse collection, or loading is permitted in areas between buildings and agricultural or residential Zoning Districts or existing or planned residential uses where such uses are visible from said Zoning Districts or uses.		

- D. **Road Access.** Access to the PD-CC(RC) Zoning District must be provided pursuant to Section 7.07.01. and as follows:
- Notwithstanding Section 7.07.01.D., each commercial center must provide convenient and coordinated primary vehicular access only through controlled access onto arterial roads; and
  - Each commercial center must provide a vehicular circulation plan that minimizes direct vehicular access to parking stalls from major drive aisles and provides other on and off-site improvements to enhance pedestrian and vehicular circulation.
- E. **Pedestrian Circulation Plan.** Each commercial center must provide a pedestrian circulation plan identifying improvements that accomplish the following:
- Minimizes conflict between pedestrians and moving motor vehicles;

2. Channelizes pedestrian flows to crossing areas and delineates paths across major cartways, such as striping and signage;
  3. Connects internal pedestrian walkways to existing walkways and/or makes provision for connecting to future site walkways; and
  4. Includes walkways, crosswalks, and traffic control devices that create safe and convenient pedestrian paths from all parking areas to shopping areas.
- F. **Site Planning - External Relationships.** The PD-CC(RC) Zoning District must relate to adjacent development by meeting the following site planning requirements:
1. Retail and service uses and commercial centers and their parking areas must be oriented as follows:
    - a. Toward existing and planned major arterials, minor arterials, or collector roads; and
    - b. Away from adjacent existing and planned minor roads in residential neighborhoods; or
    - c. Away from existing and planned adjacent residential neighborhoods not separated from the Zoning District by roads; and
  2. At principal vehicular access points, service drives, and turn-out lanes, traffic separation devices and merging lanes may be required based on the anticipated flow of traffic.
    - a. Such service drives or turn-out and merging lanes may be allowed as part of the required yard adjacent to a collector or arterial road.
    - b. Service drives or lanes, and vehicular entrances or exits will not be counted as part of any required landscaped area.
- G. **Site Planning - Internal Relationships.** The PD-CC(RC) Zoning District must relate to internal development by meeting the following site planning requirements:
1. Buildings must be grouped in relation to parking areas so that after customers arriving by automobile enter the center, establishments can be visited with minimal internal automotive movement;
  2. Facilities and access routes for shopping center deliveries, servicing, and maintenance must be separated from customer access routes and parking areas, as reasonably practicable; and
  3. Areas where deliveries to customers in automobiles are to be made or where services are to be provided for automobiles must be located and arranged to minimize interference with pedestrians.

#### 2.02.05.08 Planned Development - Research and Development Park - PD-RDP (Legacy District)

**Purpose.** *The purpose of the Planned Development-Research and Development Park (PD-RDP) Zoning District is to retain existing areas established to:*

- *Provide a planned mixed employment park that is a minimum of 20 acres in size, located within the Route 28 Taxing District, and with a comprehensive development plan that is designed to ensure compatibility between the land-use activities therein and the existing activities and character of the community in which the facility is located;*
- *Provide an opportunity for mixed employment development character, which allows the mixing of research and development firms, office complexes, certain types of manufacturing, and inter-related land uses; and*
- *Encourage linked industries to cluster in a section of the employment center.*

A. **Applicability.** The PD-RDP Zoning District permits the continued development of established PD-RDP Zoning Districts. Expansion of the PD-RDP Zoning District is not permitted after ~~the adoption date of this Zoning Ordinance~~ December 13, 2023.

B. **Uses.** Refer to Table 3.02.02 for uses allowed in the PD-RDP Zoning District.

C. **Dimensional Standards.** Refer to Table 2.02.05.08-1 for required dimensional standards.



**Table 2.02.05.08-1. PD-RDP Zoning District Dimensional Standards**

	Standard	Requirement
<b>Density Requirements</b>		
1	FAR (max.)	0.60 2.0 by SPEX
<b>Lot Requirements</b>		
2	Lot Size (min.)	2 acre, exclusive of major floodplain
<b>Setback Requirements<sup>1, 2</sup></b>		
3	Setback Adjacent to Roads (min.)	Structures and areas for outdoor storage, refuse collection, and loading: 35 ft Parking: 25 ft
4	Setback Adjacent to Agricultural and Residential Zoning Districts, Land Bays Allowing Residential Uses, or Existing Residential Uses (min.) <sup>3, 4</sup>	Structures and areas for outdoor storage, refuse collection, and loading: 100 ft Parking: 50 ft
5	Setback Adjacent to Other Nonresidential Zoning Districts (min.) <sup>5, 6</sup>	15 ft
6	Adjacent to PD-RDP Zoning District (min.) <sup>5</sup>	0 ft
7	Setback Between Buildings on Individual Lots or Building Sites (min.) <sup>5, 7</sup>	30 ft Driveways, parking, and covered entrances: 5 ft from lot lines
8	Setback Between more than 1 Buildings on an Individual Lot or Building Site (min.) <sup>7</sup>	25 ft or greater if required for fire protection
<b>Building Requirements</b>		
9	Lot Coverage (max.)	0.55
10	Building Height (max.)	45 ft 100 ft if the building is set back from streets or from lot lines that do not constitute boundaries of Zoning Districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of 1 ft for each 1 ft of height that it exceeds the 45 ft limit.

**TABLE KEY:**

ft = feet, sf = square feet, min. = minimum, and max. = maximum

SPEX = Special Exception

**TABLE NOTES:**

<sup>1</sup>Except when the setback a greater Road Corridor Setback or Buffer is required by Section 7.04.02 is greater.

<sup>2</sup>Setback requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.

<sup>3</sup>No areas for parking, outdoor storage, refuse collection, and loading are permitted between buildings and such agricultural Zoning Districts, existing or planned residential uses or Zoning Districts, or land bays allowing residential uses where such uses are visible from said Zoning Districts, land bays, or uses.

<sup>4</sup>When a PD-RDP lot, parcel, and/or land bay is developed adjacent to an agricultural Zoning District, an existing or zoned residential Zoning District, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to June 16, 1993, and subsequent to zoning of the subject property as PD-RDP, the setback required in reference line 5 applies.

<sup>5</sup>Unless the buffer required by Section 7.04.03 is greater.

<sup>6</sup>In the event that a single parcel is zoned for more than one non-residential Zoning District, the applicable yard requirement will be applied only at the property line and not at the Zoning District line.

<sup>7</sup>Covered walkways connecting structures or connecting structures with parking areas are permitted in yards and may traverse the space when structures are on the same lot or building site.

- D. **Minimum Floor Space Mix.** At build-out, a minimum of 20% of total floor space in the park must be committed to Research and Development, College or University, or School uses.

## 2.02.05.09 Planned Development - Special Activity - PD-SA (Legacy District)

**Purpose.** The Planned Development-Special Activities (PD-SA) Zoning District is to retain existing areas established to:

- Accommodate those uses which by their nature require sizable land area, often operating and designed in a campus like atmosphere by establishing a district that is a minimum of 100 acres in size; and
  - Accommodate those uses which may require functional separation from normal residential, commercial, or industrial development.
- A. **Applicability.** The PD-SA Zoning District permits the continued development of established PD-SA Zoning District. Expansion of the PD-SA Zoning District is not permitted after the adoption date of this Zoning Ordinance December 13, 2023.
- B. **Uses.** Refer to Table 3.02.02 for uses allowed in the PD-SA Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.02.05.09-1 for required dimensional standards.

Table 2.02.05.09-1. PD-SA Zoning District Dimensional Standards		
	Standard	Requirement
<b>Density Requirements</b>		
1	FAR (max.)	0.40
<b>Lot Requirements</b>		
2	Lot Size (min.)	10 acres, exclusive of major floodplain
<b>Setback Requirements<sup>1, 2</sup></b>		
3	Setback Adjacent to Roads (min.)	Structures and areas for outdoor storage, refuse collection, and loading: 35 ft Parking: 25 ft
4	Setback Adjacent to Agricultural and Residential Districts, Land Bays Allowing Residential Uses, or Existing Residential Uses (min.) <sup>3</sup>	100 ft
5	Setback Adjacent to Other Nonresidential Districts (min.)	35 ft
6	Setback Adjacent to PD-SA District (min.) <sup>4</sup>	0 ft
7	Setback Between Buildings on Individual Lots or Building Sites (min.) <sup>4, 5</sup>	25 ft Driveways, parking, and covered entrances: 5 ft from lot lines
8	Setback Between more than 1 Building on an Individual Lot or Building Site (min.) <sup>5</sup>	25 ft or greater if required for fire protection
<b>Building Requirements</b>		
9	Building Height (max.) <sup>6</sup>	45 ft
<b>TABLE KEY:</b> ft = feet, sf = square feet, min. = minimum, max. = maximum, and SPEX = Special Exception <b>TABLE NOTES:</b> <sup>1</sup> Except when the setback a greater Road Corridor Setback or Buffer is required by Section 7.04.02 is greater. <sup>2</sup> Setback requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C. <sup>3</sup> No areas for parking, outdoor storage, refuse collection, and loading are permitted between buildings and such agricultural districts, existing or planned residential uses or districts Zoning Districts, or land bays allowing residential uses where such uses are visible from said districts Zoning Districts, land bays, or uses. <sup>4</sup> Unless the buffer required by Section 7.04.03 is greater. <sup>5</sup> Covered walkways connecting structures or connecting structures with parking areas are permitted in yards and may traverse the space when structures are on the same lot or building site. <sup>6</sup> A SPEX for an increase above 45 feet may be granted provided that the increase must not be detrimental to the existing and planned character of adjacent lands.		

## 2.02.05.10 Planned Development - Active Adult/Age Restricted - PD-AAAR (Legacy District)

**Purpose.** The purpose and intent of the Planned Development-Active Adult/Age Restricted (PD-AAAR) Zoning District is to retain existing areas established to:

- Provide for the establishment of planned adult residential communities that provide important housing opportunities for a population 55 years of age or older, in accord with Code of Virginia § 36-96.7, as amended;
- Locate in urban and suburban areas of the County where high density residential uses would otherwise be consistent with the General Plan;
- Provide a safe and convenient environment, which compliments the surrounding uses and other amenities for the residents of the district; and
- Provide adequate open space within the development and have minimum impact on the surrounding land by providing open space adjacent to the exterior boundaries.

A. **Applicability, Size, and Location.** The PD-AAAR Zoning District permits the continued existence of established PD-AAAR Zoning Districts.

1. Expansion of the PD-AAAR Zoning District is not permitted after ~~the adoption date of this Zoning Ordinance~~ December 13, 2023.
2. Revisions to an approved PD-AAAR Zoning District Concept Development Plan (CDP) to increase the number of approved dwelling units or floor area ratio (FAR) is not permitted after the adoption date of the Zoning Ordinance.

B. **Use Regulations.** Refer to Table 3.02.02 for uses allowed in the PD-AAAR Zoning District. In addition, the following uses are required in the PD-AAAR Zoning District, subject to the requirements and limitations of these regulations:

1. Active Adult/Age Restricted Community, which must consist of:
  - a. Dwelling units, (multifamily, single-family detached, and single-family attached);
  - b. Clubhouse, solely for the residents, employees, and their guests, including meeting rooms, auditorium, theater, business office, and recreational facilities, and other uses related to adult community living;
  - c. General retail uses only for the development, such as grocery/convenience food store, pharmacy, medical services, barber shop, beauty shop, personal care facilities, eating and drinking establishments, library, bank and financial institutions, business services, laundry, cleaners, and other similar retail uses;
  - d. The floor area for retail and community service uses is not permitted to exceed 10% of the gross residential floor area of the buildings;
  - e. Swimming pool;
  - f. Health or fitness center;
  - g. Recreation space, active; and
  - h. Bus stops/shelters with bus service; and
2. No more than 100 acres is permitted to be developed with residential use.

C. **Dimensional Standards.** Refer to Table 2.02.05.10-1 for required dimensional standards.

**Table 2.02.05.10-1. PD-AAAR Zoning District Dimensional Standards**

	Standard	Requirements
<b>Density Requirements</b>		
1	Residential Density (max.) <sup>1</sup>	30 dwelling units per acre 36 dwelling units per acre if ADUs are provided <sup>2</sup>
<b>Lot Requirements</b>		
2	Lot Size (min.)	SFD: 6,000 sf SFA duplex: 3,000 sf

		SFA triplex end units or quadruplex: 2,200 sf
		SFA triplex interior units: 1,800 sf
		SFA townhouse: 1,600 sf
		MF: 8,000 sf
3	Lot Width (min.)	SFD: 50 ft
		SFA duplex: 40 ft
		SFA triplex: Interior Units: 18 ft End Units: 30 ft
		SFA quadruplex: 35 ft
		SFA Townhouse: Interior Units: 16 ft End Units: 26 ft
		MF: 80 ft
4	Length/Depth to Width Ratio (max.)	6:1
Setback Requirements <sup>3, 4</sup>		
5	Setback Adjacent to agricultural and residential Zoning Districts and land bays allowing residential uses <sup>5</sup>	Structures and areas for outdoor storage, refuse collection, and loading: 100 ft Parking: 50 ft
6	Front Yard (min.)	SFD: 25 ft
		SFA: 15 ft
7	Side Yard (min.)	SFD: 8 ft. if 2 side yards are provided 16 ft. if 1 side yard if provided <sup>6</sup>
		SFA: Interior Units/Common Walls: 0 ft End Units: 8 ft
8	Rear Yard (min.)	SFD: 25 ft
		SFA: Interior Units/Common Walls: 0 ft End Units: 15 ft
9	MF Yard (min.)	Along an adjoining residential, commercial, institutional, or industrial Zoning District: 100 ft
		Along an office Zoning District: 50 ft
		Along an internal private road, not including service entrances: 40 ft
		Between buildings: 60 ft
Building Requirements		
10	Lot Coverage (max.)	SFD: 50% SFA: 50%
		MF: 30%
11	Building Height (max.)	SFD: 40 ft
		SFA duplex, triplex, quadruplex, or townhouse: 45 ft
		Adjacent to nonresidential Zoning Districts: 100 ft
		Adjacent to all other Zoning Districts: 60 ft Up to 100 ft if the building is set back from streets or lot lines that do not constitute boundaries of Zoning Districts with lower maximum height restrictions 1 ft for each 1 ft that exceeds 60 ft in addition to each required minimum yard.

## TABLE KEY:

ft = feet, sf = square feet, min. = minimum, and max. = maximum  
SFD = single-family detached, SFA = single-family attached, and MF = multifamily

## TABLE NOTES:

<sup>1</sup>Based on the developable area as set out in Section 2.02.05.10.B.2.

<sup>2</sup>ADUs must be provided pursuant to Section 9.01.

<sup>3</sup>Except where when a greater setback Road Corridor Setback or Buffer is required by Section 7.04.02.

<sup>4</sup>Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.

<sup>5</sup>No areas for parking, outdoor storage, refuse collection, and loading are permitted in areas between buildings and such agricultural Zoning Districts, existing or planned residential Zoning Districts, or land bays allowing residential uses where such uses are visible from said agricultural and residential areas.

<sup>6</sup>The distance between dwellings is not permitted to be less than 16 ft.

- D. **Development Criteria.** The following recreational, educational, and cultural facilities solely for the residents, employees and their guests must be located on site or within 10 miles of the site. If facilities are not provided on site, a guaranteed use of and vehicular or other guaranteed means of transportation to such facilities for the residents of the development must be provided.
  1. Golf course (minimum 18 holes).
  2. Chapel.
  3. Medical care facility, outpatient only.
  4. Recreation space, passive.
- E. **Age of Residents.** The development of an active adult/age restricted community must include homeowners documentation reviewed by the County that specifies the age restricted nature of the proposed use. A development designated for an active adult/age-restricted development community must be in accord with Code of Virginia § 36-96.7, as amended, and must include in the homeowners association documentation policies and procedures which:
  1. Ensure that at least 80% of the units are occupied by at least one person 55 years of age or older per unit; and
  2. Demonstrate an intent by the owner or manager to providing housing for persons 55 years of age or older.
- F. **Site Planning - External Relationships.** Site planning within the PD-AAAR Zoning District must provide protection of the development from potentially adverse surrounding influences, and protection of surrounding areas from potentially adverse influences within the development.
- G. **Site Planning - Internal Relationships.** The PD-AAAR Zoning District must provide the following:
  1. Streets, drives, parking, and service areas must provide immediate, safe, and convenient access and circulation for dwelling units and project facilities and for service and emergency vehicles including fire fighting equipment, furniture moving vans, fuel trucks, garbage collection, deliveries, and snow removal;
  2. Vehicular access from off-street parking and service areas must be designed to minimize the number of curb cuts and to promote safe traffic flow; and
  3. **Ways for pedestrians and cyclists; use by emergency or service vehicles.** Ways must be provided to all dwelling units, project facilities and principal off-site destinations. Street crossings must be held to a minimum on such walkways. Pedestrian ways may be combined with other easements and used only by emergency or service vehicles.

## 2.02.05.11 Planned Development - Mixed Use Business (PD-MUB) (Legacy District)

**Purpose.** The purpose of this of the Planned Development - Mixed Use Business (PD-MUB) Zoning District is to retain existing areas established to:

- *Provide for mixed-use business developments that are a minimum of 25 acres, or 5 acres if the PD-MUB Zoning District is integrated, visually and functionally, within an existing nonresidential development that is under unified control with the PD-MUB Zoning District or subject to a Concept Development Plan (CDP) that was amended to include the PD-MUB Zoning District, and served by 1 or more arterial or major collector roadways;*
  - *Encourage a compact pedestrian-oriented mix of uses, such as, but not limited to office, flex-industrial, retail, service, civic, public amenities and/or residential, located in proximity to each other to create an attractive environment in which to live, work, and play;*
  - *Include a mix of uses to create a sense of place and that are organized in a manner to unify the overall development;*
  - *Building scale and design, block sizes, pedestrian-oriented uses, and pedestrian-friendly streetscapes should emphasize the pedestrian-oriented nature of the Zoning District;*
  - *Link the major land uses by pedestrian linkages, trails, and greenways that connect the businesses, residences, and open space;*
  - *Preserve environmental features and integrate them into the plan of development to the greatest extent feasible; and*
  - *Specific objectives of the PD-MUB Zoning District include:*
    - *Provide the opportunity for a high intensity development and vertical mix of uses that is supportive of and served by an adequate transportation network;*
    - *Provide a design and layout that efficiently utilizes the land, is arranged in a generally rectilinear grid-street pattern, and that provides for multi-modal connections between different land uses within the Zoning District and from development in the Zoning District to nearby development;*
    - *Provide for a mix of supporting commercial retail and service uses to serve the shopping and service needs of Zoning District employees, visitors, and residents;*
    - *Encourage the development of well-configured and well utilized open space, such as plazas, squares, greens, landscaped streets, and parks, that promotes the collective social activity, recreation, and visual attractiveness of the Zoning District to visitors, employees, and residents;*
    - *Ensure high-quality design and construction;*
    - *Promote the assemblage of parcels to form a unified development concept;*
    - *Provide housing choices and opportunities compatible within the Zoning District; and*
    - *Encourage centralized parking facilities with complimentary on-street parking to collectively support principle uses within the Zoning District.*
- A. **Applicability.** The PD-MUB Zoning District permits the continued existence of established PD-MUB Zoning Districts. Expansion of the PD-MUB Zoning District is not permitted after ~~the adoption date of this Zoning Ordinance~~ December 13, 2023.
- B. **Use Regulations.** Refer to Table [3.02.02](#) for uses allowed in the PD-MUB Zoning District.
- C. **Dimensional Standards.** Refer to Table [2.02.05.11-1](#) for required dimensional standards.



**Table 2.02.05.11-1. PD-MUB Zoning District Dimensional Standards**

	Standard	Requirement
<b>Density Requirements</b>		
1	FAR (max.) <sup>1, 2</sup>	1.2, except as permitted to increase pursuant to Table 9.01-2
2	Residential Density (min.)	8 dwelling units per acre
3	Residential Density (max.) <sup>3, 4</sup>	Prior to Establishment of Bus Service: 20 dwelling units per acre If ADUs are provided: Pursuant to Table 9.01-2 After to Establishment of Bus Service: 30 dwelling units per acre If ADUs are provided: Pursuant to Table 9.01-2 If UHNUs are provided: Pursuant to Table 9.02-2
<b>Lot Requirements</b>		
4	Lot Size (min.) <sup>5, 6</sup>	No min. except SFD: 2,500 sf SFA: 1,600 sf
5	Lot Size (max.) <sup>5, 6</sup>	No max., except SFD: 5,000 sf
6	Lot Width (min.)	No min.
7	Lot Width (max.)	No max.
8	Lot Depth (min.)	No min.
9	Lot Depth (max.)	No max.
<b>Setback Requirements<sup>7, 8</sup></b>		
10	Front Yard (max.)	Buildings and Structured Parking: 30 ft May be expanded to 50 ft. if a minimum 300 sf courtyard, plaza, terrace or other common gathering space is provide adjacent to the front property line
11	Front Yard (min.)	No min.
12	Side Yard (min.)	No min., except 15 ft when abutting a lot allowing a single-family dwelling units
13	Rear Yard (min.)	No min., except 15 ft when abutting a lot allowing an single-family dwelling units
14	Setback Adjacent to Agricultural Zoning District	Parking: 50 ft Loading and Refuse Collection Areas: 100 ft
15	Setback Adjacent to Residential Zoning District	Parking: 30 ft Loading and Refuse Collection Areas: 50 ft
<b>Building Requirements</b>		
16	Lot Coverage (max.)	No max.
17	Building Height (max.)	100 ft

**TABLE KEY:**

ft = feet, sf = square feet, min. = minimum, and max. = maximum

SFD = single-family detached, SFA = single-family attached, and MF = multifamily

**TABLE NOTES:**

<sup>1</sup>Individual lots may exceed the maximum FAR of the Zoning District, provided that the maximum overall FAR of the entire Zoning District as shown on an approved CDP is not exceeded.

<sup>2</sup>MF Dwelling Units are included in FAR. When calculating FAR, land area for single-family dwelling units is excluded.

<sup>3</sup>In no event must the maximum density of a PD-MUB Zoning District, including any density bonuses received pursuant to Sections 9.01 or 9.02, exceed 54 dwelling units per acre.

<sup>4</sup>For the purpose of this section, bus service to the Zoning District is established when facilities for the riders of such bus service, whether located internal to buildings, attached to the exterior of buildings, or externally located on a property as a bus shelter, have been constructed within 1/4 mile of the boundary of the Zoning District and the scheduled bus service is operational.

<sup>5</sup>Exclusive of major floodplain.

<sup>6</sup>SFA and SFD dwelling units must be provided pursuant to Section 4.02.07.A. and D.

<sup>7</sup>Except where a greater setback for arterial Road Corridor Setback or collector roads Buffer is required by Section 7.04.02.

<sup>8</sup>Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.

**D. Minimum Use Percentages.**

1. A PD-MUB Zoning District must provide the minimum use percentages in Table 2.02.05.11-2 based on the total floor area or land area, as appropriate, of the Zoning District.
2. The total floor area of the Zoning District does not include the floor area of Single-Family Attached Dwellings and Single-Family Detached Dwellings.

**Table 2.02.05.11-2. Minimum Use Percentages**

Land Use Category	Requirement <sup>1, 2</sup>
Nonresidential (min.) <sup>3</sup>	50% of total floor area must be composed of the minimum percentages provided below: Employment Use <sup>4</sup> - Prior to Establishment of Bus Service: 15%; Employment Use <sup>4</sup> - After to Establishment of Bus Service: 20%; Commercial <sup>5</sup> and Lodging Uses : 5%; and Public/Civic/Institutional <sup>6, 7</sup> Use subcategory: 2%
Multifamily Residential (min.) <sup>8</sup>	10% MFA must have the largest percentage of residential floor area
Open Space (min.) <sup>3, 9</sup>	Prior to Establishment of Bus Service: 10% of land area of the Zoning District After Establishment of Bus Service: 15% of land area of the Zoning District

**TABLE KEY:**

min. = minimum, max. = maximum, and MFA = multifamily attached

**TABLE NOTES:**

<sup>1</sup>Percent of approved floor area approved for the Zoning District, except where noted otherwise.

<sup>2</sup>Total percentage of nonresidential and multifamily residential; land use categories must equal 100%.

<sup>3</sup>For the purpose of this section, bus service to the Zoning District is established when facilities for the riders of such bus service, whether located internal to buildings, attached to the exterior of buildings or externally located on a property as a bus shelter, have been constructed within 1/4 mile of the boundary of the Zoning District and scheduled bus service is operational.

<sup>4</sup>Employment Uses include the following uses as listed in Table 3.02.02: Commercial Uses listed under the following subcategories: Day Care; Financial Services; and Office, Business, and Professional; Public/Civic/Institutional uses listed under the following subcategories: Government (Government (General) only); Education (Conference and Training Facility only); and Medical; Industrial/Production uses listed under the following subcategories: Manufacturing and Employment; and Infrastructure uses listed under the following subcategories:

Transportation/Parking (not including Parking Facility); Utilities, Minor; Utilities, Major; Communications Facilities; and Waste-Related

<sup>5</sup>Commercial Uses include the following uses as listed in Table 3.02.02: Commercial Uses listed under the following subcategories: Animal Services; Food and Beverage Sales/Service; Personal/Business Services; Retail; and Automotive; Public/Civic/Institutional Uses listed under the following subcategories: Assembly (Convention or Exhibition Facility only); Death Care Services; Education (Personal Instructional Services only); Arts, Entertainment, and Recreation (Art Studio, Dinner Theater, Health and Fitness Center, Recreation, Indoor; and Recreation, Outdoor or Major only); Industrial/Production uses listed under the following subcategories: Warehousing, Storage, and Distribution; and Infrastructure uses listed under the Transportation/Parking subcategory (Parking Facility only).

<sup>6</sup>Public/Civic/Institutional Uses include the following uses as listed in Table 3.02.02: Public/Civic/Institutional Uses with the exception of those categorized as Employment or Commercial Uses above and Community Garden.

<sup>7</sup>The floor area devoted to the Public/Civic/Institutional classification may also count towards the minimum floor area required for Employment uses, at the Applicant's request.

<sup>8</sup>MF Attached and MF Stacked dwelling units are included in FAR.

<sup>9</sup>Land area of indoor plazas that are open and accessible to the public may count towards the minimum land area required for Parks and Open Space, at the Applicant's request.

**E. Vertical Mix.**

1. At least 50% of the buildings within the Zoning District must contain a vertical mix of at least 2 different use classifications.
2. Buildings that are single-family dwelling units are excluded from the total number of buildings used in this calculation.

**F. Public Plaza.** Each PD-MUB Zoning District must provide a minimum of 1 plaza in accordance with Table 2.02.05.11-3 and meet the following requirements:

1. At least 1 side of the public plaza must adjoin a road;

2. The public plaza must include public amenities, such as ponds, fountains, public art, plant beds, benches, drinking fountains, clock pedestals, and the like;
3. Buildings that adjoin the public plaza must be a minimum of 2 stories and must contain a vertical mixture of uses; and
4. Design Guidelines governing the areas surrounding the public plaza are required at the time of rezoning. Such Design Guidelines must include:
  - a. Design criteria to emphasize the prominence of the public plaza as a focal point for the development;
  - b. Design criteria that demonstrate the public plaza's function as public gathering place for both formal and informal events;
  - c. Sidewalks that provide a minimum unobstructed walkway width of 5 feet and accommodate any additional space needed for outdoor dining areas and planting and furniture areas; and
  - d. A Planting and furniture area that is a minimum of 4 feet in width surrounding the perimeter of the public plaza. Such planting and furniture area must be located between the curb and sidewalk when adjacent to a street. The planting and furniture area must provide pedestrian amenities, such as benches, transit shelters, kiosks, lamp posts, public art, and the like.

**Table 2.02.05.11-3. PD-MUB Public Plaza Requirements**

Size of PD-MUB Zoning District (acres)	Minimum Area of Required Public Plaza
No more than 25 acres	5,000 square feet
Greater than 25 acres but no more than 50 acres	10,000 square feet
Greater than 50 acres but no more than 75 acres	15,000 square feet
Greater than 75 acres but no more than 100 acres	20,000 square feet
Greater than 100 acres	1% of total land area of the PD-MUB Zoning District, excluding major floodplain

- G. **On-Street Parking.** In addition to the parking requirements of Section 7.06, on-street parking may be counted towards meeting the required parking in Section 7.06, provided such parking is located within 400 feet of the subject principal use.
- H. **Building Entrances.** The principal entrance of buildings must be oriented towards the street or adjacent plazas, greens, parks, squares, or pedestrian passageways in a manner to primarily accommodate pedestrians. Other additional entrances or prominent entrances that accommodate drop-off lanes for automobile traffic are also permitted.
- I. **Unmet Housing Needs Units (UHNUs).** PD-MUB Zoning Districts with densities greater than 30 dwelling units per acre must provide UHNUs pursuant to Section 9.02. This requirement will not apply if the maximum proposed density exceeds 30 dwelling units per acre solely due to the application's compliance with Section 9.01.

### **2.02.05.12 General Business — GB (Legacy District)**

**Purpose.** The purpose of the General Business (GB) Zoning District is to retain existing areas established to provide for general destination business uses which serve the needs of residences and businesses in the vicinity.

- A. **Applicability.** The GB Zoning District permits the continued development of established GB Zoning Districts. Expansion of the GB Zoning District is not permitted after the adoption date of this Zoning Ordinance December 13, 2023.
- B. **Uses.** Refer to Table 3.02.02 for uses allowed in the GB Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.02.05.12-1 for required dimensional standards.

**Table 2.02.05.12-1. GB Zoning District Dimensional Standards**

	Standard	Requirements
<b>Density Requirements</b>		
1	FAR (max.)	0.40
<b>Lot Requirements</b>		
2	Lot Size (min.)	20,000 sf. exclusive of major floodplain
3	Lot Width (min.)	100 ft
<b>Setback Requirements<sup>1, 2</sup></b>		
4	Front Yard (min.)	50 ft
5	Side Yard adjacent to existing or planned residential use (min.)	100 ft
6	Side Yard adjacent to GB Zoning District (min.) <sup>3</sup>	20 ft
7	Rear Yard adjacent to existing or planned residential use (min.)	100 ft
8	Rear Yard (min.)	50 ft
9	Setback Between more than 1 Building on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection
<b>Building Requirements</b>		
10	Lot Coverage (max.)	35%
11	Building Height (max.)	45 ft
<b>TABLE KEY:</b> FAR = floor area ratio, ft = feet, sf = square feet, min. = minimum, and max. = maximum FAR = floor area ratio <b>TABLE NOTES:</b> <sup>1</sup> Except when the setback a greater Road Corridor Setback or Buffer is required by Section 7.04.02 is greater. <sup>2</sup> Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C. <sup>3</sup> Unless the buffer required by Section 7.04.03 is greater.		

**D. Road Access.** In addition to Section 7.07.01, the following applies:

- Road access is not allowed through residential areas; and
- Individual lot created after June 16, 1993, are not permitted to have direct access to arterial or major collector roads.

**E. Buffering and Screening.** In addition to Section 7.04, yards, berms, vegetative screening, fences, or walls must be provided to buffer residential Zoning Districts and public roads from uses allowed in the GB Zoning District. In particular, outdoor storage, off-street parking areas, service areas for loading and unloading and for storage and collection of materials, supplies, refuse and garbage must be screened so that such areas are not visible from the road.

### 2.02.05.13 Commercial Light Industry - CLI (Legacy District)

**Purpose.** The purpose of the Commercial Light Industry (CLI) Zoning District is to retain existing areas established to:

- Accommodate a mix of similar and compatible office and industrial uses, and related supportive commercial retail and service uses along the Route 50 corridor;
- Limit traffic and aesthetic impacts on surrounding properties and supporting public facilities and utilities;
- Generate development through the use of creative design that will enhance the character of the surrounding area and contribute to the development of a distinctive gateway along the Route 50 corridor;
- Allow tourist supportive uses to serve visitors and maximize on opportunities afforded by its proximity to the Air and Space Museum; and

- *Achieve a design whereby buildings are located, oriented, and designed to respect the natural landscape, principles of energy conservation, relationships to surrounding properties and buildings, views from major arterials, site access and circulation needs, and the desired overall character of the Zoning District as a principal gateway into Loudoun County.*
- A. **Applicability.** The CLI Zoning District permits the continued development of established CLI Zoning Districts. Expansion of the CLI Zoning District is not permitted after ~~the adoption date of this Zoning Ordinance~~ FAR = floor area ratio.
- B. **Uses.** Refer to Table 3.02.02 for uses allowed in the CLI Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.02.05.13-1 for required dimensional standards.

**Table 2.02.05.13-1. CLI Zoning District Dimensional Standards**

	Standard	Requirement
<b>Density Requirements</b>		
1	FAR (max.)	0.40 0.6 pursuant to Section 2.02.05.13.D.
<b>Lot Requirements</b>		
2	Lot Size (min.)	1 acre Any lot less than 2 acres must have no direct access to route 50, regardless of whether Section 7.07.01.E. is met
3	Lot Width (min.)	200 ft
4	Lot Depth (min.)	200 ft
<b>Setback Requirements<sup>1, 2</sup></b>		
5	Setback Adjacent to Roads (min.)	Structures: 35 ft Parking: 25 ft
6	Setback Adjacent to Residential Zoning Districts (min.) <sup>3</sup>	25 ft.
7	Setback Adjacent to Other Nonresidential Zoning Districts (min.) <sup>4, 5</sup>	Structure: 15 ft Parking and Areas for Outdoor Storage, Refuse Collection, and Loading: 10 ft <sup>3</sup>
8	Setback Adjacent to CLI Zoning District (min.) <sup>4</sup>	0 ft
<b>Building Requirements</b>		
9	Lot Coverage (max.)	0.45 0.60 by SPEX
10	Building Height (max.) <sup>6</sup>	60 ft Up to 100 ft if the building is set back from roads or from lot lines that do not constitute boundaries of Zoning Districts with lower maximum height restrictions an increase of 1 ft in the required yard for each 1 ft increase in height over 60 ft

**TABLE KEY:**

FAR = Floor Area Ratio, ft = feet, sf = square feet, min. = minimum, max. = maximum, and SPEX = Special Exception

**TABLE NOTES:**

<sup>1</sup>Except when the setback required by Section 7.04.02 is greater.

<sup>2</sup>Setback requirements may be modified in accordance with ~~the provisions of~~ Section 10.03 or Section 10.10.04.C.

<sup>3</sup>No buildings or areas for parking, outdoor storage, refuse collection, or loading are permitted in a required yard adjacent to a residential Zoning District.

<sup>4</sup>~~Unless the buffer~~ <sup>4</sup>Except when a greater Road Corridor Setback or Buffer is required by Section 7.04.03 is greater.

<sup>5</sup>In the event that a single parcel is zoned for more than one non-residential Zoning District, the applicable yard requirement will be applied only at the property line and not at the Zoning District line. The Zoning Administrator may waive the parking yard requirement when necessary to permit shared parking and access arrangements between uses on individual parcels.

<sup>6</sup>Additional height limitations for areas or building sites or lots directly under an airport runway flight path may be imposed in accordance with applicable Federal Aviation Administration regulations.

**D. Adjusted Base Floor Area Ratio (FAR).**

1. The base floor area ratio in the CLI Zoning District may be increased on certain parcels, granted singly or cumulatively, by approval of the Zoning Administrator pursuant to Section 10.02.C.1., upon demonstration of 1 or more of the following:
  - a. A density increase of 0.1 FAR above the base floor area ratio will be granted to properties where any portion of such properties is located within 600 feet of the right-of-way of Route 50 if:
    1. Such properties are not located at an existing median break of such road;
    2. The owner(s) of such properties permanently relinquish direct access to Route 50; and
    3. The owner(s) of such properties form shared access agreements with the owner(s) of adjoining properties that must:
      - a. Enable controlled access to such road for multiple uses;
      - b. Remain in effect in perpetuity or until future public road improvements provide alternative access to the subject parcels that alleviates the need for the original shared access agreement; and
      - c. Be depicted on the Site Plan(s) for the subject parcels and include all infrastructure improvements necessary to enable the safe and efficient access of each parcel as determined by the Department of Transportation and Capital Infrastructure and VDOT.
  - b. A density increase of 0.1 FAR above the base floor area ratio will be granted to properties where any portion of such properties are located within 600 feet of the right-of-way of Route 50 if the owner(s) of such properties file a unified plan for development with contiguous parcels of land which, when combined, total at least 20 acres.
    1. Single entity ownership is not required, but a single Owners Association must be formed as evidenced by a Declaration of Covenants that sets forth maintenance, design standards, etc.
    2. For the purposes of this section, a unified plan for development means:
      - a. Development involving multiple parcels that is approved with a single Site Plan application; and
      - b. All parcels subject to the unified plan for development must share no more than one point of access onto Route 50; and
  - c. A density increase of 0.1 FAR above the base floor area ratio will be granted to properties where any portion of such properties are located within 600 feet of the right-of-way of Route 50 if the owner(s) of such properties maintain a:
    1. Parking setback of 150 feet from the right-of-way of Route 50; and
    2. Building setback of 300 feet from the right-of-way of Route 50.

**E. ~~Additional Regulations in the CLI Zoning District.~~ Transportation Design.** In addition to the requirements of Section 7.07, transportation elements must be designed to:

1. Identify opportunities and methods for shared access and inter-parcel linkages to the maximum extent feasible.
2. Avoid primary access and through vehicular traffic impacting residential neighborhoods; and
3. Not connect minor streets with streets outside the Zoning District in such a way as to encourage the use of such minor streets by substantial amounts of through traffic;
4. Include left-turn storage and right turn lanes and/or traffic dividers where existing or anticipated heavy flows indicate need; and
5. Encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic at intersections with traffic controls such as traffic lights, stop signs or traffic calming features; and



- F. **Off-Street Parking and Loading Facilities.** In addition to the requirements of Section 7.06, the following requirements apply:
1. All off-street parking spaces must be within 500 feet by safe and convenient pedestrian routes of entrances to the buildings the parking spaces are intended to serve; and
  2. Off-street parking areas must, to the maximum extent feasible, be located to the rear of the buildings.
- G. **Prohibited Uses.** The following manufacturing uses are not permitted:
1. Distillation of coal, wood or bones;
  2. Fertilizer manufacture;
  3. Fireworks;
  4. Garbage incineration other than in municipal plants;
  5. Mixing or batching plants for asphalt, concrete, brick or other paving and construction materials;
  6. Petroleum, alcohol or asphalt refining, mixing or manufacture or storage;
  7. Material recovery facility; and
  8. Any other use similar to the above excepted uses which is likely to be injurious or noxious by reason of odor, fumes, dust, smoke, vibration, noise or other causes.
- H. **Compatibility.** Architectural treatment of buildings, to include materials, color, and style, must be compatible with buildings located within the same project.
1. For the purposes of this section, a project is defined as a development that is planned, developed, or managed as a unit.
  2. Compatibility may be achieved through the use of similar building massing, scale, materials, colors, and other architectural features.
- I. **Building Orientation.** The front façade and principal public entrance of all buildings must be oriented toward an adjacent public street.
- J. **Screening of Mechanical Equipment.** In addition to the requirements of Section 7.04.05, mechanical equipment, whether ground level or rooftop, must be designed to be perceived as an integral part of the principal building.
1. For the purposes of this section, mechanical equipment includes, but is not limited to, satellite dishes, exhaust fans, HVAC equipment, and roof access ladders.
  2. In cases where parapets are used to screen rooftop equipment, the maximum height of the parapet must be equal to the top of the highest mechanical unit but is not permitted to exceed the maximum height allowed in the Zoning District by more than 3 feet.

## 2.03 Transition Zoning Districts

### Contents:

2.03.01 Transitional Residential – TR-10, TR-3, TR-1

2.03.02 Transition Small Lot Neighborhood – TSN

2.03.03 Transition Compact Neighborhood – TCN

2.03.04 Transition Community Center – TCC

2.03.05 Legacy Transition Zoning Districts

### 2.03.01 Transitional Residential – TR-10, TR-3, TR-1

**Purpose.** The purpose of the Transitional Residential (TR-10, TR-3, TR-1) Zoning Districts is to:

- Implement the Transition Large Lot Place Type of the General Plan;

- Provide for low density development with the TR-10, TR-3, and TR-1 Zoning Districts that creates a visual and spatial transition between the suburban and rural areas of the [County](#);
  - Provide for development in the Transition Policy Area in ways that encourage efficient development patterns and provides a variety of house and lot sizes and configurations;
  - Encourage new development designs that incorporate both suburban and rural features in the TR-3 and TR-1 Zoning Districts;
  - Achieve a balance between the built and natural environment, where development follows land contours and integrates and protects natural, environmental, and heritage resources;
  - Ensure contiguous open space areas sufficient in size and soil quality to accommodate and protect agricultural uses; and
  - Protect drinking water resources in the TR-10 Zoning District by facilitating the following:
    - The protection of a 300-foot buffer proposed along Bull Run; and
    - The protection of a 300-foot buffer along Goose Creek, the Goose Creek Reservoir, and the Beaverdam Reservoir; and
  - Implement requirements that open space be provided in conjunction with the standards of this Zoning Ordinance;
    - The TR-3UBF/LF (Transitional Residential-3 Upper Broad Run and Upper Foley/Lower Foley) and TR-1 Subdistricts establish a minimum of 50% open space to be more compatible with adjacent suburban development; and
    - The TR-10 and TR-3LBR (Transitional Residential-3 Lower Bull Run) Subdistricts establish a minimum of 70% open space to be more compatible with rural development patterns in adjacent jurisdictions and to protect the environment and areas surrounding Bull Run.
- A. **Applicability and Location.** The TR-10, TR-3, and TR-1 Zoning Districts must be located within the boundaries of the Transition Large Lot Neighborhood Place Type as shown on the Transition Policy Area Place Types Map in the General Plan.
- B. **Use Regulations.** Refer to Table [3.02.03](#) for uses allowed in the TR-10, TR-3, and TR-1 Zoning Districts.
- C. **Dimensional Standards.** Refer to Table [2.03.01-1](#) for required dimensional standards.— [\(Figure 2.03.01-1\)](#).

**Table 2.03.01-1. TR Zoning District Dimensional Standards**

	Standard	TR-10	TR-3	TR-1
<b>Density Requirements</b>				
1	Residential Density (max.)	1 dwelling unit per 10 acres 1.2 dwelling units per 10 acres with ADUs <sup>1</sup>	1 dwelling unit per 3 acres 1.2 dwelling units per 3 acres with ADUs <sup>1</sup>	1 dwelling unit per 40,000 sf. 1.2 dwelling units per 40,000 sf. with ADUs <sup>1</sup>
2	Nonresidential FAR (max.)	0.1	0.1	0.1
<b>Lot Requirements</b>				
3	Lot Size (min.)	No min.	No min.	No min.
4	Lots in a Group <sup>2</sup>	Min: 5 Max: No max.	Min: 5 Max: 25	Min: 5 Max: 25
<b>Setback Requirements<sup>3, 4, 5</sup></b>				
5	Setback Adjacent to Roads (min.)	Pursuant to Section <a href="#">7.04.02</a>	Pursuant to Section <a href="#">7.04.02</a>	Pursuant to Section <a href="#">7.04.02</a>
6	Front Yard (min.)	20 ft	12 ft	10 ft
7	Side Yard (min.)	7 ft	7 ft	5 ft
8	Rear Yard (min.)	25 ft	25 ft	25 ft
<b>Building Requirements</b>				



**Table 2.03.01-2. Permitted Mix of Uses**

Land Use Category	Permitted Mix of Uses Percentage <sup>1, 2</sup>
Residential	<del>85</del> 80% min. 95 96% max.
Nonresidential	0% min. <del>10</del> 15% max.
Public/Civic/Institutional <sup>3</sup>	54% or more

**TABLE KEY:**  
min. = minimum  
max. = maximum

**TABLE NOTES:**  
<sup>1</sup>Percent of net land area after subtracting open space provided pursuant to Section 7.02.  
<sup>2</sup>Total percentage of land use categories must equal 100%.  
<sup>3</sup>May be provided as Community Open Space. Land area provided as Community Open Space is based on the net land area after subtracting open space and must be in addition to the land provided to meet the Open Space requirement in Section 7.02.

E. **Lot Standards.** In addition to the requirements of Table 2.03.01-1 and Section 7.01.03, all lots must meet the following requirements:

1. **Lot Yield.** The total number of lots on a site must not exceed the number permitted to accommodate the maximum residential density established by Table 2.03.01-1, regardless of whether the lot is used for a residential or nonresidential use; and
2. **Number of Lots in a Group.** Lots must be provided in groups as follows:
  - a. Lots less than 5 acres in size must be in a contiguous group with adjacent and fronting lots oriented toward each other, as on a road, park, green, or paved square; and
  - b. Pursuant to Table 2.03.01-1, except that a contiguous group may consist of fewer than 5 lots if:
    1. There will be fewer than 5 lots on the entire site that is less than 5 acres in size; or
    2. A group of fewer than 5 lots will result in greater amounts of contiguous open space or result in less degradation of natural, environmental, and heritage resources than residential group(s) of 5 lots or more.
3. **Number of Groups.** A single group must contain all the lots on a site that are less than 5 acres, where the total number of such lots is 25 or fewer, except that multiple groups may be allowed where:
  - a. Multiple groups will result in greater amounts of contiguous open space or result in less degradation of natural, environmental, or heritage resources; and
  - b. None of the groups contain fewer than 5 lots, unless allowed as provided in Section 2.03.01.E.

F. **Siting of the Open Space and Building Lots.** In addition to the requirements of Section 7.02, open space and building lots must be sited as follows. When the requirements of Section 7.02 conflict or differ, 2.03.01.F. applies.

1. In accordance with Section 7.01.07.B. Perimeter Setback.
2. Building lots must be located on the portion of the site that is outside the open space.
3. **Exception.** When subdivision or development of a parcel creates 4 or fewer lots and the size of the parcel and permitted dwelling unit density only allows the creation of 4 or fewer lots, the open space required by Table 2.03.01-1 may be provided on lots in the subdivision provided the open space is protected by an easement acceptable to the Board of Supervisors.

G. **Recognizing Protection by Right to Farm Act.** In the TR-10, TR-3, and TR-1 Zoning Districts, record plats and deeds authorized pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Code of Virginia ~~§§ 3.2-300~~, et seq.).

H. **Exemptions.** The development of a lot existing on January 7, 2003, is exempted from the standards and requirements of Table 2.03.01-1 and Sections 2.03.01.C. through 2.03.01.F. The development of such lot will be subject to the development standards of Table 2.03.01-3.

Table 2.03.01-3. TR-10, TR-3, TR-1 Requirements for Existing Lots <sup>1</sup>	
Standard	Requirement
Yards (min.) <sup>2, 3</sup>	25 ft from any property line or 35 ft from any other road right-of-way, private road, and any prescriptive easement
FAR (max.)	0.05
Building Height (max.) <sup>4</sup>	40 ft
<b>TABLE KEY:</b> ft. = feet min. = minimum max. = maximum <b>TABLE NOTES:</b> <sup>1</sup> Existing lots are defined as lots in existence prior to January 7, 2003. <sup>2</sup> Except where a greater setback is required by Section 7.04.02. <sup>3</sup> Required yards for existing lots may be modified in accordance with the provisions of Section 10.03. <sup>4</sup> <del>No restriction for buildings used exclusively for agriculture, horticulture, and animal husbandry.</del> Except when building height is exempt pursuant to Section 7.01.06.B.3.	

## 2.03.02 Transition Small Lot Neighborhood – TSN

**Purpose.** The purpose of the Transition Small Lot Neighborhood (TSN) Zoning District is to:

- Implement the Transition Small Lot Neighborhood Place Type of the General Plan;
- Create a visual and spatial transition between the suburban area and the rural area of the County;
- Provide for moderate density development in the Transition Policy Area in a way that encourages efficient development patterns and is served by public water and sewer;
- Establish residential neighborhoods ~~arranged~~ in a cluster arrangement that includes a focal point such as a civic use, park, or green;
- Create neighborhoods with predominately single-family detached housing arranged in assorted lot configurations, sizes, and shapes with substantial open space;
- Achieve a lot pattern in each community that aligns with the topography and key natural, environmental, and heritage resources to minimize the visibility of the buildings or structures; and
- Establish open space and natural vegetation that includes public and private trails with internal and external connections, passive and active recreation, and significant perimeter and environmental buffers as the dominant visual features of the TSN Zoning District and maintain the rural appearance of surrounding roads.

A. **Applicability, Size, and Location.** The following applies to the TSN Zoning District:

1. **Location.** The TSN Zoning District ~~must~~ should be located within the boundaries of the Transition Small Lot Neighborhood Place Type as shown on the Transition Policy Area Place Types Map in the General Plan or in such other location that is consistent with the General Plan land use policies applicable to the subject property;
2. **Minimum Zoning District Size.** The initial ~~zoning district~~ TSN Zoning District size must be a minimum of 20 acres; and
3. **Incremental Additions.**

- a. The Board of Supervisors may approve a Zoning Map Amendment with incremental additions to increase the size of the Zoning District if the Board finds that such incremental additions are:
  1. A minimum of 2 acres in size;
  2. Abutting or across a road with no more than 2 lanes from an existing TSN Zoning District; and
  3. Connected to the existing TSN Zoning District through road and pedestrian and bicycle networks.
- b. Incremental additions must comply with requirements of Section 2.03.02.

**B. Use Regulations.** Refer to Table 3.02.03 for uses allowed in the TSN Zoning District.

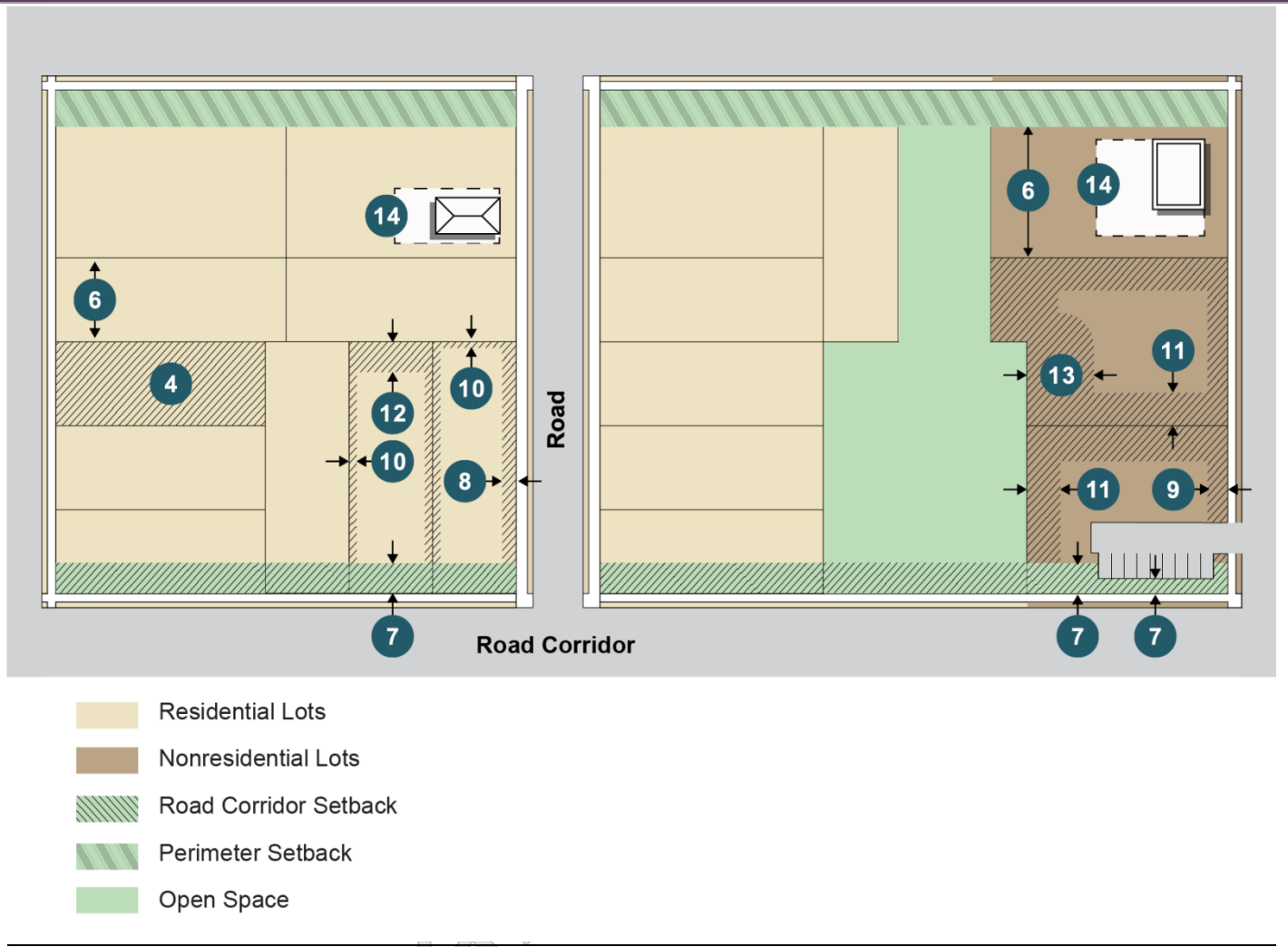
**C. Dimensional Standards.** Refer to Table 2.03.02-1 for required dimensional standards—(Figure 2.03.02-1).

Table 2.03.02-1. TSN Zoning District Dimensional Standards		
	Standard	Requirement
<b>Density Requirements</b>		
1	Residential Density (max.)	4 dwelling units per acre 4.8 dwelling units per acre with ADUs <sup>1</sup>
2	Nonresidential FAR (max.)	0.2
<b>Lot Requirements<sup>2</sup></b>		
3	Residential and Nonresidential Lot Size (min.)	No min.
4	Residential Lot Size (max.)	9,000 sf
5	Nonresidential Lot Size (max.)	No max.
6	Lot Width (min.)	No min.
<b>Setback Requirements<sup>3, 4, 5</sup></b>		
7	Setback Adjacent to Roads (min.)	Pursuant to Section 7.04.02
8	Residential Front Yard (min.)	10 ft
9	Nonresidential Front Yard (min.)	15 ft
10	Residential Side Yard (min.)	5 ft
11	Nonresidential Side Yard (min.)	25 ft
12	Residential Rear Yard (min.)	25 ft
13	Nonresidential Rear Yard (min.)	50 ft
<b>Building Requirements</b>		
14	Lot Coverage (max.) <sup>2</sup>	50%
15	Building Height (max.) <sup>6</sup>	40 ft
<b>TABLE KEY:</b> ft = feet sf = square feet min. = minimum max. = maximum <b>TABLE NOTES:</b> <sup>1</sup> ADUs must be provided pursuant to Section 9.01. <sup>2</sup> <del>Except</del> <sup>2</sup> Lot requirements and lot coverage may be modified in accordance with Section 10.10.04.C. <sup>3</sup> <del>Except</del> <sup>3</sup> when the Perimeter Setback required by Section 7.01.07.B. is greater. <sup>4</sup> <del>Except</del> <sup>4</sup> when the a greater Road Corridor Setback or Buffer is required by Section 7.04.02 is greater. <sup>5</sup> <del>Setback</del> <sup>5</sup> Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C. <sup>6</sup> Building height may be modified by Special Exception.		

**D. Mix of Uses.** The land use mix must be provided within the percentages provided in Table 2.03.02-2.



**Figure 2.03.02-1. Representation of Transition Small Lot Neighborhood Zoning District**



**D. Mix of Uses.** The land use mix must be provided within the percentages provided in Table 2.03.02-2. When an incremental addition pursuant to Section 2.03.02.A.3. is made to an existing TSN Zoning District, the Permitted Mix of Uses Range required in Table 2.03.02-2 must be maintained upon incorporation of the incremental addition. Each incremental addition is not required to individually meet the Permitted Mix of Uses Range. In addition to the requirements of Section 10.10.04, the Concept Development Plan for the incremental addition must:

1. Provide a tabulation of the proposed land uses; and
2. Show how such uses will maintain the Permitted Mix of Uses Range required in Table 2.03.02-2.



**Table 2.03.02-2. Permitted Mix of Uses**

Land Use Category	Permitted Mix of Uses Percentage <sup>1, 2</sup>
Residential	<del>85</del> 80% min. <del>95</del> 96% max.
Nonresidential	0% min. <del>10</del> 15% max.
Public/Civic/Institutional <sup>3</sup>	<del>5</del> 4% or more

**TABLE KEY:**

min. = minimum

max. = maximum

**TABLE NOTES:**

<sup>1</sup>Percent of net land area after subtracting open space provided pursuant to Section 7.02.

<sup>2</sup>Total percentage of land use categories must equal 100%.

<sup>3</sup>May be provided as Community Open Space. Land area provided as Community Open Space is based on the net land area after subtracting open space and must be in addition to the land provided to meet the Open Space requirement in Section 7.02.

- E. **Lot Yield.** The total number of lots on a site must not exceed the number permitted to accommodate the maximum residential density established by Table 2.03.02-1, regardless of whether the lot is used for a residential or nonresidential use.
- F. **Siting of the Open Space and Building Lots.** In addition to the requirements of Section 7.02, open space and building lots must be sited as follows. When the requirements of Section 7.02 conflict or differ, 2.03.02.F. applies.
1. In accordance with Section 7.01.07.B. Perimeter Setback, A Perimeter Setback is not required between the initial TSN Zoning District and an incremental addition.
  2. The required open space must include parks or greens that serve as the focal point for the development.
    - a. The minimum size of the park or green is 5,000 square feet plus 100 square feet for each dwelling unit associated with the park or green.
    - b. The focal point may ~~also~~ include civic uses.
  3. For each incremental addition, Community Open Space must be provided in the form of a green, minipark, or native plant garden. The minimum size for each Community Open Space is 100 square feet for each dwelling unit in the incremental addition.
- G. **Recognizing Protection by Right to Farm Act.** In the TSN Zoning District, record plats and deeds authorized pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Code of Virginia ~~§§ 3.2-300~~, et seq.).

### 2.03.03 Transition Compact Neighborhood – TCN

**Purpose.** The purpose of the Transition Compact Neighborhood (TCN) Zoning District is to:

- Implement the Transition Compact Neighborhood Place Type of the General Plan;
- Create a visual and spatial transition between the suburban area and the rural area of the County;
- Provide for moderate density development in the Transition Policy Area in a way that encourages efficient development patterns and is served by public water and sewer;
- Establish residential neighborhoods arranged in an interconnected, walkable street pattern that includes a focal point such as a civic use, park, green, or small commercial center;
- Create blocks with a variety and interspersions of single-family detached and single-family attached duplex, triplex, quadruplex dwelling units and accessory dwellings on small lots in a variety of shapes and sizes surrounded by significant perimeter buffers;

- Achieve a lot pattern in each community that aligns with the topography and key natural, environmental, and heritage resources to minimize the visibility of the buildings or structures; and
- Establish open space and natural vegetation that includes public and private trails with internal and external connections, passive and active recreation, and extensive wooded perimeter buffers maintaining the rural appearance of surrounding roads.

**A. Applicability, Size, and Location.** The following applies to the TCN Zoning District:

1. **Location.** The TCN Zoning District ~~must~~should be located within the boundaries of the Transition Compact Neighborhood Place Type as shown on the Transition Policy Area Place Types Map in the General Plan or in such other location that is consistent with the General Plan land use policies applicable to the subject property;
2. **Minimum Zoning District Size.** The initial TCN Zoning District size must be a minimum of 15 acres; and
3. **Incremental Additions.**
  - a. The Board of Supervisors may approve a Zoning Map Amendment with incremental additions to increase the size of the Zoning District if the Board finds that such incremental additions are:
    1. Abutting or across a road with no more than 2 lanes ~~to~~ from an existing TCN Zoning District; and
    2. Connected to the existing TCN Zoning District through road and pedestrian and bicycle networks.
  - b. Incremental additions must comply with requirements of Section 2.03.03.

**B. Use Regulations.** Refer to Table 3.02.03 for uses allowed in the TCN Zoning District.

**C. Dimensional Standards.** Refer to Table 2.03.03-1 for required dimensional standards.— (Figure 2.03.03-1).

**Table 2.03.03-1. TCN Zoning District Dimensional Standards**

	Standard	Requirement
<b>Density Requirements</b>		
1	Residential Density (max.)	5 dwelling units per acre 6 dwelling units per acre with ADUs <sup>1</sup>
2	Residential Density (min.)	3 dwelling units per acre 3.6 dwelling units per acre with ADUs <sup>1</sup>
3	Nonresidential FAR (max.)	0.2
<b>Lot Requirements<sup>2</sup></b>		
4	Residential and Nonresidential Lot Size (min.)	No min.
5	Residential Lot Size (max.)	SFD: 7,000 sf SFA Duplex, Triplex, or Quadruplex: No max
6	Nonresidential Lot Size (max.)	No max.
7	Residential Lot Width (max.)	50 ft
8	Nonresidential Lot Width (max.)	110 ft
<b>Setback Requirements<sup>3, 4, 5</sup></b>		
9	Setback Adjacent to Roads (min.)	Pursuant to Section 7.04.02
10	Residential Front Yard ( <del>max</del> <u>min.</u> )	15 ft
11	Nonresidential Front Yard (max.)	15 ft
12	Residential Side Yard ( <del>max</del> <u>min.</u> )	5 ft Common Walls: 0 ft
13	Nonresidential Side Yard (min.)	25 ft Common Walls: 0 ft
14	Residential Rear Yard ( <del>max</del> <u>min.</u> )	SFD: 25 ft SFA Duplex, Triplex, or Quadruplex 15 ft

**Table 2.03.03-1. TCN Zoning District Dimensional Standards**

	Standard	Requirement
		Common Walls: 0 ft
15	Nonresidential Rear Yard (min.)	50 ft
<b>Building Requirements</b>		
16	Lot Coverage (max.)	SFD: 50%
		SFA Duplex, Triplex, or Quadruplex: 60%
17	Building Height (max.) <sup>6</sup>	40 ft

**TABLE KEY:**

ft = feet

sf = square feet

min. = minimum

max. = maximum

**TABLE NOTES:**

<sup>1</sup>ADUs must be provided pursuant to Section 9.01.

<sup>2</sup>~~Except~~ Lot requirements may be modified in accordance with Section 10.10.04.C.

<sup>3</sup>~~Except~~ when the Perimeter Setback required by Section 7.01.07.B. is greater.

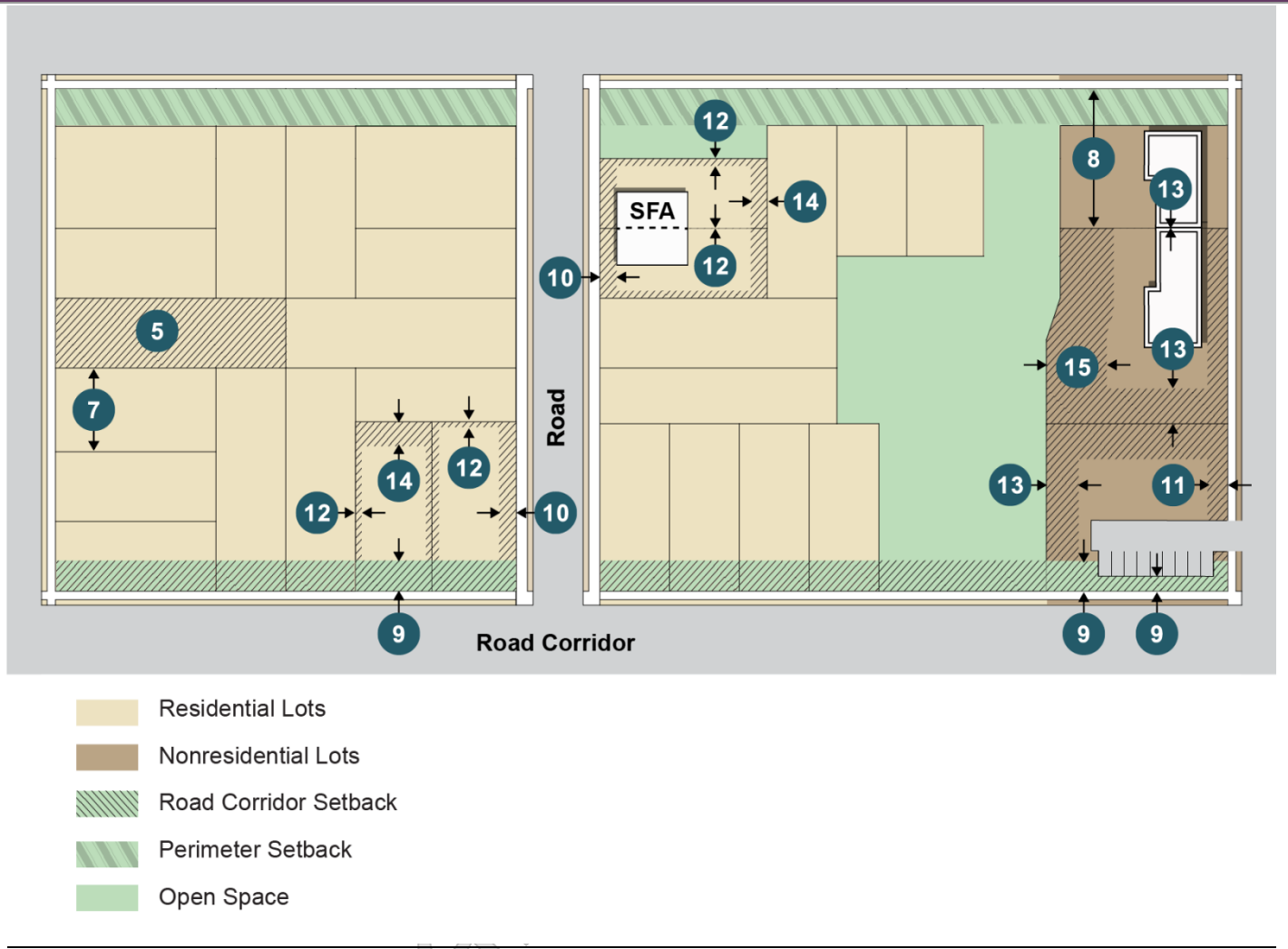
<sup>3</sup>~~Except~~ <sup>4</sup>~~Except~~ when the a greater Road Corridor Setback or Buffer is required by Section 7.04.02 is greater.

<sup>4</sup>~~Setback~~ <sup>5</sup>~~Setback~~ and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.

<sup>6</sup>Building height may be modified by Special Exception.

~~D. Mix of Uses.~~ The land use mix must be provided within the percentages provided in Table 2.03.03-2.

**Figure 2.03.03-1. Representation of Transition Compact Neighborhood Zoning District**



**Table 2.03.03-2. Permitted Mix of Uses**

Land Use Category	Permitted Mix of Uses Percentage <sup>1,2</sup>
Residential	80% min. 90% max.
Nonresidential	0% min. 10% max.
Public/Civic/Institutional <sup>3</sup>	10% or more

**TABLE KEY:**

min. = minimum

max. = maximum

**TABLE NOTES:**

<sup>1</sup>Percent of net land area after subtracting open space provided pursuant to Section 7.02.

<sup>2</sup>Total percentage of land use categories must equal 100%.

<sup>3</sup>May be provided as Community Open Space. Land area provided as Community Open Space is based on the net land area after subtracting open space and must be in addition to the land provided to meet the Open Space requirement in Section 7.02.

**D. Mix of Uses.** The land use mix must be provided within the percentages provided in Table 2.03.03-2. When an incremental addition pursuant to Section 2.03.03.A.3. is made to an existing TCN Zoning District, the Permitted

Mix of Uses Range required in Table 2.03.03-2 must be maintained upon incorporation of the incremental addition. Each incremental addition is not required to individually meet the Permitted Mix of Uses Range. In addition to the requirements of Section 10.10.04, the Concept Development Plan for the incremental addition must:

1. Provide a tabulation of the proposed land uses; and
2. Show how such uses will maintain the Permitted Mix of Uses Range required in Table 2.03.03-2.

Table 2.03.03-2. Permitted Mix of Uses	
Land Use Category	Permitted Mix of Uses Percentage <sup>1, 2</sup>
Residential	75% min. 92% max.
Nonresidential	0% min. 15% max.
Public/Civic/Institutional <sup>3</sup>	8% or more
<b>TABLE KEY:</b> min. = minimum max. = maximum <b>TABLE NOTES:</b> <sup>1</sup> Percent of net land area after subtracting open space provided pursuant to Section 7.02. <sup>2</sup> Total percentage of land use categories must equal 100%. <sup>3</sup> May be provided as Community Open Space. Land area provided as Community Open Space is based on the net land area after subtracting open space and must be in addition to the land provided to meet the Open Space requirement in Section 7.02.	

E. **Dwelling Unit Type Mix.** The mix of residential unit types must not exceed the percentages in Table 2.03.03-3. When an incremental addition pursuant to Section 2.03.03.A.3. is made to an existing TCN Zoning District, the Dwelling Unit Type Mix required in Table 2.03.03-3 must be maintained upon incorporation of the incremental addition. Each incremental addition is not required to individually meet the Dwelling Unit Type Mix. In addition to the requirements of Section 10.10.04, the Concept Development Plan for the incremental addition must:

1. Provide a tabulation of the proposed Dwelling Unit Type Mix; and
2. Show how such dwelling unit type mix will maintain the Dwelling Unit Type Mix required in Table 2.03.03-3.

Table 2.03.03-3. Dwelling Unit Type Mix	
Unit Type	Permitted Percent of Total Dwelling Units (max.) <sup>1</sup>
SFD	70%
SFA Duplex, Triplex, Quadruplex	70%
<b>TABLE KEY:</b> SFD = single-family detached SFA = single-family attached <b>TABLE NOTES:</b> <sup>1</sup> Permitted percent of Total Dwelling Units may be modified in accordance with Section 10.10.04.C.	

F. **Lot Yield.** The total number of lots on a site must not exceed the number permitted to accommodate the maximum residential density established by Table 2.03.03-1., regardless of whether the lot is used for a residential or nonresidential use.

G. **Siting of the Open Space and Building Lots.** Open space and building lots within the TCN Zoning District must be sited as follows. When the requirements of Section 7.02 conflict or differ, 2.03.03.G. applies.

1. In accordance with Section 7.01.07.B. Perimeter Setback. A Perimeter Setback is not required between the initial TCN Zoning District and an incremental addition.

2. The required open space must include at least ~~one~~<sup>1</sup> centrally located park or green that serves as a focal point for the development.
  - a. The minimum size for each park or green is 5,000 square feet plus 100 square feet for each dwelling unit associated with the park or green.
  - b. The focal point may ~~also~~ include civic uses.
3. For each incremental addition, Community Open Space must be provided in the form of a green, minipark, or native plant garden. The minimum size for each Community Open Space is 100 square feet for each dwelling unit in the incremental addition.
- ~~3.4.~~ When nonresidential uses are included in a development, such nonresidential uses must be situated adjacent to the centrally located park or green required pursuant to 2.03.03.G.3. **Exception.** The following uses are not required to meet 2.03.03.G.4.:
  - a. Kennel, Indoor.
  - b. Arts, Entertainment, and Recreation uses;
  - c. Infrastructure uses; and
  - d. Government uses.

H. **Lot Access.** Individual lots in the TCN Zoning District must be accessed pursuant to Section 7.07.01., and notwithstanding Section 7.07.01., when the architectural front of a single-family detached or single-family attached dwelling unit is oriented to open space and not to a road, access to such dwelling unit may be provided by an alley to the rear of the lot. The alley will be required to meet FSM requirements for access.

## 2.03.04 Transition Community Center – TCC

**Purpose.** *The purpose of the Transition Community Center (TCC) Zoning District is to:*

- *Implement the Transition Community Center Place Type of the General Plan;*
- *Create a visual and spatial transition between the suburban area and the rural area of the County;*
- *Provide for small, pedestrian-focused, commercial development that provides ~~Retail, Entertainment~~retail, entertainment, and Public/Civic/Institutional public/civic/institutional functions in the Transition Policy Area in an interconnected, walkable street pattern that is served by public water and sewer;*
- *Ensure the commercial development provides convenient and safe pedestrian and vehicular connections to adjacent neighborhoods, extensive landscaping at the perimeter, and community space;*
- *Provide for a residential component as multifamily dwelling units over commercial uses or live/work dwelling units;*
- *Locate auto-oriented uses away from pedestrian areas or incorporate them into mixed-use buildings; and*
- *Establish transitions to adjacent residential neighborhoods and roads through substantial open space at the perimeter; variations in building orientation, height step down; and creative and extensive use of landscaping and natural features.*

A. **Applicability, Size, and Location.** The following applies to the TCC Zoning District:

1. **Location.** The TCC Zoning District ~~must~~<sup>should</sup> be located within the boundaries of the Transition Community Center Place Type as shown on the Transition Policy Area Place Types Map in the General Plan or in such other location that is consistent with the General Plan land use policies applicable to the subject property;
2. **Minimum Zoning District Size.** The initial TCC Zoning District size must be a minimum of 6 acres; and
3. **Incremental Additions.**
  - a. The Board of Supervisors may approve a Zoning Map Amendment with incremental additions to increase the size of the Zoning District if the Board finds that such incremental additions are:

1. A minimum of 1 acre in size;
2. Abutting or across a road with no more than 2 lanes from an existing TCC Zoning District; and
3. Connected to the existing TCN Zoning District through road and pedestrian and bicycle networks.

b. Incremental additions must comply with requirements of Section 2.03.04.

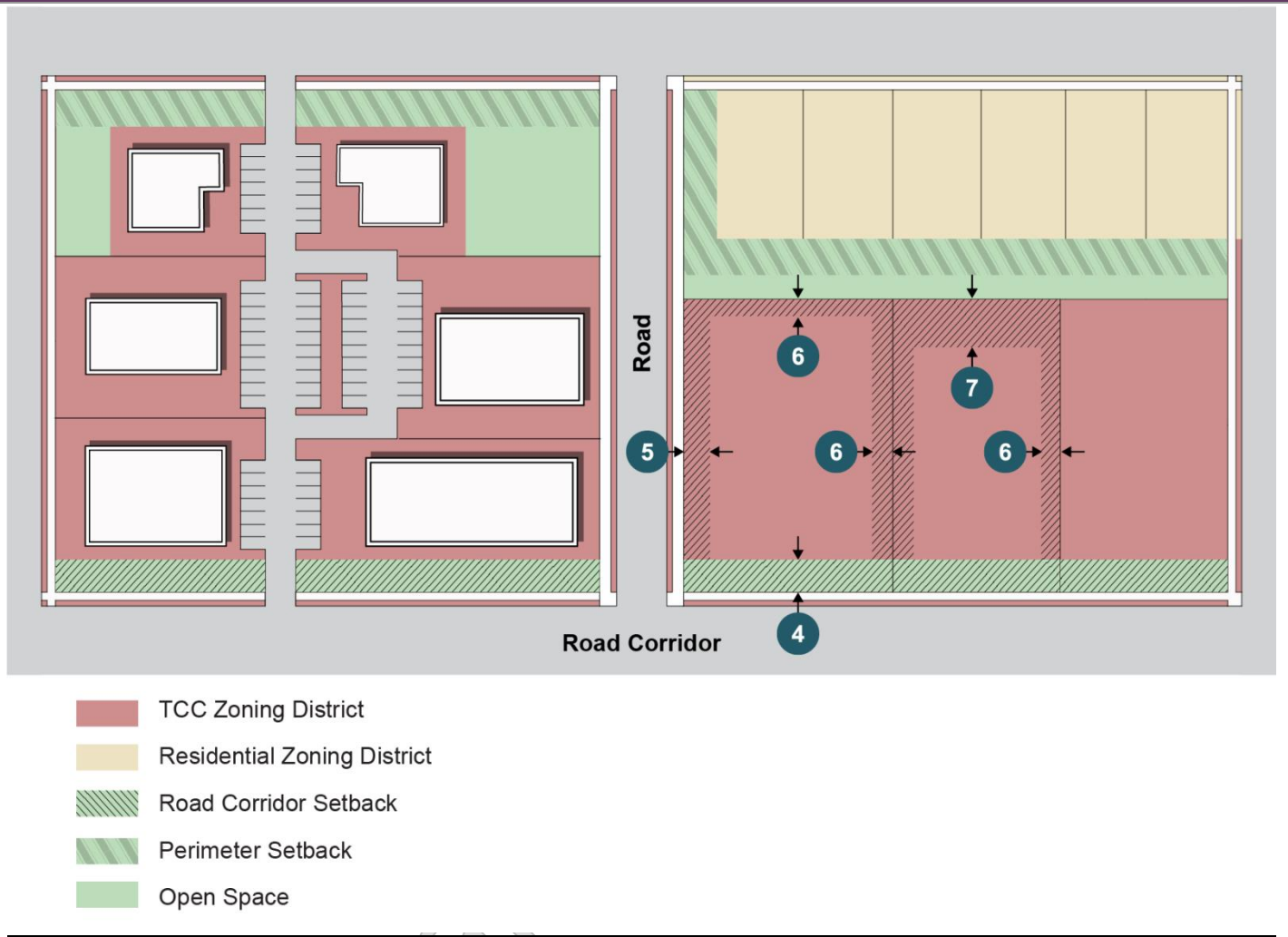
B. **Use Regulations.** Refer to Table 3.02.03 for uses allowed in the TCC Zoning District.

C. **Dimensional Standards.** Refer to Table 2.03.04-1 for required dimensional standards—(Figure 2.03.04-1).

Table 2.03.04-1. TCC Zoning District Dimensional Standards		
	Standard	Requirement
<b>Density Requirements</b>		
1	FAR (max.)	0.3
<b>Lot Requirements</b>		
2	Lot Size (min.)	No min.
3	Lot Width (min.)	No min.
<b>Setback Requirements<sup>1, 2, 3</sup></b>		
4	Setback Adjacent to Roads (min.)	Pursuant to Section 7.04.02
5	Front Yard (max.)	15 ft
6	Side Yard (min.)	10 ft
7	Rear Yard (min.)	25 ft
<b>Building Requirements</b>		
8	Lot Coverage (max.)	No max.
9	Building Height (max.) <sup>4</sup>	40 ft
<b>TABLE KEY:</b> ft = feet sf = square feet min. = minimum max. = maximum <b>TABLE NOTES:</b> <sup>1</sup> Except when the Perimeter Setback required by Section 7.01.07.B. is greater. <sup>2</sup> Except when the a greater Road Corridor Setback or Buffer is required by Section 7.04.02 is greater. <sup>3</sup> Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C. <sup>4</sup> Building height may be modified by Special Exception.		



**Figure 2.03.4-1. Representation of Transition Community Center Zoning District**



D. **Mix of Uses.** The Permitted Mix of Uses must be provided within the percentages provided in Table 2.03.04-2 and 2.03.04-3 and as follows:

1. In addition to the requirements of Section 10.10.04, an approved Concept Development Plan must include a tabulation demonstrating conformance with Table 2.03.04-2;
2. Each Site Plan or Subdivision application subsequent to Zoning Map Amendment or Zoning Concept Plan Amendment approval must include a tabulation of the Permitted Mix of Uses Range by Land Use Category in percent and square feet. The tabulation must include:
  - a. Total gross floor area for the TCC Zoning District and floor area per subarea and land bay approved with the Zoning Map Amendment or Zoning Concept Plan Amendment;
  - b. Total floor area and floor area per subarea and land bay for the area subject to the Site Plan or Subdivision application; and
  - c. Remaining total square footage permitted in the TCC Zoning District and the subject subarea and land bay; and
3. When an incremental addition pursuant to Section 2.03.04.A.3. is made to an existing TCC Zoning District, the Permitted Mix of Uses Range required in Table 2.03.04-3 must be maintained upon incorporation of the

incremental addition. In addition to the requirements of Section 10.10.04, the Concept Development Plan for the incremental addition must:

- Provide a tabulation of the proposed land uses; and
- Show how such uses will maintain the Permitted Mix of Uses Range required in Table 2.03.04-3.

**Table 2.03.04-2. Permitted Mix of Uses**

Land Use Category	Permitted Mix of Uses Percentage <sup>1, 2</sup>
Multifamily <sup>3</sup> or Live/Work <sup>4</sup> Dwelling Unit	0% min. <del>25</del> 30% max.
Nonresidential	<del>70</del> 65% min. <del>95</del> 96% max.
Public/Civic/Institutional <sup>5</sup>	<del>5</del> 4% min.

**TABLE KEY:**

min. = minimum

max. = maximum

**TABLE NOTES:**

<sup>1</sup>Percent of approved floor area.

<sup>2</sup>Total percentage of land use categories must equal 100%.

<sup>3</sup>Must be provided pursuant to Section 4.02.08.D.

<sup>4</sup>Must be provided pursuant to Section 4.02.03.

<sup>5</sup>May be provided as floor area or as land area. If provided as land area, the ~~Public/Civic/Institutional~~ public/civic/institutional use must be provided as ~~Community Open Space~~ community open space and 5% of the gross land area in addition to the land provided to meet the Open Space requirement in Section 7.02.

**E. District Vehicular Access.**

- Access to the TCC District must be provided pursuant to Section 7.07.01.D.
- Vehicular access to adjacent residential projects must be provided but is not permitted as the primary vehicular access.

**F. Transition Standards.** Within the TCC Zoning District, the transition standards must be provided pursuant to Section 7.01.07.B. If the Perimeter Setback is not provided as active recreation space as permitted by 2.03.04.G.3., then the following apply:

- Existing non-invasive vegetation and natural features must be maintained; and
- Extensive landscape plantings must be provided; or
- A combination such existing vegetation and natural features and extensive landscape planting must be provided to create a transition between the TCC Zoning District and the adjacent development.

**G. Siting of the Open Space and Building Lots.** Open space and building lots within the TCC Zoning District must be sited as follows. When the requirements of Section 7.02 conflict or differ, 2.03.04.G. applies.

- In accordance with Section 7.01.07.B., Perimeter Setback. A Perimeter Setback is not required between the initial TCC Zoning District and an incremental addition.
- Building lots must be located on the portion of the site outside the open space.
- A majority of the required open space is permitted to be in the Perimeter Setback and may be provided as park or active recreation space when the TCC Zoning District is adjacent to the TR, TSN, TCN, SN, SCN, R, or PD-H Zoning Districts.

## 2.03.05 Legacy Transition Zoning Districts

### 2.03.05.01 Transitional Residential-2 - TR-2 (Legacy District)

**Purpose.** The purpose and intent of the Transitional Residential-2 (TR-2) Zoning District is to:

- Create and facilitate a visual/spatial transition between the suburban area and the rural area of the County;
  - Provide for development in the Transition (TR) zoned areas of the County, in ways that encourage efficient development patterns;
  - Achieve a blend of rural and suburban development;
  - Encourage new development designs that incorporate both suburban and rural features;
  - Achieve a balance between the built and natural environment;
  - Protect and integrate open space and natural resources; and
  - Implement requirements that open space be provided in conjunction with the standards of the Zoning Ordinance.
- A. **Applicability.** The TR-2 Zoning District permits the continued existence of established TR-2 Zoning Districts. Expansion of the TR-2 Zoning District is not permitted after adoption of this Zoning Ordinance, December 13, 2023.
- B. **Use Regulations.** Refer to Table 3.02.04 for uses allowed in the TR-2 Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.03.05.01-1 for required dimensional standards.

Table 2.03.05.01-1. Dimensional Standards		
	Standard	Requirement
<b>Density Requirements</b>		
1	Residential Density (max.)	1 du per 20,000 sf
<b>Lot Requirements</b>		
2	Lot Size (min.)	No min.
3	Lot Grouping	Min: 5 Max: 25
<b>Setback Requirements<sup>1</sup></b>		
4	Setback Adjacent to Roads (min.)	Pursuant to Section 7.04.02
5	Front Yard (min.) <sup>2</sup>	10 ft
6	Side Yard (min.) <sup>2</sup>	5 ft
7	Rear Yard (min.) <sup>2</sup>	25 ft
<b>Building Requirements</b>		
8	Building Height (max.)	40 ft
<b>TABLE KEY:</b> ft = feet, sf = square feet, min. = minimum, max. = maximum <b>TABLE NOTES:</b> <sup>1</sup> Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C. <sup>2</sup> Except where when a greater setback Road Corridor Setback or Buffer is required by Section 7.04.02.		

- D. **Lot Standards.** In addition to the requirements of Table 2.03.05.01-1 and Section 7.01.03, all lots must meet the following requirements:
1. **Lot Yield.** The total number of lots on a site must not exceed the number permitted to accommodate the maximum residential density established by Table 2.03.05.01-1, regardless of whether the lot is used for a residential or nonresidential use;
  2. **Number of Lots in a Group.** Lot/Lots must be provided in groups as follows:
    - a. Lots less than 5 acres in size must be in a contiguous group with adjacent and fronting lots oriented toward each other, as on a road, park, green, or paved square; and

- b. Pursuant to Table 2.03.05.01-1, except that a contiguous group may consist of fewer than 5 lots if:
  1. There will be fewer than 5 lots on the entire site less than 5 acres in size; or
  2. A group of fewer than 5 lots will result in greater amounts of contiguous open space or result in less degradation of natural, environmental, and heritage resources than residential group(s) of 5 lots or more; and
3. **Number of Groups.** A single group must contain all the lots on a site that are less than 5 acres, where the total number of such lots is 25 or fewer, except that multiple groups may be allowed where:
  - a. Multiple groups will result in greater amounts of contiguous open space or result in less degradation of natural, environmental, or heritage resources; and
  - b. None of the groups contain fewer than 5 lots, unless allowed as provided in Section 2.03.05.01.D.
- E. **Siting of the Open Space and Building Lots.** In addition to the requirements of Section 7.02, open space and building lots must be sited as follows. When the requirements of Section 7.02 conflict or differ, 2.03.05.01.E. applies.
  1. In accordance with Section 7.01.07.B.
  2. Building lots must be located on the portion of the site that is outside the open space.
  3. **Exception.** When subdivision or development of a parcel creates 4 or fewer lots and the size of the parcel and permitted dwelling unit density only allows the creation of 4 or fewer lots, the open space required by Table 2.03.05.01-1 may be provided on lots in the subdivision provided the open space is protected by an easement acceptable to the Board of Supervisors.
- F. **Recognizing Protection by Right to Farm Act.** In the TR-2 Zoning District, record plats and deeds authorized pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Code of Virginia §§ 3.2-300, et seq.).
- G. **Exemptions.** The development of a lot existing prior to January 7, 2003, is exempted from the standards and requirements of Table 2.03.05.01-1 and Sections 2.03.05.01.C. through 2.03.05.01.E. The development of such lot is subject to the development standards of Table 2.03.05.01-2.

**Table 2.03.05.01-2. TR-2 Building Requirements for Existing Lots<sup>1</sup>**

	Standard	Requirement
1	Required Yards (min.) <sup>2, 3</sup>	Building: 25 ft from any property line or Building: 35 ft from any other road right-of-way, private road access easement, or prescriptive easement.
2	Floor Area Ratio (max.)	0.05
3	Building Height (max.) <sup>4</sup>	40 ft

**TABLE KEY:**

ft = feet, min. = minimum, and max. = maximum

**TABLE NOTES:**

<sup>1</sup>Existing lots are defined as lots in existence prior to January 7, 2003.

<sup>2</sup>Except where a greater setback is required by Section 7.04.02.

<sup>3</sup>Required yards for existing lots may be modified in accordance with the provisions of Section 10.03.

<sup>4</sup>No restriction for buildings used exclusively for agriculture, horticulture and animal husbandry.

## 2.04 Rural Zoning Districts

### Contents:

#### 2.04.01 Agricultural Rural-1 – AR-1

#### 2.04.02 Agricultural Rural-2 – AR-2

## 2.04.03 Rural Zoning Districts (Legacy)

### 2.04.01 Agricultural Rural-1 – AR-1

**Note:** Prime Agricultural Soil and Cluster Subdivision regulations are being amended separately from the Zoning Ordinance Rewrite in a stand-alone Zoning Ordinance Amendment, ZOAM-2020-0002. Contact Project Manager Jacob Hambrick at [clustersubregs@loudoun.gov](mailto:clustersubregs@loudoun.gov) for information or to comment on that ZOAM.

**Purpose.** The purpose and intent of the Agricultural Rural-1 (AR-1) Zoning District is to:

- Implement the Rural North Place Type of the General Plan;
  - Support the use of land that protects, preserves, and enhances natural areas and open space, retains farmland, and the vitality of the rural economy, and fosters a high quality of life for residents;
  - Ensure complimentary rural economy uses, including traditional and new agricultural uses, agriculture support and basic services directly associated with on-going agricultural activities, and other uses can be developed in ways that are consistent with the rural character of and are compatible with existing residential development in the AR-1 Zoning District through mitigation or other standards;
  - Recognize the County's tourism industry is interconnected with the rural economy and rural economy uses in the AR-1 Zoning District by allowing for tourism uses related to agricultural uses, public, civic, and institutional uses; rural activity, and special event uses;
  - Limit residential development to densities that will protect the land resources for agricultural operations, common open space uses, and rural economy uses;
  - Promote consistency between residential development and rural economy uses through lower density residential development or the clustering of residential development; and
  - Ensure development incorporates natural, environmental, and heritage resources while preserving important viewsheds that contribute to the rural landscape.
- A. **Applicability and Location.** The AR-1 Zoning District must be located within the boundaries of the Rural North Place Type as shown on the Rural Policy Area Place Types Map in the General Plan. The AR-1 Zoning District is considered an agricultural district.
- B. **Use Regulations.** Refer to Table 3.02.03 for uses allowed in the AR-1 Zoning District.
- C. **Development Options.** Land within the AR-1 Zoning District must be subdivided under 1 of the 3 development options identified in Table 2.04.01-1 provided the subdivisions are in accordance with this section and the procedures in the Land Subdivision and Development Ordinance (LSDO) for such division. Nothing in this section precludes a property owner from filing for a Family Subdivision in accordance with the requirements of the LSDO.
- D. **Dimensional Standards.** Refer to Table 2.04.01-1 for required dimensional standards.

**Table 2.04.01-1. AR-1 Zoning District Dimensional Standards**

	Standard	Base Density Division Option	Principal/Subordinate Subdivision Option	Cluster Subdivision Option	
Density Requirements					
1	Lot Yield (max.)	1 lot per 20 acres	1 lot per 10 acres	1 lot per 5 acres	
Lot Requirements					
2	Originating Tract (min.)	N/A	20 acres prior to development	20 acres prior to development	
3	Lot Size	20 acres	80,000 SF exclusive of	Residential	Rural Economy Lot

**Table 2.04.01-1. AR-1 Zoning District Dimensional Standards**

	Standard	Base Density Division Option	Principal/Subordinate Subdivision Option	Cluster Subdivision Option	
	(min.)		major floodplain; Min. one 15-acre Rural Economy Lot per Principal/ Subordinate Subdivision	<b>Cluster Lot</b>	
				On-site Water and Wastewater: 40,000 sf, exclusive of major floodplain Off-site Wastewater and On-site Water: 20,000 sf, exclusive of major floodplain Off-site Water and Off-Site Wastewater: No minimum lot size	Min. one 15-acre Rural Economy Lot per Cluster Subdivision
4	Lot Size (max.)	N/A	N/A	4 acres	N/A
5	Lot Width (min.)	175 ft	175 ft	N/A	175 ft
6	Depth/ <sup>to</sup> Width Ratio (max.)	N/A	3:1	N/A	3:1
<b>Setback Requirements<sup>1, 2</sup></b>					
7	Front Yard (min.) <sup>1</sup>	25 ft from property line; 35 ft from road ROW; private road ; and/or prescriptive easement	25 ft. from property line; 35 ft. from road ROW; private road ; and/or prescriptive easement	35 ft <sup>3</sup>	35 ft <sup>3</sup>
8	Side Yard (min.) <sup>1</sup>	25 ft	25 ft	15 ft <sup>3</sup>	15 ft <sup>3</sup>
9	Rear Yard (min.) <sup>1</sup>	25 ft	25 ft	35 ft <sup>3</sup>	35 ft <sup>3</sup>
<b>Building Requirements</b>					
10	Lot Coverage (max.)	25%, but only 10% may be used for residential or non-residential structures excluding agricultural structures not open to the public	15%	Lots less than 40,000 sf: 8% Lots 40,000 sf. to 4 acres: 15%	8%
11	Building Height (max.) <sup>3d</sup>	35 ft	35 ft	35 ft	

**TABLE KEY:**

ft = feet

sf = square feet

min. = minimum; max. = maximum

**TABLE NOTES:**

<sup>1</sup>Except where when a greater setback, Road Corridor Setback or Buffer is required by Section 7.04.02.

<sup>2</sup>Setback and yard requirements may be modified in accordance with the provisions of Section 10.03.



**Table 2.04.01-1. AR-1 Zoning District Dimensional Standards**

Standard	Base Density Division Option	Principal/Subordinate Subdivision Option	Cluster Subdivision Option
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<sup>3</sup>All dwelling units within the Cluster Subdivision must be set back a minimum of 100 feet from any lot line adjoining parcels not located within the subdivision.

<sup>4</sup>Except when building height is exempt pursuant to Section 7.01.06.B.3.

~~E.~~ **Lot Access.** Individual lots in the 3 AR-1 development options must be accessed pursuant to Section 7.07.01. ~~Notwithstanding Section 7.07.01.C., access~~ In addition to individual lots the 3 AR-1 development options may be provided by a private road in accordance with the LSDO that complies with the following:

- ~~1. The requirements of the Facilities Standards Manual (FSM);~~
- ~~2. A Section 7.07.01.C.1.d., private road is permitted to provide access to meeting the maximum number requirements of lots per easement per intersection with a public road as listed below:~~
  - ~~a. Cluster Subdivision: 25 lots maximum;~~
  - ~~b. Principal/Subordinate Subdivision: 25 lots maximum; or~~
  - ~~c. Section 7.07.01.C. may also be provided to a Base Density Division Option: 7 lots maximum;~~

~~F.E.~~ A development provided the private road serves a maximum of 1 private road per intersection with a public road is permitted; 7 individual lots.

- ~~1. Private roads are not permitted to be contiguous; and~~
- ~~2. The subdivision plat and deed must contain a note detailing the provisions for the maintenance of the private road.~~

~~G.F.~~ **Landscaping/Buffering.** Notwithstanding the requirements of Section 7.04.03., required buffers may be provided on either the Principal and/or Subordinate lot in a Principal/Subordinate Subdivision.

~~H.G.~~ **Recognizing Protection by Right to Farm Act.** Subdivision plats and deeds pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Code of Virginia §§ 3.2-300, et seq.).

~~I.H.~~ **Fire Protection.** Principal/Subordinate Subdivision Option and Cluster Subdivision Option developments must satisfy the fire protection standards set forth in the FSM.

~~J.I.~~ **Base Density Division Option.** A Base Density Division is permitted as follows:

1. In accordance with the standards of the FSM and the LSDO; and
2. **Public Road Frontage.** No Base Density Division Option is permitted to be created fronting on a public road unless the publicly dedicated width of the road along the entire frontage of the newly created lot, measured from the centerline of the road to the property line of the lot, satisfies the criteria of the Virginia Department of Transportation (VDOT).

~~K.J.~~ **Principal/Subordinate Subdivision Option.**

1. The Principal/Subordinate Subdivision Option typically allows the landowner to achieve a greater lot yield than the base density of the Base Density Division Option, while providing for the establishment of rural economy uses as a primary use with single-family detached residential development as a secondary use.
2. **Principal/Subordinate Subdivision Option Procedures.** A Principal/Subordinate Subdivision must follow the following procedures:
  - a. The lot yield of a Principal/Subordinate Subdivision is based on the permitted residential density and must be calculated using the Originating Tract in existence at the time the Principal/Subordinate Subdivision is created;



- b. Once a Principal/Subordinate Subdivision is created, the lot yield assigned to the subdivision is not permitted to be altered;
- c. The initial Principal/Subordinate Subdivision results in the creation of 1 Principal Lot, and 1 or more Subordinate Lots from an Originating Tract. The number of Subordinate Lots created with the initial subdivision is subtracted from the maximum lot yield. The resulting number establishes the remaining number of lots and is assigned to the Principal Lot;
- d. The Principal Lot must be clearly labeled on each Principal/Subordinate Subdivision plat;
- ~~a. A subdivision of 1 or more lots may occur at 1 time or in a series of subdivisions up to the maximum lot yield calculated for the Originating Tract;~~
- e. A subdivision of 1 or more lots may occur at 1 time or in a series of subdivisions up to the maximum lot yield calculated for the Originating Tract;
- ~~e.f.~~ The Principal Lot may be further subdivided until the number of lots assigned to the Principal Lot is reduced to 1 and provided the minimum requirements of the Zoning Ordinance and LSDO are met. Once the Principal Lot is reduced to 1, it may no longer be subdivided;
- ~~f.g.~~ Subordinate Lots are not permitted to be further subdivided. The record plat and initial deed of conveyance after establishment of a Subordinate Lot under the Principal/Subordinate Subdivision Option must contain a statement to this effect;
- ~~g.h.~~ Each Principal/Subordinate Subdivision plat must contain a tabulation of residential density and lot yield calculated for the Originating Tract, the Principal Lot and number of Subordinate Lots created by the initial subdivision from the Originating Tract and each subsequent subdivision, the number of Subordinate Lots created by the current subdivision, the number of Subordinate Lots remaining, and all LSDO requirements; and
- ~~h.i.~~ Each Principal/Subordinate Subdivision must contain at least 1 Rural Economy Lot.

**L.K. Cluster Subdivision Option.** The Cluster Subdivision Option allows for the subdivision of an originating tract with a more compact residential design plus ~~one~~1 or more large lots suitable for rural economy uses and/or ~~common open space~~. Community water supply and wastewater systems may be used for such developments and may be located within the common open space.

**1. Characteristics of Cluster Subdivision Option.**

- a. Depending on the tract size, the cluster subdivision may include 1 or more Rural Cluster Lots and at least 1 Rural Economy Lot and may include Common Open Space.
- b. The lot yield of the cluster subdivision must be calculated from the gross acreage for the tract of land from which the subdivision is created.
- c. All lots within the cluster subdivision must be created at ~~one~~1 time.
- d. The lots created by cluster subdivision are not permitted to be further subdivided.
- e. A Homeowners' Association is required for any subdivision with common elements as described in Section 7.09.
- f. Each subdivision plat for a cluster subdivision must contain a tabulation of lot yield for the cluster subdivision.
- g. The perimeter setback required in Table 2.04.01-1 must be indicated and clearly labeled on each subdivision plat.
- h. Community water supply and wastewater systems may be used for such developments and may be located within the common open space.

**2. Variety of Lot Sizes.** In all new residential subdivisions containing 7 or more lots, a mixture of lot sizes and dimensions must be provided for a variety of housing opportunities and to avoid monotonous streetscapes. Variety is determined as follows:

- a. No more than 25% of all lots are permitted to be similar in total area; and
    - b. For purposes of this subsection, “similar” lot areas is defined as within 1,500 square feet of each other.
  3. **Site Design and Layout Standards for Residential Cluster Lots.** Development of the cluster option must comply with all of the following standards, in addition to the LSDO:
    - a. The site layout of the proposed development must be depicted on the subdivision plat; and
    - b. **Number of Lots in Cluster(s).** Rural Cluster Lots must be grouped in clusters consisting of a minimum of 5 lots and a maximum of 25 lots, except that a cluster may consist of fewer than 5 lots if any one of the following applies:
      1. There will be fewer than 5 lots in the entire subdivision;
      2. In the AR-1 Zoning District, the area of the site is less than 50 acres; and
      3. It is demonstrated that a cluster of fewer than 5 lots will result in less disturbance of land within the Mountainside Development Overlay District (MDOD), Floodplain Overlay District (FOD) lands, and/or land containing steep slopes and/or wetlands.
  4. **Number of Clusters.** Rural Cluster Lots must be provided as follows:
    - a. Multiple groupings of Rural Cluster Lots are required where the total number of lots on a site is greater than 25; and
    - b. A single grouping of Rural Cluster Lots must contain all the lots where the total number of lots on a site is 25 or fewer, except that multiple clusters may be allowed where it is demonstrated that multiple clusters will result in less disturbance of land within the MDOD, FOD lands, and/or land containing steep slopes and/or wetlands.
  5. **Distance Between Clusters.** If more than one grouping of Rural Cluster Lots is to be created from a parcel, a minimum of 500 feet must separate the lot lines of the outer boundaries of each grouping of Rural Cluster lots (exclusive of open space and lots 15 acres or greater).
- ~~M.L.~~ **Common Open Space.** Common Open Space must be provided in accordance with Section 7.02 and meet the following requirements:
1. Land that is neither part of a building lot nor a road right-of-way must be placed in common open space and must be maintained by a Homeowner’s Association as described in Section 7.09;
  2. Common Open Space must be designed to constitute a contiguous and cohesive unit of land, which may be used in accordance with common open space uses in Table 3.02.03;
  3. Common Open Space has no minimum or maximum lot size and no lot width regulations; and
  4. Common Open Space does not count against the lot yield allotted to the subdivision.
- ~~N.M.~~ **Existing Lots of Record.** Lots existing as of December 6, 2006, are permitted the uses for the AR-1 Zoning District identified in Table 3.02.03 and are administered in accordance with the requirements for the Base Density Division option under Section 2.04.01.
- ~~O.N.~~ **Hamlet Lots.** For lots recorded prior to December 6, 2006, and developed under a hamlet subdivision, in accordance with the Zoning Ordinance in effect at the time of subdivision, such lots must follow the Rural Hamlet requirements, including uses, as set forth in Section 7.10.

## 2.04.02 Agricultural Rural-2 – AR-2

~~**Note:** Prime Agricultural Soil and Cluster Subdivision regulations are being amended separately from the Zoning Ordinance Rewrite in a stand-alone Zoning Ordinance Amendment, ZOAM-2020-0002. Contact Project Manager Jacob Hambrick at clustersubregs@loudoun.gov for information or to comment on that ZOAM.~~

**Purpose.** The purpose of the Agricultural Rural-2 (AR-2) Zoning District is to:

- Implement the Rural South Place Type of the General Plan;
- Support the use of land that protects, preserves, and enhances natural areas and for open space, retains farmland and the vitality of rural economy uses, consistent with the pattern of rural and agricultural land uses in the district, including sustaining and nurturing the economically significant equine industry, while fostering high quality of life for residents;
- Ensure complementary rural economy uses, including traditional and new agricultural uses, agriculture support and basic services directly associated with on-going agricultural activities, and other uses can be developed in ways that are consistent with the rural character of and compatible with existing residential development in the AR-2 Zoning District through mitigation or other standards;
- Recognize the County's tourism industry is interconnected with the rural economy and rural economy uses in the AR-2 Zoning District by allowing for tourism uses related to agricultural uses; public, civic, and institutional uses; and rural activity and special event uses for tourists;
- Limit residential development to densities that will protect the land resources for agricultural operations, common open space uses, and rural economy uses, and consistent with the land use patterns in the AR-2 Zoning District, which are marked by low density and large parcels relative to the other portions of the County;
- Promote consistency between residential development and rural economy uses through lower density residential development or the clustering of residential development; and
- Ensure development incorporates natural, environmental, and heritage resources while preserving important viewsheds that contribute to the rural landscape.

**B.A. Applicability and Location.** The AR-2 Zoning District must be located within the boundaries of the Rural South Place Type as shown on the Rural Policy Area Place Types Map in the General Plan. The AR-2 Zoning District is considered an agricultural district.

**C.B. Use Regulations.** Refer to Table 3.02.03 for uses allowed in the AR-2 Zoning District.

**D.C. Development Options.** Land within the AR-2 Zoning District may be subdivided under 1 of the 3 development options identified in Table 2.04.02-1 provided the subdivisions are in accordance with this section and the procedures in the Land Subdivision and Development Ordinance (LSDO) for such division. Nothing in this section precludes a property owner from filing a Family Subdivision in accordance with the requirements of the LSDO.

**E.D. Dimensional Standards.** Refer to Table 2.04.02-1 for required dimensional standards.

**Table 2.04.02-1. AR-2 Zoning District Dimensional Standards**

	Standard	Base Density Division Option	Principal/ Subordinate Subdivision Option	Cluster Subdivision Option	
Density Requirements					
1	Lot Yield (max.)	1 lot per 40 acres	1 lot per 20 acres	1 lot per 15 acres	
Lot Requirements					
2	Originating Tract (min.)	N/A	40 acres prior to development	40 acres prior to development	
3	Lot Size (min.)	40 acres	80,000 SF exclusive of major floodplain; Min. one 15-acre Rural Economy Lot per Principal/ Subordinate Subdivision	Residential Cluster Lot	Rural Economy Lot
				On-site Water and Wastewater: 40,000 sf exclusive of major floodplain Off-site	Min. one 25-acre Rural Economy Lot per Cluster Subdivision

**Table 2.04.02-1. AR-2 Zoning District Dimensional Standards**

	Standard	Base Density Division Option	Principal/ Subordinate Subdivision Option	Cluster Subdivision Option	
				Wastewater and On-site Water: 20,000 sf, exclusive of major floodplain Off-site Water and Off-Site Wastewater: No minimum lot size	
4	Lot Size (max.)	N/A	N/A	4 acres	N/A
5	Lot Width (min.)	175 ft	175 ft	No min.	175 ft
6	Depth/Width to Width Ratio (max.)	N/A	3:1	No max.	3:1
<b>Setback Requirements<sup>1, 2</sup></b>					
7	Front Yard (min.)	25 ft from property line; 35 ft from road ROW; private road; and/or prescriptive easement	25 ft. from property line; 35 ft. from road ROW; private road; and/or prescriptive easement	25 ft from property line; 35 ft from road ROW; private road; and/or prescriptive easement <sup>3</sup>	25 ft from property line; 35 ft from road ROW; private road; and/or prescriptive easement <sup>3</sup>
8	Side Yard (min.)	25 ft	25 ft	15 ft <sup>3</sup>	15 ft <sup>3</sup>
9	Rear Yard (min.)	25 ft	25 ft	35 ft <sup>3</sup>	35 ft <sup>3</sup>
<b>Building Requirements</b>					
10	Lot Coverage (max.)	25%, but only 10% may be used for residential or non-residential structures excluding agricultural structures not open to the public	15%	Lots less than 40,000 sf: 8% Lots 40,000 sf to 4 acres: 15%	8%
11	Building Height (max.) <sup>3a</sup>	35 ft	35 ft	35 ft	

**TABLE KEY:**

ft = feet

sf = square feet

min. = minimum; max. = maximum

**TABLE NOTES:**

<sup>1</sup>Except where a greater setback is required by Section 7.04.02.

<sup>2</sup>Setback and yard requirements may be modified in accordance with the provisions of Section 10.03.

<sup>3</sup>All dwelling units within the Cluster Subdivision must be set back a minimum of 100 feet from any lot line adjoining parcels not located within the subdivision.

<sup>3a</sup>Except when building height is exempt pursuant to Section 7.01.06.B.3.

**F.E. Lot Access.** Individual lots in the 3 AR-2 development options must be accessed pursuant to Section 7.07.01. ~~Notwithstanding~~ In addition to the requirements of Section 7.07.01.C, ~~access to individual lots the 3 AR-2 development options may be provided by a .1.d., private road in accordance with~~ access meeting the LSDO that complies with requirements of Section 7.07.01.C. may also be provided to a Base Density Division Option development provided the following: private road serves a maximum of 7 individual lots.

- 1.
2. ~~The requirements of the Facilities Standards Manual (FSM);~~
3. ~~A private road is permitted to provide access to the maximum number of lots per easement per intersection with a public road as listed below:~~
  - a. ~~Cluster Subdivision: 25 lots maximum;~~
  - b. ~~Principal/Subordinate Subdivision: 25 lots maximum; or~~
  - c. ~~Base Density Division Option: 7 lots maximum;~~
4. ~~A maximum of 1 private road per intersection with a public road is permitted;~~
5. ~~Private roads are not permitted to be contiguous; and~~
6. ~~The subdivision plat and deed must contain a note detailing the provisions for the maintenance of the private road.~~

**G.F. Landscaping/Buffering.** Notwithstanding the requirements of Section 7.04.03, required buffers may be provided on either the Principal and/or Subordinate lot in a Principal/Subordinate Subdivision.

**H.G. Recognizing Protection by Right to Farm Act.** Subdivision plats and deeds pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Code of Virginia §§ 3.2-300, et seq.).

**I.H. Fire Protection.** Principal/Subordinate Subdivision Option and Cluster Subdivision Option developments must satisfy the fire protection standards set forth in the FSM.

**J.I. Base Density Division Option.** A Base Density Division is permitted as follows:

1. In accordance with the standards in the FSM and the LSDO; and
2. **Public Road Frontage.** No Base Density Division Option is permitted to be created fronting on a public road unless the publicly dedicated width of the road along the entire frontage of the newly created lot, measured from the centerline of the road to the property line of the lot, satisfies the criteria of the Virginia Department of Transportation (VDOT).

**K.J. Principal/Subordinate Subdivision Option.**

1. The Principal/Subordinate Subdivision Option typically allows the landowner to achieve a greater lot yield than the base density of the Base Density Division Option, while providing for the establishment of rural economy uses as a primary use with single-family detached residential development as a secondary use.
2. **Principal/Subordinate Subdivision Option Procedures.** A Principal/Subordinate Subdivision must follow the following procedures:
  - a. The lot yield of a Principal/Subordinate Subdivision is based on the permitted residential density and must be calculated using the Originating Tract in existence at the time the Principal/Subordinate Subdivision is created;
  - b. Once a Principal/Subordinate Subdivision is created, the lot yield assigned to the subdivision is not permitted to be altered;
  - c. The initial Principal/Subordinate Subdivision results in the creation of 1 Principal Lot, and 1 or more Subordinate Lots from an Originating Tract. The number of Subordinate Lots created with the initial subdivision is subtracted from the maximum lot yield. The resulting number establishes the remaining number of lots and is assigned to the Principal Lot;

- d. The Principal Lot must be clearly labeled on each Principal/Subordinate Subdivision plat;
- ~~a. A subdivision of 1 or more lots may occur at 1 time or in a series of subdivisions up to the maximum lot yield calculated for the Originating Tract;~~
- e. A subdivision of 1 or more lots may occur at 1 time or in a series of subdivisions up to the maximum lot yield calculated for the Originating Tract;
- ~~e.f.~~ The Principal Lot may be further subdivided until the number of lots assigned to the Principal Lot is reduced to 1 and provided the minimum requirements of the Zoning Ordinance and LSDO are met. Once the Principal Lot is reduced to 1, it may no longer be subdivided;
- ~~f.g.~~ Subordinate Lots are not permitted to be further subdivided. The record plat and initial deed of conveyance after establishment of a Subordinate Lot under the Principal/ Subordinate Subdivision Option must contain a statement to this effect;
- ~~g.h.~~ Each Principal/Subordinate Subdivision plat must contain a tabulation of residential density and lot yield calculated for the Originating Tract, the Principal Lot and number of Subordinate Lots created by the initial subdivision from the Originating Tract and each subsequent subdivision, the number of Subordinate Lots created by the current subdivision, the number of Subordinate Lots remaining, and all LSDO requirements; and
- ~~h.i.~~ Each Principal/Subordinate Subdivision must contain at least 1 Rural Economy Lot.

~~L.K.~~ **Cluster Subdivision Option.** The Cluster Subdivision Option allows for the subdivision of an originating tract with a more compact residential design plus ~~one~~1 or more large lots suitable for rural economy uses and/or common open space. ~~Community water supply and wastewater systems may be used for such developments and may be located within the open space.~~

**1. Characteristics of Cluster Subdivision Option.**

- a. Depending on the tract size the cluster subdivision may include ~~one~~1 or more Rural Cluster Lots and at least ~~one~~1 Rural Economy Lot and may include Common Open Space.
- b. The lot yield of the cluster subdivision must be calculated from the gross acreage for the tract of land from which the subdivision is created.
- c. All lots within the cluster subdivision must be created at ~~one~~1 time.
- d. The lots created by cluster subdivision is not permitted to be further subdivided.
- e. A Homeowners' Association is required for any subdivision with common elements as described in Section 7.09.
- f. Each preliminary and record plat for a cluster subdivision must contain a tabulation of lot yield for the cluster subdivision.
- g. The perimeter setback required in Table 2.04.02-1 must be indicated and clearly labeled on each preliminary and record plat.
- h. Community water supply and wastewater systems may be used for such developments and may be located within the open space.

**2. Variety of Lot Sizes.** In all new residential subdivisions containing 7 or more lots, a mixture of lot sizes and dimensions must be provided for a variety of housing opportunities and avoid monotonous streetscapes. Variety is determined as follows:

- a. No more than 25% of the lots must be similar in total area; and
- b. "Similar" lot areas is defined as within 1,500 square feet of each other for the purposes of this subsection.

**3. Site Design and Layout Standards for Rural Cluster Lot(s).** Development of the cluster option must comply with the following standards in addition to the requirements of the LSDO:



- a. The site layout of the proposed development must be demonstrated on the preliminary subdivision plat; and
- b. **Number of Lots in Cluster(s).** Lots must be grouped in clusters consisting of a minimum of 5 lots and a maximum of 25 lots, except that a cluster may consist of fewer than 5 lots if any ~~one~~1 of the following applies:
  1. In the AR-2 Zoning District, the area of the site is less than 100 acres;
  2. There will be fewer than 5 lots in the entire subdivision; and
  3. It is demonstrated that a cluster of fewer than 5 lots will result in less disturbance of land within the Mountainside Development Overlay District (MDOD), Floodplain Overlay District (FOD) ~~lands,~~ and/or land containing steep slopes and/or wetlands.

4. **Number of Clusters.** Rural Cluster Lots must be provided as follows:

- a. Multiple groupings of Rural Cluster Lots are required where the total number of lots on a site is greater than 25; and
- b. A single grouping of Rural Cluster Lots must contain all the lots where the total number of lots on a site is 25 or fewer, except that multiple clusters may be allowed where it is demonstrated that multiple clusters will result in less disturbance of land within the MDOD, FOD lands, and/or land containing steep slopes and/or wetlands.

5. **Distance Between Clusters.** If more than ~~one~~1 grouping of Rural Cluster Lots is to be created from a parcel, a minimum of 500 feet must separate the lot lines of the outer boundaries of each grouping of Rural Cluster lots (exclusive of open space and lots 15 acres or greater).

~~M.L.~~ **Common Open Space.** Common open space must be provided in accordance with Section 7.02 and meet the following requirements:

1. Land that is neither part of a building lot nor a road right-of-way must be placed in common open space and must be maintained by a Homeowner's Association as described in Section 4.09;
2. Common open space must be designed to constitute a contiguous and cohesive unit of land, which may be used in accordance with common open space uses in Table 3.02.03;
3. Common open space has no minimum or maximum lot size and no lot width regulations; and
4. Common open space does not count against the lot yield allotted to the subdivision.

~~N.M.~~ **Existing Lots of Record.** Lots existing as of December 6, 2006, are permitted the uses for the AR-2 Zoning District identified in Table 3.02.03 and are administered in accordance with requirements for the Base Density Division option of Section 2.04.02.

~~O.N.~~ **Hamlet Lots.** For lots recorded prior to December 6, 2006, and developed under a hamlet subdivision, in accordance with the Zoning Ordinance in effect at the time of subdivision, such lots must follow the Rural Hamlet requirements, including uses, as set forth in Section 7.10.

## 2.04.03 Rural Zoning Districts (Legacy)

### 2.04.03.01 Agriculture-10 - A-10 (Legacy District)

**Purpose.** The purpose of the Agriculture-10 (A-10) Zoning District is to retain existing areas established to:

- Protect rural areas of the county in which agriculture, farm operations, and low density residential development on parcels in excess of 10 acres have become the established land use pattern;
- Provide an environment which encourages residents to continue to live and practice agricultural operations without adverse impacts arising from new, higher density development;



- Permit uses compatible with and supportive of agriculture, including agriculturally related and home-based businesses appropriate to a rural and farm setting; and
  - Permit direct marketing of farm products and services in conjunction with farm operations.
- A. **Applicability and Location.** The A-10 Zoning District permits the continued existence of established A-10 Zoning Districts. Expansion of the A-10 Zoning District is not permitted after the adoption date of this Zoning Ordinance, December 13, 2023.
- B. **Use Regulations.** Refer to Table 3.02.04 for uses allowed in the A-10 Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.04.03.0401-1 for required dimensional standards.

**Table 2.04.03.0401-1. A-10 Zoning District Dimensional Standards**

	Standard	Standard Development Requirements	Cluster Development Requirements
<b>Lot Requirements</b>			
1	Lot Size (min.)	10 acres	3 acres, exclusive of major floodplain
2	Lot Width (min.)	200 ft. for lots fronting on Public Roads 50 ft. for lots fronting on Private Roads	200 ft. for lots fronting on Public Roads 50 ft. for lots fronting on Private Roads
3	Length/Depth to Width Ratio (max.)	5:1	5:1
<b>Setback Requirements<sup>1</sup></b>			
3	Yards from any property line (min.)	25 ft	25 ft
4	Yards from any road right of way, private road and/or prescriptive easement (min.) <sup>2</sup>	50 ft	50 ft
<b>Building Requirements</b>			
5	Lot Coverage (max.) <sup>3</sup>	25%	25%
6	Building Height (max.) <sup>4</sup>	35 ft	35 ft
<b>TABLE KEY:</b> ft = feet, min. = minimum, and max. = maximum <b>TABLE NOTES:</b> <sup>1</sup> Setback and yard requirements may be modified in accordance with the provisions of Section 10.03. <sup>2</sup> Except where when a greater setback Road Corridor Setback or Buffer is required by Section 7.04.02. <sup>3</sup> Only 10% may be used for residential or non-residential structures excluding agricultural and horticultural structures not open to the public. <sup>4</sup> Excluding agricultural and horticultural structures not open to the public.			

- D. **Principal Permitted Use Requirements.** ~~Principal Permitted Use Requirements.~~ Principal permitted uses are allowed as follows:
1. Only 1 principal permitted use of the same type in Table 3.02.04 is permitted on a lot;
  2. Each different principal permitted use must meet the minimum acreage requirement for each use when 1 or more of the uses has a minimum lot size specified in Chapter 4, Use-Specific Standards;
  3. Notwithstanding Section 3.01.F., where 2 or more different principal uses are located on 1 parcel, the parcel size must be the larger of the 2 or more use requirements, and not the sum of all the minimum lot sizes; and
  4. No non-agricultural use that because of its nature, location, or manner of operation, is dangerous or noxious because of noise, odor, fumes, gas, glare, light, vibration, smoke, emission of particulate matter or effluents, or for other similar reasons is permitted.
- E. **Rural Hamlet.** A Rural Hamlet subdivision is permitted in accordance with Section 7.10.

## 2.04.03.02 Agricultural Residential-3 - A-3 (Legacy District)

**Purpose.** The purpose of the Agricultural Residential-3 (A-3) Zoning District is to retain existing areas established to:

- Provide for the continued practice of agriculture, farm operations, agriculturally related and home-based businesses and other uses in a predominantly rural environment;
  - Provide for low density residential developments, preferably in a hamlet subdivision pattern; and
  - Permit direct marketing of farm products and services.
- A. **Applicability and Location.** The A-3 Zoning District permits the continued existence of established A-3 Zoning Districts. Expansion of the A-3 Zoning District is not permitted after the adoption date of this Zoning Ordinance December 13, 2023, unless initiated by the Board of Supervisors.
- B. **Use Regulations.** Refer to Table 3.02.04 for uses allowed in the A-3 Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.04.03.02-1 for required dimensional standards.

**Table 2.04.03.02-1. A-3 Zoning District Dimensional Standards**

	Standard	Requirement
<b>Lot Requirements</b>		
1	Lot Size (min.)	3 acres
2	Lot Width (min.)	200 ft. for lots fronting on Public Roads 50 ft. for lots fronting on Private Roads
3	Length/Depth to Width Ratio (max.)	5:1
<b>Setback Requirements<sup>1</sup></b>		
4	Yards from any property line (min.)	25 ft
5	Yards from any road right of way, private road, and/or prescriptive easement (min.) <sup>2</sup>	35 ft
<b>Building Requirements</b>		
6	Lot Coverage (max.) <sup>3</sup>	25%
7	Building Height (max.) <sup>4</sup>	35 ft
<b>TABLE KEY:</b> ft = feet, sf = square feet, min. = minimum, and max. = maximum <b>TABLE NOTES:</b> <sup>1</sup> Setback and yard requirements may be modified in accordance with the provisions of Section 10.03. <sup>2</sup> Except where when a greater setback Road Corridor Setback or Buffer is required by Section 7.04.02. <sup>3</sup> Only 10% may be used for residential or nonresidential structures excluding agricultural and horticultural structures not open to the public. <sup>4</sup> Excluding agricultural and horticultural structures not open to the public.		

- D. ~~Principal Permitted Use Requirements.~~ **Principal Permitted Use Requirements.** Principal permitted uses are allowed as follows:
1. Only 1 principal permitted use of the same type in Table 3.02.04 is permitted on a lot;
  2. Each different principal permitted use must meet the minimum acreage requirement for each use when 1 or more of the uses has a minimum lot size specified in Chapter 4, Use-Specific Standards;
  3. Notwithstanding Section 3.01.F., where 2 or more different principal uses are located on 1 parcel, the parcel size must be the larger of the 2 or more use requirements, and not the sum of all the minimum lot sizes; and
  4. No non-agricultural use that because of its nature, location, or manner of operation, is dangerous or noxious because of noise, odor, fumes, gas, glare, light, vibration, smoke, emission of particulate matter or effluents, or for other similar reasons is permitted.
- E. **Rural Hamlet.** A Rural Hamlet subdivision is permitted in accordance with Section 7.10.

## 2.04.03.03 Countryside Residential – CR (Legacy District)

**Purpose.** The purpose of the Countryside Residential (CR-1, CR-2, CR-3, and CR-4) Zoning District is to retain existing areas established to:

- Implement the Rural Historic Village Place Type of the General Plan;
  - Protect the small, compact, pedestrian-scale rural communities characterized by low-density residential development situated on smaller lots through the CR-1, CR-2, CR-3, and CR-4 Zoning Districts;
  - Retain the compact development pattern of villages interspersed throughout the surrounding agricultural landscape;
  - Ensure new construction is designed to complement surrounding properties and maintain the existing development pattern within a village; and
  - While typically not served by community or municipal water supply and wastewater/sewer systems, encourage development served by public water and sewer facilities to achieve a traditional village development pattern and preserve open space.
- A. **Applicability.** The CR-1, CR-2, CR-3, and CR-4 Zoning Districts permits the continued existence of established CR-1, CR-2, CR-3, and CR-4 Zoning Districts. Expansion of the CR-1, CR-2, CR-3, and CR-4 Zoning Districts is not permitted after the adoption date of this Zoning Ordinance December 13, 2023, unless initiated by the Board of Supervisors.
- B. **Use Regulations.** See Table 3.02.04 for uses allowed in the CR-1, CR-2, CR-3, and CR-4 Zoning Districts.
- C. **Dimensional Standards.** See Table 2.04.03.03-1 for required dimensional standards.

Table 2.04.03.03-1. CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)													
	Standard	Base Density Option				Cluster Option				Compact Cluster Option			
		CR-1	CR-2	CR-3	CR-4	CR-1	CR-2	CR-3	CR-4	CR-1	CR-2	CR-3	CR-4
Density Requirement													
1	Residential Density (max.) <sup>1, 2</sup>	1 lot per 40,000 sf				1 lot per 40,000 sf	1 lot per 20,000 sf	1 lot per 15,000 sf	1 lot per 15,000 sf	1 lot per 40,000 sf	1 lot per 20,000 sf	1 lot per 15,000 sf	1 lot per 10,000 sf
Utility Requirement													
2	Utility Requirement <sup>3</sup>	On-site well and wastewater				Public water or public sewer				Public water and public sewer			
Lot Requirements													
3	Lot Size (min.)	40,000 sf	No min.	No min.	No min.	20,000 sf.	No min.	No min.	No min.	15,000 sf.	No min.	No min.	No min.
4	Lot Width (min.)	175 ft	50 ft	50 ft	50 ft	75 ft	50 ft	50 ft	50 ft	60 ft	50 ft	50 ft	50 ft
5	Depth <del>to</del> to Width Ratio (max.)	5:1				5:1				5:1			
Setback Requirements <sup>4, 5</sup>													
6	Front Yard (min.)	35 ft	25 ft	25 ft	25 ft	25 ft				15 ft			
7	Side Yard (min.)	12 ft. on one side 9 ft. on other side				9 ft				9 ft			
8	Rear Yard (min.)	50 ft				25 ft				25 ft			
Building Requirements													
9	Lot Coverage (max.)	15%	40%	40%	35%	25%	40%	40%	35%	25%	40%	40%	35%
10	Building Height (max.)	35 ft				35 ft				35 ft			
TABLE KEY: ft = feet, sf = square feet, min. = minimum, and max. = maximum													

**Table 2.04.03.03-1. CR Zoning District Dimensional Standards (CR-1, CR-2, CR-3, CR-4)**

Standard	Base Density Option	Cluster Option	Compact Cluster Option
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**TABLE NOTES:**

<sup>1</sup>Density increases by 20%, or 1.2 dwelling units per the permitted square feet, when ADUs are provided pursuant to Section 9.01.

<sup>2</sup>Calculated on overall parcel, exclusive of roads.

<sup>3</sup>Nothing herein must be construed as requiring the extension of central or municipal utilities to any site or property.

<sup>4</sup>Except where a greater setback is required by Section 7.04.02.

<sup>5</sup>Setback and yard requirements may be modified in accordance with the provisions of Section 10.03.

- D. **Compact Cluster Design Standards.** In Compact Cluster Developments garages must be set back at least 20 feet behind the front line of buildings.
- E. **Fire Protection.** Development in the CR-1, CR-2, CR-3, and CR-4 Zoning Districts must satisfy the fire protection standards set forth in the Facilities Standards Manual.
- F. **Road Network.** In addition to the requirements of Section 7.07.02, the Compact Cluster Development Option must be provided so that roads generally form a pattern that is consistent with the prevailing road network pattern for adjoining development. Adjoining development means:
1. The development pattern in a Village Conservation Overlay District (VCOD) if the Zoning District is located in a VCOD; or
  2. In a CR Zoning District when it is not located in a VCOD.

#### 2.04.03.04 Rural Commercial - RC (Legacy District)

**Purpose.** The purpose and intent of the Rural Commercial (RC) Zoning District is to retain existing areas established to:

- Retain sporadically located, existing RC-zoned properties;
  - Ensure the locations where limited rural commercial and residential uses are permitted develop consistent with the general open and rural character of the Rural North and Rural South Place Types; and
  - Ensure that uses in the RC Zoning District are compatible with existing village and neighborhood scale and character and allow local, neighborhood related commercial uses to be developed.
- A. **Applicability.** The RC Zoning District permits the continued development of the established RC Zoning District. Expansion of the RC Zoning District is not permitted after the adoption date of this Zoning Ordinance December 13, 2023, unless initiated by the Board of Supervisors.
- B. **Use Regulations.** See Table 3.02.04 for uses allowed in the RC Zoning District.
- C. **Dimensional Standards.** See Table 2.04.03.04-1 for required dimensional standards.

**Table 2.04.03.04-1. RC Zoning District Dimensional Standards**

Standard	Requirement
<b>Density Requirements</b>	
1 Residential Density (max.)	4 dwelling units per acre 4.8 dwelling units per acre with ADUs <sup>1</sup>
2 FAR (max.)	0.4
<b>Lot Requirements</b>	
3 Lot Size (min.)	10,000 sf
4 Lot Width (min.)	50 ft
5 Length/Depth to Width Ratio (max.)	5:1
<b>Setback Requirements<sup>2, 3</sup></b>	
6 Front Yard (min.)	No min.

**Table 2.04.03.04-1. RC Zoning District Dimensional Standards**

	Standard	Requirement
7	Side Yard (min.)	No min. Exception: 15 ft for a nonresidential use abutting a lot used for residential purposes, or a lesser distance to continue the setback of an existing building.
8	Rear Yard (min.)	No minimum Exception: 30 ft for a nonresidential use abutting a lot used for residential purposes, or a lesser distance to continue the setback of an existing building.
<b>Building Requirements</b>		
9	Lot Coverage (max.)	70%
10	Building Height (max.)	35 ft
11	Individual Use (max.)	Any 1 permitted use in excess of 10,000 sf in gross floor area <sup>4</sup>

**TABLE KEY:**

ft = feet, sf = square feet, min. = minimum, and max. = maximum

**TABLE NOTES:**

<sup>1</sup>ADUs must be provided pursuant to Section 9.01.

<sup>2</sup>Except where a greater setback is required by Section 7.04.02.

<sup>3</sup>Setback and yard requirements may be modified in accordance with the provisions of Section 10.03.

<sup>4</sup>Except agricultural uses, feed and grain mills, feed and farm supply centers, farm markets, and farm machinery uses are not subject to this limit.

**D. Additional Regulations.** The following additional regulations apply:

1. Off-street parking and loading must be provided in accordance with Section 7.06 and as follows:
  - a. On the side and rear of the lot if feasible;
  - b. If off-street parking is provided in the front, then the parking area is not permitted to be wider than the area needed for one row of parking; and
  - c. Regardless of the number of parking spaces provided, where off-street parking is provided in the front, the parking must be screened, landscaped, and buffered pursuant to Section 7.04.06.B.2. so it is not visible from the roadway; and
2. Dwellings, shops, and workplaces must be generally located proximate to each other;
3. Buildings must be located so the predominant façade or elevation fronts on and is aligned with a road;
4. Roads and blocks must have a general rectilinear pattern if the RC Zoning District is located in a Village Conservation Overlay District (VCOD) and it is the predominate pattern of the VCOD in which the RC Zoning District is located;
5. The development must be a size and scale that accommodates and promotes pedestrian travel rather than motor vehicle use;
6. Separate vehicular site entrances for individual uses along roadways are prohibited; and
7. Commercial strip development is prohibited.

**2.04.03.05 Planned Development-Rural Village - PD-RV (Legacy District)**

**Purpose.** The purpose of the Planned Development-Rural Village (PD-RV) district is to implement existing PD-RV Zoning Districts.

- PD-RV Zoning Districts are established at a scale intended to continue Loudoun's traditional rural land use pattern and to promote its traditional concept of villages.
- Each village will be serviced by its own public water and sewer facility.

- *Villages are permitted only in accordance with the policies and design criteria in the General Plan. The applicant must demonstrate that its planning, design, and development will achieve, but not necessarily be limited to, all of the following specific objectives:*
  - *The preservation of agricultural land, open space, scenic vistas and natural resources found within Loudoun and to minimize the potential for conflict between agricultural and other land uses;*
  - *The creation of a distinct physical settlement surrounded by a protected rural landscape of generally open land for agricultural, forestal, recreational, and environmental protection purposes;*
  - *Dwellings, shops, and workplaces generally located proximate to each other; the scale of which accommodates and promotes pedestrian travel for trips within the village;*
  - *Modestly sized buildings fronting on, and aligned with, streets in a disciplined manner, uninterrupted by parking areas;*
  - *A generally rectilinear pattern of streets, alleys, and blocks reflecting the street network in existing rural villages which provides for a balanced mix of pedestrians and automobiles;*
  - *Squares, greens, landscaped streets, and parks woven into street and block patterns to provide spaces for social activity, parks, and visual enjoyment;*
  - *Provision of civic buildings for assembly or other civic purposes;*
  - *A recognizable, functionally diverse, visually unified village center, focused on a village green or square; and*
  - *A development size and scale which accommodates and promotes pedestrian travel rather than vehicle trips within the village.*
- A. **Applicability.** The PD-RV Zoning District permits the continued existence of established PD-RV Zoning Districts. Expansion of the PD-RV Zoning District is not permitted after ~~the adoption date of this Zoning Ordinance~~ December 13, 2023.
- B. **Use Regulations.** Refer to Table 3.02.04 for uses allowed in the PD-RV Zoning District.
  1. In addition to the uses allowed in Table 3.02.04, vehicle service stations are limited to 1 per block and 1 per street intersection.
  2. In addition to Table 3.02.04, the following restrictions apply to Permitted Uses:
    - a. Village Center - Residential Area:
      1. Professional office is permitted only as an accessory use and is limited to 1,200 square feet of floor area per lot; and
      2. General retail sales is permitted only as accessory to residential use and is limited to 600 square feet of floor area per lot.
    - b. In the Rural Village Center - Commercial and Workplace Areas:
      1. General retail uses are limited to 5,000 square feet of floor area per lot. Pharmacy is not a permitted use; and
      2. Professional office uses are limited to 10,000 square feet of floor area per lot.
  3. In addition to Table 3.02.04, the following uses require Special Exception approval:
    - a. Village Center - Residential Area:
      1. General retail uses up to 3,000 square feet of floor area per lot; and
      2. Professional office uses up to 6,000 square feet of floor area per lot.
    - b. Rural Village Center - Commercial and Workplace Areas:
      1. General retail uses between 5,000 and 10,000 square feet of floor area per lot; and
      2. Professional office between 10,000 and 20,000 square feet of floor area per lot.

C. **Dimensional Standards.** Refer to Table 2.04.03.05-1 for required dimensional standards.

Table 2.04.03.05-1. PD-RV Zoning District Dimensional Standards						
	Standard	Village Conservancy and Satellite Conservancy Subdistrict Requirement	Village Center Residential Area			
			SFD	SFA	Commercial/ Workplace	Green, Park, Square
Density Requirements						
1	Residential Density (max.) <sup>1</sup>	1 dwelling unit per 3 acres	1 dwelling unit per 3 acres	1 dwelling unit per 3 acres	n/a	n/a
Lot Requirements						
2	Lot Size (min.) <sup>2</sup>	10 acres	5,000 sf	1,600 sf	1,600 sf	20,000 sf
3	Lot Size (average)	50 acres	n/a	n/a	n/a	n/a
4	Lot Width (min.)	300 ft	60 ft	16 ft	16 ft	Main village green: 96 ft Other greens, parks, or squares: 64 ft
5	Lot Width (max.)	no max.	no max.	48 ft	Attached buildings: 48 ft Detached buildings: 120 ft	n/a
6	<del>Length/Depth</del> to Width Ratio (max.)	9:1	5:1	Lots up to 32 ft wide: 9:1 Lots 32 ft wide or greater: 5:1	9:1	5:1
Setback Requirements <sup>3</sup>						
7	Front Yard (min.)	16 ft	Lots up to 10,000 sf: 6 ft Lots 10,000 sf or greater: 25 ft <sup>4</sup>	4 ft <sup>5</sup>	16 ft	n/a
8	Front Yard (max.)	n/a	Lots up to 10,000 sf: 30 ft Lots 10,000 sf or greater: 60 ft <sup>4</sup>	16 ft <sup>5</sup>	Child day center: 50 ft All other uses: 16 ft <sup>6</sup>	n/a
9	Side Yard (min.)	16 ft	8 ft	no min.	no min.	n/a
10	Side Yard (max.)	no max.	no max.	no max.	0 ft <sup>7</sup>	
11	Rear Yard (min.)	16 ft	16 ft <sup>8</sup>	no min.		n/a
Building Requirements						
12	Lot Coverage (max.)	Single Family Dwelling Unit: 8% All Other Uses: 25%	40%	70%	70%	n/a
13	Building Height (max.)	3 stories or 40 ft, whichever is less				n/a



**TABLE KEY:**

ft = feet, sf = square feet, min. = minimum, and max. = maximum

SFD = single-family detached, SFA = single-family attached, and MF = multifamily

**TABLE NOTES:**

<sup>1</sup>See also Section 2.04.03.05.I.

<sup>2</sup>Exclusive of major floodplain and steep slopes.

<sup>3</sup>Setback and yard requirements may be modified in accordance with the provisions of Section 10.03.

<sup>4</sup>See Figure 2.04.03.05-6b.

<sup>5</sup>See Figure 2.04.03.05-6a.

<sup>6</sup>A minimum of 60% of buildings located on a single block must share a common setback. The principal entrance of a commercial building must be from the front.

<sup>7</sup>Storefront buildings fronting on the same street and located on the same block must be attached except where pedestrian ways are located between buildings.

<sup>8</sup>Detached garages located at the rear of a lot and attached to a similar garage on a contiguous lot may be located within the side yard and within 6 feet of the rear property line. No minimum rear yard is required for garages which are accessed from the front of a lot.

**D. Design of the Concept Development Plan (CDP).** The CDP, submitted pursuant to Section 10.10.04, must demonstrate conformance with the design requirements noted below and in the General Plan. The CDP must include a plan of the Village Conservancy and Village Center subdistricts, areas, blocks, and streets. It may also include a plan for a Satellite Conservancy subdistrict, if proposed. Typical sections and drawings demonstrating satisfaction of other design requirements are allowed as support documentation. The Rural Village must have at least 2 types of subdistricts; a Village Conservancy and Village Center. A Satellite Conservancy subdistrict is optional. Within the Village Center subdistrict there are 3 designated land use areas (See Figure 2.04.03.05-1.):

1. Village Conservancy and/or Satellite Conservancy subdistricts; and
2. Village Center subdistrict:
  - a. Designated residential area;
  - b. Designated commercial area; and
  - c. Designated workplace subarea.

**E. Transportation Requirements.** In addition to meeting the requirements of Section 7.07.01, the CDP of a Village Center must demonstrate that the following transportation requirements are satisfied:

1. The Village Center must have at least 2 points of access onto paved 2 lane roadways designated in Table 2.04.03.05-2 below as part of the Significant Rural Transportation Route and Corridor Network. This requirement may be modified pursuant to Section 2.04.03.05.M.2 subject to County approval in cases where 1 access point to a paved road is found to be sufficient and a secondary means of access is provided for emergency vehicles;
2. Additional points of access to Significant Rural Transportation Routes maintained through State Primary Funds are discouraged. County approval of all access points to such streets will be judged on the safety merits of the proposed road network design;
3. Other significant transportation routes and corridors, found to be acceptable to the County, may be utilized provided that such roads are paved with a minimum 20 foot section or that the applicant has secured and improved, or has agreements with off-site property owners to secure and improve, the right-of-way necessary to develop a paved 20 foot section, which meets County standards, from the property to the nearest intersecting road listed in Table 2.04.03.05-2;
4. Any secondary road improved to a minimum 20 foot paved section through the County Six Year Secondary Road Improvement Program after the adoption of the Zoning Ordinance, meeting all County standards for horizontal and vertical geometry and design speed must be, upon completion of construction, considered to be included on Table 2.04.03.05-2;

5. Neighborhood streets serving a Village Center should not have direct access to any Significant Rural Transportation Route or corridor road;
6. Significant Rural Transportation Route and Corridor Network roads are not permitted to not serve as through roads or neighborhood streets within a Village Center unless a new bypass road of similar function is provided; and
7. Lots in the Village Conservancy may be served by private roads pursuant to Section 7.07.01.

**Table 2.04.03.05-2. Significant Rural Transportation Route and Corridor Network**

Roads maintained through State Primary Funds	Routes 7, 9, 15, 50, 287, 340
Roads and corridors maintained through State Secondary Funds	Routes and corridors 673/681, 621, 655, 671, 672, 704, 734719/743/623, 626/736, 733/745, 731/728/722, 690/673623/725, 662/665/668, 662/657/661, 626, 662, 663, 860658, 615, 659, 682, 705, 620, 710, 709

F. **Purpose and Intent of Subdistricts and Areas.** The purpose and intent of the Subdistricts and Areas are as follows (See Figure 2.04.03.05-2):

1. **Village Conservancy and Satellite Conservancy Subdistricts.** To surround the Village Center subdistrict with open land affording rural views, to provide significant buffering of neighboring properties, and to provide a land base for agricultural, forestal, and open space uses;
2. **Village Center Subdistrict - Residential Area.** To provide for a compact settlement of single-family homes in a residential neighborhood environment, complemented by compatible civic, business, and residential uses, parks, squares, and greens (See Figure 2.04.03.05-3);
3. **Village Center Subdistrict - Commercial Area.** To provide a variety of retail shops and services to support the needs of village and neighboring residents, complemented by other compatible civic, business, and residential uses, which would be housed in buildings with commercial uses on the ground floor consistent with a small downtown or central marketplace of a community; and
4. **Village Center Subdistrict - Workplace Area.** To provide employment opportunities for rural village and neighboring residents and to provide sites for compatible small, light industrial uses, which support the rural area without undue adverse impact on the village, surrounding lands, and neighboring residents.

G. **Size and Location of Subdistricts.**

1. **Village Conservancy Subdistrict.** The Village Center must be ringed by a buffer of land, described hereafter as the Village Conservancy, which will create a visual and physical distinction between the settlement, the surrounding countryside, and any neighboring hamlets, villages, and towns. The Village Conservancy subdistrict must be:
  - a. A contiguous and generally compact block of land;
  - b. A minimum of 80% of the Rural Village district, exclusive of any Satellite Conservancy subdistrict land area;
  - c. Subdivided into lots with an average size of 50 acres or more;
  - d. No less than 800 feet in depth at all points along the perimeter of the Village Center, except as modified pursuant to 2.04.03.05.M.2.; and
  - e. Placed under permanent open space conservation easement limiting uses to those listed in Section 3.02.04 and prohibiting further subdivision.
2. **Rural Village Satellite Conservancy Subdistrict.** A Rural Village district may include detached parcels constituting a Satellite Conservancy subdistrict. Transfer of development potential from a Satellite Conservancy may increase the total development potential of the balance of the Rural Village District,

provided that such development potential is not increased by more than 20%. Such Satellite Conservancy subdistricts must:

- a. Be located so that at least 1 boundary of the Satellite Conservancy is no further than 1.5 miles from the nearest point of the Conservancy subdistrict unless these provisions are specifically modified pursuant to [2.04.03.05.M.2.](#);
- b. Be at least 50 acres in size;
- c. If subdivided, be larger than 100 acres in size, and be subdivided into lots with an average size of no less than 50 acres; and
- d. Be placed under permanent open space conservation easement limiting uses to those listed in Section [3.02.04](#) and prohibiting further subdivision.

**3. Village Center Subdistrict.** The Village Center including residential, commercial, and workplace areas, must:

- a. Not exceed a maximum of 20% of the district;
- b. Be contiguous and generally compact in shape;
- c. Contain no more than 300 dwelling units, exclusive of conservancy lots units or accessory dwelling units, at a density of no less than 1.5 dwelling units per acre and no more than 5.0 dwelling units per acre of the village center;
- d. Identify the location of all required civic lots and greens;
- e. At a minimum, the location of the Village Center must conform to the following general criteria:
  1. It must be located at least 1 mile from the boundary of an existing town, and at least 1 mile from the boundary of an existing village, as defined in the General Plan, and at least 1 mile from the boundary of another approved Village Center;
  2. It must be located at least 3 miles from the boundary of the Waterford National Historic Landmark; and
  3. The minimum 1 mile and 3 mile Village Center distances may be modified pursuant to [2.04.03.05.M.2.](#) Buffering and landscaping requirements of the Zoning Ordinance may be increased and additional requirements may be conditioned in order to ensure that the identity of the existing town or village and its setting are preserved; and
- f. If located in a Mountainside Overlay District (MOD), the Village must be designed to comply with performance standards and criteria in Section [5.04](#).

**H. Land Use Mix.** Village Conservancy, Satellite Conservancy, and Village Center subdistricts, residential, commercial, workplace areas, and civic lots must conform with the land allocation requirements in Table [2.04.03.05-3](#). (See Figures [2.04.03.05-4](#). and [2.04.03.05-5](#).)

**Table 2.04.03.05-3. Rural Village - Land Allocation Requirements**

	Subdistrict/Area	Percent of Rural Village District Land Area
1	Village Conservancy (VC) <sup>1</sup> (min.)	80%
2	Satellite Conservancy (SC)	None required
3	Village Center (max.)	20%
4	Civic Lots <sup>2</sup> (min.)	0.6%
5	Greens, Parks and Squares (min.)	1.0%
6	House Lots	No min. or max.
7	Commercial and workplace lots	min.: 3,000 sf max.: 5 acres

**TABLE KEY:**

min. = minimum, max. = maximum, and sf = square feet

**TABLE NOTES:**

**Table 2.04.03.05-3. Rural Village - Land Allocation Requirements**

	Subdistrict/Area	Percent of Rural Village District Land Area
<sup>1</sup> Inclusive of any greens, parks, and squares. <sup>2</sup> For purpose of applying the percentages in the above table, land designated for use as a private or public school for more than 9 children is excluded from these calculations as a civic use.		

**I. Development Potential in the Rural Village District.**

**1. Designated Residential Areas.**

- a. The maximum residential development potential of the Rural Village district, must be calculated upon a base density of 1 dwelling unit per 3 acres, as adjusted by application of the following bonuses:
  1. The base number of proposed dwelling units in the village may be increased by 35% in all rural villages;
  2. The base number of proposed dwelling units in the village may be increased by an additional 15% if the proposed village includes a mix of both single-family detached and single-family attached dwelling units;
  3. The base number of proposed dwelling units in the village may be increased by 4 dwelling units for each 100 acres dedicated to serve as Village Conservancy lot(s); and
  4. In any case, the maximum number of dwelling units within the Village district must not exceed 300 dwelling units, exclusive of dwelling units developed on conservancy lots and accessory dwellings;
- b. The total number of dwelling units permitted in a village, as determined above, must not include those dwelling units established on lots which are created in the Village Conservancy and Satellite Conservancy subdistricts; and
- c. The maximum residential development potential of a Satellite Conservancy subdistrict, which may be transferred to the Village Center, is limited by the provisions of [2.04.03.05.G.2](#).

**2. Designated Commercial and Workplace Areas.**

- a. The County will permit non-residential uses in the Village Center subdistrict subject to Section [3.02.04](#), Table [2.04.03.05-3](#), and Table [2.04.03.05-1](#).
- b. Accessory dwellings associated with commercial and workplace uses are permitted, provided that all accessory dwellings on commercial and workplace lots are located above the first floor. Such accessory units are not included in calculating the maximum residential development potential provided for above in [2.04.03.05.I.1.a](#).

- J. **Utility Design and Financing Requirements.** In addition to the requirements of Section [7.08](#), the applicant must demonstrate to the satisfaction of the Board of Supervisors, the technical and financial ability to provide an appropriately sized water treatment and sewage collection system for both immediate and long-term needs. The location of the water and wastewater treatment facilities, or connections to public water and sewer mains, proposal must be shown in the CDP and must be accompanied with a financing plan designed to obtain sufficient revenue from the system users to pay all construction, operating, service and replacement costs incurred by the Loudoun Water. All proposals must meet State and Local Health Department requirements for water and wastewater treatment facilities.

1. Lots within the Village Center must be served by appropriately sized public water and wastewater collection facilities provided and constructed by the applicant and dedicated to Loudoun Water, the public body which will be ultimately responsible for utility operation, control, and maintenance.

2. Lots in the Village Conservancy and Satellite Conservancy subdistricts, which are not adjacent to the Village Center, may be served by private water supply and sewage disposal systems meeting all State and Local Health Department criteria.

**K. Land Use Arrangement.**

**1. Overall Form.** (See Figures 2.04.03.05-2 through 2.04.03.05-8)

- a. The boundaries of Village Conservancy and Satellite Conservancy subdistrict lots should be designed to follow natural features whenever possible and such lots should seek to provide for an agricultural, forestal, or open space use of the land.
- b. The Village Center must be distinguished from the Village Conservancy by a well-defined "hard edge" of closely spaced buildings in contrast with the open, largely unbuilt farm, forestal, and open space character of the conservancy.
- c. The village should be sited so as to best preserve natural vistas and the existing rural topography.
- d. The Village Center should be designed in a generally rectilinear pattern of blocks and interconnecting streets and alleys, defined by buildings, street furniture, landscaping, pedestrian ways, and sidewalks.
- e. A hierarchy of parks and squares must be distributed strategically for maximum benefit and convenience throughout the Village Center and must include a central civic park, called the main village green.

**2. Spatial Relationship of Village Subdistricts and Areas.**

- a. The Village Conservancy subdistrict must surround the Village Center subdistrict unless explicitly modified pursuant to Section 2.04.03.05.M.2. upon a finding that unique topographical or other natural features or pre-existing boundary constraints require an alternative arrangement.
- b. Village Center commercial and workplace areas must be surrounded by the residential lots or, where applicable, by a combination of residential lots and civic areas.
- c. Higher density residential lots should generally be located between the designated commercial area and lower density residential lots, providing a transition between the business and residential uses of each.
- d. The designated workplace area should generally abut the designated commercial area, must be located in no more than 2 geographic places at the periphery of the Rural Village Center subdistrict and must be buffered to have the least impact on residences within the Rural Village District or on adjacent properties.
- e. Every Village Center must be provided with a centrally located main village green. The main village green should abut the designated commercial and civic areas.

**3. Block Design.** Blocks in the PD-RV Zoning District must meet the following standards and are not subject to Section 7.07.02:

- a. Blocks of a generally rectangular shape should be the main organizing feature of the Village Center subdistrict. While topography, existing vegetation, hydrology, and design intentions should influence block shape and size, the perimeter of such blocks should range between 1,100 and 1,800 feet in length as measured along lot frontage lines, between intersections of streets;
- b. The blocks of the Village Center subdistrict may be subdivided into lots, having frontage on a street, whose generally rectangular shape should respond to environmental factors, the proposed use and design intentions. The Zoning Ordinance is best served by Village Center lot design which includes a variety of sizes;
- c. Village Center subdistrict lots should minimize both front and side yards, garage aprons and entrances and blank walls and should generally have as narrow a width as is practical in order to encourage pedestrian movement (Typical drawings permitted.); and

- d. Townhouse lots of less than 32 feet in width are not permitted to be developed with garage doors on their principal façade.
- 4. **Road Network.** Roads in the PD-RV Zoning District must meet the following standards and are not subject to Section 7.07.02:
  - a. Road and alley layouts in the Village Center subdistrict must be designed in a hierarchical, rectilinear pattern with geometrical variation as required by traffic safety, environmental factors, and design intentions. Village Center roads and alleys should terminate on other roads;
  - b. Roads and alleys should be designed to:
    - 1. Parallel and preserve existing fence lines, tree lines, hedgerows, and stone walls;
    - 2. Minimize alteration of natural site features;
    - 3. Secure the view to prominent natural and manmade vistas;
    - 4. Minimize the area devoted to motor vehicle travel; and
    - 5. Promote pedestrian movement so that it is generally more convenient and safer to walk than to drive; and
  - c. Village roads should be designed as a set of parallel zones:
    - 1. A zone of moving vehicles;
    - 2. A buffer area of street trees, planting and parked cars;
    - 3. A sidewalk or pedestrian path zone; and
    - 4. A yard adjacent to residential buildings or an entrance adjacent to other buildings. (Typical drawings permitted.)
- 5. **Pedestrian Access.** Notwithstanding the requirements of Section 7.07.03, the pedestrian network in the PD-RV Zoning District must meet the following standards:
  - a. Single-family lots in the Village Center - Residential Area must provide sidewalks as follows:
    - 1. Minimum front sidewalk width: 6 feet, which may include a minimum 4-foot-wide sidewalk and planting strip of 2 feet at the curb; and
    - 2. On both sides of the street;
  - b. Commercial/Workplace lots in the Village Center must provide sidewalks as follows:
    - 1. Minimum front sidewalk width: 8 feet, which may include a minimum 6-foot-wide sidewalk and planting strip of 2 feet wide at the curb (See Figure 7A); and
    - 2. Open colonnades constructed over a sidewalk which adjoins storefront buildings may be permitted subject to an appropriate easement; and
  - c. Pedestrian Access:
    - 1. Temporary paths must be constructed, extending across undeveloped land designated for commercial development and linking other portions of the Village Center, by the developer at the same time as adjoining areas are developed. Such paths must be a minimum of 3 feet in width, constructed of gravel, sand, woodchips, or other similar type materials; and
    - 2. Paths linking land designated for commercial development with residential areas must be constructed concurrent with development of the individual commercial lots.
- 6. **Parking.** In addition to the requirements of Section 7.06, parking in the PD-RV Zoning District must meet the following standards:
  - a. Parking for residential, civic, commercial, workplace, and recreational uses in Village Center should generally be located at the rear of lots and no off-street parking is permitted in front yards. Adjacent off-street parking lots must have off-street vehicular and pedestrian ways. Continuous parallel



parking for additional cars and visitors should be provided on the streets (Typical drawings permitted.);

1. Notwithstanding Section 2.04.03.05.K.6.a., off-street parking for single-family attached dwelling units of less than 32 feet frontage must be provided at the rear of the lot and must be accessed either from an alley or from a side street. This requirement may be modified pursuant to Section 2.04.03.05.M.2. if a block of parking is provided within 200 feet of the townhouse units served; and
2. Notwithstanding Section 2.04.03.05.K.6.a., off-street parking for commercial and workplace lots is not permitted in the front of the lot; and
- b. Access for off-street parking in Village Center subdistrict must generally be achieved by means of alleys, off-street vehicular connections between adjacent parking lots, and side streets;
  1. Off-street parking for storefront buildings on commercial and workplace lots provided at the rear of the lot may be accessed either from an alley or from a side street perpendicular to that on which townhouses enfront; and
  2. Driveway curb cuts on neighborhood streets serving residential lots may be allowed if spaced to allow parallel parking for at least 2 cars (a minimum of 36 feet) between successive driveways. (Typical drawings permitted.); and
- c. Off-street parking areas, carports, and garages in a Village Center should be designed to have low visibility and consequently are not permitted to be located at the visual termination of roads and streets and not permitted to be the principal use of corner lots, and meet the following:
  1. Front load garages and carports should offset from direct view and should be located a minimum of 6 feet behind the principal building façade; and
  2. Any parking lot which abuts a street must be buffered by a landscaped strip no less than 10 feet wide and planted with a continuous row of shrubs no less than 3 1/2 feet high, and/or shielded by a wall no less than 3 1/2 feet and no more than 6 feet high.
7. **Landscaping.** In addition to the requirements of Section 7.04, landscaping, buffering, and screening must meet the following requirements:
  - a. Between Village Workplace Areas and residential areas, a continuous buffer a minimum of 50 feet in width that meets the plant unit requirements for a Buffer Yard Type B under Section 7.04.03 must be provided;
  - b. Between Village Workplace Areas and public streets and open space areas, a continuous buffer a minimum of 30 feet in width that meets the plant unit requirement for a Buffer Yard Type B under Section 7.04.03 must be provided;
  - c. Workplace lots used for open storage must have either an additional 50-foot-wide planted buffer (for a total width of 100 feet if located on a workplace subdistrict boundary) or a masonry wall no less than 6 feet minimum in height;
  - d. The applicant must submit a conceptual Landscape Master Plan as part of the CDP which identifies design intentions, the general location and size of both existing vegetation to be retained and proposed new vegetation, typical landscape sections and drawings, typical planting materials, and the phasing of landscape installation and planting methods; and
  - e. Roads and streets in Village Center residential areas should generally be planted on both sides with street trees spaced, according to species, at regular intervals. The width of sidewalks required pursuant to Section 2.04.03.05.K.5. should account for such street trees. Streets in the storefront areas of the Village Center must be planted on at least 1 side with street trees spaced, according to species, at regular intervals. (Typical drawings permitted.)



- L. **Village Governance.** Every rural village must have an Owners Association established pursuant to Section [7.09](#).
- M. **Modification of Regulations.**
  - 1. **Precedence.** Where there are explicit differences between provisions of the PD-RV Zoning District regulations and general zoning, subdivision, or other County regulations, the provisions of the PD-RV Zoning District will apply.
  - 2. **Locational Requirements.** The Board of Supervisors may grant modifications permitted pursuant to Section [10.10.04.C](#).

Draft 11/21/23

Figure 2.04.03.05-1. Hierarchy of Village Zones

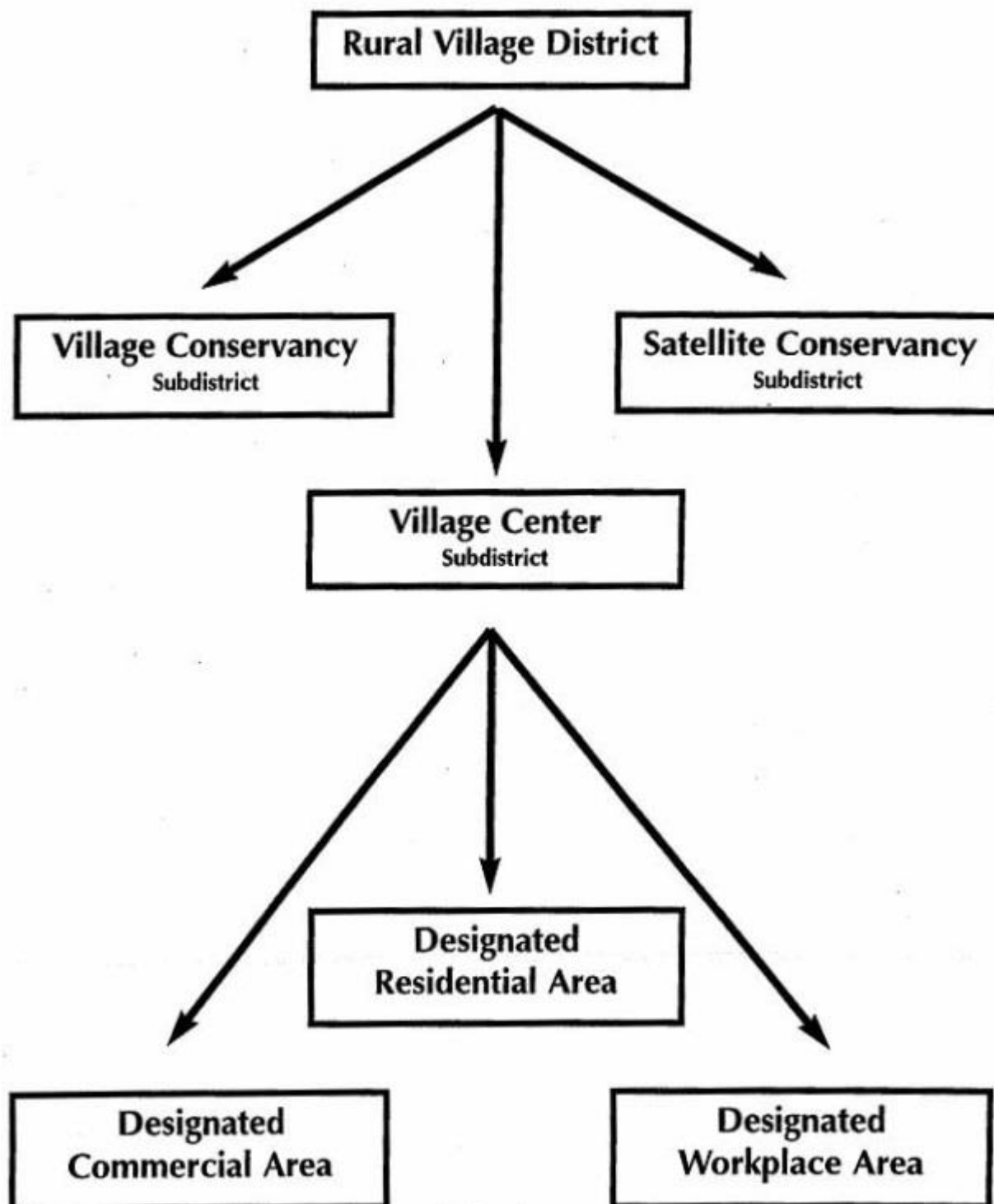


Figure 1

## Hierarchy of Village Zones

Figure 2.04.03.05-2. Major Village Zones

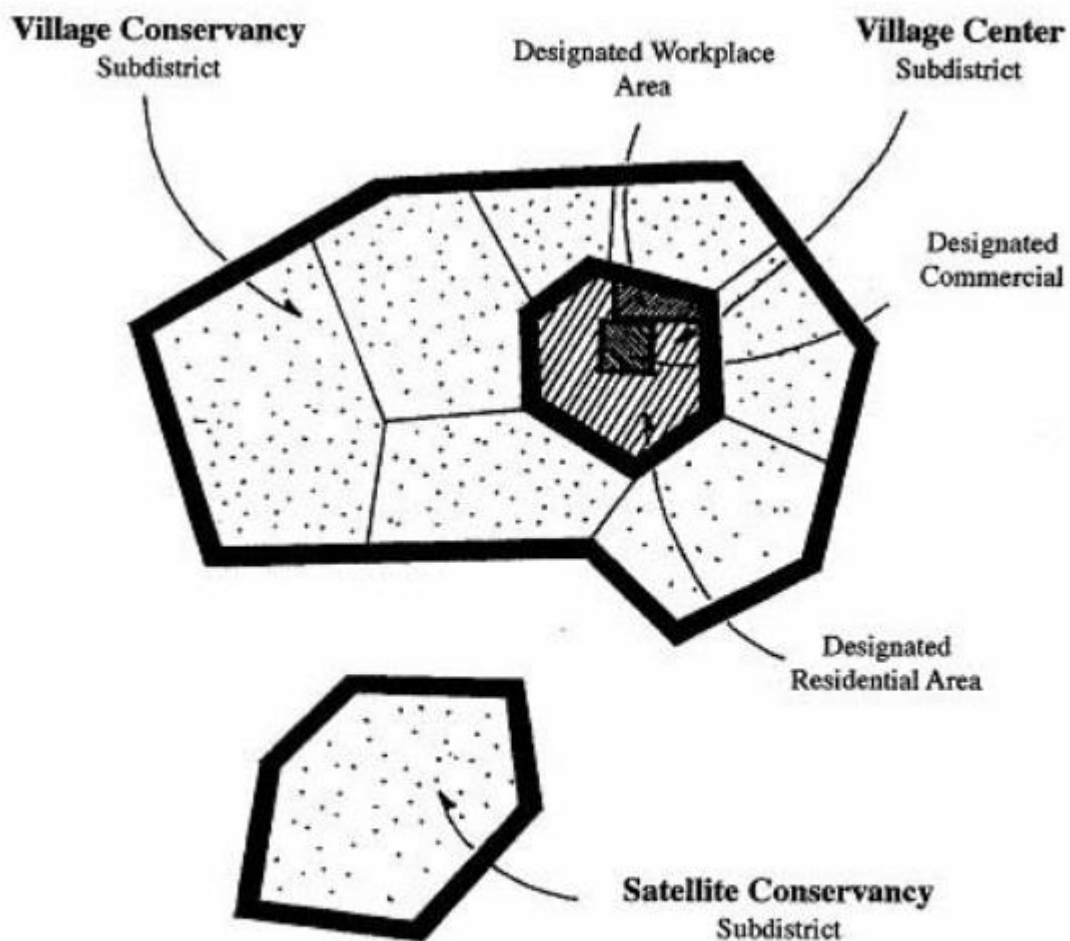


Figure 2

## Major Village Zones

Figure 2.04.03.05-3. Detail of Village Center

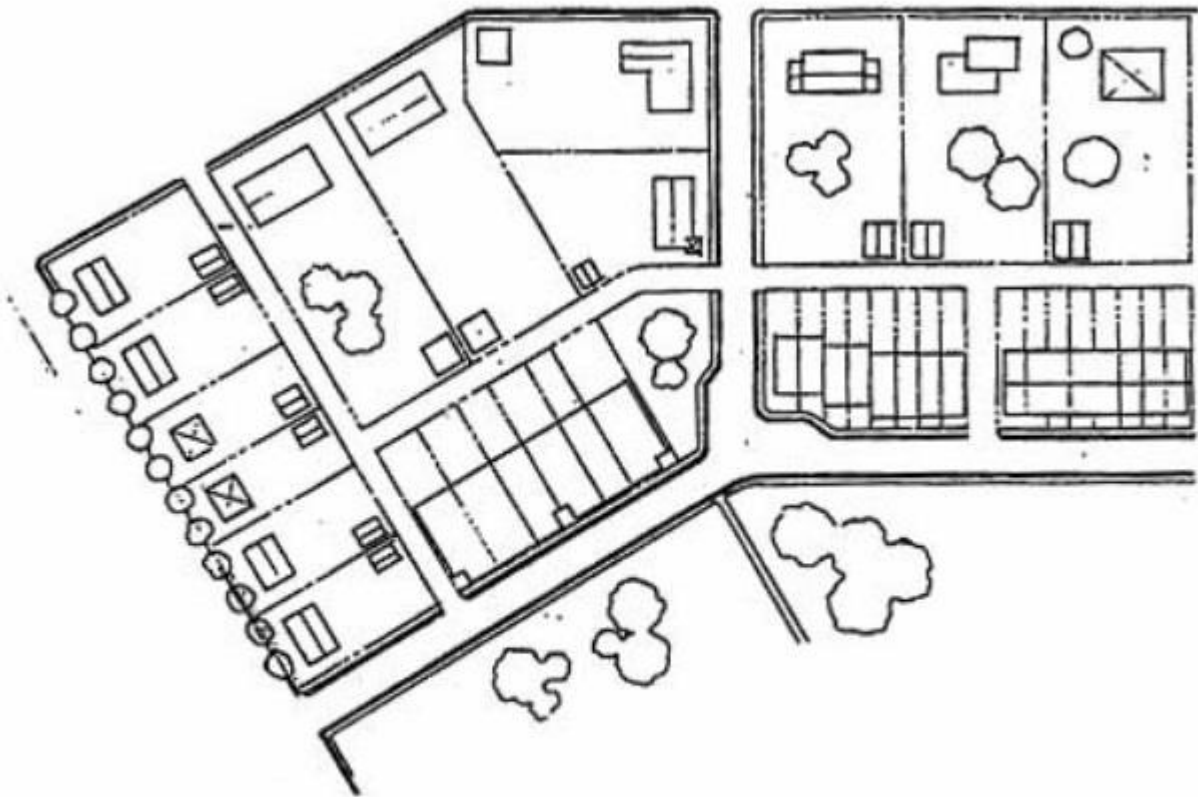


Figure 3

## Detail of Village Center

Figure 2.04.03.05-4. Village Center Uses (minimum area)



Figure 4

Village Center Uses (minimum area)

Figure 2.04.03.05-5. Village Center Uses (maximum area)

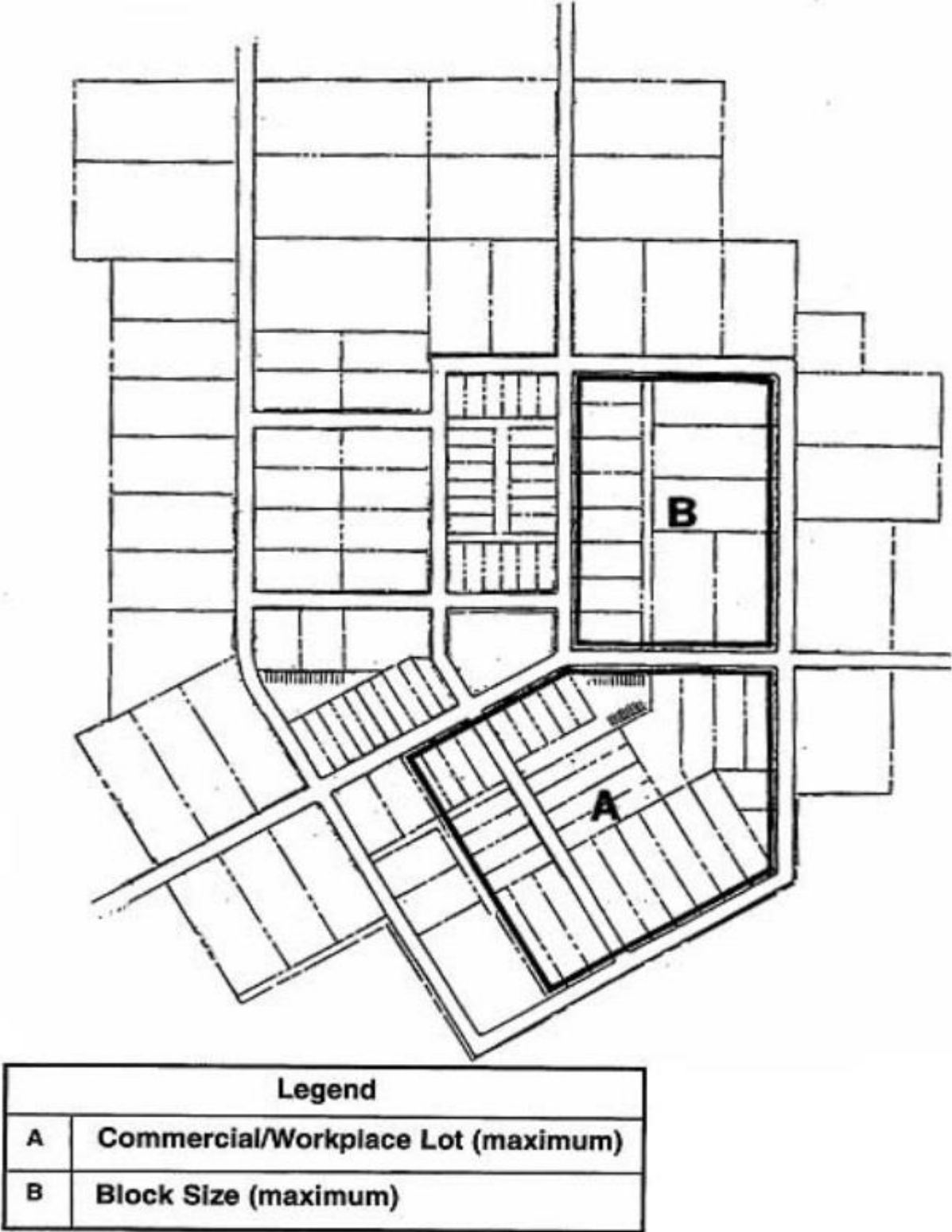


Figure 5

**Village Center Uses (maximum area)**



Figure 2.04.03.05-6a. Single-Family Attached Street Cross Section

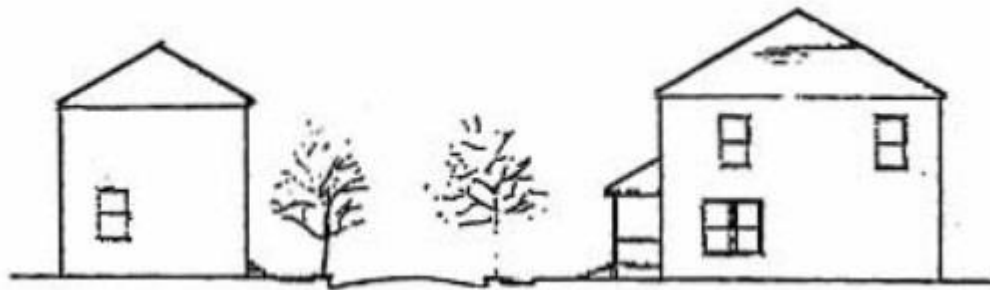


Figure 6A

## Single Family Attached Street Cross Section

Minimum and Maximum Front Yards

(1:20 Scale)

Figure 2.04.03.05-6b. Single-Family Detached Street Cross Section

(1:20 Scale)



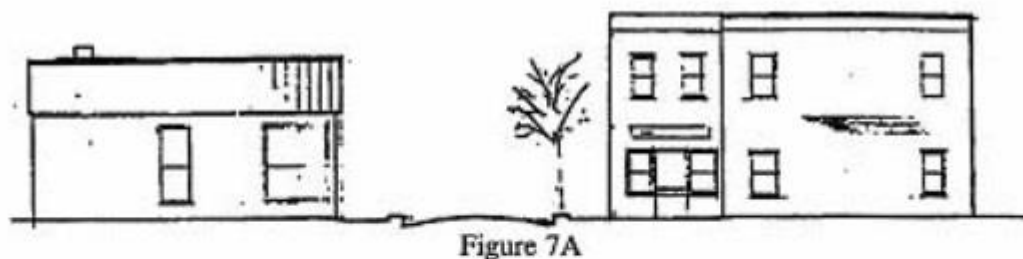
Figure 6B

## Single Family Detached Street Cross Section

Minimum and Maximum Front Yards



Figure 2.04.03.05-7a. Commercial Workplace Street Cross Section



## Commercial Workplace Street Cross Section

(1:20 Scale)

Figure 2.04.03.05-7b. Commercial Workplace Street Plan View

(1:20 Scale)

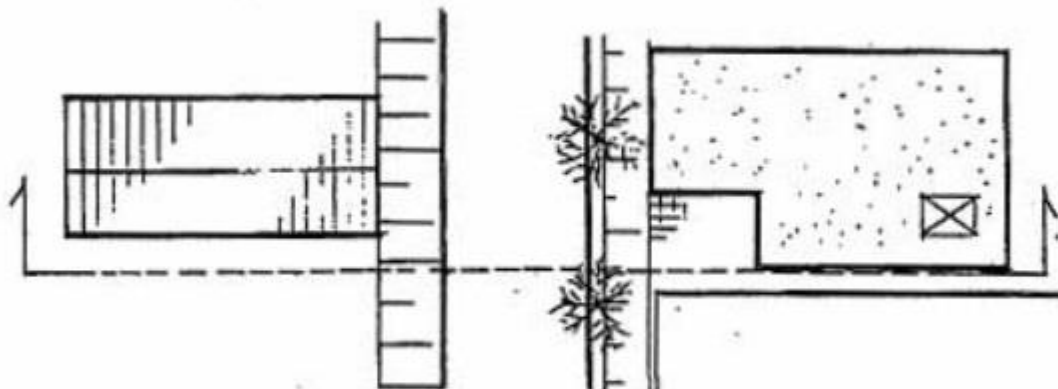


Figure 7B

## Commercial Workplace Street Plan View

Figure 2.04.03.05-8. Village Blocks Detail



Figure 8

## Village Blocks Detail

### 2.05 Joint Land Management Area Zoning Districts

#### Contents:

2.05.01 Joint Land Management Area – JLMA-1, JLMA-2, JLMA-3

2.05.02 Legacy Joint Land Management Area Zoning Districts

## 2.05.01 Joint Land Management Area – JLMA-1, JLMA-2, JLMA-3

**Purpose.** The purpose of the Joint Land Management Area-1, -2, -3 (JLMA-1, JLMA-2, JLMA-3) Zoning Districts is to accommodate and foster the development of land within the JLMAs outside the incorporated towns in Loudoun County to:

- Implement the Western JLMA Neighborhood, Purcellville JLMA Rural Neighborhood, and Leesburg JLMA Residential Neighborhood Place Types of the General Plan;
  - Reinforce existing development patterns in the adjacent towns to the maximum extent feasible;
  - Ensure the type and scale of development is consistent with the JLMA that is serving as a gateway to the towns;
  - Encourage an appropriate mix of residential and nonresidential land uses;
  - In the JLMA-1 and JLMA-2 Zoning Districts, provide a variety of dwelling unit and lot sizes;
  - In the JLMA-3 Zoning District, provide for a combination low density rural residential uses and limited agricultural and related businesses in a rural setting that is easily distinguishable from the adjacent town;
  - Reduce the need for automobile trips; minimize the need for additional road improvements; and encourage walking to employment, shopping, and public facilities; and
  - Implement jointly adopted area plans, where applicable.
- A. **Applicability.** The JLMA Zoning Districts ~~are~~must be located within the Western JLMA Neighborhood, Purcellville JLMA Rural Neighborhood, ~~and/or~~ Leesburg JLMA Residential Neighborhood Place Types as shown on the JLMA Place Types Map in the General Plan. Expansion of the JLMA-1, JLMA-2, and JLMA-3 Zoning Districts beyond the existing JLMA boundaries is not permitted after ~~the adoption date of this Zoning Ordinance~~December 13, 2023.
- B. **Uses Regulations.** Refer to Table 3.02.03 for uses allowed in the JLMA-1, JLMA-2, and JLMA-3 Zoning Districts.
- C. **Dimensional Standards.** Refer to Table 2.05.01-1 for required dimensional standards– (Figure 2.05.01-1).

Table 2.05.01-1. JLMA-1, JLMA-2, and JLMA-3 Zoning District Dimensional Standards				
	Standard	JLMA-1	JLMA-2	JLMA-3
<b>Density Requirements</b>				
1	Residential Density (max.)	1 dwelling unit per 40,000 sf 1.2 dwelling units per 40,000 sf. with ADUs <sup>1</sup>	1 dwelling unit per 20,000 sf 1.2 dwelling unit per 20,000 sf. with ADUs <sup>1</sup>	1 dwelling unit per 3 acres 1.2 dwelling unit per 3 acres with ADUs <sup>1</sup>
<b>Lot Requirements</b>				
2	Lot Size (min.)	20,000 sf	10,000 sf	20,000 sf
3	Lot Width (min.)	50 ft	50 ft	60 ft
<b>Setback Requirements<sup>2, 3</sup></b>				
4	Front Yard (min.)	35 ft	15 ft	On arterial road: 35 ft On collector road: 25 ft On other roads: 15 ft
5	Side Yard (min.)	9 ft	8 ft	10 ft
6	Rear Yard (min.)	25 ft	25 ft	25 ft
<b>Building Requirements</b>				
7	Lot Coverage (max.)	25%	40%	25%, but only 10% may be used for residential or non-residential structures excluding agricultural and horticultural structures not open to the public
8	Building Height (max.)	40 ft	40 ft	40 ft <sup>4</sup>

**TABLE KEY:**

ft = feet, sf = square feet, min. = minimum, and max. = maximum

**TABLE NOTES:**

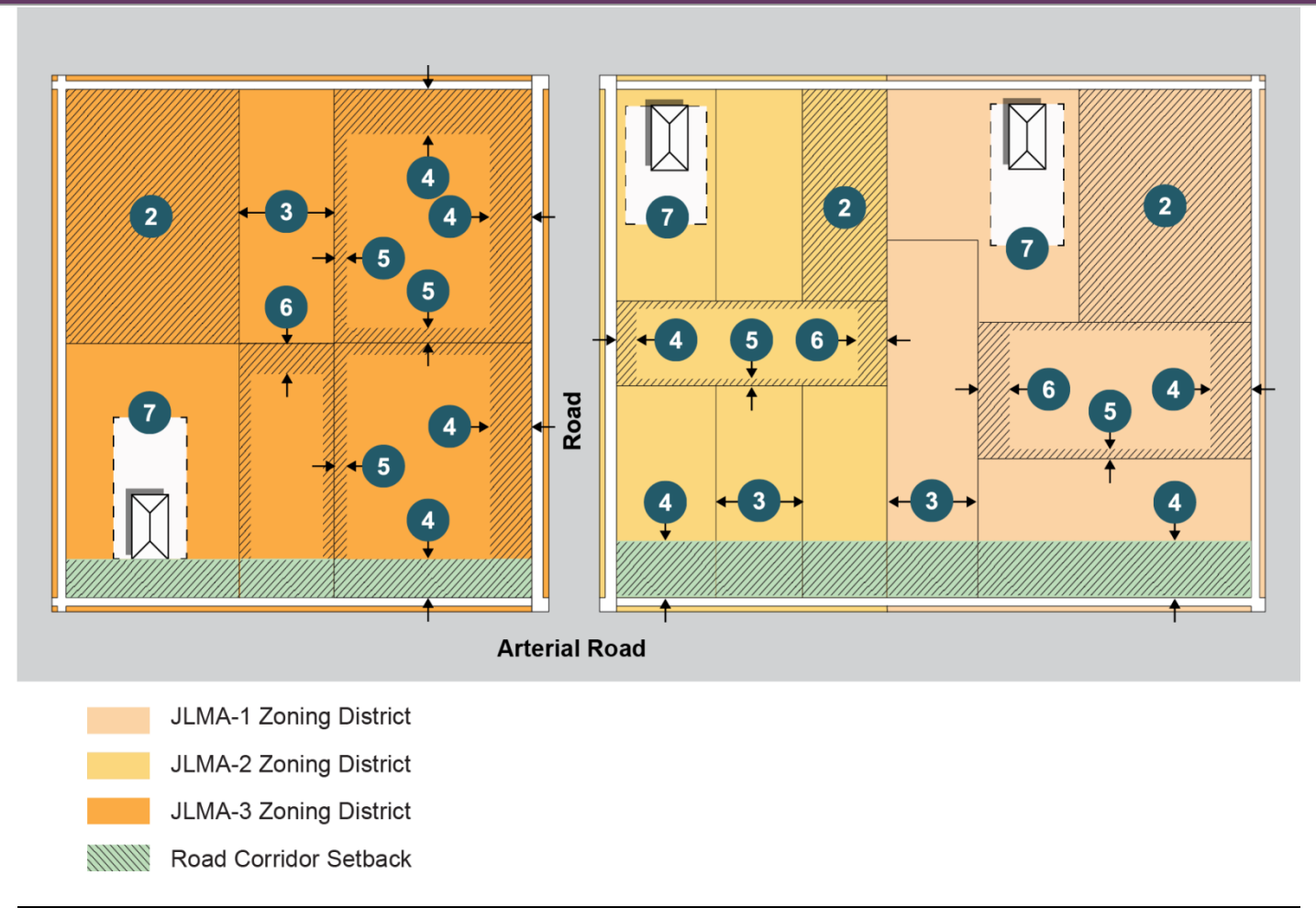
<sup>1</sup>ADUs must be provided pursuant to Section 9.01.

<sup>2</sup>Except ~~where~~ when a greater ~~setback~~ Road Corridor Setback or Buffer is required by Section 7.04.02.

<sup>3</sup>Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.

<sup>4</sup>No height restriction for structures used exclusively for agriculture.

**Figure 2.05.01-1. Representation of JLMA Zoning Districts**



**D. Compatibility Standards.** Within the JLMA-1, JLMA-2, and JLMA-3 Zoning Districts, development transitions must be provided as follows:

1. Within JLMA-1, a minimum buffer width of 25 feet with a Buffer Yard Type A must ~~provide~~ be provided between existing agricultural uses and residential development sites;
2. Within JLMA-2, a minimum buffer width of 25 feet with a Buffer Yard Type B must ~~provide~~ be provided between existing agricultural uses and residential development sites; and
3. Areas for loading, delivery, and collection of refuse for nonresidential uses are not permitted to be located between ~~the~~ a nonresidential use and an adjacent residential use.

**E. Open Space.** In addition to the requirements of Section 7.02, a portion of the required open space must be provided as follows:

1. In the JLMA-1 and JLMA-2 Zoning Districts, open space must include Community Open Space in the form of a green or a park that is centrally located within a residential development; and
  2. In the JLMA-3 Zoning District, open space must include Passive Recreation Open Space.
- F. **Road Network.** Within the JLMA-1, JLMA-2, and JLMA-3 Zoning Districts, the road network must be provided pursuant to Section 7.07.02 and as follows:
1. The distance between intersections may vary between 1/2 mile to 5 miles;
  2. Road connections required by Section 7.07.02.B., are only required when adjacent to developable or re-developable parcels within the JLMA-1, JLMA-2, and JLMA-3 Zoning Districts or the adjacent town.
- G. **Pedestrian and Bicycle Network.** Within the JLMA-1, JLMA-2, and JLMA-3 Zoning Districts, the pedestrian and bicycle network must be provided pursuant to Section 7.07.03 except that sidewalks must be provided, at a minimum, on ~~one~~ 1 side of the road.
- H. **Garage Standard.** Garages must be set back at least 4 feet behind the plane of the front door of the principal building. Garages must have vehicular access only from the side or rear of the lot.

## 2.05.02 Legacy Joint Land Management Area Zoning Districts

### 2.05.02.01 Joint Land Management Area-20 - JLMA-20 (Legacy District)

**Purpose.** The purpose and intent of the Joint Land Management Area-20 (JLMA-20) Zoning District is to retain existing areas established to:

- Provide for uses that are compatible with the Leesburg Executive Airport and allow for future expansion of the airport and/or existing agricultural use;
- Provide for the continued practice of agriculture, farm operations, and agriculturally related and home-based businesses;
- Encourage an appropriate mix of land uses; and
- Implement jointly adopted area plans, where applicable.

- A. **Application.** The JLMA-20 Zoning District is located in the Leesburg JLMA. Expansion of the JLMA-20 Zoning District is not permitted after the date of adoption of this Zoning Ordinance December 13, 2023.
- B. **Use Regulations.** Refer to Table 3.02.04 for uses allowed in the JLMA-20 Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.05.02.01-1 for required dimensional standards.

**Table 2.05.02.01-1. JLMA-20 Zoning District Dimensional Standards**

	Standard	Requirement
<b>Lot Requirements</b>		
1	Lot Size (min.)	20 acres
2	Lot Width (min.)	200 ft on paved roads 50 ft on unpaved roads
3	Lot Access	If access to individual lot is provided by a private road, it must be provided in accordance with Section 7.07.01.C.
<b>Setback Requirements<sup>1</sup></b>		
4	Yards (min.)	25 ft from any property line 35 ft from any road right-of-way, private road, and/or prescriptive easement <sup>2</sup>
<b>Building Requirements</b>		
5	Lot Coverage (max.)	25%, but only 10% may be used for residential structures <sup>3</sup>
6	Building Height (max.)	40 ft <sup>4</sup>



**Table 2.05.02.01-1. JLMA-20 Zoning District Dimensional Standards**

Standard	Requirement
<p><b>TABLE KEY:</b> ft = feet min. = minimum max. = maximum</p> <p><b>TABLE NOTES:</b>  <sup>1</sup>Setback and yard requirements may be modified in accordance with the provisions of Section 10.03.  <sup>2</sup>Except where when a greater setback Road Corridor Setback or Buffer is required by Section 7.04.02.  <sup>3</sup>Excludes structures use for agricultural, horticultural, and animal husbandry not open to the public.  <sup>4</sup>No restriction for buildings or structures used exclusively for agriculture, horticulture, and animal husbandry, or for Government (General) use.</p>	

## 2.06 Office and Industrial Zoning Districts

### Contents:

#### 2.06.01 Office Park - OP

#### 2.06.02 Industrial Park - IP

#### 2.06.03 General Industry - GI

#### 2.06.04 Mineral Resource – Heavy Industry - MR-HI

### 2.06.01 Office Park - OP

**Purpose.** The purpose of the Office Park (OP) Zoning District is to:

- Implement the Suburban Employment, Transition Light Industrial, and Leesburg JLMA Employment Place Types of the General Plan;
- Provide opportunities for a broad array of employment uses and opportunities for synergies among businesses;
- Offer prime locations for administrative, business, and professional offices, research and development, and supporting commercial and institutional uses and facilities including startups and established businesses, where uses do not generate excessive noise or air pollutants or require outdoor storage;
- Support limited first floor retail that serves predominant uses;
- Establish a development pattern where buildings are the predominant feature when viewed from roadways and adjacent properties and parking is screened from roads and adjacent properties; and
- Create transitions between OP uses and other developments, particularly adjacent residential neighborhoods.

A. **Applicability.** The following applies to the OP Zoning District:

1. **Location.** The OP Zoning District ~~must~~should be located within the boundaries of:

- a. The Suburban Employment Place Type as shown on the Suburban Policy Areas Place Types Map in the General Plan;
- b. The Transition Light Industrial Place Type as shown on the Transition Policy Areas Place Types Map in the General Plan; ~~or~~
- c. The Leesburg JLMA Employment Place Type as shown on the JLMA Place Types Map of the General Plan; or
- d. In such other location that is consistent with the General Plan land use policies applicable to the subject property.

2. **Minimum Zoning District Size.** The initial OP Zoning District size must be a minimum of 5 acres.

3. **Incremental Additions.**

- a. The Board of Supervisors may approve a Zoning Map Amendment with incremental additions if the Board finds that such incremental additions are:
  1. Abutting or across a road with no more than 4 through lanes from an existing OP Zoning District; and
  2. Connected to the existing OP Zoning District through road and pedestrian and bicycle networks.

b. Incremental additions must comply with requirements of Section 2.06.01.

B. **Uses.** Refer to Table 3.02.05 for uses allowed in the OP Zoning District.

C. **Dimensional Standards.** Refer to Table 2.06.01-1 for required dimensional standards. (Figure 2.06.01-1).

Table 2.06.01-1. OP Zoning District Dimensional Standards		
	Standard	Requirement
<b>Density Requirements</b>		
1	Floor Area Ratio (FAR) (max.)	0.60 2.0 by SPEX
<b>Lot Requirements<sup>1</sup></b>		
2	Lot Size (min.)	1 acre, exclusive of major floodplain
<b>Setback Requirements<sup>2</sup></b>		
3	Setback Adjacent to Roads (min.) <sup>2,3,4</sup>	30 ft
4	Setback Adjacent to Agricultural and Residential Zoning Districts or Existing or Planned Residential Uses (min.) <sup>2,3,4,5,6</sup>	Structures and areas for refuse collection and loading: 50 ft Parking: 35 ft
5	Setback Adjacent to Other Nonresidential Zoning Districts (min.) <sup>2,3,6,4,7</sup>	15 ft
6	Setback Adjacent to OP Zoning District (min.) <sup>2,3,6,4,7</sup>	0 ft
7	Setback Between Structures on Individual Lots (min.) <sup>28</sup>	30 ft
8	Setback Between more than 1 Structure on the Same Lot (min.) <sup>29</sup>	25 ft
<b>Building Requirements</b>		
9	Lot Coverage (max.) <sup>1</sup>	0.40 <del>0.60 by SPEX</del>
10	Building Height (max.) <sup>10</sup>	100 ft pursuant to Section 7.01.07.A.



## TABLE KEY:

ft = feet

sf = square feet

min. = minimum

max. = maximum

SPEX = Special Exception

## TABLE NOTES:

<sup>1</sup>~~Setback~~<sup>1</sup>Lot requirements and lot coverage may be modified in accordance with the provisions of Section 10.10.04.C.

<sup>2</sup>~~Setback requirements may be modified in accordance with~~ Section 10.03 or Section 10.10.04.C.

<sup>3</sup>~~Except~~<sup>3</sup>Except when the required Perimeter Setback required by Section 7.01.07.B. is greater.

<sup>3</sup>~~Except when the setback~~<sup>4</sup>Except when a greater Road Corridor Setback or Buffer is required by Section 7.04.02 is greater.

<sup>4</sup>~~No~~<sup>5</sup>No areas for parking, refuse collection, and loading are permitted between structures and such agricultural or residential Zoning Districts zoning districts or

existing or planned residential uses where such uses are visible from said zoning districts Zoning Districts or uses.

<sup>5</sup>~~When~~<sup>6</sup>When an OP lot and/or land bay is developed adjacent to an agricultural Zoning District zoning district or a residential Zoning District zoning district, which was zoned for

agricultural or residential uses subsequent to June 16, 1993, and subsequent to zoning of the subject property as OP, the setback required in reference line 5 applies.

<sup>6</sup>~~Except~~<sup>7</sup>Except when the buffer required by Section 7.04.03 is greater.

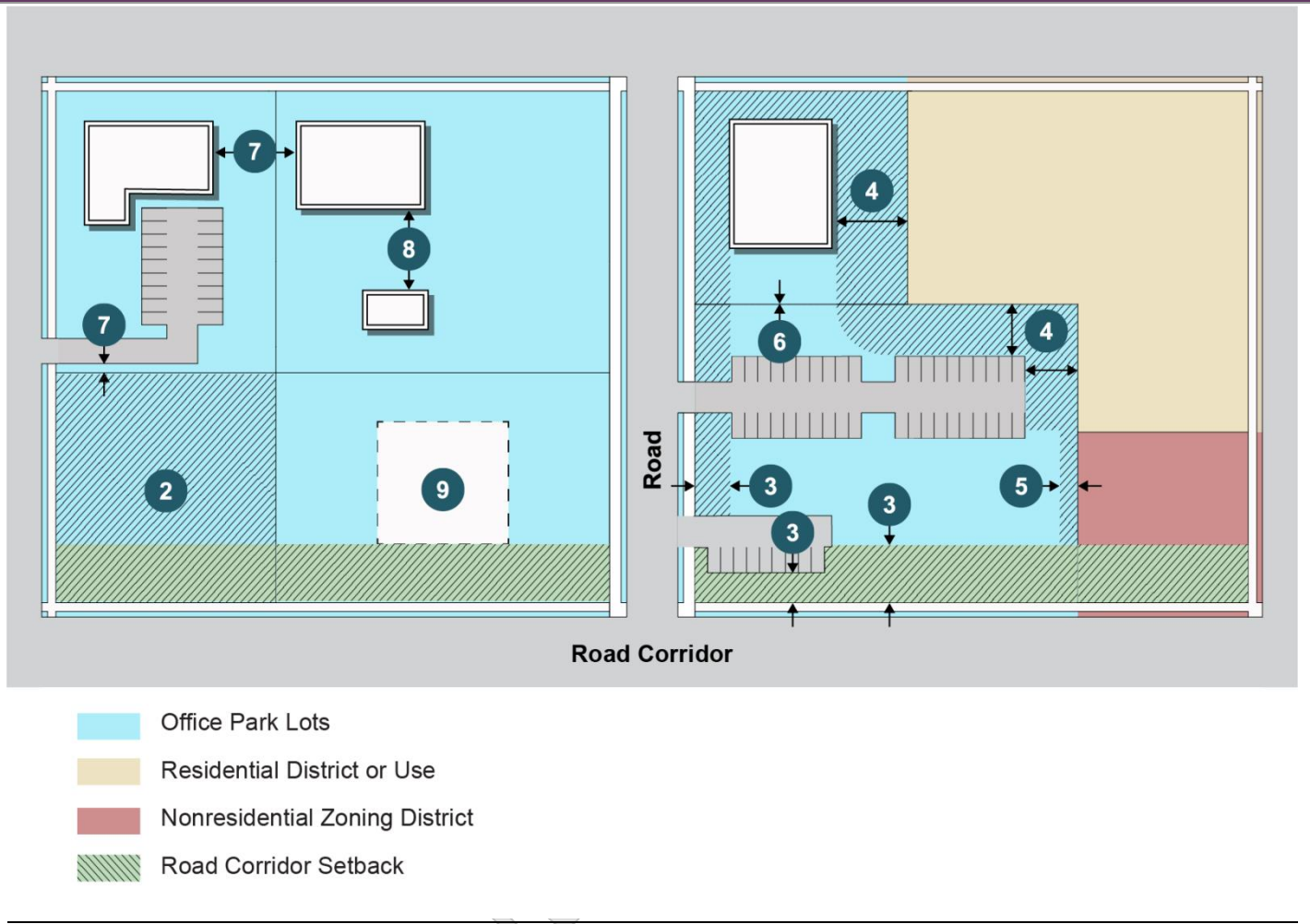
<sup>4</sup>~~In~~<sup>8</sup>In the event that a single parcel is zoned for more than one non-residential Zoning District zoning district, the applicable yard requirement will be applied only at the property line and not at the Zoning District zoning district line.

<sup>8</sup>~~Covered~~<sup>9</sup>Covered walkways connecting structures or connecting structures with parking areas are permitted in yards and may traverse the space when structures are on the same lot.

<sup>10</sup>Building height may be modified by Special Exception.

## ~~2.06.02 Industrial Park – IP~~

**Figure 2.06.01-1. Representation of Office Park Zoning District**



## **2.06.02 Industrial Park - IP**

**Purpose.** The purpose of the Industrial Park (IP) Zoning District is to:

- Implement the Suburban Employment, Suburban Industrial/Mineral Extraction, Transition Light Industrial, Transition Industrial/Mineral Extraction, Leesburg JLMA Employment, and Joint Land Management Area (JLMA) - Leesburg Industrial/Mineral Extraction Place Types of the General Plan;
- Provide opportunities for a broad array of employment uses and opportunities for synergies among businesses;
- Offer prime locations for office, light production, flex space, and warehousing uses, including startups and established businesses, where uses do not generate excessive noise or air pollutants and ensure all outdoor storage is sited and screened to reduce visibility from roadways or adjacent properties;
- Support limited first floor retail or other accessory uses that serve predominant uses;
- Establish a development pattern where buildings are the predominant feature when viewed from roadways and adjacent properties and parking is screened from roads and adjacent properties; and
- Create transitions between IP Zoning District uses and other developments, particularly adjacent residential neighborhoods.

### **A. Applicability.**

1. **Location.** The IP Zoning District ~~must~~should be located within the boundaries of:
  - a. The Suburban Employment or Suburban Industrial/Mineral Extraction Place Types as shown on the Suburban Policy Areas Place Types Map in the General Plan;
  - b. The Transition Light Industrial or Transition Industrial/Mineral Extraction Place Types as shown on the Transition Policy Areas Place Types Map in the General Plan; ~~or~~
  - c. The Leesburg JLMA Employment ~~or~~ Leesburg JLMA Industrial/Mineral Extraction Place Types as shown on the JLMA Place Types Map of the General Plan; or
  - d. In such other location that is consistent with the General Plan land use policies applicable to the subject property.
2. **Minimum Zoning District Size.** The initial ~~zoning district~~IP Zoning District size must be a minimum of 10 acres.
3. **Incremental Additions.**
  - a. The Board of Supervisors may approve a Zoning Map Amendment with incremental additions with a minimum size of 1 acre if the Board finds that such incremental additions are:
    1. Abutting or across a road with no more than 4 lanes from an existing IP Zoning District; and
    2. Connected to the existing IP Zoning District through road and pedestrian and bicycle networks.
  - b. Incremental additions must comply with requirements of Section 2.06.02.
- B. **Uses.** Refer to Table 3.02.05 for uses allowed in the IP Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.06.02-1 for required dimensional standards. (Figure 2.06.02-1).

Table 2.06.02-1. IP Zoning District Dimensional Standards		
	Standard	Requirement
<b>Density Requirements</b>		
1	Floor Area (FAR) (max.)	0.60 1.0 by SPEX
<b>Lot Requirements<sup>1</sup></b>		
2	Lot Size (min.)	1 acre, exclusive of major floodplain
<b>Setback Requirements<sup>2</sup></b>		
3	Setback Adjacent to Roads (min.) <sup>2, 3, 4</sup>	30 ft
4	Setback Adjacent to Agricultural and Residential Zoning Districts or Existing or Planned Residential Uses (min.) <sup>2, 3, 4, 5, 6</sup>	Structures and areas for outdoor storage, refuse collection, and loading: 75 ft. Parking: 35 ft
5	Setback Adjacent to Other Nonresidential Zoning Districts (min.) <sup>2, 3, 6, 7</sup>	15 ft
6	Setback Adjacent to IP Zoning District (min.) <sup>2, 3, 6, 7</sup>	0 ft
7	Setback Between Structures on Individual Lots (min.) <sup>7, 8</sup>	30 ft Driveways, parking, and covered entrances: 5 ft from lot line
8	Setback Between more than 1 Structure on the Same Lot (min.) <sup>8, 9</sup>	25 ft
<b>Building Requirements</b>		
9	Lot Coverage (max.) <sup>1</sup>	0.45 0.60 by SPEX
10	Building Height (max.) <sup>10</sup>	100 ft. pursuant to Section 7.01.07.A.

**TABLE KEY:**

ft = feet  
sf = square feet  
min. = minimum  
max. = maximum  
SPEX = Special Exception

**TABLE NOTES:**

<sup>1</sup>~~Setback~~<sup>1</sup>Lot requirements and lot coverage may be modified in accordance with the provisions of Section 10.10.04.C.

<sup>2</sup>Setback requirements may be modified in accordance with Section 10.03 or Section 10.10.04.C.

<sup>3</sup>~~Except~~<sup>3</sup>Except when the required Perimeter Setback required by Section 7.01.07.B. is greater.

<sup>3</sup>~~Except when the setback~~<sup>4</sup>Except when a greater Road Corridor Setback or Buffer is required by Section 7.04.02 is greater.

<sup>4</sup>~~No~~<sup>5</sup>No areas for parking, outdoor storage, refuse collection, and loading are permitted between structures and such agricultural or residential Zoning Districts or existing or planned residential uses where such uses are visible from said Zoning Districts or uses.

<sup>5</sup>~~When~~<sup>6</sup>When an IP lot and/or land bay is developed adjacent to an agricultural Zoning District or a residential Zoning District, which was zoned for agricultural or residential uses subsequent to June 16, 1993, and subsequent to zoning of the subject property as IP, the setback required in reference line 5 applies.

<sup>6</sup>~~Except~~<sup>7</sup>Except when the buffer required by Section 7.04.03 is greater.

<sup>7</sup>~~In~~<sup>8</sup>In the event that a single parcel is zoned for more than one non-residential Zoning District, the applicable yard requirement will be applied only at the property line and not at the Zoning District line.

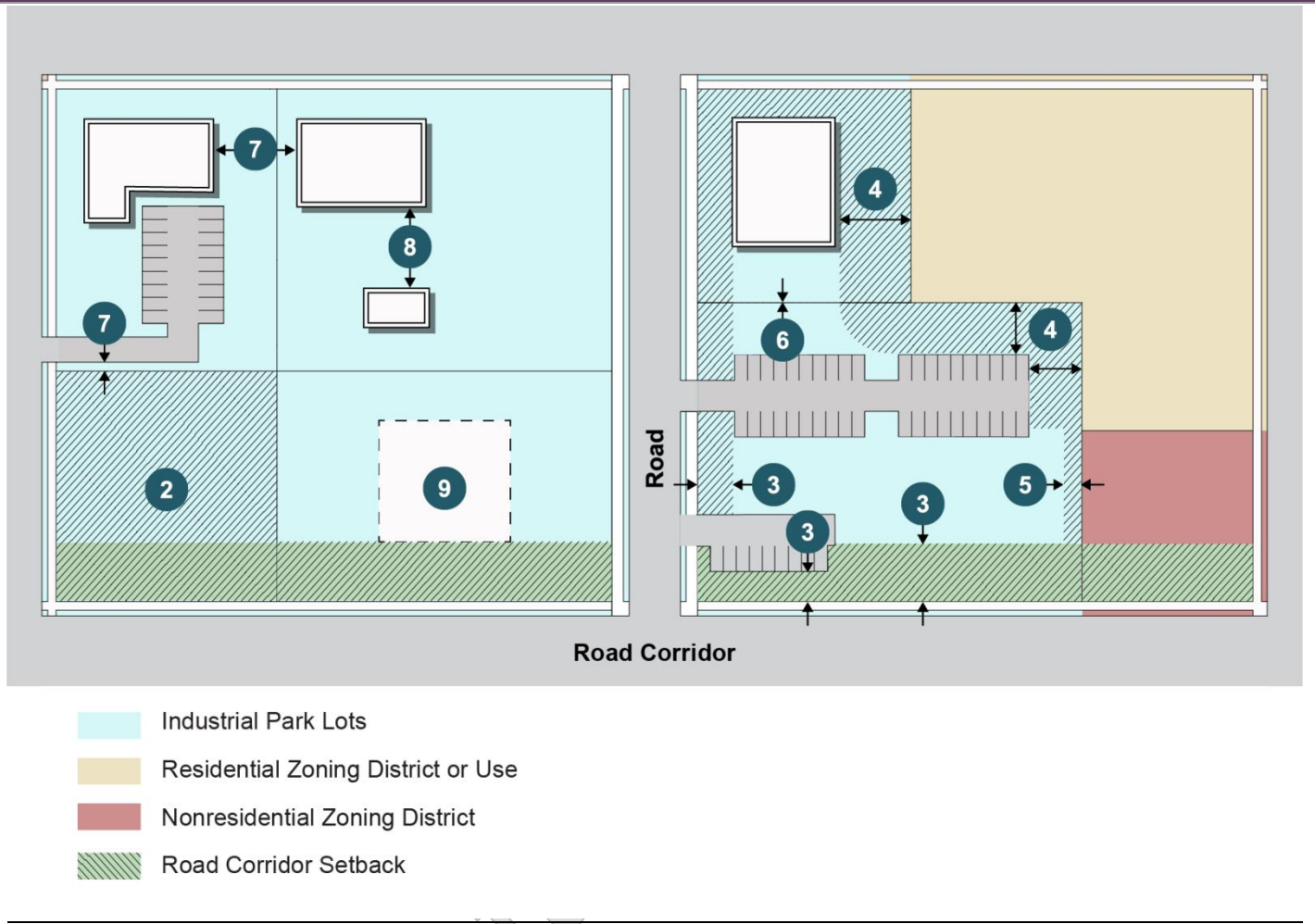
<sup>8</sup>~~Covered~~<sup>9</sup>Covered walkways connecting structures or connecting structures with parking areas are permitted in yards and may traverse the space when structures are on the same lot.

<sup>10</sup>Building height may be modified by Special Exception.

**~~2.06.03 General Industry - GI~~**

**Figure 2.06.02-1. Representation of Industrial Park Zoning District**

**Figure 2.06.02-1. Representation of Industrial Park Zoning District**



### **2.06.03 General Industry - GI**

**Purpose.** The purpose of the General Industry (GI) Zoning District is to:

- Implement the Suburban Industrial/Mineral Extraction, Transition Industrial/Mineral Extraction, and Joint Land Management Area (JLMA) - Leesburg Industrial/Mineral Extraction Place Types of the General Plan;
- Provide a location for industrial uses that are incompatible with residential uses due to the prevalence of outdoor storage and emissions of noise, odor, and vibrations to operate;
- Ensure compatibility and long term, economic viability of industrial uses and accessory uses through the use of screening and setbacks from road and adjacent residential uses;
- Provide for development with limited traffic and aesthetic impacts on surrounding properties and on public facilities and utilities; and
- Permit residential and other uses only to the extent that they may be compatible with general and intensive industrial uses.

A. **Applicability, Size, and Location.** The following applies to the GI Zoning District:

1. **Location.** The GI Zoning District ~~must~~should be located within the boundaries of:

- a. The Suburban Industrial/Mineral Extraction Place Type as shown on the Suburban Policy Areas Place Types Map in the General Plan;
  - b. The Transition Industrial/Mineral Extraction Place Type as shown on the Transition Policy Areas Place Types Map in the General Plan; ~~or~~
  - c. The Leesburg JLMA Industrial/Mineral Extraction Place Types as shown on the JLMA Place Types Map of the General Plan; or
  - d. In such other location that is consistent with the General Plan land use policies applicable to the subject property.
2. **Minimum Zoning District Size.** The initial ~~district~~GI Zoning District size must be a minimum of 5 acres.
3. **Incremental Additions.**
- a. The Board of Supervisors may approve a Zoning Map Amendment with incremental additions if the Board finds that such incremental additions are:
    1. Abutting or across a road with no more than 4 lanes from an existing GI Zoning District; and
    2. Connected to the existing GI Zoning District through road and pedestrian and bicycle networks.
  - b. Incremental additions must comply with requirements of Section 2.06.03.
- B. **Uses.** Refer to Table 3.02.05 for uses allowed in the GI Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.06.03-1 for required dimensional standards: (Figure 2.06.03-1).



**Table 2.06.03-1. GI Zoning District Dimensional Standards**

	Standard	Requirement
<b>Density Requirements</b>		
1	Floor Area Ratio (FAR) (max.)	0.40 0.60 by SPEX
<b>Lot Requirements<sup>1</sup></b>		
2	Lot Size (min.)	1 acre, exclusive of major floodplain
<b>Setback Requirements<sup>2</sup></b>		
3	Setback Adjacent to Roads (min.) <sup>2,3,4</sup>	30 ft
4	Setback Adjacent to Agricultural and Residential Zoning Districts or Existing or Planned Residential Uses (min.) <sup>2,3,4,5,6</sup>	Structures and areas for outdoor storage, refuse collection, and loading: 100 ft Parking: 50 ft
5	Setback Adjacent to Other Nonresidential Zoning Districts (min.) <sup>2,3,6,7</sup>	15 ft
6	Setback Adjacent to GI Zoning District <sup>2,3,6</sup> District <sup>3,4,7</sup>	0 ft
7	Setback Between Structures on Individual Lots (min.) <sup>7,8</sup>	30 ft Driveways, parking, and covered entrances: 5 ft from lot lines
8	Setback Between more than 1 Structure on the Same Lot (min.) <sup>8,9</sup>	25 ft
<b>Building Requirements</b>		
9	Lot Coverage (max.) <sup>1</sup>	0.45
10	Building Height (max.) <sup>10</sup>	100 ft pursuant to Section 7.01.07.A.

**TABLE KEY:**

ft = feet

sf = square feet

min. = minimum

max. = maximum

SPEX = Special Exception

**TABLE NOTES:**

<sup>1</sup>~~Setback~~<sup>1</sup> Lot requirements and lot coverage may be modified in accordance with the provisions of Section 10.10.04.C.

<sup>2</sup>Setback requirements may be modified in accordance with Section 10.03 or Section 10.10.04.C.

<sup>3</sup>~~Except~~<sup>3</sup> Except when the required Perimeter Setback required by Section 7.01.07.B. is greater.

<sup>4</sup>~~Except when the setback~~<sup>4</sup> Except when a greater Road Corridor Setback or Buffer is required by Section 7.04.02 is greater.

<sup>5</sup>~~No~~<sup>5</sup> No areas for parking, outdoor storage, refuse collection, and loading are permitted between structures and such agricultural or residential Zoning Districts or existing or planned residential uses where such uses are visible from said ~~zoning districts~~ Zoning Districts or uses.

<sup>6</sup>~~When~~<sup>6</sup> When a GI lot and/or land bay is developed adjacent to an agricultural Zoning District or a residential Zoning District, which was zoned for agricultural or residential uses subsequent to June 16, 1993, and subsequent to zoning of the subject property as GI, the setback required in reference line 5 applies.

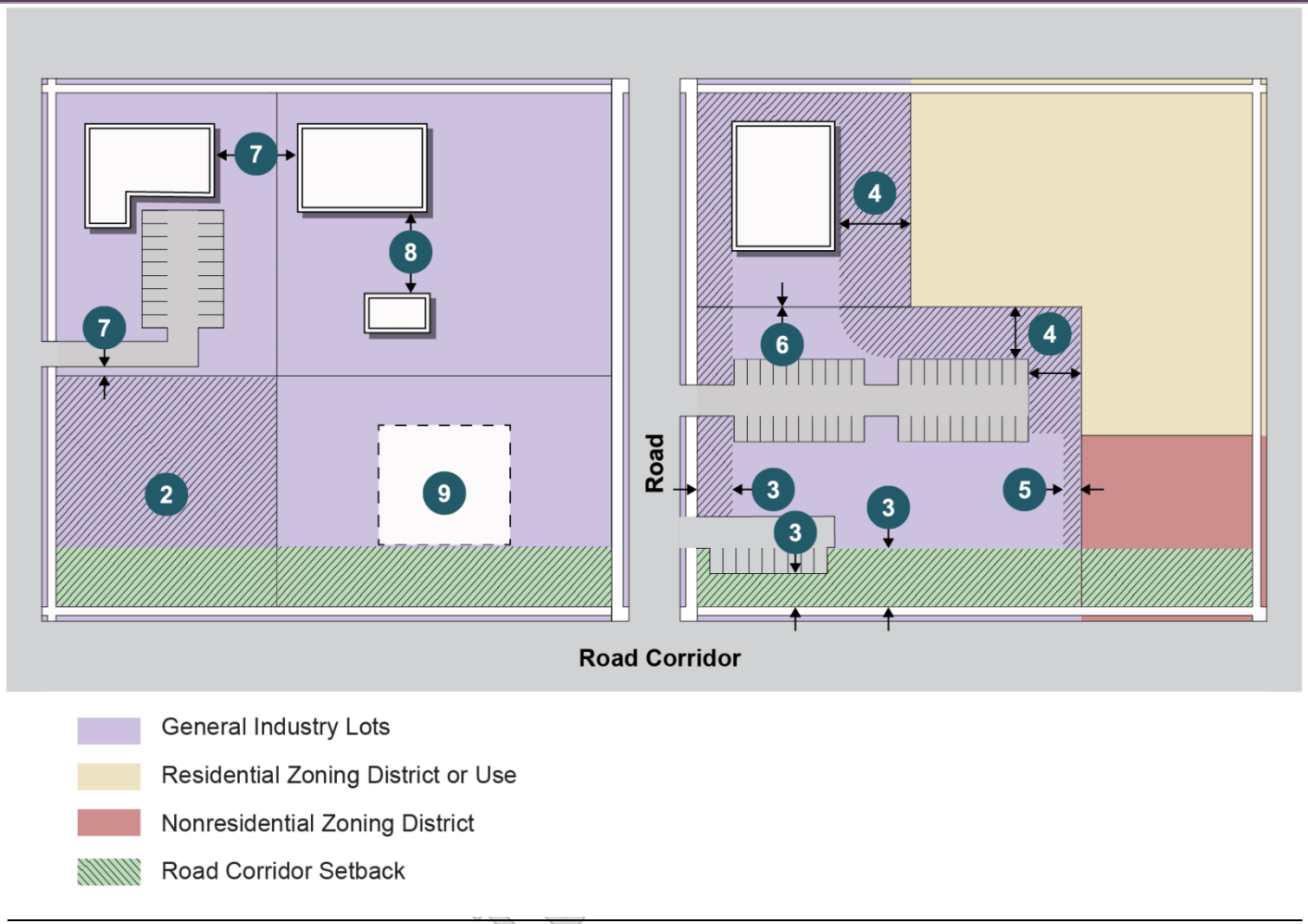
<sup>7</sup>~~Except~~<sup>7</sup> Except when the buffer required by Section 7.04.03 is greater.

<sup>8</sup>~~In~~<sup>8</sup> In the event that a single parcel is zoned for more than one non-residential Zoning District, the applicable yard requirement will be applied only at the property line and not at the Zoning District line.

<sup>9</sup>~~Covered~~<sup>9</sup> Covered walkways connecting structures or connecting structures with parking areas are permitted in yards and may traverse the space when structures are on the same lot.

<sup>10</sup>Building height may be modified by Special Exception.

**Figure 2.06.03-1. Representation of General Industry Zoning District**



#### 2.06.04 Mineral Resource - Heavy Industry - MR-HI

**Purpose.** The purpose of the Mineral Resource – Heavy Industry (MR-HI) Zoning District is to:

- Implement the Suburban Industrial/Mineral Extraction, Transition Industrial/Mineral Extraction, and Joint Land Management Area (JLMA) - Leesburg Industrial/Mineral Extraction Place Types of the General Plan;
- Serve as an interim, long term Zoning District recognizing that areas devoted to resource extraction may and should ultimately be converted to other compatible and beneficial uses consistent with the General Plan;
- Protect the mineral resources, primarily diabase rock, of the County:
  - For possible future economic development;
  - To provide for diabase resource extraction operations at appropriate locations and under controlled conditions; and
  - To co-locate quarries and compatible heavy industrial uses;
- Provide a location for mineral extraction and intensive industrial uses that are incompatible with residential uses due to the prevalence of emissions of noise, odor, and vibrations to operate;

- *Ensure compatibility and long term, commercial viability of mineral extraction and intensive industrial uses and accessory uses through the use of screening and setbacks from road and adjacent residential uses;*
- *Provide for development with limited traffic and aesthetic impacts on surrounding properties and public facilities and utilities; and*
- *Permit residential and other uses only to the extent that they may be compatible with mineral extraction and associated intensive industrial uses.*

**A. Applicability, Size, and Location.** The following applies to the MR-HI Zoning District:

- 1. Location.** The MR-HI Zoning District ~~must be located in areas:~~
    - ~~That~~ Should be located in areas that are within the boundaries of:
      1. The Suburban Industrial/Mineral Extraction Place Type as shown on the Suburban Policy Areas Place Types Map in the General Plan;
      2. The Transition Industrial/Mineral Extraction Place Type as shown on the Transition Policy Areas Place Types Map in the General Plan; ~~or~~
      3. The Leesburg JLMA Industrial/Mineral Extraction Place Type as shown on the JLMA Place Types Map of the General Plan; or
      - 3-4. In such other location that is consistent with the General Plan land use policies applicable to the subject property; and
    - b. ~~Where~~ Must be located where necessary to allow the extraction of existing mineral resources or the expansion of an existing or associated mineral extraction uses.
  - 2. Minimum Zoning District Size.** The initial MR-HI Zoning District size must be a minimum of 600 acres.
  - 3. Incremental Additions.**
    - a. The Board of Supervisors may approve a Zoning Map Amendment with incremental additions if the Board finds that such incremental additions are:
      - a. A minimum of 10 acres in size;
      - b. Abutting or across a road with no more than 4 lanes from an existing MR-HI Zoning District;
      - c. Connected to the existing MR-HI Zoning District through road and pedestrian and bicycle networks; and
      - d. In conformance with Section 2.06.04.A.1.b.
    - b. Incremental additions must comply with requirements of Section 2.06.04.
- B. Uses.** Refer to Table 3.02.05 for uses allowed in the MR-HI Zoning District. *Prohibited Uses.* Uranium mining is not permitted in the MR-HI Zoning District.
- C. Dimensional Standards.** Refer to Table 2.06.04-1 for dimensional standards- (Figure 2.06.04-1).

**Table 2.06.04-1. MR-HI District Dimensional Standards**

	Standard	Requirement
<b>Density Requirements</b>		
1	Floor Area Ratio (FAR) (max.)	0.75
<b>Lot Requirements<sup>1</sup></b>		
2	Lot Size (min.) <sup>4,5</sup>	1 acre, exclusive of major floodplain
3	Lot Width (min.) <sup>4,5</sup>	100 ft
4	Lot Depth (min.) <sup>4,5</sup>	No min.
5	Lot Depth to Width Ratio (max.)	3.5 times lot width
<b>Setback Requirements<sup>3</sup></b>		
6	Front Yard (min.) <sup>3-4,5</sup>	30 ft
7	Side and Rear Yard Adjacent to Residential and Agricultural Zoning Districts or Residential Uses (min.) <sup>4-5,6</sup>	100 ft
8	Side and Rear Yard Adjacent to Other Nonresidential Zoning Districts (min.) <sup>4,5</sup>	50 ft
9	Side Yard Adjacent to MR-HI Zoning Districts (min.) <sup>4-5,6</sup>	15 ft
10	Rear Yard Adjacent to MR-HI (min.) <sup>4,5</sup>	25 ft
<b>Building Requirements</b>		
11	Lot Coverage (max.) <sup>1</sup>	0.50
12	Building Height (max.) <sup>6,7</sup>	45 ft

**TABLE KEY:**

ft = feet

sf = square feet

min. = minimum

max. = maximum

**TABLE NOTES:**

<sup>1</sup>~~Except~~<sup>1</sup> Lot requirements and lot coverage may be modified in accordance with Section 10.10.04.C.

<sup>2</sup>~~Except~~<sup>2</sup> when greater in Section 4.06.03, Use-Specific Standards, for Extractive Industries.

<sup>3</sup>~~Setback~~<sup>3</sup> Setback and yard requirements may be modified in accordance with the provisions of Section 10.03 or Section 10.10.04.C.

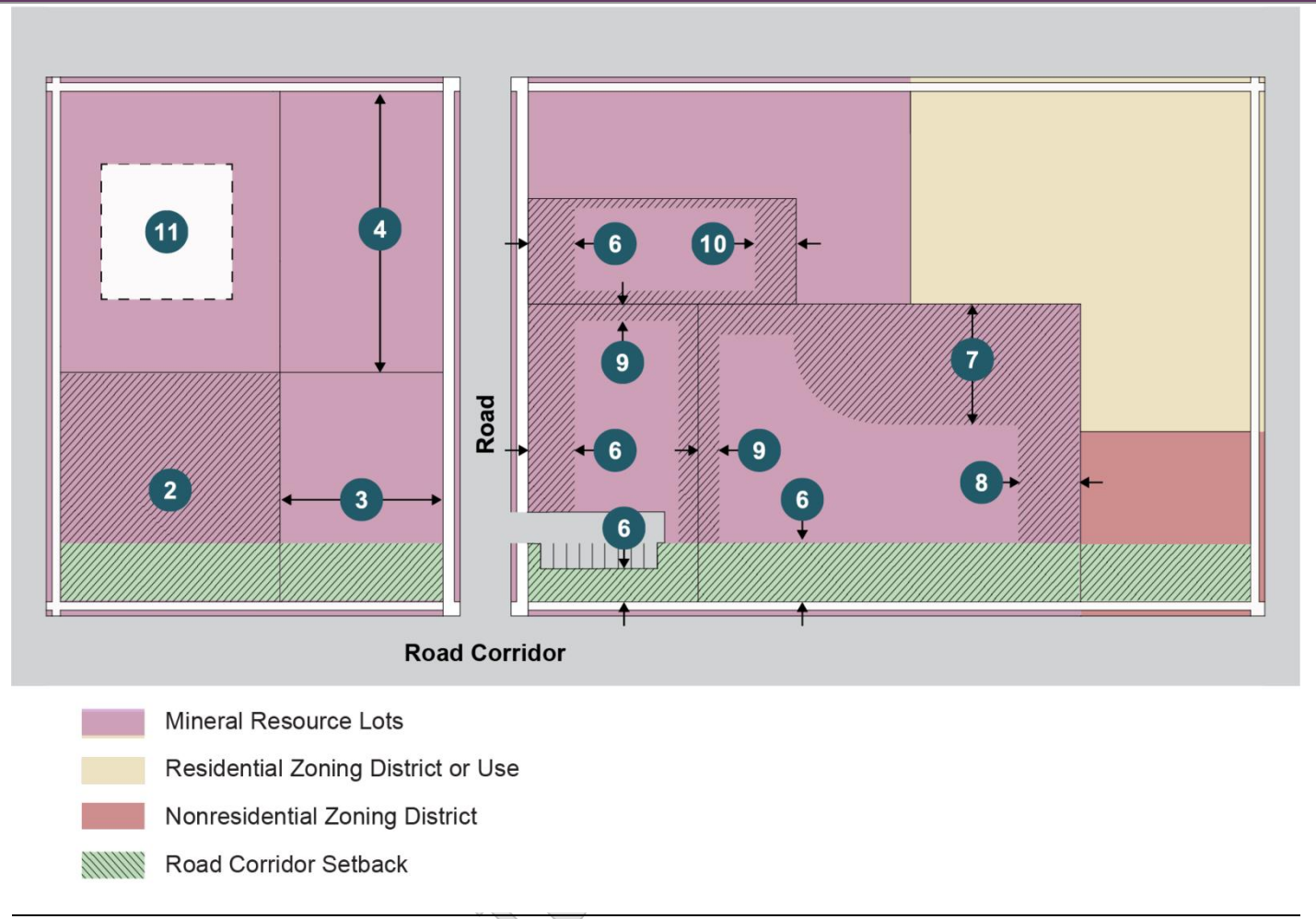
<sup>4</sup>~~Except~~<sup>4</sup> Except when the required Perimeter Setback required by Section 7.01.07.B. is greater.

<sup>5</sup>~~Except~~<sup>5</sup> when the setback-~~Except when a greater Road Corridor Setback or Buffer is required by Section 7.04.02 is greater.~~

<sup>6</sup>~~Except~~<sup>6</sup> Except when the buffer required by Section 7.04.03 is greater.

<sup>7</sup>~~Non~~<sup>7</sup> Non-habitable structures associated with a quarry operation are permitted to 120 feet in height provided they are set back from property lines and Zoning District boundaries an additional setback of 2 feet for each 1 foot in height above 45 feet. Such structures require Special Exception approval for heights exceeding 120 feet. All heights subject to a lower height restriction as recommended by the Metropolitan Washington Airports Authority. May be modified by Special Exception.

**Figure 2.06.04-1. Representation of Mineral Resource - Heavy Industry Zoning District**



- D. **Stone Quarrying Special Exception Requirement.** The establishment of any new stone quarrying operations or the expansion of any existing stone quarrying operations beyond previously granted approvals in the MR-HI Zoning District requires Special Exception approval pursuant to Section 10.11.01 and the Stone Quarrying Special Exception application procedures in Section 10.11.06.

## 2.07 Planned Unit Development (PUD) Zoning District

**Purpose.** The purpose of the Planned Unit Development (PUD) Zoning District is to:

- Promote a flexible customized land use approach that will achieve development projects that provide greater benefits than could be provided through the strict application of a non-PUD Zoning District;
- Allow various combinations of land uses in the Urban, Suburban, Transition, and Joint Land Management Policy Areas;
- Ensure compatibility between residential and mixed -use or nonresidential areas and minimize potential impacts between various uses; and
- Facilitate protection of natural, environmental, and heritage resources.

- A. **Applicability, Size, and Location.** The PUD Zoning District is a customized Zoning District. The requirements in Section 2.07, Chapter 1, Chapter 5, Chapter 6, Chapter 9, Chapter 10, Chapter 11, and Chapter 12 are not customizable and apply to all PUD Zoning Districts.
1. **Location.** The PUD Zoning District ~~must be located entirely within the boundaries of a Place Type~~ is only permitted as follows:
    - a. In the Urban Policy Area, ~~a PUD is permitted entirely within the boundaries of any Place Type;~~
    - b. In the Suburban Policy Area, ~~a PUD is permitted entirely within the boundaries of any Place Type;~~
    - c. In the Transition Policy Area, ~~a PUD is only permitted entirely within the boundaries of the Transition Small Lot Neighborhood, Transition Compact Neighborhood, and Transition Community Center Place Types, Transition Light Industrial, and Transition Industrial/Mineral Extraction Place Types; and/or~~
    - d. In the Joint Land Management Area, ~~a PUD is only permitted entirely within the Leesburg JLMA Residential Neighborhood, Leesburg JLMA Employment, Leesburg JLMA Light Industrial, and Leesburg JLMA Industrial/Mineral Extraction Place Types.~~
  2. **Minimum Zoning District Size.** The minimum size of any PUD must be 20 acres. The minimum PUD size may be modified in accordance with the provisions of Section 10.10.04.C.
  3. **Incremental Additions.**
    - a. The Board of Supervisors may approve a Zoning Map Amendment for incremental additions to an existing to increase the size of the PUD Zoning District provided if the Board finds that such incremental additions are adjacent to:
      1. Abutting or across a road with no more than 4 lanes of a public road from an existing PUD Zoning District;
      2. Connected to the existing PUD Zoning District through road and pedestrian and bicycle networks; and
      3. Subject to the same Master Plan Development Standards for the PUD to which the incremental addition is being added.
    - b. Incremental additions must comply with requirements of Section 2.07.
  4. **Additional Requirements.** The PUD Zoning District must:
    - a. Be established through a Zoning Map Amendment application in accordance with Sections 10.10.01 and 10.10.09; and
    - b. Meet all applicable provisions of the Zoning Ordinance, except as customized through PUD approval.
- B. **PUD Master Plan.** The PUD Zoning District will be subject to the regulations included in the approved PUD Master Plan Document.
- C. **Uses.**
1. Each PUD ~~may~~should include ~~any use permitted(s) identified~~ in the proposed PUD Zoning District's underlying Place Type, as designated on the Policy Area Place Types Map in the General Plan. The use(s) in the PUD must be a use(s) listed in Chapter 3.
  2. Each Site Plan or Subdivision application for the PUD must include the following tabulations:
    - a. Approved, proposed, and remaining uses by structures and land areas; and
    - b. Approved, proposed, and remaining dwelling units by number and type.
- D. **Designation on Zoning Map.** The County will designate PUD Zoning Districts on the Official Zoning Map by "PUD-" followed by a sequential number based on the date of original Board of Supervisors approval (e.g., PUD-1).