



**Save
Rural
Loudoun**

Loudoun County Zoning Ordinance Re-Write

Input Provided by Save Rural Loudoun

Summary of Priority Recommendations

Aligning growth with the County's rural policies:

- Adopt "uniform rural zoning" (current AR-2 standards should be applied to the entire Rural Policy Area)

Preserving farms and the rural economy:

- At least 70% of a cluster subdivision tract should be preserved within rural economy lots (not including open spaces with residential drain fields)
- At least 80% of the available prime farmland within a cluster subdivision tract should be preserved in contiguous areas within rural economy lots
- Rural economy lots should be placed under permanent conservation easement (as required for Rural Hamlets in AR-3 and AR-10)
- Clarify that the primary by-right uses permitted on rural economy lots are commercial farming and other rural economy uses, with residential uses being secondary
- HOA covenants should not restrict the right to farm on rural economy lots (consistent with Article 2-105 of the Ordinance)

Preserving visual appeal (for tourism and quality of life):

- Strengthen preservation of forestal areas in the mountainside overlay district
- Existing design standards for "Rural Hamlets" (in AR-3 and AR-10) should be applied to cluster subdivisions in the Rural Policy Area

Promoting outdoor recreation:

- Cluster subdivision open spaces should include easements and trails for walking, biking and horse-riding, connecting to trails on adjacent properties where possible