

# COMPREHENSIVE PLAN SUPPORT FOR ZOAM-2018-01

## **CHAPTER 6: HOUSING & COMMUNITY DEVELOPMENT**

**Goal 2: Support the development of vibrant neighborhoods with various housing options which will accommodate a mix of household types, address residents' changing needs, and allow households to grow and age in place.**

- a) Objective: Prepare for an aging population with a housing supply that serves retirees and the elderly, as well as persons with disabilities and/or special needs.
  - 1. Strategy: Amend the Zoning Ordinance to reflect the need for “first floor living” houses, single-story houses, or small houses on small lot sizes to provide housing options primarily for retirees or empty nesters.
  - 2. Strategy: Encourage the construction of new housing or the remodeling of existing housing stock, to incorporate Universal Design features to make homes locally available which are more comfortable and accessible for persons with disabilities and/or special needs.
  - 3. Strategy: Amend the Zoning Ordinance to permit the use of extended family dwellings within the primary dwelling or an accessory building.
  - 4. Strategy: Support the development of new assisted living facilities, or the conversion of existing houses into assisted living facilities, for residents who need daily support but are not in need of a nursing home facility.
  - 5. Strategy: Study the various creative options to allow for local residents to “age in place” by retaining their current home in Round Hill and provide a report with recommendations to the Town Council.
- b) Objective: Support Loudoun County in its goals to meet the demands for affordable housing and workforce housing in western Loudoun County, but only in incremental stages which are appropriately sized for a small town.
  - 1. Strategy: Encourage community participation in developing solutions to the Western Loudoun County affordable housing and workforce housing shortage.
  - 2. Strategy: Advocate for affordable housing and workforce housing through reuse or infill development of single-family detached houses or duplexes, which are found to be compatible in size and character to the surrounding neighborhoods.

3. Strategy: Support the development of neighborhoods which incorporate affordable housing and workforce housing options through the varied use of multiple housing type options and not limited to one housing type.
4. Strategy: Study various housing designs which create affordability through creative design to include some of the preferred affordable housing designs in the future Round Hill Design Guidelines.
5. Strategy: Amend the Zoning Ordinance to permit a diversity of housing configurations to encourage construction of a variety of dwelling types based on the recommendations of the comprehensive plan.
6. Strategy: Explore the use of accessory dwellings as an alternative affordable housing option.
7. Strategy: Consider the total benefits to the community when reviewing affordable housing or workforce housing policies or projects.
8. Strategy: Amend the Zoning Ordinance to permit cluster subdivisions to encourage the development of smaller homes on smaller lots as alternative housing choices for multiple population groups and to provide the opportunity to preserve remaining land for public and neighborhood open space use.

## **CHAPTER 7: ECONOMIC DEVELOPMENT**

**Goal 1: Implement coordinated economic development strategies that combine the resources of local governmental agencies, non-profit organizations, businesses and institutions to maintain and enhance the quality of life in Round Hill.**

(d) Objective: Provide residential property owners with options to utilize their residences for income generating purposes and for the greater economic benefit of the town, as long as the rights of adjacent neighbors are considered in the development and administration of these options.

1. Strategy: Study and consider a permitting process to regulate by-right Bed and Breakfast establishments.
2. Strategy: Study and consider a permitting process for residential property owners to rent out their homes as vacation houses.

**Goal 4: Promote the historical, cultural, and natural resources of the Greater Round Hill Area as marketable economic commodities that can provide an exceptional quality life for residents and a quality experience for visitors.**

- a) Objective: Utilize historic preservation efforts to aide and stimulate local economic development, encourage community revitalization and protect regional history, culture and pride.
  - 1. Strategy: Develop educational methods to increase public support for historic preservation as a tool for improving the overall quality of life of the community.
  - 2. Strategy: Work with Visit Loudoun to welcome heritage tourists to town.
  - 3. Strategy: Build upon the history of Round Hill as a vacation retreat by encouraging the development of Bed and Breakfast establishments.
  - 4. Strategy: Promote town as a getaway destination, with the intent of increasing the frequency and duration of visitors to the town.

## **CHAPTER 11: LAND USE**

The following uses and designs within the area are encouraged in the Eastern Commercial District:

- a. Designs as recommended in the 2016 Loudoun County Design Cabinet Report
- b. Buildings that replicate historic eras of the Greater Round Hill Area including the orchard history, the railroad history or the farming history
- c. Daycare Center, Child Development Center or Pre-School
- d. Nursing Home or Assisted Living Facility (includes medical staff support)
- e. Civic Buildings such as Farmer's Market, Indoor Sports Complex or Community Theater
- f. Outdoor community gathering spaces such as picnic areas, patio areas, parks or squares
- g. Businesses that provide or support activities for local youth such as, but not limited to, karate, dance, gymnastics, tutoring or crafts
- h. Restaurants paired with a brewery, distillery or music venue and including outdoor features such as patios, picnic tables and children's playgrounds
- i. Boutique hotel with first floor public restaurant