

APPENDICES

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Appendix A: Acronyms and Abbreviations

Table A-1. Acronyms and Abbreviations	
Acronym	Term
A-10	Agriculture-10
A-3	Agricultural Residential-3
AASHTO	American Association of State Highway and Transportation Officials
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
ADU	Affordable Dwelling Unit
AHU	Affordable Housing Unit
AIOD	Airport Impact Overlay District
AMI	Area Median Income
APPL	Appeal
AR-1	Agricultural Rural-1
AR-2	Agricultural Rural-2
BLAD	Boundary Line Adjustment
BMP	Best Management Practices
BZA	Board of Zoning Appeals
CC	Commercial Center
CC-CC	Commercial Center-Community Center
CC-NC	Commercial Center-Neighborhood Center
CC-SC	Commercial Center-Small Regional Center
CCT	Correlated Color Temperature
CDP	Concept Development Plan
CLI	Commercial Light Industry
CLOMR	Conditional Letter of Map Revision
CMPT	Commission Permit
CO	Codified Ordinances of Loudoun County
COG	(Metropolitan Washington) Council of Governments
CPAM	Comprehensive Plan Amendment
CPAP	Construction Plans and Profiles
CPAR	Revision to Previously Approved Construction Plans and Profiles
CSA	Community Supported Agriculture
CTP	Countywide Transportation Plan
CWU	Compact/Walkable/Urban
dB(A)	A-Weighted Decibels
DEDI	Dedication Plat

Table A-1. Acronyms and Abbreviations

Acronym	Term
DFIRM	Digital Flood Insurance Rate Map
DOAM	Development Ordinance Amendment (to Facilities Standards Manual)
DTCI	Department of Transportation and Capital Infrastructure
EPA	United States Environmental Protection Agency
ESMT	Easement Plat
FAA	Federal Aviation Administration
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FIS	Flood Insurance Study
FOD	Floodplain Overlay District
FPAL	Floodplain Alteration
FPST	Floodplain Study
FSM	Facilities Standards Manual
GB	General Business
GFA	Gross Floor Area
GI	General Industrial
HAC	Historic Access Corridor District
HCC	Historical and Cultural Conservation District
HDRC	Historic District Review Committee
HOD	Historic Overlay District
HR	Historic Roadway District
HS	Historic Site District
IAD	Washington Dulles International Airport
IP	Industrial Park
JLMA	Joint Land Management Area
LCFPC	Loudoun County Fire Protection Code
LCFR	Loudoun County Fire and Rescue
LDA	Land Development Application
LID	Low Impact Development
LOD	Limestone Overlay District
LOGIS	Loudoun County Geographic Information System
LOMR	Letter of Map Revision
LOS	Level of Service
LPAT	Linear Parks and Trails Framework Plan
LPSS	Licensed Professional Soil Scientist
LSDO	Loudoun County Subdivision and Development Ordinance
MF	Multifamily
MFA	Multifamily Attached
MFS	Multifamily Stacked
MOD	Mountainside Overlay District
MR-HI	Mineral Resource-Heavy Industry
NEHR	Natural, Environmental, and Historic Resources
NER	Natural and Environmental Resources
NFIP	National Flood Insurance Program

Table A-1. Acronyms and Abbreviations

Acronym	Term
NRHP	National Register of Historic Places
NUCS	Non-Motorized User Circulation System
OA	Owners Association
OP	Office Park
PD-AAAR	Planned Development - Active Adult/Age Restricted
PD-CC(RC)	Planned Development - Commercial Center (Regional Center)
PD-H	Planned Development - Housing
PD-MUB	Planned Development - Mixed Use Business
PD-RDP	Planned Development - Research and Development
PD-RV	Planned Development - Rural Village
PD-SA	Planned Development - Special Activity
PE	Licensed Professional Engineer
PIN	Parcel Identification Number
POCO	Plat of Correction
PRAP	Pre-Application Meeting
PRCS	Loudoun County Department of Parks, Recreation, and Community Services
PSR	Preliminary Soils Review
PUD	Planned Unit Development
PVAR	Pre-Variance Meeting
QNOD	Quarry Notification Overlay District
R-1, R-2, R-3, R-4, R-8	Single-Family Residential-1, 2, 3, 4, 8
R-16	Townhouse/Multifamily Residential-16
R-24	Multifamily Residential
RC	Rural Commercial
RSCR	River and Stream Corridor Resources
RLUIPA	Religious Land Use and Institutionalized Persons Act of 2000
ROW	Right-of-Way
SBPL	Preliminary Plat of Subdivision
SBPR	Preliminary/Record Subdivision
SBRD	Record Plat
SCC	State Corporation Commission
SCN	Suburban Compact Neighborhood
SF	Square Feet
SFA	Single-Family Attached
SFD	Single-Family Detached
SFHA	Special Flood Hazard Area
SIDP	Sign Development Plan
SLM	Sound Level Meter
SN	Suburban Neighborhood
SPAM	Site Plan Amendment
SPEL	Special Exception for Errors in Location
SPEX	Special Exception
SPMI	Minor Special Exception
STPL	Site Plan
TC	Town Center

Table A-1. Acronyms and Abbreviations	
Acronym	Term
TCA	Tree Conservation Area
TCC	Transition Community Center
TCN	Transition Compact Neighborhood
TDM	Transportation Demand Management
TR	Transitional Residential
TRC	Transit Related Center
TSN	Transition Small Lot Neighborhood
UE	Urban Employment
UHNU	Unmet Housing Needs Unit
USC	United States Code
USDA	United States Department of Agriculture
USGS	United States Geological Survey
VARI	Variance
VCOD	Village Conservation Overlay District
VDACS	Virginia Department of Agriculture and Consumer Services
VDHR	Virginia Department of Historic Resources
VDOT	Virginia Department of Transportation
VESCH	Virginia Erosion and Sediment Control Handbook
VLR	Virginia Landmarks Register
VSMP	Virginia Stormwater Management Program
VTD	Vehicle Trips Per Day
W&OD	Washington and Old Dominion Railroad Regional Park
WAIV	Waiver of Facilities Standards Manual Requirements
WMATA	Washington Metropolitan Area Transit Authority
ZCOR	Zoning Correspondence (Determination, Verification, Proffer, or Vesting Determination)
ZCPA	Zoning Concept Plan Amendment
ZMAP	Zoning Map Amendment
ZMOD	Zoning Ordinance Modification
ZOAM	Zoning Ordinance Amendment

Appendix B: Land Development Application Fees

Table B-1. Land Development Application Fees – Traffic Data Collection								
Traffic Data Collection			Fee Schedule					
Description	Unit	Base Year	Year 1	Year 2	Year 3	Year 4	Year 5	
		Apr 1, 2021 - Mar 31, 2022	Apr 1, 2022 - Mar 31, 2023	Apr 1, 2023 - Mar 31, 2024	Apr 1, 2024 - Mar 31, 2025	Apr 1, 2025 - Mar 31, 2026	Apr 1, 2026 - Mar 31, 2027	
Intersection Turning Movement Counts (including U-turns, pedestrians, bicycles and trucks) – Using Video								
1	Counts less than 12-hours duration	Hour	\$45	\$53	\$55	\$57	\$59	\$62
2	Counts of 12 hours or more duration	Hour	\$40	\$47	\$49	\$51	\$53	\$55
Roundabout Turning Movement Counts (including U-turns, pedestrians, bicycles and trucks) – Using Video								
3	Counts less than 12-hours duration	Hour	\$50	\$59	\$61	\$64	\$66	\$69

Table B-1. Land Development Application Fees – Traffic Data Collection

Traffic Data Collection		Fee Schedule						
Description	Unit	Base Year	Year 1	Year 2	Year 3	Year 4	Year 5	
		Apr 1, 2021 - Mar 31, 2022	Apr 1, 2022 - Mar 31, 2023	Apr 1, 2023 - Mar 31, 2024	Apr 1, 2024 - Mar 31, 2025	Apr 1, 2025 - Mar 31, 2026	Apr 1, 2026 - Mar 31, 2027	
4	Counts of 12 hours or more duration	Hour	\$45	\$53	\$55	\$57	\$59	\$62
Pedestrian and Bicycle Data (signalized intersection, all marked and unmarked crosswalks)								
5	Counts less than 12-hours duration	Hour	\$40	\$47	\$49	\$51	\$53	\$55
6	Counts of 12 hours or more duration	Hour	\$35	\$41	\$43	\$44	\$46	\$48
Pedestrian and Bicycle Data (mid-block/pathway/un-signalized intersection/unmarked crosswalk) per Location								
7	Counts less than 12-hours duration	Hour	\$38	\$45	\$46	\$48	\$50	\$52
8	Counts of 12 hours or more duration	Hour	\$35	\$41	\$43	\$44	\$46	\$48
Traffic volumes, Speed & Vehicle Classification Data (bi-directional, 2- lane roadway) – Using Tubes								
9	First full day (24-hour count)	Day	\$133	\$156	\$163	\$169	\$176	\$183
10	Two full days (48-hour count)	EA	\$190	\$223	\$232	\$242	\$251	\$261
11	Additional days (up to 5 additional days)	Day	\$58	\$68	\$71	\$74	\$77	\$80
12	Complete 7-day count	Week	\$478	\$562	\$584	\$608	\$632	\$657
Traffic volumes, Speed & Vehicle Classification Data (bi-directional, 2- lane roadway) – Using Sensors								
13	First full day (24-hour count)	Day	\$228	\$268	\$279	\$290	\$301	\$313
14	Two full days (48-hour count)	EA	\$328	\$385	\$401	\$417	\$434	\$451
15	Additional days (up to 5 additional days)	Day	\$100	\$118	\$122	\$127	\$132	\$137
16	Complete 7-day count	Week	\$838	\$985	\$1,024	\$1,065	\$1108	\$1,152
Traffic volumes, Speed & Vehicle Classification Data (bi-directional, multi-lane >2-lane roadway) – Using Sensors								
17	First full day (24-hour count)	Day	\$350	\$411	\$428	\$445	\$463	\$481
18	Two full days (48-hour count)	EA	\$480	\$564	\$587	\$610	\$635	\$660
19	Additional days (up to 5 additional days)	Day	\$168	\$197	\$205	\$214	\$222	\$231
20	Complete 7-day count	Week	\$1,130	\$1,328	\$1,381	\$1,436	\$1,494	\$1,554
Traffic Volumes Data (bi-directional) – Using Sensors								
21	First full day (24-hour count)	Day	\$188	\$221	\$230	\$239	\$249	\$258
22	Two full days (48-hour count)	EA	\$288	\$338	\$352	\$366	\$381	\$396
23	Additional days (up to 5 additional days)	Day	\$100	\$118	\$122	\$127	\$132	\$137
24	Complete 7-day count	Week	\$788	\$926	\$963	\$1,002	\$1,042	\$1,083
Speed Data (bi-directional) – Using Sensors								

Table B-1. Land Development Application Fees – Traffic Data Collection

Traffic Data Collection		Fee Schedule						
Description	Unit	Base Year	Year 1	Year 2	Year 3	Year 4	Year 5	
		Apr 1, 2021 - Mar 31, 2022	Apr 1, 2022 - Mar 31, 2023	Apr 1, 2023 - Mar 31, 2024	Apr 1, 2024 - Mar 31, 2025	Apr 1, 2025 - Mar 31, 2026	Apr 1, 2026 - Mar 31, 2027	
25	First full day (24-hour count)	Day	\$275	\$323	\$336	\$350	\$364	\$378
26	Two full days (48-hour count)	EA	\$375	\$441	\$458	\$477	\$496	\$516
27	Additional days (up to 5 additional days)	Day	\$100	\$118	\$122	\$127	\$132	\$137
28	Complete 7-day count	Week	\$875	\$1,028	\$1,069	\$1,112	\$1,157	\$1,203
Driveway Counts Data (bi-directional)								
29	Counts less than 12-hours duration	Hour	\$33	\$38	\$40	\$41	\$43	\$45
30	Counts of 12 hours or more duration	Hour	\$25	\$29	\$31	\$32	\$33	\$34
31	Complete 7-day count	Week	\$2,930	\$3,443	\$3,581	\$3,724	\$3,873	\$4,028
Spot Speed Distribution Data								
32	Bi-directional count	Hour	\$68	\$79	\$82	\$86	\$89	\$93
33	Speed count by direction	Hour	\$68	\$79	\$82	\$86	\$89	\$93
34	Speed count by lane	Hour	\$68	\$79	\$82	\$86	\$89	\$93
Travel Time Data (bi-directional)								
35	Travel time per run	Mile	\$24	\$28	\$29	\$31	\$32	\$33
Origin-Destination Data per Direction								
36	Field observation	Hour	\$115	\$135	\$141	\$146	\$152	\$158
37	Equipment	Hour	\$20	\$24	\$24	\$25	\$26	\$27
Queue Data per Approach								
38	Field observation	Hour	\$90	\$106	\$110	\$114	\$119	\$124
39	Aerial (Drones, etc.)	Hour	\$300	\$353	\$367	\$381	\$397	\$412
Parking Occupancy Data								
40	Field observation	Hour	\$40	\$47	\$49	\$51	\$53	\$55
Delay Data per Approach								
41	Field observation	Hour	\$90	\$106	\$110	\$114	\$119	\$124
42	Equipment	Hour	\$83	\$98	\$101	\$106	\$110	\$114
Gap Data per Approach								
43	Field observation	Hour	\$50	\$59	\$61	\$64	\$66	\$69
44	Equipment	Hour	\$43	\$51	\$53	\$55	\$57	\$59
Saturation Flow Rate Data per Approach								
45	Field observation	Hour	\$50	\$59	\$61	\$64	\$66	\$69
46	Equipment	Hour	\$43	\$51	\$53	\$55	\$57	\$59
Video Data per Intersection/Location								
47	Counts less than 12-hours duration	Hour	\$16	\$19	\$20	\$20	\$21	\$22
48	Counts of 12 hours or more duration	Hour	\$14	\$16	\$17	\$18	\$19	\$19

Table B-2. Land Development Application Fees - Traffic Warrant Study						
Traffic Warrant Study		Fee Schedule				
Traffic Warrant Study Type		Base Year	Year 1	Year 2	Year 3	Year 4
		May 1, 2024 - April 30, 2025	May 1, 2025 - Apr 30, 2026	May 1, 2025 - Apr 30, 2026	May 1, 2024 - April 30, 2025	May 1, 2025 - Apr 30, 2026
1	Traffic Signal Warrant Study (Signal Justification Report)	\$27,253	\$32,027	\$33,308	\$34,641	\$36,026
2	Multi-Way Stop Control Warrant Study	\$19,277	\$22,654	\$23,560	\$24,503	\$25,483
3	Crosswalk Warrant Study	\$21,496	\$25,262	\$26,273	\$27,323	\$28,416

Table B-3. Land Development Application Fees - Zoning		
Application Type		Fee Schedule
1	Appeal (APPL)	\$350.00
2	Certificate of Appropriateness	\$60.00
	Certificate of Appropriateness – Administrative	\$60.00
3	Commission Permit (CMPT)	\$6,990.00
4	Special Exception for Error in Location (SPEL)	\$460.00
Rezoning (ZMAP or ZRES¹)		
5	Residential ⁴	\$35,605.00 for the first 200 acres + \$180.00 per acre for each acre over 200 ²
6	Nonresidential ⁴	\$27,720.00 for the first 200 acres + \$140.00 per acre for each acre over 200 ²
7	Additional submission, fourth, and each subsequent	\$1,560.00
8	Rezoning (ZRTD) - Zoning Conversion to the current Zoning Ordinance within the Route 28 Tax District	\$2,380.00
Sign Permits		
9	Temporary or Residential	\$10.00
10	Commercial	\$235.00
Zoning Permits and Zoning Inspections		
11	Residential	\$165.00
12	Child Care Home	\$200.00
13	Commercial	\$210.00
14	Zoning Inspections	\$80.00
Special Exceptions (SPEX)		
15	Approval of use with land disturbance exceeding 10,000 SF or including sensitive environmental areas ⁶	\$15,750.00
16	Approval of use with land disturbance 1 – 10,000 SF, no sensitive environmental areas ⁶	\$6,570.00
17	Approval of use with no land disturbance	\$5,955.00
18	Zoning Ordinance modifications specified to be processed as Special Exceptions other than modifications under Section 10.10.04.C	\$10,805.00
19	Additional submissions, third and each subsequent	\$2,560.00
Special Exceptions pursuant to the 1972 Zoning Ordinance that are considered only by the Board of Supervisors (no Planning Commission recommendation required).		
20	Approval of use with land disturbance exceeding 10,000 SF or including sensitive environmental areas ⁶	\$8,215.00
21	Approval of use with land disturbance 1 – 10,000 SF, no sensitive environmental areas ⁶	\$3,425.00
22	Approval of use with no land disturbance	\$3,105.00

Table B-3. Land Development Application Fees - Zoning

Application Type		Fee Schedule
23	Special Exceptions, Sign Development Plan (SIDP) to the Board of Supervisors	\$5,120.00
24	Special Exception for Parking Adjustment to the Board of Supervisors	\$5,120.00
Special Exceptions, Minor (SPMI)		
25	Approval of use with land disturbance exceeding 10,000 SF or including sensitive environmental areas ⁶	\$8,215.00
26	Approval of use with land disturbance 1 – 10,000 SF, no sensitive environmental areas ⁶	\$3,425.00
27	Approval of use with no land disturbance	\$3,105.00
28	Approval of Child Care Home use	\$350.00
29	Modification of additional use regulations in Chapter 4 and setbacks from roads in Section 7.04.02.B.2	\$1,870.00
30	Modification of additional use regulations in Section 4.04.08 Child Day Center and Child Day Home	\$350.00
Zoning Concept Plan Amendment or Proffer Amendment (ZCPA or ZRAM³)		
31	Residential ⁴	\$26,230.00
32	Nonresidential ⁴	\$20,575.00
33	Residential deck into yard or buffer ⁴	\$350.00
Zoning Ordinance Modification (ZMOD or ZRMD⁵)		
34	Residential ⁴	\$13,315.00
35	Nonresidential ⁴	\$12,610.00
36	Residential deck into yard or buffer ⁴	\$350.00
37	Adoption of a Comprehensive Sign Package or other modification of sign regulations under the 1972 Zoning Ordinance pursuant to §523 of the 1972 Zoning Ordinance	\$5,120.00
38	Amendment of an approved Comprehensive Sign Package under the 1972 Zoning Ordinance pursuant to §523 of the 1972 Zoning Ordinance	\$2,285.00
Zoning Correspondence (ZCOR)		
39	Proffer Determination (Section 10.02)	\$690.00
40	Zoning Verification	\$485.00
41	Vesting Determination (Section 10.02)	\$1,035.00
Adjustments, Modifications, Variances, and Waivers		
42	Administrative Buffer Adjustment and Waiver (Section 7.04.08.A)	\$1,190.00
43	Administrative Modification (Section 10.03)	\$1,190.00
44	Parking Adjustment Administrative (Section 10.16) and by Special Exception to Board of Zoning Appeals (Section 10.11.05)	\$1,190.00
45	Zoning Variance (Section 10.08)	\$805.00
46	Sign Development Plan to the BZA (Section 10.11.03)	\$805.00

TABLE NOTES:

¹ ZRES – Rezoning (residential component) subject to Code of Virginia § 15.2-2303.4. effective July 1, 2016

² Calculated to the nearest one-hundredth acre (e.g., 100.15)

³ ZRAM – Proffer amendment (residential component) subject to Code of Virginia § 15.2-2303.4. effective July 1, 2016

⁴ Fee (residential vs. nonresidential) based on the proposed use or modification. The residential fee would apply to any ZCPA that proposes a change to a residential component. The residential fee would apply to any modification in a residential zoning district.

⁵ ZRMD – Zoning modification (residential component) subject to Code of Virginia § 15.2-2303.4. effective July 1, 2016

⁶ For the purpose of this fee schedule, a site is considered to include a sensitive environmental area if any of the following features fall anywhere on the parcel(s) as shown in the County’s on-line geographic database WEBLOGIS: Floodplain; Mountainside OD 1993; Steep Slope; Limestone OD; and Wetlands Model.

Appendix C: Flexible Regulations

Appendix C is offered as a guide only; it is not exhaustive. Appendix C is a resource to assist applicants with determining which regulations in the Zoning Ordinance may be modified, amended, or waived and, if so, the applicable process to do so. Flexibility is governed as indicated in Chapters 1 through 10 of the Zoning Ordinance. Referenced Sections in Table C-1 are offered as a resource only. Appendix C also includes adjustments to nonresidential floor area ratio (FAR) by Special Exception. It does not include the various use permissions and development options provided within regulations. Appendix C does not limit the discretion of the Zoning Administrator to implement the Zoning Ordinance. If there are any discrepancies between Table C-1 and the text in Chapters 1 through 10 of the Zoning Ordinance, the text in Chapters 1 through 10 govern.

Table C-1. Guide to Flexible Regulations						
Regulation	Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
Chapter 1: Introduction						
1.03.02 Nonconforming Uses						
1	G. Reduced Buffers, Setbacks, and Yards due to Highway Realignment or Condemnation	x			x	
Chapter 2: Zoning Districts						
2.01.01 Transit Related Center - TRC						
2	A.2. Minimum Zoning District Size		x			
3	Table 2.01.01-1 Setback Requirements (all)	x	x			
4	Table 2.01.01-1 Building Requirements (Outer Core and TDSA building height)			x		
5	D. TDSA Adjusted Base Floor Area Ratio (FAR)			x		10.10.01, 10.10.05
6	Table 2.01.01-4 Required Minimum of Buildings with a Vertical Mix of Uses (all)		x			
7	G.2.c. Minimum Distance of Incremental Additions to Community Open Space		x			
8	I.3., 4., and 5. Building Orientation, Placement, and Uses		x			
2.01.02 Urban Employment - UE						
9	A.2. Minimum Zoning District Size		x			
10	Table 2.01.02-1 Setback Requirements (all)	x	x			
11	Table 2.01.02-1 Building Height (max.)			x		
12	F. Building Orientation, Placement, and Uses.		x			
2.02.01 Suburban Neighborhood - SN						
13	Table 2.02.01-1 Lot Requirements (all), Lot Coverage		x			
14	Table 2.02.01-1 Setback Requirements (all)	x	x			

Table C-1. Guide to Flexible Regulations

Regulation		Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
15	Table 2.02.01-1 Residential Building Height (max.), Nonresidential Building Height (max.)				x		
16	Table 2.02.01-3 Dwelling Unit Type Mix (all)			x			
2.02.02 Suburban Compact Neighborhood - SCN							
17	Table 2.02.02-1 Lot Requirements (all), Lot Coverage			x			
18	Table 2.02.02-1 Setback Requirements (all)		x	x			
19	Table 2.02.02-1 Residential and Nonresidential Building Height (max.)				x		
20	Table 2.02.02-2 Dwelling Unit Type Mix (all)			x			
2.02.03 Town Center - TC							
21	A.2.a. Minimum Zoning District Size			x			
22	A.2.b. Maximum Zoning District Size			x			
23	Table 2.02.03-1 Lot Requirements (all), Lot Coverage			x			
24	Table 2.02.03-1 Setback Requirements (all)		x	x			
25	Table 2.02.03-1 Building Requirements (except Lot Coverage)				x		
26	E.2. Minimum Distance of Incremental Additions to Community Open Space			x			
27	Table 2.02.03-3 Minimum Size Requirements for Community Open Space			x			
28	G. Building Orientation, Placement, and Uses			x			
29	G.3.b.2.b. Exceptions to Pedestrian-Oriented Buildings and Uses	x					
2.02.04 Commercial Center - CC							
30	Table 2.02.04-1 Setback Requirements (all)		x	x			
31	Table 2.02.04-1 Building Height (max.)				x		
2.02.05.01 Single Family Residential - R-1, R-2, R-3 (Legacy District)							
32	Table 2.02.05.01-1 Setback Requirements (all)		x	x			
2.02.05.02 Single Family Residential - R-4 (Legacy District)							
33	Table 2.02.05.02-1 Setback Requirements (all)		x	x			
2.02.05.03 Single Family Residential - R-8 (Legacy District)							
34	Table 2.02.05.03-1 Setback Requirements (all)		x	x			

Table C-1. Guide to Flexible Regulations

Regulation		Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
2.02.05.04 Townhouse/Multifamily Residential - R-16 (Legacy District)							
35	Table 2.02.05.04-1 Setback Requirements (all)		x	x			
2.02.05.05 Multifamily Residential - R-24 (Legacy District)							
36	Table 2.02.05.05-1 Setback Requirements (all)		x	x			
2.02.05.06 Planned Development–Housing - PD-H (Legacy District)							
37	B.3.c. Development Requirements			x			
38	F.1. OP and IP Uses Total Land Area			x			
39	F.2. OP and IP Uses Office Floor Area			x			
2.02.05.07 Planned Development–Commercial Center (Regional Center) - PD-CC(RC) (Legacy District)							
40	Table 2.02.05.07-1 Setback Requirements (all)		x	x			
2.02.05.08 Planned Development–Research and Development - PD-RDP (Legacy District)							
41	Table 2.02.05.08-1 Density Requirements				x		
42	Table 2.02.05.08-1 Setback Requirements (all)		x	x			
2.02.05.09 Planned Development–Special Activity - PD-SA (Legacy District)							
43	Table 2.02.05.09-1 Setback Requirements (all)		x	x			
44	Table 2.02.05.09-1 Building Height (max.)				x		
2.02.05.10 Planned Development–Active Adult Retirement Community - PD-AAAR (Legacy District)							
45	Table 2.02.05.10-1 Setback Requirements (all)		x	x			
2.02.05.11 Planned Development–Mixed Use Business - PD-MUB (Legacy District)							
46	Table 2.02.05.11-1 Setback Requirements (all)		x	x			
2.02.05.12 General Business - GB (Legacy District)							
47	Table 2.02.05.12-1 Setback Requirements (all)		x	x			
2.02.05.13 Commercial Light Industry - CLI (Legacy District)							
48	Table 2.02.05.13-1 Setback Requirements (all)		x	x			
49	Table 2.02.05.13-1 Setback Adjacent to Other Nonresidential Zoning Districts	x					
50	Table 2.02.05.13-1 Lot Coverage				x		
51	D. Adjusted Base Floor Area Ratio (FAR)	x					
2.03.01 Transitional Residential - TR-10, TR-3, TR-1							
52	Table 2.03.01-1 Setback Requirements (all)		x	x			
53	Table 2.03.01-3 Yards (min.)		x				

Table C-1. Guide to Flexible Regulations

Regulation		Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
2.03.02 Transition Small Lot Neighborhood - TSN							
54	Table 2.03.02-1 Lot Requirements (all), Lot Coverage			x			
55	Table 2.03.02-1 Setback Requirements (all)		x	x			
56	Table 2.03.02-1 Building Height (max.)				x		
2.03.03 Transition Compact Neighborhood - TCN							
57	Table 2.03.03-1 Lot Requirements (all)			x			
58	Table 2.03.03-1 Setback Requirements (all)		x	x			
59	Table 2.03.03-1 Building Height (max.)				x		
60	Table 2.03.03-3 Dwelling Unit Mix Type (all)			x			
2.03.04 Transition Community Center - TCC							
61	Table 2.03.04-1 Setback Requirements (all)		x	x			
62	Table 2.03.04-1 Building Height (max.)				x		
2.03.05.01 Transitional Residential-2 - TR-2 (Legacy District)							
63	Table 2.03.05.01-1 Setback Requirements (all)		x	x			
64	Table 2.03.05.01-2 Required Yards		x				
2.04.01 Agricultural Rural-1 - AR-1							
65	Table 2.04.01-1 Setback Requirements (all)		x				
2.04.02 Agricultural Rural-2 - AR-2							
66	Table 2.04.02-1 Setback Requirements (all)		x				
2.04.03.01 Agricultural-10 - A-10 (Legacy District)							
67	Table 2.04.03.01-1 Setback Requirements (all)		x				
2.04.03.02 Agricultural/Residential - A-3 (Legacy District)							
68	Table 2.04.03.02-1 Setback Requirements (all)		x				
2.04.03.03 Countryside Residential - CR (Legacy District)							
69	Table 2.04.03.03-1 Setback Requirements (all)		x				
2.04.03.04 Rural Commercial - RC (Legacy District)							
70	Table 2.04.03.04-1 Setback Requirements (all)		x				
2.04.03.05 Planned Development-Rural Village - PD-RV (Legacy District)							
71	Table 2.04.03.05-1 Setback Requirements (all)		x				
72	G.1.d. Village Conservancy Subdistrict			x ¹			

Table C-1. Guide to Flexible Regulations

Regulation		Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
73	G.2.a. Rural Village Satellite Conservancy Subdistrict			x ¹			
74	G.3.e. Village Center Subdistrict, location			x ¹			
75	K.6.a.1. location of parking			x ¹			
2.05.01 Joint Land Management Area - JLMA-1, JLMA-2, JLMA-3							
76	Table 2.05.01-1 Setback Requirements (all)		x	x			
2.05.02.01 Joint Land Management Area-20 - JLMA-20 (Legacy District)							
77	Table 2.05.02.01-1 Setback Requirements (all)		x				
2.06.01 Office Park - OP							
78	Table 2.06.01-1 Floor Area Ratio (FAR)(max.)				x		
79	Table 2.06.01-1 Lot Requirements (all), Lot Coverage			x			
80	Table 2.06.01-1 Setback Requirements (all)		x	x			
81	Table 2.06.01-1 Building Requirements (all)				x		
2.06.02 Industrial Park - IP							
82	Table 2.06.02-1 Floor Area Ratio (FAR)(max.)				x		
83	Table 2.06.02-1 Lot Requirements (all), Lot Coverage			x			
84	Table 2.06.02-1 Setback Requirements (all)		x	x			
85	Table 2.06.02-1 Building Requirements (all)				x		
2.06.03 General Industry - GI							
86	Table 2.06.03-1 Floor Area Ratio (FAR)(max.)				x		
87	Table 2.06.03-1 Lot Requirements (all), Lot Coverage			x			
88	Table 2.06.03-1 Setback Requirements (all)		x	x			
89	Table 2.06.03-1 Building Requirements, Building Height (max.)				x		
2.06.04 Mineral Resource-Heavy Industry - MR-HI							
90	Table 2.06.04-1 Lot Requirements (all), Lot Coverage			x			
91	Table 2.06.04-1 Setback Requirements (all)		x	x			
92	Table 2.06.04-1 Building Height (max.)				x		
2.07 Planned Unit Development - PUD							

Table C-1. Guide to Flexible Regulations

Regulation	Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
93 A.2. Minimum zoning district size			x			
Chapter 3: Uses						
3.01 Uses Generally						
94 G.1. Uses Not Defined	x					
3.03 Accessory Uses						
95 B. Specific Uses	x					
96 F.9. Enforcement/Revocation		x				
3.04 Temporary Uses						
97 E.3 Alterations	x					
98 G.1. Other Temporary Uses						10.04
Chapter 4: Use-Specific Standards						
4.01 Purpose and Applicability						
99 A. Applicability					x ²	
4.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts						
100 D.3. Landscaping/Buffering/Screening	x ³					
4.05.04 Religious Assembly						
101 G. Adjustment or Waiver	x					
4.05.07 Country Club						
102 E.2. Minimum Required Yards		x				
4.06.02 Data Centers						
103 Table 4.06.02-2 Mechanical Equipment	x					
104 Table 4.06.02-2 Landscaping/Buffering/Screening	x					
Chapter 5: Overlay Districts						
5.03 Floodplain Overlay District - FOD						
105 E.1.m.5.b. reduce building or parking setback				x		
106 K.1. Variations of Development Standards					x	
5.04 Mountainside Overlay District - MOD						
107 D.4. Modification of Specific Development Standards for Residential Uses				x		
5.08 Historic Overlay District						
108 D.1.b.1. Exception to Certificate of Appropriateness	x					
109 I.2. Walls, Fences, and Signs	x					
5.09.02.05 Public & Civic Uses/Parks & Open Space						
110 C. Waiver of required uses with contribution	x ⁴					
5.09.03.03 Public & Civic Uses/Parks & Open Space						

Table C-1. Guide to Flexible Regulations

Regulation	Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
111 C. Waiver of required uses with contribution	x ⁴					
5.09.04.03 Open Space						
112 B. Waiver of required uses with contribution	x ⁴					
5.09.05.05 Building Materials						
113 C. Permitted Building Materials and Configurations	x					
5.09.05.06 Public & Civic Uses/Parks & Open Space						
114 Table 5.09.05.06-1 Civic Use	x					
115 B. Cash in Lieu of Parks & Open Spaces/ Public & Civic Uses	x					
Chapter 6: Natural and Environmental Resources (NER)						
6.01 River and Stream Corridor Resources (RSCR)						
116 C.2. Determining the Width of the RSCR	x					
6.04 NER Development Standards						
117 B.2.f. Public Sanitary Sewer and Water Lines, crossing Adjacent Steep Slope or Very Steep Slope Areas	x				x	
Chapter 7: Development Standards						
7.01.03 Lot Requirements						
118 A.4. Mix of Single-Family Residential Lots by Area			x			
7.01.07 Transitions						
119 B.5. Perimeter Setback			x			
7.02 Open Space						
120 B.4. Amount of Open Space for Redevelopment		x	x			
121 D.3.a. Off-Site				x		
7.03 Tree Planting, Replacement, and Preservation						
123 Tree Canopy Requirements			x			
124 E. Deviations	x					
7.04.02 Road Corridor Buffers and Setbacks, Street Trees						
125 D.5. Reduction	x ⁵					
7.04.04 Cemetery, Burial Ground, and Grave Buffer						
126 C.4. Protection Buffer					x	
127 D.4. Preservation Buffer	x ⁵				x	
7.04.08 Buffer Adjustments and Modifications						
128 A. Administrative Buffer Adjustments and Waivers	x					
129 B.1. Buffer Types			x	x		

Table C-1. Guide to Flexible Regulations

Regulation	Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
130 B.2.2. Road Corridor Setback Modifications					x	
7.05.02 Light and Glare						
131 B.7.d. Automatic Light Extinguishment	x					
132 C.2.c.1.c. Exterior Lights for Security				x		10.10.03
133 C.2.c.2. Exterior Lights for Security	x					
134 E. Special Exception				x		
7.06.01 Parking Applicability						
135 B.3. Application to Add or Change Use	x					
7.06.02 Parking Ratios						
136 B.2. Expansions and Change in Use	x					
7.06.08 Parking Adjustments						
137 A.1. Administrative Parking Adjustment						10.16
138 A.2. Special Exception				x		10.11.05
7.06.10 Parking Location and Design						
139 D.2.c. Compact/Walkable/Urban Off-Street Parking			x			
140 F.4.a.1. Recycling Collection Center and Material Recovery Facility	x					
7.06.11 Residential Parking						
141 F.5. On-Lot Parking	x					
7.07.01 Transportation						
142 C.1.a. Private Roads for Single-Family Detached Dwelling Units			x			
143 Table 7.07.01-1 Road Access Standards				x		
7.07.02 Road Network						
144 Table 7.07.02-1 Road Pattern and Distance between Intersections Requirements by zoning district			x			
7.07.03 Pedestrian and Bicycle Network						
145 Table 7.07.03-1 Minimum Widths for Pedestrian and Bicycle Facilities (all)		x				
7.07.04 Visibility at Intersections						
146 B.4. Exceptions	x					10.12
7.08 Utilities						
147 B.3. Conforming to Natural Topography	x					
148 D.1.a. JLMA Municipal Water and Sewer	x					
7.10 Rural Hamlet						
149 Table 7.10-1 Yard Requirements (all)		x				
150 E.2. Minimum Open Space Widths Surrounding the Hamlet				x		
151 G.4 Roads	x					

Table C-1. Guide to Flexible Regulations						
Regulation	Determination (Section 10.02)	Administrative Modification (Section 10.03)	Legislative Modification (Section 10.10.04.C)	Special Exception (Section 10.11.01)	Minor Special Exception (Section 10.11.02)	Other Procedure (reference provided)
152	J. Modification of Regulations				x	
Chapter 8: Signs						
8.03 Prohibited Signs						
153	A.6. Traffic Hazards	x				
8.10 Sign Permits and Administration						
154	C. Sign Development Plans				x	10.11.03
Chapter 9: Attainable Housing						
9.01 Affordable Dwelling Unit Program						
155	F.3. Alternative ADU Design Option	x				
156	H. ADU Modifications		x			
9.02 Unmet Housing Needs Unit Program						
157	E.3. Alternative UHNU Design Option	x				
158	H. UHNU Modifications		x			
9.03 Affordable Housing Unit Program						
159	C.3. Timing of Construction/Availability of AHUs		x			
160	C.4.a.1.b.C. MFA AHU Building Compatibility	x				
161	D. AHU Modifications		x			
TABLE NOTES:						
¹ Section 2.04.03.05.M.2.						
² Unless otherwise specified.						
³ Or by written consent of adjacent property owner, Section 7.04.08.						
⁴ Section 5.09.05.06.B.						
⁵ Section 7.04.08.						

Appendix D: Buffer Matrix Uses

Table D-1 designates the uses within each use group of Table 7.04.03-1, Use Buffer Matrix.

Table D-1. Buffer Matrix Uses			
Use Group	Uses		Additional Regulations
Residential			
Household Living			
1	N/A	Caretaker or Guard Residence	
2	N/A	Dwelling, Accessory	4.02.01
3	N/A	Dwelling, Live/Work	4.02.03
4	3	Dwelling, Multifamily	4.02.08
5	2	Dwelling, Single-Family Attached	4.02.07
6	1	Dwelling, Single-Family Detached	4.02.07

Table D-1. Buffer Matrix Uses

Use Group		Uses	Additional Regulations
7	N/A	Dwelling, Tenant	4.02.09
8	1	Manufactured Home	4.02.04
Group Living			
9	4	Congregate Housing	
10	4	Continuing Care Facility	4.02.02
11	4	Dormitory, Seasonal Labor	4.02.06
12	4	Religious Housing	4.02.05
13	4	Rooming and Boarding	4.02.05
Lodging			
14	8	Bed and Breakfast Homestay	4.03.01
15	8	Bed and Breakfast Inn	4.03.01
16	8	Camp, Day and Boarding	4.03.02
17	8	Campground	4.03.03
18	8	Country Inn	4.03.01
19	8	Hotel/Motel	4.03.04
20	8	Rural Resort	4.03.01
21	8	Recreational Vehicle Park	
22	N/A	Short Term Rental, Commercial Whole House	4.03.05
Commercial			
Animal Services			
23	8	Animal Care Business	
24	8	Animal Hospital	4.04.01
25	8	Companion Animal/Pet Grooming	
26	8	Kennel	4.04.16
27	8	Kennel, Indoor	4.04.16
28	8	Veterinary Services	
Day Care			
29	6	Adult Day Care	
30	6	Child Day Center	4.04.08
31	N/A	Child Day Home	4.04.08
Financial Services			
32	7	Bank or Financial Institutions	4.04.12
Food and Beverage Sales/Service			
33	8	Banquet/Event Facility	4.04.05
34	8	Craft Beverage Manufacturing	4.04.11
35	5	Farmers Market	4.04.14
36	8	Farmers Market (off-site production)	4.04.14
37	8	Food Preparations	4.04.06
38	8	Restaurant	4.04.10
39	8	Restaurant, Rural	4.04.18
Office, Business, and Professional			
40	7	Office, Professional	4.04.17
41	7	Small Business, Agricultural and Rural	4.04.19

Table D-1. Buffer Matrix Uses

Use Group		Uses	Additional Regulations
Personal/Business Services			
42	8	Business Support Services	4.04.07
43	8	Dry Cleaning Plant	
44	8	Farm Machinery Sales and Service	4.04.13
45	8	Maintenance and Repair Services	
46	8	Personal Services	
47	8	Postal Services	
Retail			
48	8	Antiques, Art, and Crafts	4.04.02
49	8	Auction	4.04.03
50	8	Convenience Store	
51	8	Convenience Store (with Gasoline Sales)	
52	8	Feed and Farm Supply Center	4.04.15
53	8	Machinery and Equipment Sales and Services	
54	8	Nursery, Commercial	4.04.09
55	8	Retail, General	4.04.12
Automotive			
56	8	Car Share	4.04.04
57	8	Car Wash	
58	8	Vehicle Repair, Heavy	4.04.20
59	8	Vehicle Repair, Light	4.04.21
60	8	Vehicle Sales and/or Rental	4.04.23
61	8	Vehicle Service Station	
62	9	Vehicle Wholesale Auction	4.04.22
Public/Civic/Institutional			
Assembly			
63	6	Civic, Social, and Fraternal Meeting Place	
64	6	Community Center	4.05.14
65	6	Convention or Exhibition Facility	
66	6	Religious Assembly	4.05.04
Death Care Services			
67	8	Cemetery	4.05.08
68	8	Crematorium	
69	8	Funeral Home	4.05.08
Government			
70	6	Government (General) (not otherwise listed)	
71	6	Public Safety	4.05.15
72	6	School, Public	4.05.18
Education			
73	6	Agricultural Education or Research	4.05.03
74	6	College or University	4.05.20
75	6	Conference and Training Facility	4.05.06
76	6	Library	

Table D-1. Buffer Matrix Uses

Use Group		Uses	Additional Regulations
77	6	Personal Instruction Services	
78	6	Rural Retreat	4.05.17
79	6	School, Private	4.05.19
80	6	School, Trade	
Medical			
81	6	Hospital	4.05.13
82	6	Medical Care Facility	
83	6	Medical Office	4.04.17
Arts, Entertainment, and Recreation			
84	8	Agricultural Cultural Center	
85	8	Amphitheater	4.05.01
86	8	Art Studio	4.04.02
87	8	Cultural Facility	4.05.05
88	8	Cultural Tourism	4.05.10
89	8	Dog Park	
90	8	Entertainment Facility	
91	8	Health and Fitness Center	4.05.12
92	8	Park, Community	
93	8	Park, Passive	
94	8	Park, Regional	
95	8	Recreation, Indoor	4.05.16
96	8	Recreation, Outdoor or Major	4.05.16
97	8	Shooting Range, Indoor	
98	8	Theater	
99	8	Urban Deck	
100	8	Zoo	
Industrial/Production			
Manufacturing and Employment			
101	10	Contractor	4.06.01
102	10	Data Center	4.06.02
103	10	Extractive Industries	4.06.03
104	10	Flex Buildings	4.06.04
105	10	Manufacturing, General	4.06.05
106	10	Manufacturing, Intensive	4.06.11
107	10	Research and Development	4.06.08
108	10	Sawmill	4.06.09
109	10	Slaughterhouse	
110	10	Wood, Metal and Stone Crafts	
Warehousing, Storage, and Distribution			
111	10	Building and Landscaping Materials Supplier	4.06.07
112	10	Industrial Storage	4.06.07
113	10	Mini-Warehouse	4.06.06
114	10	Moving and Storage	
115	10	Outdoor Storage	4.06.07

Table D-1. Buffer Matrix Uses

Use Group		Uses	Additional Regulations
116	10	Outdoor Storage, Vehicles	4.06.07
117	10	Vehicle Storage and Impoundment	4.06.07
118	10	Wholesale Distribution, Warehousing and Storage	4.06.10
Infrastructure			
Transportation/Parking			
119	9	Airport/Landing Strip	4.07.01
120	9	Ground Passenger Transportation (e.g., Taxi, Charter Bus)	
121	9	Heliport or Helistop	
122	9	Marina	
123	9	Parking Facility	4.07.03
124	9	Transit Facility	4.07.10
Utilities			
125	9	Electric Generating Plant and Transmission Facility/Utility Generating Plan or Transmission Facility	
126	9	Energy Storage, Utility Scale	4.07.02
127	9	Public Service Center, with Outdoor Storage	4.06.07
128	9	Public Service Center, without Outdoor Storage	
129	9	Solar Facility, Utility Scale	4.07.06
130	9	Utility, Minor	
131	9	Utility, Major	4.07.04
Communications Facilities			
132	9	Recording Studio	
133	9	Telecommunications Facility	4.07.08
Waste-Related			
134	10	Composting Facility	
135	10	Junkyard	4.07.05
136	10	Recycling Collection Facility	4.07.05
137	10	Material Recovery Facility (MRF)	4.07.05
138	10	Solid Waste Facility	4.07.05
139	10	Stockpiling	4.07.07
140	10	Vegetative Waste Management Facility	4.07.05
Agriculture			
141	5	Agriculture Processing	4.08.12
142	5	Agriculture	4.08.02
143	5	Agritainment	4.08.03
144	5	Animal Husbandry	4.08.02
145	5	Auction Facility, Livestock	4.08.11
146	5	Brewery, Limited	4.08.05
147	5	Community Garden	
148	5	Equestrian Event Facility	4.08.10
149	5	Farm Co-ops	4.08.03
150	5	Farm Distribution Hub	4.08.04
151	5	Feedlot	4.08.03
152	5	Horticulture	4.08.02

Table D-1. Buffer Matrix Uses

Use Group		Uses	Additional Regulations
153	5	Mill, Feed and Grain	
154	5	Nursery, Production	
155	5	Pet Farm	4.08.09
156	5	Stable, Livery	4.08.06
157	5	Stable, Private	
158	5	Wayside Stand	4.08.07
159	5	Winery, Commercial	4.08.08
160	5	Winery, Farm	
Miscellaneous			
161	N/A	Adaptive Reuse	4.09
162	N/A	Temporary Uses	3.04

TABLE KEY:

N/A = not applicable for determining the appropriate buffer

Use Group Names are as follows:

- 1 Single-Family Detached
- 2 Single-Family Attached
- 3 Multifamily
- 4 Group Living
- 5 Agriculture
- 6 Day Care, Assembly, Government, Education, Medical
- 7 Financial, Office
- 8 All Other Commercial
- 9 Infrastructure
- 10 Industrial/Production, Waste-Related