

PROPOSED
ORDINANCE

2.05 Joint Land Management Area Zoning Districts

2.05.01 Joint Land Management Area Neighborhood – JLMA-1, JLMA-2, JLMA-3

Purpose. The purpose of the Joint Land Management Area (JLMA) Neighborhood (JLMA-1, JLMA-2, JLMA-3) Districts is to accommodate and foster the development of land within the JLMAs outside the incorporated towns in Loudoun County to:

- Implement the Western JLMA Neighborhood and Purcellville JLMA Rural Neighborhood Place Types of the General Plan.
- Encourage an appropriate mix of residential and nonresidential land uses.
- Reinforce existing development patterns in the adjacent towns to the maximum extent feasible, reduce the need for automobile trips, minimize the need for additional road improvements, and encourage walking to employment, shopping, and public facilities.
- In the JLMA-1 and JLMA-2 districts, provide a variety of housing types and lot sizes.
- In the JLMA-3 district, provide for the continued practice of agriculture, farm operations, agriculturally related and home based businesses, low density clustered residential developments and other uses in a predominantly rural environment.
- Where appropriate, achieve a pattern of development that generally conforms to the established, traditional pattern of development in the towns.
- Establish the type and scale of development desired for the entranceway of the towns.
- Implement jointly adopted area plans, where applicable.

A. **Applicability.** The JLMA Districts are located in areas consistent with the Western JLMA Neighborhood and Purcellville JLMA Rural Neighborhood Place Types of the General Plan.

1. Expansion of the JLMA-1, JLMA-2, and JLMA-3 districts is not permitted after the adoption date of this Ordinance.

B. **Uses Regulations.** Refer to Table 3.02.02 for uses allowed in the district.

C. **Dimensional Standards.** Refer to Table 2.05.01-1 for required dimensional standards.

Table 2.05.01-1. JLMA-1, JLMA-2, AND JLMA-3 District Dimensional Standards

Reference	Standard	JLMA-1	JLMA-2	JLMA-3
Lot Requirements				
1	Lot Size (min.)	20,000 sf.	10,000 sf.	20,000 sf.
2	Lot Width (min.)	50 ft.	50 ft.	60 ft.
Yards				
3	Front Yard Setback (min.) ¹	35 ft.	15 ft.	On arterial road: 35 ft. On collector road: 25 ft. On other roads: 15 ft.
4	Side Yard Setback (min.) ^{1, 2}	9 ft.	8 ft.	10 ft.
	Rear Yard Setback (min.) ^{1, 2}	25 ft.	25 ft.	25 ft.
Building Requirements				
5	Residential Density (max.)	1 dwelling unit per 40,000 sf. 1.2 dwelling units per 40,000 sf. with ADUs ³	1 dwelling unit per 20,000 sf. 1.2 dwelling unit per 20,000 sf. with ADUs ³	1 dwelling unit per 3 acres
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)				
¹ Except where a greater setback is required by Section 5.07.02. Section 5.07.02 does not apply in the JLMA-3 district.				
² Except where a greater buffer yard is required by Section 5.07.04.				
³ ADUs must be provided pursuant to Section 8.01.				
⁴ Open Space must be provided in accordance with Sections 5.04 and 2.05.01-F. Active recreation space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.				
	Lot Coverage (max.)	25%	40%	25%, but only 10% may be used for residential or non-residential structures excluding agricultural and horticultural structures not open to the public
	Building Height (max.)	40 ft.	40 ft.	40 ft.

Open Space Requirements				
8	Open Space ³	30% of the site	30% of the site	50% of the site
(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)				
¹ Except where a greater setback is required by Section 5.07.02. Section 5.07.02 does not apply in the JLMA-3 district.				
² Except where a greater buffer yard is required by Section 5.07.04.				
³ ADUs must be provided pursuant to Section 8.01.				
⁴ Open Space must be provided in accordance with Sections 5.04 and 2.05.01.F. Active recreation space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.				

D. **Variation of Lot Sizes.** Developments must provide a variety of residential lot sizes in accordance with Section 5.13.

E. **Open Space.** In addition to the requirements of Section 5.04, a variety of greens, parks, or natural open spaces must be located throughout the development to provide community identity.

F. **Road Network.** Within the JLMA-1, -2, and -3 Zoning Districts, the road network must be provided pursuant to Section 5.09.02 and as follows:

1. All developable land must provide for future public street connections to adjacent developable parcels by providing a local street connection at least every 660 feet along each subdivision plat boundary that abuts potentially developable or re-developable land,.
 - a. *Exception.* Street connections are not required on steep slopes, MDOD sensitivity areas, or FOD pursuant to Sections 5.03.02, 4.04, and 4.03, respectively.
2. Blocks within developments must maintain a rectilinear pattern to the maximum extent feasible, except where deviation is necessitated by topographic or environmental considerations.
3. Blocks lengths must be:
 - a. Minimum: 300 feet
 - b. Maximum: 660 feet

G. **Pedestrian and Bicycle Network.** A pedestrian and bicycle network must be provided in accordance with Section 5.09.03.

H. **Other Design Requirements.**

1. Garages must be set back at least 4 feet behind the plane of the front door of the principal building. Garages must have vehicular access only from the side or rear of the lot.

I. **Transition Standards.** Within the JLMA-1, -2, and -3 Zoning Districts, development transition standards must be provided pursuant to Section 5.11 and as follows:

1. A minimum buffer width of 25 feet with a Buffer Yard Type B must be provided between existing agricultural uses and residential development sites.

J. **Utility Requirements.** Utilities must be provided in accordance with Section 5.02.

2.05.02 Joint Land Management Area – Leesburg JLMA Residential Neighborhood – JLMA-LN

Purpose. The purpose of the Leesburg JLMA Residential Neighborhood (JLMA-LN) District is to:

- Implement the Leesburg JLMA Residential Neighborhood Place Type of the General Plan.
- Provide for predominantly single-family detached and attached residences with limited multifamily residences integrated in a walkable street pattern in areas served by public water and sewer service.
- Support areas of primarily low density residential uses integrated with retail and service uses that serve the routine needs of the immediate neighborhood at significant intersections and along major roads.
- Ensure new JLMA-LN developments are consistent with surrounding neighborhoods with gradual transitions to adjacent uses through building scale and design elements.

A. **Applicability.** The JLMA-LN District must be in an area consistent with the Leesburg JLMA Residential Neighborhood Place Type of the General Plan.

B. **Use Regulations.** Refer to Table 3.02.01 for uses allowed in the district.

C. **Dimensional Standards.** Refer to Table 2.02.01-1 for required dimensional standards.

Table 2.02.01-1. JLMA-LN District Dimensional Standards		
Reference	Standard	JLMA-LN
Lot Requirements		
1	Residential and Nonresidential Lot Size (min.)	No min.
2	Residential Lot Size (max.)	SFD, or SFA Duplex, Triplex, or Quadruplex Building Lot: 10,000 sf.
		SFA Townhouse or Duplex, Triplex, or Quadruplex Individual Lot: No max.
3	Nonresidential Lot Size (max.)	MF: No max.
		No max.
4	Residential Lot Width (min.)	SFD: 40 ft.
		SFA Duplex, Triplex, Quadruplex Building Lot: 50 ft.
		SFA Townhouse Interior Unit: 14 ft.
		SFA Duplex, Triplex, Quadruplex Ground Floor Unit or Individual Lot: 20 ft.
5	Nonresidential Lot Width (min.)	SFA Townhouse End Unit: 24 ft.
		MF: No min.
		No min.
Yards		
6	Residential Front Yard (min.) ^{1, 2}	15 ft.
7	Nonresidential Front Yard (max.) ¹	15 ft.
8	Residential Side Yard (min.) ²	SFD, SFA: 8 ft. (16 ft. min. between units)
		0 ft. for common walls
9	Nonresidential Side Yard (min.) ³	MF: 10 ft.; 20 ft. on corner lots
		Adjoining residential use: 25 ft. ⁴
10	Residential Rear Yard (min.) ²	Adjoining nonresidential use: 10 ft.
		Common walls: 0 ft.
11	Nonresidential Rear Yard (min.) ³	25 ft.
		Adjoining residential use: 50 ft. ⁴
		Adjoining nonresidential use: 15 ft.
		Common walls: 0 ft.
Building Requirements		
12	Residential Density (max.)	4 dwelling units per acre
		4.8 dwelling units per acre with ADUs ⁵
13	Nonresidential FAR (max.)	0.40
14	Residential Lot Coverage (max.)	SFD: 35%
		SFA: 50%
15	Nonresidential Lot Coverage (max.)	MF: 60%
		70%
16	Residential Building Height (max.)	SFD, SFA, MF: 40 ft.
17	Nonresidential Building Height (max.)	40 ft.
Open Space Requirements		

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)

¹Except where a greater setback is required by Section 5.07.02.

²Minimum yard requirements may be reduced by the Board of Supervisors by Special Exception in accordance with the provisions of Section 7.10.

³Except where a greater buffer is required by Section 5.07.04.

⁴The yard separating residential and nonresidential uses may be decreased in accordance with Section 5.11.

⁵ADUs (Affordable Dwelling Units) must be provided pursuant to Section 8.01.

⁶Open Space must be provided in accordance with Section 5.04.

⁷Active recreation space and landscaped open space provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.

⁸Only market rate dwelling units are used in the Residential Active Recreation Space calculation. SFA may only be used in the 5,000 sf for 10 SFD dwelling units if there are not 10 SFD dwelling units in the development.

Table 2.02.01-1. JLMA-LN District Dimensional Standards		
Reference	Standard	JLMA-LN
18	Residential and Nonresidential Open Space (min.) ⁶	30%
19	Residential Active Recreation Space (min.) ^{7, 8}	5,000 sf for first 10 SFD or SFA (if no SFD) dwelling units plus 100 sf for each additional SFD dwelling unit 200 sf for each additional SFA or MF dwelling unit
20	Nonresidential Landscaped Open Space (min.) ⁷	0.2 times buildable area of lot

(ft. = foot; sf. = square feet; min. = minimum; max. = maximum)

¹Except where a greater setback is required by Section 5.07.02.

²Minimum yard requirements may be reduced by the Board of Supervisors by Special Exception in accordance with the provisions of Section 7.10.

³Except where a greater buffer is required by Section 5.07.04.

⁴The yard separating residential and nonresidential uses may be decreased in accordance with Section 5.11.

⁵ADUs (Affordable Dwelling Units) must be provided pursuant to Section 8.01.

⁶Open Space must be provided in accordance with Section 5.04.

⁷Active recreation space and landscaped open space provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.

⁸Only market rate dwelling units are used in the Residential Active Recreation Space calculation. SFA may only be used in the 5,000 sf for 10 SFD dwelling units if there are not 10 SFD dwelling units in the development.

D. Mix of Uses. The land use mix in the JLMA-LN district must be provided within the percentages provided in Table 2.02.01-2.

Table 2.02.01-2. Permitted Mix of Uses		
Reference	Land Use Category	Requirement ^{1, 2}
1	Residential	85% to 100%
2	Nonresidential	0% to 15%
3	Public/Civic ^{3, 4}	0% or more

¹Percent of gross land area.

²Total percentage of land use categories must equal 100%.

³Open space provided pursuant to Section 5.04 and meeting the criteria for community or cultural open space may be used to meet this requirement.

⁴Not required for projects less than 20 acres in size if the effect of the proposed development is to shift the use mix for an area within 1/2 mile of its boundaries closer to the preferred mix for the place type.

E. Residential Unit Type Mix. The mix of residential unit types must not exceed the percentages in Table 2.02.01-3.

Table 2.02.01-3. Dwelling Unit Type Mix		
Reference	Dwelling Unit Type	JLMA-LN Percent Allowed (max.) ¹
1	Single-Family Detached	85%
2	SFA Duplex, Triplex, Quadruplex	50%
3	SFA Townhouse	25%
4	Stacked Multifamily	5%

(max. = maximum)

¹Total percentage of dwelling unit types must equal 100%.

F. Variation of Lot Sizes. Developments must provide a variety of residential lot sizes in accordance with Section 5.13.

G. Lot Access. Access to lots in the JLMA-LME District must be provided in accordance with Section 5.09.01.D.

1. Notwithstanding the access requirements of Section 5.09.01.D, access to single-family detached or

- individual single-family attached dwelling units may be provided by an alley.
2. Single-family detached and single-family attached dwelling units and nonresidential uses must front on a public road, unless the development has received approval for private roads.
- H. **Road Network.** Within the JLMA-LN District, the road network must be provided pursuant to Section 5.09.02 and as follows:
1. Streets must form blocks where possible. Blocks must generally be in a grid pattern, with interconnecting streets and alleys.
 2. Block length or length between intersecting streets must be:
 - a. Minimum: 600 feet
 - b. Maximum: 1,500 feet
- I. **Pedestrian and Bicycle Network.** A pedestrian and bicycle network must be provided in accordance with Section 5.09.03.
- J. **Transition Standards.** Within the JLMA-LN Zoning District, development transition standards must be provided pursuant to Section 5.11.
- K. **Other Design Requirements.**
1. Garages with access from the front must be setback at least 10 feet behind the front line of buildings.
 - a. *Exception.* This does not apply where the architectural front of a single-family detached, or a single-family attached duplex, triplex, or quadruplex dwelling unit is not oriented to a street.
- L. **Utility Requirements.** Utilities must be provided in accordance with Section 5.02.

2.05.03 Joint Land Management Area – Leesburg JLMA Employment – JLMA-LE

Purpose. The purpose of the Joint Land Management Area - Leesburg JLMA Employment (JLMA-LE) District is to:

- Implement the Leesburg Joint Land Management Area Employment Place Type of the General Plan.
- Provide opportunities for a range of light and general industry uses consistent with the existing pattern south of Route 7 and around the Leesburg Executive Airport, including flex space, manufacturing, warehousing, contractor services, and other productive uses.
- Allow complementary office and data center uses and necessary supporting accessory uses and facilities.
- Ensure sites are designed so that light and general industry uses in the district are sufficiently separated from adjacent residential uses.
- Establish a park-like atmosphere to complement surrounding land uses by means of appropriate siting of buildings and service areas, attractive architecture, and effective landscape buffering.
- Provide and retain opportunities for special activity uses that may necessitate large land areas, often operating and designed in a campus like atmosphere, and which may require functional separation from residential, commercial, or industrial development.

A. **Applicability, Size, and Location.** The SE District must be:

1. *Place Type.* Located in areas consistent with the JLMA – Leesburg Employment Place Type of the General Plan.
2. *Minimum District Size.* The initial district size must be 5 acres.
3. *Incremental Additions.* The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district if it finds that they are:
 - a. Abutting or across a road with no more than 2 through lanes from an existing JLMA-LE district;
 - b. Compatible with the existing adjacent JLMA-LE district;
 - c. Consistent with the General Plan policies for the area; and
 - d. Integrated with the existing JLMA-LE district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.

B. **Use Regulations.** Refer to Table 3.02.02 for uses allowed in the district.

C. Dimensional Standards. Refer to Table 2.05.03-1 for required dimensional standards.

Table 2.05.03-1: JLMA-LE District Dimensional Standards		
Reference	Standard	Requirement
Lot Requirements		
1	Lot Size (min.)	1 acre, exclusive of major floodplain
Yards		
2	Setback Adjacent to Roads (min.) ¹	30 ft.
3	Setback Adjacent to Agricultural and Residential Districts or Residential Uses (min.)	75 ft. Building 35 ft. Parking
4	Setback Adjacent to Other Nonresidential Districts (min.) ²	15 ft.
5	Setback Adjacent to JLMA-LE District (min.)	No requirement.
6	Setback Between Buildings on Individual Lots or Building Sites (min.) ²	30 ft. Driveways, parking, and covered entrances - 5 ft. from lot lines ³
7	Setback Between Buildings on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection ³
Building Requirements		
8	FAR (max.)	0.60 1.0 by SPEX pursuant to Section 7.10
9	Lot Coverage (max.)	0.45 0.60 by SPEX
10	Building Height (max)	50 ft.
Open Space Requirements		
11	Open Space (min.) ⁴	20%
12	Landscaped Open Space (min.) ⁵	20% of the buildable area of the lot
(ft. = foot; min. = minimum; max. = maximum)		
¹ Except when a greater setback is required by Section 5.07.02.		
² Unless a greater buffer yard is required by Section 5.07.04.		
³ Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site.		
⁴ Open Space must be provided in accordance with Section 5.04.		
⁵ Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.		

D. Mix of Uses. The use mix in the JLMA-LE District must be provided in accordance with Table 2.05.03-2.

Table 2.05.03-2. Required Mix of Uses	
Land Use Category	SC District ^{1, 2}
Nonresidential	Up to 100%
Public/Civic	0%+
¹ Percent of gross land area.	
² Total percentage of land use categories must equal 100%.	

E. District Vehicular Access. Access to the JLMA-LE District must be provided in accordance with Section 5.12.**F. Lot Access.** Access to lots in the JLMA-LE District must be provided in accordance with Section 5.09.01.D.**G. Road Network.** Within the JLMA-LE District, the road network must be provided pursuant to Section 5.09.02 and as follows:

- Streets must form blocks where feasible.
- Block length or length between intersecting streets must be:
 - Minimum: 300 feet
 - Maximum: 1,000 feet
- So that future street connections to adjacent developable parcels within the Suburban Employment or

Suburban Mixed Use Place Type of the General Plan can be created.

- H. **Pedestrian and Bicycle Network.** A pedestrian and bicycle network must be provided in accordance with Section 5.09.03.
- I. **Transition Standards.** Within the JLMA-LE Zoning District, development transition standards must be provided pursuant to Section 5.11.
- J. **Utility Requirements.** Utilities must be provided in accordance with Section 5.02.

2.05.04 Joint Land Management Area – Leesburg JLMA Industrial/Mineral Extraction – JLMA-LME

Purpose. The purpose of the Joint Land Management Area - Leesburg JLMA Industrial/Mineral Extraction (JLMA-LME) district is to:

- Implement the Joint Land Management Area (JLMA) - Leesburg Industrial/Mineral Extraction Place Type of the General Plan.
- Serve as an interim long-term district, recognizing that areas devoted to resource extraction may and should ultimately be converted to other compatible and beneficial uses consistent with the General Plan.
- Protect the mineral resources, primarily diabase rock, of the County:
 - For possible future economic development.
 - To provide for diabase resource extraction operations at appropriate locations and under controlled conditions.
 - To co-locate with quarries compatible heavy industrial uses.
- Provide a location for industrial and mineral extraction uses that are incompatible with residential uses due to the prevalence of outdoor storage and emissions of noise, odor, and vibrations to operate.
- Ensure mineral extraction and intensive industrial uses with a public nuisance potential and necessary accessory uses and facilities are built in a well-coordinated and attractive manner that is compatible with surrounding land uses.
- Provide for development with limited traffic and aesthetic impacts on surrounding properties and on supporting public facilities and utilities.

A. Applicability, Size, and Location. The following applies to the JLMA-LME District:

1. **Place Type.** Located in areas consistent with the JLMA- Leesburg Industrial/Mineral Extraction Place Type of the Loudoun County General Plan.
2. **Minimum district size.** The initial district size must be a minimum of 600 acres. Notwithstanding the provisions of Section 2.06.C.3, the minimum district size is not modifiable.
3. **Incremental Additions.** The Board of Supervisors may approve a zoning map amendment with incremental additions to increase the size of the district if it finds that they are:
 - a. A minimum of 10 acres in size;
 - b. Abutting or across a road with no more than 2 through lanes from an existing JLMA-LE district;
 - c. Compatible with the existing adjacent JLMA-LME district;
 - d. Consistent with the Loudoun County General Plan policies for the area; and
 - e. Integrated with the existing JLMA-LME district through roadway, pedestrian, and bicycle connections as well as a consistent streetscape.

B. Use Regulations. Refer to Table 3.02.02 for uses allowed in the district.

1. **Prohibited Uses.** Uranium mining is not permitted in the JLMA-LME district.

C. Dimensional Standards. Refer to Table 2.05.04-1 for required dimensional standards.

Table 2.05.04-1. JLMA-LME District Dimensional Standards		
Reference	Standard	Requirement
Lot Requirements		

1	Lot Size (min.) ¹	1 acre, exclusive of major floodplain
Yards		
2	Setback Adjacent to Roads (min.) ²	30 ft.
3	Setback Adjacent to Agricultural and Residential Districts or Residential Uses (min.) ¹	100 ft.
4	Setback Adjacent to Other Nonresidential Districts (min.)	50 ft.
5	Setback Adjacent to Other Industrial or Mineral Extraction Districts ³	15 ft.
6	Setback Between Buildings on Individual Lots or Building Sites (min.) ³	30 ft. Driveways, parking, and covered entrances - 5 ft. from lot lines ⁴
7	Setback Between Buildings on an Individual Lot or Building Site (min.)	25 ft. or greater if required for fire protection ⁴
Building Requirements		
8	FAR (max.)	0.75 1.0 by SPEX pursuant to Section 7.10.01
9	Lot Coverage (max.)	0.50
10	Building Height (max) ⁵	50 ft.
Open Space Requirements		
11	Open Space (min.) ⁶	20%
12	Landscaped Open Space (min.) ⁷	0.2 times buildable area of lot Extractive Industries Use: N/A
(ft. = foot; min. = minimum; max. = maximum) ¹ Except when greater in Section 3.06 Use Specific Standards ² Except when a greater setback is required by Section 5.07.02 . ³ Except when a greater buffer yard is required by Section 5.07.04 . ⁴ Covered walkways connecting buildings or connecting buildings with parking areas are permitted in yards and may traverse the space when buildings are on an individual lot or building site. ⁵ Except non-habitable structures associated with a quarry operation. Such structures are permitted by right to 120 feet in height provided they are set back from property lines and district boundaries an additional setback of 2 feet for each 1 foot in height above 50 feet. Such structures require special exception approval for heights exceeding 120 feet. ⁶ Open Space must be provided in accordance with Section 5.04 . ⁷ Landscaped open space that is provided pursuant to Section 5.04 may be used to meet the minimum Open Space requirement of the district.		

D. Mix of Uses. The use mix in the JLMA-LME District must be provided in accordance with Table 2.05.04-2.

Table 2.05.04-2. Required Mix of Uses	
Land Use Category	SC District ^{1, 2}
Nonresidential	Up to 100%
Public/Civic	0%+
¹ Percent of gross land area. ² Total percentage of land use categories must equal 100%.	

E. Stone Quarrying Special Exception Requirement. The establishment of any new stone quarrying operations or the expansion of any existing stone quarrying operations beyond previously granted approvals in the JLMA-LME Special Exception approval is subject to Section [7.09.01](#) and the Stone Quarrying Special Exception application procedures in Section [7.09.07](#).

F. District Vehicular Access. Access to the JLMA-ME District must be provided in accordance with Section [5.09.01.E](#).

G. Lot Access. Access to lots in the JLMA-LME District must be provided in accordance with Section [5.09.02](#).

H. Pedestrian and Bicycle Network. A pedestrian and bicycle network must be provided in accordance with Section [5.09.03](#).

I. Transition Standards. Within the JLMA-LME Zoning District, development transition standards must be

provided pursuant to Section 5.11.

J. **Utility Requirements.** Utilities must be provided in accordance with Section 5.02.