

Zoning Ordinance Update: Early Look at Progress on Articles 1-4 Leesburg, VA

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Agenda

- Project Overview
- Introduction to Articles I-IV
 - *Article I: General Provisions*
 - *Article II: Zoning Districts and Dimensional Standards*
 - *Article III: Use Regulations*
 - *Article IV: Development Standards*
- Recap and Discussion
- Next Steps



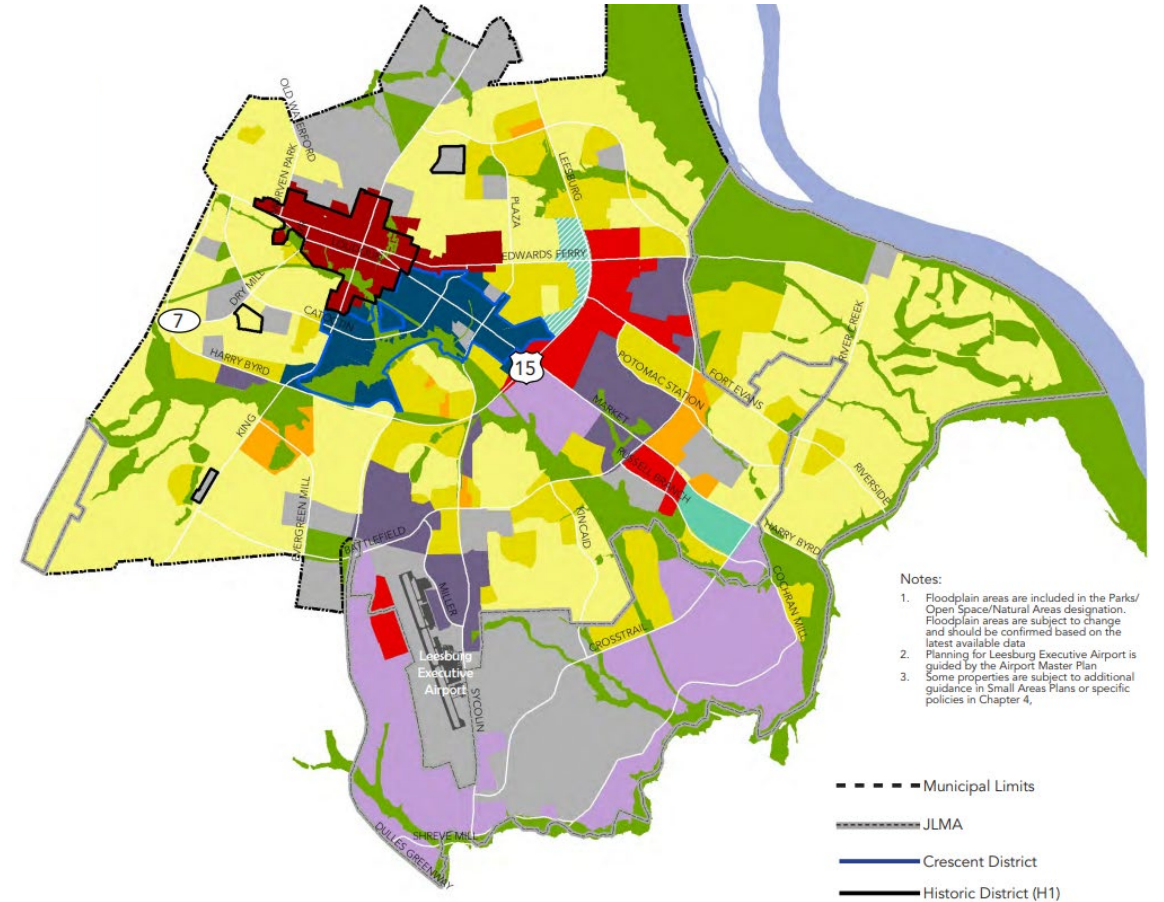


1

Project Overview

Project Goals

- Implement relevant policies of the *Legacy Leesburg Town Plan*
- Revise the Crescent Design District
- Incorporate a Staff “punch list” of changes
- Engage the public throughout the project



Alignment with Legacy Leesburg

| Goal | Strategy | Recommended Approach for Addressing in Z.O. |
|--------------------------------|--|--|
| Enhance Existing Neighborhoods | Promote a diverse range of new housing options | <p>In certain contexts, expand single-family housing types to include small cottage-style housing, zero lot line, and others.</p> <p>Also add Single family attached housing types such as duplex, triplex and quadplex units to certain districts in specific contexts.</p> |

Single-Family Detached



Single-Family Attached



Townhouse



Project Goals

- Perform a Code Audit with an eye toward internal consistency, zoning best practices, changes to parking regulation, and legal soundness
- Improve the structure and format, including graphics, of the Zoning Ordinance

Sec. 10.1 Residential Zoning Districts

The following table provides a summary of the Density/Intensity and Dimensional Standards that apply within residential (base) zoning districts. In the event of conflict between this table and the district-by-district listings in Article 5, the standards listed in Article 5 shall control.

| | R-E | R-1 | R-2 | R-4 | R-6 | R-HD | R-8 | R-16 | R-22 |
|---|-------|-------|--------|--------|--------|-------|---------|---------|-----------|
| Minimum Lot Area (sq ft) | | | | | | | | | |
| Single-Family Detached | 3 ac | 1 ac | 20,000 | 10,000 | 6,500 | 4,000 | 6,500 | NA | NA |
| Single-Family Attached, Interior Lot | NA | NA | NA | NA | NA | NA | 2,000 | 1,400 | NA |
| Single-Family Attached, Corner and End Lots | NA | NA | NA | NA | NA | NA | 2,000 | 1,400 | NA |
| Duplex, Vertical | NA | NA | NA | NA | 10,000 | 8,000 | 10,000 | NA | NA |
| Duplex, Horizontal | NA | NA | NA | NA | 5,000 | 3,000 | 5,000 | NA | NA |
| Multi-Family | NA | NA | NA | NA | NA | NA | NA | 10,000 | None |
| Other | 3 ac | 1 ac | 20,000 | 10,000 | 8,000 | 8,000 | 8,000 | 8,000 | 8,000 |
| Minimum Lot Width (ft) | | | | | | | | | |
| Interior Lot | 200 | 100 | 90 | 75 | 75 [1] | [2] | [4] | 100 [5] | 100 |
| Corner Lot | 225 | 125 | 110 | 90 | 90 [1] | | | 100 [5] | 100 |
| Maximum Density (units per acre) | | | | | | | | | |
| Multi-Family | NA | NA | NA | NA | NA | NA | NA | 16 [6] | 22 |
| Minimum Yards/Setbacks (feet) | | | | | | | | | |
| Front (Principal Building) | 30 | 30 | 25 | 15 | 15 | [3] | 15 | 30 [7] | 30 |
| Front (Garage Entrance) | 30 | 30 | 25 | 20 | 20 | [3] | 20 | 30 | 30 |
| Side | 20 | 20 | 15 | 10 | 10 | 5 | 10 [10] | 30 [7] | 30 |
| Rear | 20 | 20 | 15 | 10 | 10 | 5 | 10 [10] | 30 [7] | 30 |
| Maximum Building Height (feet) | | | | | | | | | |
| Residential | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35/45 [8] |
| Nonresidential | 35[9] | 35[9] | 35[9] | 35[9] | 35[9] | 35 | 35[9] | 35[9] | 35/45 [9] |
| Min. Open Space | | | | | | | | | |
| | NA | NA | NA | NA | NA | NA | 25% | 30% | 30% |
| Min. Zoning District Area (acres) | | | | | | | | | |
| | None | None | None | None | None | None | None | 5 | None |

[1] Duplex Lot Width (feet):

| | Vertical Structure | Horizontal Structure |
|--------------|--------------------|----------------------|
| Interior Lot | 37.5 | 75 |
| Corner Lot | 45 | 90 |

[2] Minimum Lot Width (feet):

| | Interior Lots | Corner/End Lots |
|------------------------|---------------|-----------------|
| Single-Family Detached | 40 | 40 |
| Duplex, Vertical | 60 | 60 |
| Duplex, Horizontal | 30 | 30 |
| Nonresidential | 20 | 20 |

[3] Minimum Front Setback - 1 foot; Maximum: 20 feet; Actual setback determined in accordance with Sec. 10.4.5D.

[4] Minimum Lot Width (feet):

| | Interior Lots | Corner/End Lots |
|------------------------|---------------|-----------------|
| Single-Family Detached | 75 | 75 |
| Single-Family Attached | 20 | 30 |
| Duplex, Vertical | 37.5 | 45 |
| Nonresidential | 90 | 90 |
| Duplex, Horizontal | 75 | 90 |

- [5] Minimum lot width for single-family attached: 18-foot interior lots, 28-foot corner/end lots.
- [6] Maximum density: 16 units per acre multi-family; 10 units per acre single-family attached if mixed; 12 units per acre overall.
- [7] Minimum setbacks for single-family attached: 10-foot front, 10-foot side (for end units), and 20-foot rear.
- [8] Adjacent to any residential use other than multifamily, the maximum building height shall be 35 feet.
- [9] Maximum height for a place of worship may exceed 35 feet when allowed by a special exception approved by the Town Council in accordance with the procedures of Sec. 3.4 Special Exceptions.
- [10] Side yard setback shall be 0 feet for an interior townhouse lot.

Table 4-1.1-1, RE Lot and Building Standards
ac. = acre du/ac. = dwelling units per acre sq. ft. = square feet in. = inches ft. = feet



| Lot Standards | Conventional | Conservation |
|-------------------------------|--------------|---|
| Community Amenities (minimum) | None | Enhanced Parking Lot Landscaping, Enhanced Foundation Plantings, Enhanced Stormwater Management, Natural Areas, Greenways and Linear Parks, Community Gardens, Parks, Playgrounds, and Pocket Parks |
| Permitted Community Amenities | Not Required | |
| Maximum Density (du/ac.) | .33 | +.65 |
| Average Lot Area per Unit | 3 ac. | 1.4 ac. |
| Average Lot Width | 220 ft. | 100 ft. |



| Primary Building Placement and Height [1] | Conventional | Conservation |
|---|--------------|--------------|
| C Front Setback (minimum) | 30 ft. | 30 ft. |
| D Side Setback (minimum) | 20 ft. | 20 ft. |
| E Street Side Setback (minimum) | 25 ft. | 25 ft. |
| F Rear Setback (minimum) | 30 ft. | 10 ft. |
| G Height (maximum) [2] | 35 ft. | 35 ft. |



| Accessory Building Placement and Height | Conventional | Conservation |
|---|--|--|
| H Front and Street Side Setback (minimum) | Not permitted in the front yard area forward of the principal building or in the required front yard setback | Not permitted in the front yard area forward of the principal building or in the required front yard setback |
| I Side Setback (minimum) | 10 ft. | 10 ft. |
| J Rear Setback (minimum) | 10 ft. | 10 ft. |
| Fence or Free-standing Wall Height (maximum) [3] | | |
| - Front Yard | 42 in./7 ft. | 42 in./7 ft. |
| - Side Yard | 7 ft. | 7 ft. |
| - Street Side Yard | 42 in./7 ft. | 42 in./7 ft. |
| - Rear Yard | 7 ft. | 7 ft. |

Zoning Ordinance Reorganization

- **Article 1: Introductory Provisions**
- Article 2: Review and Decision-Making Bodies
- Article 3: Review and Approval Procedures
- Article 4: Zoning Districts (In General)
- Article 5: Residential Zoning Districts
- Article 6: Nonresidential Districts
- Article 7: Overlay and Special Purpose Districts
- Article 8: Planned Development Districts
- Article 9: Use Regulations
- Article 10: Density/Intensity/Dimensional Standards
- Article 11: Parking, Loading, and Pedestrian Access
- Article 12: Tree Preservation, Landscaping, Screening, Open Space, and Outdoor Lighting
- Article 13: Reserved
- Article 14: Creek Valley Buffer
- Article 15: Sign Regulations
- Article 16: Nonconformities
- Article 17: Enforcement and Penalties
- Article 18: Definitions
- Appendix I: Sign Graphics

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- **Article 1: General Provisions**
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New User-Friendly Features

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CITY OF EARLY

UNIFIED DEVELOPMENT ORDINANCE

Chapter 23 Unified Development Code > Article 3 - Development Standards > Division 3-4, Signs

Permanent signs are subject to the standards set out in this section and the procedures of Sec. 8-3-7, *Sign Permit*.

**Table 3-4-2-1
Permanent Sign Standards**

| Sign Type and Standard | Zoning Districts | | |
|-----------------------------|---|----------------------------------|---|
| | Rural and Residential Districts (AG, SF, GR, MH) | Town Center (TC) | Nonresidential Districts: (GC and IN) and ETJ |
| Wall Signs ¹ |  | | |
| Max. Number | 1 per building facade | One sign each side of a building | One sign each side of a building |
| Max. Sign Area ⁴ | 2 square feet | 10 percent of facade | 10 percent of facade |
| Sign Permit Required | Yes | Yes | Yes |
| Projecting Signs |  | | |

Street means a way for vehicular traffic whether designated a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, land, place, or other designation.

Early, TX

A

B

C

D

E

SAMPLE

A – “Native” to the internet

B – Table of Contents always visible

C – Tables consolidate information

D – Graphics clarify meaning and intent

E – Pop-up definitions

enCodePlus Site: Back-End/Maintenance

A – “Native” to the internet

B – Table of Contents always visible

C – Tables consolidate information

D – Graphics clarify meaning and intent

E – Comments and discussion

The screenshot shows the 'Leesburg, VA Zoning Ordinance Update' page. The left sidebar contains a 'Zoning Ordinance Update' menu with options like 'Regulations', 'Edit Regulations', 'Publish', 'Export', 'Import', 'Edit Other Page Content', 'Document Library', 'Comments and Responses', 'Reports and Listings', 'Quick Tables Configuration', 'Users and Passwords', and 'Edit Configuration'. The main content area displays 'Sec. 2-2 Measurements' with a table of contents and a detailed table. The table has columns for 'Measurement', 'Methodology', and 'Illustration'. The 'Methodology' column contains text defining 'Building Frontage' and 'Floor Area Ratio'. The 'Illustration' column contains 3D diagrams of buildings and lots. The 'Comments' section on the right shows a list of comments with fields for 'Comment Text', 'Id', 'By', and 'Date', along with buttons for 'Edit', 'Reply', 'Followup', and 'Completed'.

A – “Native” to the internet

B – Table of Contents always visible

C – Tables consolidate information

D – Graphics clarify meaning and intent

E – Comments and discussion

enCodePlus Site: Front End/Public Facing



- “Native” to the internet
- Tabs to be populated once draft is publicly available



2

Article I: General Provisions

Article I: General Provisions

Key Changes from Existing Ordinance

- Primarily remains the same as the existing Zoning Ordinance
- Wording and “legalese” cleanup
- Includes Effective Date and Repeal information
- Includes Measurements (text and illustrations)
- Includes Allowances for flexibility (encroachments, average lot area, etc)

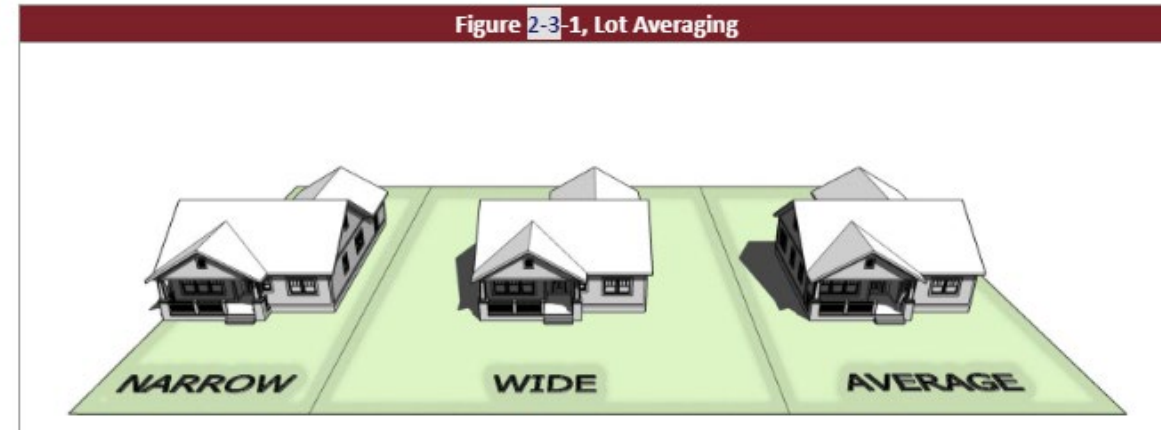


Table 2-2-1, Measurements

| Measurements | Methodology | Illustration |
|--------------|--|--------------|
| Lot Area | The total horizontal area included within lot lines. | |
| Lot Coverage | The portion of a lot occupied by buildings or structures which that are roofed or otherwise not open to the sky, and which that are greater than three feet in height. | |



3

Article II: Zoning Districts and Dimensional Standards

Article II: Zoning Districts and Dimensional Standards

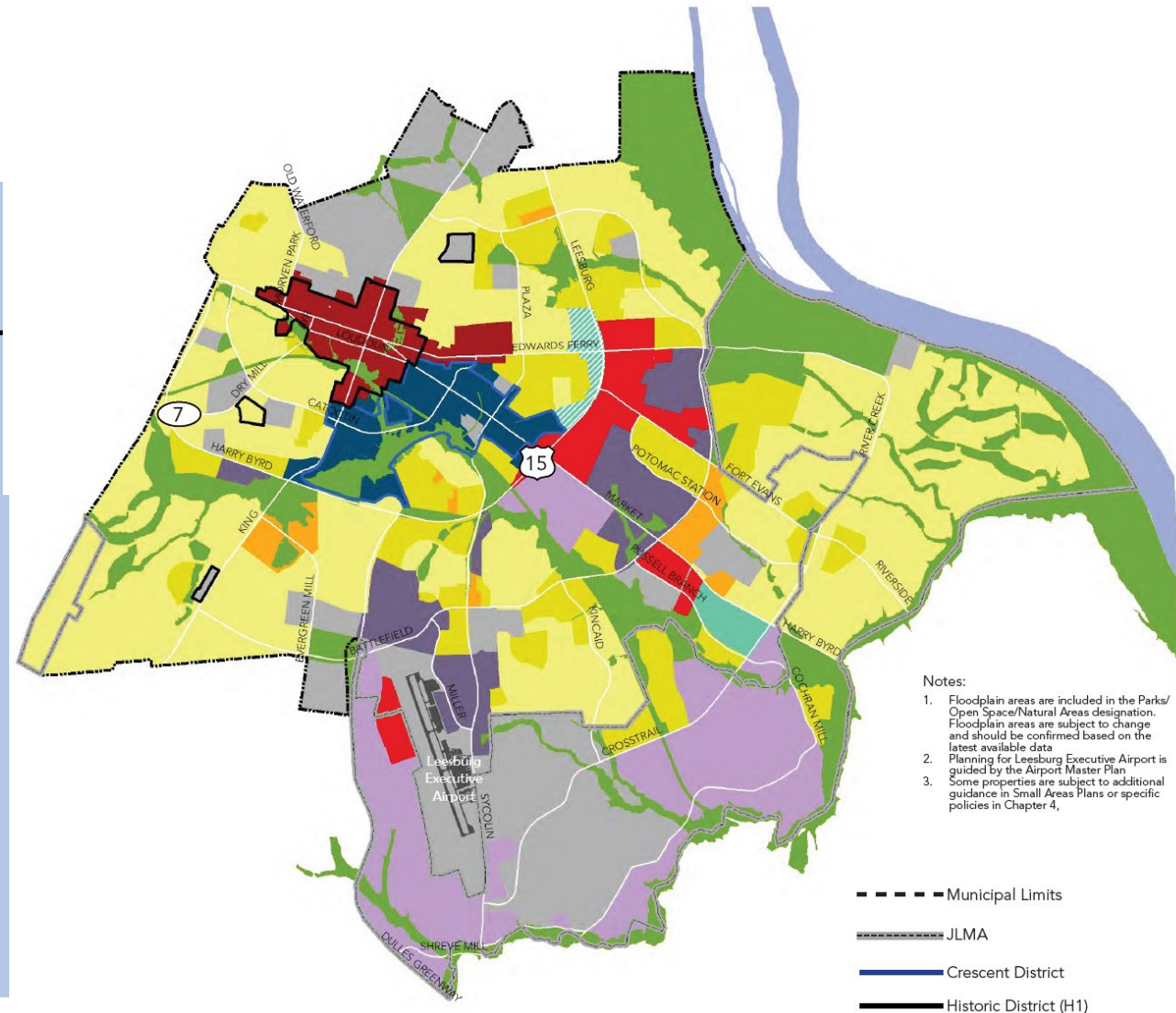
Key Changes from Existing Ordinance

- Zoning Districts based on Town Plan Character Areas from Legacy Leesburg
 - Legacy Districts noted in Appendices
- Provides consistent format for all zoning districts (base, special purpose, planned development, and overlay)
 - Development Pattern(s) and Example Imagery
 - Lot and Building Standards
 - References to related standards (linked)
 - Text and graphics formatted in tables
- Added Community Amenity and Open Space Requirements

Zoning Districts

Key Changes from Existing Ordinance

- Moving from 16 base districts to 14 base districts
 - Consolidate overlapping districts
 - Merge obsolete or unused districts
 - Update districts to reflect descriptive naming (build on current system)
- Town Plan alignment
 - Example: Mixed Use Center and Mixed Use Center Retrofit means creation of new zoning districts



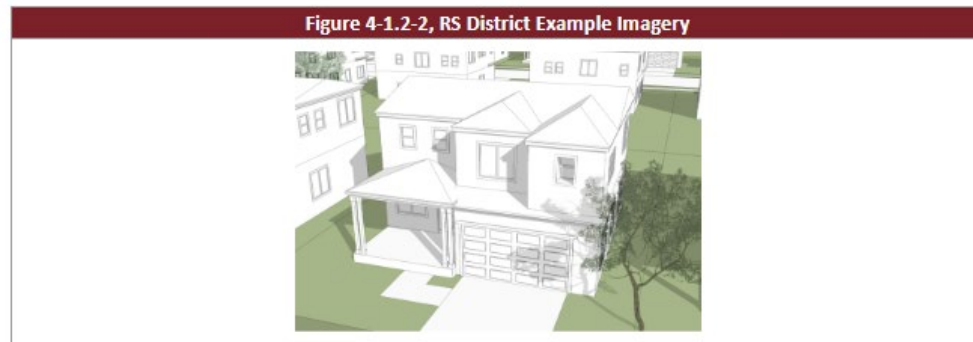
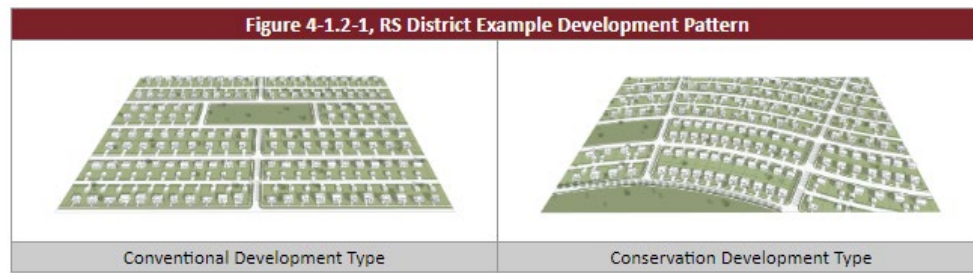
Zoning Districts

- Draft use table shows old districts and new districts

| Current Districts (Remove Upon Adoption) | | | | | | | | | | | | | | | | | |
|--|----|----|-----|----|-----|----|-----|-----|----|----|----|----|----|----|-----|-----|-----------------|
| RE | R1 | R2 | R4 | R6 | RHD | R8 | R16 | R22 | O1 | B1 | B2 | B3 | B4 | I1 | New | CD | Special Purpose |
| Proposed New Districts | | | | | | | | | | | | | | | | | |
| RE | RS | RM | RHD | RM | RU | CN | DT | CS | RU | IR | MU | IC | CD | MC | GC | [4] | |

Article II: Zoning Districts and Dimensional Standards

Residential Zoning Districts



- C. **Dimensional Standards and Illustrations.** Except as provided in Sec. 2-3, *Allowances*, all residential development in the RS District shall comply with the dimensional standards established in Table 4-1.2-1, *RS Lot and Building Standards*. Nonresidential development shall comply with the dimensional standards established in Table 5-1.1-1, *CN Lot and Building Standards*.

Key Changes from Existing Ordinance

- Utilizing tables to organize standards
- Visualizing standards through graphics
- Linking related standards and provisions (i.e., Screening and Fencing, Signs, etc.)
- Making obvious conservation/clustering development options

Article II: Zoning Districts and Dimensional Standards

Residential Zoning Districts

Standards Topics Include:

- Community amenities
- Maximum density
- Average lot area per unit
- Average lot width
- Building setbacks (min. and max.)
- Building height
- Accessory building height and setback
- Fence/freestanding wall height

Table 4-1.2-1, RS Lot and Building Standards

ac. = acre du = dwelling unit du/ac. = dwelling units per acre
sq. ft. = square feet in. = inches ft. = feet -- = Not Permitted



| Lot Standards | Conventional | Conservation |
|----------------------------------|---|---------------|
| Community Amenities (minimum) | 10% | 30% |
| Permitted Community Amenities[1] | Enhanced Parking Lot Landscaping, Enhanced Foundation Plantings, Enhanced Stormwater Management, Natural Areas, Greenways and Linear Parks, Community Gardens, Parks, Playgrounds, and Pocket Parks, Greens, Recreation Areas, School Sites, Community Centers or Other Public Facilities | |
| Maximum Density (du/ac.) | 2.3 | 4.6 |
| A | | |
| Average Lot Area per Unit | | |
| -Single-Family Detached | 15,000 sf. ft. | 6,000 sq. ft. |
| -Single-Family Attached | -- | 5,000 sq. ft. |
| B | | |
| Average Lot Width | | |
| -Single-Family Detached | 80 ft. | 60 ft. |
| -Single-Family Attached | -- | 50 ft. |



Article II: Zoning Districts and Dimensional Standards

Non-Residential Zoning Districts

Figure 5-1.2-1, CS District Example Development Pattern



Figure 5-1.2-2, CS District Example Imagery



Key Changes from Existing Ordinance

- Utilizing tables to organize standards
- Visualizing standards through graphics
- Linking related standards and provisions (i.e., Screening and Fencing, Signs, etc.)

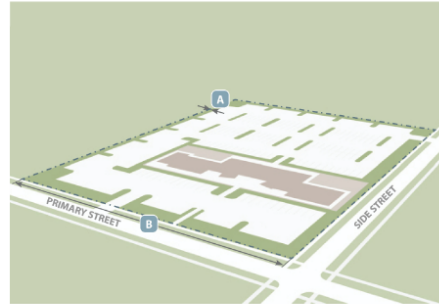
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Non-Residential Zoning Districts

Standards Topics Include:

- Community amenities
- Maximum density
- Average lot area per unit
- Average lot width
- Building setbacks (min. and max.)
- Building height
- Accessory building height and setback
- Fence/freestanding wall height

Table 5-1.2-1, CS Lot and Building Standards
 ac. = acre du = dwelling unit du/ac. = dwelling units per acre sq. ft. = square feet
 ft. = feet -- = Not Permitted



| Lot Standards | |
|--------------------------------------|--|
| Community Amenities (minimum) | 20% |
| Permitted Community Amenities | Enhanced Parking Lot Landscaping, Enhanced Foundation Plantings, Enhanced Stormwater Management, Greens, Plazas, Squares, Courtyards, Green Roof |
| Maximum Density (du/ac) | N/A |
| Minimum District Area ^[1] | 5 ac. |
| A Minimum Lot Area | 20,000 sq. ft. |
| B Minimum Lot Width ^[1] | 200 ft. |



Table 5-1.5-1, IC Lot and Building Standards
 ac. = acre du = dwelling unit du/ac. = dwelling units per acre sq. ft. = square feet
 ft. = feet -- = Not Permitted

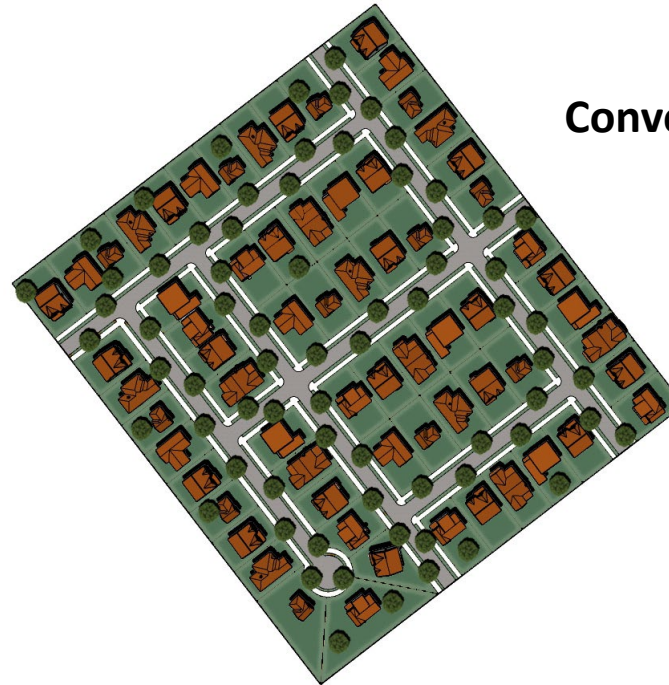


| Primary Building Placement and Height | | |
|---------------------------------------|---|------------------|
| C | Front Setback (minimum) -Industrial -Non-Industrial | 50 ft. 10 ft. |
| | Front Setback (maximum) -Industrial -Non-Industrial | None 20 ft. |
| D | Industrial Side Setback (minimum) -Adjacent to Industrial District or Use -Adjacent to Non-Industrial District or Use | 20 ft. 50 ft. |
| | Non-Industrial Side Setback (minimum) -Adjacent to Industrial District or Use -Adjacent to Non-Industrial District or Use | 20 ft. None |
| E | Street Side Setback (minimum) -Industrial -Non-Industrial | 25 ft. 5 ft. |
| | Street Side Setback (maximum) -Industrial -Non-Industrial | None 10 ft. |
| F | Industrial Rear Setback (minimum) -Adjacent to Industrial District or Use -Adjacent to Non-Industrial District or Use | 20 ft. 50 ft. |
| | Non-Industrial Rear Setback (minimum) -Adjacent to Industrial District or Use -Adjacent to Non-Industrial District or Use | 20 ft. None |
| G | Height (maximum) ^[2] | 50 ft. |

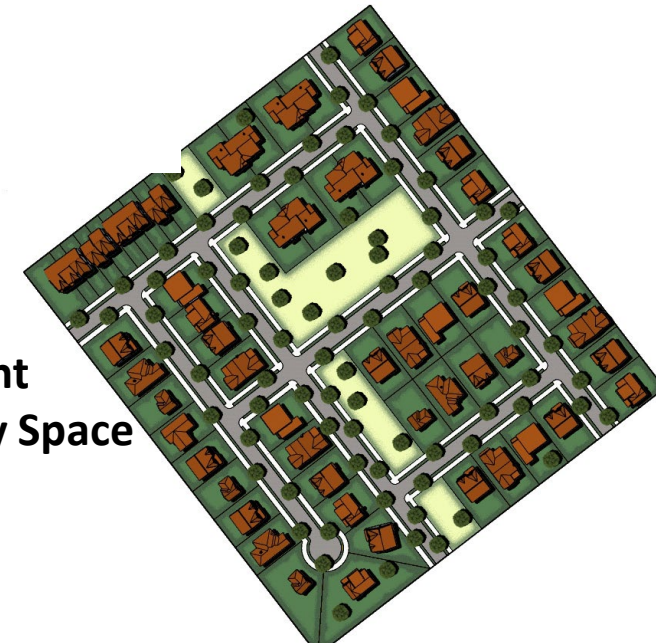
Article II: Zoning Districts and Dimensional Standards

Community Amenities

| Lot Standards | | Conventional | Conservation |
|----------------------------------|---------------------------|---|---------------|
| Community Amenities (minimum) | | 10% | 30% |
| Permitted Community Amenities[1] | | Enhanced Parking Lot Landscaping, Enhanced Foundation Plantings, Enhanced Stormwater Management, Natural Areas, Greenways and Linear Parks, Community Gardens, Parks, Playgrounds, and Pocket Parks, Greens, Recreation Areas, School Sites, Community Centers or Other Public Facilities | |
| Maximum Density (du/ac.) | | 2.3 | 4.6 |
| A | Average Lot Area per Unit | | |
| | -Single-Family Detached | 15,000 sq. ft. | 6,000 sq. ft. |
| | -Single-Family Attached | -- | 5,000 sq. ft. |
| B | Average Lot Width | | |
| | -Single-Family Detached | 80 ft. | 60 ft. |
| | -Single-Family Attached | -- | 50 ft. |



Conventional Development



Conservation Development
With Community Amenity Space

Article II: Zoning Districts and Dimensional Standards

Community Amenities

Key Changes from Existing Ordinance

- New requirement
- Broadening of just suburban-style open space
- Options for infill or semi-urbanized contexts
- Three categories of community amenity types
- Each zoning district /development option requires a percentage of community amenity space



Site Improvements
*Enhanced Parking Lot
Landscaping*



Common Open Spaces
*Greenways and Linear
Parks*



Civic Spaces
Squares

| Community Amenities (minimum) | 10% | 30% |
|----------------------------------|---|-----|
| Permitted Community Amenities[1] | Enhanced Parking Lot Landscaping, Enhanced Foundation Plantings, Enhanced Stormwater Management, Natural Areas, Greenways and Linear Parks, Community Gardens, Parks, Playgrounds, and Pocket Parks, Greens, Recreation Areas, School Sites, Community Centers or Other Public Facilities | |



4

Article III: Use Regulations

Article III: Use Regulations

Key Changes from Existing Ordinance

- Establishes Use Categories that note Primary and Accessory Uses, as well as ones not included
- Creates one Use Table, that uses the Use Categories
- Provides Accompanying Use Standards
 - Limited
 - Special Exception
 - Accessory
 - Temporary

Article III: Use Regulations

Consolidated Use Table

Key Changes from Existing Ordinance

- Creates one location for permitted uses
- Reduces potential for confusion between uses listed in multiple places

Table 11-1, Use Table

Key: P = Permitted by Right | L = Limited Use | M = Minor Special Exception | S = Special Exception M=Minor Special Exception Approval Required | -- = Prohibited

| Use Category | Specific Uses | Current Districts (Remove Upon Adoption) | | | | | | | | | | | | | | | | Special Purpose | Use-Specific Standards | |
|---------------------------|--|--|-----|----|-----|----|------|----|-----|-----|----|----|----|----|-----|----|--------|-------------------------------|------------------------|----|
| | | RE | R1 | R2 | R4 | R6 | RHD | R8 | R16 | R22 | O1 | B1 | B2 | B3 | B4 | I1 | New | | | CD |
| | | Proposed New Districts | | | | | | | | | | | | | | | | | | |
| | | RE | RS | RM | RHD | RM | RU | CN | DT | CS | RU | IR | MU | IC | CD | MC | GC [4] | | | |
| COMMERCIAL USES | | | | | | | | | | | | | | | | | | | | |
| Animal-Related | Cattery | --- | --- | -- | -- | -- | S--- | -- | -- | SS | S | S | S | -- | [1] | -- | -- | Sec. 12-3.C.4 | | |
| | Doggy Day Care | --- | --- | -- | -- | -- | S--- | -- | -- | SS | S | S | S | -- | [1] | -- | -- | Sec. 12-3.C.7 | | |
| | Doggy Day Care with Accessory Kennel | --Co--- | --- | -- | -- | -- | --- | -- | -- | SS | S | S | S | -- | [1] | -- | -- | | | |
| | Kennel | S-- | --- | -- | -- | -- | --- | -- | -- | S-- | -- | S | S | -- | [1] | -- | -- | Sec. 12-3.C.8 | | |
| | Veterinary Hospital | LS-- | --- | -- | -- | -- | L--- | -- | -- | LMM | LM | LM | -- | -- | [1] | -- | -- | Sec. 11-3.B.9 | | |
| | All Animal-Related Uses Other than Listed | S | -- | -- | -- | -- | S | -- | -- | S | S | S | S | -- | [1] | -- | -- | | | |
| Offices | Bank with drive-in facility | --- | --- | -- | -- | -- | S--- | -- | S | SS | S | -- | -- | -- | [1] | -- | -- | | | |
| | Bank without drive-in facility | --- | --- | -- | -- | -- | --- | -- | P | PP | P | -- | -- | -- | [1] | -- | -- | | | |
| | Home Occupation | PP | PP | P | P | P | PP | -- | P | P-- | P | -- | -- | -- | [1] | -- | -- | | | |
| | All Office Uses Other Than Listed | --- | --- | -- | -- | -- | P--- | P | P | PP | P | P | P | P | [1] | P | P | | | |
| Short-Term Accommodations | Bed and Breakfast Inn | SS | S-- | -- | S | -- | --- | -- | P | --- | -- | -- | -- | -- | [1] | -- | -- | | | |
| | Commercial Inn | --- | --- | -- | -- | -- | P--- | -- | P | PP | P | -- | S | P | [1] | -- | -- | | | |
| | Hotel/Motel | --- | --- | -- | -- | -- | M--- | -- | M | PP | M | M | S | P | [1] | -- | -- | | | |
| | All Short-Term Accommodations Uses Other Than Listed | S | S | -- | S | -- | P | -- | P | P | P | P | S | P | [1] | -- | -- | | | |

Article III: Use Regulations

Use Categories

Key Changes from Existing Ordinance

- New feature
- Groups uses with similar impacts
- Includes primary and accessory uses for each category, as well as uses not included in that category
- Land Use Matrix is organized by Use Categories, and only calls out specific uses outside of those categories

Article III: Use Regulations

Use Categories

Table 11-1, Use Table

Key: P = Permitted by Right | L = Limited Use | M = Minor Special Exception | S = Special Exception M= Minor Special Exception Approval Required | -- = Prohibited

| Use Category | Specific Uses | Current Districts (Remove Upon Adoption) | | | | | | | | | | | | | | | | | Use-Specific Standards | |
|------------------------|-----------------------------------|--|-----|-----|-----|-----|------|-----|-----|-----|----|-----|----|-----|----|----|--------|----|------------------------|-----------------|
| | | RE | R1 | R2 | R4 | R6 | RHD | R8 | R16 | R22 | O1 | B1 | B2 | B3 | B4 | I1 | New | CD | | Special Purpose |
| | | Proposed New Districts | | | | | | | | | | | | | | | | | | |
| | | RE | RS | RM | RHD | RM | RU | CN | DT | CS | RU | IR | MU | IC | CD | MC | GC [4] | | | |
| COMMERCIAL USES | | | | | | | | | | | | | | | | | | | | |
| Offices | Bank with drive-in facility | -- | -- | -- | -- | -- | S--- | -- | S | SS | S | -- | -- | [1] | -- | -- | | | | |
| | Bank without drive-in facility | --- | --- | --- | --- | --- | --- | --- | P | PP | P | --- | -- | [1] | -- | -- | | | | |
| | Home Occupation | PP | PP | P | P | P | PP | --- | P | P-- | P | --- | -- | [1] | -- | -- | | | | |
| | All Office Uses Other Than Listed | --- | --- | -- | -- | -- | P--- | P | P | PP | P | P | P | [1] | P | P | | | | |

Table 10-6-2, Office Use Category

Characteristics: Uses conducted in an office setting and generally focusing on administrative, business, clerical, financial, or other professional services.

| Primary Uses | Accessory Uses | Uses Not Included |
|---|---|---|
| <ul style="list-style-type: none"> Accounting, Auditing, Tax, and Bookkeeping Service Adjustment and Collection Service Appraisal Services Architectural and Planning Service Bank, Credit Union, or Other Financial Institution (with or without drive-in) Business Association Educational and Scientific Research Office Electronic Data Storage Center Employment Service Engineering Service Financial Advisor Insurance Agent, Carrier, or Broker Legal Service Office Space (general/unspecified) Radio Studio Real Estate Agent, Brokers, and Management Security and Commodity Broker, Dealer, or Exchange Television Studio Utility Office | <ul style="list-style-type: none"> Accessory Parking Structure Associated Office and Storage Automated Teller Machines Childcare Center (Sec. 13-3) Donation Box (Sec. 13-3) Drive-through facility Dumpster Electric Vehicle Charging Station (Sec. 13-3) Medical Clinic for Employees Minor Utilities Food Preparation and Dining Facility for Employees Recreation Facility for Employees Research & Development and Production (Sec. 13-3) Retail Services (Sec. 13-3) Private Telecommunication or Transmission Tower Storage Shed | <ul style="list-style-type: none"> Government Office (see Government Facility Use Category) Medical or Dental Office or Laboratory (see Medical Facilities) Medical or Dental Office or Clinic (See Medical Facility Use Category) |

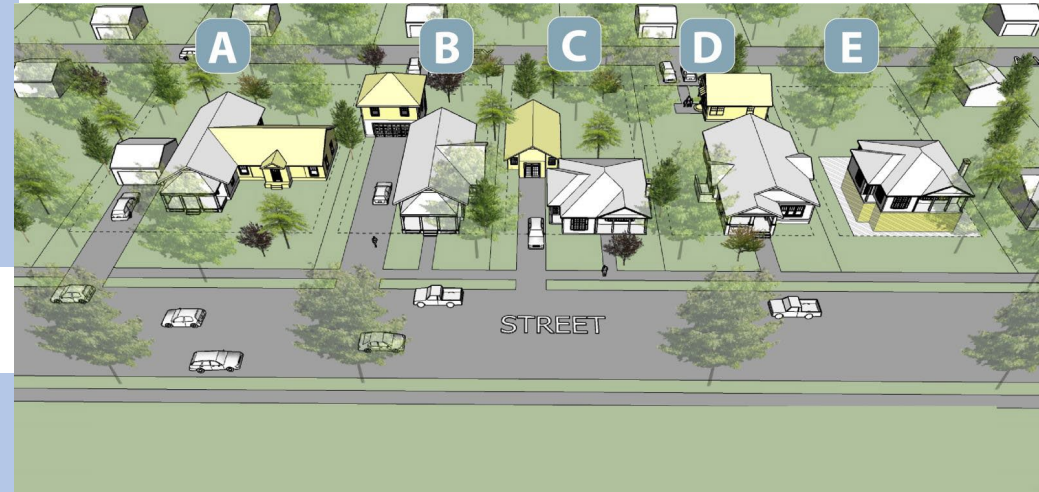
- Flexibility for interpreting new uses
- Treats similar uses consistently

Article III: Use Regulations

Limited and Special Exception Use Standards

Key Changes from Existing Ordinance

- New Feature
- Corresponds with L (Limited) in the Land Use Matrix
- Also a Section of standards for Special Exceptions
- Separates each use out by Use Category and then specifically by the use



Accessory Use Standards

Key Changes from Existing Ordinance

- Provides a set of standards that applies to all accessory uses
- Supplements and clarifies existing accessory use standards



5

Article IV: Development Standards

Article IV: Development Standards

Key Changes from Existing Ordinance

- Consolidates Applicability provisions into one table (i.e. when various development standards apply based on new development, expansion of building, change in use, etc.)
- Provides mixed use building standards beyond the Crescent District – still under consideration with Staff
- Established bicycle parking ratios and standards
- Simplifies bufferyard provisions
- Landscaping has considerations for Downtown
- Incorporates a Sustainability Index

Article IV: Development Standards

Purpose and Applicability

Key Changes from Existing Ordinance

- Consolidates purpose statements for all development standards
- New Applicability table – examples of when specific development standards apply for a variety of development activities
- Smaller changes to a site equate to compliance with fewer provisions

Table 17-2-1, Development Standards Applicability

| Type of Development | Divisions of this Article | | | | | |
|---|------------------------------------|---|--|-------------------------------------|-----------------------|--------------------------------------|
| | Division 18, Building Design | Division 19, Parking, Loading, Stacking, and Access | Division 20, Tree Preservation, Landscaping, Buffering, and Fencing | Division 21, Outdoor Lighting | Division 22, Signs | Division 23, Noise Limitations |
| | ♦ = Division Applies | | | | | |
| New residential, nonresidential, or mixed use development or change in use from residential to nonresidential or mixed-use | ♦ | ♦ | ♦ | ♦ | ♦ | ♦ |
| Increase in apartment units, manufactured home stands, GFA, or impervious surface by 50 percent or more cumulatively over a 5-year period | ♦ | ♦ | ♦ | ♦ | ♦ | ♦ |
| Increase in apartment units, manufactured home stands, GFA, or impervious surface by 25 to 49 percent cumulatively over a 5-year period | | ♦ | ♦ | | ♦ | ♦ |
| Change in use requiring a | | | | | | |

Article IV: Development Standards

Shared Parking

Key Changes from Existing Ordinance

- Separates Joint Uses and Mixed Uses
- Mixed Uses
 - Simplifies regulations with tables
 - Adds requirements for multiple ownership and terminating a shared parking agreement

| Table Subsec. 19-2.4-1 Weekday Time-of-Day Factors | | | |
|--|------------|-----------|-------------|
| | 8AM – 5 PM | 6PM – 9PM | 10 PM – 7AM |
| Retail | 77% | 80% | 12% |
| Fine/Casual Dining | 55% | 99% | 65% (12am) |
| Family Restaurant | 72% | 75% | 41% |
| Fast Food | 66% | 60% | 10% |
| Movie Theater | 48% | 85% | 62% (12 AM) |
| Health Club | 70% | 85% | 39% |
| Lodging | 64% | 79% | 96% |
| Residential | 100% | 100% | 100% |
| Office (General) | 89% | 12% | 11% |
| Office (Medical) | 96% | 37% | 0% |
| Bank | 96% | 0% | 0% |

| Table Subsec. 19-2.4-2 Weekend Time-of-Day Factors | | | |
|--|------------|-----------|-------------|
| | 8AM – 5 PM | 6PM – 9PM | 10 PM – 7AM |
| Retail | 71% | 68% | 14% |
| Fine/Casual Dining | 32% | 94% | 77% |
| Family Restaurant | 72% | 59% | 17% |
| Fast Food | 66% | 62% | 10% |
| Movie Theater | 58% | 85% | 77% |
| Health Club | 46% | 49% | 32% |
| Lodging | 64% | 79% | 96% |
| Residential | 100% | 100% | 100% |
| Office (General) | 63% | 5% | 0% |
| Office (Medical) | 82% | 0% | 0% |
| Bank | 66% | 0% | 0% |

| Table Subsec. 19-2.4-3 Sample Shared Parking Calculation | | | | |
|--|------------|----------------------------------|-------------------------|-------------------------------|
| Mon-Fri | Use | Total Required x Time/Day Factor | Adjusted Total Required | Overall Total Spaces Required |
| 8 AM – 5 PM | Office | 191 x 96% | 183 | 368 |
| | Retail | 86 x 77% | 66 | |
| | Restaurant | 181 x 66% | 119 | |

Article IV: Development Standards

Bicycle Parking

Key Changes from Existing Ordinance

- Incorporates all new bicycle parking standards
 - Number required based on use category and either dwelling units for residential or floor area for nonresidential
 - Standards for location and design of bicycle parking areas
 - Applicability to all nonresidential and mixed use districts versus applicability only to certain nonresidential and mixed use districts? Still under consideration



Article IV: Development Standards

Landscaping and Bufferyards

Key Changes from Existing Ordinance

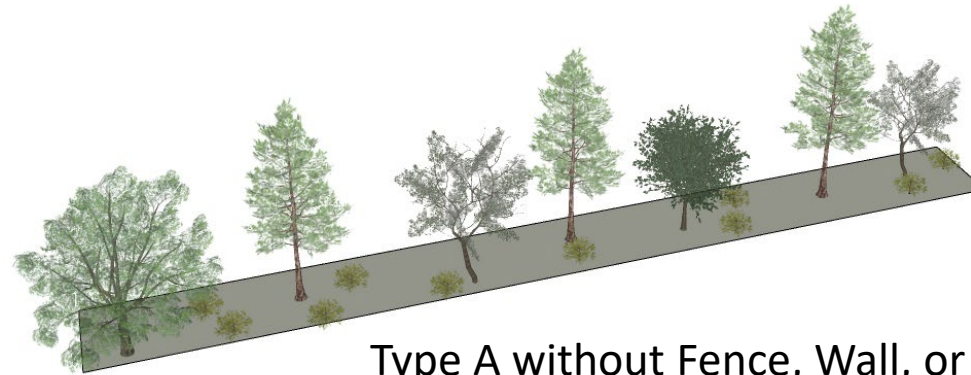
- Introduces Alternative Compliance provisions that allow for administrative approval of designs that do not meet the letter of the law but are located on sites that meet certain criteria
- Simplifies current bufferyard provisions yet retains similar outcomes on the ground
- Creek Valley Buffer translated from an overlay district to standards that apply adjacent to rivers and streams draining more than 640 acres
- Bufferyards based on districts rather than uses

Article IV: Development Standards

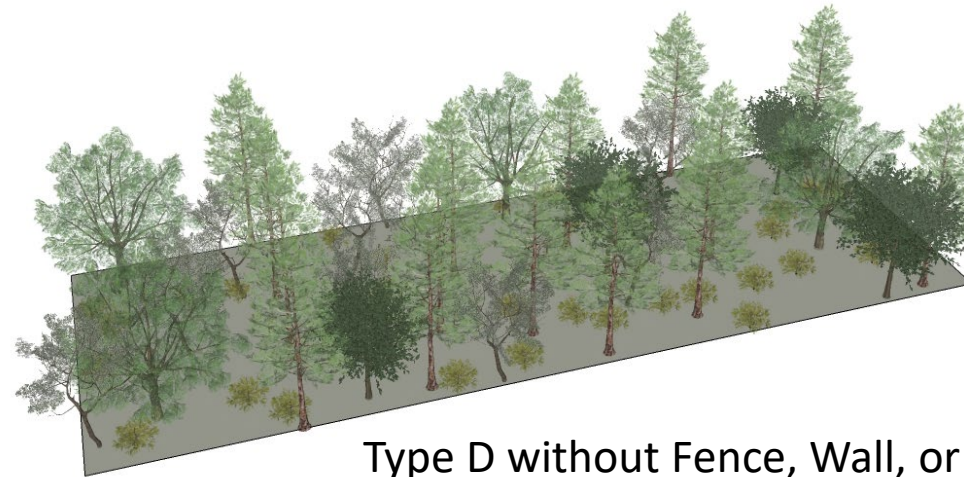
Table 20-4-1, Bufferyard Classifications

| Type | Width | Required Plantings per 100 Linear Feet | | | | | Height of Berm, Wall, or Fence ¹ |
|--|-------|--|---------------------|-----------------|------------------|--------|---|
| | | Large Canopy Trees | Medium Canopy Trees | Evergreen Trees | Understory Trees | Shrubs | |
| Option 1: Landscape Only Bufferyard | | | | | | | |
| Type A | 10' | 1 | 1 | 3 | 2 | 10 | N/A |
| Type B | 25' | 3 | 3 | 10 | 5 | 25 | N/A |
| Type C | 35' | 4 | 4 | 14 | 10 | 35 | N/A |
| Type D | 50' | 5 | 5 | 20 | 15 | 50 | N/A |
| Type E | 75' | 8 | 8 | 29 | 23 | 75 | N/A |
| Option 2: Landscape with Berm or Wall² | | | | | | | |
| Type A | 5' | 1 | 1 | 0 | 1 | 5 | 6' tall brick or stone wall / 4' tall berm |
| Type B | 12' | 1 | 2 | 5 | 2 | 12 | 6' tall brick or stone wall / 4' tall berm |
| Type C | 17' | 2 | 2 | 7 | 5 | 17 | 6' tall brick or stone wall / 4' tall berm |
| Type D | 25' | 2 | 3 | 10 | 8 | 25 | 6' tall brick or stone wall / 4' tall berm |
| Type E | 40' | 4 | 4 | 15 | 12 | 40 | 6' tall brick or stone wall / 4' tall berm |

TABLE NOTES:
² A berm, wall, or fence is not required for landscape only bufferyards.



Type A without Fence, Wall, or Berm



Type D without Fence, Wall, or Berm

Article IV: Development Standards

Sustainability Index

Key Changes from Existing Ordinance

- Introduces this concept, which incentivizes environmental practices for multi-family and nonresidential development
- Sustainability features such as green roofs, enhanced low-impact stormwater management, eaves and working shutters, and more
- Smaller project require fewer points / bigger projects, more points
- Excess points can be traded in for development incentives (one additional unit per acre, more height, etc)



Minimum Points Requirements for Multi-Family. Each development shall also achieve a minimum number of points from the listing below.

1. 3 to 10 units: 2 points total.
2. 11 to 89 units: 4 points total, with points coming from a minimum of two components.
3. 90 to 199 units: 6 points total, with points coming from a minimum of two components.
4. 200 or more units: 8 points total, with points coming from a minimum of three components.

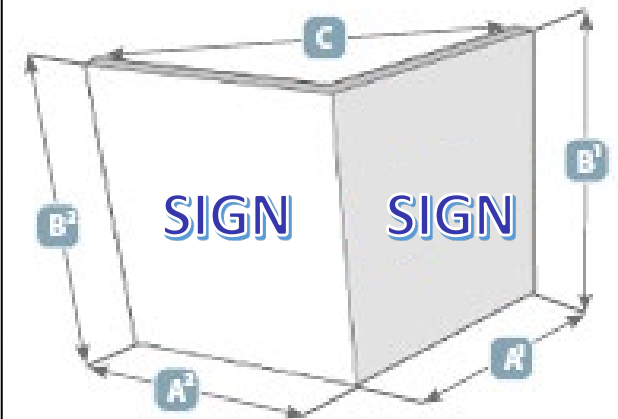
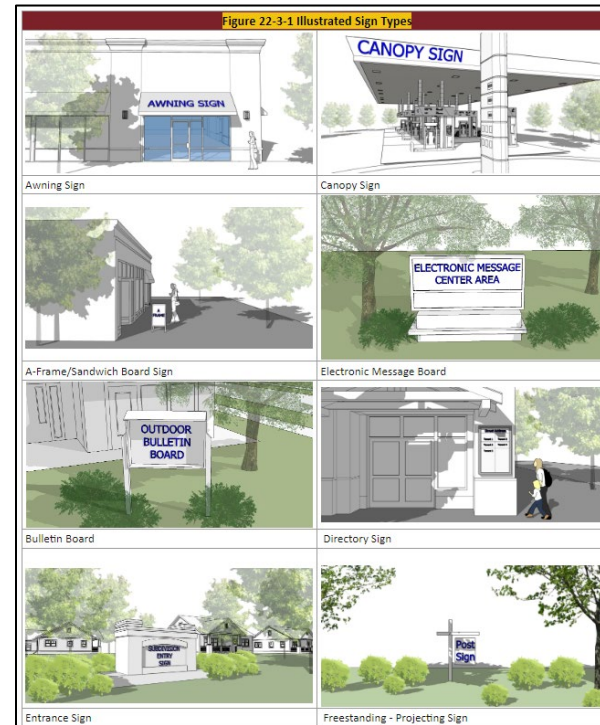
Multi-Family Sustainability Practices. An applicant shall integrate the sustainable development practices listed in Table 20-7-1, *Multi-Family Sustainability Points System*, below, for proposed development to obtain the incentives listed in Paragraph J.2, *Sustainability Incentives*, below.

Article IV: Development Standards

Signs

Key Changes

- Simplifies permanent sign standards
 - Shows what sign type(s) are permitted in a zoning district
 - Provides additional standards based on sign type
 - Provides new graphics for sign measurement methodology





6

Recap and Discussion

Key Changes from Existing Ordinance

- Reorganization so that procedures are with procedures and standards with standards
- Reformatting that takes advantage of an online ZO that is “native” to the internet
- Reconfiguring of zoning districts
- Unit count bonuses for integration of community amenity space
- Community amenity space defined and standardized
- Affordable dwelling units still under consideration but will change
- Consolidated use table supplemented with use categories

Key Changes from Existing Ordinance

- Accessory uses associated with primary uses rather than by district
- Introduction of bicycle parking in some areas
- Sustainability index sets a bar for incorporating sustainable characteristics and rewards going above and beyond
- More significant changes will result as Staff and subconsultant comments are incorporated

Discussion Topics: New Directions

- 1. New Organization of Articles
- 2. Consolidated Zoning Districts
- 3. Lot Standards
 - a. Conventional vs Conservation
- 4. Use Categories
 - a. Character based
- 5. Development Standards
 - a. Bicycle standards
 - b. Landscaping and buffer yards
- 6. Incentives for Sustainable Development

Discussion Topics: Pain Points

1. What are other opportunities and challenges related to the following four topic areas?

Article 1: General Provisions

Article 2: Zoning Districts and Dimensional Standards

Article 3: Use Regulations

Article 4: Development Standards

7

Next Steps

Schedule



Zoning Ordinance Update: Early Look at Progress on Articles 1-4 Leesburg, VA

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Kendig Keast Collaborative