

Division 1 | General

Sec. 1.01 Title

This Article shall be known and may be cited as the “Subdivision and Land Development Regulations of Leesburg, Virginia” or “Subdivision and Land Development Regulations.”

Sec. 1.02 Purpose, Jurisdiction

This Article provides procedures and regulations for the subdivision and development of land within the Town as well as for all Capital Improvement Projects being processed in accordance with the Six Year Capital Improvement Program.

Sec. 1.03 Compliance Required, Penalty

- (a) No person shall subdivide, develop land or construct Public Improvements without fully complying with the provisions of this Article.
- (b) No such plat of any subdivision shall be recorded unless the preliminary plat has been submitted to and approved by the Commission and the final plat has been submitted to and approved by the Land Development Official in accordance with this Article.
- (c) No person shall sell or transfer any land of a subdivision before such plat has been approved and recorded as provided herein, unless such subdivision was lawfully created prior to the adoption of an applicable subdivision ordinance. Nothing in this Article shall be construed as preventing the recordation of the instrument by which such land is transferred or the passage of title as between the parties to the instrument.
- (d) Any person violating the provisions of this Article applicable to subdivisions shall be subject to a fine of not more than \$500.00 for each lot or parcel of land subdivided or transferred or sold. The description of such lot or parcel by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies provided herein. It shall be unlawful for any person to violate any other provisions of this Article.
- (e) No zoning or building permits shall be issued for land use or the placement of any structure on any land unless such land is subdivided or developed in compliance with this Article.

Sec. 1.04 Fees

- (a) Review Fee Required – Applications must be accompanied by the applicable review fee as established by the Town Council.
- (b) Review Fee Exemptions – Fees are not required with applications initiated by the Town Council, Planning Commission, Board of Zoning Appeals, County of Loudoun, Loudoun County Public Schools, or fire and rescue companies. Application filing fees shall be required of any other public or private applicant.

Sec. 1.05 Conflicts

If a conflict arises between any provisions of an ordinance of the Town of Leesburg and a plat or site plan, the provisions of the Town of Leesburg ordinance shall control. However, if a plat has been approved and recorded, such plat shall control.