

County of Loudoun
Department of Planning

MEMORANDUM

DATE: November 1, 2007
TO: The Loudoun County Planning Commission
FROM: John Merrithew, Assistant Director of Planning
SUBJECT: ZOAM 2007-0004, Farm Markets

Attached for your review is the proposed language and correspondence received to date.

This language is revised to include changes to the AR-2 district. In the AR-2 district, farm market uses are removed from the category of "**Agriculture Support and Services directly related to on-going agriculture, horticulture and animal husbandry activity, on-site**" and added as a use to the category of "**Retail Sales and Service**".

ZOAM 2007-0004 Farm Markets in Various Districts

Section 5-603 (A)

A minimum of 25% of the gross sales receipts must be derived directly from agricultural, horticultural or aqua cultural products produced on-site in Loudoun County. An annual report verifying the portion of sales derived from products produced in the County shall be submitted on request to the Zoning Administrator.

Article 8 – Definitions

Farm Market: A principal use which includes the sale of agricultural, horticultural or aqua cultural products including nursery stock, perennial, annuals, bulbs, mulch, compost, dried flowers, Christmas trees and greens, fresh produce, honey, cider and similar agriculture products. A minimum of 25% of the products must be agricultural horticultural or aqua cultural products produced on-site in Loudoun County.

2-1103 Use Regulations. Table 2-1103 summarizes the principal use regulations of the JLMA-2 district.

TABLE 2-1103 JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE			
P = PERMITTED S = SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES			
Household Living	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
	Model home	P	Section 5-500(A)
	Portable dwelling/trailer during construction of primary residence	P	Section 5-500
Group Living	Congregate housing facility	S	
	Continuing care facility	S	
	Orphanage or similar institution	S	
	Tenant dwelling	S	Section 5-602
AGRICULTURAL USES			

**TABLE 2-1103
JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Agriculture	General Use Category	P	Section 5-626
Horticulture	General Use Category	P	Section 5-626
Animal Husbandry	General Use Category	P	Section 5-626
Agriculture Support and Services directly related to on-going agriculture, horticulture and animal husbandry activity, on-site	Agricultural processing	P	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	Section 5-627
	Direct market business for sale of products produced on-site- including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	Section 5-627
	Virginia farm winery	P	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery sales, rental, and services	S	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm markets (moved to Retail Sales and Service)	P	Section 5-603
	Mill feed and farm supply center	S	Section 5-627
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
Pet farms	P	Section 5-627	

**TABLE 2-1103
JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Stable, private	P	Section 5-627
	Stable, neighborhood, on lots less than twenty-five (25) acres, or without frontage on a state maintained road	S	Section 5-627
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
PUBLIC AND INSTITUTIONAL USES			
Day Care Facilities	Child care home	P	Section 5-609
	Child or adult day care center	S	Section 5-609
Cultural and Government Facilities	Bus shelter	P	
	Community center	S	
	Community center, HOA facilities only	P	
	Commuter parking lot, with greater than 50 spaces	S	
	Commuter parking lot, with 50 spaces or less	P	
	Library	S	
Education	Structure or use for federal, state, County, or local governmental purposes, not otherwise listed	S	
	School (elementary or middle), for fifteen (15) pupils or less	S	Section 5-655
Park and Open Space	School (elementary, middle, or high), for more than 15 pupils	S	
	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	

**TABLE 2-1103
JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Community, neighborhood or regional park, active recreational uses	S	
Public Safety	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
Religious Assembly	Church, synagogue or temple, with seating capacity of 300 or less in sanctuary or main area	P	Section 5-639
	Church, synagogue or temple, with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
Utility	Public utility service center and storage yard	S	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Recycling drop off collection center, private	S	Section 5-607
	Sewer and water treatment plant	S	Section 5-621
	Utility substation, distribution	S	Section 5-616
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103 (D)
	Sewage and Water pumping station	P	Section 5-621
	Water storage tank	S	Section 5-621
COMMERCIAL USES			
Food and Beverage	Restaurant	S	Section 5-643
Office	Construction and/or sales trailer, during period of construction activity subject to establishment of date certain for removal	P	
Recreation and Entertainment	Camp, day and boarding	S	Section 5-645
	Golf course	S	Section 5-648

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USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Retail Sales and Service	Artist studio	S	
	Farm Markets	P	Section 5-603
	Small business	P/S	Section 5-614
Visitor Accommodation	Bed and breakfast homestay	P/S	Section 5-601
	Bed and breakfast inn	S	Section 5-601
INDUSTRIAL USES			
Telecommunication Use and/or Structure	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

Section 3-102 (R-1)

Add the following as a permitted use:

(X) Farm Market

Section 3-202 (R-2)

Add the following as a permitted use:

(V) Farm Market

Section 3-302 (R-3)

Add the following as a permitted use:

(U) Farm Market

Section 3-402 (R-4)

Add the following as a permitted use:

(T) Farm Market

Section 3-503 (R-8)

Add the following as a permitted use:
(R) Farm Market

Section 3-603 (R-16)

Add the following as a permitted use:
(O) Farm Market

Section 3-703 (R-24)

Add the following as a permitted use:
(O) Farm Market

Section 4-203 (PD-CC)

Add the following as a permitted use:
(A)(34) Farm Market

Section 4-303 (PD-OP)

Add the following as a permitted use:
(II) Farm Market

Section 4-403 (PD-RDP)

Add the following as a permitted use:
(II) Farm Market

Section 4-503 (PD-IP)

Add the following as a permitted use:
(MM) Farm Market

Add the following as a permitted use:
(OO) Farm Market