

Setbacks From Specific Roads and the W&OD Trail.

Certain roads within Loudoun County because of their function, location and capacity require that uses be set back a certain minimum distance from them. All other provisions of this Ordinance notwithstanding, all buildings and parking, except for agricultural structures and structures located within Village Conservation Overlay Districts and the Joint Land Management Area Districts, shall be set back as provided below, or the setback provided in an approved corridor study whichever setback is greater, from the planned rights-of-way, including the fillets or connectors between rights-of-way lines at planned or existing intersections and interchanges. Residences, accessory structures, and accessory uses built before June 16, 1993 are exempt from this provision pursuant to Section 1-403(D). The following roads are subject to this provision:

(A) **Building Setbacks From Roads.**

(1) **Route 7.**

- (a) Fairfax County line, west to Broad Run. 100 feet.
- (b) Broad Run west to east corporate limit of Leesburg. 300 feet.
- (c) Route 7 Bypass from the west corporate limit of Leesburg west to Clarke County. 200 feet.
- (d) Route 9 bridge over Route 7 west to Clarke County on business Route 7. 100 feet.

(2) **Dulles Toll Road Extension.** 150 Feet.

(3) **Route 50.**

- (a) Fairfax County line, west to Rt. 659. 100 ft.
- (b) Rt. 659 west to Fauquier County line. 200 ft.

(4) **Route 15.** 200 Feet. For lots whose depth is less than 200 feet, the setback may be reduced two feet for every foot the lot depth is less than 250 feet, but in

no case may the setback be less than the minimum required yard established by the underlying zoning district.

- (1) **Route 28.** 200 Feet.
 - (2) **Route 9.** 100 Feet.
 - (3) **Route 287.** 100 Feet.
 - (4) **Route 606.** 100 Feet.
- (B) **Building Setback From W&OD Trail.** 25 Feet.
- (C) **Parking Lot Setbacks From Roads.** 100 feet, landscaped in accordance with the requirements of Section 5-1414(B)(3).

