

Zoning Ordinance Rewrite

Betsy Arnett, Project Manager

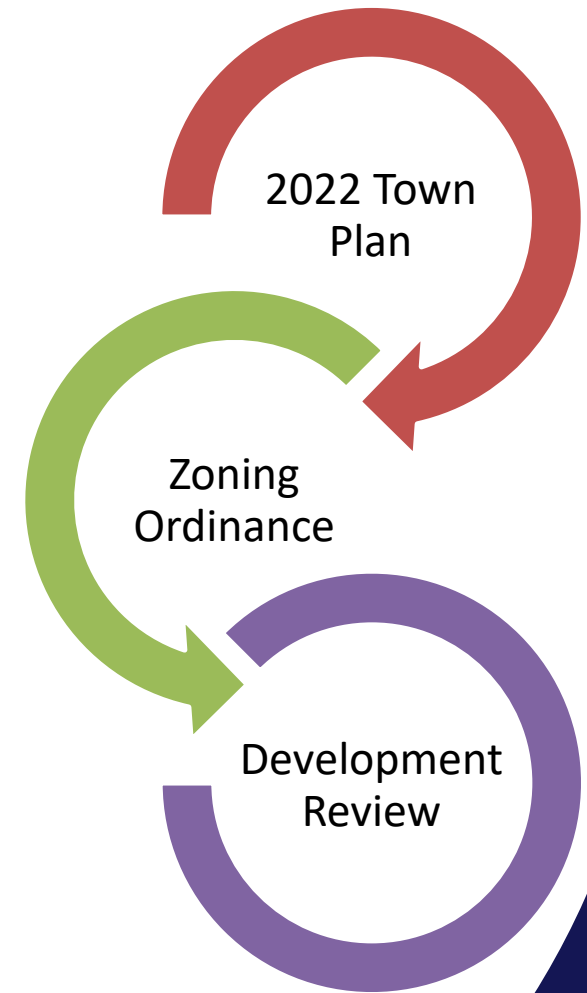
James David, Planning Director

Board of Zoning Appeals

September 19, 2023

Vision vs Implementation

- ▶ *Legacy Leesburg* = Town Plan + Transportation Improvement Plan
 - ◆ Adopted March 2022
- ▶ Zoning Ordinance is the primary implementation tool
 - ◆ Last major update was February 2003



Consultant Team



KENDIG KEAST COLLABORATIVE

BRET C. KEAST, AICP
PRINCIPAL-IN-CHARGE

BRIAN MABRY, AICP
PROJECT MANAGER

MARCIA BOYLE, AICP
ASSISTANT PROJECT MANAGER

STEVE SIZEMORE, AICP



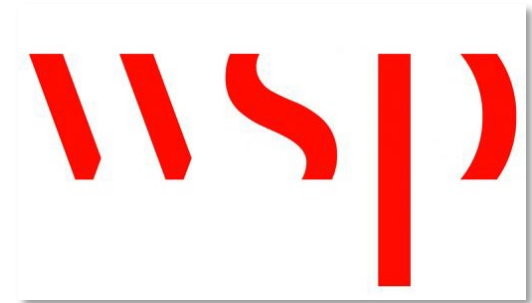
Subconsultants



- Drafting of review procedures
- General legal review



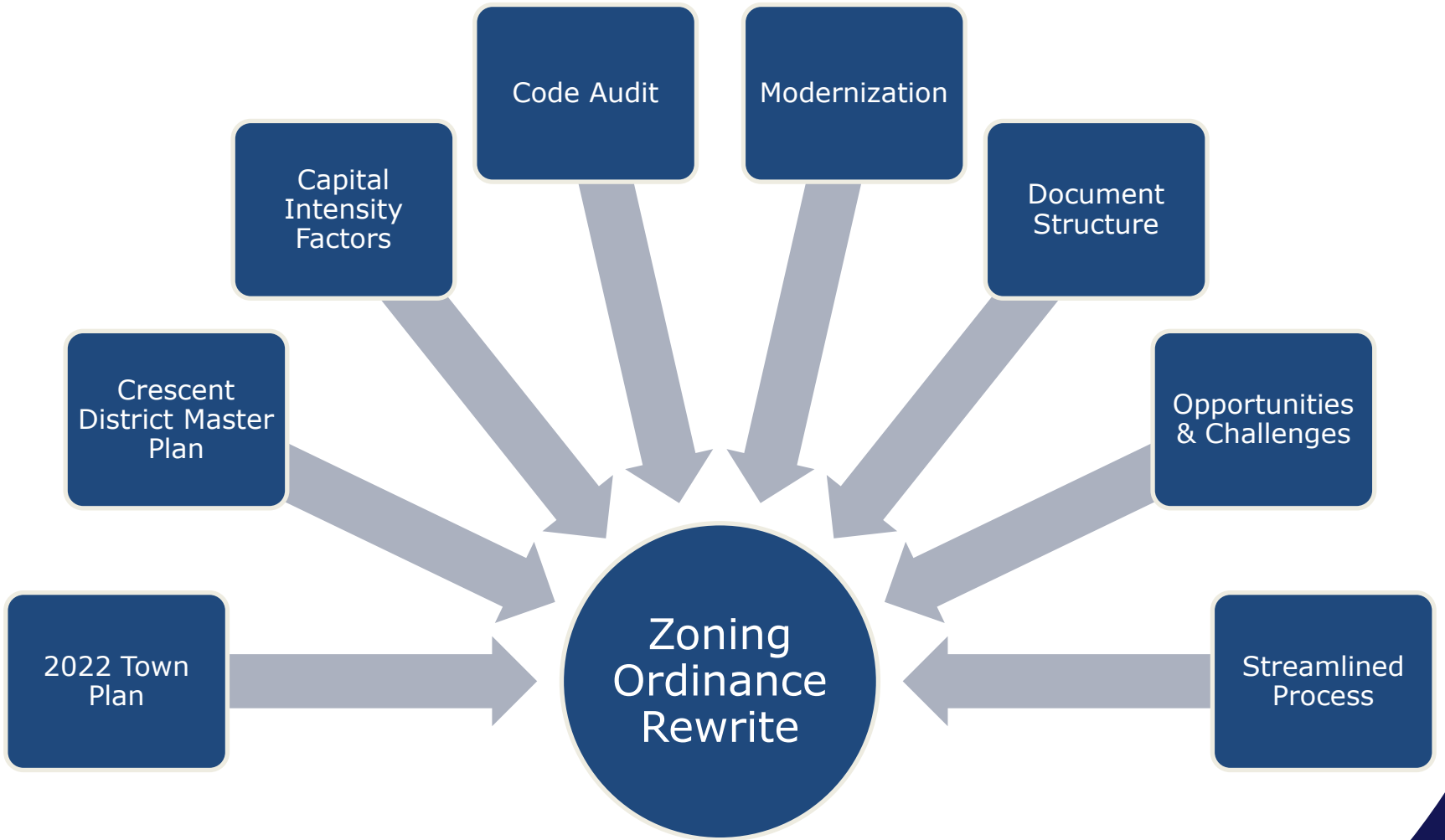
- Virginia-specific legal review



- Engineering and subdivision-related provisions

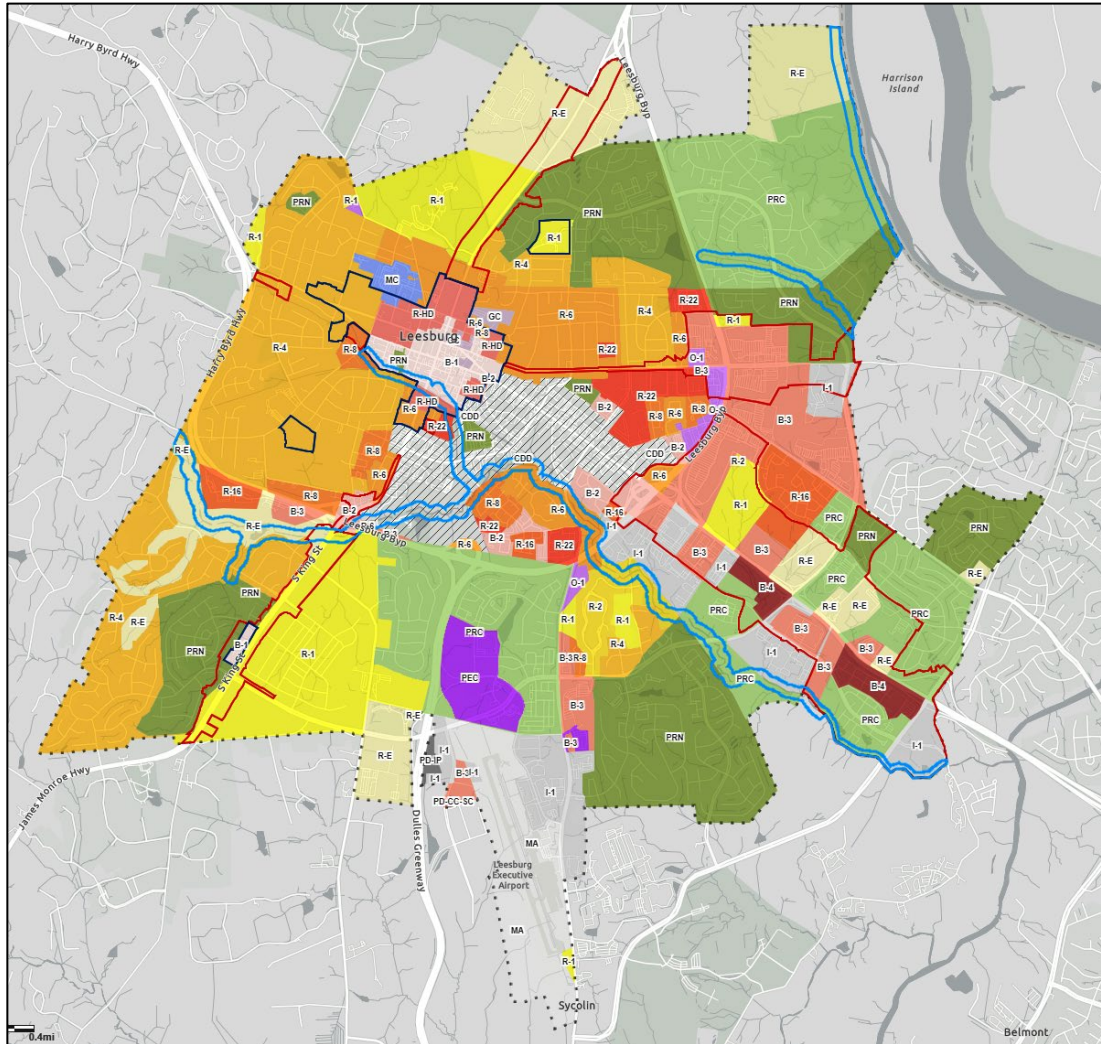
**Madden
Planning**
urban planning
& design

- Crescent District
- General urban design work



Project Scope

Project Scope



- Zoning Districts
- Overlay Districts
- Use Standards
- Lot & Building Standards
- Definitions
- Review Process

Additional Goals

- ▶ Codification in Town Code
- ▶ Consistency with DCSM & SLDR
- ▶ Interactive Online Document Platform

enCodePlus

- ▶ Interactive, online platform
- ▶ Public-facing site features
 - ◆ Links to definitions, other code sections
 - ◆ Illustrations
 - ◆ Multiple ways of viewing
 - ◆ Development calculators

enCodePlus

The screenshot displays the enCodePlus web application interface. At the top, a navigation bar includes links for Home, View, Search, Archives, Maps, and Quick Links. The main content area is titled "LEESBURG, VA ZONING ORDINANCE" and "ARTICLE 1 INTRODUCTION". A left-hand sidebar provides a "Zoning Ordinance" table of contents, listing sections from Article 1 to Article 18. The main content area lists the "Contents" of Article 1, including sections 1.1 through 1.11, and sections 1.9 and 1.10. The page features a background image of a town square at night. The footer contains the URL "https://online.enCodePlus.com/leesburg-va/docviewer.aspx?article=6", the text "Leesburg, VA", and the copyright notice "© 2023 enCodePlus, LLC All Rights Reserved".

Home View Search Archives Maps Quick Links

LEESBURG, VA ZONING ORDINANCE

LEESBURG, VA ZONING ORDINANCE > Article 1 Introduction

Zoning Ordinance

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 - Sec. 1.3 Jurisdiction
 - Sec. 1.4 Effective Date
 - Sec. 1.5 Purpose
 - Sec. 1.6 Implementation of the Town Plan
 - Sec. 1.7 Commentary
 - Sec. 1.8 Rules of Interpretation/Construction of Language
 - Sec. 1.9 Conflicting Provisions
 - Sec. 1.10 Transitional Provisions
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 - Article 3 Review and Approval Procedures
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 - Article 5 Residential zoning Districts
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 - Article 16 Nonconformities
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 - Article 18 Definitions

LEESBURG, VA ZONING ORDINANCE

ARTICLE 1 INTRODUCTION

Contents:

- Sec. 1.1 Title
- Sec. 1.2 Authority
- Sec. 1.3 Jurisdiction
- Sec. 1.4 Effective Date
- Sec. 1.5 Purpose
- Sec. 1.6 Implementation of the Town Plan
- Sec. 1.7 Commentary
- Sec. 1.8 Rules of Interpretation/Construction of Language
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- Sec. 1.9 Conflicting Provisions
 - 1.9.1 Repeal
 - 1.9.2 Conflict with State or Federal Regulations
 - 1.9.3 Conflict with Other Town Regulations
 - 1.9.4 Conflict with Private Easements, Agreements or Covenants; Enforcement
- Sec. 1.10 Transitional Provisions
 - 1.10.1 Violations Continue

Leesburg, VA

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Project Process

Phase 1: Review & Analysis

Staff Coordination
Stakeholder Interviews
Annotated Outline
Zoning Ordinance Audit

Sep 2023 – Sep 2024

Phase 3: Public Review & Hearings

60-Day Public Comment Period
Planning Commission & Town Council
Public Hearings

May 2025

Jun 2023 – Oct 2023

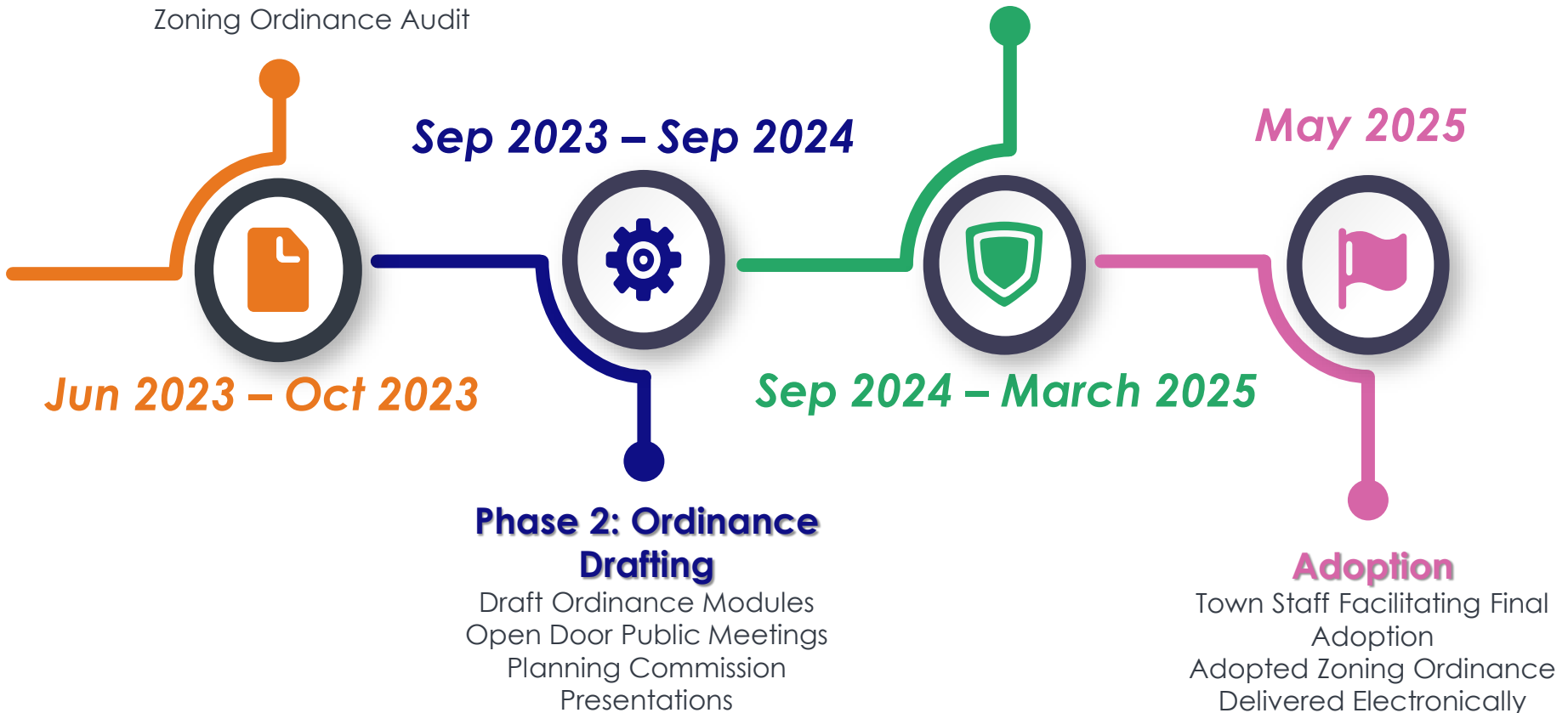
Sep 2024 – March 2025

Phase 2: Ordinance Drafting

Draft Ordinance Modules
Open Door Public Meetings
Planning Commission
Presentations

Adoption

Town Staff Facilitating Final Adoption
Adopted Zoning Ordinance
Delivered Electronically



Project Schedule

Summer 2023	Project Kickoff Council/Commission/Board Briefings Stakeholder Interviews Focus Group Meetings Round 1
Fall 2023	Code Audit Annotated Outline Council/Commission/Board Briefings Focus Group Meetings Round 2
Winter 2024	Articles 1 through 4 Draft Text Public Open House #1 Council/Commission/Board Briefings
Summer 2024	Articles 5 through 9 Draft Text Public Open House #2 Council/Commission/Board Briefings

Project Schedule

Fall 2024	Full Draft Ordinance Text Focus Group Meetings Round 3 60-Day Public Review & Comment Period Planning Commission Public Hearing
Winter 2024-2025	Planning Commission Work Sessions
Spring 2025	Town Council Public Hearing Town Council Work Sessions
Summer 2025	New Ordinance Adopted