

UNADDRESSED ISSUES Topic Frequency Over Time



“Initially topics of parking, density, and performance standards were in the top 6 most frequent topics of 2020,

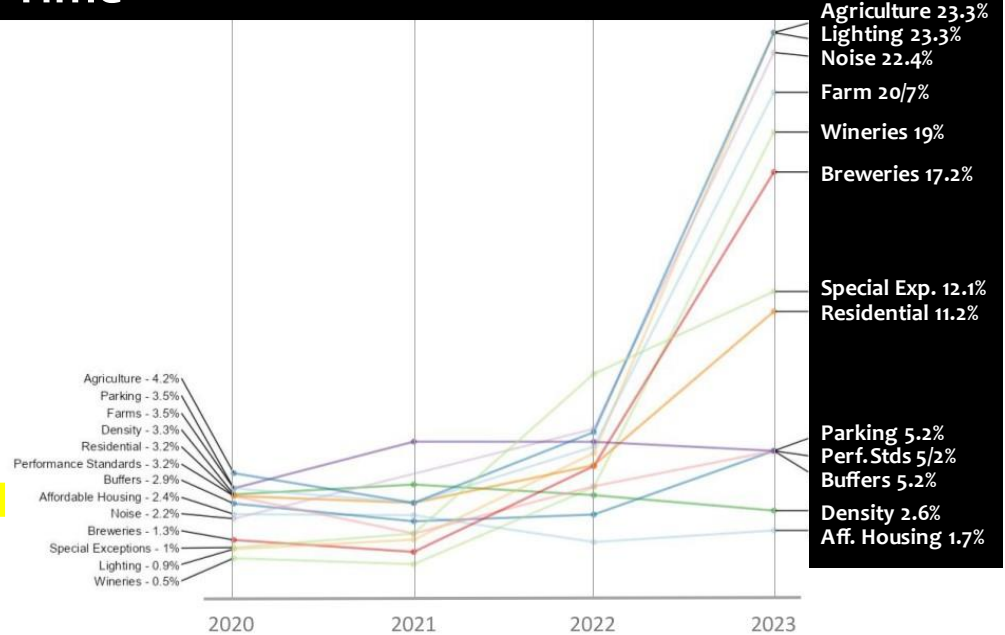
those topics were reduced to much lower shares of comments submitted

by 2023 topic areas like lighting, noise, wineries, and breweries rose to be a much larger share of overall comments.

This indicates that as public comments were addressed by updates to the draft ordinance comments related to those topics decreased and were replaced new topics of concern to the public.

Topic areas such as agriculture and farms continued to be major topic areas from 2020 to 2023,

indicating that these are topics that will continue to require attention throughout the ZOR process.”



WCC: Kimley Horn Report Analysis

- Organizations/Industry Input
 - Approximately 34 out of the 80 Organizations/Industry (~43%) were from groups who received WCC mailings and/or requested an in-person or zoom prep meeting, submitting 1750 (52%) of the 3380 comments from organizations.
- Individual Citizen Input
 - Of the 358 individuals listed, a minimum of 165 (46%) received WCC mailings, attended an in-person or zoom prep meeting, and submitted a minimum of 745 (~53%) out of the 1397 comments from individuals.
- Kimley Horn July 7, 2023 report reinforced the unaddressed issues in common with the April 2023 stakeholder survey.

APPENDIX B: THEMES BY MAJOR TOPIC AREA – LISTED BY PRIORITY

| Topic Area | Key Themes |
|-------------|--|
| Agriculture | Preserving land for agriculture |
| Agriculture | Properly defining "farm" |
| Agriculture | Regulating breweries and wineries |
| Agriculture | Properly defining agricultural processing |
| Agriculture | Increased oversight |
| Agriculture | Proper use and approval of buildings |
| Agriculture | Ensuring safety through more robust code |
| Agriculture | Protecting agricultural soils |
| Agriculture | Preserving the rural feel of Loudoun |
| Agriculture | Preservation and conservation of the environment and rural lands |
| Agriculture | Protecting and promoting the equine industry |
| Agriculture | Balancing agricultural land/soil use within cluster subdivisions |
| Agriculture | Fill and waste disposal |
| Agriculture | Promoting agricultural industry |
| Agriculture | Organization of large events |
| Lighting | Event and high intensity use lighting regulation |
| Lighting | Lighting Safety |
| Lighting | Acceptable hours for lighting |
| Lighting | Dark Sky Lighting Compliance |
| Lighting | Adding lighting definitions, standards, and graphics to ordinance |
| Lighting | Lighting restrictions on MDOD and ridge lines |
| Lighting | Lighting regulation strategies |
| Lighting | Regulating lighting from breweries and wineries |
| Lighting | Light pollution in rural Loudoun |
| Lighting | Lighting for large signs |
| Lighting | Residential light pollution |
| Lighting | Site-specific complaints (athletic field, Airbnb, data centers) |
| Lighting | Environmental impacts |
| Noise | Concern is about noise standards not achieving intended goal |
| Noise | Mitigating noise impacts of data centers |
| Noise | Provide consistent, clear standards and processes across all uses for noise |
| Noise | Increase community access and input on noise studies and other data during development process |
| Noise | Differences between Zoning Noise ordinance and Codified ordinance - address inconsistencies |
| Noise | Concerns about Increase in traffic and noise for event venues, temp events, weddings, breweries, wineries |
| Noise | Appropriate regulations to mitigate various factors including noise, light, traffic, and impacts nearby property values. |
| Noise | Noise ordinance is confusing, and enforcement is not effective - absence of a clear process. |
| Noise | Aircraft noise and its impact on development around the airport. |
| Noise | Noise and adjusting Hours of Operation |
| Noise | Specific standards should be applied to high intensity uses |
| Noise | Development in MDOD and associated traffic, parking, noise, lighting, and waste product |
| Noise | Potential noise and number of animals related to dog day care |
| Farms | Keeping Loudoun right to farm and stopping HOA prevention |
| Farms | Preserving farming land and land for agriculture |
| Farms | Preserving agricultural soils |
| Farms | Housing on farms |
| Farms | Dumping and fill |
| Farms | Definition of a farm and corresponding performance standards |
| Farms | Preserving the natural environment, i.e., MDOD, waterways |
| Farms | Limited Breweries and Virginia Farm Wineries |
| Farms | Sizing and Specific Code Changes |
| Farms | Farm building requirements |
| Farms | Agricultural definitions (i.e., agricultural processing) |
| Farms | Non-traditional farm uses |
| Farms | Management of small-scale agricultural uses |
| Farms | Preserving rural villages |
| Farms | Supporting local farm businesses and farm markets |
| Farms | Farm use and commercial operation regulations |
| Wineries | Impact on local residents, increased traffic, noise, light pollution |
| Wineries | Preserving MDOD |
| Wineries | Better defining key terms, farm winery, farm, agricultural processing |
| Wineries | Promoting equal standards across breweries, wineries, and equine spaces |
| Wineries | Clarifying use-specific standards for wineries |
| Wineries | Impact of wineries on HOD, VCOD, and the rural landscape |
| Wineries | Regulating the noise and light pollution from wineries |
| Wineries | Regulating events hosted by wineries |

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| Wineries | Preserving land and overdevelopment |
| Wineries | Promoting safety |
| Wineries | Changing technical requirements |
| Wineries | Reducing the number of restrictions and limitations to promote business |
| Wineries | Increasing performance standards, requirements, and regulations to operate a winery |
| Wineries | Expanding definition of agriculture (include retail sales and warehouses and limited distillery) |
| Breweries | Conflicting information, standards, regulations, and requirements |
| Breweries | Improve review and submission requirements for approvals |
| Breweries | Clearer definitions and use regulations for farms, including farm wineries and limited breweries |
| Breweries | Zoning enforcement to protect agricultural uses and existing residential |
| Breweries | Zoning enforcement for health, safety, and welfare |
| Breweries | Concerns about noise, light, traffic, and parking |
| Breweries | Performance standards needed for Limited Farm Breweries |
| Breweries | Reduce higher intensity/commercial uses in MDOD |
| Breweries | Impacts on adjacent uses, natural and historical assets, and the community |
| Breweries | Water, water use and septic/sewer management concerns |
| Breweries | Landscaping, setbacks, buffering and screening |
| Breweries | Minimum lot area requirements for a Limited ("Farm") Brewery |
| Breweries | Include public input earlier in the review process |
| Breweries | Concerns about the hours of operation |
| Breweries | Special exception requirements for certain uses |
| Special Exceptions | Reduce by right uses - Increase number of special exceptions |
| Special Exceptions | Consistent application of standards, adequate opportunity for public review and comment |
| Special Exceptions | Stricter enforcement of zoning regulations |
| Special Exceptions | Follow-up inspections of approved special exceptions to ensure compliance. |
| Special Exceptions | Special Exception and dumping of fill material |
| Special Exceptions | More stringent regulations and requirements such as landscaping, screening, and noise and light control |
| Special Exceptions | Special Exceptions - impacts on landscape/forestation, habitat, historic resources, and water supply |
| Special Exceptions | Regulations on farm wineries, limited breweries, and limited distilleries - banquet/event facilities |
| Special Exceptions | Special Exceptions and requirement for traffic studies |
| Special Exceptions | Negative Impacts of larger footprint, high intensity uses |
| Special Exceptions | Increase uses by right - Excessive use of special exception - reduce number of Special Exceptions |
| Special Exceptions | Make Ordinance more user-friendly, improve and expand definitions of permitted uses, reduce loopholes |
| Special Exceptions | Development standards for rural economy uses allowed by special exception. |
| Residential | Enforcing regulations, Resolution of complaints |
| Residential | Residential flexibility in zoning to meet future demand |
| Residential | Concerns about noise, light, traffic safety and parking regulations |
| Residential | Conflicting information, unclear standards, regulations, and requirements |
| Residential | Preservation of rural, agricultural lands, mountain views, and quality of life of existing residents. |
| Residential | Impacts on adjacent uses, natural and historical assets, and the community |
| Residential | Requirements for a Special Exception, SPEX process |
| Residential | Data centers adjacent to residential |
| Residential | Breweries, wineries, and high intensity uses allowed in residential areas |
| Residential | Changes in allowable uses in the Airport Overlay District |
| Residential | Water, water use and septic/sewer management concerns |
| Residential | Allowable uses and development on MDOD lands and other residential areas |
| Residential | Residential cluster subdivisions requirements, regulations, and prime soils |
| Residential | Landscaping, setbacks, open space, and buffering and screening requirements |
| Residential | Unmet Housing needs and affordable housing options |
| Parking | Event and high intensity parking |
| Parking | Environmental impact (impervious surfaces) |
| Parking | Villages and historic buildings |
| Parking | Preserving MDOD |
| Parking | Parking standards for breweries and wineries |
| Parking | Parking ratios |
| Parking | On-street parking |
| Parking | Setback requirements |
| Parking | Parking lot design |
| Parking | Planning process for parking |
| Parking | Parking requirements (minimum requirements) |
| Parking | Flexible and multi-use parking |
| Parking | Specific site parking questions |
| Parking | Improving definitions, references, and figures in ZO for parking |
| Parking | Amount of parking in the county (too much/too little) |
| Performance Standards | Wineries and Breweries |
| Performance Standards | Uses in MDOD and SPEX process |
| Performance Standards | Loopholes and proper enforcement |
| Performance Standards | Traffic, Parking, Noise, and Lighting |
| Performance Standards | Tree coverage and Tree conservation |
| Performance Standards | Protection of natural and historical assets and resources |
| Performance Standards | Events |
| Performance Standards | Buffering, screening, and setbacks |

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| Buffers | Regulations, processes, and definitions related to Buffers are conflicting and inconsistent |
| Buffers | Buffering needed to maintain rural-like identity and character |
| Buffers | Maintaining flexibility in buffer regulations |
| Buffers | Buffer regulations are too general and should be stricter and more specific |
| Buffers | implementing additional overlay districts and increase buffers to protect streams, landscapes, and habitat |
| Buffers | Conflicts and inconsistencies impede design in tandem with protection of natural resources |
| Buffers | Include "buffering" in site design/development standards |
| Buffers | Balance between buffer and setback requirements and impacts on development |
| Buffers | Buffers and protection of adjacent properties, natural assets and, and property values |
| Buffers | Buffer requirements for a substation and a data center development |
| Buffers | Development regulations allow for the use of non-native plants, plant species permitted |
| Buffers | Improve parking, buffer, lighting, fencing, signage and other requirements for event venues, breweries, wineries |
| Buffers | Inadequate Buffers when considering light, noise, traffic access, disruption of residents |
| Buffers | Greater community input during the design process and legislative changes |
| Buffers | Utility easements and buffering requirements |
| Open Space | Improve Open Space definitions and create stricter trail and open space and buffer standards |
| Open Space | Septic fields and Open Space |
| Open Space | Rural Economy Lots and Uses |
| Open Space | Preservation and Protection of Open Space, Historic landscapes, Rural and Agricultural lands |
| Open Space | Impacts of Cluster subdivisions on open space, land preservation and surrounding development and uses. |
| Open Space | Maintenance and protection of new and existing open spaces |
| Open Space | Protection of wildlife, habitat, and use of non-native plantings |
| Open Space | Developers changing plans to avoid open space requirements |
| Open Space | Closing loopholes in regulations and requirements |
| Open Space | Contiguous open spaces - Physical linkages between open spaces |
| Open Space | Unusable land counted as open space |
| Open Space | Removal of allowable uses by right in zoning Districts |
| Open Space | Excessive open space requirements |
| Open Space | Material Standards and sustainability |
| Open Space | Conflicts between Open space requirements and allowable uses |
| Open Space | Incentives to increase trail and open space development |
| Density | Affordable housing |
| Density | Preserving rural Loudoun and MDOD from increased density |
| Density | Incorporating sustainability into density regulations |
| Density | Bonus density and incentives |
| Density | Preserving agricultural land and soil from increased density |
| Density | Water quality |
| Density | Preserving rural villages and historic Loudoun areas from increased density |
| Density | FAR (floor area ratio) |
| Density | Meeting the General Plan goals |
| Density | Breweries and Wineries impact on density |
| Density | Increasing density west of Evergreen Mills Road at Red Hill Road |
| Density | Regulation and design requirements |
| Density | Lot sizes |
| Density | Density language and categories in the ZO |
| Density | Urban development |
| Affordable Housing | Affordable housing should be kept in character and quality with surrounding development, design guidelines |
| Affordable Housing | Ensure affordable housing in all areas, including in rural areas |
| Affordable Housing | Affordable housing and connectivity for bicycles and pedestrians, and connectivity to transit |
| Affordable Housing | Affordability over time for existing residents of Loudoun |
| Affordable Housing | Engaging HOAs in finding solutions for affordable housing |
| Affordable Housing | Allowing reductions in unit size to increase affordability |
| Affordable Housing | Concerns about increase in corporate owned SFD, and short-term rental |
| Affordable Housing | Allow conversion of single family to duplex, and encourage accessory dwelling units |
| Affordable Housing | Incentives to create more affordable housing |
| Affordable Housing | Complexity of Affordable Housing provisions in the ordinance, permitting, reporting, and approvals for AHUs |
| Affordable Housing | Resources for rental programs, housing assistance, programs for public employees |
| Affordable Housing | Energy efficiency and sustainability of affordable housing |
| Affordable Housing | Funding, Future funding, Partnerships, and effectiveness of Affordable Housing Program |
| Affordable Housing | Achievability of affordable housing targets, increases in flexibility of regulations |
| Affordable Housing | Density increases to achieve affordability and parking and infrastructure impacts |