

## 2.04.03 Legacy Rural Zoning Districts

### 2.04.03.01 Agriculture-10 - A-10 (Legacy District)

**Purpose.** The purpose of the Agriculture-10 (A-10) Legacy Zoning District is to retain existing areas established to:

- Protect rural areas of the County in which agriculture, farm operations, and low-density residential development on parcels in excess of 10 acres have become the established land use pattern;
- Provide an environment that encourages residents to continue to live and practice agricultural operations without adverse impacts arising from new, higher-density development;
- Permit uses compatible with and supportive of agriculture, including agriculturally related and home-based businesses appropriate to a rural and farm setting; and
- Permit direct marketing of farm products and services in conjunction with farm operations.

A. **Applicability and Location.** The A-10 Legacy Zoning District permits the continued existence of established A-10 Zoning Districts. Expansion of the A-10 Legacy Zoning District is not permitted after December 13, 2023.

B. **Use Regulations.** Refer to Table 3.02.04 for uses allowed in the A-10 Legacy Zoning District.

C. **Dimensional Standards.** Refer to Table 2.04.03.01-1 for required dimensional standards.  [Calculator Available](#)

Table 2.04.03.01-1. A-10 Legacy Zoning District Dimensional Standards

	Standard	Standard Development Requirements	Cluster Development Requirements
<b>Lot Requirements</b>			
1	Lot Size (min)	10 acres	3 acres, exclusive of major floodplain
2	Lot Width (min)	200 ft for lots fronting on Public Roads 50 ft for lots fronting on Private Roads	200 ft for lots fronting on Public Roads 50 ft for lots fronting on Private Roads
3	Depth to Width Ratio (max)	5:1	5:1
<b>Setback Requirements<sup>1</sup></b>			
3	Yards from any property line (min)	25 ft	25 ft
4	Yards from any road right of way, private road and/or prescriptive easement (min) <sup>2</sup>	50 ft	50 ft
<b>Building Requirements</b>			
5	Lot Coverage (max) <sup>3</sup>	25%	25%
6	Building Height (max) <sup>4</sup>	35 ft	35 ft

**TABLE KEY:** ft = feet, min = minimum, and max = maximum

**TABLE NOTES:**

<sup>1</sup>Setback and yard requirements may be modified in accordance with Section 10.03.

<sup>2</sup>Except when a greater Road Corridor Setback or Buffer is required by Section 7.04.02.

<sup>3</sup>Only 10% may be used for residential or nonresidential structures excluding agricultural and horticultural structures not open to the public.

<sup>4</sup>Excluding agricultural and horticultural structures not open to the public.

D. **Principal Permitted Use Requirements.** Principal permitted uses are allowed as follows:

1. Only 1 principal permitted use of the same type in Table 3.02.04 is permitted on a lot;
2. Each different principal permitted use must meet the minimum acreage requirement for each use when 1 or more of the uses has a minimum lot size specified in Chapter 4, Use-Specific Standards;
3. Notwithstanding Section 3.01.F, where 2 or more different principal uses are located on 1 parcel, the parcel size must be the larger of the 2 or more use requirements, and not the sum of all the minimum lot sizes; and
4. No non-agricultural use that because of its nature, location, or manner of operation, is dangerous or noxious because of noise, odor, fumes, gas, glare, light, vibration, smoke, emission of particulate matter or

effluents, or for other similar reasons is permitted.

E. **Rural Hamlet.** A Rural Hamlet subdivision is permitted in accordance with Section 7.10.

## 2.04.03.02 Agricultural Residential-3 - A-3 (Legacy District)

**Purpose.** The purpose of the Agricultural Residential-3 (A-3) Legacy Zoning District is to retain existing areas established to:

- Provide for the continued practice of agriculture, farm operations, agriculturally related and home-based businesses and other uses in a predominantly rural environment;
  - Provide for low density residential developments, preferably in a hamlet subdivision pattern; and
  - Permit direct marketing of farm products and services.
- A. **Applicability and Location.** The A-3 Zoning District permits the continued existence of established A-3 Zoning Districts. Expansion of the A-3 Legacy Zoning District is not permitted after December 13, 2023, unless initiated by the Board of Supervisors.
- B. **Use Regulations.** Refer to Table 3.02.04 for uses allowed in the A-3 Legacy Zoning District.
- C. **Dimensional Standards.** Refer to Table 2.04.03.02-1 for required dimensional standards.  [Calculator Available](#)

Table 2.04.03.02-1. A-3 Legacy Zoning District Dimensional Standards		
	Standard	Requirement
<b>Lot Requirements</b>		
1	<u>Lot Size (min)</u>	3 acres
2	<u>Lot Width (min)</u>	200 ft for lots fronting on <u>Public Roads</u> 50 ft for lots fronting on <u>Private Roads</u>
3	<u>Depth to Width Ratio (max)</u>	5:1
<b>Setback Requirements<sup>1</sup></b>		
4	<u>Yards from any property line (min)</u>	25 ft
5	<u>Yards from any road right of way, private road, and/or prescriptive easement (min)<sup>2</sup></u>	35 ft
<b>Building Requirements</b>		
6	<u>Lot Coverage (max)<sup>3</sup></u>	25%
7	<u>Building Height (max)<sup>4</sup></u>	35 ft
<b>TABLE KEY:</b> ft = feet, sf = square feet, min = minimum, and max = maximum		
<b>TABLE NOTES:</b>		
<sup>1</sup> Setback and yard requirements may be modified in accordance with Section <u>10.03</u> .		
<sup>2</sup> Except when a greater Road Corridor Setback or Buffer is required by Section <u>7.04.02</u> .		
<sup>3</sup> Only 10% may be used for residential or nonresidential <u>structures</u> excluding agricultural and horticultural structures not open to the public.		
<sup>4</sup> Excluding agricultural and horticultural structures not open to the public.		

D. **Principal Permitted Use Requirements.** Principal permitted uses are allowed as follows:

1. Only 1 principal permitted use of the same type in Table 3.02.04 is permitted on a lot;
2. Each different principal permitted use must meet the minimum acreage requirement for each use when 1 or more of the uses has a minimum lot size specified in Chapter 4, Use-Specific Standards;
3. Notwithstanding Section 3.01.F, where 2 or more different principal uses are located on 1 parcel, the parcel size must be the larger of the 2 or more use requirements, and not the sum of all the minimum lot sizes; and
4. No non-agricultural use that because of its nature, location, or manner of operation, is dangerous or noxious because of noise, odor, fumes, gas, glare, light, vibration, smoke, emission of particulate matter or effluents, or for other similar reasons is permitted.

E. **Rural Hamlet.** A Rural Hamlet subdivision is permitted in accordance with Section 7.10.

### 2.04.03.03 Countryside Residential – CR (Legacy District)

**Purpose.** The purpose of the Countryside Residential (CR-1, CR-2, CR-3, and CR-4) Legacy Zoning District is to retain existing areas established to:

- Implement the Rural Historic Village Place Type of the General Plan;
- Protect the small, compact, pedestrian-scale rural communities characterized by low-density residential development situated on smaller lots through the CR-1, CR-2, CR-3, and CR-4 Zoning Districts;
- Retain the compact development pattern of villages interspersed throughout the surrounding agricultural landscape;
- Ensure new construction is designed to complement surrounding properties and maintain the existing development pattern within a village; and
- While typically not served by community or municipal water supply and wastewater/sewer systems, encourage development served by public water and sewer facilities to achieve a traditional village development pattern and preserve open space.

- A. **Applicability.** The CR-1, CR-2, CR-3, and CR-4 Legacy Zoning Districts permit the continued existence of established CR-1, CR-2, CR-3, and CR-4 Zoning Districts. Expansion of a CR-1, CR-2, CR-3, and CR-4 Legacy Zoning District is not permitted after December 13, 2023, unless initiated by the Board of Supervisors.
- B. **Use Regulations.** See Table 3.02.04 for uses allowed in the CR-1, CR-2, CR-3, and CR-4 Legacy Zoning Districts.
- C. **Dimensional Standards.** See Table 2.04.03.03-1 for required dimensional standards. [Calculator Available](#)

Table 2.04.03.03-1. CR Legacy Zoning District Dimensional Standards (CR-1, CR-2, CR-3, and CR-4)													
	Standard	Base Density Option				Cluster Option				Compact Cluster Option			
		CR-1	CR-2	CR-3	CR-4	CR-1	CR-2	CR-3	CR-4	CR-1	CR-2	CR-3	CR-4
<b>Density Requirement</b>													
1	Residential Density (max) <sup>1, 2</sup>	1 lot per 40,000 sf				1 lot per 40,000 sf	1 lot per 20,000 sf	1 lot per 15,000 sf	1 lot per 15,000 sf	1 lot per 40,000 sf	1 lot per 20,000 sf	1 lot per 15,000 sf	1 lot per 10,000 sf
<b>Utility Requirement</b>													
2	Utility Requirement <sup>3</sup>	On-site well and wastewater				Public water or public sewer				Public water and public sewer			
<b>Lot Requirements</b>													
3	Lot Size (min)	40,000 sf	No min	No min	No min	20,000 sf	No min	No min	No min	15,000 sf	No min	No min	No min
4	Lot Width (min)	175 ft	50 ft	50 ft	50 ft	75 ft	50 ft	50 ft	50 ft	60 ft	50 ft	50 ft	50 ft
5	Depth to Width Ratio (max)	5:1				5:1				5:1			
<b>Setback Requirements<sup>4, 5</sup></b>													
6	Front Yard (min)	35 ft	25 ft	25 ft	25 ft	25 ft				15 ft			
7	Side Yard (min)	12 ft on 1 side 9 ft on other side				9 ft				9 ft			
8	Rear Yard (min)	50 ft				25 ft				25 ft			
<b>Building Requirements</b>													
9	Lot Coverage (max)	15%	40%	40%	35%	25%	40%	40%	35%	25%	40%	40%	35%
10	Building Height (max)	35 ft				35 ft				35 ft			

**Table 2.04.03.03-1. CR Legacy Zoning District Dimensional Standards (CR-1, CR-2, CR-3, and CR-4)**

Standard	Base Density Option	Cluster Option	Compact Cluster Option
<p><b>TABLE KEY:</b> ft = feet, sf = square feet, min = minimum, and max = maximum</p> <p><b>TABLE NOTES:</b></p> <p><sup>1</sup>Density increases by 20%, or 1.2 dwelling units per the permitted square feet, when ADUs are provided pursuant to Section <a href="#">9.01</a>.</p> <p><sup>2</sup>Calculated on overall parcel, exclusive of roads.</p> <p><sup>3</sup>Nothing herein must be construed as requiring the extension of central or municipal utilities to any site or property.</p> <p><sup>4</sup>Except when a greater Road Corridor Setback or Buffer is required by Section <a href="#">7.04.02</a>.</p> <p><sup>5</sup>Setback and yard requirements may be modified in accordance with Section <a href="#">10.03</a>.</p>			

- D. **Compact Cluster Design Standards.** In Compact Cluster Developments garages must be set back at least 20 feet behind the front line of buildings.
- E. **Fire Protection.** Development in the CR-1, CR-2, CR-3, and CR-4 Zoning Districts must satisfy the fire protection standards set forth in the Facilities Standards Manual.
- F. **Road Network.** In addition to the requirements of Section [7.07.02](#), the Compact Cluster Development Option must be provided so that roads generally form a pattern that is consistent with the prevailing road network pattern for adjoining development. Adjoining development means:
  1. The development pattern in a Village Conservation [Overlay District \(VCOD\)](#) if the Zoning Districts is located in a VCOD; or
  2. In a CR Zoning District when it is not located in a VCOD.

### 2.04.03.04 Rural Commercial - RC (Legacy District)

**Purpose.** The purpose and intent of the Rural Commercial (RC) Legacy Zoning District is to retain existing areas established to:

- Retain sporadically located, existing RC-zoned properties;
- Ensure the locations where limited rural commercial and residential uses are permitted develop consistent with the general open and rural character of the Rural North and Rural South Place Types; and
- Ensure that uses in the RC Zoning District are compatible with existing village and neighborhood scale and character and allow local, neighborhood related commercial uses to be developed.

A. **Applicability.** The RC Zoning District permits the continued development of the established RC Zoning District. Expansion of the RC Zoning District is not permitted after December 13, 2023, unless initiated by the Board of Supervisors.

B. **Use Regulations.** See Table 3.02.04 for uses allowed in the RC Zoning District.

C. **Dimensional Standards.** See Table 2.04.03.04-1 for required dimensional standards.  [Calculator Available](#)

Table 2.04.03.04-1. RC Legacy Zoning District Dimensional Standards		
	Standard	Requirement
<b>Density Requirements</b>		
1	Residential Density (max)	4 dwelling units per acre 4.8 dwelling units per acre with ADUs <sup>1</sup>
2	FAR (max)	0.4
<b>Lot Requirements</b>		
3	Lot Size (min)	10,000 sf
4	Lot Width (min)	50 ft
5	Depth to Width Ratio (max)	5:1
<b>Setback Requirements<sup>2,3</sup></b>		
6	Front Yard (min)	No min
7	Side Yard (min)	No min Exception: 15 ft for a nonresidential use abutting a lot used for residential purposes, or a lesser distance to continue the setback of an existing building
8	Rear Yard (min)	No minimum Exception: 30 ft for a nonresidential use abutting a lot used for residential purposes, or a lesser distance to continue the setback of an existing building
<b>Building Requirements</b>		
9	Lot Coverage (max)	70%
10	Building Height (max)	35 ft
11	Individual Use (max)	Any 1 permitted use in excess of 10,000 sf in gross floor area <sup>4</sup>
<b>TABLE KEY:</b> ADU = affordable dwelling unit, ft = feet, sf = square feet, min = minimum, and max = maximum		
<b>TABLE NOTES:</b>		
<sup>1</sup> ADUs must be provided pursuant to Section 9.01.		
<sup>2</sup> Except when a greater Road Corridor Setback or Buffer is required by Section 7.04.02.		
<sup>3</sup> Setback and yard requirements may be modified in accordance with Section 10.03.		
<sup>4</sup> Except agricultural uses, feed and grain mills, feed and farm supply centers, farm markets, and farm machinery uses are not subject to this limit.		

D. **Additional Regulations.** The following additional regulations apply:

1. Off-street parking and loading must be provided in accordance with Section 7.06 and as follows:
  - a. On the side and rear of the lot if feasible;
  - b. If off-street parking is provided in the front, then the parking area is not permitted to be wider than the area needed for one row of parking; and

- c. Regardless of the number of parking spaces provided, where off-street parking is provided in the front, the parking must be screened, landscaped, and buffered pursuant to Section 7.04.06.B.2 so it is not visible from the roadway; and
2. Dwellings, shops, and workplaces must be generally located proximate to each other;
3. Buildings must be located so the predominant façade or elevation fronts on and is aligned with a road;
4. Roads and blocks must have a general rectilinear pattern if the RC Legacy Zoning District is located in a Village Conservation Overlay District (VCOD) and it is the predominate pattern of the VCOD in which the RC Legacy Zoning District is located;
5. The development must be a size and scale that accommodates and promotes pedestrian travel rather than motor vehicle use;
6. Separate vehicular site entrances for individual uses along roadways are prohibited; and
7. Commercial strip development is prohibited.

## 2.04.03.05 Planned Development-Rural Village - PD-RV (Legacy District)

**Purpose.** *The purpose of the Planned Development-Rural Village (PD-RV) Legacy Zoning District is to implement existing PD-RV Zoning Districts.*

- *PD-RV Legacy Zoning Districts are established at a scale intended to continue Loudoun's traditional rural land use pattern and to promote its traditional concept of villages.*
- *Each village will be serviced by its own public water and sewer facility.*
- *Villages are permitted only in accordance with the policies and design criteria in the General Plan. The applicant must demonstrate that its planning, design, and development will achieve, but not necessarily be limited to, all of the following specific objectives:*
  - *The preservation of agricultural land, open space, scenic vistas and natural resources found within Loudoun and to minimize the potential for conflict between agricultural and other land uses;*
  - *The creation of a distinct physical settlement surrounded by a protected rural landscape of generally open land for agricultural, forestal, recreational, and environmental protection purposes;*
  - *Dwellings, shops, and workplaces generally located proximate to each other; the scale of which accommodates and promotes pedestrian travel for trips within the village;*
  - *Modestly sized buildings fronting on, and aligned with, streets in a disciplined manner, uninterrupted by parking areas;*
  - *A generally rectilinear pattern of streets, alleys, and blocks reflecting the street network in existing rural villages which provides for a balanced mix of pedestrians and automobiles;*
  - *Squares, greens, landscaped streets, and parks woven into street and block patterns to provide spaces for social activity, parks, and visual enjoyment;*
  - *Provision of civic buildings for assembly or other civic purposes;*
  - *A recognizable, functionally diverse, visually unified village center, focused on a village green or square; and*
  - *A development size and scale that accommodates and promotes pedestrian travel rather than vehicle trips within the village.*

A. **Applicability.** The PD-RV Legacy Zoning District permits the continued existence of established PD-RV Legacy Zoning Districts. Expansion of the PD-RV Zoning District is not permitted after December 13, 2023.

B. **Use Regulations.** Refer to Table [3.02.04](#) for uses allowed in the PD-RV Legacy Zoning District.

1. In addition to the uses allowed in Table [3.02.04](#), vehicle service stations are limited to 1 per block and 1 per street intersection.
2. In addition to Table [3.02.04](#), the following restrictions apply to Permitted Uses:
  - a. Village Center - Residential Area:
    1. Professional office is permitted only as an accessory use and is limited to 1,200 square feet of floor area per lot; and
    2. General retail sales is permitted only as accessory to residential use and is limited to 600 square feet of floor area per lot.
  - b. In the Rural Village Center - Commercial and Workplace Areas:
    1. General retail uses are limited to 5,000 square feet of floor area per lot. Pharmacy is not a permitted use; and
    2. Professional office uses are limited to 10,000 square feet of floor area per lot.
3. In addition to Table [3.02.04](#), the following uses require Special Exception approval:
  - a. Village Center - Residential Area:
    1. General retail uses up to 3,000 square feet of floor area per lot; and

2. Professional office uses up to 6,000 square feet of floor area per lot.

b. Rural Village Center - Commercial and Workplace Areas:

1. General retail uses between 5,000 and 10,000 square feet of floor area per lot; and

2. Professional office between 10,000 and 20,000 square feet of floor area per lot.

C. **Dimensional Standards.** Refer to Table [2.04.03.05-1](#) for required dimensional standards.  [Calculator Available](#)

**Table 2.04.03.05-1. PD-RV Legacy Zoning District Dimensional Standards**

Standard	Village Conservancy and Satellite Conservancy Subdistrict Requirement	Village Center Residential Area				
		SFD	SFA	Commercial/ Workplace	Green, Park, Square	
<b>Density Requirements</b>						
1	Residential Density (max) <sup>1</sup>	1 dwelling unit per 3 acres	1 dwelling unit per 3 acres	1 dwelling unit per 3 acres	n/a	n/a
<b>Lot Requirements</b>						
2	Lot Size (min) <sup>2</sup>	10 acres	5,000 sf	1,600 sf	1,600 sf	20,000 sf
3	Lot Size (average)	50 acres	n/a	n/a	n/a	n/a
4	Lot Width (min)	300 ft	60 ft	16 ft	16 ft	Main village green: 96 ft Other greens, parks, or squares: 64 ft
5	Lot Width (max)	no max	no max	48 ft	Attached buildings: 48 ft Detached buildings: 120 ft	n/a
6	Depth to Width Ratio (max)	9:1	5:1	Lots up to 32 ft wide: 9:1 Lots 32 ft wide or greater: 5:1	9:1	5:1
<b>Setback Requirements<sup>3</sup></b>						
7	Front Yard (min)	16 ft	Lots up to 10,000 sf: 6 ft Lots 10,000 sf or greater: 25 ft <sup>4</sup>	4 ft <sup>5</sup>	16 ft	n/a
8	Front Yard (max)	n/a	Lots up to 10,000 sf: 30 ft Lots 10,000 sf or greater: 60 ft <sup>4</sup>	16 ft <sup>5</sup>	Child day center: 50 ft All other uses: 16 ft <sup>6</sup>	n/a
9	Side Yard (min)	16 ft	8 ft	no min	no min	n/a
10	Side Yard (max)	no max	no max	no max	0 ft <sup>7</sup>	
11	Rear Yard (min)	16 ft	16 ft <sup>8</sup>	no min		n/a
<b>Building Requirements</b>						
12	Lot Coverage (max)	Single Family Dwelling Unit: 8% All Other Uses: 25%	40%	70%	70%	n/a
13	Building Height (max)	3 stories or 40 ft, whichever is less				n/a

**TABLE KEY:**

ft = feet, sf = square feet, min = minimum, max = maximum, and n/a = not applicable  
SFD = single-family detached, SFA = single-family attached, and MF = multifamily

**TABLE NOTES:**

<sup>1</sup>See also Section [2.04.03.05.I](#).

<sup>2</sup>Exclusive of major [floodplain](#) and steep slopes.

<sup>3</sup>Setback and yard requirements may be modified in accordance with Section [10.03](#).

<sup>4</sup>See Figure [2.04.03.05-6b](#).

<sup>5</sup>See Figure [2.04.03.05-6a](#).

<sup>6</sup>A minimum of 60% of buildings located on a single block must share a common setback. The principal entrance of a [commercial building](#) must be from the front.

<sup>7</sup>Storefront buildings fronting on the same street and located on the same block must be attached except where pedestrian ways are located between buildings.

<sup>8</sup>Detached garages located at the rear of a lot and attached to a similar garage on a contiguous lot may be located within the [side yard](#) and within 6 feet of the rear property line. No minimum [rear yard](#) is required for garages which are accessed from the front of a lot.

D. **Design of the Concept Development Plan (CDP).** The [CDP](#), submitted pursuant to Section [10.10.04](#), must demonstrate conformance with the design requirements noted below and in the General Plan. The CDP must include a plan of the Village Conservancy and Village Center subdistricts, areas, blocks, and streets. It may also include a plan for a Satellite Conservancy subdistrict, if proposed. Typical sections and drawings demonstrating satisfaction of other design requirements are allowed as support documentation. The Rural Village must have at least 2 types of subdistricts; a Village Conservancy and Village Center. A Satellite Conservancy subdistrict is optional. Within the Village Center subdistrict there are 3 designated land use areas (See Figure [2.04.03.05-1](#)):

1. Village Conservancy and/or Satellite Conservancy subdistricts; and
2. Village Center subdistrict:
  - a. Designated residential area;
  - b. Designated commercial area; and
  - c. Designated workplace subarea.

E. **Transportation Requirements.** In addition to meeting the requirements of Section [7.07.01](#), the CDP of a Village Center must demonstrate that the following transportation requirements are satisfied:

1. The Village Center must have at least 2 points of [access](#) onto paved 2 lane roadways designated in Table [2.04.03.05-2](#) below as part of the Significant Rural Transportation Route and Corridor Network. This requirement may be modified pursuant to Section [2.04.03.05.M.2](#) subject to [County](#) approval in cases where 1 access point to a paved [road](#) is found to be sufficient and a secondary means of access is provided for emergency vehicles;
2. Additional points of access to Significant Rural Transportation Routes maintained through [State](#) Primary Funds are discouraged. County approval of all access points to such streets will be judged on the safety merits of the proposed road network design;
3. Other significant transportation routes and corridors, found to be acceptable to the County, may be utilized provided that such roads are paved with a minimum 20 foot section or that the applicant has secured and improved, or has agreements with off-site property owners to secure and improve, the right-of-way necessary to develop a paved 20 foot section, which meets County standards, from the property to the nearest intersecting road listed in Table [2.04.03.05-2](#);
4. Any secondary road improved to a minimum 20 foot paved section through the County Six Year Secondary Road Improvement Program after the adoption of the Zoning Ordinance, meeting all County standards for horizontal and vertical geometry and design speed must be, upon completion of construction, considered to be included on Table [2.04.03.05-2](#);
5. Neighborhood streets serving a Village Center should not have direct access to any Significant Rural Transportation Route or corridor road;

6. Significant Rural Transportation Route and Corridor Network roads are not permitted to not serve as through roads or neighborhood streets within a Village Center unless a new bypass road of similar function is provided; and
7. Lots in the Village Conservancy may be served by private roads pursuant to Section 7.07.01.

Table 2.04.03.05-2. Significant Rural Transportation Route and Corridor Network		
1	Roads maintained through State Primary Funds	Routes 7, 9, 15, 50, 287, 340
2	Roads and corridors maintained through State Secondary Funds	Routes and corridors 673/681, 621, 655, 671, 672, 704, 734719/743/623, 626/736, 733/745, 731/728/722, 690/673623/725, 662/665/668, 662/657/661, 626, 662, 663, 860658, 615, 659, 682, 705, 620, 710, 709

F. **Purpose and Intent of Subdistricts and Areas.** The purpose and intent of the Subdistricts and Areas are as follows (See Figure 2.04.03.05-2):

1. **Village Conservancy and Satellite Conservancy Subdistricts.** To surround the Village Center subdistrict with open land affording rural views, to provide significant buffering of neighboring properties, and to provide a land base for agricultural, forestal, and open space uses;
2. **Village Center Subdistrict - Residential Area.** To provide for a compact settlement of single-family homes in a residential neighborhood environment, complemented by compatible civic, business, and residential uses, parks, squares, and greens (See Figure 2.04.03.05-3);
3. **Village Center Subdistrict - Commercial Area.** To provide a variety of retail shops and services to support the needs of village and neighboring residents, complemented by other compatible civic, business, and residential uses, which would be housed in buildings with commercial uses on the ground floor consistent with a small downtown or central marketplace of a community; and
4. **Village Center Subdistrict - Workplace Area.** To provide employment opportunities for rural village and neighboring residents and to provide sites for compatible small, light industrial uses, which support the rural area without undue adverse impact on the village, surrounding lands, and neighboring residents.

G. **Size and Location of Subdistricts.**

1. **Village Conservancy Subdistrict.** The Village Center must be ringed by a buffer of land, described hereafter as the Village Conservancy, which will create a visual and physical distinction between the settlement, the surrounding countryside, and any neighboring hamlets, villages, and towns. The Village Conservancy subdistrict must be:
  - a. A contiguous and generally compact block of land;
  - b. A minimum of 80% of the Rural Village district, exclusive of any Satellite Conservancy subdistrict land area;
  - c. Subdivided into lots with an average size of 50 acres or more;
  - d. No less than 800 feet in depth at all points along the perimeter of the Village Center, except as modified pursuant to 2.04.03.05.M.2; and
  - e. Placed under permanent open space conservation easement limiting uses to those listed in Section 3.02.04 and prohibiting further subdivision.
2. **Rural Village Satellite Conservancy Subdistrict.** A Rural Village district may include detached parcels constituting a Satellite Conservancy subdistrict. Transfer of development potential from a Satellite Conservancy may increase the total development potential of the balance of the Rural Village District, provided that such development potential is not increased by more than 20%. Such Satellite Conservancy subdistricts must:
  - a. Be located so that at least 1 boundary of the Satellite Conservancy is no further than 1.5 miles from the nearest point of the Conservancy subdistrict unless these provisions are specifically modified pursuant to 2.04.03.05.M.2;
  - b. Be at least 50 acres in size;

- c. If subdivided, be larger than 100 acres in size, and be subdivided into lots with an average size of no less than 50 acres; and
- d. Be placed under permanent open space conservation easement limiting uses to those listed in Section [3.02.04](#) and prohibiting further subdivision.

3. **Village Center Subdistrict.** The Village Center including residential, commercial, and workplace areas, must:

- a. Not exceed a maximum of 20% of the district;
- b. Be contiguous and generally compact in shape;
- c. Contain no more than 300 dwelling units, exclusive of conservancy lots units or accessory dwelling units, at a density of no less than 1.5 dwelling units per acre and no more than 5.0 dwelling units per acre of the village center;
- d. Identify the location of all required civic lots and greens;
- e. At a minimum, the location of the Village Center must conform to the following general criteria:
  - 1. It must be located at least 1 mile from the boundary of an existing town, and at least 1 mile from the boundary of an existing village, as defined in the General Plan, and at least 1 mile from the boundary of another approved Village Center;
  - 2. It must be located at least 3 miles from the boundary of the Waterford National Historic Landmark; and
  - 3. The minimum 1-mile and 3-mile Village Center distances may be modified pursuant to [2.04.03.05.M.2](#). Buffering and landscaping requirements of the Zoning Ordinance may be increased and additional requirements may be conditioned in order to ensure that the identity of the existing town or village and its setting are preserved; and
- f. If located in a Mountainside Overlay District (MOD), the Village must be designed to comply with performance standards and criteria in Section 5.04.

H. **Land Use Mix.** Village Conservancy, Satellite Conservancy, and Village Center subdistricts, residential, commercial, workplace areas, and civic lots must conform with the land allocation requirements in Table [2.04.03.05-3](#). (See Figures [2.04.03.05-4](#) and [2.04.03.05-5](#))

**Table 2.04.03.05-3. Rural Village - Land Allocation Requirements**

	<b>Subdistrict/Area</b>	<b>Percent of Rural Village District Land Area</b>
1	Village Conservancy (VC) <sup>1</sup> (min)	80%
2	Satellite Conservancy (SC)	None required
3	Village Center (max)	20%
4	Civic Lots <sup>2</sup> (min)	0.6%
5	Greens, Parks and Squares (min)	1.0%
6	House Lots	No min or max
7	Commercial and workplace lots	min: 3,000 sf max: 5 acres

**TABLE KEY:** min = minimum, max = maximum, and sf = square feet

**TABLE NOTES:**

<sup>1</sup>Inclusive of any greens, parks, and squares.

<sup>2</sup>For purpose of applying the percentages in the above table, land designated for use as a private or public school for more than 9 children is excluded from these calculations as a civic use.

**I. Development Potential in the Rural Village Legacy Zoning District.**

**1. Designated Residential Areas.**

- a. The maximum residential development potential of the Rural Village district, must be calculated upon a base density of 1 dwelling unit per 3 acres, as adjusted by application of the following bonuses:
  - 1. The base number of proposed dwelling units in the village may be increased by 35% in all rural villages;

2. The base number of proposed dwelling units in the village may be increased by an additional 15% if the proposed village includes a mix of both single-family detached and single-family attached dwelling units;
  3. The base number of proposed dwelling units in the village may be increased by 4 dwelling units for each 100 acres dedicated to serve as Village Conservancy lot(s); and
  4. In any case, the maximum number of dwelling units within the Village district must not exceed 300 dwelling units, exclusive of dwelling units developed on conservancy lots and accessory dwellings;
- b. The total number of dwelling units permitted in a village, as determined above, must not include those dwelling units established on lots that are created in the Village Conservancy and Satellite Conservancy subdistricts; and
  - c. The maximum residential development potential of a Satellite Conservancy subdistrict, which may be transferred to the Village Center, is limited by the provisions of 2.04.03.05.G.2.

**2. Designated Commercial and Workplace Areas.**

- a. The County will permit nonresidential uses in the Village Center subdistrict subject to Section 3.02.04, Table 2.04.03.05-3, and Table 2.04.03.05-1.
- b. Accessory dwellings associated with commercial and workplace uses are permitted, provided that all accessory dwellings on commercial and workplace lots are located above the first floor. Such accessory units are not included in calculating the maximum residential development potential provided for above in 2.04.03.05.I.1.a.

**J. Utility Design and Financing Requirements.** In addition to the requirements of Section 7.08, the applicant must demonstrate to the satisfaction of the Board of Supervisors, the technical and financial ability to provide an appropriately sized water treatment and sewage collection system for both immediate and long-term needs. The location of the water and wastewater treatment facilities, or connections to public water and sewer mains, proposal must be shown in the CDP and must be accompanied with a financing plan designed to obtain sufficient revenue from the system users to pay all construction, operating, service and replacement costs incurred by the Loudoun Water. All proposals must meet State and Local Health Department requirements for water and wastewater treatment facilities.

1. Lots within the Village Center must be served by appropriately sized public water and wastewater collection facilities provided and constructed by the applicant and dedicated to Loudoun Water, the public body which will be ultimately responsible for utility operation, control, and maintenance.
2. Lots in the Village Conservancy and Satellite Conservancy subdistricts, which are not adjacent to the Village Center, may be served by private water supply and sewage disposal systems meeting all State and Local Health Department criteria.

**K. Land Use Arrangement.**

**1. Overall Form.** (See Figures 2.04.03.05-2 through 2.04.03.05-8)

- a. The boundaries of Village Conservancy and Satellite Conservancy subdistrict lots should be designed to follow natural features whenever possible and such lots should seek to provide for an agricultural, forestal, or open space use of the land.
- b. The Village Center must be distinguished from the Village Conservancy by a well-defined "hard edge" of closely spaced buildings in contrast with the open, largely unbuilt farm, forestal, and open space character of the conservancy.
- c. The village should be sited so as to best preserve natural vistas and the existing rural topography.
- d. The Village Center should be designed in a generally rectilinear pattern of blocks and interconnecting streets and alleys, defined by buildings, street furniture, landscaping, pedestrian ways, and sidewalks.
- e. A hierarchy of parks and squares must be distributed strategically for maximum benefit and convenience throughout the Village Center and must include a central civic park, called the main village green.

**2. Spatial Relationship of Village Subdistricts and Areas.**

- a. The Village Conservancy subdistrict must surround the Village Center subdistrict unless explicitly modified pursuant to Section [2.04.03.05.M.2](#) upon a finding that unique topographical or other natural features or pre-existing boundary constraints require an alternative arrangement.
  - b. Village Center commercial and workplace areas must be surrounded by the residential lots or, where applicable, by a combination of residential lots and civic areas.
  - c. Higher density residential lots should generally be located between the designated commercial area and lower density residential lots, providing a transition between the business and residential uses of each.
  - d. The designated workplace area should generally abut the designated commercial area, must be located in no more than 2 geographic places at the periphery of the [Rural Village Center subdistrict](#) and must be buffered to have the least impact on residences within the Rural Village District or on adjacent properties.
  - e. Every Village Center must be provided with a centrally located main village green. The main village green should abut the designated commercial and civic areas.
3. **Block Design.** Blocks in the PD-RV Legacy Zoning District must meet the following standards and are not subject to Section [7.07.02](#):
- a. Blocks of a generally rectangular shape should be the main organizing feature of the Village Center subdistrict. While topography, existing vegetation, hydrology, and design intentions should influence [block shape and size](#), the perimeter of such blocks should range between 1,100 and 1,800 feet in length as measured along [lot frontage lines](#), between intersections of streets;
  - b. The blocks of the Village Center subdistrict may be subdivided into lots, having frontage on a street, whose generally rectangular shape should respond to environmental factors, the proposed use and design intentions. The Zoning Ordinance is best served by Village Center lot design that includes a variety of sizes;
  - c. Village Center subdistrict lots should minimize both front and side yards, garage aprons and entrances and blank walls and should generally have as narrow a width as is practical in order to encourage pedestrian movement (Typical drawings permitted.); and
  - d. Townhouse lots of less than 32 feet in width are not permitted to be developed with garage doors on their principal façade.
4. **Road Network.** Roads in the PD-RV Zoning District must meet the following standards and are not subject to Section [7.07.02](#):
- a. Road and alley layouts in the Village Center subdistrict must be designed in a hierarchical, rectilinear pattern with geometrical variation as required by traffic safety, environmental factors, and design intentions. Village Center roads and alleys should terminate on other roads;
  - b. Roads and alleys should be designed to:
    1. Parallel and preserve existing fence lines, [tree lines](#), hedgerows, and stone walls;
    2. Minimize [alteration](#) of natural site features;
    3. Secure the view to prominent natural and manmade vistas;
    4. Minimize the area devoted to motor vehicle travel; and
    5. Promote pedestrian movement so that it is generally more convenient and safer to walk than to drive; and
  - c. Village roads should be designed as a set of parallel zones:
    1. A zone of moving vehicles;
    2. A buffer area of [street trees](#), planting and parked cars;
    3. A sidewalk or pedestrian path zone; and
    4. A [yard](#) adjacent to residential buildings or an entrance adjacent to other buildings (Typical drawings permitted.).
5. **Pedestrian Access.** Notwithstanding the requirements of Section [7.07.03](#), the pedestrian network in the PD-RV Legacy Zoning District must meet the following standards:

- a. Single-family lots in the Village Center - Residential Area must provide sidewalks as follows:
    - 1. Minimum front sidewalk width: 6 feet, which may include a minimum 4-foot-wide sidewalk and planting strip of 2 feet at the curb; and
    - 2. On both sides of the street;
  - b. Commercial/Workplace lots in the Village Center must provide sidewalks as follows:
    - 1. Minimum front sidewalk width: 8 feet, which may include a minimum 6-foot-wide sidewalk and planting strip of 2 feet wide at the curb (See Figure 7A); and
    - 2. Open colonnades constructed over a sidewalk that adjoins storefront buildings may be permitted subject to an appropriate easement; and
  - c. Pedestrian Access:
    - 1. Temporary paths must be constructed, extending across undeveloped land designated for commercial development and linking other portions of the Village Center, by the developer at the same time as adjoining areas are developed. Such paths must be a minimum of 3 feet in width, constructed of gravel, sand, woodchips, or other similar type materials; and
    - 2. Paths linking land designated for commercial development with residential areas must be constructed concurrent with development of the individual commercial lots.
6. **Parking.** In addition to the requirements of Section [7.06](#), parking in the PD-RV Legacy Zoning District must meet the following standards:
- a. Parking for residential, civic, commercial, workplace, and recreational uses in Village Center should generally be located at the rear of lots and no off-street parking is permitted in front yards. Adjacent off-street parking lots must have off-street vehicular and pedestrian ways. Continuous parallel parking for additional cars and visitors should be provided on the streets (Typical drawings permitted.);
    - 1. Notwithstanding Section [2.04.03.05.K.6.a](#), off-street parking for single-family attached dwelling units of less than 32 feet frontage must be provided at the rear of the lot and must be accessed either from an alley or from a side street. This requirement may be modified pursuant to Section [2.04.03.05.M.2](#) if a block of parking is provided within 200 feet of the townhouse units served; and
    - 2. Notwithstanding Section [2.04.03.05.K.6.a](#), off-street parking for commercial and workplace lots is not permitted in the front of the lot; and
  - b. Access for off-street parking in Village Center subdistrict must generally be achieved by means of alleys, off-street vehicular connections between adjacent parking lots, and side streets;
    - 1. Off-street parking for storefront buildings on commercial and workplace lots provided at the rear of the lot may be accessed either from an alley or from a side street perpendicular to that on which townhouses enfront; and
    - 2. Driveway curb cuts on neighborhood streets serving residential lots may be allowed if spaced to allow parallel parking for at least 2 cars (a minimum of 36 feet) between successive driveways. (Typical drawings permitted.); and
  - c. Off-street parking areas, carports, and garages in a Village Center should be designed to have low visibility and consequently are not permitted to be located at the visual termination of roads and streets and not permitted to be the principal use of corner lots, and meet the following:
    - 1. Front load garages and carports should offset from direct view and should be located a minimum of 6 feet behind the principal building façade; and
    - 2. Any parking lot which abuts a street must be buffered by a landscaped strip no less than 10 feet wide and planted with a continuous row of shrubs no less than 3 1/2 feet high, and/or shielded by a wall no less than 3 1/2 feet and no more than 6 feet high.
7. **Landscaping.** In addition to the requirements of Section [7.04](#), landscaping, buffering, and screening must meet the following requirements:
- a. Between Village Workplace Areas and residential areas, a continuous buffer a minimum of 50 feet in width that meets the plant unit requirements for a Buffer Yard Type B under Section [7.04.03](#) must be

provided;

- b. Between Village Workplace Areas and public streets and open space areas, a continuous buffer a minimum of 30 feet in width that meets the plant unit requirement for a Buffer Yard Type B under Section [7.04.03](#) must be provided;
- c. Workplace lots used for open storage must have either an additional 50-foot-wide planted buffer (for a total width of 100 feet if located on a workplace subdistrict boundary) or a masonry wall no less than 6 feet minimum in height;
- d. The applicant must submit a conceptual Landscape Master Plan as part of the CDP that identifies design intentions, the general location and size of both existing vegetation to be retained and proposed new vegetation, typical landscape sections and drawings, typical planting materials, and the phasing of landscape installation and planting methods; and
- e. Roads and streets in Village Center residential areas should generally be planted on both sides with street trees spaced, according to species, at regular intervals. The width of sidewalks required pursuant to Section [2.04.03.05.K.5](#) should account for such street trees. Streets in the storefront areas of the Village Center must be planted on at least 1 side with street trees spaced, according to species, at regular intervals. (Typical drawings permitted.)

L. **Village Governance.** Every rural village must have an Owners Association established pursuant to Section [7.09](#).

M. **Modification of Regulations.**

- 1. **Precedence.** Where there are explicit differences between provisions of the PD-RV Legacy Zoning District regulations and general zoning, subdivision, or other County regulations, the provisions of the PD-RV Legacy Zoning District will apply.
- 2. **Locational Requirements.** The Board of Supervisors may grant modifications permitted pursuant to Section [10.10.04.C](#).

Figure 2.04.03.05-1. Hierarchy of Village Zones

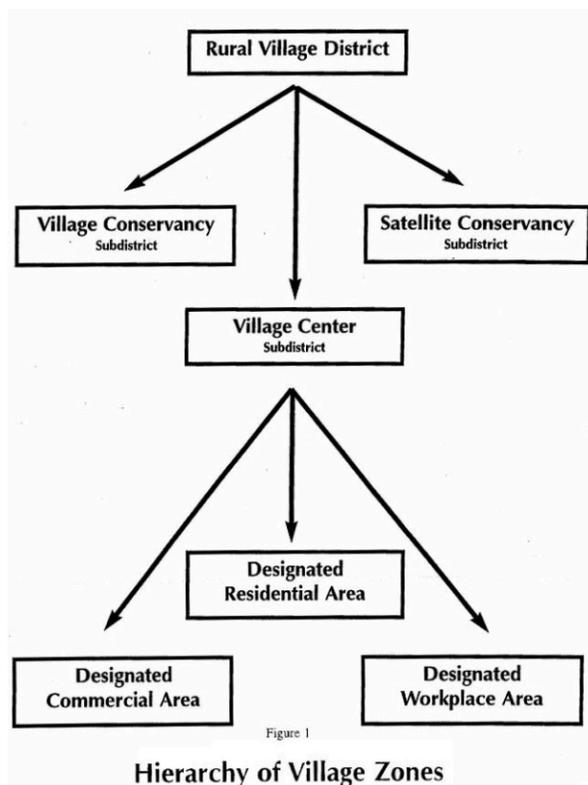


Figure 2.04.03.05-2. Major Village Zones

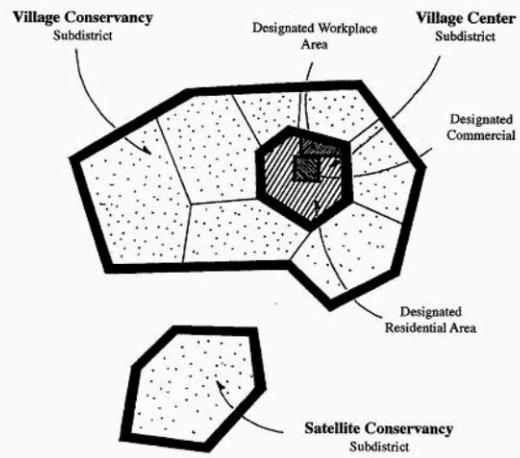


Figure 2

**Major Village Zones**

Figure 2.04.03.05-3. Detail of Village Center



Figure 3

**Detail of Village Center**

Figure 2.04.03.05-4. Village Center Uses (minimum area)

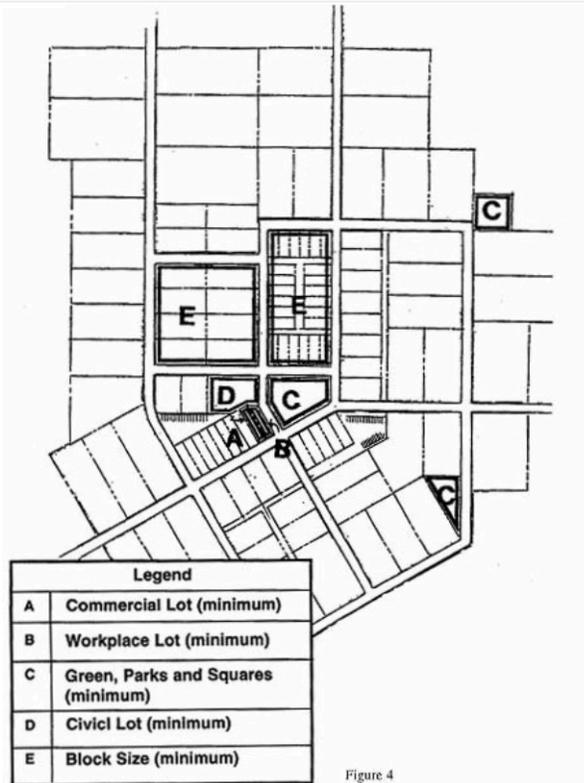


Figure 4

**Village Center Uses (minimum area)**

Figure 2.04.03.05-5. Village Center Uses (maximum area)



Figure 5

**Village Center Uses (maximum area)**

Figure 2.04.03.05-6a. Single-Family Attached Street Cross Section



Figure 6A

**Single Family Attached Street Cross Section**

Minimum and Maximum Front Yards

(1:20 Scale)

Figure 2.04.03.05-6b. Single-Family Detached Street Cross Section

(1:20 Scale)



Figure 6B

**Single Family Detached Street Cross Section**

Minimum and Maximum Front Yards

Figure 2.04.03.05-7a. Commercial Workplace Street Cross Section



Figure 7A

**Commercial Workplace Street Cross Section**

(1:20 Scale)

Figure 2.04.03.05-7b. Commercial Workplace Street Plan View

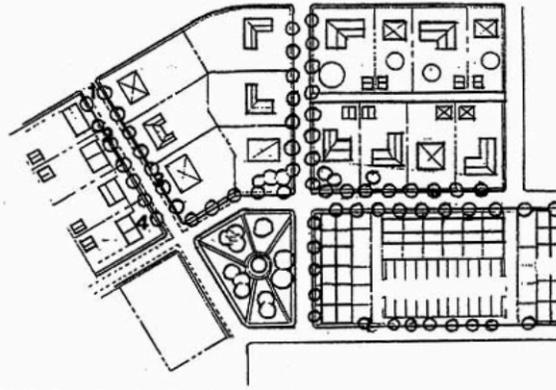
(1:20 Scale)



Figure 7B

**Commercial Workplace Street Plan View**

Figure 2.04.03.05-8. Village Blocks Detail



Road/Street Zones	
A	Zone of Moving Vehicles
B	Buffer Area
C	Pedestrian Movement and Meeting Zone
D	Yard and Entry Zone

Figure 8

## Village Blocks Detail