



TOPICS

- **Discuss value-added farming/agritainment, which includes events and activities that involve ongoing agricultural activities, such as corn mazes and hayrides**
 - Note: “Value-added farming” is changing raw agricultural products into new “valuable” products (e.g., jams, pies, jerky, salsa, sauces, etc.). The terms is not synonymous with “agritainment.”
- **Review requirements for Bed and Breakfast Inn, Bed and Breakfast Homestay, Country Inn and Rural Resort and discuss consistency.**



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PRIOR ZOR PUBLIC INPUT

- “Consistency” should be review both **vertically** (i.e., within a use category such as B&B’s or Agriculture) and **horizontally** (i.e., between uses categories based on similar use intensity impacts to the location and/or nearby parcels)

ZONING IMPACTS	Horizontal USE CATEGORY Review			
Location/parcel size	Lodging Uses	Food & Beverage Sales & Service Uses (Event Facilities)	Public/ Civic/ Institutional Uses	Agricultural/ Agritourism Uses
Qty Attendees				
Qty Event/parties				
Hrs of Operation				
Structure Size/ setbacks				
Road Type				
Noise, Lighting				

- Staff has long used a matrix to highlight the vertical **and** horizontal comparisons of uses, most recently in the table provided for the BOS 3/12/2025 Public Hearing (attached).
- A true comparison of zoning impacts should not only be *within* a category (e.g., B&B), but include comparison *across* Uses with similar Scale and Intensity Zoning Impacts (e.g., High, Medium and Low)
 - An additional matrix is provided to facilitate discussion and expand the comparisons to include the following use categories: Lodging, Food & Beverage, Office/Business & Professional, Public/Civic Institutional, Industrial/Production and Agriculture Uses.
 - *An APPENDIX with the detailed zoning regulations prepared during ZOR has been updated to facilitate 2025 discussion.*¹

¹ The [detailed 2025 Zoning Use Comparison Matrix](#) has been updated for KEY regulations, which may not include updates for ALL regulations.



APPENDIX I

Requested/Required Use Comparison Information

DPZ STAFF Use Comparison Table - Scale and Intensity – March 12, 2025 BOS Public Hearing

Expanded Scale and Use Intensity Zoning Use Comparison Table

Detailed Comparison: ZOR-2025 Revised Rural Zoning Comparison



DPZ STAFF Use Comparison Table - Scale and Intensity – March 12, 2025 BOS Public Hearing

	BED AND BREAKFAST HOMESTAY (4.03.01.E)	BED AND BREAKFAST INN (4.03.01.F)	COUNTRY INN (4.03.01.G)	BANQUET/EVENT FACILITY (4.04.05)
Permissibility in AR-1 Zoning District	By-Right	By-Right	By-Right	Minor Special Exception
Number of Guest Rooms	1-4 Guest Rooms	1-10 Guest Rooms	1-40 Guest Rooms	N/A
Minimum Lot Size	No Minimum Lot Size	Minimum 5 Acres	Minimum 20 Acres	Minimum 20 Acres
Daily Private Parties (Attendees)	Maximum 20 Attendees, including overnight guests	Maximum 50 Attendees, including overnight guests	Maximum 100 Attendees, including overnight guests	Between 200-360 Attendees, (Determined at STPL/SPEX stage)
Yearly Private Parties (Attendees)	10 Yearly Private Parties >20 Attendees, subject to individual Zoning/Building Permit	20 Yearly Private Parties >50 Attendees, subject to individual or annual Zoning/Building Permit	20 Yearly Private Parties >100 Attendees, subject to individual or annual Zoning/Building Permit	Determined at STPL/SPEX stage
Hours of Operation	All Private Parties shall be limited to 7:00 AM to 12:00 midnight	All Private Parties shall be limited to 7:00 AM to 12:00 midnight	All Private Parties shall be limited to 7:00 AM to 12:00 midnight	Limited to 7:00AM to 12:00 midnight
Noise	No outdoor music shall be permitted between 11:00 PM and 10:00 AM on Friday, Saturday, and any evening preceding a holiday recognized by Loudoun County, and between 10:00 PM and 10:00 AM any other day	No outdoor music shall be permitted between 11:00 PM and 10:00 AM on Friday, Saturday, and any evening preceding a holiday recognized by Loudoun County, and between 10:00 PM and 10:00 AM any other day	No outdoor music shall be permitted between 12:00 midnight and 7:00 AM	N/A (Determined at SPEX)
Yard Requirements	Use and Parking: Subject to Zoning District Requirements (Note: AR-1, AR-2 default setbacks 25')	Use: Subject to Zoning District Requirements (Note: AR-1, AR-2 default setbacks 25') Parking: 40 feet from all lot lines	Use and Parking: 100 feet from all lot lines Outdoor Private Parties: 200 feet from all lot lines unless adjacent to commercial property then 100 feet	Use and Parking: 100 feet from all lot lines Private Parties: 200 feet from all lot lines unless adjacent to commercial property then 100 feet

WLRUS Discussion Points

- **Noise regulation of outdoor music** should be consistent for all B&B types that conduct private parties, as well as be consistent with the overall Noise Regulations for Use-Specific Standards, Noise s in Section 7.05.03.F.3: “Outdoor Music. Outdoor music is not permitted after 11:00pm.”
- **Yard setbacks** depend on the quantity (daily and yearly) and intensity (i.e., # of attendees) for Private Parties, not the B&B Use directly (i.e., the number of rooms).
 - A B&B Homestay use **WITHOUT** daily/yearly parties may be appropriate for the default 25’ setback regulations.
 - B&B Inn **WITH** daily/yearly large private parties require setbacks in line with Country Inn, Banquet Event facilities to mitigate events with outdoor music.



Expanded Scale and Use Intensity Zoning Use Comparison Table

HOW TO USE:

Page 1

- Lists Uses by category (vertically) and intensity (horizontally) into High, Medium and Low intensity levels (as discussed during ZOR public input).
- Intensity categorized by the Levels (I-IV), quantity of attendees and events permitted and regulations for traffic, road access, noise and lighting.

Pages 2-4

- Each BOX identifies a question, inconsistency or absent/omitted regulation that was referenced during ZOR public input 2020-2023 and prior Rural Uses ZOAM-2015-0006.
- The boxes correspond to the **EMPTY RED BOXES** on the Detail Zoning Use Comparison matrix.
- **Identified inconsistencies can be used for WLRUS Discussion.**



Expanded Scale and Use Intensity Zoning Use Comparison Table

Matrix identifies key inconsistencies between uses at High, Medium and Low intensity levels.
Detailed zoning regulations for comparison review can be found here: [Zoning Use Comparison Matrix](#)

General Intensity Categorization	Lodging Uses	Food & Beverage Sales/Service	Office/Busi & Professional	Public/Civic Institutional	Industrial/ Production	Agriculture Uses
	Ch. 4.03	Ch. 4.04	Ch. 4.04	Ch. 4.05	Ch. 4.06	Ch. 4.08
HIGH IMPACT: Requires Levels I - IV, SPEX > 200 attendees Daily or special event use Large structures Traffic/parking/road impacts Noise/lighting impacts	Rural Resorts Camp, Day, Boarding Campgrounds	Banquet/Event Facilities Restaurant, Rural (with large private parties)		Conf & Training Center Cultural Tourism, Level III: Eco-tourism & Agritourism Rural Retreat		Level 3 Equestrian Event Facility, Stable Livery Level 3 Agritainment, Farm Co-op, restaurant, Ag Educ or Res. Limited Brewery (large tasting events) Farm Winery (large tasting/events)
MEDIUM IMPACT 20-200 attendees/traffic impacts Less/limited daily or special events Traffic/parking/road impacts Noise/lighting impacts	Counrty Inn Guest Farm or Ranch	Restaurant, Rural (w/out large private parties)		Ag Educ or Research Cultural Tourism, Level I-II: Eco-tourism & Agritourism Fairground (not annual use)		Level II Equestrian Event Facility, Stable, Livery, Level I-II Agritainment, Farm Co-op, restaurant Ag Educ or Res. Limited Brewery (sm/med tasting, no events) Farm Winery (sm/med tasting, no events)
LOW IMPACT Low attendees/employees Limited or no parties/special events Less Traffic/parking/road impacts Less Noise/lighting impacts	B&B Inn B&B Homestay Rec Vehicle Park STR Res & STR Comm. Whole House	Farmer's Market Food preparation	Small Busi Ag & Rural	Ag Cultural Center	Sawmill Slaughterhouse *excluding farm-based noise	Agriculture Bona Fide, Animal Husbandry, Horticulture Ag Processing Level I Stable, Livery Wayside Stand Commercial Winery ?

	Lodging Uses	Food & Beverage Sales/Service	Office/Busi & Professional	Public/Civic Institutional	Industrial/ Production	Agriculture Uses
	Ch. 4.03	Ch. 4.04	Ch. 4.04	Ch. 4.05	Ch. 4.06	Ch. 4.08
General Intensity Categorization						
HIGH IMPACT: Requires Levels I - IV, SPEX > 200 attendees Daily or special event use Large structures Traffic/parking/road impacts Noise/lighting impacts	Rural Resorts Camp, Day, Boarding Campgrounds	Banquet/Event Facilities Restaurant, Rural (with large private parties)		Conf & Training Center Cultural Tourism, Level III: Eco-tourism & Agritourism Rural Retreat		Level 3 Equestrian Event Facility, Stable Livery Level 3 Agritainment, Farm Co-op, restaurant, Ag Educ or Res. Limited Brewery (large tasting events) Farm Winery (large tasting/events)
General						FOR STAFF REVIEW: Mismatch in Uses included for Ag Support between Ch. 3 TABLES: Ch. 4 USS for 4.08.03 & 4.08.04 (see below)
Hours of Operation	What (any) hrs or operation applicable for Camp, Day Boarding and Campgrounds?	Restaurant Rural conflicting Hrs. 4.04.18.B.2: Hours state 6am to 9pm 4.04.18.C: Hours state 6am - 12 midnight (incl deliveries)		Conf. Training Ctr has no Hrs of operation as for uses of similar size/intensity. This Use has been applied to Drone facilities.		For VABC Uses, Staff/CAO confirmed (4/10/2023) County <i>can</i> regulate hosted events (temp event permit or as banquet event facility). Would define hours of operation (as well as other regs not applied).
Daily/Yearly Parties/Attendees						
Yards						INCONSISTENT Setbacks for Ag Uses of similar intensity: 60' vs. default 25' vs 0'. 4.08.03 Have conflicting structure sizes/ setbacks in tables 4.08.03-3 and 4.08.03-5
Landscaping/ Buffering/ Screening	Any requirements for campgrounds?			Cultural Tourism, Level III, Agritourism has no landscaping, buffering, screening guidelines based on intensity level		For Review: Ag Support Direct has regs, but Ag Support Standalone does not. <i>E. Landscaping/ Buffering/ Screening. 1. Buffer. Refer to Section 7.04.03.A.7.2. Storage Areas. Refer to Section 7.04.03.</i>
Parking						
Road/Access						
Exterior Lighting	7.05.02 (lighting) apply			Cultural Tourism Agritourism - no reference to 7.05.02 requirements.		VABC Uses: No reference to 7.05.02 (LB) and no USS exist (LD, FW), so no lighting regs apply to VABC Uses with higher intensity. Staff/CAO confirmed (4/10/2023) County can regulate hosted events (temp event permit or as banquet event facility). Could define lighting regs.
Noise	7.05.03 (noise/outdoor music) apply					7.05.03 (noise/outdoor music) applies to Limited Breweries because a USS exists (4.08.05) Noise regulations CANNOT APPLY to Limited Distilleries or Farm Wineries until USS is applied for uses.

Ch 3, Table 3.02.03-1
Agriculture: Lists for USS
4.08.03Agritainment, Farm
Co-ops, feedlot

Ch 3, Table 3.02.03-1
Agriculture: Lists for USS
4.08.04
Farm Distribution Hub

Ch 3, Table 3.02.03-1
Agriculture: Lists for USS
4.08.04
Farm Distribution Hub

4.08.04 Uses list EXCEPTIONS:
Agricultural educ or research
Restaurant, Rural, Farm Distribution Hub

TLUC Work Session Prep for CPAM/ZOAM 2024-0002, Western Loudoun Rural Uses Standards (WLRUS)

General Intensity Categorization	Lodging Uses	Food & Beverage Sales/Service	Office/Busi & Professional	Public/Civic Institutional	Industrial/ Production	Agriculture Uses
	Ch. 4.03	Ch. 4.04	Ch. 4.04	Ch. 4.05	Ch. 4.06	Ch. 4.08
MEDIUM IMPACT 20-200 attendees/traffic impacts Less/limited daily or special events Traffic/parking/road impacts Noise/lighting impacts	Country Inn Guest Farm or Ranch	Restaurant, Rural (w/out large private parties)		Ag Educ or Research Cultural Tourism, Level I-II: Eco-tourism & Agritourism Fairground (not annual use)		Level II Equestrian Event Facility, Stable, Livery, Level I-II Agritainment, Farm Co-op, restaurant Ag Educ or Res. Limited Brewery (sm/med tasting, no events) Farm Winery (sm/med tasting, no events)
General						For VABC Uses, Staff/CAO confirmed (4/10/2023) County <u>can</u> regulate hosted events (temp event permit or as banquet event facility). Would define hours of operation in line with MEDIUM INTENSITY events.
Hours of Operation				Ag Education or Research - no Hours of Operation to be consistent with similar use/intensity		
Daily/Yearly Parties/Attendees						
Yards						
Landscaping/ Buffering/ Screening				Ag Educ/Research had regs in RZO93. Should 7.04.03-A.7 and 7.04.05 apply for consistency of use intensity? Same for Fairgrounds		
Parking						
Road/Access						
Exterior Lighting						
Noise						

General Intensity Categorization	Lodging Uses	Food & Beverage Sales/Service	Office/Busi & Professional	Public/Civic Institutional	Industrial/ Production	Agriculture Uses
	Ch. 4.03	Ch. 4.04	Ch. 4.04	Ch. 4.05	Ch. 4.06	Ch. 4.08
LOW IMPACT Low attendees/employees Limited or no parties/special events Less Traffic/parking/road impacts Less Noise/lighting impacts	B&B Inn B&B Homestay Rec Vehicle Park STR Res & STR Comm. Whole House	Farmer's Market Food preparation	Small Busi Ag & Rural	Ag Cultural Center	Sawmill Slaughterhouse *excluding farm-based noise	Agriculture Bona Fide, Animal Husbandry, Horticulture Ag Processing Level I Stable, Livery Wayside Stand Commercial Winery ?
General						
Hours of Operation			No Hrs of operation. Restriction on delivery times near residential similar to other uses?			Should Hrs of Operation be applied to Wayside Stand?
Daily/Yearly Parties/Attendees						No reference to Daily/yearly parties or events at Commercial Winery, so unlimited?
Yards						
Landscaping/ Buffering/ Screening					Should 7.04.03.A.7 and 7.04.05 apply for regs near residential for consistency of use intensity?	Should 7.04.03.A.7 and 7.04.05 apply for regs near residential for Ag Processing for consistency of use intensity?
Parking						Should parking regs be applied to Wayside Stand? Comm Winery with tasting room? Ag Processing (unless small operation)?
Road/Access						
Exterior Lighting					No reference to 7.05.02 requirements for consistency and Use near residential.	No reference to 7.05.02 requirements for Wayside Stand for consistency and Use near residential.
Noise						

[illegible][illegible]

To facilitate the horizontal review of Use Standards the pages can be taped together as shown.

[illegible]

2025 USE Category: 2025 Use Standard INTENSITY Level	Lodging 4.03.01 HIGH	Lodging 4.03.02 HIGH	Lodging 4.03.03 HIGH	Food&Bev Sales/Service 4.04.05 HIGH	Food&Bev Sales/Service 4.04.18 HIGH/MEDIUM
	Rural Resorts / Section 5-601	Camp, Day and Boarding / Section 5-645	Campgrounds / Section 5-646	Banquet/Event Facilities / Section 5-642	Restaurant; Rural / Section 5-643
No of Guest Rooms	20 to 120 rooms	N/A	N/A	N/A	N/A
Intensity/Size of Use (Min. Lot size)	Resort/Guest Rooms: 1: 40 ac: Upto 20 2: 60 ac: 21-40 3: 80 ac: 41-60 4: 100 ac: 61-80 5: 120 ac: 81-100 6: 150 ac: >101-120 >120 = SPEX	Qty Campers: Level I: <30 on 15 ac Level II: >30-100, 40ac Level III: >100-250, 100 ac Level IV: >250 = SPEX	Qty Campsites: Level I: <50 on 40 ac Level II: >50-100, 80ac Level III: >100-150, 160 ac Level IV: >150 = SPEX Not permanent residence	Min 20 ac/200 attendees Min 50 ac/260 attendees Min 75 ac/310 attendees Min 100ac/360 attendees	51% food/ingredients from parcel in ag production. Min 5 acres Max 2500 sqft structure Prior: Min 20 acres & 0.01 FAR
Hours of Operation	Hours 7am - 12 midnight (incl deliveries)			Hours 7am - 12 midnight (incl deliveries)	B.2. Hours: 6am to 9pm C. Hours 6am - 12 midnight (incl deliveries)
Daily/Yearly Parties/Attendees	Rural Resort as Event Facility Max attendees: 1: 20ac: 200 attendees 2: 50ac: 260 attendees 3: 75ac: 310 attendees 4: 100ac: 360 attendees	Campers: Level I: <30 Level II: >30-100 Level III: >100-250 Level IV: >250 = SPEX	Campsites: Level I: <50 Level II: >50-100 Level III: >100-150 Level IV: >150 = SPEX	Daily & Yearly: Determined at STPL, SPEX or SPMI stage ("Private party" not deemed a "special event")	("Private party" not deemed a "special event")
Yards	Resort Structures Range 40 ac = 125' up to 150 ac = 375'''	Structures Level I : 150' Level II : 200' Level III : 250' Level IV : 300'	Structures Level I: 8Ksqft, 150' Level II: 16Ksqft, 200' Level III: 32Ksqft, 250' Level IV Struct.: 300'	100' for use & parking. Private parties: 200' unless adjacent to comm. prop., then 100'	NEW: 25 sqft structure, 50' setback. Structures: Level I <1.5Ksqft: 100' Level II >1.5K-4Ksqft: 150' Level III >4Ksqft: 175'
Landscaping/ Buffering/ Screening	New: 7.04.03.A.7 Section 5-1404.A.6 for use. Section 5-1407 for parking.	New: 7.07.01.F Section 5-1404.A.6 for use. Section 5-1407 for parking.		Section 5-653(A) for use. Section 5-653(B) for parking. Section 5-653(C) for storage	7.04.03.A.7 for use. 7.04.05 for storage
Parking	Section 5-1102.	Section 5-1102.	Section 5-1102.	Section 5-1102	7.04.06
Road/Access	7.07.01F 2-access points & access location. Permission for easement.	New: 7.07.01.F Section 5-654	New: 7.07.01.F Section 5-654	New 7.07.01.F Section 5-654; 2-access points & access location. Permission for easement.	New: 7.07.01.F Section 5-654; 1-access point & access location
Exterior Lighting	New: 7.05.02.C.2 Section 5-652(A)	New: 7.05.02.C.2 Section 5-652(A)	New: 7.05.02.C.2 Section 5-652(A)	New: 7.05.02.C.2 Section 5-652(A)(1)-(3) & 12' max height for parking lot lighting	New: 7.05.02.C.2 Section 5-652(A)
Noise	Outdoor music not allowed after 11pm.	New: 7.05.03.F (applies w/o Ch.4 USS)	New: 7.05.03.F (applies w/o Ch.4 USS)	New: 7.05.03.F (applies w/o Ch.4 USS)	New: 7.05.03.F (applies w/o Ch.4 USS)
Water/ Wastewater	Public water/sewer or Communal Water/waste. HD/ODW?			Health Department Approval? ODW if >60 events?	Health Department Approval?
Application Rqmts				Proposed??: Special Exception OR Minor Sp. Exception &/OR Site Plan	Site Plan
Vehicle/ Equipment					
Permits				Zoning/Bldg.	

2025 USE Category: 2025 Use Standard INTENSITY Level	Public/Civic/Institutional 4.05.06 HIGH	Public/Civic/Institutional 4.05.10 HIGH	Public/Civic/ Institutional Former Stds	Public/Civic/Institutional 4.05.17 HIGH	Ag Support - Direct 4.08.03 REVIEW
	Conference & Training Center / Section 5-640	Cultural Tourism / Eco- & Agritourism Section 5-647	Farm Based Tourism / Section 5-628	Rural Retreats/ Section 5-601	Agritainment Farm Co-ops, Eq Event, Rest. Rural, Stable Livery
No of Guest Rooms		N/A	N/A	20 to 120 rooms	(Mismatch Ch 3 & 4)
Intensity/Size of Use (Min. Lot size)	Level I: <50 on 50 ac Level II: >50-100, 100ac Level III: >100-150, 150 ac Level IV: >150 = SPEX	Minimum 5 acres. Structure not exceed 5K sq.ft. Storage not exceed 1K sq.ft.	Minimum 5 acres. Level III: max 7.5K sq.ft. w/ 80+ ac. Storage Max 25% of structure.	Min Lot 50 acres, 75% ag, open, forestry. 1 principal dwelling Retreat/Guest Rooms: 50 rooms per 50 acres lot area 20Ksqft conf/dining per 50 acres lot area	Directly associated w ongoing Ag, Hort, Animal Husbandry ON-SITE Min 5 acres, except for: EQ Event: 25acres Restaurant Rural: 20 ac Stable, Livery: 15 ac
Hours of Operation		Hours 8am-9pm (incl deliveries)	Hours 8am-6pm (incl deliveries)	Hours 7am to 12 midnight	6am to 9pm, except Stable Livery 4am to 9pm
Daily/Yearly Parties/Attendees	Level I: <50 on 50 ac Level II: >50-100, 100ac Level III: >100-150, 150 ac Level IV: >150 = SPEX Special events by SPEX	Level I: >5 - 40 ac: <150 vehicles/day Level II: >40 - 80 ac: <300 vehicles/day Level III: >80ac: <400 vehicles/day	# People: Max 300/day up to 5 ac; > 300/day = >40 ac > 600/day = >80 ac	Special events approval per 3.04	L1: 5-25ac: <100 vehicles @ 1 time L2: 25-50 ac, <200 vehicles @ 1 time L3: >50 - 100 ac, <300 vehicles, 2 add per ac excess of 100
Yards	Level I: 50 ac, 150ft Level II: 100ac, 200ft Level III: 150ac, 250ft	L 1: 5-40ac: Up to 5Ksqft, 100' L 2: >40 - 80ac: 5K- 7.5K sqft, 150' L 3: >80 ac: 7.5K - 10.5K sqft, 200'	Level I: 100' for 5K sq.ft. Level II: 150' for 7.5K sq.ft. Level III: 200', 10.5K sq.ft.	Min 200' from adjacent properties	L1: 5-25ac, 12Ksqft, 60' L2: 25-50ac, 24Ksqft, 120' L3: 50-100 ac, 36sqft, 175' CONFLICTING CHARTS
Landscaping/ Buffering/ Screening	Section 5-1404.A.6 for use. Section 5-1407 for parking. Section 1406 for storage		Section 5-1404.A.6 for use. Section 5- 1407 for parking. Section 1406 for storage	Section 5-653(A). Parking Section 5-653 (B)	7.04.03.A.6
Parking	Section 5-1102. Dust-free surfacing material	Section 5-1102. Dust-free surfacing material	Section 5-1102. Dust-free surfacing material	Section 5-1102	4.08.03-2
Road/Access	New: 7.07.01.F Section 5-654; 1-access point & access location	Section 5-654. No more than 1 access point to public road.	Section 5-654	New: 7.07.01.F Section 5-654	7.07.01.F
Exterior Lighting	New: 7.05.02.C.2 Section 5-652(A)		Section 5-652(A)	New: 7.05.02.C.2 Section 5-652(A)	7.05.02.C.2
Noise	Max not exceed 55 dB(A) at prop line. No outdoor music allowed after 11PM	New: 7.05.03.F (applies w/o Ch.4 USS)		New: 7.05.03.F (applies w/o Ch.4 USS)	New: 7.05.03.F (applies w/o Ch.4 USS)
Water/ Wastewater		Health Department Approval?	Health Department Approval?	Public water/sewer or Communal Water/waste. HD/ODW?	
Application Rqmts		??	Site Plan	??	
Vehicle/ Equipment					
Permits					

2025 USE Category: 2025 Use Standard INTENSITY Level	Ag Support - Stand Alone 4.08.04 REVIEW	Agriculture 4.08.05 HIGH/MEDIUM	Agriculture HIGH/MEDIUM	Agriculture HIGH/MEDIUM
	Farm Distrib Hub, Ag Educ or Research, Equine Event	Limited Brewery / Section 5-667	Limited Distillery	Virginia Farm Winery
No of Guest Rooms	(Mismatch Ch 3 & 4)	N/A		
Intensity/Size of Use (Min. Lot size)	NO direct association with agriculture, horticulture or animal husbandry, ON-SITE. Min 5 acres, except for: EQ Event: 25acres Ag Educ/Res: 25 ac Farm Distrib Hub: 25 ac	Must be located on a farm on land zoned agricultural. Minimum 10 acres. No bldg restriction		
Hours of Operation	6am to 10pm			
Daily/Yearly Parties/Attendees	L1: 5-25ac: <100 vehicles @ 1 time L2: 25-50 ac, <200 vehicles @ 1 time L3: >50 - 100 ac, <300 vehicles, 2 add per ac excess of 100			
Yards	L1: 5-25ac, 12Ksqft, 60' L2: 25-50ac, 24Ksqft, 120' L3: 50-100 ac, 36sqft, 175'	50' from outdoor tasting rooms or similar outdoor activities.		
Landscaping/ Buffering/ Screening				
Parking	4.08.04-1			
Road/Access	7.07.01.F			
Exterior Lighting	7.05.02.C.2			
Noise	New: 7.05.03.F (applies w/o Ch.4 USS)	New: 7.05.03.F (applies w/o Ch.4 USS)		
Water/ Wastewater		Health Department Approval		Health Department Approval?
Application Rqmts		Sketch Plan "Distances from structures to adj lot lines must be accurately depicted"		?
Vehicle/ Equipment				
Permits		Zoning/HD/VDACS/ODW		Zoning/HD/ VDACS/ODW

2025 USE Category: 2025 Use Standard INTENSITY Level	Lodging 4.03.01 MEDIUM	Lodging MEDIUM	Food&Bev Sales/Service 4.04.18 HIGH/MEDIUM	Public/Civic/Instit 4.05.03 MEDIUM	Public/Civic/Instit 4.05.09 MEDIUM
	Country Inn / Section 5-601	Guest Farm or Ranch Section 3.03.02.____	Restaurant; Rural / Section 5-643	Ag Educ. or Research Section 5-644	Fairground
No of Guest Rooms	1-40 Guest Rooms	Max 20 guest rooms	N/A	N/A	
Intensity/Size of Use (Min. Lot size)	Min. 20 Acres		51% food/ingredients from parcel in ag production. Min 5 acres Max 2500 sqft structure Prior: Min 20 acres & 0.01 FAR	Minimum 25 acres	Minimum 25 acres
Hours of Operation	Hours 7am - 12 midnight (parties)		B.2. Hours: 6am to 9pm C. Hours 6am - 12 midnight (incl deliveries)		
Daily/Yearly Parties/Attendees	Daily: Max 100 Attend. Yearly: 20 Parties >100 attend. subject to Zoning/Bldg permit. >20: Special Event Permit		("Private party" not deemed a "special event")	# People: Max 200/day, No >100 vehicles at one time. Add'l 5 people/acre above 25 ac	
Yards	100' for use & parking. Outdoor parties: 200' unless adj. to commercial prop., then 100'		NEW: 25-- sqft structure, 50' setback. Structures: Level I <1.5Ksqft: 100' Level II >1.5K-4Ksqft: 150' Level III >4Ksqft: 175'	Structures Level I <7Ksqft: 100' Level II >7K-12Ksqft: 150' Level III >12Ksqft: 200'	<20K sqft - 150' 20K-40K sqft - 200' >40K sqft - 225'
Landscaping/ Buffering/ Screening	New: 7.04.03.A.7 Section 5-653(A). May waive/modify per Sec 5-1409. Section 5-653(B) for parking		7.04.03.A.7 for use. 7.04.05 for storage		
Parking	Section 5-1102		7.04.06	4.05.03.B.2	Dust-free surface material
Road/Access	7.07.01F 2-access points & access location. Permission for easement.		New: 7.07.01.F Section 5-654; 1-access point & access location	New: 7.07.01.F Section 5-654; 1-access point & access location	New: 7.07.01.F Section 5-654; 2-access point & access location
Exterior Lighting	New: 7.05.02.C.2 Section 5-652(A)(1)-(3) & 12' max height for parking lot lighting		New: 7.05.02.C.2 Section 5-652(A)	New: 7.05.02.C.2 Section 5-652(A)	New: 7.05.02.C.2 Section 5-652(A)
Noise	No outdoor music 12 am (midnight) to 7am.		New: 7.05.03.F (applies w/o Ch.4 USS)	New: 7.05.03.F (applies w/o Ch.4 USS)	No loading w/in 250' SFD res 11pm to 6am, Max 55 dB(A), no outdoor music after 11pm
Water/ Wastewater			Health Department Approval?		
Application Rqmts	Proposed??: Special Exception OR Minor Sp. Exception &/OR Site Plan		Site Plan		
Vehicle/ Equipment					
Permits	Zoning/Bldg & Parties >100				

2025 USE Category: 2025 Use Standard INTENSITY Level	Agriculture 4.08.06 MEDIUM	Agriculture 4.08.05 HIGH/MEDIUM	Agriculture HIGH/MEDIUM	Agriculture HIGH/MEDIUM
	Stable, Livery Section 5-627	Limited Brewery / Section 5-667	Limited Distillery	Virginia Farm Winery
No of Guest Rooms	N/A	N/A		
Intensity/Size of Use (Min. Lot size)	Minimum 5 acres. Level I: 12K sq.ft. structures & 5K sq/ft storage areas.	Must be located on a farm on land zoned agricultural. Minimum 10 acres. No bldg restriction		
Hours of Operation	6am to 9pm, except Stable Livery 4am to 9pm			
Daily/Yearly Parties/Attendees	L1: 5-25ac: <100 vehicles @ 1 time L2: 25-50 ac, <200 vehicles @ 1 time L3: >50 - 100 ac, <300 vehicles, 2 add per ac excess of 100			
Yards	L1: 5-25ac, 12Ksqft, 60' L2: 25-50ac, 24Ksqft, 120' L3: 50-100 ac, 36sqft, 175' CONFLICTING CHARTS	50' from outdoor tasting rooms or similar outdoor activities.		
Landscaping/ Buffering/ Screening	7.04.03.A.6			
Parking	4.08.03-2			
Road/Access	7.07.01.F			
Exterior Lighting	7.05.02.C.2			
Noise	New: 7.05.03.F (applies w/o Ch.4 USS)	New: 7.05.03.F (applies w/o Ch.4 USS)		
Water/ Wastewater	Health Department Approval?	Health Department Approval		Health Department Approval?
Application Rqmts	Site Plan	Sketch Plan "Distances from structures to adj lot lines must be accurately depicted"		?
Vehicle/ Equipment	Paved road access for heavy equipment			
Permits		Zoning/HD/VDACS/ODW		Zoning/HD/ VDACS/ODW

2025 USE Category: 2025 Use Standard INTENSITY Level	Lodging 4.03.01 LOW	Lodging 4.03.01 LOW	Lodging 4.03.01 LOW	Lodging 4.03.05 LOW	Food&Bev Sales/Service 4.04.06 LOW
	B&B Homestay / Section 5-601	B&B Inn / Section 5-601	Recreation Vehicle Park	Short Term Rental Comm. Whole House	Food Preparation
No of Guest Rooms	1-4 Guest Rooms	1-10 Guest Rooms		5 guest rooms/parcel	
Intensity/Size of Use (Min. Lot size)	No Min. Lot size	Min 5 acres. 0.04 FAR (Floor Area Ratio).		Not exceed 10 guests or capacity of sewage disposal	No more than 2500 sqft of gross floor area per establishment
Hours of Operation	Hours 7am - 12 midnight (parties)	Hours 7am - 12 midnight (parties)		Assume no regs due to no events permitted.	
Daily/Yearly Parties/Attendees	Daily: Max 20 attend. Yearly: 10 Parties > 20 attend. subject to Zoning/Bldg permit <u>>10: Special Event Permit</u>	Daily: Max 50 attend. Yearly: 20 Parties >50 attend. subject to Zoning/Bldg permit <u>>20: Special Event Permit</u>		Food Service not permitted Private parties or Temp special Events not permitted	
Yards	Subject to Zoning District Requirements	Subject to Zoning District Requirements. 40' for parking			
Landscaping/ Buffering/ Screening	New: 7.04.03.A.7 Section 5-653(A). May waive/modify per Sec 5-1409.	New: 7.04.03.A.7 Section 5-653(A). May waive/modify per Sec 5-1409. Section 5-653(B) for parking			
Parking	Section 5-1102	Section 5-1102		New 7.06	
Road/Access	If not on public road, easement permission required.	7.07.01F 2-access points & access location. Permission for easement.		Class I or II access or ZA approval	
Exterior Lighting	New: 7.05.02.C.2 Section 5-652(A)(2)-(3) & 12' max height for parking lot lighting	New: 7.05.02.C.2 Section 5-652(A)(1)-(3) & 12' max height for parking lot lighting		7.05.02.B.1., and 7.05.02.B.7.	
Noise	No outdoor music 11pm-10am Fri. Sat & preceding Holiday. 10p-10a other days	No outdoor music 11pm-10am Fri. Sat & preceding Holiday. 10p-10a other days			
Water/ Wastewater					
Application Rqmts	Proposed?: Sketch Plan <5K sq.ft Site Plan >=5K sq.ft.	Proposed?: Sketch Plan <5K sq.ft Site Plan >=5K sq.ft. &/OR Minor Sp. Exception			
Vehicle/ Equipment					
Permits	Zoning/Bldg & Parties >20	Zoning/Bldg & Parties >50			

2025 USE Category: 2025 Use Standard INTENSITY Level	Food&Bev Sales/Service	Office, Busi & Prof.	Public/Civic/Institutional	Public/Civic/Insti	Industrial/Production
	4.04.14	4.04.19	4.05.02	Former Stds	4.06.09
	LOW	LOW	LOW		LOW/MEDIUM
	Farmer's Market (& Off-site production)	Small Busi Ag & Rural (incl Food Prep)/ Section 5-614	Agricultural Cultural Center / Section 5-634	Rural Corp Retreat/ Section 5-619	Sawmill
No of Guest Rooms		N/A			N/A
Intensity/Size of Use (Min. Lot size)	At least 25% of the products must be derived from agricultural, horticultural, aquacultural, or animal husbandry products produced on site or owned or leased by the operator	<5 ac: 2K sqft 5 - 10 ac: 2.5K sqft 10+ acres: 5K sqft structure or storage plus 1K sq.ft. for each addl 10 ac, not to exceed 15K sq.ft.	Minimum 10 acres FAR 0.04	Minimum 50 acres. 100 users/50 acres. SPEX: >450 users on >200 ac	Min lot size 12 acres
Hours of Operation					6am to 6pm
Daily/Yearly Parties/Attendees		Employees: Max 3: 3- <10ac Max 4: 10- 50ac Max 10: 50+ ac	Assume no regs due to no events permitted.	Approval per Section 5-500, unless facility meets rqmts of Section 5-654 (Road Access Stds) ("Private party" not deemed a "special event")	
Yards		100' for up to 2Ksq.ft. 300' for 2K+sq.ft. <u>500' adjacent to residential.</u> No parking in reqd yard/ setback.	Structures Level I <9Ksqft: 125' Level II >9K-18Ksqft: 175' Level III >18Ksqft: 225'	Min 200' from adjacent properties	L 1: 12 ac, 3.5Ksqf, 225' L 2: 20 ac, 3.5K-5.5Ksqft, 275' L 3: 25ac, >5.5Ksqft, 325'
Landscaping/ Buffering/ Screening	7.04.03.A.7	7.04.03.A.7 for use. 7.04.05 for storage	Section 5-1404.A.6 for use. Section 5-1407 for parking. Section 1406 for storage		
Parking	7.04.06	7.04.06	Section 5-1102. Dust-free surfacing material		
Road/Access		N/A	New: 7.07.01.F Section 5-654; 1-access point & access location		No driveway in buffer
Exterior Lighting		New: 7.05.02.C.2 Section 5-652(A)	New: 7.05.02.C.2 Section 5-652(A)		
Noise		New: 7.05.03.F (applies w/o Ch.4 USS)	New: 7.05.03.F (applies w/o Ch.4 USS)		Max 55dB(A) at property line
Water/ Wastewater		Health Department Approval?			
Application Rqmts		Sketch Plan		Sketch Plan ("accurate drawing of all aspects . . . including the size and dimensions")	
Vehicle/ Equipment		Paved road access for heavy equipment			
Permits					

2025 USE Category: 2025 Use Standard INTENSITY Level	Industrial/Production 4.06.09 LOW/MEDIUM	Agriculture 4.08.01 LOW	Agriculture 4.08.02 LOW	Agriculture 4.08.07 LOW	Agriculture 4.08.08 LOW
	Slaughterhouse	Agriculture, Bona Fide	Agri. Animal Husbandry, Horticulture / Section 5-626	Wayside Stand	Commercial Winery / Section 5-625
No of Guest Rooms	N/A	N/A			N/A
Intensity/Size of Use (Min. Lot size)		Non-Silviculture: Conservation Farm Management Plan, approved by LCS&WCD or USNRCS Silviculture: Forest Management Plan, timber notice, approved roads	No minimum lot size Except: Animal Husbandry on <5ac requires Conservation Farm Plan: structures, grazing, wells, septic	Max 10K sq.ft. structures or FAR .02 (whichever is greater) Accessory products limited to 25% of gross slaes area	Minimum 10 acres. Accessory tasting and food sales (incl kitchen) 49% of gross floor area
Hours of Operation					Hours of operation 10am - 10pm
Daily/Yearly Parties/Attendees					Unlimited?
Yards			60' for structures & storage areas (barns, shed, stables)		125' for use.
Landscaping/ Buffering/ Screening					New: 7.04.03.A.6 Section 5-653(a) for use. Section 5-653(B) for parking
Parking					
Road/Access				Safe ingress/egress entrances/exits to and from public and private roads	New: 7.07.01.F Section 5-654
Exterior Lighting					New: 7.05.02.C.2 Section 5-652(A)
Noise	New: 7.05.03.F (applies w/o Ch.4 USS)				New: 7.05.03.F (applies w/o Ch.4 USS)
Water/ Wastewater					Health Department Approval
Application Rqmts					Site Plan
Vehicle/ Equipment					Paved road access for heavy equipment
Permits					

2025 USE Catetory: 2025 Use Standard INTENSITY Level	Agriculture 4.08.10 Prior Standards	Agriculture 4.08.12 LOW	
	Equestrian Event Facility Section 5-630	Agricultural Processing	
No of Guest Rooms			
Intensity/Size of Use (Min. Lot size)	Research: 25 ac min, Farm Distrib: 25 ac Eq Evnt Fac: 25ac min, Stable, Liv.: 25 ac min	51% products derived from on-site (Loudoun county??)	<u>GENERAL Intensity Categorization</u> <u>HIGH:</u> Require Levels I to IV, SPEX > 200 attendees/traffic impacts Daily, special event or no limit event use Traffic/parking/road impacts Noise/lighting impacts <u>MEDIUM:</u> 20-200 attendees/traffic impacts Limited parties or special events Less Traffic/parking/road impacts Less Noise/lighting impacts <u>LOW</u> Low attendees/employees Limited parties/events Less Traffic/parking/road impacts Less Noise/lighting impacts
Hours of Operation	Hours 6am-10pm (incl deliveries)		
Daily/Yearly Parties/Attendees	Level I: <200 on 5-25 ac Level II: >200-400, 25-50ac Level III: >400-600, 50-100 ac		
Yards	Level I: 5-25 ac, 60ft Level II: 25-50ac, 120ft Level III: 50-100 ac, 175ft	L1: <5ac, 2Ksqft L2: 10-50 ac, 2.5K sqft L3: >10ac, 5Ksqft + 1K each add'l 10 acres, not exceeding 15K sqft max	
Landscaping/ Buffering/ Screening	Section 5-653(A) for use. Section 5-653(B) for parking. Section 5-653(C) for storage		
Parking	Section 5-1102. Dust-free surfacing material		
Road/Access	New: 7.07.01.F Section 5-654	New: 7.07.01.F Section 5-654	
Exterior Lighting	New: 7.05.02.C.2 Section 5-652(A)	New: 7.05.02.C.2 Section 5-652(A)	
Noise	New: 7.05.03.F (applies w/o Ch.4 USS)	New: 7.05.03.F (applies w/o Ch.4 USS)	
Water/ Wastewater	Health Department Approval?		
Application Rqmts	??		LEGEND NEW Zoning Ordinance Rewrite Section: 4.03 Lodging Uses 4.04 Food & Beverage Sales/Service 4.04 Office/Business & Professional 4.05 Public/Civic/Institutional 4.06 Industrial/Production 4.08 Agriculture Uses RED boxes - Missing/Absent Regulation BLUE Boxes - Inconsistent Intensity Regulation
Vehicle/ Equipment			
Permits			



RURAL USES-STANDARDS ISSUES

MOTION –

Apply Consistent 60' Setbacks For Agricultural Uses (until future ZOAM review)

- **Minimum setbacks of 60 feet** in line with other Rural Economy Agriculture Use-Specific Standards that require **60' Setbacks**:
 - 4.08.02 - Agriculture, Horticulture, and Animal Husbandry. 4.08.03
 - Agriculture Support Uses Level I, 5 to 25 acres. 4.08.04 -
 - Agriculture Support Uses (Standalone) Level I, 5 to 25 acres.

WITHOUT consistent minimum setback –

- Results in a **default to 25' to 35'** Zoning District (AR-1/AR-2) setbacks applied to residential uses.



10,800 sqft "ag" building
constructed 25' & 45' from
residential property lines

- VaABC licensed uses have 50' proposed setback (Limited Breweries) or
- NO defined use-specific setbacks (Virginia Farm Wineries, Limited Distilleries.)

