

Loudoun County Zoning Ordinance Amended Do you know what changed?

On October 16, 2007, the Loudoun County Board of Supervisors adopted the draft amendments to the county's Zoning Ordinance, as proposed by the Zoning Ordinance Review Committee (ZORC). ZORC was established in 2004 by the Board of Supervisors in an effort to assist county staff in the review process. Review of the Zoning Ordinance addressed conflicts between the ordinance and changes in State Code provisions; other county land use policies; technical application of ordinance provisions, and editorial clarifications.



Joe Paciulli, Vice President of Paciulli, Simmons & Associates, was appointed member to the ZORC by the Loudoun County Board of Supervisors in 2004 and has been instrumental in the ZORCs long journey in reaching this point of adoption.

"It had been many years since a comprehensive review of the Loudoun County Zoning Ordinance was undertaken; and because of that this turned out to be a very time-consuming process. In the end though, this is a great day seeing the Board of Supervisors take action to adopt the amendments. ZORC did a tremendous job and I can't imagine a better group of professionals and citizens to have worked this with," said Joe Paciulli.

The effective date of the amendments is December 3, 2007.

WHAT CHANGED?

- Maximum building heights were increased in all business and residential Zoning Districts other than the Districts in the rural west.
- To improve a long-standing community issue, the entrance sign requirements for non-PDH residential communities were changed to allow 1 sign per entrance (formerly, per community) and the size of the sign was increased to 40 square feet (formerly, 10 square feet).
- In order to clarify the Affordable Dwelling Unit (ADU) requirements, the Zoning Districts R-1, TR-1, JLMA-1, and CR-1 were specifically listed as not requiring ADU's. Other provisions of the ADU section were changed to create greater design flexibility.
- The maximum Floor Area Ratio (FAR) was increased for many business Zoning Districts.

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Civil Engineers

Land Planners

Environmental Scientists

Wetland Specialists

Landscape Architects

Land Surveyors

Archaeologists

WHAT CHANGED? *(continued)*

- Office use was added under several instances as a by right use in the industrial zone PD-IP.
- The Ordinance was further clarified to clearly allow sales trailers, construction trailers and model homes as an allowed use in all zoning districts when granted a Temporary Use/Zoning Permit (Section 5-500).
- Loudoun County has had a long-standing issue with parking lot setbacks, landscaping, and the ability to connect parking between business uses. This issue was corrected.
- Loudoun County has had a continuing problem meeting yard setback requirements to allow decks to fit on many lots; these amendments create much more flexibility to allow decks to fit on more lots.
- Yard and allowable extension requirements were amended to allow entry stairs and steps to extend closer to property lines. This will greatly benefit townhouses that utilize second floor entry and all lots with areaways.
- The Zoning Administrators authority was expanded to allow the reduction of minimum yard requirements due to an error in building location to also include buffers and setbacks (not just yards). The Ordinance section governing permitted structures in required yards was also expanded to include setbacks (not just yards).
- Allowed business uses were expanded to more accurately match technology and other uses of importance/interest to present day businesses.
- Many zoning districts contain length/width ratios to help administer lot requirements. Many of the ratios were increased to allow greater design flexibility.
- Many individual zoning districts contained additional setbacks from certain types of roadways. Also, quite often the District's yard requirements conflicted with these setbacks. The conflicts between yards and road setbacks were eliminated. Also, all road setbacks in Section 5-900 were reviewed with individual changes being made.
- Lot Coverage requirements were increased in many zoning districts to allow greater design flexibility.
- Certain residential and business parking requirements were adjusted.
- Landscaping and buffer yard requirements were amended.

LOUDOUN COUNTY UPDATE

**Amended Loudoun County
Zoning Ordinance Goes Into
Effect December 3, 2007.**



If you have any questions or would like an e-mail copy of the newly adopted amendments, contact Joe Paciulli at 703.777.2755 or by e-mail at jpaciulli@psaltd.com.

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PSA *for you*