



Date of Meeting: December 4, 2025

TOWN OF LEESBURG
PLANNING COMMISSION WORK SESSION

Subject: Zoning Ordinance Rewrite

Staff Contact: Michael Watkins, Zoning Administrator
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Purpose: Further discussion on Crescent District, and PC Subcommittee Work on Attainable Housing and Signs

Background: At their July 20, 2023 Public Meeting, the Planning Commission received an introductory presentation on the Zoning Ordinance Rewrite project. In October 2023, representatives from Kendig Keast Collaborative (Consultant) presented their code audit of the Town's current Zoning Ordinance and broad recommendations for changes at a joint meeting of the Planning Commission and Town Council. In February and September 2024, the consultants delivered their first draft of the new Ordinance via the Town's enCodePlus online zoning platform and provided an overview of concepts in each Article to the Planning Commission. The first draft of the Zoning Ordinance Rewrite was released on March 6, 2025 for a 60-day public review period. The second draft of the Zoning Ordinance Rewrite was released on November 17, 2025 for a 45-day public review period. All Planning Commission and public presentations and the code audit are available on the Zoning Ordinance Rewrite project page at: leesburgva.gov/zoningordinancerewrite.

Issues: Draft Crescent District zoning was introduced at the November 6, 2025 Commission Work Session. Additional discussion on draft Crescent District zoning occurred at the November 20, 2025 Work Session, including review of General Crescent District Standards and the Crescent District – Activity Center (CD-AC) subdistrict. Test case results of the draft CD – AC subdistrict development standards will be presented at the December 18, 2025 Work Session. The Commission will continue discussion on the draft Crescent District zoning at their December 4, 2025 Work Session, focusing on Planned Activity Center, Commercial Corridor, Residential Neighborhood, Government Center, and Open Space and Parks subdistricts.

The Commission discussed draft sign regulations as well as attainable housing regulations at their October 16, 2025 Work Session and formed two subcommittees to continue working on those sections. Subcommittee work on signs and attainable housing will be discussed at the Commission's December 4, 2025 Work Session.

Section 5-7 Crescent District

The draft Crescent District (CD) implements the Crescent District Master Plan's goals for commercial growth, redevelopment, and mixed-use urban design (See Attachment 1). It maintains existing uses along commercial corridors while accommodating retail, residential, office, and civic development in designated activity centers. The CD also allows residential neighborhoods, open space, parks, and government facilities. The district serves as an

architectural control area to ensure building forms and streetscapes complement the Old and Historic District. CD standards apply broadly, while six subdistricts (CD-AC, CD-PAC, CD-CC, CD-RN, CD-OSP, CD-GC) provide tailored regulations based on context and intended use.

Crescent Subdistricts

1. **Activity Center (CD-AC):** High-density, walkable mixed-use nodes at strategic intersections. Focus on public spaces, active ground floors, and human-scale streets.
2. **Planned Activity Center (CD-PAC):** Interim designation supporting existing businesses and limited by-right changes until consolidation for CD-AC redevelopment.
3. **Commercial Corridor (CD-CC):** Moderate-scale commercial and office development, maintaining pedestrian-friendly streets, with potential for auto-oriented uses.
4. **Residential Neighborhood (CD-RN):** Diverse housing types, compact blocks, connected streets, parks, and neighborhood-serving commercial uses.
5. **Government Center (CD-GC):** Public uses including schools, government offices, and community facilities.
6. **Open Space and Parks (CD-OSP):** Areas reserved for recreational or environmental purposes.

See Attachment 2, Draft Crescent District Zoning Map, for subdistrict boundaries within the Crescent District planning area. The following Crescent subdistricts will be discussed at the Commission's December 4, 2025 Work Session.

Subdistrict: Crescent District – Planned Activity Center

- Interim zoning to support existing businesses and limited building expansions (up to 10% of gross floor area).
- Serves as a transitional stage to CD-AC, with similar dimensional and setback standards but lower density (max 1.5 FAR) and smaller building heights (up to 45 ft).
- Vehicle access and streetscape requirements consistent with CD standards.

Subdistrict: Crescent District – Commercial Corridor

- Maintains existing commercial uses while allowing moderate redevelopment and building expansions along Market Street and Catocin Circle.
- Maximum density of 1.5 FAR for nonresidential; up to 10 dwelling units on upper floors.
- Lot standards include community amenity (20%) and open space (15%) minimums.
- Building standards emphasize façade articulation, horizontal plane changes for long walls, recessed and ornamented entrances, minimum 12-foot ground floors, and glazing requirements.
- Streets, alleys, and vehicle access follow CD Master Plan and DCSM standards.

Subdistrict: Crescent District – Residential Neighborhood

- Promotes housing diversity within connected, walkable streets and small blocks.
- Maximum density: 22 du/ac. Lot and frontage standards similar to other subdistricts, with setbacks for single-family and multifamily units.
- Residential architectural standards ensure façade articulation, projected/recessed elements, no garages on primary facades, roof variation, and foundation wall masonry/stone appearance.

- Vehicle access primarily via rear alleys; street and alley design per DCSM; connections to existing/planned streets required.
- Amenities and open space integrated into neighborhood design, supporting walkability and community interaction.

Subdistrict: Crescent District – Government Center

- Supports public uses such as schools, government offices, and community facilities.
- Lot and building standards include minimum community amenity (20%) and open space (15%), with no maximum density.
- Frontage and setback standards ensure adequate separation from other districts while maintaining accessibility and aesthetic quality.

Subdistrict: Crescent District – Open Space and Parks

- Preserves natural areas and provides land for active and passive recreation, including parks, trails, athletic fields, and greenways.
- Applied to lands suitable for open space and parks due to topography, soils, vegetation, wildlife habitat, scenic value, or flood hazards; generally remains undeveloped.
- Resource Protection: Aims to prevent development in hazard-prone areas, protect natural and historic resources, and maintain visual and physical relief from urban development.
- Standards and Uses: Uses are regulated per Sec. 10-2; buildings are limited to 35 ft. in height, with minimum 20 ft. setbacks on all sides; no minimum lot area required.

Commission Subcommittee Work – Division 23 Signs and Division 25 Attainable Housing

The Planning Commission Subcommittee on Division 23, *Signs*, reviewed the draft sign regulations in more detail and are comfortable with the draft language as presented to the Planning Commission on October 16, 2025. Staff assigned to the subcommittee was asked to clarify a few questions from Commission representatives on terminology and definitions, but this did not result in any further changes to the draft ZO Rewrite.

The Planning Commission Subcommittee on Division 25, *Attainable Housing*, reviewed the draft attainable housing regulations in more detail and recommend additional revisions to the ZO Rewrite text as shown in Attachment 3. Suggested revisions include:

- Emphasize the Town wants to increase attainable housing in the Division and Section purpose statements.
- Call out Town and County collaboration on attainable housing solutions and include a hyperlink to the County’s Housing Programs webpage.
- Stipulate that AHUs provided in-lieu of ADUs must meet local program income requirements.

The Community Development Director and Commission Vice Chair also met with the new Loudoun County Housing Director. They confirmed there are 59 active ADUs within the Town limits, and any future attainable housing development projects proposed in the Town are eligible for the County’s [Attainable Housing Loan Program](#).

Next Steps

Tentative Planning Commission Zoning Ordinance Rewrite Work Plan

#	Topic	Commission Meeting Date
1	ZO Rewrite Work Plan	January 16, 2025
2	Zoning Map	February 6, 2025
3	Release of Draft Text	March 6, 2025
4	Article 1 General Provisions	
4	Article 2 Zoning Districts and Dimensional Standards	April 3, 2025
5	Article 3 Use Regulations	April 17, 2025
6	Article 3 Use Regulations (continued)	May 1, 2025
7	Article 3 Use Regulations (continued)	May 15, 2025
8	None	June 5, 2025
9	Recap Articles 1-3, Article 4 Development Standards	July 10, 2025
10	Article 5 Review Bodies, Article 6 Review Procedures	July 17, 2025
11	Article 7 Nonconformities, Article 8 Enforcement, Article 9 Word Usage	August 7, 2025
12	No Meeting	August 21, 2025
13	Recap Articles 4-9, Deep Dive List	September 4, 2025
14	Deep Dive List (continued)	September 18, 2025
15	Deep Dive List (continued)	October 2, 2025
16	Deep Dive List (continued)	October 16, 2025
17	Placeholder Sections, Public Comment Report	November 6, 2025
18	Crescent District, Public Comment Report	November 20, 2025
19	Subcommittee Recommendations: Attainable Housing, Signs	December 4, 2025
20	Questions/comments on ZO Rewrite Draft II	December 18, 2025
21	Questions/comments on ZO Rewrite Draft II	January 15, 2026
22	Public Hearing	February 5, 2026

Online Zoning Platform (enCodePlus)

The second draft Zoning Ordinance Rewrite is available via enCodePlus at the following website address: <https://online.encodeplus.com/regs/leesburg-va/>. The December 4, 2025 Planning Commission Meeting is another of many opportunities throughout the Zoning Ordinance Rewrite project for members of the Planning Commission and the public to provide input.

Attachments

1. Draft Crescent District Zoning Text
2. Draft Crescent District Zoning Map
3. Revised Draft Attainable Housing Regulations