



Supervisor

Caleb A. Kershner

Catoctin District



Loudoun County
VIRGINIA



Update on Farmers' Markets in the Zoning Ordinance Rewrite

Dear Catoctin residents,

I have three updates for you tonight. First, there have been concerns that Loudoun is changing its zoning rules for farmers' markets. I can confirm these rules are *not* being changed. Second, there is a Planning Commission public hearing on Tuesday night, which will include a discussion of Loudoun's zoning rewrite project (and so is related to update #1). Third, there is an upcoming public information meeting on Wednesday about the Route 7/690 interchange project.

Here's what you should know about each of these updates.

No Change To Zoning Rules For Farmers' Markets

A number of you wrote to me and asked if Loudoun was trying to change its zoning ordinance to exclude farmers' markets from the suburban parts of the county. Much of the concern was driven by a [PDF report](#) about our county's proposed revisions to the zoning ordinance. Parts of that report had given the impression that farmers' markets might only be allowed in the rural and/or transition policy areas.

I'm pleased to report that the zoning rules for farmers' markets are not changing. Staff actually recommended that we keep those rules the way they are. This wasn't clear in the PDF report, because what we call a "farmers' market" can actually be

one of *two* separate defined uses in the zoning ordinance: a "farm market" use, or a "retail" use.

In the rural and transitional policy areas, farmers' markets are "farm markets." Staff proposes that we keep these existing zoning rules that govern where farm markets are allowed:

- Farm markets are currently allowed in the Rural, Transition, and Joint Land Management Area (JLMA) policy areas.
- They are permitted by right in the AR-1, AR-2, RC, JLMA-1, JLMA-2, JLMA-3, JLMA-20, TR-10, TR-3, TR-2, and TR-1 zoning districts, and in a subdistrict of both PD-CV and PD-RV.
- They can also be permitted by special exception in the A-10 and A-3 zoning districts.

In the suburban policy area, farmers' markets are "retail." So farmers' markets are allowed in places like Brambleton and One Loudoun. Both our current zoning ordinance and this draft revised ordinance allow those markets to operate there. They just treat them as a "retail" use, not a "farm market" use.

So, to sum up: The draft revised zoning ordinance is keeping our existing rules on where farmers' markets can go. In rural areas, they count as a "farm market" use. In suburban or urban areas, they count as a "retail" use. And it will continue to allow them, just like our current zoning ordinance does.

Planning Commission Public Hearing - Jan 24

The Planning Commission is holding its next public hearing on **Tuesday, January 24**, starting at **6:00 PM**. And the first item on their agenda is Loudoun's zoning rewrite project, which is the enormous and detail-intensive effort to update our county's entire zoning ordinance.

At that hearing, I strongly suspect the Commission will discuss the zoning rules for farmers' markets. They will also talk through other parts of the draft revised zoning ordinance, and they will take comments from the public.

You can find all of the documents for that public hearing [here](#), and you can attend the meeting in person or [watch it online](#).

If you'd like to speak at the meeting, either about the zoning ordinance or about anything else on the Commission's agenda, you can sign up to speak by [emailing the Commission](#) or by filling out their [online form](#). Just make sure to sign up before the deadline, which is noon on Tuesday, January 24.

Public Information Meeting About The Route 7/690 Interchange Project - Jan 25

Purcellville is hosting a [public information meeting](#) about the Route 7/690 interchange project on **Wednesday, January 25**, starting at **6:00 PM**. This meeting will be held at the Purcellville Town Hall at 221 South Nursery Avenue.

At that meeting, staff from Loudoun's Department of Transportation and Capital Infrastructure (DTCI) will give an overview of this project, and will explain the application request that they've made to Purcellville. DTCI and VDOT representatives will talk about the project's positive impacts, and about how to mitigate any negative impacts to the town's open space, floodplain, or wetlands. Then they'll answer questions from the public about the construction schedule, the current design, and the public value of this project, which is intended to address traffic congestion along Main Street, Route 7, and Route 287.

If you'd like to attend this meeting, you can do so in person at the Town Hall, or you can view the meeting online [here](#).

Sincerely,

Supervisor Caleb A. Kershner

*Catoctin District Supervisor
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