

ZONING ORDINANCE REWRITE

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loudoun.gov/zoningordinancerewrite

NOTE: The draft zoning districts listed in this table are subject to change. Prior to the Planning Commission Public Hearing currently planned for fall 2022, each property owner will receive a letter identifying the existing zoning district and the draft new zoning district.

Current Zoning District(s)	Draft New Zoning District
	<i>Urban Policy Area Zoning Districts</i>
Planned Development-Transit Related Center – PD-TRC	Urban Transit Center/Mixed Use – UT/UM
Planned Development-Transit Related Employment Center – PD-TREC	Urban Employment – UE
	<i>Suburban Policy Area Zoning Districts</i>
Single Family Residential-4 – R-4	Suburban Neighborhood – SN-4
New District	Suburban Neighborhood – SN-6
Single Family Residential-8 – R-8	
Townhouse/Multifamily Residential-16 – R-16	Suburban Compact Neighborhood-8, -16, -24 – SCN-8, SCN-16, SCN-24
Multifamily Residential-24 – R-24	
New District	Suburban Mixed Use – SM
Planned Development-Commercial Center (Neighborhood Center) – PD-CC(NC)	Suburban Commercial – Neighborhood Center – SC-NC
Planned Development-Commercial Center (Community Center) – PD-CC(CC)	Suburban Commercial – Community Center – SC-CC
Planned Development-Office Park – PD-OP	
Planned Development-Industrial Park – PD-IP	Suburban Employment – SE
Planned Development-Research and Development Park – PD-RDP	
General Business – GB	
Commercial Light Industry – CLI (south side of Route 50)	
Planned Development-General Industry – PD-GI	Suburban Industrial – SI
Mineral Resource-Heavy Industry – MR-HI	
GB (north side of Route 50, near Fairfax County line)	Suburban Mineral Extraction – SME
CLI (north side of Route 50)	
	<i>Transition Policy Area Zoning Districts</i>
Transitional Residential-10, -3, -1 – TR-10, TR-3, TR-1	Transition Large Lot Neighborhood-10, -3, -1 – TLN-10, TLN-3, TLN-1

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New District	Transition Small Lot Neighborhood – TSN
New District	Transition Compact Neighborhood – TCN
New District/PD-CC(CC)	Transition Community Center – TCC
PD-IP, PD-OP	Transition Light Industrial – TLI
PD-GI	Transition Industrial – TI
MR-HI	Transition Mineral Extraction – TME
	<i>Rural Policy Area Districts</i>
Agricultural Rural-1 – AR-1	Agricultural Rural North – ARN
Agricultural Rural-2 – AR-2	Agricultural Rural South – ARS
Countryside Residential-1, -2, -3, 4 – CR-1, CR-2, CR-3, CR-4	Village Residential-1, -2, -3, -4 – VR-1, VR-2, VR-3, VR-4
A-3 (district is in a village)	Village Agricultural/Residential – VAR
Rural Commercial – RC (district is in a village)	Village Commercial – VC
	<i>Joint Land Management Area (JLMA) Policy Area Districts</i>
Joint Land Management Area-1, -2, -3 – JLMA, 1, JLMA-2, JLMA-3	JLMA-1, JLMA 2, JLMA 3
R-4	Leesburg JLMA Residential Neighborhood – JLMA-LN
PD-OP, PD-IP	JLMA Leesburg Employment – JLMA-LE
MR-HI	JLMA Leesburg Mineral Extraction – JLMA-LME
	<i>Planned Development District</i>
New District	Planned Development (PD)
	<i>Legacy Districts</i>
Planned Development-Housing – PD-H	Planned Development-Housing – PD-H
Planned Development-Commercial Center (Small Regional Center) – PD-CC(SC)	Planned Development-Commercial Center (Small Regional Center) – PD-CC(SC)
Planned Development-Commercial Center (Regional Center) – PD-CC(RC)	Planned Development-Commercial Center (Regional Center) – PD-CC(RC)
Planned Development-Special Activity – PD-SA	Planned Development-Special Activity – PD-SA
Planned Development-Active Adult/Age Restricted – PD-AAAR	Planned Development-Active Adult/Age Restricted – PD-AAAR
Planned Development-Town Center – PD-TC	Planned Development-Town Center – PD-TC
Planned Development-Mixed Use Business – PD-MUB	Planned Development-Mixed Use Business – PD-MUB
Single Family Residential-1, -2, -3 – R-1, R-2, R-3	Single Family Residential – R-1, R-2, R-3
Countryside Residential-1 – CR-1 (district is not in a village)	Countryside Residential-1 – CR-1



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Current Zoning District(s)	Draft New Zoning District
Transitional Residential – TR-2	Transition Residential – TR-2
Joint Land Management Area-20 – JLMA-20	Joint Land Management Area-20 – JLMA-20
Agricultural – A-10 (including Rural Hamlet)	Agricultural – A-10
Agricultural Residential – A-3 (including Rural Hamlet)	Agricultural Residential – A-3
Rural Commercial – RC (district is not in a village)	Rural Commercial – RC
Planned Development-Rural Village – PD-RV	Planned Development-Rural Village – PD-RV