

LAND SUBDIVISION AND DEVELOPMENT ORDINANCE AMENDMENTS

DOAM2007-0001 Adopted by the Loudoun County Board of Supervisors July 10, 2007 effective July 11, 2007, Amendments to the Loudoun County Land Subdivision and Development Ordinance.

- 1245.02 Title – Added reference to Private Streets and added introductory paragraph
- 1245.05.3a Plat notes – Revised reference to (i) and added notes (ii) and (iii).

DOAM 2005-0003 Adopted by the Loudoun County Board of Supervisors December 5, 2006 effective December 6, 2006, Amendments to the Loudoun County Land Subdivision and Development Ordinance and Loudoun County Facilities Standards Manual.

- 1241.05 Definitions--Added definitions
- 1241.06 Creation of lots in the AR-1 and AR-2 Districts-Addition
- 1245.02 Private Access Easement Roads to include lots in the AR-1 and AR-2 Districts--Addition
- 1245.10 On-Site Sewage Disposal System—Addition

DOAM 2004-0001 Adopted by the Loudoun County Board of Supervisors June 16, 2005, and effective July 1, 2005, Amendments to the Loudoun County Facilities Standards Manual and Land Subdivision and Development Ordinance.

- 1243.11 Dedication Plats -- Administrative changes
- 1243.10.1 Construction Plans and Profiles – Addition
- 1243.10.2 Construction Plans and Profiles – Addition
- 1243.11 Dedication Plats
- 1245.05.1c Street Improvements – New section

DOAM 1996-0002, Adopted by the Loudoun County Board of Supervisors June 18, 1997

CHAPTER 1241 - GENERAL PROVISIONS AND DEFINITIONS

- 1241.02 Title -- Included reference to Chapter 1246
- 1241.04 General Usage -- Deleted reference to VDH&T
- 1241.05 Definitions -- Deleted numbering, deleted definitions, added definitions
- 1241.05A A-25 Parcel Division -- Revised Chapter number to 1241.06
- 1241.06 Condominiums -- Revised Chapter number to 1241.07, deleted (2) and (3)
- 1241.07 Transfers, Sales, Permits to Build -- Deleted section
- 1241.08 Vacation of Plats -- Granted authority to the Director

CHAPTER 1242 - ADMINISTRATION AND ENFORCEMENT

- 1242.01(2) Deleted the word "development"
- 1242.02 Dedication of Land -- Included easements and other interests

- 1242.04 Interpretation -- Revised chapter number to 1242.03
- 1242.05 Appeals & Petitions -- Revised chapter number to 1242.04, included plat vacations, appeals of preliminary plats go directly to Planning Commission
- 1242.05 Other Permits & Licenses -- Revised chapter number to 1242.05
- 1242.07 False Statement -- Revised chapter number to 1242.06
- 1242.08 Unauthorized Subdivision -- Revised chapter number to 1242.07
- 1242.09 Unauthorized Recordation -- Revised chapter number to 1242.08
- 1242.10 Unauthorized Sale or Transfer -- Revised chapter number to 1242.09, clarified conveyance of entire tract is legal
- 1242.11 Admitting Plat to Record -- Revised chapter number to 1242.10
- 1242.12 Penalties and Remedies -- Revised chapter number to 1242.11
- 1242.13 Fees -- Revised chapter number to 1242.12
- 1242.14 Implementation -- Revised chapter number to 1242.13
- 1242.15 Computation of Time -- Revised chapter number to 1242.14
- 1242.16 Inactive Applications -- Deleted references to Inactive Applications as of 10/20/93

CHAPTER 1243 - SUBDIVISION PROCEDURES FOR SUBMISSION OF PLANS, APPROVAL, ACTION, AND RECORDATION OF PLATS

With the exception of 1243.01, all chapter numbers have been revised.

- 1243.02 Condominium Development -- New chapter added
- 1243.03 Boundary Line Adjustment -- Deletion of boundary lines are not exempt from the Ordinance - **Adopted on September 3, 1997, DOAM 1997-0002**
- 1243.04 Family Subdivision -- Included brother, sister as recipients, expanded definition of family, deleted requirements for wells
- 1243.05.1 Waiver -- Deleted "Parent" tract "Waiver" lot provisions, revised restrictions associated with each lot
- 1243.05.2 Low Density Waiver -- Revised references to the Zoning Ordinance
- 1243.06 Preliminary Plat -- Administrative changes
- 1243.07 Staff Review -- Administrative changes, permits two active preliminary plats at one time
- 1243.08 Action on Preliminary Plat -- Administrative changes, extensions are handled administratively, extends timeline for filing record plats if granted by the Director
- 1243.09 Preliminary/Record Plat -- Allows such applications in A-3, A-10, R-1 Zoning Districts
- 1243.10 Construction Plans and Profiles -- Administrative changes
- 1243.12 Record Plats -- Administrative changes
- 1243.13 Exception Procedures -- Amended criteria, Expanded notification procedures

CHAPTER 1244 - SITE PLAN PROCEDURES

- 1244.01 Applicability -- Administrative changes
- 1244.02 Site Plan -- Administrative changes

1244.03 Site Plan Amendments -- New section

CHAPTER 1245 - DEVELOPMENT STANDARDS

Preamble New Addition

1245.01 Lots and Buildings Acres -- Administrative changes

1245.02 Private Access Easements -- Expanded development options, which may utilize such easements

1245.02.1 Class III Roads -- New section

1245.02.2 Private Access Easement -- Administrative changes

1245.04 Monuments -- Administrative changes

1245.05 Street Improvements -- Administrative changes

1245.09 Pedestrian Circulation -- Deleted

***1245.10** Utility Easements -- Administrative changes

***1245.11** On-Site Sewage Disposal -- Administrative changes

***1245.12** Construction Responsibilities -- Administrative changes

***1245.13** Record Drawings -- Administrative changes

***1245.14** Agreement & Surety -- Administrative changes

***1245.15** Tree Preservation -- Administrative changes

*Section Numbers are also changed

DOAM 1997-0002, Adopted by the Loudoun County Board of Supervisors September 3, 1997

CHAPTER 1243 - SUBDIVISION PROCEDURES FOR SUBMISSION OF PLANS, APPROVAL, ACTION, AND RECORDATION OF PLATS

1243.03 Vacation of lot lines in accordance with Section 15.1-483.1 of the State Code(effective 7-1-97)

CHAPTER 1241 GENERAL PROVISIONS AND DEFINITIONS

1241.03	Purpose --	03/06/96
1241.04	General Usage - VDOT	06/19/89
1241.05.22	Definitions -- Improvements	10/21/85
1241.05	Definitions -- Approving Authority	06/19/89
	Definitions -- Filing Date	06/19/89
	Definitions -- Officially Submitted	06/19/89
	Definitions -- Public Individual Well	11/07/88
	Definitions -- Public Water Supply System	11/07/88
	Definitions -- Sewage Disposal System	11/07/88
	Definitions -- Sewage Disposal Systems	11/07/88
	Definitions -- Well	11/07/88
	Definitions -- Application, Active	10/20/93
	Definitions -- Application, Inactive	10/20/93
	Definitions -- Application, Reactivated	10/20/93
	Definitions -- Final Site Plan (Deleted)	10/05/94

	Definitions -- Preliminary/Final Site Plan (Deleted)	10/05/94
	Definitions -- Preliminary Plan (Reference to preliminary site plan deleted)	10/05/94
	Definitions -- Site Plan Committee (Deleted)	10/05/94
	Definitions -- Subdivision (A-25 Parcel Divisions)	12/06/95
	Definitions -- Division	12/06/06
	Definitions --Originating Tract	12/06/06
	Definitions -- Principal Lot	12/06/06
	Definitions -- Subordinate Lot	12/06/06
1241.05A	A-25 Parcel Divisions	12/06/95
1241.06	Lot Creation in the AR-1 and AR-2 Districts	12/06/06

CHAPTER 1242 ADMINISTRATION AND ENFORCEMENT

1242.03	Planning Commission Agenda	06/15/87
1243.03	Planning Commission Agenda	06/19/89
1242.03	Planning Commission Agenda (Deleted)	10/05/94
1242.05	Appeals	06/15/87
1242.05	Appeals and Petitions - Courses of Action	06/19/89
1242.05	Appeals and Petitions - Considered by the Planning Commission	10/05/94
1242.15	Computation of Time	06/16/86
1242.16	Inactive Applications	10/20/93

***CHAPTER 1243 SUBDIVISION PROCEDURE FOR SUBMISSION OF PLANS,
APPROVAL, ACTION AND RECORDATION OF PLATS***

1243.02	Boundary Line Adjustments	11/04/92
1243.03	Family Subdivisions	11/19/91
1243.04.1	Waiver Provisions - General	05/07/91
1243.04.2	Low Density Development Waiver	10/17/89
1243.04.2	Low Density Development Waiver - Reorganization	12/17/91
1243.05.3	Preliminary Plan of Subdivision - Number of Prints	06/19/89
1243.05.3	Preliminary Plan of Subdivision - Number of Prints	10/05/94
1243.05.4	Preliminary Plan of Subdivision - Filing Date, Official Submittal	06/19/89
1243.05.4	Preliminary Plan of Subdivision - Eliminating Planning Commission Approval	10/05/94
1243.05.4.5	Preliminary Plan of Subdivision - Acceptance and Public Hearing Timelines	06/16/86
1243.05.5	Preliminary Plan of Subdivision -	10/05/94

	Public Hearing requirement (Deleted)	
1243.06.1	Staff Review - Distribution of Plans	06/19/89
1243.06.2,3,4	Staff Review - Timelines	06/16/86
1243.06.3b	Staff Review - Specific Reference	06/19/89
1243.06.4	Staff Review - Status Report, Revisions	06/19/89
1243.06.5	Staff Review - Multiple Plans	06/19/89
1243.07	Action on Preliminary Plan Sections 1, 2, 3 eliminated Sections 4, 5, 6, 7, 8, 9 re-numbered and amended to reflect approval by Director	10/05/ 94
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1243.07.8	Commission Action on Preliminary Plan - Preliminary and Record Plat Conformance	06/15/87
1243.08	Preliminary/Record Plat--Eligibility For Review	06/15/87
1243.08	Preliminary/Record Plat--Exclude A-3, A-10, and R-1	05/07/91
1243.09.1	Construction Plans and Profiles - Submittal	06/19/89
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1244.04	Action on Preliminary Plan (Deleted)	10/05/94
1244.04.1,2,3,4	Committee Action on Preliminary Site Plan Committee Review Requirements and Timelines (2, 3, and 4 now 5, 6 and 7)	06/16/86
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1244.07.1,2,3,4,5	Final Site Plans - (Eliminated references to final and preliminary plan).	10/05/94
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CHAPTER 1246 EXPEDITED LAND DEVELOPMENT REVIEW

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DOAM 2000-0002, Adopted by the Board of Supervisors on April 29, 2000. These amendments included 1) updating references to the State Code, 2) updating applicability to subdivision control areas, and 3) updating references to match the 1993 Loudoun County Zoning Ordinance. (Reference DOAM 2000-0001 for specific changes.)

NOTE: The Land Subdivision and Development Ordinance (LSDO) was amended on July 21, 1992 to reflect the reorganization of the County's Development and Regulatory agencies, correct typographical errors, clarify to whom fees are paid, change references to terms or sections of other ordinances which have changed by prior amendment, change references to the Virginia Department of Transportation, the adoption of the Choices and Changes General Plan, and distinguish between the term "Director" and "Department". (Reference DOAM 1992-0002 for specific information on the amendments).

FACILITIES STANDARDS MANUAL

Revised FSM adopted July 1, 2002

(Inclusive of amendments adopted through December 5, 2006)

LAND SUBDIVISION AND DEVELOPMENT ORDINANCE

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