

**CPAM 2007-0003**  
**CLUSTER DEVELOPMENT IN TRANSITION POLICY AREA**  
*(Comprehensive Plan Amendment)*

Pursuant to Sections 15.2-2225 and 15.2-2229 of the Code of Virginia, the Planning Commission hereby gives notice of a Comprehensive Plan Amendment (CPAM) to amend the Loudoun County General Plan (revised July 23, 2001) as amended (Revised General Plan) to amend policies relating to the requirement for clustered development patterns in the Transition Policy Area. No amendments to the Planned Land Use map are proposed. The proposed amendments would add, delete, or amend policies in Chapters 2, Planning Approach, Chapter 8, Transition Policy Area, and Chapter 11, Implementation to amend provisions requiring clustered residential development in the subareas close to the Rural Policy Area and in the subareas where the recommended base density is one dwelling unit per ten acres to provide that such clustered development be optional.

*Revised ZOAM + CPAM ad.*

**ZOAM 2007-0004**  
**PROPOSED ZONING ORDINANCE AMENDMENT**  
**TO PERMIT FARM MARKETS IN VARIOUS ZONING DISTRICTS**  
*(Zoning Ordinance Amendment)*

Pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia and a Resolution of Intent to Amend, adopted by the Planning Commission on July 9, 2007, the Planning Commission hereby gives notice of an amendment to the Revised 1993 Loudoun County Zoning Ordinance ("the Ordinance"), in order to add Farm Markets without agricultural production on-site, which sell agricultural, horticultural, and aquacultural goods produced in Loudoun County, as a permitted use in the following zoning districts: AR-1 (Agricultural Rural-1), AR-2 (Agricultural Rural-2), R-1 (Single Family Residential), R-2 (Single Family Residential), R-3 (Single Family Residential), R-4 (Single Family Residential), R-8 (Single Family Residential), R-16 (Townhouse/Multifamily Residential), R-24 (Multifamily Residential), PD-CC (Planned Development-Commercial Center), PD-OP (Planned Development-Office Park), PD-RDP (Planned Development - Research and Development Park), PD-IP (Planned Development-Industrial Park), and PD-GI (Planned Development-General Industry, to amend the Additional Regulations for Specific Uses related to Farm Markets, and to amend the definition of Farm Market. The amendment proposes revisions to Article 8 – Definitions, and Sections 2-102, 2-202, 3-102, 3-202, 3-302, 3-402, 3-503, 3-603, 3-703, 4-203, 4-303, 4-403, 4-503, 4-603 and such other Sections of the Ordinance as necessary to implement and maintain consistency with the foregoing amendments. The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

**ZOAM 2007-0005**  
**PROPOSED ZONING ORDINANCE AMENDMENT**  
**TO PERMIT CLUSTERED RESIDENTIAL DEVELOPMENT AS AN OPTION IN**  
**THE TR-10 ZONING DISTRICT**  
*(Zoning Ordinance Amendment)*

Pursuant to Sections 15.2-2204 and 15.2-2285 of the Code of Virginia and a Resolution of Intent to Amend, adopted by the Planning Commission on July 9, 2007, the Planning Commission hereby gives notice of an amendment to the Revised 1993 Loudoun County Zoning Ordinance ("the Ordinance"), in order to remove the requirement for mandatory clustering in the TR-10 (Transitional Residential-10) and in portions of the TR-1 and TR-3 (Transitional Residential-1 and -3) zoning districts, and to permit landowners in the said districts the option of developing residential uses without the requirement for clustering of dwelling units. The amendment proposes revisions to Section 5-701 and such other Sections of the Ordinance as necessary to implement and maintain consistency with the foregoing amendments. The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.