

# Draft Loudoun County Zoning Ordinance

## Chapter 2: Zoning Districts – Summary

In the draft Zoning Ordinance, there are 18 existing Zoning Districts that will be retained from the [Revised 1993 Loudoun County Zoning Ordinance](#) (Revised 1993 Zoning Ordinance), nine of which will also be renamed; nine are new unmapped Zoning Districts to which a property owner may choose to request rezoning; and 25 are existing Zoning Districts that will be retained as Legacy Districts.

Section	Draft Zoning District
<b>RETAINED AND RENAMED ZONING DISTRICTS.</b> <i>Renamed and retained Zoning Districts are existing Zoning Districts that are retained because they closely resemble Place Types in the Loudoun County 2019 General Plan (2019 GP) but are revised to better realize the development patterns and housing attainability envisioned in the 2019 GP, as well as to improve implementation of the Zoning Ordinance. Except for one Zoning District, renamed Zoning Districts remove Planned Development from the names. The exception, the unmapped Urban Employment Zoning District, is renamed to align with the 2019 GP Place Type.</i>	
<b>2.01</b>	<b>Urban Policy Area Zoning Districts</b>
2.01.01	Transit Related Center (TRC) <i>(formerly Planned Development-Transit Related Center (PD-TRC))</i>
2.01.02	Urban Employment (UE) <i>(formerly Planned Development-Transit Related Employment Center (PD-TREC))</i>
<b>2.02</b>	<b>Suburban Policy Area Zoning Districts</b>
2.02.03	Town Center (TC)
2.02.04	Commercial Center-Neighborhood Center (CC-NC) <i>(formerly Planned Development-Commercial Center (Neighborhood Center))</i> Commercial Center-Community Center (CC-CC) <i>(formerly Planned Development-Commercial Center (Community Center))</i> Commercial Center-Small Regional Center (CC-SC) <i>(formerly Planned Development-Commercial Center (Small Regional Center))</i>
<b>2.06</b>	<b>Office and Industrial Zoning Districts</b>
2.06.01	Office Park (OP) <i>(formerly Planned Development-Office Park)</i>
2.06.02	Industrial Park (IP) <i>(formerly Planned Development-Industrial Park)</i>
2.06.03	General Industry (GI) <i>(formerly Planned Development-General Industry)</i>
<b>RETAINED ZONING DISTRICTS.</b> <i>Retained Zoning Districts are existing Zoning Districts that are retained because they closely resemble Place Types in the 2019 GP but are revised to better realize the development patterns and housing attainability envisioned in the 2019 GP, as well as to improve implementation of the Zoning Ordinance.</i>	
<b>2.03</b>	<b>Transition Policy Area Zoning Districts</b>
2.03.01	Transitional Residential-10 (TR-10) Transitional Residential-3 (TR-3) Transitional Residential-1 (TR-1)
<b>2.04</b>	<b>Rural Policy Area Zoning Districts</b>
2.04.01	Agricultural Rural-1 (AR-1)
2.04.02	Agricultural Rural-2 (AR-2)
<b>2.05</b>	<b>Joint Land Management Area (JLMA) Policy Area Zoning Districts</b>
2.05.01	Joint Land Management Area-1 (JLMA-1) Joint Land Management Area-2 (JLMA-2) Joint Land Management Area-3 (JLMA-3)
<b>2.06</b>	<b>Office and Industrial Zoning Districts</b>
2.06.04	Mineral Resource-Heavy Industry (MR-HI)
<b>NEW, UNMAPPED ZONING DISTRICTS.</b> <i>New, unmapped Zoning Districts have been developed to implement the 2019 GP. They will only be mapped by an approved Zoning Map Amendment (ZMAP).</i>	
<b>2.02</b>	<b>Suburban Policy Area Zoning Districts</b>
2.02.01	Suburban Neighborhood (SN-4) Suburban Neighborhood (SN-6)

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2.02.02	Suburban Compact Neighborhood-8 (SCN-8) Suburban Compact Neighborhood-16 (SCN-16) Suburban Compact Neighborhood-24 (SCN-24)
<b>2.03</b>	<b>Transition Policy Area Zoning Districts</b>
2.03.02	Transition Small Lot Neighborhood (TSN)
2.03.03	Transition Compact Neighborhood (TCN)
2.03.04	Transition Community Center (TCC)
<b>2.07</b>	<b>Planned Unit Development (PUD) Zoning District.</b> The PUD Zoning District provides the option for a wholly negotiated development scheme.
2.07.01	Planned Unit Development (PUD)
<b>LEGACY ZONING DISTRICTS.</b> Legacy Zoning Districts are existing Zoning Districts that are not updated for consistency with the 2019 GP as they do not closely resemble the Place Types in the General Plan. Zoning District names and regulations remain the same, except for limited revisions to improve implementation. They are included in the Draft Zoning Ordinance to protect previously approved projects. Categorizing the existing Zoning Districts as Legacy allows the County to maintain one zoning ordinance. As Legacy Zoning Districts do not implement the General Plan, they will not be allowed to expand beyond existing boundaries. However, previously approved projects can develop and build out according to previous approvals and can requests amending concept development plans as long as the density does not exceed what is allowed in the zoning district.	
<b>2.02.05</b>	<b>Suburban Policy Area Zoning Districts</b>
2.02.05.01	Single Family Residential-1 (R-1) Single Family Residential-2 (R-2) Single Family Residential-3 (R-3)
2.02.05.02	Single Family Residential-4 (R-4)
2.02.05.03	Single Family Residential-8 (R-8)
2.02.05.04	Townhouse/Multifamily Residential-16 (R-16)
2.02.05.05	Multifamily Residential-24 (R-24)
2.02.05.06	Planned Development-Housing (PD-H)
2.02.05.07	Planned Development-Commercial Center (Regional Center) (PD-CC (RC))
2.02.05.08	Planned Development-Research and Development Park (PD-RDP)
2.02.05.09	Planned Development-Special Activity (PD-SA)
2.02.05.10	Planned Development-Active Adult/Age Restricted (PD-AAAR)
2.02.05.11	Planned Development-Mixed Use Business (PD-MUB)
2.02.05.12	General Business (GB)
2.02.05.13	Commercial Light Industry (CLI)
<b>2.04.05</b>	<b>Transition Policy Area Zoning Districts</b>
2.04.05.01	Transitional Residential (TR-2)
<b>2.04.03</b>	<b>Rural Policy Area Zoning Districts</b>
2.04.03.01	Agricultural (A-10)
2.04.03.02	Agricultural Residential (A-3)
2.04.03.03	Countryside Residential-1 (CR-1) Countryside Residential-2 (CR-2) Countryside Residential-3 (CR-3) Countryside Residential-4 (CR-4)
2.04.03.04	Rural Commercial (RC)
2.04.03.05	Planned Development-Rural Village (PD-RV)
<b>2.05.02</b>	<b>Joint Land Management Area (JLMA) Policy Area Zoning Districts</b>
2.05.02.01	Joint Land Management Area-20 (JLMA-20)

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