



## Expanded Scale and Use Intensity Zoning Use Comparison Table

Matrix identifies key inconsistencies between uses at High, Medium and Low intensity levels.

Detailed zoning regulations for comparison review can be found here: [Zoning Use Comparison Matrix](#)

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

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

|  | Lodging Uses   | Food & Beverage Sales/Service   | Office/Busi & Professional | Public/Civic Institutional  | Industrial/ Production | Agriculture Uses  |
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| <b>HIGH IMPACT:</b><br>Requires Levels I - IV, SPEX<br>> 200 attendees<br>Daily or special event use<br>Large structures<br>Traffic/parking/road impacts<br>Noise/lighting impacts | Rural Resorts<br>Camp, Day, Boarding<br>Campgrounds                            | Banquet/Event Facilities<br>Restaurant, Rural (with large private parties)  |                            | Conf & Training Center<br>Cultural Tourism, Level III:<br>Eco-tourism & Agritourism<br>Rural Retreat                                |                        | Level 3 Equestrian Event Facility,<br>Stable Livery<br>Level 3 Agritainment, Farm Co-op, restaurant, <b>Ag Educ or Res.</b><br>Limited Brewery (large tasting events)<br>Farm Winery (large tasting/events)   |
| General  |  |   |                            |   |                        | FOR STAFF REVIEW: Mismatch in Uses included for Ag Support between Ch. 3 TABLES. Ch. 4 USS for 4.08.03 & 4.08.04 (see below)  |
| Hours of Operation   | What (any) hrs or operation applicable for Camp, Day Boarding and Campgrounds? | Restaurant Rural conflicting Hrs. 4.04.18.B.2. Hours state 6am to 9pm<br>4.04.18.C. Hours state 6am - 12 midnight (incl deliveries) |                            | Conf. Training Ctr has no Hrs of operation as for uses of similar size/intensity.<br>This Use has been applied to Drone facilities. |                        | For VABC Uses, Staff/CAO confirmed (4/10/2023) County <u>can</u> regulate hosted events (temp event permit or as banquet event facility).<br>Would define hours of operation (as well as other regs not applied).   |
| Daily/Yearly Parties/Attendees   |  |   |                            |   |                        |   |
| Yards  |  |   |                            |   |                        | INCONSISTENT Setbacks for Ag Uses of similar intensity: 60' vs. default 25' vs 0'.<br>4.08.03 Have conflicting structure sizes/ setbacks in tables 4.08.03-3 and 4.08.03-5  |
| Landscaping/ Buffering/ Screening  | Any requirements for campgrounds?  |   |                            | Cultural Tourism, Level III, Agritourism has no landscaping, buffering, screening guidelines based on intensity level               |                        | For Review: Ag Support Direct has regs, but Ag Support Standalone does not. <i>E. Landscaping/ Buffering/ Screening. 1. Buffer. Refer to Section 7.04.03.A.7. 2. Storage Areas. Refer to Section 7.04.03.</i>   |
| Parking  |  |   |                            |   |                        |   |
| Road/Access  |  |   |                            |   |                        |   |
| Exterior Lighting  | 7.05.02 (lighting) apply   |   |                            | Cultural Tourism Agritourism - no reference to 7.05.02 requirements.  |                        | VABC Uses: No reference to 7.05.02 (LB) and no USS exist (LD, FW), so no lighting regs apply to VABC Uses with higher intensity.<br>Staff/CAO confirmed (4/10/2023) County can regulate hosted events (temp event permit or as banquet event facility). Could define lighting regs. |
| Noise  | 7.05.03 (noise/outdoor music) apply  |   |                            |   |                        | 7.05.03 (noise/outdoor music) applies to Limited Breweries because a USS exists (4.08.05)<br>Noise regulations CANNOT APPLY to Limited Distilleries or Farm Wineries until USS is applied for uses.   |

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

4.08.03 Uses list EXCEPTIONS:  
Equestrian Event Facility  
Restaurant, Rural, Stable, Livery

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

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

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

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| General  |   |                                     |  |  |  |  |
| Hours of Operation   |   |                                     | No Hrs of operation. Restriction on delivery times near residential similar to other uses? | No Hrs of operation. Restriction on delivery times near residential similar to other uses? |  | Should Hrs of Operation be applied to Wayside Stand?   |
| Daily/Yearly Parties/Attendees   |   |                                     |  |  |  | No reference to Daily/yearly parties or events at Commercial Winery, so unlimited?   |
| Yards  |   |                                     |  |  |  |  |
| Landscaping/ Buffering/ Screening  |   |                                     |  |  | Should 7.04.03.A.7 and 7.04.05 apply for regs near residential for consistency of use intensity? | Should 7.04.03.A.7 and 7.04.05 apply for regs near residential for Ag Processing for consistency of use intensity?                       |
| Parking  |   |                                     |  |  |  | Should parking regs be applied to Wayside Stand?<br>Comm Winery with tasting room?<br>Ag Processing (unless small operation)?            |
| Road/Access  |   |                                     |  |  |  |  |
| Exterior Lighting  |   |                                     |  |  | No reference to 7.05.02 requirements for consistency and Use near residential.                   | No reference to 7.05.02 requirements for Wayside Stand for consistency and Use near residential.   |
| Noise  |   |                                     |  |  |  |  |