

**BOARD OF SUPERVISORS  
TRANSPORTATION AND LAND USE COMMITTEE  
INFORMATION ITEM**

**SUBJECT:** **CPAM-2024-0002 & ZOAM-2024-0002, Western Loudoun Rural Uses and Standards – Value Added Farming, Lodging Uses, Conservation Easement Density**

**ELECTION DISTRICT(S):** Catoctin and Little River

**STAFF CONTACT(S):** Brian Wilson, Planning and Zoning  
Daniel Galindo, Planning and Zoning

**PURPOSE:** To seek the Transportation and Land Use Committee's (TLUC) guidance and to hear stakeholder input to inform future changes to the *Loudoun County Zoning Ordinance* (Zoning Ordinance) and the *Loudoun County 2019 General Plan* (2019 GP), specifically regarding value-added agriculture (e.g., agritainment), consistency of requirements between lodging uses, sawmill permitting processes, key definitions, setback waivers for agricultural structures, and the use of land in a conservation easement for calculating density, as part of Comprehensive Plan Amendment (CPAM)-2024-0002 and Zoning Ordinance Amendment (ZOAM)-2024-0002, Western Loudoun Rural Uses and Standards.

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**BACKGROUND:** At the Board of Supervisors (Board) Business Meeting on [September 17, 2024](#), the Board approved (7-0-2: Kershner and Saines absent) the project plan for CPAM-2024-0002 and ZOAM-2024-0002, Western Loudoun Rural Uses and Standards, to consider amendments to rural uses including liverys, stables, and outdoor recreation; agricultural processing; tenant housing; farm wineries, limited breweries, and limited distilleries; food service; definitions; Mountainside Overlay District; signage, and other western Loudoun land use topics. Further, the Board approved a tentative schedule for a series of seven special TLUC stakeholder meetings associated with this project (Attachment 1) to give TLUC the opportunity to discuss agricultural- and rural-based issues that are prevalent in western Loudoun.

The first special TLUC meeting on [November 21, 2024](#), focused on liverys, stables, and outdoor recreation, initiating discussions on equine and recreation standards. The second meeting, held [January 29, 2025](#), addressed agricultural processing, tenant housing, and farm-related lodging. At this meeting, TLUC members, nine invited stakeholders (three each from Business/Tourism, Agricultural/Conservation, and Residential sectors), two Planning Commission (Commission) members, and staff reviewed key issues. Stakeholders highlighted challenges with the Zoning Ordinance, including the 51 percent on-site product rule for agricultural processing, lack of affordable farm worker housing, and inflexible lodging standards. By consensus, TLUC and stakeholders requested staff to:

**1. Agricultural Processing:**

- Allow 51 percent of the products used for processing and/or preparations to be derived from agricultural operations within 50 miles of Loudoun County when agricultural processing is an accessory use;
- Ensure that prepared food is accommodated within draft language;
- In instances where similar situations exist, ensure consistency with the regulations agreed to in the first Western Loudoun Rural Uses and Standards meeting on Equestrian Standards for the following issues:
  - Hours of operation; and
  - Square footage of permitted storage; and
  - Screening of equipment/farm-related machinery;
- Work to bring forward scaled slaughterhouse options that do not require a Special Exception (SPEX) at the seventh meeting of the Western Loudoun Rural Uses and Standards process;
- Work to bring forward specific examples of accessory uses and primary uses at the seventh meeting of the Western Loudoun Rural Uses and Standards process;
- Change language in the Zoning Ordinance from “owner/occupant” to “owner/lessee” when discussing permitted operators;

**2. Farm Labor Housing Use-Specific Standards:**

- Bring detailed and specific proposals for farm labor housing to the seventh meeting of the Western Loudoun Rural Uses and Standards process;
- Change language in the Zoning Ordinance from “migrant worker” to “farm worker” when discussing seasonal farm labor;

**3. Minimum Size of Seasonal Labor Dormitory:**

- Change the seasonal labor dormitory square footage requirement from 200 square feet (SF) to 100 SF per laborer;

**4. Reinstate the Guest Farm or Ranch Use:**

- Reinstate the use as a separate use with separate defined standards based on current Bed and Breakfast standards to ensure the use only allows for short-term lodging;
- Provide defined standards that ensure the following:
  - No events;
  - No outdoor recreation that is not associated with the agricultural operation on-site; and
  - Consistency with the short-term rental requirements;

## 5. Establishment of Lodging Uses Prior to Operating Private Parties and Special Events:

- Draft language to ensure proof of operation as approved prior to conducting events; and
- Consider requiring a minimum number of guest rooms.

The meeting on April 24, 2025, is the third of seven special TLUC stakeholder meetings. TLUC members, nine subject matter experts (three representatives each from the Residential, Business/Tourism, and Agricultural/Conservation stakeholder categories), two Commission members, and staff will discuss the issues related to value-added agriculture, lodging consistency, sawmill permitting, definitions, setback waivers, and the use of conservation easement land for density and explore potential solutions to the identified issues. Staff seeks direction from TLUC on the development of future text amendments to the Zoning Ordinance. Staff will draft the text of the draft amendment and follow the County's customary review and public hearing process for ZOAMs and CPAMs.<sup>1</sup> Staff has developed a [webpage](#) to receive comments from the public throughout the process to ensure that engagement remains thorough and inclusive for all interested parties over the course of the project.

### **2019 General Plan**

The 2019 GP is the guiding document for land use policy in the County. The County aims to foster land use patterns that safeguard natural, cultural, and agricultural resources; and enhance rural living opportunities in western Loudoun. The policies governing agricultural processing in Loudoun County focus on preserving rural character while promoting agricultural and rural economy uses within the Rural Policy Area (RPA).

The County limits residential development to ensure land availability for various agricultural-based activities such as crop and livestock production, forestry, horticulture, as well as ancillary businesses like farm machinery sales and veterinary services. Furthermore, the policies outlined within the 2019 GP underscore the County's dedication to preserving the agricultural heritage of Loudoun County. This commitment is viewed as essential for supporting broader economic development and fiscal policies. To protect the agricultural landscape, the 2019 GP outlines strategies to limit residential development in the RPA, thereby safeguarding resources for agriculture and open spaces. Relevant policies and strategies for this discussion are outlined below:

- **RPA Policy 2:** Limit residential development to protect the land resource for agricultural operations, rural economy uses, and open space uses; minimize traffic impacts; and reduce the demand for additional public facilities and services.<sup>2</sup>
- **RPA Policy 2, Strategy 2.1:** Where residential development does occur in the RPA, it should be designed to preserve the rural character, work with the landform to preserve and

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<sup>1</sup>This would include feedback from the Zoning Ordinance Committee, Commission work sessions and public hearings and Board work sessions and public hearings

<sup>2</sup>2019 GP, Rural Policy Area, Rural Residential Policy 2, Page 2-98

**POLICY/STRATEGY OMITTED:**

**RPA Policy 3, Strategy 3.1.** Ensure compatibility of rural economy uses through the evaluation of the scale, use, intensity, and design (site and building) of development proposals in comparison with the dominant rural character and adjacent uses.

**SEE NEXT PAGE FOR FULL TEXT & ACTIONS**

02, Western Loudoun Rural Uses and Standards –  
g, Lodging Uses, Conservation Easement Density  
Transportation and Land Use Committee Meeting  
April 24, 2025  
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protect natural features, and conserve land for agriculture, equine uses, rural economy uses, passive recreation, and open space.<sup>3</sup>

- **RPA Policy 3, Strategy 3.2:** Promote the retention and development of rural business uses that sustain the rural economy and support the County’s agricultural, equine, and tourism industries.<sup>4</sup>
- **RPA Policy 3, Strategy 3.6:** Support and increase farming activities and maintain a resilient food network for local consumption.<sup>5</sup>
- **RPA Policy 3, Strategy 3.6, Action B:** Facilitate effective processing, distribution, and marketing of locally grown products.<sup>6</sup>

Overall, the 2019 GP takes a proactive stance on agricultural business and the growth of farming activities. This support also takes into account the broader goals of the 2019 GP that promote responsible development. By combining support for agricultural business with limitations on residential density, the 2019 GP ensures that the intensity of both cluster residential development and agritainment uses harmonize with the County’s rural character.

**Zoning Ordinance**

The Zoning Ordinance currently maintains a comprehensive framework for the regulation and management of agricultural processing and farm lodging activities. The most relevant sections of the Zoning Ordinance are found in Attachment 2; however, a summary of the more pertinent sections is provided below:

1. **Chapter 1, Introduction, Section 1.03.03** pertains to **Nonconforming Structures** and provides standards for the replacement, repairs (including structural repairs), restoration, and maintenance made to nonconforming structures.
2. **Chapter 2, Zoning Districts, Table 2.04.01-1** pertains to the **Agricultural Rural – 1** (AR-1) Zoning District Dimensional Standards and, more specifically for the purposes of this discussion, provides density calculations and a maximum lot yield of one lot per five acres for the Cluster Subdivision Option in the AR-1 Zoning District.
3. **Chapter 2, Zoning Districts, Table 2.04.02** pertains to the **Agricultural Rural – 2** (AR-2) Zoning District Dimensional Standards and more specifically for the purposes of this discussion, provides density calculations and a maximum lot yield of one lot per 15 acres for the Cluster Subdivision Option in the AR-2 Zoning District.

<sup>3</sup>2019 GP, Rural Policy Area, Rural Residential Policy 2, Strategy 2.1, Page 2-98

<sup>4</sup>2019 GP, Rural Policy Area, Rural Economy Policy 3, Strategy 3.2, Page 2-99

<sup>5</sup>2019 GP, Rural Policy Area, Rural Economy Policy 3, Strategy 3.6, Page 2-101

<sup>6</sup>2019 GP, Rural Policy Area, Rural Economy Policy 3, Strategy 3.6, Action B. Page 2-101



## Rural Economy

RPA Policy 3: Agricultural and rural business uses that are compatible with the predominant land use pattern will be developed in a manner that is consistent with the County's growth management, economic, and environmental goals.

### Strategy

- 3.1. Ensure compatibility of rural economy uses through the evaluation of the scale, use, intensity, and design (site and building) of development proposals in comparison with the dominant rural character and adjacent uses.

### Actions

- A. Evaluate and revise zoning regulations and development standards for rural economy uses. Such regulations and standards will address traffic capacity, safe and adequate road access, number of employees, site design standards (e.g., land disturbance, buffering, use intensity, siting, and architectural features), and public health, safety, and welfare.
- B. Consider the establishment and/or expansion of existing commercial, industrial, and institutional uses by Special Exception if the use and/or expansion: 1) is compatible in scale, use, and intensity with the surrounding rural environment, 2) uses building forms, massing, and architectural styles that reflect the surrounding rural character 3) preserves ridgetops, natural resources, farmland, and open space, and 4) meets applicable zoning regulations and development standards.
- C. Non-agriculturally related commercial uses may be permitted by Special Exception if the use is compatible in scale and intensity with the agricultural and rural character of the area; poses no threat to public health, safety, and welfare; and helps to preserve farmland, open space, and/or continued agricultural operations.

### Strategy

- 3.2. Promote the retention and development of rural business uses that sustain the rural economy and support the County's agricultural, equine, and tourism industries.

### Actions

- A. Adopt zoning regulations and design standards that include new types of rural business and agricultural uses, permit flexibility for the sale of farm products, and promote rural tourism, hospitality uses, and similar kinds of rural business uses that are compatible with the character of the RPA.
- B. Evaluate and revise zoning regulations and design standards to permit a variety of accessory residential unit types, such as accessory apartments for seasonal farm laborers and year-round tenant housing, that support the rural economy. and design funding and technical assistance programs to support their development.
- C. Create zoning regulations and design standards for existing and new types of rural recreational uses to evaluate their appropriateness and ensure their compatibility with the character of the RPA.
- D. Develop County parks with trail networks, cross-country courses, and equestrian

4. **Chapter 4, Use Specific Standards, Section 4.03.01** pertains to **Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resort uses**. These uses also have regulations for private parties, which are permitted as an accessory use to the uses outlined in this section. These uses have limitations on the number of guest rooms permitted, as well as noise standards, which are restricted by specific operating hours. Structure size and setback standards are also specified to ensure adequate separation from lot lines for each use.
5. **Chapter 12, Definitions.** The definitions of various uses such as Cluster Subdivision Option (AR Districts Only); Originating Tract; Agriculture; Bona Fide Agriculture; Cultural Tourism; and Agritainment are important for the purpose of this discussion.

In preparation for the TLUC meeting, staff drew from feedback gathered during the Zoning Ordinance Rewrite (ZOR) process. As a point of reference, please see the [Kimley Horn Zoning Ordinance Rewrite Comment Analysis dated July 7, 2023](#). This analysis provides an organized summary of the numerous comments and extensive amount of public feedback gathered during the ZOR process. It was a critical part of staff's analysis of issues as the ZOR came to a conclusion and has assisted staff when reviewing areas of the Zoning Ordinance where future focus would be needed. Staff also drew from feedback gathered during the Prime Agricultural Soils and Cluster Subdivisions ZOAM (ZOAM-2020-0002) process, specifically to review concerns and issues raised in relation to the Conservation Easement Density issue, which is discussed in greater detail below. In addition to input previously gathered, staff met with participating subject matter experts to listen and gather additional information, as well as discuss concerns with current regulations. Staff attended a March 19, 2025, Bus Tour of Western Loudoun, visiting various Bed and Breakfast and agritainment sites to gain input from the Business/Tourism subject matter expert group. Staff also held a meeting with the Agricultural/Conservation subject matter experts on March 28, 2025, where relevant issues were discussed.

The complete list of residential representative subject matter experts had not yet been identified at the time this staff report was developed. As a result, staff was unable to coordinate a meeting with the residential representative subject matter experts to consider initial input and issues prior to this meeting.

**ISSUES:** Based on previous input during the ZOR process and initial meetings with stakeholder representatives, staff identified several key issues for TLUC discussion. Staff is seeking TLUC direction on these issues to ensure that the development of future Zoning Ordinance language is complete and responsive to all concerns raised.

1. **Value-Added Agriculture (Agritourism and Agritainment):** Staff is seeking TLUC direction on whether to:
  - a. Create a stand-alone Agritourism use and definition – Currently, Agritourism is not listed as a use in the use tables provided in Chapter 3: Uses of the Zoning Ordinance; however, it is included as part of the Cultural Tourism use and definition in Chapters 3: Uses and

12: Definitions of the Zoning Ordinance. Agritainment is a use listed in the use tables and is defined in Chapter 12 of the Zoning Ordinance.

- b. Develop use-specific standards that are unique to Agritourism and Agritainment – Currently, Agritourism is subject to the use-specific standards for Agriculture Support Uses (Direct Association with On-Site Agricultural Activity) in Section 4.08.03 of the Zoning Ordinance. Agritainment, is subject to the use-specific standards for Cultural Tourism in Section 4.05.10.

The Zoning Ordinance currently provides definitions for “Agritourism or Farm-Based Tourism” as part of the Cultural Tourism definition and for Agritainment. These terms are defined as:

- **Cultural Tourism:** *Land areas used for visitation for cultural, natural, or agricultural education. This includes the following as defined below:*

*A. Agritourism or farm-based tourism: A commercial enterprise that links agricultural production and/or processing with tourism in order to attract visitors to a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating the visitors and generating income for the farm, ranch, or business owner.*

*B. Eco-tourism: Establishments that focus on tourism, visitation, and observation of or education about natural history, indigenous ecosystems, native plant or animal species, natural scenery, or other features of the natural environment. Eco-tourism may include cultural activities related to those activities or work projects that tend to conserve or safeguard the integrity of a natural feature, habitat, or ecosystem. Facilities for eco-tourism may include recreational outfitters. Eco-tourism tends to result in a minimal or positive impact on the features observed or visited or tends to produce economic benefits from conservation.*

- **Agritainment:** *Events and activities that allow for recreation, entertainment, and tourism that are in conjunction with on-going agricultural activities on-site (examples include corn mazes and hayrides).*

2. **Consistency Between Lodging Uses:** Staff seeks TLUC direction on whether lodging uses (Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resort) should adhere to consistent use-specific standards that apply uniformly across each lodging use type. Under the Zoning Ordinance, there are existing differences between noise standards, permitted number of guest rooms, minimum required yards, maximum number of attendees for parties allowed on a daily basis, and times per calendar year that parties may exceed maximum daily attendees.

**Noise Standards:** Lodging uses have varying hours that permit outdoor music, which are also inconsistent with the permitted hours of operation for private parties, accessory to the lodging uses, as shown in Table 1.

INFO NOT PROVIDED BY STAFF: Ch. 7 COUNTY-WIDE NOISE REGULATIONS

*Chapter 7, Development Standards, 7.05.03.F that apply to ALL uses unless Ch. 4 says otherwise.*

*Ch. 4 Noise for Lodging Uses have various (inconsistent) times.*

**DISCUSSION:** Should Lodging Noise regulations be consistent with Ch. 7.05.03.F and other Lodging Uses (e.g., hotel/motel, camp boarding, campgrounds, STR)? (SEE NEXT PG for regulation.)

Staff Discussion points do not include or address consistency with Code of Virginia Section 3.2-6400 Agritourism Liability Definition

See Prep Packet 2

Consistency does not mean "equal." Lodging Uses establish a "portfolio" of small to large operations. Use Specific Stds should maintain "portfolio" of regs in scale (not all the same).

Table 7.05.03-1. Maximum Sound Levels

Receiving Development	Mixed Use Residential	Residential and Rural Economy Uses	Commercial, Civic, and Institutional Uses	Industrial Uses
Maximum dB(A)	60	55	65	70

E. **Exemptions to Maximum Sound Levels.** The maximum A-weighted sound levels in Table 7.05.03-1 do not apply to the following:

1. All aircraft sounds;
2. Sounds produced by activities listed in the Codified Ordinances of Loudoun County § 654.02(e), except for:
  - a. Sounds produced by outdoor public address systems at public schools are subject to Section 7.05.03.F; and
  - b. Sounds produced by commercial indoor firearm ranges are subject to the maximum A-weighted sound levels in Table 7.05.03-1;
3. Sounds created by the operation of power equipment, such as power lawn mowers, chain saws, and similar equipment, and construction, demolition, and/or maintenance activities;
4. Sounds created by generators and accessory equipment operating during an emergency or at the request of a utility and the testing of said generators and associated equipment;
5. Sounds created by air conditioner condensers for single-family attached dwellings and single-family detached dwellings; and
6. Sounds created by utilities and public uses including, but not limited to:
  - a. Utility substations and transmission lines;
  - b. Sanitary landfills; and
  - c. Public sewer and water.

### Ch.7.05.03.F

F. **Use-Specific Standards, Noise.** The following noise standards apply to all use-specific standards of Chapter 4 unless the use-specific standards provide otherwise.

1. **Location in Relation to Residential Use.** No loading/unloading activities or other noise-producing activities are permitted within 250 feet of an existing principal dwelling.
2. **Maximum Noise.** The maximum allowable impulsive sound emitted from the specific use, as measured at the lot line of any adjacent lot that permits a single-family dwelling as a principal use, is 55 dB(A).
3. **Outdoor Music.** Outdoor music is not permitted after 11:00 p.m.

G. **Noise Study.** For Covered Activities, or as otherwise required pursuant to Chapter 4, subject to a Noise Study requirement, the following Pre-Construction and Post-Construction studies must be prepared by a Commonwealth Licensed Professional Engineer (PE) verifying the applicable maximum sound level pursuant to Table 7.05.03-1 as measured at the nearest point of each property line:

1. **Pre-Construction Study.** A noise study of existing conditions at the time of Site Plan review submitted to the County concurrently with the initial submission of the Site Plan;
2. **Post-Construction Study.** A noise study of existing conditions at the time of operations, submitted to the Zoning Administrator at least 1 month but no more than 12 months after the issuance of the first Certificate of Occupancy; and
3. **Noise Mitigation.** If either the Pre or Post Construction Study does not meet the applicable maximum sound level pursuant to Table 7.05.03-1, noise mitigation measures are required to verify

<b>Table 1: Chapter 4, Use-Specific Standards, Section 4.03.01 for Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resort – Noise and Hours of Operation Standards</b>		
<b>Use</b>	<b>Hours of Operation</b>	<b>Noise</b>
<b>Private Parties</b>	All Private Parties shall be limited to 7:00 AM to 12:00 midnight	No Use-Specific Standard
<b>Bed and Breakfast Homestay</b>	No Use-Specific Standard	No outdoor music is 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 on any other day
<b>Bed and Breakfast Inn</b>	No Use-Specific Standard	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
<b>Country Inn</b>	No Use-Specific Standard	No outdoor music is permitted between 12:00 midnight and 7:00 AM
<b>Rural Resort</b>	No Use-Specific Standard	Outdoor music is not allowed after 11:00 PM

*Number of Guest Rooms:* Bed and Breakfast Homestays, Bed and Breakfast Inns, and Country Inns each have a set number of guest rooms permitted, as shown in Table 2, whereas Rural Resorts permit a varying number of guest rooms based on the acreage of the lot where the use is proposed, as shown in Table 3.

<b>Table 2: Chapter 4, Use-Specific Standards, Section 4.03.01 for Bed and Breakfast Homestay, Bed and Breakfast Inn and Country Inn – Guest Room Standards</b>		
<b>Omitted Info</b>	<b>Use</b>	<b>Number of Guest Rooms Permitted</b>
No min lot size	Bed and Breakfast Homestay	1-4 Guest Rooms
Min 5 acre lot	Bed and Breakfast Inn	1-10 Guest Rooms
Min 20 acre lot	Country Inn	1-40 Guest Rooms

Business operation size matters for property "portfolio" regulations to match scale/intensity/impacts (i.e., of quantity of guests and quantity/size of private parties).

<b>Table 3: Chapter 4, Use-Specific Standards, Table 4.03.01-2., Intensity/Character for Rural Resorts</b>		
<b>Minimum Lot Size</b>	<b>Number of Guest Rooms</b>	<b>Minimum Required Yard (From All Lot Lines)</b>
40 acres	Up to 20 rooms	125 feet
60 acres	21-40 rooms	200 feet
80 acres	41-60 rooms	250 feet
100 acres	61-80 rooms	300 feet
120 acres	81-100 rooms	350 feet
150 acres	101-120 rooms	375 feet

**Yards:** Bed and Breakfast Homestays, Bed and Breakfast Inns, and Country Inns have varying use, parking, and outdoor private party setbacks, as shown in Table 4. Bed and Breakfast Homestays have no use-specific yard requirements, and Bed and Breakfast Inns only have parking setback requirements. Rural Resorts have varying yard requirements based on the acreage of the lot where the use is proposed, as shown in Table 3.

<b>Table 4: Chapter 4, Use-Specific Standards, Section 4.03.01 for Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resort – Yard Requirements</b>			
<b>Use</b>	<b>Yard Requirements</b>		
	<b>Principal Structure</b>	<b>Parking</b>	<b>Outdoor Private Party Areas</b>
<b>Bed and Breakfast Homestay</b>	Subject to Zoning District Requirements <b>25' AR-1, AR-2</b>	Parking: Subject to Zoning District Requirements	No Use-Specific Yard Requirement
<b>Bed and Breakfast Inn</b>	Subject to Zoning District Requirements <b>25' AR-1, AR-2</b>	Parking must be setback 40 feet from all lot lines	No Use-Specific Yard Requirement
<b>Country Inn</b>	The Country Inn use must be set back <b>100</b> feet from all lot lines	Parking must be set back <b>100</b> feet from all lot lines	<b>Outdoor private party areas</b> must be set back <b>200 feet</b> from all lot lines or 100 feet from a lot line of a property having a commercial use

**DISCUSS:**  
Is 25' sufficient for private parties and special events >50 people?

**Maximum number of daily attendees and times per calendar year that parties may exceed maximum daily attendees:** Table 5 shows the disparity between the maximum number of daily attendees and number of times per calendar year that parties may exceed the maximum daily attendees allowed for each lodging use.



Table 5: Chapter 4: Use-Specific Standards, Table 4.03.01-1 for Private Parties		
Use	Maximum attendees (including overnight guests) for parties allowed on <b>daily basis</b>	Times per calendar year that parties may exceed maximum daily guests
Bed and Breakfast Homestay	20	10
Bed and Breakfast Inn	50	20
Country Inn	100	20
<b>Rural Resort as Event Facility (Section 4.03.01.G.7)</b>	Section 4.04.05	Section 4.04.05

Qty of PARTIES that can be med. to large weddings.  
**What is the max # attendees for each?**  
(To determine setbacks)

Qty of DAILY Attendees

Correct Ref: 4.03.01.H.6

- Sawmill as a Minor Special Exception Use:** Staff seeks TLUC direction on whether the use permissions for the Sawmill use should be changed to a Minor Special Exception (SPMI) in districts where the use is currently permissible through a SPEX.

The Sawmill use is subject to the use-specific standards found in Chapter 4, Use Specific Standards, Section 4.06.09 and currently has the following use permissions as shown in Table 6:

Table 6: Sawmill Use Permissions Under the Loudoun County Zoning Ordinance	
Use Permissions	Allowed Districts
Permitted	Mineral Resources – Heavy Industry (MR-HI)
SPEX	Agricultural – 10 (A-10), Agricultural Residential – 3 (A-3), AR-1, AR-2, General Industry (GI), Joint Land Management Area – 20 (JLMA-20)

- Consider changing the Sawmill use to an SPMI use in districts where the use is currently permissible through SPEX approval in order to encourage the establishment of the Sawmill use throughout the County and make the application process to establish the use more feasible for potential applicants. For reference, Table 7 breaks down the key differences between SPEX and SPMI applications.

**CONSIDER:** Should decision criteria also review/confirm sufficient Use Specific Standards for impacts to adjacent properties, in addition to making application process easier/less costly for applicants?

**4.06.09 Sawmill Use Specific Standards inserted on next page**



## 4.06.09 Sawmills

- A. **Applicability.** Section 4.06.09 applies to sawmills.
- B. **AR Cluster Subdivision.** Sawmills are not permitted within AR Cluster Subdivisions.
- C. **Intensity/Character.**



- 1. **Site Size.** The minimum lot size is 12 acres.
- 2. **Hours of Operation.** Hours of operation are limited from 6:00 a.m. to 6:00 p.m.
- D. **Size of Use.**
  - 1. **Structure.** Excluding the actual timber cutting equipment, the size of all structures used at the sawmill is limited to the following gross floor areas (total all structures). See Table 4.06.09-1.

Table 4.06.09-1. Structure

	Use	Minimum Lot Size	Maximum Size of Structures
1	Level I—small scale	12 acres	3,500 square feet
2	Level II—medium scale	20 acres	5,500 square feet
3	Level III—large scale	25 acres	7,000 square feet

- 2. **Storage Yards.** See Table 4.06.09-2.

Table 4.06.09-2. Storage Yards

	Use	Minimum Lot Size	Maximum Size of Storage Yard
1	Level I—small scale	12 acres	1 acre
2	Level II—medium scale	20 acres	2 acres
3	Level III—large scale	25 acres	3 acres

- E. **Location on Site/Dimensional Standards. Lot Lines.** See Table 4.06.09-3.

Table 4.06.09-3. Site/Dimensional Standards

	Use	Maximum Size of Structures	Minimum Setback from Lot Lines
1	Level I—small scale	Up to 3,500 sf	225 ft
2	Level II—medium scale	>3,500 sf, up to 5,500 sf	275 ft
3	Level III—large scale	>5,500 sf, up to 7,000 sf	325 ft

TABLE KEY: sf = square feet, ft = feet, > = greater than

- F. **Sawdust and or Wood Chip Pile.** The maximum height of sawdust or wood chip piles is 25 feet. Sawdust and wood chip piles must be located within the storage yard.
- G. **Roads/Access.** Driveways are not permitted within a required buffer except as necessary to access the site.
- H. **Noise.** The maximum allowable dB(A) level of impulsive sound emitted by the use, as measured at the property line, is 55 dB(A).
- I. **Sawmills in the GI Zoning District.** Sawmills in the GI Zoning District must set back all structures 200 feet from any adjacent residentially zoned property.

Table 7: SPEX and SPMI Applications			
		Application Type	
		Special Exception (SPEX)	Minor Special Exception (SPMI)
Hearings/Approvals Required		Planning Commission and Board of Supervisors	Board of Supervisors
Estimated Approval Timeline		Approximately 12 months of acceptance of application	Approximately 6 to 9 months for standalone SPMIs
Cost – Pursuant to Appendix B: Land Development Application Fees	Approval of use with land disturbance exceeding 10,000 SF or including sensitive environmental areas	\$15,750.00	\$8,215.00
	Approval of use with land disturbance 1 – 10,000 SF, no sensitive environmental areas	\$6,570.00	\$3,425.00
	Approval of use with no land disturbance	\$5,955.00	\$3,105.00

4. **Agriculture Product; Bona-fide Agriculture; and Agriculture Definitions:** Staff seeks TLUC direction on whether a definition for Agriculture Product should be added to the Zoning Ordinance that matches the Code of Virginia definition of “agricultural products” and whether the definitions of Bona-fide Agriculture and Agriculture should be considered for revisions.

The Zoning Ordinance currently provides definitions for Bona-fide Agriculture and Agriculture. These terms are defined as:

- Agriculture, Bona Fide:** *Agriculture conducted in accordance with the standards of Section 4.08.01.*

Ag - Non-silviculture w/ a Conservation Farm Management Plan  
 Ag - Silviculture w/ a Forest Management Plan
- Agriculture:** *A use and classification characterized by general active and ongoing agricultural activities, including agronomy, aquaculture, biotechnical agriculture (including education parks for biotechnical agriculture or a demonstration facility), forestry, fisheries, honey production, silviculture, and similar uses. Agriculture includes farming activities, including the cultivation of crops, animal husbandry, harvesting, cleaning, sorting, and bundling of agricultural product. Accessory uses may include offices, storage areas, and repair facilities related to agriculture uses.*

Also for consistency review:

§3.2-300, Right to Farm Definitions

**"Production agriculture and silviculture"** means the **bona fide production or harvesting** of agricultural or silvicultural products **but does not include the processing** of agricultural or silvicultural products or the above ground application or storage of sewage sludge.

**Agriculture includes:**

A. A direct market business for sale of products produced onsite-including but not limited to PYO (pick-your-own); and

B. "Community Supported Agriculture" (CSA), defined as an area of land managed and maintained by an individual or group of individuals to grow and harvest food and/or horticultural products for shareholder consumption or for sale or donation.

**Agriculture does not include:**

A. A grocery store or the retail or wholesale sale of products remotely related to the production of agricultural products; or

B. Preparatory functions such as grading or creation of planting beds through stockpiling of dirt or other means that do not result in an active and ongoing agricultural activity within 30 days

YES!  
(Cannot  
use same  
term both  
ways)

As listed in Chapter 3: Section 3.02 Use Tables and in the Zoning Ordinance definition of Agriculture listed above, Agriculture is considered both a Use and a Use Classification throughout the Zoning Ordinance. Concerns have been raised that Agriculture being considered both a Use and a Use Classification throughout the Zoning Ordinance creates interpretation issues and confusion as to what Agriculture is and what is considered an Agricultural use. Based on a review of previously received input and initial discussions with stakeholder representatives, the following considerations should be taken into account:

Staff has cited  
correct Code of VA  
definitions.

Recommendations  
are consistent with  
Code of VA

Use side-by-side  
definitions chart  
from Packet 2 for  
discussion.

- Consider changing the term Agriculture, when referencing the use, to "Agricultural Operation" and defining the term as *the bona fide production or harvesting of agricultural or silvicultural products* in order to match language contained within the Code of Virginia § 3.2-300. This will help create a clear distinction between the use and the Agriculture Use Classification.

The Code of Virginia § 3.2-6400 defines "Agricultural Products" as *any livestock, aquaculture, poultry, horticultural, floricultural, viticulture, silvicultural, or other farm crops*. Based on a review of previously received input and initial discussions with stakeholder representatives, the following considerations should be taken into account:

Consider adding a definition for Agriculture Product that meets the Code of Virginia § 3.2-6400 definition of "Agricultural Products" in order to be more specific and offer more clarification as to what should be considered an agriculture product.

- Creation of a Farm Definition:** The addition of a definition for Farm to the Zoning Ordinance was a topic of discussion during the ZOR process and is being reconsidered due to the general public interest in adding a definition. This was considered during the Commission Use

Staff's response shows they reviewed 2023 WCC Report. (Kudos!)

HOWEVER, Improvements to Ag and Ag Ops definitions are helpful, **but do not resolve other "Farm" issues i.e.:**

--requirements for ag products to be "grown on the Farm."

-- consistency with land use assessments (5 acres)

-- Farm bliding exemptions and "Farm" mgmnt plan.

**Can CAO provided actual EXAMPLES of "noun" vs. "adj" issues they have found or anticipate?**

See Packet 3

Subcommittee Meeting on [March 22, 2023](#), where Commission members offered the following considerations:

- Include reference to farming and farming activities within the definition of agriculture and add cultivation and animal husbandry.
- Retain the Farm definition as part of the definition of Agriculture and include the Farm definition as part of the Agriculture definition.

At the time of the March 22, 2023, Commission Use Subcommittee Meeting, staff had recommended that the definition of Farm not be included in the Zoning Ordinance, but rather to rely on the broader term “Agriculture” which captures the land uses that occur on a farm. Staff continues to not recommend a one-size-fits-all blanket definition for farm. Doing so could create potential conflicts with the Code of Virginia, plus potential interpretation issues and unintended consequences within the Zoning Ordinance. **Relevant Code of Virginia authorizing legislation that uses the term “Farm” as a noun** are the sections governing: 1) Limited Breweries; 2) Farm Wineries; 3) Limited Distilleries; and 4) Agritourism. Staff has worked closely with the Office of the County Attorney (County Attorney’s Office) to ensure the Zoning Ordinance regulations and definitions for these four uses conform to the Code of Virginia authorizing legislation. Further, a blanket definition would apply to situations in the Zoning Ordinance where “Farm” is used as an adjective (e.g., “Farm Market”, “Farm Supply”, “Farm Machinery”, and “Farm Equipment”). These situations would become constrained by a new “Farm” definition.

After further review and consideration by the County Attorney’s Office and staff, staff still does not recommend a one-size-fits-all blanket definition for farm but recommends changing the term Agriculture, when referencing the use, to “Agricultural Operation” and defining the term as *the bona fide production or harvesting of agricultural or silvicultural products* in order to match language contained within the Code of Virginia § 3.2-300, as an alternative solution to including a definition of Farm.

6. **Agricultural Structure Setback Waiver:** Staff seeks TLUC direction on whether new standards should be created that would allow for a waiver of the non-conforming status in an instance where an agricultural structure existed prior to the construction of a private access easement. This waiver would allow for an agricultural building to be rebuilt in the same footprint and within the required setbacks of the constructed private access easement and still be considered conforming.

Chapter 1, Introduction, Section 1.03.03.A.2 for Nonconforming Structures currently allows for replacement, repairs, restoration, and maintenance be made to a nonconforming structure where the replacement structure must occupy the same footprint of the replaced, damaged, or destroyed nonconforming structure unless the new footprint complies with the setback requirements of the Zoning Ordinance.

**DISCUSSION:**  
should confirm not only the "existing" status of an "Agricultural structure," but also its **current Use** to ensure rebuilding does not circumvent USBC for "Ag structures" for Uses with assembly of 50 people or more.  
  
See Packet 4

The Zoning Ordinance currently includes alternative options in addition to the replacement, repairs, restoration, and maintenance allowances pursuant to Chapter 1, Introduction, Section 1.03.03.A.2. Chapter 1, Introduction, Section 1.03.01.B. for Nonconformities allows for the removal of nonconforming status through Board approval of a SPEX, pursuant to Chapter 10, Procedures, Section 10.11.01. In addition, Chapter 10, Procedures, Section 10.08 allows for variance requests to be made to allow for reasonable deviations from the regulations and restrictions contained within the Zoning Ordinance, as approved by the Board of Zoning Appeals (BZA).

Based on a review of previously received input and initial discussions during this process, the following considerations should be taken into account:

- Consider the addition of new standards for agricultural structures that existed prior to the construction of a private access easement. The new standards would allow for a waiver without requiring SPEX approval to ensure these buildings are not designated as nonconforming structures. This would allow for these structures to be rebuilt in the same footprint and within the required setbacks of the constructed private access easement. Adding this waiver would make the process easier for rebuilding such agricultural structures.

7. **Conservation Easement Density:** Staff seeks TLUC direction on whether the Zoning Ordinance should prohibit the use of land within an existing conservation easement to calculate the density for the cluster subdivision option. As originally discussed during the Prime Agricultural Soils and Cluster Subdivisions ZOAM, stakeholder representatives had raised concerns that attempts may be made to include existing conservation easements as part of an originating tract for the cluster subdivision option in order to include such eased land as part of the overall density calculation. Although conservation easements generally extinguish or severely limit development rights, there is a growing concern that attempts could be made to use the acreage of such eased land to create additional density on areas of an originating tract that are not subject to the conservation easement.

Conservation easements within the County are generally held by third-party entities such as the Land Trust of Virginia, Old Dominion Land Conservancy, Northern Virginia Conservation Trust, Virginia Outdoors Foundation, and Piedmont Environmental Council, among others. These third-party easement holders currently include language within their deeds of conservation easement that specifically prohibit the inclusion of the eased property or portions thereof from being used for the purposes of determining subdivision density. However, because such a prohibition may be lacking from older conservation easements, there is a desire among some stakeholder representatives to ensure that originating tracts that include parcels under conservation easement exclude such eased areas for purposes of calculating density. Based on a review of previously received input during the Prime Agricultural Soils and Cluster Subdivisions ZOAM and initial discussions with stakeholder representatives, the following consideration should be taken into account:

YES!

Proposal for a  
footnote to  
Table 2.04.01-1  
OR  
by any other  
sufficient &  
expedient  
solution

See Proposals  
included in WCC  
Prep Packet 5.

- Consider the addition of new standards that prohibit the inclusion of parcels under conservation easements to be included as part of an originating tract within the cluster subdivision option.

During the Prime Agricultural Soils and Cluster Subdivisions ZOAM, two possible text amendments were proposed by the stakeholder representatives to address their concern regarding the inclusion of parcels under conservation easements in density calculations for the cluster subdivision option. The proposed text amendments and succeeding staff comments are discussed on pages 18-20 of the Staff Report for the Board Public Hearing on June 12, 2024.

**FISCAL IMPACT:** The Western Loudoun Rural Uses and Standards CPAM/ZOAM is being managed by existing staff resources. Staff has contracted with Kimley Horn to assist in support of the project and provide comment analysis as may be necessary. The cost of these services will not exceed \$154,104.

**ATTACHMENT(S):**

1. Project Schedule
2. Relevant Sections of the Zoning Ordinance



## PROJECT SCHEDULE

TASK	WHO	WHEN
1. Board Approval of Project Plan for CPAM and ZOAM	Board of Supervisors	Sept. 17, 2024
2. TLUC Meeting 1 – Liveries/Stables/Outdoor Recreation	DPZ, TLUC	Nov. 21, 2024
3. TLUC Meeting 2 – Agricultural Processing/Other Farm Related Issues	DPZ, TLUC	Jan. 29, 2025
4. TLUC Meeting 3 – Value Added Farming/Other Farm Issues/Cons.Easement	DPZ, TLUC	April 24, 2025
5. TLUC Meeting 4 – Wineries/Limited Breweries/Limited Distilleries/Events	DPZ, TLUC	June 18, 2025
6. TLUC Meeting 5 – Mountainside Overlay District/Signage	DPZ, TLUC	September 30, 2025
7. TLUC Meeting 6 – Food Trucks/Food Service and Rural Restaurants	DPZ, TLUC	November 5, 2025
8. TLUC Meeting 7 – Outstanding Issues	DPZ, TLUC	January 2026
9. Staff Develops Draft Ordinance Language	DPZ	January 2025-January 2026
10. Board Information Item & Resolution of Intent to Amend Ordinance	DPZ	December 2025
11. Zoning Ordinance Committee (ZOC) Review and Comment on ZOAM Language – Four Meetings	DPZ, ZOC	January-March 2026
12. Agency Comments	County Referral Agencies	April-May 2026
13. Planning Commission Public Hearing	DPZ, PC	June 2026
14. Planning Commission Work Session(s) for Recommendation	DPZ, PC	July-October 2026
15. Board of Supervisors Public Hearing	DPZ, Board of Supervisors	December 2026
16. Board of Supervisors Business Meeting for Action	DPZ, Board of Supervisors	March 2027



### 1.03.03 Nonconforming Structures

- A. **Replace, Repair, or Reconstruction.** Replacement, repairs (including structural repairs), restoration, and maintenance may be made to a nonconforming structure.
1. Except for structures located within the Floodplain Overlay District (FOD) pursuant to Section 5.03, the owner may replace or repair a nonconforming structure, provided the structure is:
    - a. A legally nonconforming mobile or manufactured home removed by the owner for the purpose of replacement with a comparable manufactured home that meets current United States Department of Housing and Urban Development (HUD) manufactured housing code; or
    - b. Damaged or destroyed by a casualty or event beyond the owner's reasonable control; and
    - c. The degree of nonconformity is not increased; and
    - d. Permits are obtained and construction is completed within 2 years of the removal or destructive event. An additional 2 years, for a total of 4 years, is granted if the destruction was due to a federally declared disaster.
  2. A replacement structure must occupy the same footprint of the replaced, damaged, or destroyed nonconforming structure unless the new footprint complies with the setback requirements of this Zoning Ordinance.
  3. Replacement of the nonconforming structure cannot include increased floor area either through an expanded footprint or additional height or stories.
- B. **Nonresidential Alteration or Enlargement.** A nonconforming structure must not be enlarged, increased, nor extended to occupy a greater area of land than was occupied on the date the structure became nonconforming, except when such improvements do not increase the degree of nonconformity to any of the standards provided in Section 7.01.
- C. **Residential Alteration or Enlargement.** Nonconforming residential structures may expand up to 50% of the existing square footage at the time the residential use became nonconforming, provided the setbacks that applied at the time the residential use became nonconforming are maintained.
- D. **Structure Moving.** A nonconforming structure cannot be moved, in whole or in part, to any other location on or off the property unless every portion of such structure and its use is brought into conformity with all requirements of the Zoning Ordinance and the Codified Ordinances of Loudoun County.
- E. **Road Corridor and Setbacks.** Dwellings and their accessory structures built before June 16, 1993, may encroach into the Road Corridor Setbacks of Table 7.04.02-1, provided the accessory structure does not encroach any closer to the front property line than the dwelling.
- F. **Removal of Signs.** Pursuant to Code of Virginia § 15.2-2307.G, the County may order the removal of an abandoned, nonconforming sign.
1. For the purposes of this Section 1.03, a sign is abandoned if the business for which the sign was installed has not been in operation for a minimum of 24 months.
  2. After the 24-month period, the sign must be removed by the property owner, upon notification by the County.
    - a. The Zoning Administrator must send a notice to the property owner that must satisfy the following criteria:
      1. Be sent by registered or certified mail to the last known address of such owner as shown on the current real estate tax assessment books;
      2. Provide a timeframe of no less than 30 days for the removal of the abandoned sign by the owner;
      3. Explain the consequence of the owner's failure to remove the abandoned sign as described in Section 1.03.03.F.2.b; and
      4. Include the process for filing an appeal.
    - b. If the owner fails to remove the sign as specified in the notice provided pursuant to Section 1.03.03.F.2.a:

1. The County through its own agents or employees may enter the property upon which the sign is located and remove it; and
2. The cost of such removal will be charged to the owner.

**G. Historic Structures.**

1. **Eligibility.** To be considered historic for purposes of this section a structure must be identified as a historic resource.
2. **Expansion.** Expansion or enlargement of nonconforming historic structures must comply with Section 4.09.C.1, and is permitted to:
  - a. Expand in conformance with adaptive reuse incentives of Section 4.09.E; or
  - b. Exceed required lot coverage and floor area ratio requirements up to 15% and be exempt from:
    1. Minimum lot area;
    2. Road setback and front yard requirements provided the degree of nonconformity does not increase; and
    3. Side and rear yard requirements.
3. **Use.** Nonconforming historic structures may be used in accordance with Section 4.09.D.

## 2.04.01 Agricultural Rural-1 – AR-1

**Purpose.** The purpose and intent of the Agricultural Rural-1 (AR-1) Zoning District is to:

- Implement the Rural North Place Type of the General Plan;
- Preserve and protect Prime Farmland Soils, recognizing their importance to the agricultural community and overall economic health of the rural economy;
- Support the use of land that protects, preserves, and enhances natural areas and open space, retains farmland, and the vitality of the rural economy, and fosters a high quality of life for residents;
- Ensure complimentary rural economy uses, including traditional and new agricultural uses, agriculture support and basic services directly associated with on-going agricultural activities, and other uses can be developed in ways that are consistent with the rural character of and are compatible with existing residential development in the AR-1 Zoning District through mitigation or other standards;
- Recognize the County's tourism industry is interconnected with the rural economy and rural economy uses in the AR-1 Zoning District by allowing for tourism uses related to agricultural uses, public, civic, and institutional uses; rural activity, and special event uses;
- Limit residential development to densities that will protect the land resources for agricultural operations, common open space uses, and rural economy uses;
- Promote consistency between residential development and rural economy uses through lower density residential development or the clustering of residential development; and
- Ensure development incorporates natural, environmental, and heritage resources while preserving important viewsheds that contribute to the rural landscape.


- A. **Applicability and Location.** The AR-1 Zoning District must be located within the boundaries of the Rural North Place Type as shown on the Rural Policy Area Place Types Map in the General Plan. The AR-1 Zoning District is considered an agricultural district.
- B. **Use Regulations.** Refer to Table 3.02.03 for uses allowed in the AR-1 Zoning District.
- C. **Development Options.** Land within the AR-1 Zoning District must be subdivided under 1 of the 3 development options identified in Table 2.04.01-1 provided the subdivisions are in accordance with this section and the procedures in the Land Subdivision and Development Ordinance (LSDO) for such division. Nothing in this section precludes a property owner from filing for a Family Subdivision in accordance with the requirements of the LSDO.
- D. **Dimensional Standards.** Refer to Table 2.04.01-1 for required dimensional standards.  [Calculator Available](#)

Table 2.04.01-1. AR-1 Zoning District Dimensional Standards

	Standard	Base Density Division Option	Principal/Subordinate Subdivision Option	Cluster Subdivision Option	
Density Requirements					
1	Lot Yield (max)	1 lot per 20 acres	1 lot per 10 acres	1 lot per 5 acres	
Lot Requirements					
2	Originating Tract (min)	N/A	20 acres prior to development	20 acres prior to development	
3	Lot Size (min)	20 acres	80,000 sf exclusive of major floodplain;  Min one 15-acre Rural Economy Lot per Principal/Subordinate Subdivision	Residential Cluster Lot	Rural Economy Cluster Lot and Preservation Farm Lot
				On-site Water and On-site Wastewater: 40,000 sf, exclusive of major floodplain  Off-site Wastewater and On-site Water: 20,000 sf, exclusive of major floodplain  Off-site Water and Off-Site Wastewater: No minimum lot size	Originating Tract size 20-30 acres: 10 acres  Originating Tract size > 30 acres: 15 acres
4	Lot Size (max)	N/A	N/A	4 acres	N/A
5	Lot Width (min)	175 ft	175 ft	N/A	N/A
6	Depth to Width Ratio (max)	N/A	3:1	N/A	N/A

**Setback Requirements<sup>1, 2</sup>**

7	Front Yard (min) <sup>1</sup>	25 ft from property line; 35 ft from road ROW; private road; and/or prescriptive easement	25 ft from property line; 35 ft from road ROW; private road; and/or prescriptive easement	25 ft	25 ft
8	Side Yard (min) <sup>1</sup>	25 ft	25 ft	15 ft	15 ft
9	Rear Yard (min) <sup>1</sup>	25 ft	25 ft	20 ft	20 ft

**Building Requirements**

10	Lot Coverage (max)	25%, but only 10% may be used for residential or nonresidential structures excluding agricultural structures not open to the public	15%	15%	15%
11	Building Height (max) <sup>3</sup>	35 ft	35 ft	35 ft	35 ft

**TABLE KEY:** ft = feet, sf = square feet, min = minimum, max = maximum, and > = greater than

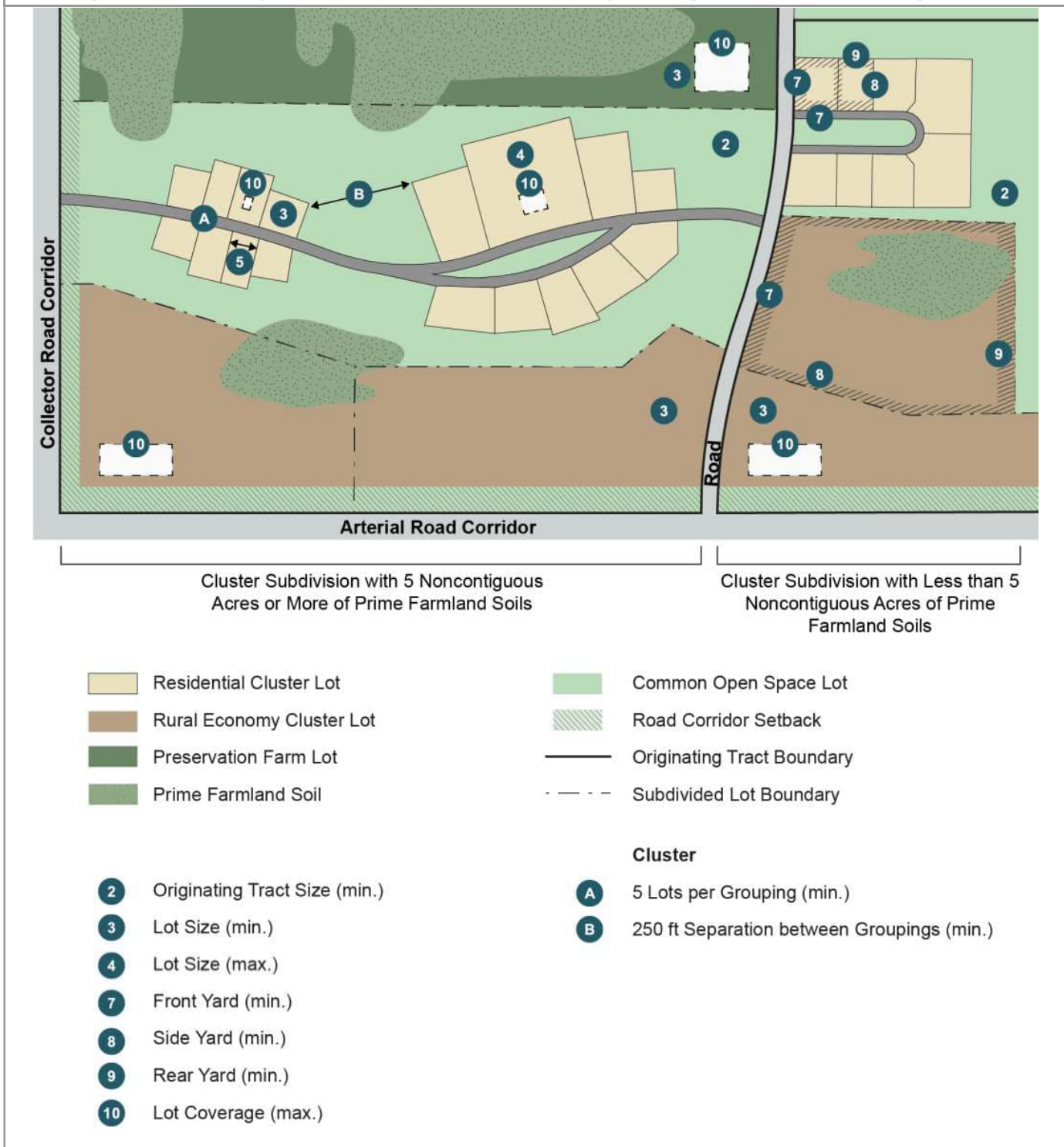
**TABLE NOTES:**

<sup>1</sup>Except when a greater Road Corridor Setback or Buffer is required by Section 7.04.02.

<sup>2</sup>Setback and yard requirements may be modified in accordance with Section 10.03.

<sup>3</sup>Except when building height is exempt pursuant to Section 7.01.06.B.3.

Figure 2.04.01-1. Representation of Cluster Subdivision Option - Agricultural Rural-1 Zoning District



- E. **Lot Access.** Individual lots in the 3 AR-1 development options must be accessed pursuant to Section 7.07.01. In addition to the requirements of Section 7.07.01.C.1.d, private road access meeting the requirements of Section 7.07.01.C may also be provided to a Base Density Division Option development provided the private road serves a maximum of 7 individual lots.
- F. **Landscaping/Buffering.** Notwithstanding the requirements of Section 7.04.03, required buffers may be provided on either the Principal and/or Subordinate lot in a Principal/Subordinate Subdivision.
- G. **Recognizing Protection by Right to Farm Act.** Subdivision plats and deeds pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Code of Virginia §§ 3.2-300, et seq.).

- H. **Fire Protection.** Principal/Subordinate Subdivision Option and Cluster Subdivision Option developments must satisfy the fire protection standards set forth in the FSM.
- I. **Base Density Division Option.** A Base Density Division is permitted as follows:
1. In accordance with the standards of the FSM and the LSDO; and
  2. **Public Road Frontage.** No Base Density Division Option is permitted to be created fronting on a public road unless the publicly dedicated width of the road along the entire frontage of the newly created lot, measured from the centerline of the road to the property line of the lot, satisfies the criteria of the Virginia Department of Transportation (VDOT).
- J. **Principal/Subordinate Subdivision Option.**
1. The Principal/Subordinate Subdivision Option typically allows the landowner to achieve a greater lot yield than the base density of the Base Density Division Option, while providing for the establishment of rural economy uses as a primary use with single-family detached residential development as a secondary use.
  2. **Principal/Subordinate Subdivision Option Procedures.** A Principal/Subordinate Subdivision must follow the following procedures:
    - a. The lot yield of a Principal/Subordinate Subdivision is based on the permitted residential density and must be calculated using the Originating Tract in existence at the time the Principal/Subordinate Subdivision is created;
    - b. Once a Principal/Subordinate Subdivision is created, the lot yield assigned to the subdivision is not permitted to be altered;
    - c. The initial Principal/Subordinate Subdivision results in the creation of 1 Principal Lot, and 1 or more Subordinate Lots from an Originating Tract. The number of Subordinate Lots created with the initial subdivision is subtracted from the maximum lot yield. The resulting number establishes the remaining number of lots and is assigned to the Principal Lot;
    - d. The Principal Lot must be clearly labeled on each Principal/Subordinate Subdivision plat;
    - e. A subdivision of 1 or more lots may occur at 1 time or in a series of subdivisions up to the maximum lot yield calculated for the Originating Tract;
    - f. The Principal Lot may be further subdivided until the number of lots assigned to the Principal Lot is reduced to 1 and provided the minimum requirements of the Zoning Ordinance and LSDO are met. Once the Principal Lot is reduced to 1, it may no longer be subdivided;
    - g. Subordinate Lots are not permitted to be further subdivided. The record plat and initial deed of conveyance after establishment of a Subordinate Lot under the Principal/Subordinate Subdivision Option must contain a statement to this effect;
    - h. Each Principal/Subordinate Subdivision plat must contain a tabulation of residential density and lot yield calculated for the Originating Tract, the Principal Lot and number of Subordinate Lots created by the initial subdivision from the Originating Tract and each subsequent subdivision, the number of Subordinate Lots created by the current subdivision, the number of Subordinate Lots remaining, and all LSDO requirements; and
    - i. Each Principal/Subordinate Subdivision must contain at least 1 Rural Economy Lot.
- K. **Cluster Subdivision Option.** The Cluster Subdivision Option allows for the subdivision of an Originating Tract with a more compact residential design.
1. **Characteristics of Cluster Subdivision Option.**
    - a. The cluster subdivision may include 1 or more Residential Cluster Lots and at least 1 Preservation Farm Lot and/or Rural Economy Cluster Lot. It may include Common Open Space Lots.
    - b. All lots within the cluster subdivision must be created at 1 time.
    - c. The lots created by cluster subdivision are not permitted to be further subdivided.
    - d. Boundary line adjustments may be permitted only between lots within the same cluster subdivision.
    - e. An Owners Association is required for any subdivision with common elements as described in Section 7.09.



- f. A minimum of 70% of the total acreage of the Originating Tract must be composed of Preservation Farm Lot(s), and/or Rural Economy Cluster Lot(s), and/or Common Open Space Lot(s).
  - g. Passive recreation, limited to trails, is permitted on Preservation Farm Lots, Rural Economy Lots, and Common Open Space Lots. Active recreation, limited to playgrounds and/or tot lots, is permitted on Common Open Space Lots. The use of such recreation amenities is limited to residents of the Cluster Subdivision and their guests.
  - h. Community water supply and wastewater systems may be used for such developments and may be located within the Common Open Space Lots.
  - i. Maintenance of community wastewater systems located within Common Open Space Lots must be in accordance with Section 7.08.C.2.b.
  - j. Individual sewage disposal systems may be located on the lot served or within Common Open Space Lots. A maximum of 70% of the lots may have primary and/or reserve septic fields located within Common Open Space Lots. The subdivision plat must identify the location of all septic fields and must assign them to lots.
  - k. Lots located within the Landfill Water Service District must use central water supply systems.
2. **Site Design and Layout Standards for Residential Cluster Lots.** Residential Cluster Lots must consist of a minimum of 5 lots and a maximum of 25 lots in a grouping, except that a single grouping may consist of fewer than 5 lots if any one of the following applies:
- a. There will be fewer than 5 lots in the entire subdivision.
  - b. In the AR-1 Zoning District, the area of the site is less than 50 acres.
  - c. It is demonstrated that a grouping of fewer than 5 lots will result in the location of more connected areas of Prime Farmland Lot(s), and/or less land disturbing activities within the Mountainside Overlay District (MOD), Floodplain Overlay District (FOD), Limestone Overlay District (LOD), steep slope areas, and/or land containing wetlands.
3. **Number of Groupings.** Multiple groupings of Residential Cluster Lots are permitted within a single Cluster Subdivision. Each grouping must contain a minimum of 5 lots and no more than 25 lots, unless otherwise stated in Section 2.04.01.K.2.
4. **Distance Between Groupings of Residential Cluster Lots.** If a cluster subdivision is to have more than 1 grouping of Residential Cluster Lots, a minimum of 250 feet must separate the lot lines that form the outer boundaries of such grouping.
5. **Preservation Farm Lots.** Preservation Farm Lots are subject to the following:
- a. **Prime Farmland Soils.** Each Originating Tract that contains 5 noncontiguous acres or more of Prime Farmland Soils must provide 1 or more Preservation Farm Lots that contain a minimum of 70% of such Prime Farmland Soils. Originating Tracts containing less than 5 noncontiguous acres of Prime Farmland Soils may contain a Preservation Farm Lot(s).
  - b. **Administrative Reduction.** The Zoning Administrator, pursuant to Section 10.02, must reduce the required percentage of Prime Farmland Soils to be preserved within Preservation Farm Lot(s) from 70% to no less than the percentage required to ensure at least 30% of the developable land from the Originating Tract remains available for the placement of Residential Cluster Lots, if 1 of the following site characteristics can be demonstrated by the applicant:
    - 1. Where preserving 70% of the Prime Farmland Soils on an Originating Tract and complying with all applicable regulations results in less than 30% of developable land from the Originating Tract remaining available and accessible without further disturbance of any floodplain or environmental overlay district, for the placement of Residential Cluster Lots; or
    - 2. Where the total amount of Prime Farmland Soils is less than 15% of the Originating Tract and where the Prime Farmland Soils are distributed sporadically throughout the Originating Tract such that preserving 70% of the Prime Farmland Soils in one or more Preservation Farm Lots results in less than 30% of developable land from the Originating Tract remaining available and accessible without further disturbance of any floodplain or environmental overlay district, for the placement of Residential Cluster Lots.

- c. **Required Information for Administrative Reduction.** A request for an Administrative Reduction of the percentage of Prime Farmland Soils to be preserved on an Originating Tract must include the following information:
1. An engineered or a non-engineered plan depicting all the following information:
    - a. The boundaries of the Originating Tract.
    - b. The size and location of all the Prime Farmland Soils on the Originating Tract.
    - c. The size and location of the Prime Farmland Soils proposed to be preserved in a Preservation Farm Lot(s).
    - d. The size and location of the proposed development area for Residential Cluster Lots
    - e. All site features that preclude development of single-family detached dwellings on the Originating Tract, such as the Floodplain Overlay District (FOD), the Mountainside Development Overlay District (MDOD), the Limestone Overlay District (LOD), Steep Slopes, and wetlands.
  2. A narrative that provides a summary of the information depicted on the plan and the justification for the requested reduction in the percentage of Prime Farmland Soils to be preserved on the Originating Tract.
  3. Other information requested by the Zoning Administrator to demonstrate the need for the requested reduction.
- d. **Permanent Open Space Easement.** All areas of a Preservation Farm Lot must be subject to a permanent open space easement granted to the County, in a form reviewed and approved by the Zoning Administrator for consistency with the applicable requirements of this Zoning Ordinance.
- e. **Uses Permitted.** Uses permitted on Preservation Farm Lots, subject to the Uses Table in Section [3.02.03](#) and Use-Specific Standards of Chapter 4, must be permitted within the permanent open space easement.
- f. **Delineation of Prime Farmland Soils.** The Soils layer, as displayed on WebLogis and publicly available County GIS data, is the source for delineating the Prime Farmland Soils on an Originating Tract. An applicant or property owner may submit a Preliminary Soils Review, delineating the specific location of Prime Farmland Soils, to the Department of Building and Development for review and approval, in accordance with the FSM, with the initial submission of any plat or plan application for the cluster subdivision (unless previously provided for the Originating Tract) as follows:
1. The Preliminary Soils Review must indicate that its primary purpose is to delineate the specific location of Prime Farmland Soils located within the Originating Tract.
  2. The Zoning Administrator, in consultation with the Director of the Department of Building and Development, may require additional information from the applicant, if needed, to supplement the Preliminary Soils Review and assist in delineating the specific location of Prime Farmland Soils within the Originating Tract.
  3. Once the Preliminary Soils Review has been approved by the Department of Building and Development, the Soils Map Certification for the plat and plan applications must be updated accordingly.
  4. The design of the cluster subdivision must show the location(s) of the Prime Farmland Soils as delineated by the Preliminary Soils Review.
6. **Rural Economy Cluster Lots.** Each Originating Tract that contains less than 5 acres of Prime Farmland Soils must provide a minimum of 1 Rural Economy Cluster Lot.
7. **Common Open Space Lot.** Common Open Space Lots must meet the following requirements:
- a. Land that is neither part of a building lot nor a road right-of-way must be placed in a common open space lot and must be owned and be maintained by an [Owners Association](#) as described in Section [7.09](#);
  - b. Common Open Space Lot has no minimum or maximum lot size and no lot width regulations; and
  - c. Common Open Space Lot does not count against the lot yield allotted to the subdivision.



8. **Pre-meeting.** Prior to the submission of the first application associated with a subdivision pursuant to the Cluster Subdivision Option, the applicant may request a pre-meeting with the Department of Building and Development to discuss the proposed subdivision and applicable requirements. In addition to the information required by the FSM, the applicant is encouraged to submit the following information to further facilitate the discussion:

- a. A site analysis map of existing site conditions and context that includes information about the location of the Prime Farmland Soils and environmental features on the proposed development site. The information presented in the site analysis map may be produced from existing sources, maps, and data, if available.
- b. A map that identifies the general locations of Preservation Farm Lots, Residential Cluster Lots, Rural Economy Cluster Lots, and Common Open Space Lots.

L. **Existing Lots of Record.** Lots existing as of December 6, 2006, are permitted the uses for the AR-1 Zoning District identified in Table [3.02.03](#) and are administered in accordance with the requirements for the Base Density Division option under Section [2.04.01](#).

M. **Hamlet Lots.** For lots recorded prior to December 6, 2006, and developed under a hamlet subdivision, in accordance with the Zoning Ordinance in effect at the time of subdivision, such lots must follow the Rural Hamlet requirements, including uses, as set forth in Section [7.10](#).

(ZOAM-2020-0002, 06/12/2024)

Effective on: 3/12/2025

## 2.04.02 Agricultural Rural-2 – AR-2

**Purpose.** *The purpose of the Agricultural Rural-2 (AR-2) Zoning District is to:*

- *Implement the Rural South Place Type of the General Plan;*
- *Preserve and protect Prime Farmland Soils, recognizing their importance to the agricultural community and overall economic health of the rural economy;*
- *Support the use of land that protects, preserves, and enhances natural areas and for open space, retains farmland and the vitality of rural economy uses, consistent with the pattern of rural and agricultural land uses in the district, including sustaining and nurturing the economically significant equine industry, while fostering high quality of life for residents;*
- *Ensure complementary rural economy uses, including traditional and new agricultural uses, agriculture support and basic services directly associated with on-going agricultural activities, and other uses can be developed in ways that are consistent with the rural character of and compatible with existing residential development in the AR-2 Zoning District through mitigation or other standards;*
- *Recognize the County's tourism industry is interconnected with the rural economy and rural economy uses in the AR-2 Zoning District by allowing for tourism uses related to agricultural uses; public, civic, and institutional uses; and rural activity and special event uses for tourists;*
- *Limit residential development to densities that will protect the land resources for agricultural operations, common open space uses, and rural economy uses, and consistent with the land use patterns in the AR-2 Zoning District, which are marked by low density and large parcels relative to the other portions of the County;*
- *Promote consistency between residential development and rural economy uses through lower density residential development or the clustering of residential development; and*
- *Ensure development incorporates natural, environmental, and heritage resources while preserving important viewsheds that contribute to the rural landscape.*

A. **Applicability and Location.** The AR-2 Zoning District must be located within the boundaries of the Rural South Place Type as shown on the Rural Policy Area Place Types Map in the General Plan. The AR-2 Zoning District is considered an agricultural district.

B. **Use Regulations.** Refer to Table [3.02.03](#) for uses allowed in the AR-2 Zoning District.

C. **Development Options.** Land within the AR-2 Zoning District may be subdivided under 1 of the 3 development options identified in Table 2.04.02-1 provided the subdivisions are in accordance with this section and the procedures in the Land Subdivision and Development Ordinance (LSDO) for such division. Nothing in this section precludes a property owner from filing a Family Subdivision in accordance with the requirements of the LSDO.


D. **Dimensional Standards.** Refer to Table 2.04.02-1 for required dimensional standards.  [Calculator Available](#)

Table 2.04.02-1. AR-2 Zoning District Dimensional Standards

Table 2.04.02-1. AR-2 Zoning District Dimensional Standards					
	Standard	Base Density Division Option	Principal/ Subordinate Subdivision Option	Cluster Subdivision Option	
Density Requirements					
1	Lot Yield (max)	1 lot per 40 acres	1 lot per 20 acres	1 lot per 15 acres	
Lot Requirements					
2	Originating Tract (min)	N/A	40 acres prior to development	40 acres prior to development	
3	Lot Size (min)	40 acres	80,000 sf exclusive of major floodplain;  Min 1 15-acre Rural Economy Lot per Principal/ Subordinate Subdivision	Residential Cluster Lot	Rural Economy Cluster Lot and Preservation Farm Lot
				On-site Water and Wastewater: 40,000 sf exclusive of major floodplain	Originating Tract size 40-50 acres: 20 acres
				Off-site Wastewater and On-site Water: 20,000 sf, exclusive of major floodplain	Originating Tract size > 50 acres: 25 acres
	Off-site Water and Off-Site Wastewater: No min lot size				
4	Lot Size (max)	N/A	N/A	4 acres	N/A
5	Lot Width (min)	175 ft	175 ft	N/A	N/A
6	Depth to Width Ratio (max)	N/A	3:1	N/A	N/A
Setback Requirements <sup>1, 2</sup>					
7	Front Yard (min)	25 ft from property line; 35 ft from road ROW; private road; and/or prescriptive easement	25 ft from property line; 35 ft from road ROW; private road; and/or prescriptive easement	25 ft	25 ft
8	Side Yard (min)	25 ft	25 ft	15 ft	15 ft
9	Rear Yard (min)	25 ft	25 ft	20 ft	20 ft
Building Requirements					
10	Lot Coverage (max)	25%, but only 10% may be used for residential or nonresidential structures excluding agricultural structures not open to the public	15%	15%	15%
11	Building Height (max) <sup>3</sup>	35 ft	35 ft	35 ft	35 ft

**TABLE KEY:** ft = feet, sf = square feet, min = minimum, max = maximum, and > = greater than

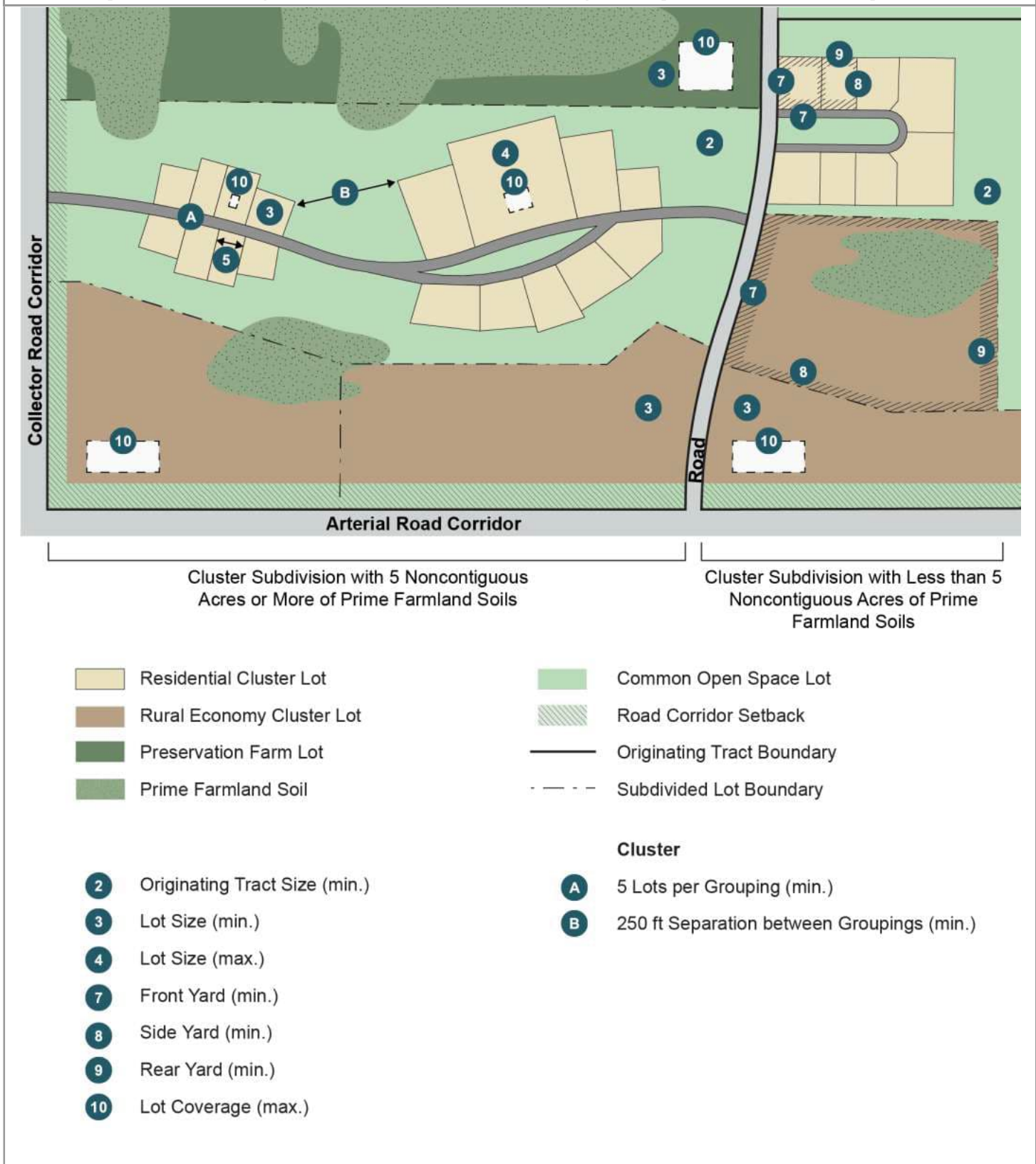
**TABLE NOTES:**

<sup>1</sup>Except when a greater Road Corridor Setback or Buffer is required by Section 7.04.02.

<sup>2</sup>Setback and yard requirements may be modified in accordance with Section 10.03.

<sup>3</sup>Except when building height is exempt pursuant to Section 7.01.06.B.3.

Figure 2.04.02-1. Representation of Cluster Subdivision Option - Agricultural Rural-2 Zoning District



- E. **Lot Access.** Individual lots in the 3 AR-2 development options must be accessed pursuant to Section 7.07.01 In addition to the requirements of Section 7.07.01.C.1.d, private road access meeting the requirements of Section 7.07.01.C may also be provided to a Base Density Division Option development provided the private road serves a maximum of 7 individual lots.
- F. **Landscaping/Buffering.** Notwithstanding the requirements of Section 7.04.03, required buffers may be provided on either the Principal and/or Subordinate lot in a Principal/Subordinate Subdivision.

- G. **Recognizing Protection by Right to Farm Act.** Subdivision plats and deeds pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Code of Virginia §§ 3.2-300, et seq.).
- H. **Fire Protection.** Principal/Subordinate Subdivision Option and Cluster Subdivision Option developments must satisfy the fire protection standards set forth in the FSM.
- I. **Base Density Division Option.** A Base Density Division is permitted as follows:
1. In accordance with the standards in the FSM and the LSDO; and
  2. **Public Road Frontage.** No Base Density Division Option is permitted to be created fronting on a public road unless the publicly dedicated width of the road along the entire frontage of the newly created lot, measured from the centerline of the road to the property line of the lot, satisfies the criteria of the Virginia Department of Transportation (VDOT).
- J. **Principal/Subordinate Subdivision Option.**
1. The Principal/Subordinate Subdivision Option typically allows the landowner to achieve a greater lot yield than the base density of the Base Density Division Option, while providing for the establishment of rural economy uses as a primary use with single-family detached residential development as a secondary use.
  2. **Principal/Subordinate Subdivision Option Procedures.** A Principal/Subordinate Subdivision must follow the following procedures:
    - a. The lot yield of a Principal/Subordinate Subdivision is based on the permitted residential density and must be calculated using the Originating Tract in existence at the time the Principal/Subordinate Subdivision is created;
    - b. Once a Principal/Subordinate Subdivision is created, the lot yield assigned to the subdivision is not permitted to be altered;
    - c. The initial Principal/Subordinate Subdivision results in the creation of 1 Principal Lot, and 1 or more Subordinate Lots from an Originating Tract. The number of Subordinate Lots created with the initial subdivision is subtracted from the maximum lot yield. The resulting number establishes the remaining number of lots and is assigned to the Principal Lot;
    - d. The Principal Lot must be clearly labeled on each Principal/Subordinate Subdivision plat;
    - e. A subdivision of 1 or more lots may occur at 1 time or in a series of subdivisions up to the maximum lot yield calculated for the Originating Tract;
    - f. The Principal Lot may be further subdivided until the number of lots assigned to the Principal Lot is reduced to 1 and provided the minimum requirements of the Zoning Ordinance and LSDO are met. Once the Principal Lot is reduced to 1, it may no longer be subdivided;
    - g. Subordinate Lots are not permitted to be further subdivided. The record plat and initial deed of conveyance after establishment of a Subordinate Lot under the Principal/ Subordinate Subdivision Option must contain a statement to this effect;
    - h. Each Principal/Subordinate Subdivision plat must contain a tabulation of residential density and lot yield calculated for the Originating Tract, the Principal Lot and number of Subordinate Lots created by the initial subdivision from the Originating Tract and each subsequent subdivision, the number of Subordinate Lots created by the current subdivision, the number of Subordinate Lots remaining, and all LSDO requirements; and
    - i. Each Principal/Subordinate Subdivision must contain at least 1 Rural Economy Lot.
- K. **Cluster Subdivision Option.** The Cluster Subdivision Option allows for the subdivision of an Originating Tract with a more compact residential design.
1. **Characteristics of Cluster Subdivision Option.**
    - a. The cluster subdivision may include 1 or more Residential Cluster Lots and at least 1 Preservation Farm Lot and/or Rural Economy Cluster Lot. It may include Common Open Space Lots.
    - b. All lots within the cluster subdivision must be created at 1 time.
    - c. The lots created by cluster subdivision are not permitted to be further subdivided.



- d. Boundary line adjustments may be permitted only between lots within the same cluster subdivision.
  - e. An Owners Association is required for any subdivision with common elements as described in Section 7.09.
  - f. A minimum of 70% of the total acreage of the Originating Tract must be composed of Preservation Farm Lot(s), and/or Rural Economy Cluster Lot(s), and/or Common Open Space Lot(s).
  - g. Passive recreation, limited to trails, is permitted on Preservation Farm Lots, Rural Economy Lots, and Common Open Space Lots. Active recreation, limited to playgrounds and/or tot lots, is permitted on Common Open Space Lots. The use of such recreation amenities is limited to residents of the Cluster Subdivision and their guests.
  - h. Community water supply and wastewater systems may be used for such developments and may be located within the open space.
  - i. Maintenance of community wastewater systems located within Common Open Space Lots must be in accordance with Section 7.08.C.2.b.
  - j. Individual sewage disposal systems may be located on the lot served or within Common Open Space Lots. A maximum of 70% of the lots may have primary and/or reserve septic fields located within Common Open Space Lots. The subdivision plat must identify the location of all septic fields and must assign them to lots.
  - k. Lots located within the Landfill Water Service District must use central water supply systems.
2. **Site Design and Layout Standards for Residential Cluster Lot(s).** Residential Cluster Lots must consist of a minimum of 5 lots and a maximum of 25 lots in a grouping, except that a single grouping may consist of fewer than 5 lots if any one of the following applies:
- a. There will be fewer than 5 lots in the entire subdivision.
  - b. In the AR-2 Zoning District, the area of the site is less than 100 acres.
  - c. It is demonstrated that a grouping of fewer than 5 lots will result in the location of more connected areas of Prime Farmland Lot(s), and/or less land disturbing activities within the Mountainside Overlay District (MOD), Floodplain Overlay District (FOD), Limestone Overlay District (LOD), steep slope areas, and/or land containing wetlands.
3. **Number of Groupings.** Multiple groupings of Residential Cluster Lots are permitted within a single Cluster Subdivision. Each grouping must contain a minimum of 5 lots and no more than 25 lots, unless otherwise stated in Section 2.04.02.K.2.
4. **Distance Between Groupings of Residential Cluster Lots.** If cluster is to have more than 1 grouping of Residential Cluster Lots, a minimum of 250 feet must separate the lot lines that form the outer boundaries of such grouping.
5. **Preservation Farm Lots.** Preservation Farm Lots are subject to the following:
- a. **Prime Farmland Soils.** Each Originating Tract that contains 5 noncontiguous acres or more of Prime Farmland Soils must provide 1 or more Preservation Farm Lots that contain a minimum of 70% of such Prime Farmland Soils. Originating Tracts containing less than 5 noncontiguous acres of Prime Farmland Soils may contain a Preservation Farm Lot(s).
  - b. **Administrative Reduction.** The Zoning Administrator, pursuant to Section 10.02, must reduce the required percentage of Prime Farmland Soils to be preserved within Preservation Farm Lot(s) from 70% to no less than the percentage required to ensure at least 30% of the developable land from the Originating Tract remains available for the placement of Residential Cluster Lots, if one of the following site characteristics can be demonstrated by the applicant:
    - 1. Where preserving 70% of the Prime Farmland Soils on an Originating Tract and complying with all applicable regulations results in less than 30% of developable land from the Originating Tract remaining available and accessible without further disturbance of any floodplain or environmental overlay district, for the placement of Residential Cluster Lots; or
    - 2. Where the total amount of Prime Farmland Soils is less than 15% of the Originating Tract and where the Prime Farmland Soils are distributed sporadically throughout the Originating Tract such

that preserving 70% of the Prime Farmland Soils in one or more Preservation Farm Lots results in less than 30% of developable land from the Originating Tract remaining available and accessible without further disturbance of any floodplain or environmental overlay district, for the placement of Residential Cluster Lots.

- c. **Required Information for Administrative Reduction.** A request for an Administrative Reduction of the percentage of Prime Farmland Soils to be preserved on an Originating Tract must include the following information:
    1. An engineered or a non-engineered plan depicting all the following information:
      - a. The boundaries of the Originating Tract.
      - b. The size and location of all the Prime Farmland Soils on the Originating Tract.
      - c. The size and location of the Prime Farmland Soils proposed to be preserved in a Preservation Farm Lot(s).
      - d. The size and location of the proposed development area for Residential Cluster Lots.
      - e. All site features that preclude development of single-family detached dwellings on the Originating Tract, such as the Floodplain Overlay District (FOD), the Mountainside Development Overlay District (MDOD), the Limestone Overlay District (LOD), Steep Slopes, and wetlands.
    2. A narrative that provides a summary of the information depicted on the plan and the justification for the requested reduction in the percentage of Prime Farmland Soils to be preserved on the Originating Tract.
    3. Other information requested by the Zoning Administrator to demonstrate the need for the requested reduction.
  - d. **Permanent Open Space Easement.** All areas of a Preservation Farm Lot must be subject to a permanent open space easement granted to the County, in a form reviewed and approved by the Zoning Administrator for consistency with the applicable requirements of this Zoning Ordinance.
  - e. **Uses Permitted.** Uses permitted on Preservation Farm Lots, subject to the Uses Table in Section 3.02.03 and Use-Specific Standards of Chapter 4, must be permitted within the permanent open space easement.
  - f. **Delineation of Prime Farmland Soils.** The Soils layer, as displayed on WebLogis and publicly available County GIS data, is the source for delineating the Prime Farmland Soils on an Originating Tract. An applicant or property owner may submit a Preliminary Soils Review, delineating the specific location of Prime Farmland Soils, to the Department of Building and Development for review and approval, in accordance with the FSM, with the initial submission of any plat or plan application for the cluster subdivision (unless previously provided for the Originating Tract) as follows:
    1. The Preliminary Soils Review must indicate that its primary purpose is to delineate the specific location of Prime Farmland Soils located within the Originating Tract.
    2. The Zoning Administrator, in consultation with the Director of the Department of Building and Development, may require additional information from the applicant, if needed, to supplement the Preliminary Soils Review and assist in delineating the specific location of Prime Farmland Soils within the Originating Tract.
    3. Once the Preliminary Soils Review has been approved by the Department of Building and Development, the Soils Map Certification for the plat and plan applications must be updated accordingly.
    4. The design of the cluster subdivision must show the location(s) of the Prime Farmland Soils as delineated by the Preliminary Soils Review.
6. **Rural Economy Cluster Lots.** Each Originating Tract that contains less than 5 acres of Prime Farmland Soils must provide a minimum of 1 Rural Economy Cluster Lot.
  7. **Common Open Space Lot.** Common Open Space Lots must meet the following requirements:

- a. Land that is neither part of a building lot nor a road right-of-way must be placed in a common open space lot and must be owned and be maintained by an Owners Association as described in Section [7.09](#);
  - b. [Common Open Space Lot](#) has no minimum or maximum lot size and no lot width regulations; and
  - c. [Common Open Space Lot](#) does not count against the lot yield allotted to the subdivision.
8. **Pre-meeting.** Prior to the submission of the first application associated with a subdivision pursuant to the Cluster Subdivision Option, the applicant may request a pre-meeting with the Department of Building and Development to discuss the proposed subdivision and applicable requirements. In addition to the information required by the FSM, the applicant is encouraged to submit the following information to further facilitate the discussion:
- a. A site analysis map of existing site conditions and context that includes information about the location of the [Prime Farmland Soils](#) and environmental features on the proposed development site. The information presented in the site analysis map may be produced from existing sources, maps, and data, if available.
  - b. A map that identifies the general locations of [Preservation Farm Lots](#), [Residential Cluster Lots](#), [Rural Economy Cluster Lots](#), and [Common Open Space Lots](#).
- L. **Existing Lots of Record.** Lots existing as of December 6, 2006, are permitted the uses for the AR-2 Zoning District identified in Table [3.02.03](#) and are administered in accordance with requirements for the Base Density Division option of Section [2.04.02](#).
- M. **Hamlet Lots.** For lots recorded prior to December 6, 2006, and developed under a hamlet subdivision, in accordance with the Zoning Ordinance in effect at the time of subdivision, such lots must follow the Rural Hamlet requirements, including uses, as set forth in Section [7.10](#).

(ZOAM-2020-0002, 06/12/2024)



Effective on: 3/12/2025

4.03.01 Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, and Rural Resorts

- A. **Applicability.** Section 4.03.01 applies to any Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, or Rural Resort that is established either as the initial use of the subject property, by change of use of the property, or by conversion of one use to another.

B. **Approval.** No Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, or Rural Resort is permitted to be established until a Zoning Permit or Site Plan, as applicable, for the proposed use is approved and the appropriate building permit and applicable Fire Prevention Code permits obtained.

C. **Road Access.** Bed and Breakfast Inn, Country Inn, and Rural Resorts are subject to the road access standards of Section 7.07.01.F.

D. **Private Parties.**

1. Private parties at a Bed and Breakfast Homestay, Bed and Breakfast Inn, Country Inn, or Rural Resort are subject to the maximum attendees, times, and durations described below:

Table 4.03.01-1. Private Parties			
	Use	Maximum Attendees (including overnight guests) for Parties Allowed on Daily Basis	Times per Calendar Year Parties May Exceed Maximum Daily Guests
1	Bed and Breakfast Homestay	20	10
2	Bed and Breakfast Inn	50	20
3	Country Inn	100	20
4	Rural Resort as Event Facility (Section 4.03.01.H.6)	Section 4.04.05	Section 4.04.05

2. **Hours of Operation.** Hours of operation for private parties are limited to between 7:00 a.m. and 12:00 midnight.

3. **Landscaping/Buffering/Screening.** Outdoor private party areas must meet the requirements of Section 7.04.03.A.7, regardless of the size of the adjacent property. For Bed and Breakfast Homestays or Bed and Breakfast Inns, the Zoning Administrator may waive this requirement in whole or in part in accordance with Section 7.04.08 or if the adjacent property owner(s) provides written consent to waive all or part of the required landscaping/buffering/screening requirements.

4. **Permits for Private Parties Exceeding Maximum Daily Attendees.**

a. **Building Permit.** For Bed and Breakfast Homestays, Bed and Breakfast Inns, or Country Inns, private parties require approval of a Building Permit, if applicable, to allow the structure to be used for the private parties and a Zoning Permit for each private party.

b. **Zoning Permit.** A Zoning Permit must be applied for at least 30 days in advance of each private party or at least 30 days in advance of the first private party of the calendar year if the dates of all those private parties are listed. The Zoning Permit application must be accompanied by a copy of the approved Building Permit and proof of any necessary approvals from County agencies, such as the Health Department and Fire Official.

E. **Bed and Breakfast Homestay.** The following standards apply to a Bed and Breakfast Homestay.

1. **Intensity/Character.**

a. **Management.** The operator, or manager designated by the operator, must live on the premises and be available at all times when the property is occupied by renters to address issues that arise. During all rental periods, the operator or manager must respond by phone or electronic means within 30 minutes and be available to be onsite within 60 minutes and provide the contact information of the
- https://online.encodeplus.com/regs/loudouncounty-va-crosswalk/doc-viewer.aspx#secid-188
- 15/24

operator and/or manager to the guests in writing prior to the beginning of the rental period. The contact information also must be posted in a conspicuous location within the Bed and Breakfast Homestay.

- b. **Guest Rooms.** A maximum of 4 guest rooms is permitted.
- c. **Lot Size.** No minimum lot area.
- d. **Food Service.** The Bed and Breakfast Homestay is not permitted to contain restaurant facilities but may provide food service only for overnight guests or private party attendees.
- e. **Cluster Subdivisions.** Bed and Breakfast Homestay uses are permitted on Residential Cluster Lots, Preservation Farm Lots, and Rural Economy Cluster Lots. Bed and Breakfast Homestay uses are not permitted on Common Open Space Lots.

- 2. **Exterior Lighting.** In addition to the requirements of Section 7.05.02.C.2, the maximum height of pole-mounted exterior lighting is 12 feet.
- 3. **Noise.** No outdoor music is permitted between 11:00 p.m. and 10:00 a.m. on Friday, Saturday, and any evening preceding a holiday recognized by Loudoun County, and between 10:00 p.m. and 10:00 a.m. on any other day.
- 4. **Roads/Access.** For any Bed and Breakfast Homestay located on a lot that does not have access to a public road, the property owner must provide documentation to the Zoning Administrator demonstrating that the establishment has permission to use the private road serving such lot.

F. **Bed and Breakfast Inn.** The following standards apply to a Bed and Breakfast Inn.

1. **Intensity/Character.**

- a. **Number Permitted.** Only 1 Bed and Breakfast Inn and its related uses and accessory uses, is permitted on a lot in the AR-1, AR-2, and A-3 Zoning Districts.
- b. **Management.** The operator, or manager designated by the operator, must live on the premises and be available at all times when the property is occupied by renters to address issues that arise. During all rental periods, the operator or manager must respond by phone or electronic means within 30 minutes and be available to be onsite within 60 minutes and provide the contact information of the operator and/or manager to the guests in writing prior to the beginning of the rental period. The contact information also must be posted in a conspicuous location within the Bed and Breakfast Inn.
- c. **Guest Rooms.** The number of guest rooms must not exceed 10.
- d. **Lot Area.** The minimum lot area is 5 acres.
- e. **Size of Use.** The maximum Floor Area Ratio is 0.04.
- f. **Food Service.** The Bed and Breakfast Inn is not permitted to contain restaurant facilities but may provide food service only for overnight guests or private party attendees.
- g. **Yard.** Parking must be setback 40 feet from all lot lines.
- h. **Cluster Subdivisions.** On Rural Economy Cluster Lots, Bed and Breakfast Inn uses require Minor Special Exception review and approval. Bed and Breakfast Inns are not permitted on Residential Cluster Lots, Preservation Farm Lots, or Common Open Space Lots.

- 2. **Exterior Lighting.** Exterior lighting for a Bed and Breakfast Inn is subject to Section 7.05.02.C.2 In addition to the requirements of Section 7.05.02, the maximum height of pole-mounted exterior lighting, outside of parking areas is 12 feet.
- 3. **Noise.** Outdoor music is not permitted between 11:00 p.m. and 10:00 a.m. on Friday, Saturday, and any evening preceding a holiday recognized by Loudoun County, or between 10:00 p.m. and 10:00 a.m. on any other day.
- 4. **Roads/Access.**
  - a. For any Bed and Breakfast Inn that is located on a lot that does not have access to a public road, the property owner must provide documentation to the Zoning Administrator demonstrating that the establishment has permission to use the private road serving the lot.
  - b. Only two points of access are permitted for the Bed and Breakfast Inn.

5. **Historic Resource.** Section [4.01.C](#) applies to Historic Resources existing prior to January 7, 2003. Notwithstanding Section [4.01.C](#), expansion or enlargement of structure exceeding 15% of the total floor area existing prior to January 7, 2003, is permitted upon approval of a Minor Special Exception pursuant to Section [10.11](#).

G. **Country Inn.** The following applies to a Country Inn:

1. **Approval.**

- a. Minor Special Exception review and approval is required in AR-1, AR-2, and A-3 Zoning Districts if a Country Inn contains a restaurant that serves more than 100 persons.
- b. **Cluster Subdivisions.** Country Inns are not permitted within Cluster Subdivisions.

2. **Intensity/Character.**

- a. **Number Permitted.** Only 1 Country Inn use, and its related uses and accessory uses, is permitted on a lot in the AR-1, AR-2, and A-3 Zoning Districts.
- b. **Management.** The owner or manager of the premises must provide full-time management at all times when the Country Inn is occupied by overnight guests or private party attendees. An owner or manager may live on the premises and must be onsite at all times when the Country Inn is occupied by overnight guests or private party attendees.
- c. **Guest Rooms.** The maximum number of guest rooms is 40.
- d. **Minimum Lot Area.** The minimum lot area is 20 acres.
- e. **Size of Use.**
  1. The floor area ratio must not exceed 0.04.
  2. Any restaurant and indoor Banquet/Event Facilities located on the property must not exceed 49% of the total floor area of the Country Inn.
- f. **Food Service.**
  1. Food service may be provided for overnight guests and private party attendees.
  2. Full-service restaurant facilities may be provided to the general public in accordance with the individual zoning district regulations.
- g. **Yard.**
  1. The Country Inn use must be set back 100 feet from all lot lines.
  2. Parking must be set back 100 feet from all lot lines.
  3. Outdoor private party areas must be set back 200 feet from all lot lines or 100 feet from a lot line of a property having a commercial use.
- h. **Accessory Use.** A maximum of 10% of the gross floor area of the Country Inn may be composed of accessory day treatment spa facilities.

3. **Exterior Lighting.** In addition to the requirements of Section [7.05.02.C.2](#), the maximum height of pole-mounted exterior lighting, outside of parking areas, is 12 feet.

4. **Noise.** No outdoor music is permitted between 12:00 midnight and 7:00 a.m.

5. **Roads/Access.**

- a. For any Country Inn that is located on a lot that does not have access to a public road, the property owner must provide documentation to the Zoning Administrator demonstrating the establishment has permission to use the private road serving such lot.
- b. Only 2 points of access for a Country Inn.

6. **Historic Resources.** Section [4.01.C](#) applies to historic resources existing prior to January 7, 2003. Notwithstanding Section [4.01.C](#), any expansion or enlargement of a structure is permitted to exceed 15% of the total floor area existing prior to January 7, 2003, upon approval of a Minor Special Exception, pursuant to Section [10.11](#).

H. **Rural Resorts.** The following standards apply to rural resorts.

1. **Parcel Size.** The minimum lot area of rural resorts must comply with Section 4.03.01.H.7.a, except when located within the buffer area of a PD-RV Zoning District.
2. **Separation Requirement.** When not located within a PD-RV Zoning District, Rural Resorts must be appropriately sited so as not to infringe on the character of any existing village. At a minimum, Rural Resorts must be located at least 1 mile from the boundaries of an existing VCOD or an existing PD-RV zoned parcel.
3. **Yard.** All new buildings or structures, active recreational areas, parking, and lighted areas must be set back a minimum of 200 feet from adjacent properties.
4. **Water and Sewer.** The establishment must be served by public water and sewer if located in a PD-RV Zoning District. Otherwise, the establishment must be served by a community water supply system and a community wastewater system. Community water and wastewater systems may be located within the open space.
5. **Open Space.** A minimum of 75% of the site must remain in an agricultural, forestry, open space, or historic preservation use.
  - a. Recreational uses customarily incidental and subordinate to the Rural Resort permitted in the open space area may include: swimming pools and related facilities, boating facilities, tennis and other sports courts, equestrian facilities, picnic areas, golf courses and related facilities, ballfields, children's play equipment, and passive recreation facilities.
  - b. Driveways and parking areas supporting these recreational facilities may also be located in the open space area.
6. **May be Open to Public.** A Rural Resort may be open to the general public for patronage. A Rural Resort may be permitted as a Banquet/Event Facility pursuant to Section 4.04.05 by Minor Special Exception.
7. **Additional Standards for Certain Zoning Districts.** In the AR-1, AR-2, and TR Zoning Districts, Rural Resorts must comply with the following additional regulations in addition to the general regulations set forth above. Where there is a conflict between these additional regulations and the general regulations controlling the development of Rural Resorts, these standards control.
  - a. **Cluster Subdivision.** Rural Resorts on Rural Economy Cluster Lots require Minor Special Exception review and approval. Rural Resorts are not permitted on Residential Cluster Lots, Preservation Farm Lots, or Common Open Space Lots.
  - b. **Intensity/Character.** The lot area, guest room, and yard requirements for Rural Resorts are as follows on Table 4.03.01-2.

Table 4.03.01-2. Intensity/Character			
	Minimum Lot Size	Number of Guest Rooms <sup>1</sup>	Minimum Required Yard (From All Lot Lines)
1	40 acres	Up to 20 rooms	125 ft
2	60 acres	21-40 rooms	200 ft
3	80 acres	41-60 rooms	250 ft
4	100 acres	61-80 rooms	300 ft
5	120 acres	81-100 rooms	350 ft
6	150 acres	101-120 rooms	375 ft

**TABLE KEY:** ft = feet

**TABLE NOTE:** <sup>1</sup>More than 120 rooms requires Special Exception approval pursuant to Section 10.11.

c. **Size of Use.**

1. Any restaurant and banquet/event facilities, and conference and training facilities must be less than 50% of the total floor area of the Rural Resort.
2. Outdoor storage related to the Rural Resort facilities is permitted.
3. Maximum Floor Area Ratio: 0.04.

8. **Roads/Access.** Only 2 points of access are permitted to a Rural Resort. This requirement does not preclude an additional access for emergency vehicles only.
9. **Parking.** All parking areas serving the use must use a dust-free surfacing material as provided in the [Facilities Standards Manual](#).
10. **Noise.** Outdoor music is not allowed after 11:00 p.m.
11. **Exterior Lighting.** Exterior lighting is subject to Section [7.05.02.C.2](#).

(ZOAM-2020-0002, 06/12/2024)

Effective on: 3/12/2025

**4.05.10 Cultural Tourism**

- A. **Applicability.** Section 4.05.10 applies to Cultural Tourism in the AR, TR, and JLMA Zoning Districts.
- B. **AR Cluster Subdivisions.** Cultural tourism uses are permitted on Rural Economy Cluster Lots by Minor Special Exception review and approval. Such uses are not permitted on Residential Cluster Lots, Preservation Farm Lots, or Common Open Space Lots.
- C. **Intensity/Character Standards.**
1. **Site Size.** The minimum lot area is 5 acres.
  2. **Visitors/Customers/Parking Spaces.** The minimum lot area increases based on the number of vehicles on site at any 1 time. See Table 4.05.10-1.

**Table 4.05.10-1. Intensity/Character**

	Use	Scope of Use/Event	Lot Area Requirement
1	Level I—small scale	No more than 150 vehicles allowed on site at any 1 time	>5 acres, up to 40
2	Level II—medium scale	No more than 300 vehicles allowed on site at any 1 time	>40 acres, up to 80
3	Level III—large scale	No more than 400 vehicles allowed on site at any 1 time	>80 acres

**TABLE KEY:** > = greater than

3. **Hours of Operation.** Hours of operation are limited to 8:00 a.m. to 9:00 p.m.
  4. **Owner.** The cultural tourism use must be operated or maintained by the owner, operator, or occupant of the land on which the primary associated agriculture, horticulture or animal husbandry use is conducted.
- D. **AR Zoning District Only, Historic Resources.** Section 4.01.C applies to historic resources existing prior to January 7, 2003.
1. Notwithstanding Section 4.01.C, the only lot area requirement in Table 4.05.10-1 that the use is not required to meet the Level 1 - small scale lot area. All other lot area requirements in Table 4.05.10-1 apply to the use in a historic resource or structure.
  2. Notwithstanding Section 4.01.C, the only setback from lot lines requirement in Table 4.05.10-3 that the use is not required to meet the Level 1 - small scale setback from lot lines. All other setback from lot lines requirements in Table 4.05.10-3 apply to the use in a historic resource or structure.
- E. **Size of Use.**
1. **Structure.** The maximum size (total for all structures, based on gross floor area) used for the cultural tourism use is as shown in Table 4.05.10-2.
  2. **Storage Area.** The maximum total area of all Storage Areas is 25% of the total gross floor area of the structures used for the Cultural Tourism use.

**Table 4.05.10-2. Structure**

	Use	Minimum Lot Area	Maximum Size of Structures
1	Level I—small scale	5 acres, up to 40 acres	Up to 5,000 sf
2	Level II—medium scale	>40 acres, up to 80 acres	> 5,000 sf, up to 7,500 sf
3	Level III—large scale	>80 acres	> 7,500 sf, up to 10,500 sf

**TABLE KEY:** ft = feet, sf = square feet, and > = greater than

- F. **Location on Site/Dimensional Standards.** See Table 4.05.10-3.



Table 4.05.10-3. Site/Dimensional Standards			
	Use	Maximum Size of Structures	Minimum Setback from Lot Lines
1	Level I—small scale	Up to 5,000 sf	100 ft
2	Level II—medium scale	>5,000 sf up to 7,500 sf	150 ft
3	Level III—large scale	>7,500 sf, up to 10,000 sf	200 ft
TABLE KEY: ft = feet, sf = square feet, and > = greater than			

(ZOAM-2020-0002, 06/12/2024)

Effective on: 3/12/2025

4.06.09 Sawmills

- A. **Applicability.** Section 4.06.09 applies to sawmills.
- B. **AR Cluster Subdivision.** Sawmills are not permitted within AR Cluster Subdivisions.
- C. **Intensity/Character.**
  - 1. **Site Size.** The minimum lot size is 12 acres.
  - 2. **Hours of Operation.** Hours of operation are limited from 6:00 a.m. to 6:00 p.m.
- D. **Size of Use.**
  - 1. **Structure.** Excluding the actual timber cutting equipment, the size of all structures used at the sawmill is limited to the following gross floor areas (total all structures). See Table 4.06.09-1.

Table 4.06.09-1. Structure			
	Use	Minimum Lot Size	Maximum Size of Structures
1	Level I—small scale	12 acres	3,500 square feet
2	Level II—medium scale	20 acres	5,500 square feet
3	Level III—large scale	25 acres	7,000 square feet

- 2. **Storage Yards.** See Table 4.06.09-2.

Table 4.06.09-2. Storage Yards			
	Use	Minimum Lot Size	Maximum Size of Storage Yard
1	Level I—small scale	12 acres	1 acre
2	Level II—medium scale	20 acres	2 acres
3	Level III—large scale	25 acres	3 acres

- E. **Location on Site/Dimensional Standards. Lot Lines.** See Table 4.06.09-3.

Table 4.06.09-3. Site/Dimensional Standards			
	Use	Maximum Size of Structures	Minimum Setback from Lot Lines
1	Level I—small scale	Up to 3,500 sf	225 ft
2	Level II—medium scale	>3,500 sf, up to 5,500 sf	275 ft
3	Level III—large scale	>5,500 sf, up to 7,000 sf	325 ft
TABLE KEY: sf = square feet, ft = feet, > = greater than			

- F. **Sawdust and or Wood Chip Pile.** The maximum height of sawdust or wood chip piles is 25 feet. Sawdust and wood chip piles must be located within the storage yard.
- G. **Roads/Access.** Driveways are not permitted within a required buffer except as necessary to access the site.
- H. **Noise.** The maximum allowable dB(A) level of impulsive sound emitted by the use, as measured at the property line, is 55 dB(A).

4.08.03 Agriculture Support Uses (Direct Association with On-Site Agricultural Activity)

- A. **Applicability.**
1. Section 4.08.03 applies to Agriculture Support Uses that are directly associated with ongoing Agriculture, Horticulture or On-Site Animal Husbandry.

2. **AR Cluster Subdivisions.**

a. Agritainment and Feedlot uses are permitted on Preservation Farm Lots and Rural Economy Cluster Lots.

b. Farm Co-Op uses are permitted on Preservation Farm Lots, Rural Economy Cluster Lots, and Common Open Space Lots.

3. **Exception.** These use-specific standards do not apply to Agricultural Processing in the A-3 and A-10 Zoning Districts.
- B. **Intensity/Character.**

1. **In Association with On-Going Agriculture, Horticulture, or Animal Husbandry Use.** The Agriculture Support Use (direct association) is allowed only in direct association with an on-going Agriculture, Horticulture, or Animal Husbandry use or activity.

2. **Site Size.** The minimum lot area for any Agriculture Support Use (direct association) is 5 acres. **Exceptions.** See Table 4.08.03-1.

Table 4.08.03-1. Intensity/Character Site Size Exceptions		
	Use	Minimum Lot Area
1	Equestrian Event Facility	25 acres
2	Restaurant, Rural	20 acres
3	Stable, Livery	15 acres

3. **Visitors/Customers/Parking Spaces.** The number of vehicles allowed at any one time depends on the size of the lot area. See Table 4.08.03-2.

Table 4.08.03-2. Intensity/Character by Scale			
	Use	Scope of Use/Event	Minimum Lot Area
1	Level I—small scale	No more than 100 vehicles on site at any 1 time	5 to 25 acres Section 4.08.03.B.2
2	Level II—medium scale	No more than 200 vehicles on site at any 1 time	>25 acres, up to 50 acres
3	Level III—large scale	No more than 300 vehicles on site at any 1 time. Exception: 2 additional vehicles allowed per acre in excess of 100 acres	>50 acres, up to 100 acres

4. **Hours of Operation.** Hours of operation for any agriculture support use (direct association) are limited to the hours from 6:00 a.m. to 9:00 p.m., except hours of operation for a Livery Stable are limited to the hours of 4:00 a.m. to 9:00 p.m.
5. **Owner.** The Agriculture Support Use (direct association) must be operated or maintained by the owner or occupant of the land upon which the primary associated Agriculture, Horticulture, or Animal Husbandry use is conducted.

C. **Size of Use.**

1. **Structure.** The size of structures used in the Agricultural Support Use (direct association) is limited to the following gross floor area (total all structures). See Table 4.08.03-3.

Table 4.08.03-3. Structure			
	Use	Lot Area	Maximum Size of Structures
1	Level I—small scale	5 to 25 acres	30,000 sf
2	Level II—medium scale	>25 acres, up to 50 acres	30,000 sf
3	Level III—large scale	> 50 acres, up to 100 acres Exception: Additional 2,400 sf of structure size allowed per every 10 acres in excess of 100 acres, up to 48,000 sf in total structure size	36,000 sf

**TABLE KEY:** sf = square feet and > = greater than

2. **Storage Areas.** The total area of all storage areas used in the agricultural support use (direct association) is limited to the following size. See Table 4.08.03-4.

Table 4.08.03-4. Storage Areas			
	Use	Lot Area	Maximum Size of Storage Areas
1	Level I—small scale	5 to 25 acres	5,000 sf

**TABLE KEY:** sf = square feet  
**TABLE NOTE:** An additional 1,000 sf of storage area is allowed per every 10 acres in excess of 25 acres, up to 20,000 sf in total storage area size.

- D. **Location on Site/Dimensional Standards.** The minimum setback for structures or storage areas of an agricultural support use (direct association) from lot lines. See Table 4.08.03-5.

Table 4.08.03-5. Site/Dimensional Standards				
	Use	Minimum Lot Area	Maximum Size of Structures	Minimum Setback from Lot Lines
1	Level I—small scale	5 to 25 acres	12,000 sf	60 ft
2	Level II—medium scale	>25 acres, up to 50 acres	24,000 sf	120 ft
3	Level III—large scale	> 50 acres, up to 100 acres	36,000 sf	175 ft

**TABLE KEY:** sf = square feet, ft = feet, and > = greater than

E. **Landscaping/Buffering/Screening.**

1. **Buffer.** Refer to Section 7.04.03.A.7.
2. **Storage Areas.** Refer to Section 7.04.03.

F. **Road/Access.**

1. **Road Access.** Uses are subject to the road access standards of Section 7.07.01.F.
2. **Vehicles/Equipment.** Any agricultural support use (direct association) that involves the use of or services heavy equipment must have direct access to a public road. Direct access by a private easement is not allowed.

- G. **Hazardous Chemicals, Pesticide Use.** The use and application of herbicides, pesticides, and potentially hazardous chemicals and substances such as paints and solvents are prohibited within the required buffer.

- H. **Exterior Lighting.** Exterior lighting is subject to Section 7.05.02.C.2.

(ZOAM-2020-0002, 06/12/2024)

Effective on: 3/12/2025

## CHAPTER 12 -- DEFINITIONS

**Agriculture:** A use and classification characterized by general active and ongoing agricultural activities, including agronomy, aquaculture, biotechnical agriculture (including education parks for biotechnical agriculture or a demonstration facility), forestry, fisheries, honey production, silviculture, and similar uses. Agriculture includes farming activities, including the cultivation of crops, animal husbandry, harvesting, cleaning, sorting, and bundling of agricultural product.

Accessory uses may include offices, storage areas, and repair facilities related to agriculture uses.

Agriculture includes:

- A. A direct market business for sale of products produced onsite-including but not limited to PYO (pick-your-own); and
- B. "Community Supported Agriculture" (CSA), defined as an area of land managed and maintained by an individual or group of individuals to grow and harvest food and/or horticultural products for shareholder consumption or for sale or donation.

Agriculture does not include:

- A. A grocery store or the retail or wholesale sale of products remotely related to the production of agricultural products; or
- B. Preparatory functions such as grading or creation of planting beds through stockpiling of dirt or other means that do not result in an active and ongoing agricultural activity within 30 days.

**Agriculture, Bona Fide:** Agriculture conducted in accordance with the standards of Section [4.08.01](#).

**Agritainment:** Events and activities that allow for recreation, entertainment, and tourism that are in conjunction with on-going agricultural activities on-site (examples include corn mazes and hayrides).

**Cluster Subdivision Option (AR Districts Only):** A design option for the subdivision of an Originating Tract that permits a higher residential density and smaller lot sizes than the other subdivision options, and includes 1 or more larger lots suitable for agriculture, horticulture, and/or animal husbandry uses, other rural economy uses, or common open space.

(ZOAM-2020-0002, 06/12/2024)

Effective on: 3/12/2025

**Cultural Tourism:** Land areas used for visitation for cultural, natural, or agricultural education. This includes the following as defined below:

- A. **Agritourism** or **farm-based tourism:** A commercial enterprise that links agricultural production and/or processing with tourism in order to attract visitors to a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating the visitors and generating income for the farm, ranch, or business owner.
- B. **Eco-tourism:** Establishments that focus on tourism, visitation, and observation of or education about natural history, indigenous ecosystems, native plant or animal species, natural scenery, or other features of the natural environment. Eco-tourism may include cultural activities related to those activities or work projects that tend to conserve or safeguard the integrity of a natural feature, habitat, or ecosystem. Facilities for eco-tourism may include recreational outfitters. Eco-tourism tends to result in a minimal or positive impact on the features observed or visited or tends to produce economic benefits from conservation.

**Originating Tract:** A lot or parcel of land in the AR-1 or AR-2 Zoning District that will be the subject of a subdivision through either the "Principal/Subordinate" or "Cluster" subdivision options as identified in the Zoning Ordinance. This designation is for the purpose of establishing a base density of development to implement these 2 subdivision options.