

# Article 4 | Zoning Districts (In General)

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## Sec. 4.1 Establishment of Zoning Districts

The following zoning districts are hereby established.

<b>4.1.1 Base Zoning Districts</b>	Corresponding Town Plan Land Use Classification
<b>A. Residential Districts</b>	
<b>1.</b> R-E, Single-Family Residential Estate District	Low-Density Residential
<b>2.</b> R-1, Single-Family Residential District	Low-Density Residential
<b>3.</b> R-2, Single-Family Residential District	Low-Density Residential
<b>4.</b> R-4, Single-Family Residential District	Low-Density or Medium-Density Residential
<b>5.</b> R-6, Moderate Density Residential District	Medium-Density Residential
<b>6.</b> R-HD, Historic Residential District	Infill
<b>7.</b> R-8, Medium Density Attached Residential District	Medium-Density or High-Density Residential
<b>8.</b> R-16, Planned Housing Development District	N/A
<b>9.</b> R-22, Multi-Family Residential District	High-Density Residential
<b>B. Nonresidential Districts</b>	
<b>1.</b> O-1, General Office District	Commercial and Employment
<b>2.</b> B-1, Community (Downtown) Business District	Infill
<b>3.</b> B-2, Established Corridor Commercial District	N/A
<b>4.</b> B-3, Community Retail/Commercial District	Community Commercial
<b>5.</b> B-4, Mixed-Use Business District	Business II
<b>6.</b> I-1, Industrial/Research Park District	N/A

### 4.1.2 Overlay and Special Purpose Districts

- A.** M-C, Medical-Hospital Center (Special Purpose) District
- B.** GC, Government Center (Special Purpose) District

- C. MA, Municipal Airport (Special Purpose) District
- D. H-1 Overlay, Old and Historic District
- E. H-2, Historic Corridor Architectural Control Overlay District
- F. A-1, Airport Overlay District
- G. NACO, Noise Abatement Corridor Overlay District
- H. Creek Valley Buffer District (adopted 5/13/03)
- I. Floodplain Overlay District (adopted 2/14/17)

#### 4.1.3 Planned Development Districts

- A. PRN, Planned Residential Neighborhood District
- B. PRC, Planned Residential Community District
- C. PEC, Planned Employment Center District

#### 4.1.4 Mixed Use

- A. Crescent Design District

**Commentary**  
A zoning district hierarchy explains the relative intensity of this ordinance's various zoning districts. Such a hierarchy permits shorthand, narrative references to groups of zoning districts (e.g., "this provision applies in R-16 and less intensive districts" instead of this provision applies in the R-E, R-1, R-2, R-4, R-6, R-HD, R-8 and R-16 districts").

**Commentary**

### Sec. 4.2 Zoning District Hierarchy

Under the hierarchy established by this Zoning Ordinance, the R-E District is the most restrictive base zoning district, and the I-1 District is the least restrictive base zoning district. Planned Development Districts and Overlay and Special Purpose zoning districts are not included in the zoning district hierarchy.

### Sec. 4.3 Zoning Upon Annexation

#### 4.3.1 Zoning Classification

Any area that is added to or becomes a part of the Town of Leesburg shall be zoned in one of the following ways:

- A. Automatically zoned R-E District without any further action. This zoning designation shall be effective upon the date the boundary adjustment annexation is finally approved by a court of competent jurisdiction; or
- B. In the zoning district that most closely reflects the existing use of the property; or
- C. In such other zoning district included in this Zoning Ordinance as deemed appropriate by the Town Council, in accordance with the procedures of Sec. 3.3.

#### 4.3.2 Procedure

Processing of annexations and rezonings may take place simultaneously, provided that all of the procedures of Sec. 3.3 are followed.

## Sec. 4.4 Zoning Map

### 4.4.1 Establishment of Official Zoning Map

The boundaries of all zoning districts are hereby fixed and established as shown on the accompanying Official Zoning Map, which is to be considered a part of this Zoning Ordinance as fully as if it were set out herein in detail. The Official Zoning Map shall be maintained in the office of the Zoning Administrator. The Official Zoning Map shall also indicate whether or not there are proffered conditions associated with specific properties because of a rezoning.

### 4.4.2 Interpretation of District Boundaries

The boundaries of the various districts as shown on the Official Zoning Map shall be determined by the boundaries as shown and outlined thereon, or as may be indicated on a plat accompanying the rezoning. The Zoning Administrator shall interpret such information in order to determine zoning district boundaries. Where uncertainty exists as to the exact location of said boundaries, the following rules shall apply.

- A. **Center Line as Boundaries.** Where district boundaries lie on or within streets, highways, road rights-of-way or public water bodies, the district boundaries shall be the center line of the same.
- B. **Excluded Areas.** It is the intent of this Zoning Ordinance that the entire incorporated area of the Town of Leesburg, including all land, water areas, and waterways be included in the zoning districts established by this Zoning Ordinance. Any area not shown on the Official Zoning Map as being included in any district shall be deemed to be in the R-E District.
- C. **Action in Case of Uncertainty.** In case any further uncertainty exists, the Board of Zoning Appeals shall interpret the intent of the district map as to location of such boundaries.