

Welcome to the electronic version of the *Revised 1993 Loudoun County Zoning Ordinance*

The on-line version of the *Revised 1993 Loudoun County Zoning Ordinance* is a bookmarked PDF document, which requires at least version 10.0 of Adobe Acrobat Reader to access correctly.

If you do not have Adobe Acrobat Reader, or have a version lower than version 10.0, download the newest version for free from Adobe's website here:

<http://www.adobe.com/products/acrobat/readstep2.html>

DOCUMENTS IN THE ON-LINE FOLDER

This is the list of documents (and a brief description of each file) that are in the folder for the *Revised 1993 Zoning Ordinance*:

" ReadMeFirst.pdf"

This document. It contains instructions for downloading Adobe Acrobat Reader and how to use the Bookmark and Search functions to find things in the online Zoning Ordinance PDF document.

"Revised 1993 Zoning Ordinance.pdf"

The full text of the *Revised 1993 Loudoun County Zoning Ordinance* is contained within this bookmarked PDF file. (See the "HOW TO USE THIS DOCUMENT" section starting on Page 2 of this document for further details.) The PDF file includes:

- Cover Page
- List of Revision Dates for the *Revised 1993 Loudoun County Zoning Ordinance*
- **"Hot Linked" Table of Contents**, including all section numbers and titles
- (8) Individual Articles, constituting the current *Revised 1993 Loudoun County Zoning Ordinance*

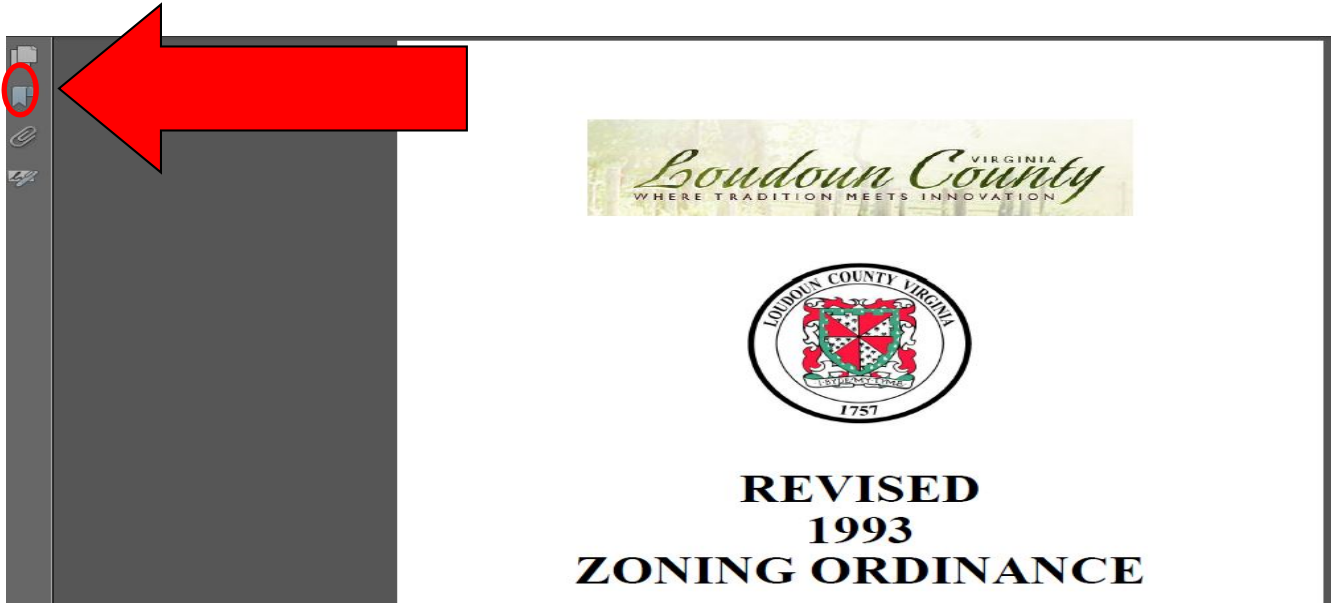
"Index of Zoning Ordinance Amendments.pdf"

This is a list of every officially adopted Zoning amendment to the *Revised 1993 Loudoun County Zoning Ordinance*, listed chronologically by the date that each amendment became effective. Each amendment listing includes the details of what Articles/Sections were modified.

**** The rest of this document contains notes and instructions on using the Bookmarks and Search functions in Adobe Acrobat Reader. If you are not familiar with using these functions, please consult this document for instructions. ****

HOW TO USE THIS DOCUMENT:

The entire Zoning Ordinance is contained in one large Adobe PDF file. Once the document opens, click on the "Bookmarks" button on the left hand side. This will open the bookmarks for every article and section in the document.



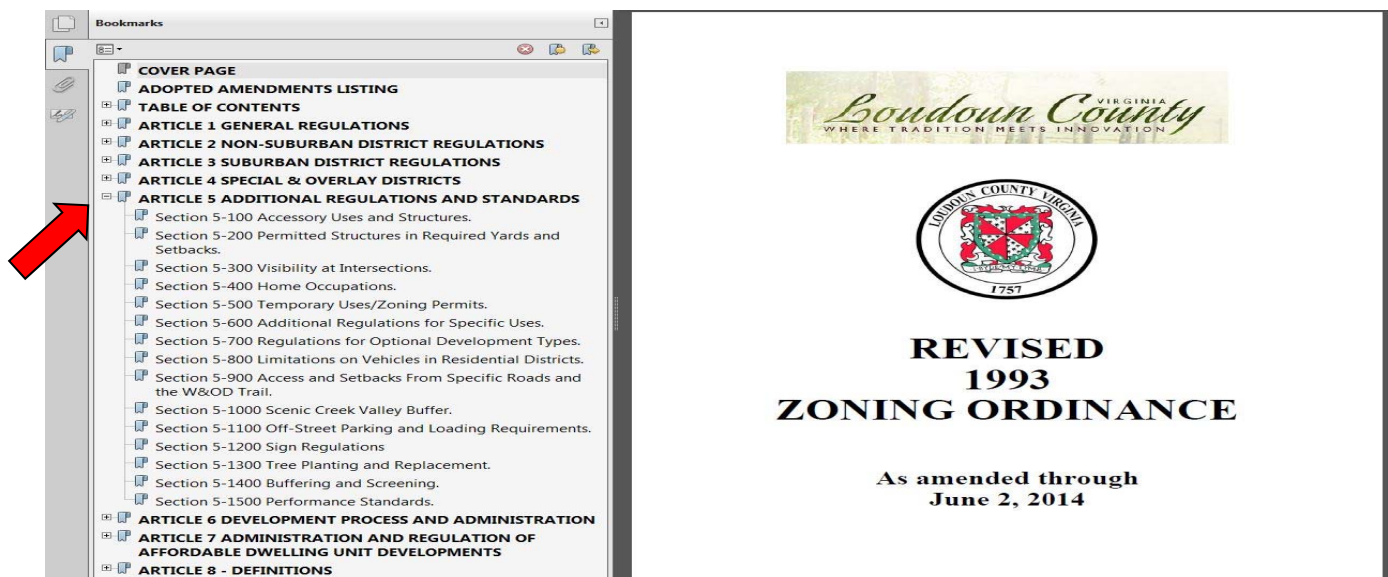
A. Browsing the Bookmarks

From the Bookmarks, you can move to any section of the document by clicking on the associated bookmark. By clicking on the plus sign ("+") next to the Article title, you can open that Article's bookmarks. Clicking on the plus sign next to any section will expand that section's bookmarks as well. Once you have located the section you want, click on the bookmark itself and the document will jump to that section.

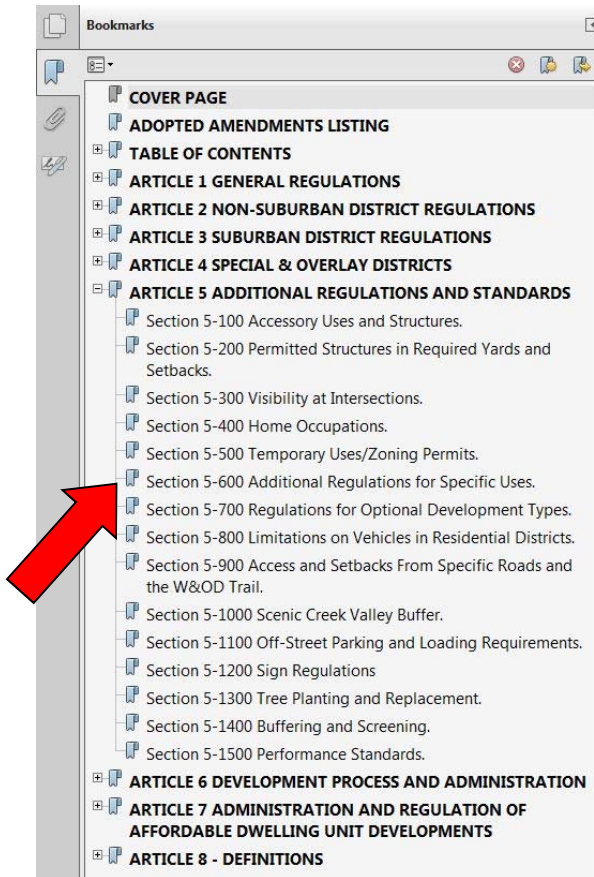
Bookmark Browsing Example:

For this example, we are looking for **Section 5-600** of the Zoning Ordinance.

Open the document and click on the "Bookmarks" tab. Then, click on the plus sign ("+") next to the "ARTICLE 5" bookmark:



This will expand the **Article 5** bookmarks. Next, click on the page sign next to the “Section 5-600” bookmark:



COVER PAGE

ADOPTED AMENDMENTS LISTING

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ARTICLE 3 SUBURBAN DISTRICT REGULATIONS

ARTICLE 4 SPECIAL & OVERLAY DISTRICTS

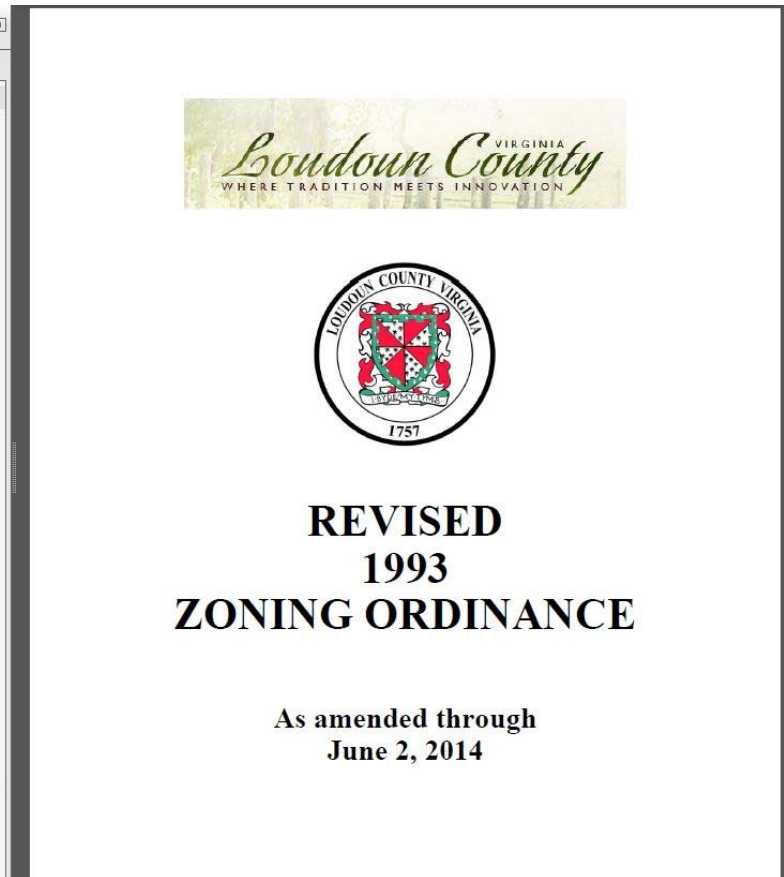
ARTICLE 5 ADDITIONAL REGULATIONS AND STANDARDS

- Section 5-100 Accessory Uses and Structures.
- Section 5-200 Permitted Structures in Required Yards and Setbacks.
- Section 5-300 Visibility at Intersections.
- Section 5-400 Home Occupations.
- Section 5-500 Temporary Uses/Zoning Permits.
- Section 5-600 Additional Regulations for Specific Uses.
- Section 5-700 Regulations for Optional Development Types.
- Section 5-800 Limitations on Vehicles in Residential Districts.
- Section 5-900 Access and Setbacks From Specific Roads and the W&OD Trail.
- Section 5-1000 Scenic Creek Valley Buffer.
- Section 5-1100 Off-Street Parking and Loading Requirements.
- Section 5-1200 Sign Regulations
- Section 5-1300 Tree Planting and Replacement.
- Section 5-1400 Buffering and Screening.
- Section 5-1500 Performance Standards.

ARTICLE 6 DEVELOPMENT PROCESS AND ADMINISTRATION

ARTICLE 7 ADMINISTRATION AND REGULATION OF AFFORDABLE DWELLING UNIT DEVELOPMENTS

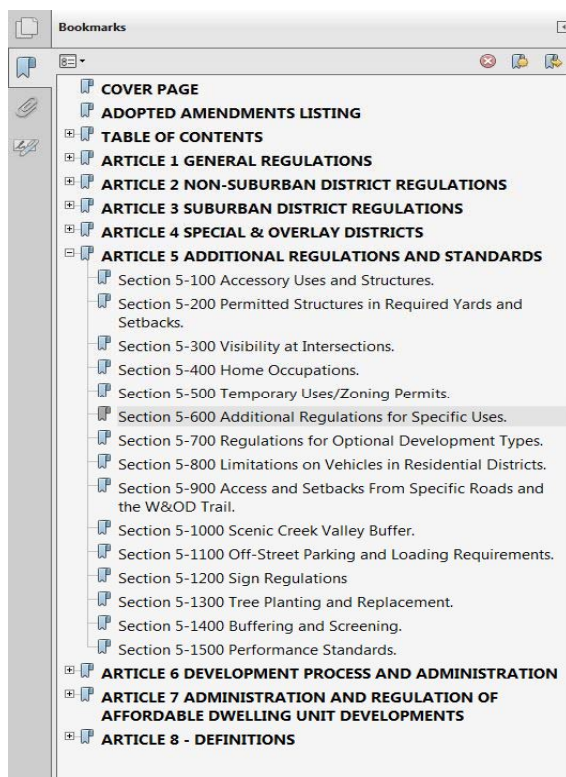
ARTICLE 8 - DEFINITIONS



Louisa County VIRGINIA
WHERE TRADITION MEETS INNOVATION

**REVISED
1993
ZONING ORDINANCE**

**As amended through
June 2, 2014**



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- Section 5-1500 Performance Standards.

ARTICLE 6 DEVELOPMENT PROCESS AND ADMINISTRATION

ARTICLE 7 ADMINISTRATION AND REGULATION OF AFFORDABLE DWELLING UNIT DEVELOPMENTS

ARTICLE 8 - DEFINITIONS

Section 5-600

Additional Regulations for Specific Uses. The following additional regulations apply to specific uses as set forth below. These regulations are intended to serve as the minimum standards for these uses, and are not intended to be in substitution for other provisions of this ordinance that may apply, or for additional conditions that may be imposed in connection with special exception or rezoning approvals. Unless otherwise specified, the following additional regulations may be modified by Minor Special Exception in accordance with the provisions of Section 6-1300. Modifications may be approved by the Board of Supervisors upon a finding that such modification to the regulations will achieve an innovative design, improve upon the existing regulations, preserve the County's historic or archeological heritage, or otherwise exceed the public purpose of the existing regulation. No modification shall be granted to any of the underlying zoning district regulations.

5-601

Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn and Rural Retreats and Rural Resorts Establishments. No such use shall be established either as the initial use of the subject property or by change of use of the property or by conversion of one such use to another until a sketch plan or site plan, as applicable, for such proposed new use has been approved and the appropriate building permit and applicable Fire Prevention Code permits have been obtained. These establishments may be located in accord with the lists of permitted and special exception uses for the individual zoning districts subject to the following criteria:

(A) **Bed and Breakfast Homestay.**

(1) **Intensity/Character.**

(a) **Management.** The owner of the premises shall reside on the premise and manage the Bed and Breakfast Homestay.

(b) **Guest Rooms.** 1-4 guest rooms.

(c) **Lot Size.** No minimum lot area.

(d) **Food Service.** The Bed and Breakfast Homestay shall not contain restaurant facilities, but may provide food service for overnight guests or private party attendees, only.

(e) **Private Parties.**

(i) Private parties for up to 20 attendees, including overnight guests, may be held daily at the Bed and Breakfast Homestay.

(ii) Private parties for more than 20 attendees may be held up to 10 times per calendar year and shall require approval of a Building Permit to allow the structure to be used for such private parties and a Zoning Permit for each private party. A Zoning

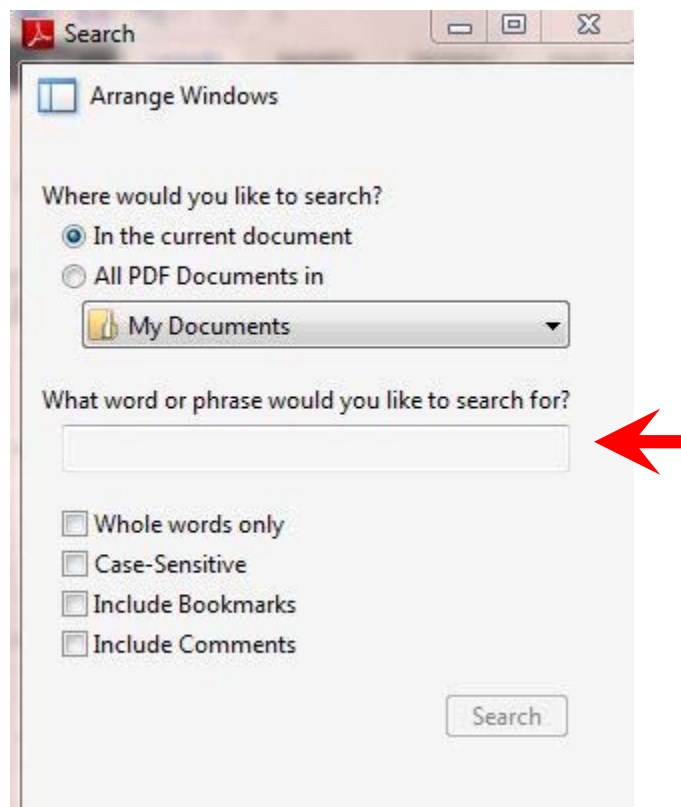
B. Searching the Document.

You can also search the text of the entire Ordinance by using the Adobe Acrobat search function. Click on the "Search" icon (the binoculars) on the menu bar at the top. (If your version of Adobe does not show the Search button, you can go to the "Edit" menu and select "Find".)

(NOTE: The illustrations in these instructions were made using Adobe Acrobat Reader version 10.0. Newer versions of Acrobat Reader may look a little different from the pictures shown, but the functionality should remain the same.)



Clicking this button should open up the Search Panel on the side of your Adobe Reader window:

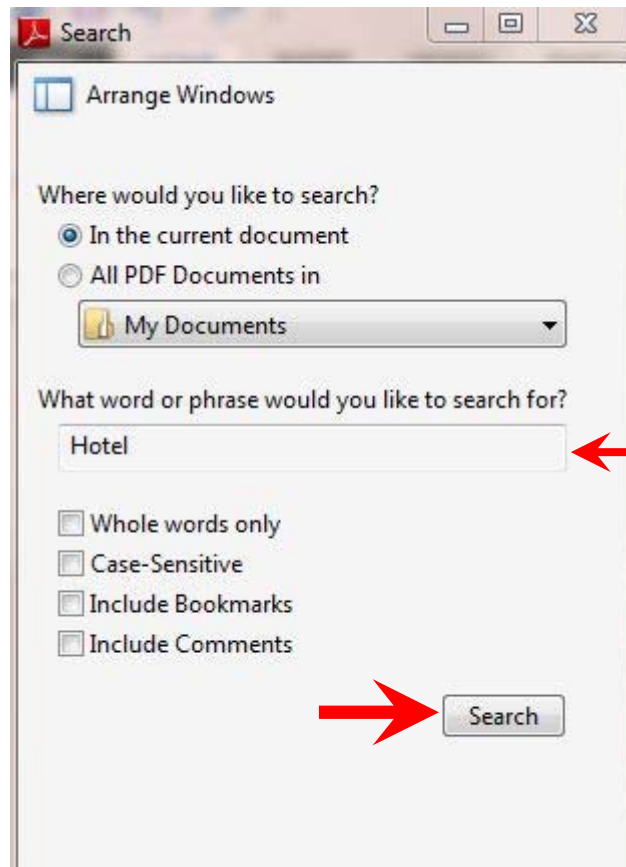


Simply type in the word or phrase you wish to search for and click the "Search" button to retrieve a list of all matches for that word or phrase in the Ordinance.

Searching Example:

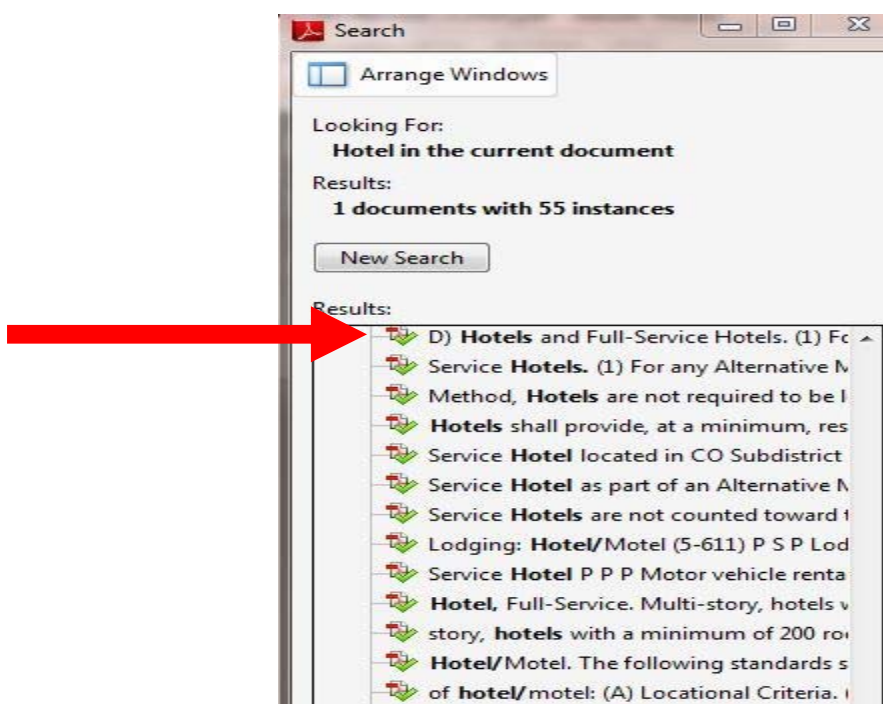
For this example, we want to search the Ordinance for all references to "Hotels".

Click on the Search button to open the Search Panel. In the search box, type in the word "Hotel" (without the quotation marks), then click on the "Search" button at the bottom of the panel.



Adobe will search through the entire document, looking for the word "Hotel". Because of the size of the Ordinance, the search may take a few seconds to complete, but Adobe will display a progress bar to let you know that it's scanning through the document.

Once the search is complete, a list of results displays in the Search Panel, showing each instance of "Hotel" in the Ordinance.



You can then click on any of the results in the result list and the document will jump to that reference in the Ordinance:

The screenshot displays a search window with the following elements:

- Search Bar:** Contains the text "Hotel in the current document".
- Results:** Shows "1 documents with 55 instances".
- Search Results List:** A list of search results, including "a) Hotel, full-service to include a sit-down restaurant", "D) Hotels and Full-Service Hotels. (1) For any Alternative Method, Hotels are not required to be located within...", "Service Hotels. (1) For any Alternative Method, Hotels are not required to be located within...", "Hotels shall provide, at a minimum, restaurant, lodging, and motor vehicle rental, with or without a bar or lounge.", "Service Hotel located in CO Subdistrict 2 (see Section 5-611)", "Service Hotel as part of an Alternative Method of development", "Service Hotels are not counted toward this limit", "Lodging: Hotel/Motel (5-611) P S P Lodging: Full-Service Hotel P P P Motor vehicle rental, with or without a bar or lounge.", "Hotel, Full-Service. Multi-story, hotels with a minimum of 200 rooms that include a bar or lounge.", "Hotel/Motel. The following standards shall apply to the development of hotel/motel: (A) Locational Criteria. (1) Hotel/Motel shall be located on, or with ready access to, collector or arterial roads.", "p# 612 Hotel/Motel: (A) Locational Criteria. (1) Hotel/Motel shall be located on, or with ready access to, collector or arterial roads.", "Hotel/Motel buildings and uses shall not be located in environmentally critical or sensitive areas as defined by the Comprehensive Plan.", "Hotel/Motel uses shall be served by a public water and sewerage disposal system.", "Hotel/Motel uses shall be separated from agricultural, residential, or institutional uses by a landscape buffer with a minimum width of 100 feet, or the minimum width required by Section 5-1400 of this Ordinance, whichever is greater.", "C) Hotels/Motels in the PD-OP and PD-IP Districts. Hotels/Motels in the PD-OP and PD-IP Districts. The hotel/motel use shall include a minimum of 100 rooms of dividable meeting/conference space.", "of hotel rooms of dividable meeting/conference space".

A red arrow points from the search result "p# 612 Hotel/Motel: (A) Locational Criteria. (1) Hotel/Motel shall be located on, or with ready access to, collector or arterial roads." to the ordinance text "5-611 Hotel/Motel. The following standards shall apply to the development of hotel/motel: (A) Locational Criteria. (1) Hotel/Motel shall be located on, or with ready access to, collector or arterial roads. (2) Hotel/Motel buildings and uses shall not be located in environmentally critical or sensitive areas as defined by the Comprehensive Plan. (B) Site Development Criteria. (1) Hotel/Motel uses shall be served by a public water and sewerage disposal system. (2) Hotel/Motel uses shall be separated from agricultural, residential, or institutional uses by a landscape buffer with a minimum width of 100 feet, or the minimum width required by Section 5-1400 of this Ordinance, whichever is greater."

The ordinance text is displayed in a large font, with a 75% zoom level indicated in the top right corner. The text is organized into sections: (2) Principal structures shall be set back a minimum of 100 feet from property lines or shall meet the minimum yard setback requirements of the district within which it is located or the adjacent district setback requirements, whichever are greater. (3) Accessory structures and parking shall be set back a minimum of 25 feet from any rights-of-way, private access easements, and property lines which adjoin agricultural or residential districts, or shall meet the minimum yard setback requirements of those adjoining districts, whichever are greater. 5-611 Hotel/Motel. The following standards shall apply to the development of hotel/motel: (A) Locational Criteria. (1) Hotel/Motel shall be located on, or with ready access to, collector or arterial roads. (2) Hotel/Motel buildings and uses shall not be located in environmentally critical or sensitive areas as defined by the Comprehensive Plan. (B) Site Development Criteria. (1) Hotel/Motel uses shall be served by a public water and sewerage disposal system. (2) Hotel/Motel uses shall be separated from agricultural, residential, or institutional uses by a landscape buffer with a minimum width of 100 feet, or the minimum width required by Section 5-1400 of this Ordinance, whichever is greater. Section 5-600 Revision Date: June 2, 2014

If the search does not find what you are looking for, click on the "New Search" button and refine or retry your search.

FINAL NOTES:

The entire *Revised 1993 Zoning Ordinance* is contained within this one PDF file. This file will be updated as new amendments or changes are made to the Ordinance. Consult the [Index of Zoning Ordinance Amendments](#) document in the "1993 Zoning Ordinance Revised" folder for information on amendments to the Ordinance.