

ATTACHMENTS:

- 1A: Zoning Map Overview – Current County Zoning Map showing area around Purcellville
- 1B: Zoning Map – Current County Map showing Zoomed View of area North of Purcellville
- 1C: Zoning Map – Current County Map showing Zoomed View of area South of Purcellville
- 2: Planning Commission’s adopted motion, adopted July 21, 2022
- 3: County Memorandum dated April 18, 2022
- 4A: Existing JLMA-1 Use Table
- 4B: Existing JLMA-2 Use Table
- 4C: Existing JLMA-3 Use Table
- 5: Proposed “JLMA” and “TI” Use Table
- 6: Proposed County Zoning Map showing area around Purcellville
- 7: Birkitt Email dated June 28, 2022
- 8: County’s Existing PD-GI Regulations
- 9: Transitional Industrial “TI” - Proposed New Zone and Regulations

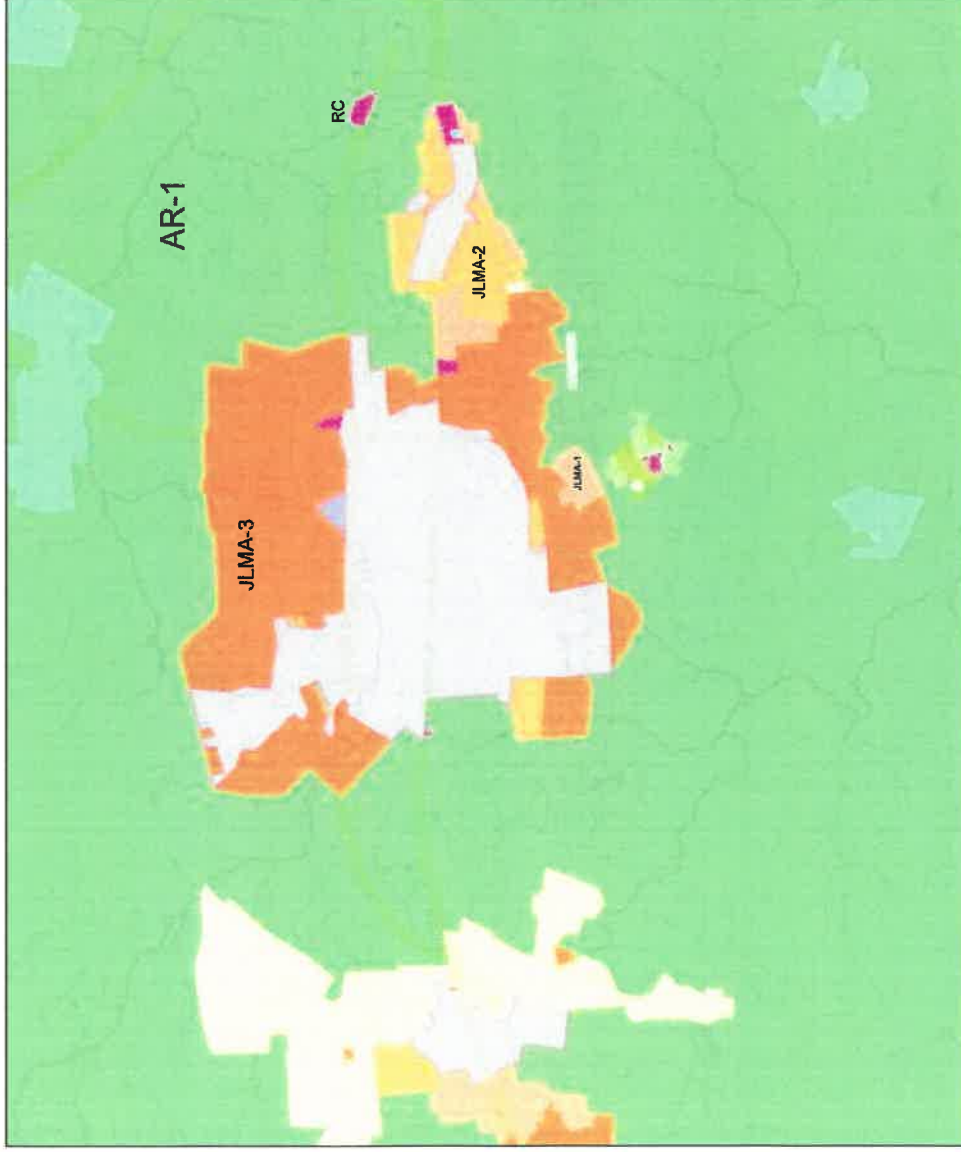


Loudoun County, Virginia
www.loudoun.gov

Thursday, July 21, 2022

ATTACHMENT 1A **Existing Zoning Overview**

(map not to scale)

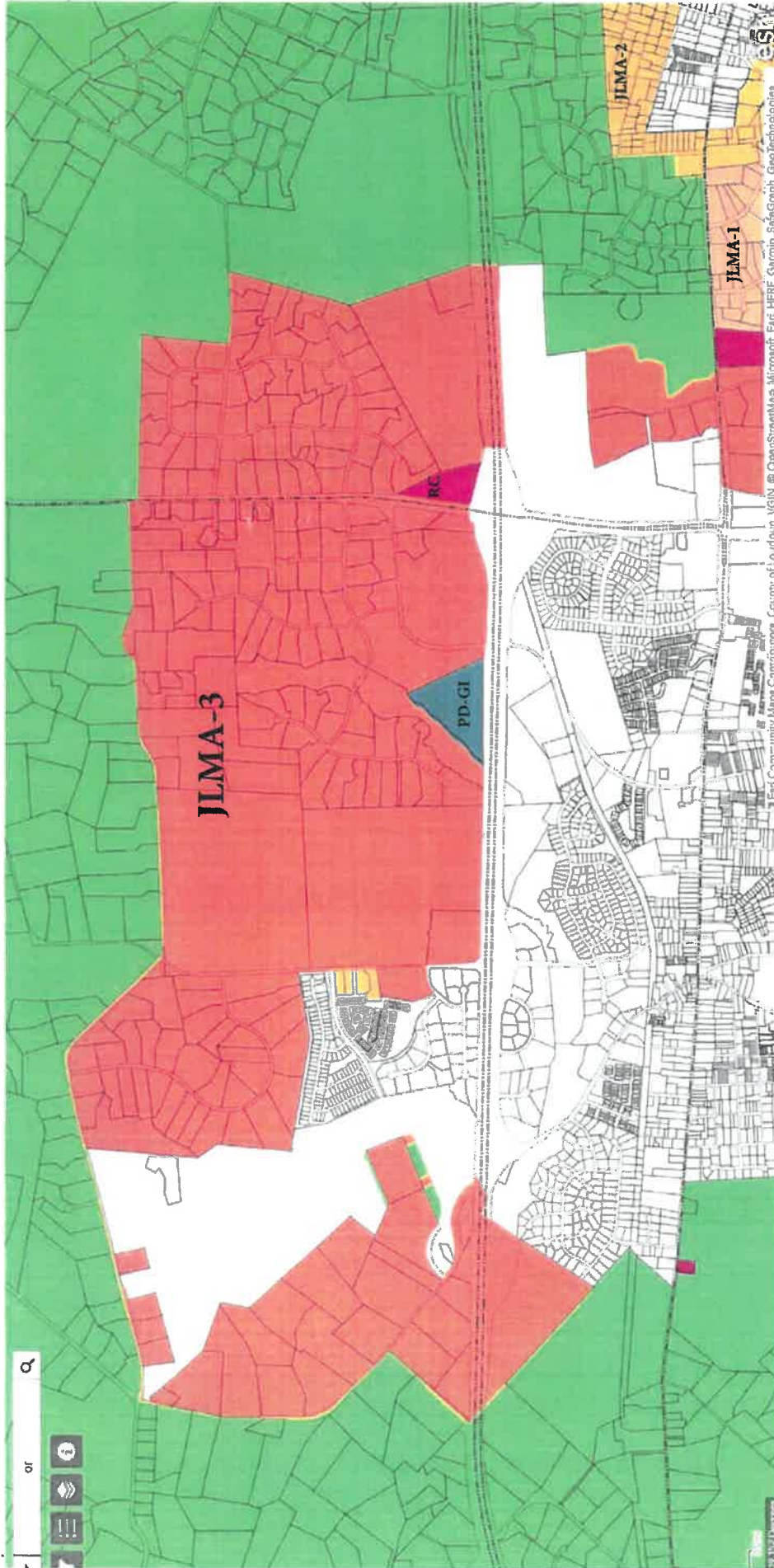


Orange is JLMA-3
Yellow-Orange is JLMA-2
Peach Color is JLMA-1

Green is AR-1 Dark Pink is Rural Commercial

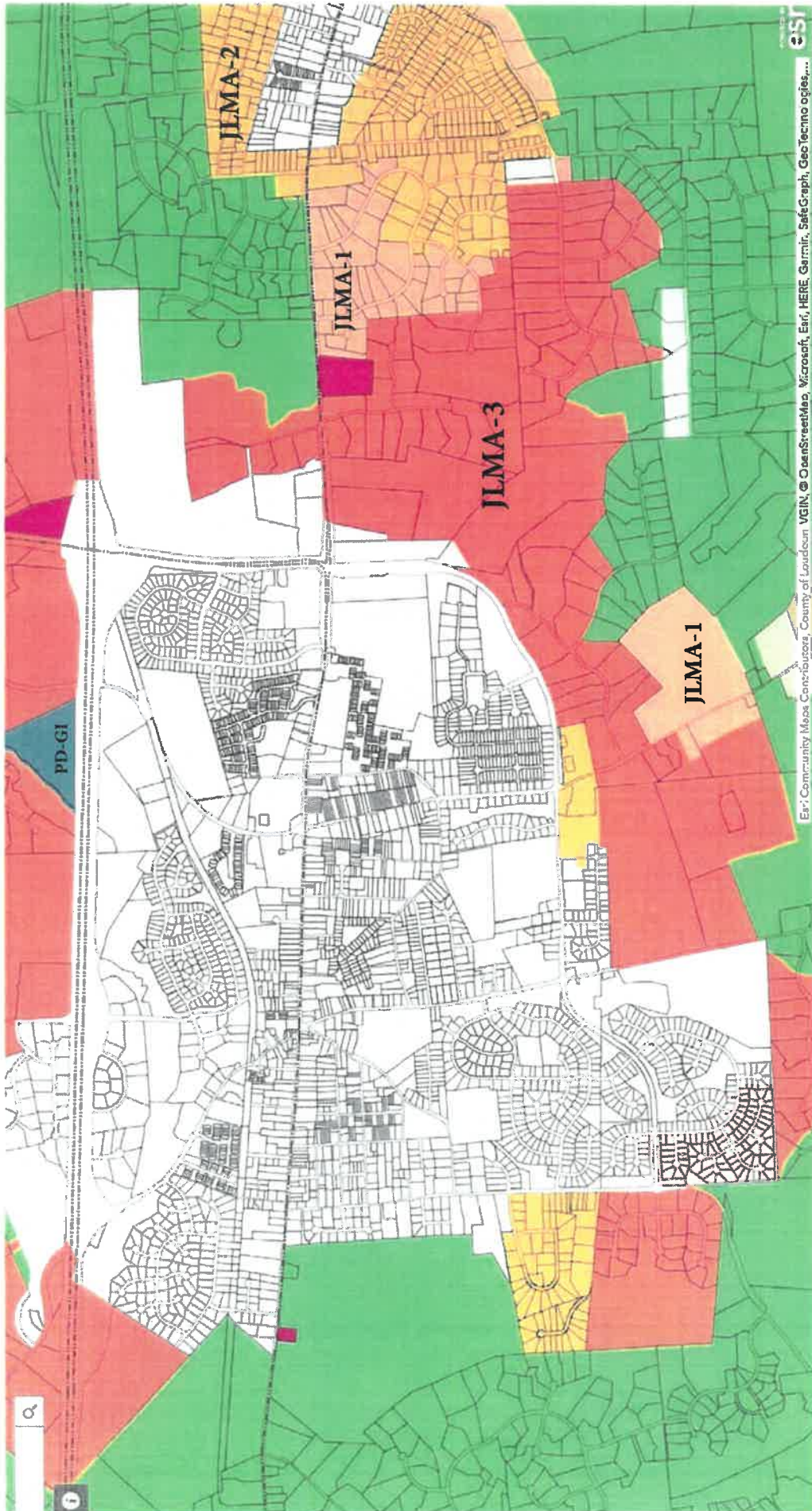
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Map No. 1 - Existing County Zoning Around Purcellville

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Map No. 2 - Existing County Zoning Around Purcellville

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ATTACHMENT 2

Adopted Planning Commission Motion

July 21, 2022

I move that Town Council recommend to the County of Loudoun that the County retain the existing "JLMA" zoning designations and regulations that currently surround the Town of Purcellville's corporate limits.

AND

I further move that, in order to protect the Town's rural character, the Town Council recommend to the County of Loudoun that the County amend its existing zoning ordinance to prohibit data centers from being located within either the JLMA, or within other zoning designations that may be located near the Town of Purcellville, including the property zoned PD-GI that is currently situated on the Town's northern boundary, north of Route 7.

AND

I further move that the County adopt the lesser intense ["TI" zoning] designation for that "PD-GI" [property] ... so that the zoning there is no more intense than it currently is, and preferably less intense.

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Planning and Zoning

1 Harrison Street, SE, PO Box 7000, Leesburg, VA 20177-7000
703-777-0246 O | 703-777-0441 F | dpz@loudoun.gov
loudoun.gov/planningandzoning

MEMORANDUM

DATE: April 18, 2022

TO: Animal Services
Building and Development
Building and Development
Building and Development
Building and Development
Economic Development

Finance & Budget

Fire, Rescue & Emergency Services

General Services
Health Services, Environmental
Heritage Commission
Housing and Community Development
Information Technology
Leesburg Executive Airport
Loudoun Water
MHSADS
Metropolitan Washington Airports Authority
Parks, Recreation & Community Services
Planning & Zoning, Comprehensive
Planning & Zoning, Preservation
Planning & Zoning, Proffer Review
Planning & Zoning, Zoning Administration
Planning & Zoning, Enforcement
Public School Administration/School Board
Town of Hamilton
Town of Hillsboro
Town of Leesburg
Town of Lovettsville
Town of Middleburg
Town of Purcellville
Town of Round Hill
Transportation & Capital Infrastructure
Virginia Department of Transportation

Nina Stively
Natural Resources Division
Ronald Dunbar
Theresa Stein
Anita Tierney
Katy Lowitz/Alex Gonski
Bobby Klancher
Truman Horwitz/Kathryn Miller
Megan Burke
Maria Taylor/Chris Richardson
Chris Barry/Kevin Federline/Linda Hale
Ernest Brown
Mark Sharrer
Heidi Siebentritt
Rebekah King/Brian Reagan
Dave Friedrich
Scott Coffman
Julie Atwell/Aubrie Richardson
Lisa Snider
Gregg Wollard/Mark Rutyna
Mark Novak/Jefferson Miller
Randall Farren
Steve Thompson
Proffer Referral
Zoning Referral
Keith Fairfax/Amanda Johnson
Ajay Rawat/Sarah Howard O'Brien
Martha Mason Semmes
Mayor Vance
Rich Klusek
Jason Cournoyer
Danny Davis
David Mekarski
Melissa Hynes/Danni Albright
Lou Mosurak
Yao Lu

FROM: Judi Birkitt, AICP, CZA, Interim Assistant Director, Planning and Zoning
Ryan Reed, Deputy Zoning Administrator, Zoning Administration
Kate McConnell, AICP, Principal Planner, Zoning Administration
Chris Blough, Senior Planner, Zoning Administration
Steve Goodrich, AICP, Senior Planner, Zoning Administration
Mark Holland, Senior Planner, Zoning Administration

RE: ZMAP-2020-0001, ZONING ORDINANCE REWRITE

Comment Due Date: July 18, 2022

Background. The Board of Supervisors (Board) endorsed (8-0-1: Meyer absent) the ZO Rewrite project plan on September 19, 2019. The Department of Planning and Zoning (DPZ) began the Zoning Ordinance Rewrite once endorsed. A 90-day public engagement period begins today, April 18, 2022 for the public, community, and business groups, and all stakeholders to review and comment on the staff-recommended, first draft Zoning Ordinance. Next steps include review and recommendations by the Planning Commission in fall 2022, and consideration by the Board of Supervisors in late 2022.

Through this referral request, DPZ staff is also seeking input from County and affiliated agencies on the staff-recommended first draft Zoning Ordinance. This referral request is the primary means of input for all stakeholders, with additional opportunities for input at the Planning Commission and Board Public Hearings starting in the fall of 2022.

During development of the proposed draft Zoning Ordinance, the county's Zoning Ordinance Committee has served as a sounding board for potential ordinance changes. The committee has heard discussions about new and revised land uses, definitions, and performance standards; improvements to parking regulations; renaming of zoning districts; changes to process; and changes that will implement the Loudoun County 2019 Comprehensive Plan.

The Zoning Ordinance is the primary implementation tool for the 2019 Comprehensive Plan. DPZ used the 2019 Comprehensive Plan to update the Zoning Ordinance, providing an added level of specificity to development plans based on the community's vision as expressed in the policies, strategies, and actions of the 2019 Comprehensive Plan.

Focus Areas. The focus areas of the Zoning Ordinance Rewrite include:

- **Implementation of the new comprehensive plan vision**, including the Urban Policy Area, which involves new place types with densities, standards, building forms, and infrastructure that have yet to be realized in Loudoun County.
- **Modernization**: revising land uses and definitions to reflect the current marketplace, reevaluating parking ratios and calculations, update lot and building standards, and aligning how the County administers planned unit developments with modern practice.
- **Consistency audit**: analyzing existing standards and striving for consistency within the document and across zoning districts when feasible.
- **Structure and flow**: improving the document structure, making it user-friendly and clear.
- **Opportunities and challenges**: evaluating input from stakeholders about the current Zoning Ordinance and making improvements where appropriate.
- **Legislation**: incorporating changes based on new or revised provisions of the Code of Virginia, court cases, and best management practices promoted by the Virginia Association of Zoning Officials, Urban Land Institute and American Planning Association.

Instead of emailing comments directly to the project manager in a document, **everyone should enter comments in the County's official online review and comment**

platform, EnCode Plus, here: <https://online.encodeplus.com/regs/loudouncounty-va-crosswalk/doc-viewer.aspx#secid--1>

Information about how to enter comments in EnCode Plus may be found here:
<https://www.loudoun.gov/5720/Comment-on-the-Draft-Zoning-Ordinance>

For more information, please email the Zoning Ordinance Rewrite team at dept-pz-zorw@loudoun.gov or call 703-777-0246.

CC: County Administration, Tim Hemstreet
County Administration, Charles Yudd
County Administration, Valmarie Turner
County Administration, David Street
County Attorney's Office, Leo Rogers
County Attorney's Office, Courtney Sydnor
County Attorney's Office, Jason Hobbie
County Attorney's Office, Hugh Green
Planning and Zoning, James David
Economic Development, Buddy Rizer
Building and Development, Alan Brewer
Building and Development, Gwen Kennedy
Health Department, David Goodfriend
Transportation & Capital Infrastructure, Joe Kroboth
Mapping and Geographic Information, Kristen Brown
Housing and Community Development, Sarah Etro
Parks, Recreation & Community Services, Steve Torpy
Town of Hamilton, Mayor Simpson
Town of Leesburg, Mayor Burk
Town of Lovettsville, Mayor Fontaine
Town of Middleburg, Mayor Littleton
Town of Purcellville, Mayor Frasier
Town of Round Hill, Mayor Ramsey

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ATTACHMENT 4A

JLMA-1 Land Use Table

regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600.

TABLE 2-1003 JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE			
P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES			
Household Living	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
Group Living	Congregate housing facility	S	
	Continuing care facility	S	
	Orphanage or similar institution	S	
	Tenant dwelling	S	Section 5-602
AGRICULTURAL USES			
Agriculture	General Use Category	P	Section 5-626
Horticulture	General Use Category	P	Section 5-626
Animal Husbandry	General Use Category	P	Section 5-626
Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site	Agricultural processing	P	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	
	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627

**TABLE 2-1003
JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
PUBLIC AND INSTITUTIONAL USES	Equestrian Event Facility, with frontage on a state maintained road	P	Section 5-627
	Equestrian Event Facility, without frontage on a state maintained road	S	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery sales, rental, and services	S	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm markets	P	Section 5-603
	Feed and Farm Supply Center	S	Section 5-627
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Pet farms	P	Section 5-627
	Stable, Livery, with frontage on a state maintained road	P	Section 5-627
	Stable, Livery, without frontage on a state maintained road	S	Section 5-627
	Stable, Private	P	Section 5-627
	Virginia Farm Winery	P	Section 5-627
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
PUBLIC AND INSTITUTIONAL USES			

**TABLE 2-1003
JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Day Care Facilities	Child care home	P	Section 5-609(A)
	Child or adult day care center	S	Section 5-609(B)
Cultural and Government Facilities	Bus shelter	P	
	Community center	S	
	Community center, HOA facilities only	P	
	Commuter parking lot, with greater than 50 spaces	S	
	Commuter parking lot, with 50 spaces or less	P	
	Library	S	
	Structure or use for federal, state, County, or local governmental purposes, not otherwise listed	S	
Education	Public School (Elementary, Middle, or High)	P	Section 5-666
	Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils	P	Section 5-655
	Private School (Elementary, Middle, or High) for more than fifteen (15) pupils	M	
Park and Open Space	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
	Wetlands mitigation bank	P	

**TABLE 2-1003
JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Public Safety	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
Religious Assembly	Church, synagogue or temple, with seating capacity of 300 or less in sanctuary or main area	P	Section 5-639
	Church, synagogue or temple, with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
Utility	Public utility service center and storage yard	S	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Recycling drop off collection center, private	S	Section 5-607
	Sewage and/or water treatment plant	S	Section 5-621
	Utility substation, distribution	S	Section 5-616
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103(D)
	Water and/or sewer pumping station	P	Section 5-621
	Water storage tank	S	Section 5-621
	Water Well, Municipal	P	Section 5-621
COMMERCIAL USES			
Recreation and Entertainment	Camp, day and boarding	S	Section 5-645
	Golf course	S	Section 5-648
Retail Sales and Service	Artist studio	S	

TABLE 2-1003 JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE			
P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Visitor Accommodation	Small business	P/S	Section 5-614
	Farm Market (off-site production)	S	Section 5-603
	Bed and Breakfast Homestay	P	Section 5-601(A)
	Bed and Breakfast Inn	M	Section 5-601(B)
INDUSTRIAL USES			
Telecommunication Use and/or Structure	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

2-1004 Lot and Building Requirements.

- (A) **Minimum Lot Size.** Twenty thousand (20,000) square feet.
- (B) **Minimum Lot Width.** Fifty (50) feet.
- (C) **Minimum Front Yard.** Thirty-five (35) feet.
- (D) **Minimum Rear Yard.** Twenty-five (25) feet.
- (E) **Minimum Side Yard.** Nine (9) feet.
- (F) **Building Height.** Forty (40) feet maximum.

2-1005 General Development Requirements. The following general development requirements shall apply to all development in the JLMA-1 district.

- (A) **Minimum Open Space.** Thirty (30) percent. Active recreational uses may be located within the open space.

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ATTACHMENT 4B

JLMA-2 Use Table

TABLE 2-1103 JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE			
P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES			
Household Living	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
Group Living	Congregate housing facility	S	
	Continuing care facility	S	
	Orphanage or similar institution	S	
	Tenant dwelling	S	Section 5-602
AGRICULTURAL USES			
Agriculture	General Use Category	P	Section 5-626
Horticulture	General Use Category	P	Section 5-626
Animal Husbandry	General Use Category	P	Section 5-626
Agriculture Support and Services directly related to on-going agriculture, horticulture and animal husbandry activity, on-site	Agricultural processing	P	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	Section 5-627
	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627

**TABLE 2-1103
JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Equestrian Event Facility, with frontage on a state maintained road	P	Section 5-627
	Equestrian Event Facility, without frontage on a state maintained road	S	Section 5-627
	Virginia farm winery	P	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery sales, rental, and services	S	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm markets	P	Section 5-603
	Feed and Farm Supply Center	S	Section 5-627
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Pet farms	P	Section 5-627
	Stable, Livery, with frontage on a state maintained road	P	Section 5-627
	Stable, Livery, without frontage on a state maintained road	S	Section 5-627
	Stable, Private	P	Section 5-627
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
PUBLIC AND INSTITUTIONAL USES			

**TABLE 2-1103
JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Day Care Facilities	Child care home	P	Section 5-609
	Child or adult day care center	S	Section 5-609
Cultural and Government Facilities	Bus shelter	P	
	Community center	S	
	Community center, HOA facilities only	P	
	Commuter parking lot, with greater than 50 spaces	S	
	Commuter parking lot, with 50 spaces or less	P	
	Library	S	
	Structure or use for federal, state, County, or local governmental purposes, not otherwise listed	S	
Education	Public School (Elementary, Middle, or High)	P	Section 5-666
	Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils	P	Section 5-655
	Private School (Elementary, Middle, or High) for more than fifteen (15) pupils	M	
Park and Open Space	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
Public Safety	Fire and/or rescue station	S	Section 5-638

**TABLE 2-1103
JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Police station or substation	S	Section 5-638
Religious Assembly	Church, synagogue or temple, with seating capacity of 300 or less in sanctuary or main area	P	Section 5-639
	Church, synagogue or temple, with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
Utility	Public utility service center and storage yard	S	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Recycling drop off collection center, private	S	Section 5-607
	Sewage and/or water treatment plant	S	Section 5-621
	Utility substation, distribution	S	Section 5-616
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103 (D)
	Water and/or sewer pumping station	P	Section 5-621
	Water storage tank	S	Section 5-621
	Water Well, Municipal	P	Section 5-621
COMMERCIAL USES			
Food and Beverage	Restaurant	S	Section 5-643
Recreation and Entertainment	Camp, day and boarding	S	Section 5-645
	Golf course	S	Section 5-648
Retail Sales and Service	Artist studio	S	

TABLE 2-1103 JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE			
P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Small business	P/S	Section 5-614
	Farm market (off-site production)	S	Section 5-603
	Bed and Breakfast Homestay	P	Section 5-601(A)
	Bed and Breakfast Inn	M	Section 5-601(B)
INDUSTRIAL USES			
Telecommunication Use and/or Structure	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

2-1104 Lot and Building Requirements.

- (A) **Minimum Lot Size.** Ten thousand (10,000) square feet.
- (B) **Minimum Lot Width.** Fifty (50) feet.
- (C) **Minimum Front Yard.** Fifteen (15) feet.
- (D) **Minimum Rear Yard.** Twenty-five (25) feet.
- (E) **Minimum Side Yard.** Eight (8) feet
- (F) **Building Height.** Forty (40) feet maximum.

2-1105 General Development Requirements. The following general development requirements shall apply to all development in the JLMA-2 district.

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ATTACHMENT 4C

JLMA-3 Use Table

TABLE 2-1203 JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE			
P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES			
Household Living	Accessory apartment or dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
Group Living	Congregate housing facility	S	
	Continuing care facility	S	
	Convent, monastery, or seminary	S	Section 5-656
	Orphanage or similar institution	S	
	Tenant dwelling	S	Section 5-602
AGRICULTURAL USES			
Agriculture	General Use Category	P	Section 5-626
Horticulture	General Use Category	P	Section 5-626
Animal Husbandry	General Use Category	P	Section 5-626

**TABLE 2-1203
JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site	Agricultural processing	P	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	Section 5-627
	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian Event Facility, with frontage on a state maintained road	P	Section 5-627
	Equestrian Event Facility, without frontage on a state maintained road	S	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm machinery sales, rental, and service	S	Section 5-627
	Farm markets	P	Section 5-603
	Feed and Farm Supply Center	S	Section 5-627
	Nursery, production	P	Section 5-605
	Nursery, commercial	S	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Pet farms	P	Section 5-627
	Stable, Livery, with frontage on a state maintained road	P	Section 5-627
	Stable, Livery without frontage on a state maintained road	S	Section 5-627

**TABLE 2-1203
JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Stable, Private	P	Section 5-627
	Virginia Farm Winery	P	Section 5-627
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
Animal Services	Animal hospital	S	Section 5-631
	Kennel	S	Section 5-606(A)
	Kennel, Indoor	P	Section 5-606(B)
	Veterinary service	P	Section 5-627
PUBLIC AND INSTITUTIONAL USES			
Day Care Facilities	Child care home	P	Section 5-609(A)
	Child or adult day care center	S	Section 5-609(B)
Cultural and Government Facilities	Bus shelter	P	
	Community center	S	
	Community center, HOA facilities only	P	
	Commuter parking lot, with greater than 50 spaces	S	
	Commuter parking lot, with less than 50 spaces	P	
	Library	S	
	Structure or use for federal, state, County, or local governmental purposes, not otherwise listed	S	
Education	Public School (Elementary, Middle, or High)	P	Section 5-666
	Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils	P	Section 5-655

**TABLE 2-1203
JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Private School (Elementary, Middle, or High) for more than fifteen (15) pupils	M	
Health Services	Office, medical	S	
	Hospital	S	Section 5-610
Park and Open Space	Arboretum	S	
	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
Public Safety	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
Religious Assembly	Church, synagogue or temple, with seating capacity of 300 or less in sanctuary or main area	P	Section 5-639
	Church, synagogue or temple, with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
Utility	Public utility service center and storage yard	S	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Sewage and/or water treatment plant	S	Section 5-621
	Utility substation, dedicated	P	Section 5-621

**TABLE 2-1203
JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Utility substation, transmission	S	Section 5-616 and 5-621
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103(D)
	Water and/or sewer pumping station	P	Section 5-621
	Water storage tank	S	Section 5-621
	Water Well, Municipal	P	Section 5-621
COMMERCIAL USES			
Conference and Training Centers	Rural corporate retreat	S	Section 5-619
	Rural Resort	S	Section 5-601(D)
Food and Beverage	Banquet/Event Facility	S	Section 5-642
	Restaurant	S	Section 5-643
Office	Educational or research facility related to the uses in this district	S	
Recreation and Entertainment	Camp, day and boarding	S	Section 5-645
	Country club	S	
	Golf course	S	Section 5-648
	Private club or lodge	S	
	Recreation establishment, outdoor	S	
Retail Sales and Service	Artist studio	S	
	Small business	P/S	Section 5-614
	Farm market (off-site production)	S	Section 5-603

TABLE 2-1203 JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE			
P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Visitor Accommodation	Bed and Breakfast Homestay	P	Section 5-601(A)
	Bed and Breakfast Inn	M	Section 5-601(B)
	Country Inn	M	Section 5-601(C)
	Country Inn with Restaurant	S	Section 5-601(C)
	Guest farm or ranch, leasing no more than three (3) guest rooms	P	
INDUSTRIAL USES			
Telecommunications Use and/or Structure	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

2-1204 Lot and Building Requirements.

- (A) **Minimum Lot Size.** Twenty thousand (20,000) square feet.
- (B) **Minimum Lot Width.** Sixty (60) feet.
- (C) **Front Yard.**
 - (1) **On Arterial Road.** Thirty-five (35) feet.
 - (2) **On Collector Road.** Twenty-five (25) feet.
 - (3) **On Other Roads.** Fifteen (15) feet.
- (D) **Minimum Rear Yard.** Twenty-five (25) feet.
- (E) **Minimum Side Yard.** Ten (10) feet.
- (F) **Building Height.** Forty (40) feet maximum, except no restriction for buildings used exclusively for agriculture.

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PROPOSED

3.02.02 Transition and JLMA Use Table

Table 3.02.02-2

Principal Use Table for Transition and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transition								TME	Joint Land Management					Special State
	TLN- 10	TLN- 3	TLN- 1	TSN	TCN	TCC	TLI	TI		JLMA- 1	JLMA- 2	JLMA- 3	JLMA- LE	JLMA- LME	
Residential															
Household Living:															
Accessory dwelling	P	P	P	P	P					P	P	P			
Caretaker or guard	P	P	P				P	P	P				P	P	
Dwelling, single-family attached					P										3.0
Dwelling, multifamily						P									3.0
Dwelling, single-family detached	P	P	P	P	P					P	P	P			
Live/work dwelling				P		P									3.0
Manufactured home	P	P	P	P	P					P	P	P			
Religious housing	S	S	S	S	P	P				P	P	P			
Tenant dwelling*	P/S	P/S	P/S							S	S	S			
Group Living:															
Rooming and Boarding															
Congregate housing	S	S	S	S	S					S	S	S			
Continuing care facility	S	S	S		S	S				S	S	S	S		
Lodging															
Bed and breakfast homestay	P	P	S							P	P	P			
Bed and breakfast inn	P	P	P							P	P	P			
Campground	S	S					S			S	S	S	S		
Country Inn	M	S										M			
Guest farm or ranch												P			
Hotel / Motel							S						P		
Rural resort	S											S			
Commercial															
Animal Services:															
Animal care business	P	P	P	P						P	P	P			
Animal hospital	S	S				S	P	P	P			S	P	P	
Kennel	P	S						P	P			S		P	
Kennel, indoor	P	P										P			
Veterinary service	P	P	P	S								P			
Day Care:															
Adult day care	S	S	S	P	P	P	P			S	S	S	P		
Child day care	S	S	S	S	S	P	S			S	S	S	S		
Child day home	P	P	P	P	P					S	S	S			
Financial Services:															

See Section 2.03 for a description of Transition Large Lot Neighborhood (TLN-1, TLN-3, TLN-10), Transition Small Lot Neighborhood (TSN), Transition Neighborhood (TCN), Transition Community Center (TCC), Transition Light Industrial (TLI), and Transition Industrial/Mineral Extraction (TIE). See Section 2 description of the Joint Land Management Area districts (JLMA-1, JLMA-2, JLMA-3, and JLMA-20), including Joint Land Management Area – Leesburg Employment (JLMA-LE), and Joint Land Management Area – Leesburg Industrial/Mineral Extraction (JLMA-LI).

An asterisk (*) denotes the kinds of spaces or buildings that may be permitted as part of open space required by the applicable zoning district (see applicable zoning district regulations in Chapter 2 and section 5.04), and in compliance with section 5.04 and any applicable regulations in this Zoning Ordinance referenced in section 5.04.

Table 3.02.02-2

Principal Use Table for Transition and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transition									Joint Land Management					St. Sta
	TLN-10	TLN-3	TLN-1	TSN	TCN	TCC	TLI	TI	TME	JLMA-1	JLMA-2	JLMA-3	JLMA-LE	JLMA-LME	
Bank or financial institution				S	S	P	P						P		3.C
Food and Beverage Sales/Service:															
Banquet/Event Facility	M	M													
Craft beverage manufacturing							P	P	P				P	P	
Farm market*	P	P	P	P		P				P	P	P			
Farm market (off-site production)	S	S	S	S	S	S				S	S	S			
Food preparation					S	M			P				P	P	
Food store				S	S	P									
Mobile vendor															
Restaurant, carry-out only				S	S	P	P	P	P				P	P	
Restaurant, sit-down				S	P	P	P	P			S	S	P		
Restaurant, fast-food, excluding drive-through facilities				S	S	S	S	S	P		S	S	P	P	3.C
Snack or beverage bars				S	S	P	P	P	P		S	S	P	P	
Office, Business & Professional:															
Office				S	S	P	S	P	S				P	S	
Small business, agricultural and rural	P/S	P/S	P/S						P/S	P/S	P/S	P/S	P/S	P/S	
Personal/Business services:															
Building maintenance services						P	P	P	P				P	P	
Business support services				S	S	P	P	P	P				P	P	
Dry cleaning plant							P	P	P				P	P	
Farm machinery	S									P	P	P			
Maintenance and repair services					S		P		P				P	P	
Personal services				P	S	P	P	P	S				S	S	
Postal services				S	S	P	P	P	P				P	P	
Retail:															
Auction							P		P				P	P	
Convenience store						P	S						S		
Convenience store (with gasoline sales)						S	S		S					S	
Feed and farm supply center	S								P	S	S	S	P	P	
Machinery and equipment sales and services							S		P				S	P	
Nonstore retailers							P	P	P				P	P	
Nursery, Commercial	S	S	S					P	P	S	S	S		P	3.C

See Section 2.03 for a description of Transition Large Lot Neighborhood (TLN-1, TLN-3, TLN-10), Transition Small Lot Neighborhood (TSN), Transition Neighborhood (TCN), Transition Community Center (TCC), Transition Light Industrial (TLI), and Transition Industrial/Mineral Extraction (TIE). See Section 2 description of the Joint Land Management Area districts (JLMA-1, JLMA-2, JLMA-3, and JLMA-20), including Joint Land Management Area – Leesburg Employment (JLMA-LE), and Joint Land Management Area – Leesburg Industrial/Mineral Extraction (JLMA-LI).

An asterisk (*) denotes the kinds of spaces or buildings that may be permitted as part of open space required by the applicable zoning district (see applicable zoning district regulations in Chapter 2 and section 5.04), and in compliance with section 5.04 and any applicable regulations in this Zoning Ordinance referenced in section 5.04.

Table 3.02.02-2

Principal Use Table for Transition and Joint Land Management Area (JLMA) Policy Areas

Note: P = By Right | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

	Transition										Joint Land Management					Se Sta
	TLN- 10	TLN- 3	TLN- 1	TSN	TCN	TCC	TLI	TI	TME		JLMA- 1	JLMA- 2	JLMA- 3	JLMA- LE	JLMA- LME	
Retail, general	S			S	S	P	P	P	P				P	P	3.0	
Automotive:																
Car Wash						S	S		S				S	S		
Vehicle repair, heavy							S		S				S	S		
Vehicle repair, light							P		P				P	P		
Vehicle sales							S	P	P				S	P		
Vehicle service station						S	S	S	S				S	S		
Vehicle wholesale auction									P					P		
Public/Civic/Institutional																
Assembly:																
Civic, social, and fraternal meeting place	S	S	S	S	P	P	P		S	S	S	S	P	S		
Community center	S	S	S	S	P	P				S	S	S	P			
Convention or exhibition facility													P			
Religious land use	S	S	S	S	P	P	P		S	P/S	P/S	P/S	P/S	S		
Death Care Services:																
Cemetery	S	S	S	S	P	P	P		S	S	S	S	S	S		
Crematorium	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Funeral services				S	P	P	P			S	S	S	S			
Mausoleum	S	S	S	S	P	P	P		S	S	S	S	S	S		
Government/Non-Profit:																
Government (general) (not otherwise listed)	S	S	S	S	S	P	S	P		S	S	S	S			
Public safety	S	S	S	S	S	P	S	P	S	S	S	S	S	S		
Public utility service center, with outdoor storage	S	S	S				S	P	S	S	S	S	S	S		
Public utility service center, without outdoor storage	P	P	P	S		S	S		P				P	P		
Education:																
Agricultural education or research	S	S				S	S		S				S	S		
Business/technical school	S	S	S	S		P	P		P				S	P		
Colleges or universities						P	P						S			
Educational institution						P	P						S			
Library				S	S	P	P			S	S	S	S			
Personal instructional services				S	S	P	P						S			
Rural retreat	S											S				
School	P/M	P/M	P/M	P/M	P/M	P/M	P/M	S	S	P/M	P/M	P/M	M	S		
Conference and Training facility						P	P		P				S	P		
Medical:																
Hospital							S					S	S			

See Section 2.03 for a description of Transition Large Lot Neighborhood (TLN-1, TLN-3, TLN-10), Transition Small Lot Neighborhood (TSN), Transition Neighborhood (TCN), Transition Community Center (TCC), Transition Light Industrial (TLI), and Transition Industrial/Mineral Extraction (TIE). See Section 2 description of the Joint Land Management Area districts (JLMA-1, JLMA-2, JLMA-3, and JLMA-20), including Joint Land Management Area – Leesburg Emp (JLMA-LE), and Joint Land Management Area – Leesburg Industrial/Mineral Extraction (JLMA-LI).

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	TLN- 10	TLN- 3	TLN- 1	TSN	TCN	TCC	TLI	TI		JLMA- 1	JLMA- 2	JLMA- 3	JLMA- LE	JLMA- LME	
Medical care facility				P		P	P				S	S	P		
Medical office						P	S					S	P		
Arts, Entertainment, and Recreation:															
Adult entertainment							P		P					P	
Agricultural cultural center	P	P	P			P				P	P	P	S		
Agritainment	P	P	P							P	P	P			
Amphitheater	S	S	S	P	P	S	S						S		
Art Studio	S			S	P	P	S			S	S	S			
Cultural facility	S	S	S	S	P	P	S					S	P		
Cultural tourism	P	P	P	S						P	P	P			
Dinner theater						P							P		
Entertainment facility					S	P									
Equestrian event facility	P	P	P	P		P				P	P	P			
Health and fitness center					S	P	P		P				P	P	
Open space, passive*	P	P	P							P	P	P			
Pet farm*					P					P	P	P			
Recreation, active*	S	S	S							S	S	S			
Recreation, indoor						P	P/S		P/S				P/S	P/S	
Recreation, outdoor or major	S	S	S		S	S	P/S	P/S	S	S	S	S	S	S	
Shooting range, indoor						P	S		P				S	P	
Theater						P	S						P		
Industrial / Production															
Manufacturing and Employment:															
Agricultural processing*	P	P								P	P	P			
Contractor							P		P				P	P	
Data center							P	P	P				P	P	
Extractive industries								P	P					P	
Flex building							P		P				P	P	
Manufacturing, General							S	P	P				P	P	
Manufacturing, Intensive								P	S					S	
Manufacturing, Light							P		P				P	P	
Media Production							P	P	P				P	P	
Research and Development							P	P	P				P	P	
Sawmill								P	P					P	
Wood, metal and stone crafts							P								
Warehousing, Storage and Distribution:															

See Section 2.03 for a description of Transition Large Lot Neighborhood (TLN-1, TLN-3, TLN-10), Transition Small Lot Neighborhood (TSN), Transition Neighborhood (TCN), Transition Community Center (TCC), Transition Light Industrial (TLI), and Transition Industrial/Mineral Extraction (TIE). See Section 2 description of the Joint Land Management Area districts (JLMA-1, JLMA-2, JLMA-3, and JLMA-20), including Joint Land Management Area – Leesburg Employment (JLMA-LE), and Joint Land Management Area – Leesburg Industrial/Mineral Extraction (JLMA-LI).

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	TLN-10	TLN-3	TLN-1	TSN	TCN	TCC	TLI	TI	TME	JLMA-1	JLMA-2	JLMA-3	JLMA-LE	JLMA-LME	
Agriculture*	P	P	P	P					S	P	P	P	S	S	
Animal Husbandry*	P	P	P	P						P	P	P			
Auction facility, livestock									S					S	
Community garden*	P	P	P	P	P	P	P			P	P	P	P		
Custom operators	P	P	P	P						P	P	P			
Farm co-ops*	P	P	P	P	P	P				P	P	P			
Farm distribution hub	S			P											
Feedlot															
Horticulture*	P	P	P	P						P	P	P			
Nursery, Production*	P	P	P	P						P	P	P			
Stable or Livery*	P	P	P	P						P	P	P			
Stable, private*	P	P	P	P						P	P	P			
Wayside stand*	P	P	P	P	P					P	P	P			
Winery, Virginia farm	P	P	P							P	P	P			
Miscellaneous															
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

See Section 2.03 for a description of Transition Large Lot Neighborhood (TLN-1, TLN-3, TLN-10), Transition Small Lot Neighborhood (TSN), Transition Neighborhood (TCN), Transition Community Center (TCC), Transition Light Industrial (TLI), and Transition Industrial/Mineral Extraction (TIE). See Section 2 description of the Joint Land Management Area districts (JLMA-1, JLMA-2, JLMA-3, and JLMA-20), including Joint Land Management Area – Leesburg Employment (JLMA-LE), and Joint Land Management Area – Leesburg Industrial/Mineral Extraction (JLMA-LI).

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	Transition									Joint Land Management					St:
	TLN-10	TLN-3	TLN-1	TSN	TCN	TCC	TLI	TI	TME	JLMA-1	JLMA-2	JLMA-3	JLMA-LE	JLMA-LME	
Building and landscaping materials supplier							P	P	P					P	
Energy Storage								S	S					S	
Freight									P					P	
Industrial storage								P	P				S	P	
Mini-warehouse							M	S	S				S	S	
Outdoor storage								P	S					S	
Outdoor storage, vehicles								P	S					S	
Vehicle storage and impoundment								S	S					S	
Wholesale distribution, warehousing, and storage							P	P	P				P	P	
Infrastructure															
Transportation / Parking:															
Airport	S								S				P	S	
Ground passenger transportation (e.g. taxi, charter bus)							P	P	S				P	S	
Heliport or helistop							S		S				S	S	
Parking facility					S	P	S	S	P	S	S	S	P	P	
Transit facilities	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
Utilities:															
Electric generating plant									S					S	
Solar facility, commercial								S	S					S	
Utility, Minor	S	S	S	S	S	S	P	P	S	S	S	S	S	S	
Utility, Major	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Water well, municipal										P	P	P			
Communications facilities:															
Communications facility	S	S	S	S	S	S	P	S	P	S	S		S	P	
Telecommunications facility	P/S	P/S	P/S	P/S	P/S	P/S	P	P	P	P/S	P/S	P/S	P/S	P	
Waste-related:															
Composting facility	S	S						S	S					S	
Junkyard								S	S					S	
Recycling collection center	S	S	S	S	S	S	P	P	S	S	S	S	S	S	
Remediation Services								P	P					P	
Solid waste facility								S	S					S	
Stockpiling								S	S					S	
Vegetative waste management facility	S	S						S	S					S	
Agriculture															

See Section 2.03 for a description of Transition Large Lot Neighborhood (TLN-1, TLN-3, TLN-10), Transition Small Lot Neighborhood (TSN), Transition Neighborhood (TCN), Transition Community Center (TCC), Transition Light Industrial (TLI), and Transition Industrial/Mineral Extraction (TIE). See Section 2 description of the Joint Land Management Area districts (JLMA-1, JLMA-2, JLMA-3, and JLMA-20), including Joint Land Management Area – Leesburg Emp (JLMA-LE), and Joint Land Management Area – Leesburg Industrial/Mineral Extraction (JLMA-LI).

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ATTACHMENT 6
PROPOSED COUNTY ZONING MAP

Find Address or PIN



Four empty input boxes for address or PIN

Map navigation controls: zoom in (+) and zoom out (-) buttons

AR-1

AR-1

JLMA-3

JLMA-2

JLMA-1

RC

1mi

27° 55' 30" N 121° 00' 00" W

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From: Birkitt, Judi <Judi.Birkitt@loudoun.gov>

Sent: Tuesday, June 28, 2022 2:36 PM

To: Dooley, Don <doooley@purcellvilleva.gov>

Subject: RE: Purcellville Planning Commission Request of County Planning RE: County Zoning Code/Map Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Don,

I am emailing to follow up on our recent phone conversation. As we discussed, it is not the intent of the draft Zoning Ordinance to change the permissibility of uses or the allowed density in JLMAs. I checked with staff about changes to development standards that could impact JLMA-1 and JLMA-2. We would like to draw your attention to the following three development standards:

5.05.03-5 Parking requirements have changed some. Staff continue to work on the parking chapter and welcome your feedback on parking requirements for JLMAs.

5.09.02 There is a new standard prohibiting private roads to terminate in a cul-de-sac.

5.13 There is a proposed new requirement for variation in residential lot size (at least 1,000 sf of difference). This standard has received a lot of discussion and concern from Zoning Ordinance Committee members.

Regarding the triangular shaped parcel along Route 7, its current zoning district is PD-GI (Planned Development-General Industry). In the draft zoning ordinance, the proposed zoning district is TI (Transition Industrial). The primary difference between the 2 is the open space requirement. As proposed, TI requires 50% open space. The current PD-GI requires landscaped open space in an amount that is 0.2 times the buildable area of the lot. A proposed change to implement the General Plan is that in TI is a required 100-foot perimeter setback from roads and dissimilar place types. You also may want to monitor the Transportation and Land Use Committee's work on data centers and where they think data centers should be located in the County. This triangular parcel is among the parcels that are under discussion.

Kind regards,

Judi

Judi McIntyre Birkitt, AICP, CZA

Interim Assistant Director | Department of Planning and Zoning | County of Loudoun

1 Harrison Street SE, 3rd Floor | PO Box 7000 | Leesburg VA 20177

Desk: 703-771-5784 | Mobile: 571-223-9489 | Main: 703-777-0246 | Fax: 703-777-0441

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EXISTING ORDINANCE 17

ATTACHMENT 8
EXISTING PD-GI REGULATIONS

Section 4-600

PD-GI Planned Development - General Industry.

- 4-601** **Purpose.** This district is established primarily for medium industrial uses with a public nuisance potential, and necessary accessory uses and facilities, built in a well-coordinated and attractive manner to be compatible with surrounding land uses.
- 4-602** **Size and Location.** Such districts shall be located primarily in the vicinity of Route 606, Dulles International Airport, or in areas served or to be served by public sewer and water, or alternate sewage facility systems approved by the County Health Department. Additional PD-GI districts may be permitted where consistent with the General Plan. When mapped, this district shall be no less than five (5) acres in size. Incremental and contiguous additions of a minimum of one (1) acre to an existing PD-GI zoning district shall be allowed. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.
- 4-603** **Permitted Uses.** The following uses shall be permitted in any PD-GI district; subject to the requirements and limitations of these regulations:
- (A) Agriculture, horticulture, forestry or fishery.
 - (B) Bakery, commercial.
 - (C) Distribution facility.
 - (D) Dry cleaning plant.
 - (E) Heavy equipment and specialty vehicle sales, rental, repair and accessory service.
 - (F) Manufacture, processing, fabrication and/or assembly, distribution of products, such as, but not limited to: Scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, toys, sporting and athletic goods, die-cut paperboard and cardboard, glass products made of purchased glass, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers, sanitary paper products, optical goods, electrical machinery, mobile homes, prefabricated and modular housing and components, dairy products, feed and grain, baked and confectioners' goods, farm machinery, fruit and vegetable processing, canning, storage.

- (G) Motor vehicle service and repair, heavy, with accessory motor vehicle sales, pursuant to Section 4-607(J).
- (H) Motor vehicle service and repair, light.
- (I) Post office, drop off and pick up.
- (J) Postal service, including overnight courier collection and overnight mail distribution facilities.
- (K) Printing service.
- (L) Park.
- (M) Public utility service center, with or without outdoor storage yard.
- (N) Radio and television broadcasting, relay station.
- (O) Recycling drop-off collection center, small, pursuant to Section 5-607.
- (P) Research, experimental, testing, or development activities.
- (Q) Warehousing facility.
- (R) Wholesale trade establishment.
- (S) Water pumping station.
- (T) Commuter parking lot.
- (U) Restaurant, carry-out only.
- (V) Business service establishment, excluding retail sales and outdoor.
- (W) Contractor service establishment, excluding retail sales.
- (X) Flex industrial use, pursuant to Section 5-608.
- (Y) Feed and Farm Supply Center.
- (Z) Auction house.
- (AA) Fruit processing, storage.
- (BB) Home service establishment.
- (CC) Sewer pumping station.

- (DD) Storage, building material or contractors equipment, coal, lumber.
- (EE) Utility substation, distribution, pursuant to Section 5-616.
- (FF) Storage, outdoor accessory.
- (GG) Utility substation, dedicated.
- (HH) Moving and storage company.
- (II) Telecommunications antenna, pursuant to Section 5-618(A).
- (JJ) Telecommunications monopole, pursuant to Section 5-618(B)(1).
- (KK) Telecommunications tower, pursuant to Section 5-618(C)(1).
- (LL) Vehicle wholesale auction, pursuant to Section 5-624.
- (MM) Motor vehicle sales limited to racecars.
- (NN) Training Facility.
- (OO) Health and fitness center, pursuant to Section 4-607(K).
- (PP) Recreation establishment, indoor, pursuant to Section 4-607(K).
- (QQ) Data center.
- (RR) Kennel, pursuant to Section 4-607(H) and Section 5-606.
- (SS) Uses auxiliary to permitted principal uses, such as, but not limited to restaurants, including carry-out but excluding drive-through facilities, personal care services, banks and financial institutions, and automobile service stations, not to exceed a total of twenty percent (20%) of the total floor area of the development.
- (TT) Veterinary service.
- (UU) Animal hospital, pursuant to Section 5-631.
- (VV) Outdoor Sales Area, Accessory, not to exceed 30 percent of the lot area.
- (WW) Firearm range, Indoor.
- (XX) Storage, Mini-Warehouse, pursuant to Section 5-665.
- (YY) Parking Lot/Valet Service, Long-Term.

(ZZ) Motorcycle or ATV sales, rental, repair and associated service.

(AAA) Motor vehicle rental, with outdoor vehicle storage only.

4-604

Special Exception Uses. The following uses may be approved by the Board of Supervisors, and, if approved may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- (A) Asphalt mixing plant, pursuant to 4-607(H).
- (B) Auction facility, livestock, pursuant to 4-607(H).
- (C) Automobile graveyard, junk yard, pursuant to 4-607(H).
- (D) Borrow pit for road construction, pursuant to 4-607(H).
- (E) Storage, bulk gasoline, petroleum products, and natural gas, pursuant to 4-607(H).
- (F) Church, synagogue, temple, and mosque.
- (G) Civic, social, fraternal association meeting place.
- (H) Concrete mixing plant, pursuant to 4-607(H).
- (I) Utility generating plant and transmission facility, pursuant to 4-607(H).
- (J) Sewage treatment plant, pursuant to 4-607(H).
- (K) Solid waste incinerator, landfill or transfer station, pursuant to 4-607(H).
- (L) Water treatment plant, pursuant to 4-607(H).
- (M) Utility transmission lines, overhead.
- (N) Sawmill, pursuant to 4-607(H).
- (O) Vegetative waste management facility, pursuant to 4-607(H).
- (P) Utility substation, transmission, pursuant to Section 5-616.
- (Q) Bus terminal.
- (R) Fire and/or rescue station.

- (S) Material recovery facility, pursuant to 5-607(D), and Section 4-607(H).
- (T) Recycling drop off collection center, large, pursuant to Section 5-607, and Section 4-607(H).
- (U) Personal service establishment.
- (V) Mass transit facilities and stations, pursuant to Section 4-607(H).
- (W) Golf course.
- (X) Automobile service station.
- (Y) Printing plant.
- (Z) Water storage tank.
- (AA) Health and fitness center, which does not meet the criteria contained in Section 4-607(K).
- (BB) Crematorium.
- (CC) School, private, accessory to a church.
- (DD) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.
- (EE) Car wash, accessory to a convenience food store, pursuant to Section 5-617.
- (FF) Police station.
- (GG) Outdoor Storage, Vehicles.
- (HH) Public School (elementary, middle or high).
- (II) Storage of empty solid waste vehicles and containers.
- (JJ) Recreation establishment, indoor, which does not meet the criteria contained in Section 4-607(K).
- (KK) Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655.
- (LL) Private School (Elementary, Middle, or High) for more than fifteen (15) pupils.

(MM) Craft Beverage Manufacturing, pursuant to Section 5-668, by Minor Special Exception.

4-605

Lot Requirements.

(A) **Size.** One (1) acre minimum.

(B) **Yards.**

- (1) **Adjacent to roads.** Except where a greater setback is required by Section 5-1403(B), no building shall be permitted closer than thirty-five (35) feet to any road and no parking shall be permitted closer than twenty-five (25) feet to the right-of-way from any road. No outdoor storage, areas for collection of refuse, or loading space shall be permitted in such setbacks.
- (2) **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than one hundred (100) feet to any agricultural district, any existing or zoned residential district, or land bay allowing residential uses. No parking shall be permitted closer than fifty (50) feet to any such districts and uses. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where vehicles in such uses are visible from the said agricultural and residential areas. When a PD-GI lot, parcel and/or landbay is developed adjacent to an agricultural district, an existing or zoned residential district, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to the adoption of this zoning ordinance and subsequent to zoning of the subject property as PD-GI, the setback required in (B)(3) below shall apply.
- (3) **Adjacent to Other Nonresidential Districts.** Fifteen (15) feet for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400. In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement shall be applied only at the property line and not at the zoning district line.

(4) Yards Between Buildings.

- (a) Where individual lots or building sites are provided, the minimum required yards between buildings on adjacent lots or building sites shall be thirty (30) feet, unless a greater buffer yard is required by Section 5-1400. Driveways, parking, and covered entrances may be within such yards, however, no such facility may be closer than five (5) feet to lot lines. Covered walkways connecting buildings, or connecting buildings with parking areas, shall be permitted in such yards.
- (b) Where there is more than one building on an individual lot or building site, spacing between such buildings shall be as required for fire protection, but if space is left between buildings, it shall be at least twenty-five (25) feet in minimum dimension. Covered walkways connecting buildings, or connecting buildings with parking areas are permitted in such yards and may traverse such space.

4-606 Building Requirements.

- (A) **Lot Coverage.** .45 maximum.
- (B) **Building Height.** Forty-five (45) feet maximum, provided that a building may be erected to a maximum height of one hundred feet if it is set back from streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than one (1) foot for each one (1) foot of height that it exceeds the forty-five (45) foot limit.
- (C) **Floor Area Ratio.** .40 maximum; up to .60 maximum by Special Exception.

4-607 Use Limitations.

- (A) **Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuters may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided for in Section 5-1100. Accessory structures and uses other than for commuter parking shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.

- (B) **Landscaped Open Space.** Minimum landscaped open space on any individual lot shall not be less than .20 times the buildable area of the lot. Such landscaped open space shall be used to enhance the appearance of the lot.
- (C) **Screening and Buffering.** Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets and agricultural and residential uses.
- (D) **Outdoor Storage.**
 - (1) No storage of any kind shall be permitted within any front yard, except for underground bulk storage of gasoline or petroleum products.
 - (2) Underground bulk storage of gasoline or petroleum products shall not be permitted, except for automobile service stations or as incidental to manufacturing and research and development operations or the servicing of company owned or leased vehicles within enclosed areas defined in (3) below.
 - (3) Outdoor storage of waste materials, equipment, supplies and vehicles shall be buffered and screened on the periphery of the storage area.
 - (4) Waste materials must be stored in a closed container. The burning of waste materials is prohibited.
 - (5) Parking of two-axle vehicles such as automobiles, pick-up trucks, and/or service vans utilized in connection with a permitted use.
- (E) **Vehicular Access.** Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through traffic. Principal vehicular access routes for public schools shall be designed to avoid through traffic by vehicles serving adjacent industrial properties.
- (F) **Development Setback and Access from Major Roads.** In designing a general industrial development, the following requirements shall be observed:

- (1) **Access from Major Roads.** Access from adjacent public roads shall comply with Section 1-205(A) of this Ordinance. Notwithstanding the foregoing, schools shall be permitted emergency access to an arterial or major collector road.
 - (2) Primary access shall be prohibited on residential neighborhood streets. This prohibition does not apply to collector roads through residential neighborhoods.
- (G) **Utility Requirements.** All new utility distribution lines located on PD-GI designated land shall be placed underground.
- (H) **Development Setbacks for Certain Special Exception Uses.** All uses identified in Section 4-604 as being subject to Section 4-607(H) shall setback all buildings 200 feet from any adjacent residentially zoned property.
- (I) **Pedestrian Access for Public Schools.** Public school sites shall provide bicycle and pedestrian accommodations to adjacent residential communities.
- (J) **Motor vehicle service and repair, heavy, with accessory motor vehicle sales.** Limited motor vehicle sales shall be permitted only as an accessory use pursuant to the following conditions:
 - (1) The accessory vehicle sales must be on the same lot and within the same building as the principal use of Motor Vehicle Service and Repair.
 - (2) No outside display of vehicles is permitted within front yards, setbacks or parking areas.
 - (3) All vehicles sold must have received repair, modification, or customization (not to include light repair) by the Motor Vehicle Service and Repair use.
 - (4) All vehicles sold, for street use, must meet applicable state and federal regulations regarding emissions and safety.
 - (5) Accessory vehicle sales shall only be permitted when the use is located on a paved local road capable of accommodating the traffic generated by the use, and accessed by the same roads that serve the principal use.
 - (6) Any car-carrier loading/unloading area and vehicle storage areas shall be located on the same lot and be separated from customer parking areas.

- (7) The sale and/or outdoor storage of vehicles that are not in operating condition shall not be permitted.
 - (8) No dealership franchises are permitted.
 - (9) No exterior signs advertising vehicle sales are permitted.
 - (10) Nothing above shall prevent a mechanic from selling a car to recover costs associated with a mechanic's lien.
- (K) **Health and Fitness Center and Recreation Establishment, Indoor.** Health and fitness center and Recreation establishment, indoor, as Permitted Uses shall be subject to the following criteria:
- (1) Parking areas shall be designed to enhance the safety of patrons and children as they arrive at and leave the facility; and
 - (2) Parking areas shall include a designated pickup and delivery zone providing at a minimum one (1) parking space per twenty (20) patrons/children which shall be located in proximity to the facility in such a way that provides safe and clearly designated access to enter or exit the facility; and
 - (3) No health and fitness center or recreation establishment shall be located within the Quarry Notification (QN) Overlay District; and
 - (4) No health and fitness center or recreation establishment shall have inter-parcel access to an adjoining industrial use or PD-GI zoned parcel; and
 - (5) Building entrances and exits shall be separated from vehicular circulation serving industrial uses; and
 - (6) Health and fitness centers and recreation establishments located on roads with bicycle lanes or paths shall provide parking and/or storage for bicycles at a minimum rate of one percent (1%) of the permitted occupancy of the building.

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2.03.06 Transition Industrial – TI

Proposed "TI" Regulations

Purpose. The purpose of the Transition Industrial (TI) district is to:

- Implement the Transition Industrial/Mineral Extraction Place Type of the General Plan.
- Provide a location for industrial uses that are incompatible with residential uses due to the prevalence of outdoor storage and emissions of noise, odor, and vibrations to operate.
- Ensure general 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.
- Permit residential and other uses only to the extent that they may be compatible with general and intensive industrial uses.

A. Applicability, Size, and Location. The following applies to the TI District:

1. **Place Type.** Located in areas consistent with the Transition Industrial/Mineral Extraction Place Type of the General Plan.
2. **Minimum District Size.** The initial district size must be a minimum of 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 TI district;
 - b. Compatible with the existing adjacent TI district;
 - c. Consistent with the General Plan policies for the area; and
 - d. Integrated with the existing TI 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 2.03.06-1 for required dimensional standards.

Table 2.03.06-1. TI 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, 2}	100 ft.
3	Perimeter Setback (min.) ^{2, 3}	100 ft.
4	Setback Adjacent to Other Nonresidential Districts (min.)	15 ft.
5	Setback Adjacent to Other Mineral Extraction Districts ³	0 ft.
6	Setback between Buildings on Individual Lots or Building Sites (min.) ⁴	30 ft.
7	Setback between Buildings on an Individual Lot or Building Site (min.)	Driveways, parking, and covered entrances - 5 ft. from lot lines ⁵ 25 ft. or greater if required for fire protection
Building Requirements		
8	FAR (max.)	0.40 0.60 by SPEG
9	Lot Coverage (max.)	0.45
10	Building Height (max)	50 ft.
Open Space Requirements		
11	Open Space (min.) ⁶	50%
12	Landscaped Open Space (min.) ⁷	20% of the buildable area of the lot

