



# Zoning Ordinance Modernization Project

Z M O D

Consolidated Draft

Planning Commission Land Use Process Review Committee

July 23, 2020

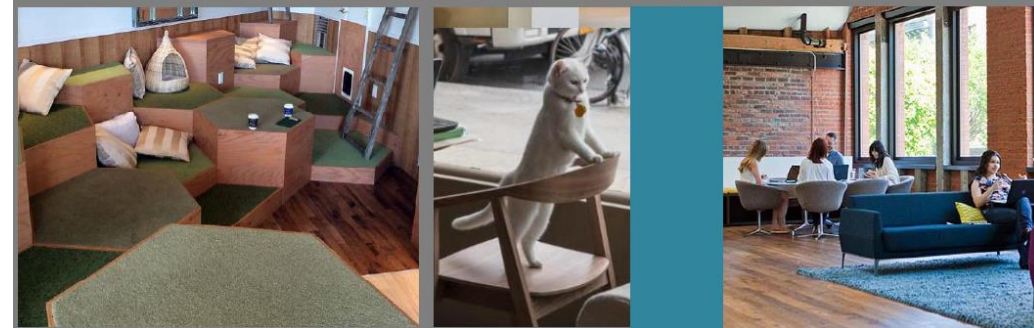
# Why Update the Zoning Ordinance?



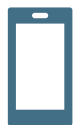
Unintuitive format and structure



Outdated land uses and regulations

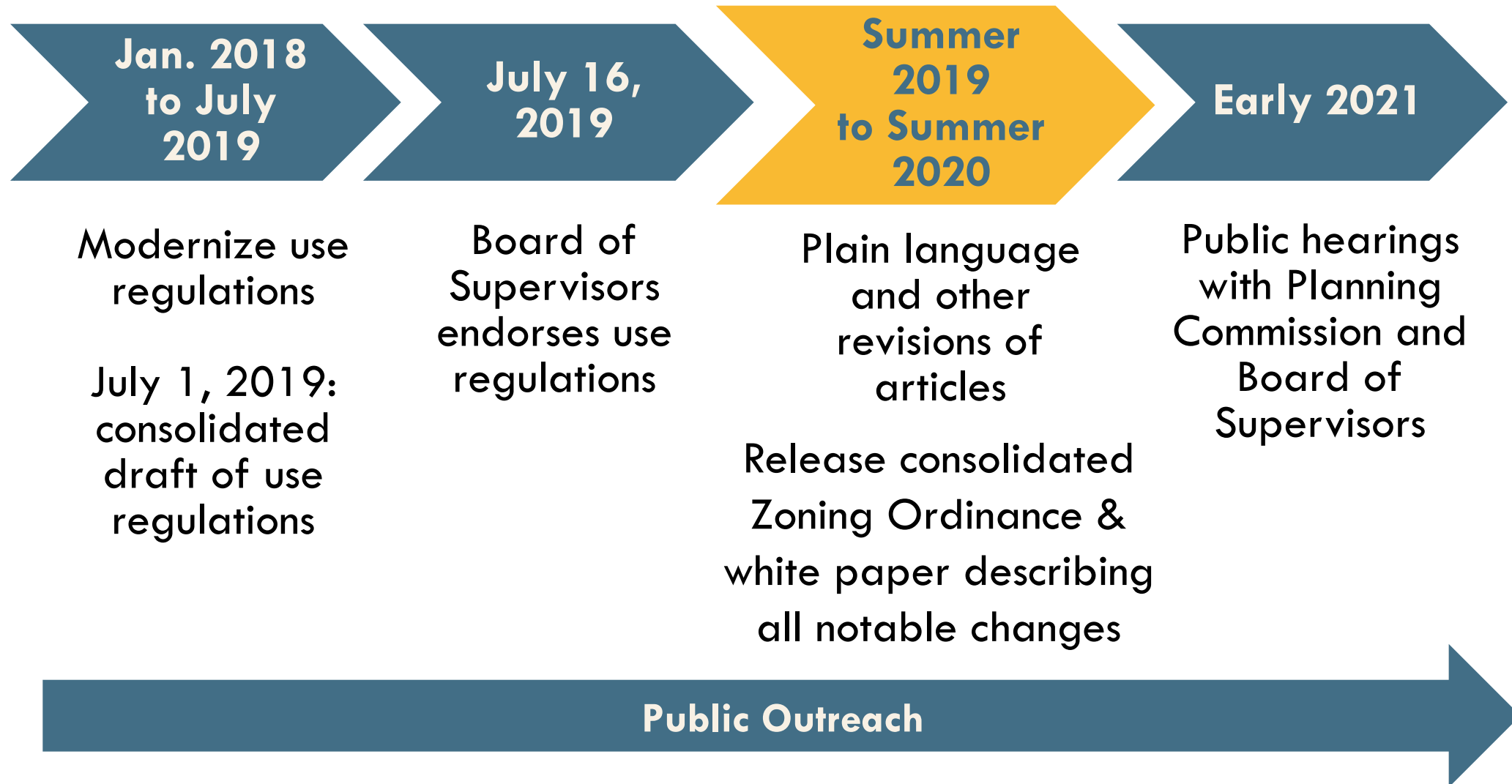


Legal jargon and antiquated language



Inconvenient on cell phones, tablets, and other devices

# zMOD Timeline



# New Ordinance Structure

## Articles:

- 3/10/20 Draft 1) General Provisions
- 8/9/19 Draft 2) Zoning Districts
- 8/9/19 Draft 3) Overlay Districts
- 7/1/19 Draft 4) Use Regulations
- 10/11/19 Draft 5) Development Standards
- 10/11/19 Draft 6) Parking and Loading
- 10/11/19 Draft 7) Signs
- 3/10/20 Draft 8) Administration, Procedures, and Enforcement
- 9) Definitions  
\*Related definitions were included in each draft



# Emerging Uses and Additional Flexibility





# Temporary Uses - Updated

## Application submission

- Current requirement 3 weeks
- Review involves multiple agencies and previous draft recommended 6 weeks
- Based on feedback and further review of the process, proposed timeframe is 30 days

## Special events

- Broader definition
- Administrative permit valid for 21 days, no longer required to be consecutive
- Removed outdated provisions

## Stay tuned

- Temporary uses still under review



# Changes in Fees

**Accessory Living Units.** New fee of \$200 for administrative permit and \$70 renewal fee every five years for both administrative and special permit

**Deletion of Land Area.** Reduction from  $\frac{1}{2}$  the prevailing fee to  $\frac{1}{4}$  of the prevailing fee

**Floodplain.** Reduction from \$16,375 to \$8,180 for an SE involving only one SFD dwelling

**Home-Based Business.** New fee of \$100 for administrative permit and \$435 for special permit to replace current \$50 home occupation fee and \$16,375 home professional office/barber shop or beauty salon fee

**Waiver of Certain Sign Regulations.** Reduction from \$16,375 to match the Comprehensive Sign Plan fee of \$8,260

# Accessory Living Units

New  
name!

These current standards are being brought forward:

- Only permitted in association with a single-family detached dwelling
- Limited to two bedrooms and two people
- Must meet applicable regulations for building, safety, health, and sanitation
- Allowance for inspection by County personnel
- Must be renewed every five years





# Streamlined Accessory Living Unit Process

**Current:** All accessory living units require SP

**Proposed:** Administrative approval if located within the principal dwelling

**Revised:** Maximum size of 800 SF or 40% of the size of the principal dwelling (whichever is less), identify a designated parking space. Can request a special permit to increase size

Continue to require two acres and special permit if detached

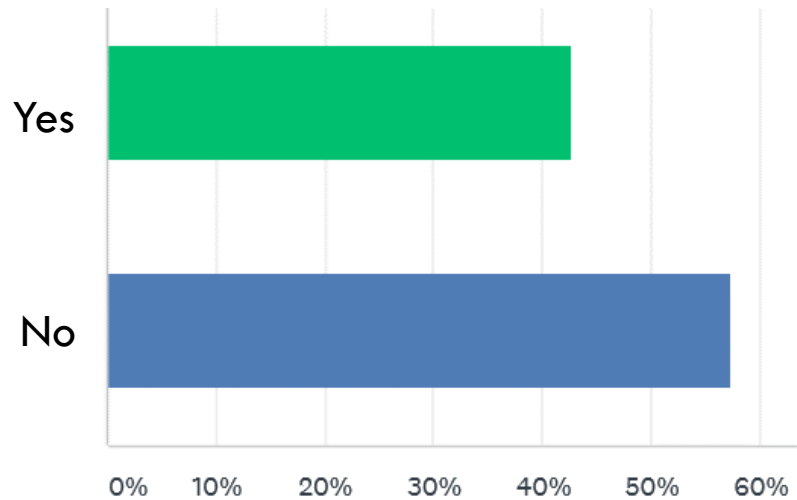
**Revised:** Maximum size of 1,200 SF but must continue to be subordinate.



**Option:** Remove the 55+/person with a disability requirement

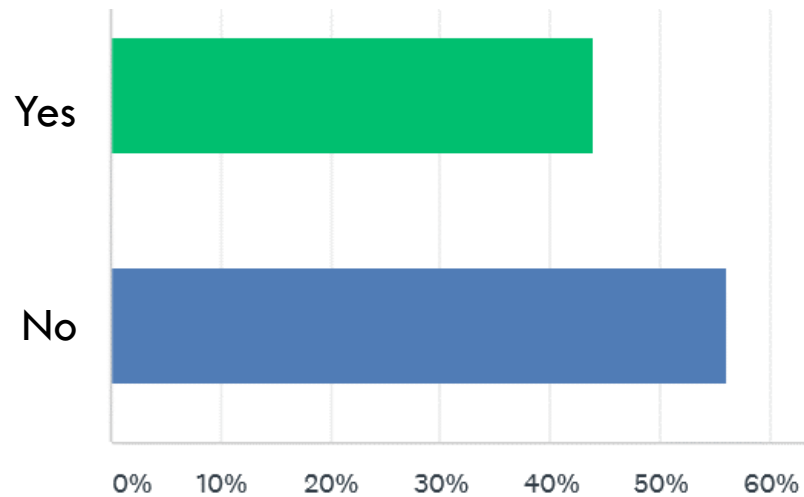
# Accessory Living Unit Surveys

Single Maximum Size of 1,200 SF



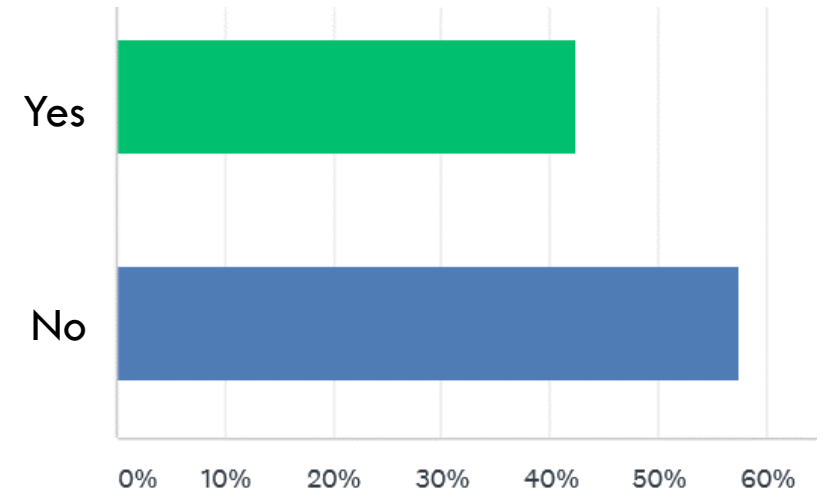
Response	Age		
	- 34	35 - 54	55+
Yes	60	180	196
No	23	174	382

Administrative Review for Interior Accessory Dwelling Units



Response	Age		
	- 34	35 - 54	55+
Yes	58	178	215
No	25	179	368

Remove Age or Disability Requirement



Response	Age		
	- 34	35 - 54	55+
Yes	63	176	201
No	20	181	383



# Home-Based Businesses

## Existing

### Home Occupation

- Requires \$50 permit
- Administrative
- No customers (except for a school) and one employee
- No stock in trade
- Lists of permitted and prohibited uses



### Home Professional Office and Barbershop

- Requires \$16,375 special permit
- Public hearing
- Allows customers and employees
- Limited to certain permitted “professional” uses



## Proposed

### Home-Based Business

- Administrative permit or special permit to exceed limits
- Allows customers and employees (advertise ranges)
- List of prohibited use categories
- Other limitations



# Home-Based Businesses – cont'd

## Ensuring Neighborhood Compatibility



### Customers

- 4 at a time in single-family detached only
- 2 at a time in other dwelling types
- 8/day, including any STL guests
- No customers if home child care onsite
- Appointment only
- 15 minutes apart



### Employees

- 1 allowed in single-family detached only
- 0 for other dwelling types



### Overall Size

- Maximum 400 sq.ft.
- Includes storage and all areas devoted to business

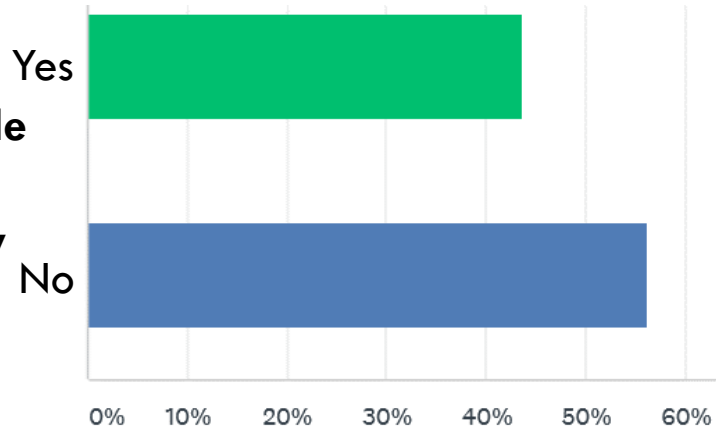


### Parking

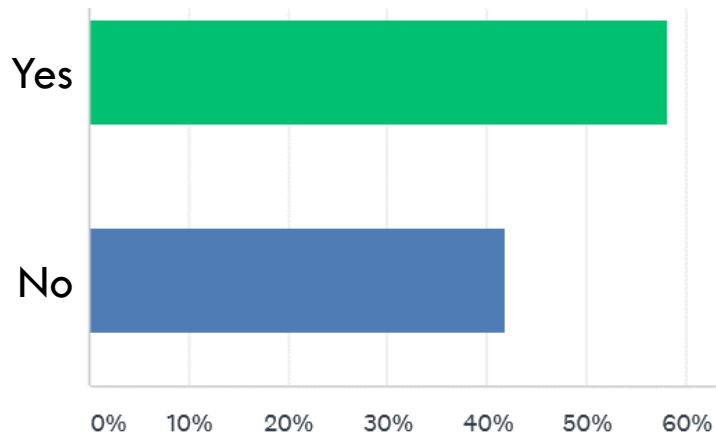
- Designate one space

# Home-Based Business Surveys

**Customers in single family detached: 4/time and 8/day**

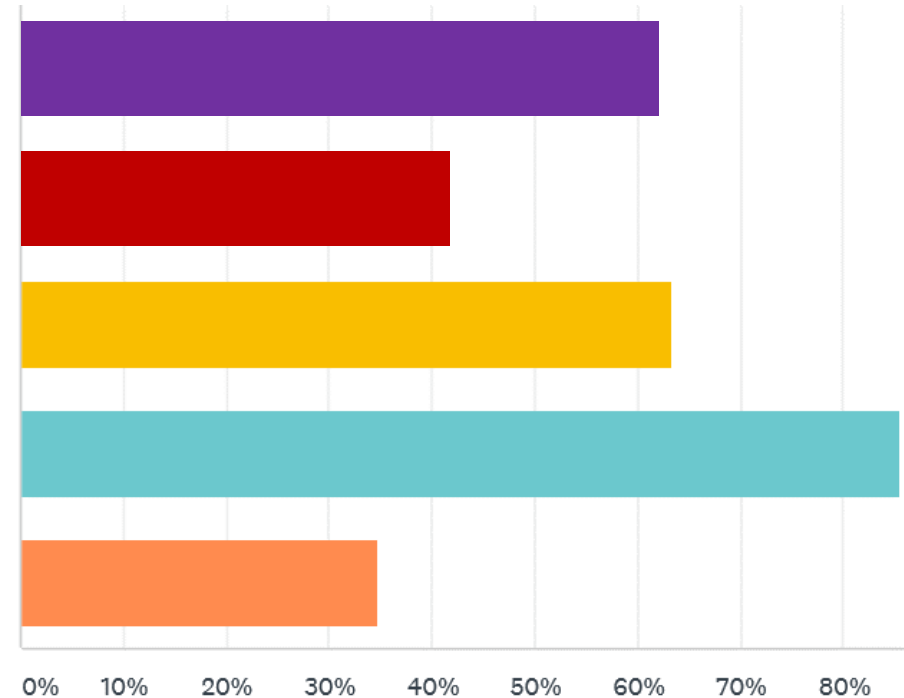


**One employee in single family detached**



## Additional Standards

Limit on overall size  
Limit on amount of storage



# Outreach



## Meetings

- 65 public meetings
- In-person and virtual
- Presentations to land use groups, elected and appointed officials, and other general groups



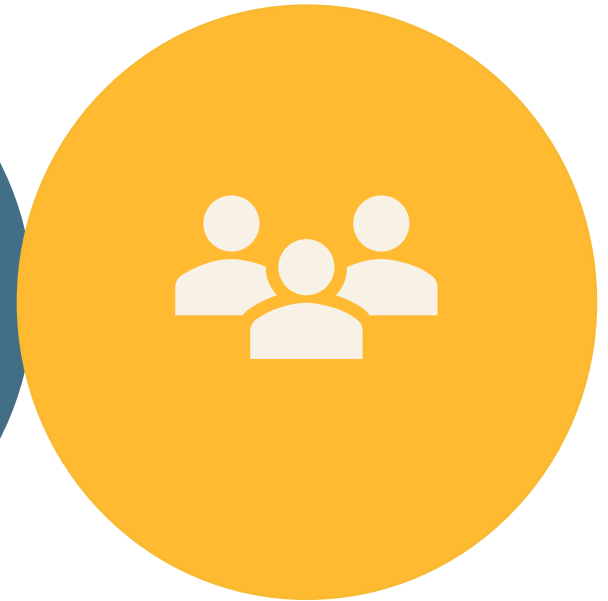
## Online Presence

- zMOD Website
- zMOD Email & Listserv
- Facebook
- Channel 16
- Videos
- Newsletters



## Surveys

- Kickoff survey
- Accessory dwelling units and home-based businesses surveys
- Corresponding videos



## Work Groups

- Citizens
- Land Use Attorneys
- Builders and Industry
- Land Use Aides
- Staff Outreach



# Next Steps

## Continued Public Engagement

Additional meetings TBD

## Revised Consolidated Draft for Authorization

Will incorporate revisions based on feedback and request authorization of public hearings

## Public Hearings

Target date: Early 2021

## Online Platform

Have started the process of exploring online options

New platform will include interactive search features, hyperlinks, and be easily accessible across devices

# Questions & Discussion



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# Contact Information



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**Fairfax County Zoning**



**<https://www.fairfaxcounty.gov/planning-development/zmod>**



**703-324-1314**