

Zoning Conversion in the Route 28 Tax District (ZRTD)

Department of Planning and Zoning - Legislative Land Use Review

In 1987, the Route 28 Tax District was created in partnership with Fairfax County to fund improvements to Route 28. The enabling legislation featured a land use policy benefitting property owners who pay the increased tax: protections from any future change in the zoning map or zoning ordinance text unless the property owner explicitly requests the change.

The purpose of this provision, as stated in the Code of Virginia, is to assure that commercial and industrial land use permissions are not eliminated, reduced or restricted over time. This was implemented in Loudoun County as a specific allowance to remain administered under the then-current zoning ordinance despite amendments to the zoning ordinance, and to “opt-in” to the current version of the zoning ordinance at any time in the future.

At the time, the *1972 Loudoun County Zoning Ordinance* was in effect, to be replaced by the *1993 Loudoun County Zoning Ordinance* on June 16, 1993, which was replaced by the *Revised 1993 Loudoun County Zoning Ordinance* on January 7, 2003. Properties in the Route 28 Tax District are administered under one of the three zoning ordinances.

On October 7, 2008, the Board of Supervisors adopted a process improvement initiative to recognize the importance of economic development opportunities within the Route 28 Tax District. The initiative included a new type of application allowing a lesser fee and reduced checklist to simplify the requirements for what needs to be included in an application. A revised referral process was intended to streamline evaluation of the requests and accelerate the timeline for approval. The new application type was abbreviated as “ZRTD,” short for Zoning Conversion in the Route 28 Tax District.

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