

5.07 Village Conservation Overlay District

Purpose. *The purpose of the Village Conservation Overlay District is to:*

- *Implement the Rural Historic Village Place Type of the General Plan;*
- *Recognize that each Rural Historic Village has a unique character linked to its historic development pattern, spatial organization, and location within Loudoun County, and sense of place that should be preserved and enhanced;*
- *Support the retention and reinforcement of historic development patterns, character, and visual identity of individual villages;*
- *Protect the small, compact, pedestrian-scale, rural communities characterized by low-density residential development situated on smaller lots interspersed with limited commercial uses and encourage extension of this development pattern when new construction occurs;*
- *Protect and reinforce the commercial core of villages that provides for the daily needs of village residents, surrounding rural residents, and visitors;*
- *Ensure new commercial and residential construction is designed to complement surrounding properties and maintain the existing development pattern within each Village by:*
 - *Respecting each village's historic precedents for lot size, building setbacks, spacing, and orientation to the road; and*
 - *Considering the context of each village's historic buildings by designing new buildings that are compatible in siting, size, scale, massing, materials, design details, and roof forms; and*
- *Maintain areas of open space and natural areas on the perimeter of the villages to retain a hard edge and visual separation of the Rural Historic Villages from the surrounding agricultural landscape; and*
- *Preserve existing trees and vegetation, which define building lots and contribute to the streetscape.*

A. **Applicability.** The Village Conservation Overlay District (VCOD) is established as an overlay district, meaning that it is a district overlaid upon other districts. Land within the VCOD may be used as permitted in the underlying zoning district, subject to the VCOD Development Standards of this overlay district.

B. **District Boundaries.** The VCOD boundaries are as established on the adopted zoning map and affect the following villages:

1. Aldie;
2. Ashburn;
3. Bluemont;
4. Bowmantown (also known as Aldie Mountain);
5. Lincoln;
6. Loudoun Heights;
7. Lucketts;
8. Neersville;
9. Paeonian Springs;
10. Philomont;
11. St. Louis;
12. Taylorstown; and
13. Waterford.

C. **Expansion of VCOD Boundaries.** Expansion of the VCOD is only permitted in areas designated as the Rural Historic Village Place Type in the General Plan.

D. **VCOD Development Standards.** The following development standards apply to all new construction, including additions to an existing building and accessory buildings, and new subdivisions within the VCOD. When the

following development standards conflict with other provisions of the Zoning Ordinance, the following apply unless otherwise noted.

1. **Building Height.** Proposed buildings must have a building height that does not exceed 25% of the average height of principal buildings on the same side of the road within 150 feet of both sides of the lot or lots being developed that have the same number of stories that are provided by the proposed building to meet Section 5.07.D.2.a. The building height is not permitted to exceed the maximum building height permitted in the underlying zoning district.
2. **Building Features.** Proposed buildings should be consistent with the following building design elements of existing buildings within 300 feet of the lot or lots being developed:
 - a. Building stories;
 - b. Roof type;
 - c. Front or side (if visible from the road) porch type and location; and
 - d. Building orientation.
3. **Building Area.** The gross square footage of proposed buildings must be within 50% of the average gross square footage of principal buildings on the same side of the road within 150 feet of both sides of the lot or lots being developed.
4. **Average Front Yard.** Notwithstanding the front yard requirements for the underlying zoning district, the depth of a front yard on a lot on which a principal building or an addition to an existing principal building is proposed must have a front yard depth that is within 25% of the average distance between principal buildings and front lot lines of lots on the same side of the road and within 150 feet of both sides of the lot being developed. For nonconforming front yards with principal buildings that encroach into right-of-way, a 0-foot front yard will be used in the average front yard depth calculation.
5. **Average Side Yard.** The depth of the side yard on a lot on which a principal building or an addition to an existing principal building is proposed must have a side yard depth that is within 50% of the average distance between principal buildings and side lot lines on the same side of the road and within 150 feet of both sides of the lot being developed. Side yards are not permitted to be less than the minimum side yard permitted in the underlying zoning district.
6. **Average Rear Yard.** Notwithstanding the rear yard requirements for the underlying zoning district, the depth of the rear yard on a lot on which a principal building or an addition to an existing principal building is proposed must have a rear yard depth that is within 50% of the average distance between principal buildings and rear lot lines of lots on the same side of the road and within 150 feet of both sides of the lot being developed.
7. **Lot Coverage.** The maximum lot coverage for existing lots less than 1 acre in size may be increased by up to 25% of the maximum lot coverage permitted in the underlying zoning district for the purpose of constructing an addition to an existing principal building or an accessory building.
8. **Maximum Lot Size.** The size of any new lot is not permitted to be greater than the largest existing lot along the same road as and within 100 feet of the new lot.
9. **Variation of Lot Sizes and Dimensions.** In all new subdivisions containing 6 or more lots, a mixture of lot sizes and dimensions must be provided as follows:
 - a. No more than 33% of all lots are permitted to be similar in total lot area. For purposes of this Section 5.07.D.9, “similar” lot areas are defined as within 500 square feet of each other;
 - b. The lot width for new lots must be within 51% of the average of the smallest lot width and the largest lot width of existing residential lots within 300 feet of the subject lot or lots to be subdivided and in the VCOD. **Exception.** If the subject lot or lots to be subdivided is not within 300 feet of an existing residential lot in the VCOD, the lot width requirement does not apply;
 - c. Average side yard requirements pursuant to Section 5.07.D.5. and average rear yard requirements pursuant to Section 5.07.D.6 do not apply;
 - d. Larger and wider lots are encouraged on corners; and
 - e. Smaller lots are encouraged adjacent to parks and open spaces.

10. **Garages.** Garages constructed in the VCOD must meet the following requirements:
 - a. Front-loaded garages are subject to a set back at least 20 feet behind the front plane of all principal buildings. **Exception.** When a lot on the same side of the road and within 150 feet of the subject lot has a garage with a setback less than 20 feet from the front plane of all principal buildings on such lot, the minimum garage setback may be equal to the garage setback on such lot;
 - b. Garages must be detached from the principal building; and
 - c. The maximum width and height of a garage door opening is the width and height needed to accommodate two automobiles.
11. **Connections to Existing Roads.** Within the VCOD, the connections to the existing road network for any new development must be provided pursuant to Section 7.07.02 and as follows:
 - a. If feasible, the new road must be designed in a way that does not terminate before connecting or intersection with another road;
 - b. The road network for new developments of 6 or more lots must connect to existing roads where feasible and continue the predominate road pattern in the village:
 1. When blocks are the predominate road pattern, the length of new blocks must be within 30% of the average existing length of blocks in the village;
 2. Blocks designed to include a mid-block through-alley may be a maximum of 2 times the average existing length of blocks without a mid-block through-alley in the village; and
 - c. The road network for new developments must incorporate and connect to road connections provided by previously approved adjacent developments.
12. **Sidewalks.** Sidewalks may be provided for the lot, or lots being developed in accordance with the Facilities Standards Manual.
13. **Street Trees.** Street trees must be provided in accordance with Section 7.04.02.E.