



- Because your property is located within a zoning district subject to this proposed Zoning Ordinance Amendment (referred to as ZOAM-2018-0005), you are receiving this letter to inform you about the amendment and how it applies to individual properties.
- We also want to let you know about the upcoming Planning Commission Public Hearing, at which you can comment on the proposed Zoning Ordinance Amendment: Tuesday, March 26, 2019, at 6:00 p.m. in the Board Room, Loudoun County Government Center, 1 Harrison St., Leesburg, Virginia.

If you have any additional questions, please call or email the Department of Planning and Zoning:
Phone: 703-777-0180 **Email: dpz@loudoun.gov**

What does this Zoning Ordinance Amendment mean?



- This amendment changes how residential density regulations are expressed, or stated, in certain zoning districts.
- In certain non-suburban and suburban zoning districts, regulations governing residential density are expressed as the maximum number of lots permitted per a specified area of land (number of acres or square feet).
- If the Zoning Ordinance is amended as proposed, the regulations for all non-suburban and suburban zoning districts will express residential density as the maximum number of principal dwelling units permitted per a specified area of land.

Why is this Zoning Ordinance Amendment being considered?



- The county seeks to have residential density regulations expressed consistently for all zoning districts. The regulations for numerous zoning districts that permit residential uses already express residential density as the maximum number of dwelling units per area of land. This Zoning Ordinance Amendment will ensure that all zoning districts' regulations express residential density in the same manner.
- This Zoning Ordinance Amendment will make the county's Zoning Ordinance consistent with the county's Comprehensive Plan (Revised General Plan), which expresses residential density as the number of dwelling units permitted per area of land.

Will this Zoning Ordinance Amendment impact the existing or future residential density permitted on my property?



- No, this Zoning Ordinance Amendment will not change or impact the existing or future residential density of your property.

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«VPC_CURR_OWN_ADDR»
«VPC_CURR_OWN_CTYST»

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Loudoun County, Virginia

www.loudoun.gov

Department of Planning and Zoning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

703/777-0246 • Fax 703/777-0441

March 8, 2019

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NOTICE OF PUBLIC HEARING

PROPOSED ZONING ORDINANCE AMENDMENT AFFECTING YOUR PROPERTY: TO AMEND THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE TO EXPRESS RESIDENTIAL DENSITY AS THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED PER AREA OF LAND IN THE AR-1, AR-2, A-10, A-3, CR-1, CR-2, CR-3, CR-4, TR-10, TR-3, TR-2, TR-1, R-1, R-2, R-3, AND R-4 ZONING DISTRICTS

Zoning Ordinance Amendment (ZOAM)-2018-0005

Parcel (County Property Identification Number): PIN: «PA_MCPI»

Parcel Zoning District: «A10» «A3» «AR1» «AR2» «CR1» «CR2» «CR3»
«CR4» «R1» «R2» «R3» «R4» «TR1» «TR10» «TR2» «TR3»

Dear Property Owner,

You are being provided this written notice of these public hearings because the parcel or parcels identified by the PIN listed above is located within one of the zoning districts subject to Zoning Ordinance Amendment (ZOAM)-2018-0005. According to the current real estate tax assessment records, you are shown as the property owner of the parcel or parcels identified by the County Property Identification Number(s) (“PIN”) listed above. The PIN is used by the County to identify parcels of land. The PIN listed above is fully or partially located in or abutting or near one of the zoning districts subject to ZOAM-2018-0005, as depicted on the Loudoun County Zoning Map.

This letter is to give you notice that the Loudoun County Planning Commission will hold a public hearing on ZOAM-2018-0005, which proposes to amend the regulations of the *Revised 1993 Loudoun County Zoning Ordinance* (“Zoning Ordinance”) in order to **express residential density as the maximum number of dwelling units permitted per area of land (i.e. dwelling units per acre)** in the following zoning districts:

- | | |
|------------------------------------|---------------------------------------|
| Agricultural Rural – 1 (AR-1) | Transitional Residential – 10 (TR-10) |
| Agricultural Rural – 2 (AR-2) | Transitional Residential – 3 (TR-3) |
| Agriculture (A-10) | Transitional Residential – 2 (TR-2) |
| Agricultural Residential (A-3) | Transitional Residential – 1 (TR-1) |
| Countryside Residential – 1 (CR-1) | Single Family Residential (R-1) |

Countryside Residential – 2 (CR-2)
 Countryside Residential – 3 (CR-3)
 Countryside Residential – 4 (CR-4)

Single Family Residential (R-2)
 Single Family Residential (R-3)
 Single Family Residential (R-4)

Currently, these zoning districts express density requirements in terms other than the maximum number of dwelling units per area of land, such as by lot yield (i.e. maximum number of lots per area of land) or minimum lot size. This proposed ZOAM-2018-0005 will retain the existing lot yield and/or minimum lot size requirements specified in these zoning districts and will add language that clarifies the maximum number of dwelling units per area of land that can be achieved based on such lot yield and/or minimum lot size requirements. The proposed ZOAM-2018-0005 **will not result in a reduction or increase in the density (number of dwelling units per area of land) that is currently permitted under the Zoning Ordinance for your parcel(s).** The intent of this proposed ZOAM is to ensure that density is expressed consistently across all zoning districts countywide as the number of dwelling units permitted per area of land (i.e. number of dwelling units per acre).

Proposed Zoning Ordinance Amendments:

A description of the proposed amendments are provided in the following table by zoning district. Underlined text would be added. Strikethrough text would be deleted.

PROPOSED ZONING ORDINANCE AMENDMENT TO AMEND THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE TO EXPRESS RESIDENTIAL DENSITY AS THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED PER AREA OF LAND	
<i>Section: 2-100 et seq.</i>	<i>Zoning District: AR-1 Agricultural Rural-1</i>
<ul style="list-style-type: none"> • Add new text to Section 2-103, Development Options, that states: <u>“No more than one principal dwelling unit shall be permitted on a lot in the AR-1 zoning district, regardless of whether such lot is an existing lot of record or is created pursuant to the development options identified below. In the absence of a development option, the maximum density for a lot within the AR-1 zoning district shall be one principal dwelling unit per 20 acres.”</u> • Add <u>“Section 2-103(A)(6) Maximum Residential Density. One principal dwelling unit per 20 acres.”</u> • Add <u>“Section 2-103(B)(9) Maximum Residential Density. One principal dwelling unit per 10 acres.”</u> • Add <u>“Section 2-103(C)(13) Maximum Residential Density. One principal dwelling unit per 5 acres.”</u> 	
<i>Section: 2-200 et seq.</i>	<i>Zoning District: AR-2 Agricultural Rural-2</i>
<ul style="list-style-type: none"> • Add new text to Section 2-203, Development Options, that states: <u>“No more than one principal dwelling unit shall be permitted on a lot in the AR-2 zoning district, regardless of whether such lot is an existing lot of record or is created pursuant to the development options identified below. In the absence of a development option, the maximum density for a lot within the AR-2 zoning district shall be one principal dwelling unit per 40 acres.”</u> • Add <u>“Section 2-203(A)(6) Maximum Residential Density. One principal dwelling unit per 40 acres.”</u> • Add <u>“Section 2-203(B)(9) Maximum Residential Density. One principal dwelling unit per 20 acres.”</u> • Add <u>“Section 2-203(C)(13) Maximum Residential Density. One principal dwelling unit per 15 acres.”</u> 	
<i>Section: 2-300 et seq.</i>	<i>Zoning District: A-10 Agriculture</i>
<ul style="list-style-type: none"> • Add <u>“Section 2-304(E) Maximum Residential Density. One principal dwelling unit per ten (10) acres.”</u> • Add <u>“Section 2-305(F) Maximum Residential Density. One principal dwelling unit per ten (10) acres.”</u> 	

Section: 2-400 et seq.	Zoning District: A-3 Agricultural Residential
<ul style="list-style-type: none"> • Add “<u>Section 2-404(E) Maximum Residential Density. One principal dwelling unit per three (3) acres.</u>” 	
Section: 2-500 et seq.	Zoning District: CR-1 Countryside Residential-1
<ul style="list-style-type: none"> • Revise Section 2-505(E) Maximum Residential Density, to state: “One <u>principal dwelling unit</u> per <u>per forty thousand (40,000)</u> square feet calculated on the overall parcel, exclusive of streets.” • Add “<u>Section 2-506(H) Maximum Residential Density. One principal dwelling unit per forty thousand (40,000) square feet calculated on the overall parcel, exclusive of streets.</u>” • Add “<u>Section 2-507(J) Maximum Residential Density. One principal dwelling unit per forty thousand (40,000) square feet calculated on the overall parcel, exclusive of streets.</u>” 	
Section: 2-600 et seq.	Zoning District: CR-2 Countryside Residential-2
<ul style="list-style-type: none"> • Revise Section 2-605(E) Maximum Residential Density, to state: “One <u>principal dwelling unit</u> per <u>per forty thousand (40,000)</u> square feet calculated on the overall parcel, exclusive of streets.” • Revise Section 2-606(F) Maximum Residential Density, to state: “One <u>principal dwelling unit</u> per <u>per twenty thousand (20,000)</u> square feet calculated on the overall parcel, exclusive of streets.” • Add “<u>Section 2-607(J) Maximum Residential Density. One principal dwelling unit per twenty thousand (20,000) square feet calculated on the overall parcel, exclusive of streets.</u>” 	
Section: 2-700 et seq.	Zoning District: CR-3 Countryside Residential-3
<ul style="list-style-type: none"> • Revise Section 2-705(E) Maximum Residential Density, to state: “One <u>principal dwelling unit</u> per <u>per forty thousand (40,000)</u> square feet calculated on the overall parcel, exclusive of streets.” • Revise Section 2-706(F) Maximum Residential Density, to state: “One <u>principal dwelling unit</u> per <u>per fifteen thousand (15,000)</u> square feet calculated on the overall parcel, exclusive of streets.” • Add “<u>Section 2-707(J) Maximum Residential Density. One principal dwelling unit per fifteen thousand (15,000) square feet calculated on the overall parcel, exclusive of streets.</u>” 	
Section: 2-800 et seq.	Zoning District: CR-4 Countryside Residential-4
<ul style="list-style-type: none"> • Revise Section 2-805(E) Maximum Residential Density, to state: “One <u>principal dwelling unit</u> per <u>per forty thousand (40,000)</u> square feet calculated on the overall parcel, exclusive of streets.” • Revise Section 2-806(E) Maximum Residential Density, to state: “One <u>principal dwelling unit</u> per <u>per fifteen thousand (15,000)</u> square feet calculated on the overall parcel, exclusive of streets.” • Revise Section 2-807(G) Maximum Residential Density, to state: “One <u>principal dwelling unit</u> per <u>per ten thousand (10,000)</u> square feet calculated on the overall parcel, exclusive of streets.” 	
Section: 2-1400 et seq.	Zoning District: TR-10 Transitional Residential-10
<ul style="list-style-type: none"> • Revise Table 2-1403(B): TR-10 Building Requirements for Existing Lots (Lots Existing Prior to January 7, 2003), to add a new row that states: “<u>Maximum Residential Density</u>” in the left column, and “<u>One principal dwelling unit per existing lot.</u>” in the right column. 	
Section: 2-1500 et seq.	Zoning District: TR-3 Transitional Residential-3
<ul style="list-style-type: none"> • Revise Table 2-1503(B): TR-3 Building Requirements for Existing Lots (Lots Existing Prior to January 7, 2003), to add a new row that states: “<u>Maximum Residential Density</u>” in the left column, and “<u>One principal dwelling unit per existing lot.</u>” in the right column. 	
Section: 2-1600 et seq.	Zoning District: TR-2 Transitional Residential-2
<ul style="list-style-type: none"> • Revise Table 2-1603(B): TR-2 Building Requirements for Existing Lots (Lots Existing Prior to January 7, 2003), to add a new row that states: “<u>Maximum Residential Density</u>” in the left column, and “<u>One principal dwelling unit per existing lot.</u>” in the right column. 	

<i>Section: 2-1700 et seq.</i>	<i>Zoning District: TR-1 Transitional Residential-1</i>
<ul style="list-style-type: none"> • Revise Table 2-1703(B): TR-1 Building Requirements for Existing Lots (Lots Existing Prior to January 7, 2003), to add a new row that states: “<u>Maximum Residential Density</u>” in the left column, and “<u>One principal dwelling unit per existing lot.</u>” in the right column. 	
<i>Section: 3-100 et seq.</i>	<i>Zoning District: R-1 Single Family Residential</i>
<ul style="list-style-type: none"> • Add “<u>Section 3-104(E) Maximum Residential Density. One principal dwelling unit per 40,000 square feet.</u>” • Add “<u>Section 3-105(G) Maximum Residential Density. One principal dwelling unit per 40,000 square feet.</u>” • Add “<u>Section 3-106(G) Maximum Residential Density. One principal dwelling unit per 40,000 square feet.</u>” 	
<i>Section: 3-200 et seq.</i>	<i>Zoning District: R-2 Single Family Residential</i>
<ul style="list-style-type: none"> • Add “<u>Section 3-204(E) Maximum Residential Density. One principal dwelling unit per 20,000 square feet.</u>” • Add “<u>Section 3-205(I) Maximum Residential Density. One principal dwelling unit per 20,000 square feet.</u>” • Add “<u>Section 3-206(G) Maximum Residential Density. One principal dwelling unit per 20,000 square feet.</u>” • Add “<u>Section 3-207(G) Maximum Residential Density. One principal dwelling unit per 20,000 square feet.</u>” 	
<i>Section: 3-300 et seq.</i>	<i>Zoning District: R-3 Single Family Residential</i>
<ul style="list-style-type: none"> • Add “<u>Section 3-304(E) Maximum Residential Density. One principal dwelling unit per 15,000 square feet.</u>” • Add “<u>Section 3-305(I) Maximum Residential Density. One principal dwelling unit per 15,000 square feet.</u>” • Add “<u>Section 3-306(G) Maximum Residential Density. One principal dwelling unit per 15,000 square feet.</u>” • Add “<u>Section 3-307(G) Maximum Residential Density. One principal dwelling unit per 15,000 square feet.</u>” 	
<i>Section: 3-400 et seq.</i>	<i>Zoning District: R-4 Single Family Residential</i>
<ul style="list-style-type: none"> • Add “<u>Section 3-404(E) Maximum Residential Density. One principal dwelling unit per 10,000 square feet.</u>” • Add “<u>Section 3-405(I) Maximum Residential Density. One principal dwelling unit per 10,000 square feet.</u>” • Add “<u>Section 3-406(G) Maximum Residential Density. One principal dwelling unit per 10,000 square feet.</u>” • Add “<u>Section 3-407(G) Maximum Residential Density. One principal dwelling unit per 10,000 square feet.</u>” 	

The public purposes of these amendments are to achieve the purposes of zoning as set forth in §§ 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare, good zoning practice, and facilitating the creation of a convenient, attractive, and harmonious community.

Public Hearing:

The Loudoun County Planning Commission will hold a public hearing to consider the amendments to the Zoning Ordinance (ZOAM-2018-0005) on:

Date: Tuesday, March 26, 2019
Time: 6:00 p.m.
Location: Board of Supervisors Meeting Room
Loudoun County Government Center
1 Harrison Street SE, First Floor
Leesburg, Virginia 20175


All members of the public will be heard as to their views pertinent to this matter. Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign-up in advance, please call the Department of Planning and Zoning at 703-777-0246 prior to 12:00 noon on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street SE, PO Box 7000, Leesburg, Virginia 20177-7000, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk’s records.

Additional Information:

Full and complete copies of the above-referenced amendments and related documents may be examined in the Loudoun County Department of Building and Development, Loudoun County Government Center, 1 Harrison Street SE, Second Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday, or electronically at www.loudoun.gov/zoam or at www.loudoun.gov/lola (click on “searchable list” and search for “ZOAM-2018-0005”). The LOLA link provides an additional opportunity for public input. Documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc.

If you have any questions or need additional information about these proposed amendments or the zoning on your property, please contact County staff by email at DPZ@loudoun.gov or 703-777-0180. (We consider your email or phone message important and will respond to it within one business day, although an extremely high volume of emails/calls may require an extra business day for a response.)

Sincerely,



Alaina Ray, Director
Loudoun County Department of Planning and Zoning



Fred Jennings, Chairman
Loudoun County Planning Commission

cc: Tim Hemstreet, County Administrator
Leo Rogers, County Attorney
Board of Supervisors (9)
Planning Commission (9)
Public File

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