

## ST. LOUIS ZONING DISTRICTS FACT SHEET

The base zoning for St. Louis currently includes Countryside Residential-1 (CR-1) and Countryside Residential-3 (CR-3). CR-1 allows for 1 unit per 40,000 square feet with onsite well and wastewater. CR-1 allows for cluster and hamlet subdivision options. CR-3 also allows for 1 unit per 40,000 square feet with onsite well and wastewater, but the cluster option is allowable only with public sewer. One parcel within the village is zoned Rural Commercial (RC), part of which is owned by VDOT. VDOT reports there are currently no plans to sell, subdivide, or alter their operations at this headquarters.

St. Louis is also listed as a Rural Village in the 2019 Comprehensive Plan, but the current Zoning Ordinance states that Planned Development - Rural Village (PD-RV) zoning districts must offer public water and sewer facilities. At this time, St. Louis only has sewer service, not public water. Both the 1993 and the current Zoning Ordinances call out a Village Conservation Subdistrict within the Rural Village zoning district. This concept allows for a green buffer around village centers, protecting viewsheds, village boundaries, and open space. The 2019 Comprehensive Plan states that the Village Conservancy subdistrict average lot size is 50 acres with 8% lot coverage for residential. This overlay zoning requirement offers some additional consideration to the already existing density for CR-1 and CR-3.

ZONING DISTRICT	SUBDIVISION TYPE	# of LOTS PERMITTED <sup>1</sup>	Min LOT SIZE REQUIRED	Max LOT COVERAGE <sup>2</sup>
Agricultural (A-3) – 108.30 ac existing		1 lot per 3 ac	3 ac	25%
Countryside Residential (CR-1) – 302.43 ac existing	On-site well and septic (must have both)	1 lot per 40,000 sf	40,000 sf	15%
	Public Sewer/Cluster (must have public sewer)	1 lot per 40,000 sf	20,000 sf	25%
	Compact Cluster (must have public water and sewer)	1 lot per 40,000 sf	15,000 sf	25%
Countryside Residential (CR-3) – 108.50 ac existing	Onsite well and wastewater (septic)	1 lot per 40,000 sf	40,000 sf	15%
	Public sewer	1 lot per 15,000 sf	15,000 sf	25%
	Compact Cluster Option (must have public water and sewer)	1 lot per 50,000 sf	10,000 sf min to 15,000 sf max	35%
Rural Commercial (RC) – 19.94 ac existing		4 units per acre (1 ac = 43,560 sf)	10,000 sf	70%

\*\*All lots, regardless of zoning, may have one accessory dwelling unit (house), which does not require a land subdivision. The accessory dwelling unit is limited in size, based on 70% of the size of the principal/existing dwelling unit (house) or 2,500 sf, whichever is less. An additional dwelling unit (house) is allowed if the lot is more than 20 acres. Approval of the Health Dept/LCSA is required and required yards in the zoning district must be met.

\*\*Other factors go into determining whether a lot can be subdivided such as whether required yards can be provided on all lots, setback from certain major roads maintained, Health Dept approval, steep slopes, etc.

**Definitions and Additional information:**

<sup>1</sup>Also called “density”.

<sup>2</sup>Lot Coverage is the percentage of a lot area occupied by the ground area of principal and accessory buildings or structures, excluding uncovered decks, on such a lot.

**Agricultural Residential (A-3):** This district is established to provide continued practice of agriculture, farm operations, agriculturally related and home-based businesses, low density residential developments, preferably in a hamlet subdivision pattern, and other uses in a predominantly rural environment. The district also permits direct marketing of farm products and services.

**Countryside Residential-1 (CR-1):** This district is established to foster the conversion of existing residential properties zoned R-1 under the 1972 Zoning Ordinance which are not served by communal or municipal water and sewer. These areas can be served by on-site well and wastewater systems, but are areas in which the County encourages a countryside hamlet pattern served by public water and sewer facilities to preserve open space and to achieve a traditional design envisioned in the Comprehensive Plan

**Countryside Residential-3(CR-3):** This district is established to foster the conversion of existing residential properties zoned R-2 under the 1972 Zoning Ordinance which are served by public sewer only. These are areas in which the County allows higher densities when a cluster development pattern is served by public water and/or sewer facilities to preserve open space and to achieve a traditional design as envisioned in the Comprehensive Plan.

**Rural Commercial (RC):** This district is established for the conversion of existing commercial properties zoned C-1 under the 1972 Zoning Ordinance which are located sporadically in rural Loudoun but deemed appropriate to be retained as commercially zoned land for development to a more preferred development pattern. The district is also established in other areas to allow for residential and commercial uses where existing settlement patterns provide a unique opportunity for a variety of permitted and special exception uses. Uses in the RC District shall be compatible with existing village and areas can be served by on-site well and wastewater systems at lower densities, but neighborhood scale and character and allow local, neighborhood related commercial uses to be developed.

**Cluster Development (CR and Suburban Zoning Districts Only):** An arrangement of structures on adjoining lots in groupings allowing closer spacing than would be generally permitted under ordinance requirements, where at least 20% of the lots have less than the required minimum lot area which is compensated by maintenance of equivalent open space, either elsewhere on the lot or in the form of common open space. All land not included within lots or required for public or private streets shall be maintained as common open space. Common open space shall be designed to constitute a continuous and cohesive unit of land which may be used for active or passive recreation by residents and shall be reasonably accessible to all permitted uses and all residential units within the development.