

Zoning Ordinance Work Program

Leslie B. Johnson, Zoning Administrator Land Use Process Review Committee September 30, 2021

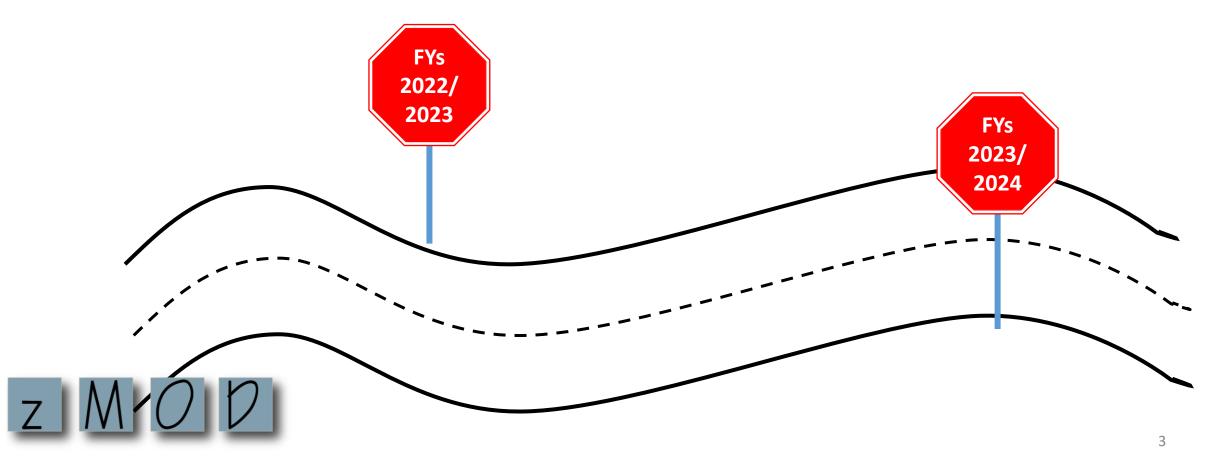
Zoning Ordinance Work Program – FYs 2022/2023

Includes the following :

- Summary Memorandum
- Attachment 1 Work Program Status Update for FY 2021
- Attachment 2 Proposed Work Program for FYs 2022 and 2023
- Attachment 3 Proposed Timelines
- Attachment 4 Priority 2 Work Program

Work Program – Timing and Priorities

- Two-year program
- Annual update and reprioritization



Status Update for FY 2021



- New Ordinance plus 10 additional items completed
- 4 items are pending or **in progress**
- On-going/carryover topics including Affordable Housing and Fairfax Green Initiatives, State Code, Application Fees

Major Accomplishments

New Zoning Ordinance Adopted March 23

Implementation:



- New user-friendly online platform enCodePlus
- Updated websites, forms, permitting
- Community and staff education and training

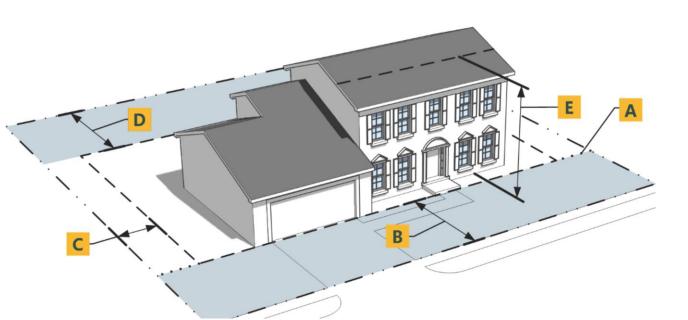


TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts P = permitted; SE = special exception; SP = special permit; blank cell = not allowed A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit																													
Use		Residential Districts											Commercial Districts								Industrial Districts					Use-Specific			
		R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C.3	C-4	C-5	C-6	c.7	C-8	Ξ	1-2	ñ	4	55	1-6	Standards NOTE: General Standards also apply
RESIDENTIAL USES																													
Household Living: uses characterized by residential occupancy of a dwelling unit that functions as a single household																													
Dwelling, Multifamily										Ρ	Ρ	Ρ	Ρ																
Dwelling, Multifamily – ADU Development ²⁷¹										Ρ	Ρ	Ρ	Ρ																
Dwelling, Single-Family Attached								Ρ	Ρ	Ρ	Ρ	Ρ																	4102.3.B
Dwelling, Single-Family Attached - ADU Development ²⁷²								Ρ	Ρ	Ρ	P	Ρ																	
Dwelling, Single-Family Detached	Ρ	Р	Р	P	P	Ρ	Ρ	Ρ	Ρ					P															4102.3.C
Dwelling, Stacked Townhouse ²⁷³										Ρ	Ρ	Ρ	Ρ																4102.3.B
Dwelling, Stacked Townhouse – ADU Development ²⁷⁴								Ρ	Ρ	Ρ	P	P	Ρ																
Group Residential Facility	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ															
Live-Work Development ²⁷⁵																													4102.3.D

Major Accomplishments

- zMOD addressed many outstanding Priority 2 items
- > Agritourism
- > Wellington Historic Overlay District
- Reports
 - ✓ Short-Term Lodging
 - ✓ Sign Ordinance





FYs 2022/2023 Work Program Timing 11 main initiatives with 16 individual topic areas

- **Pending** Authorized for public hearing
- First Tier Research and present to LUPC within the first half of FY2022, or potentially authorized/adopted in that timeframe
- Second Tier Targeted for second half of FY2022
- **TBD** Not specified
- Monitoring (New) On-going monitoring or task force participation

Proposed Work Program

- Affordable Housing Initiatives
- Application Fees
- Construction Vehicles
- Fairfax Green Initiatives
- Historic Overlay Districts
- Landscaping & Screening

- Outdoor Lighting
- Parking Rates
- Signs, Part 2
- State Code Changes
- zMOD Implementation

Includes both new and carryover items

Highlights of Proposed Amendments

Parking Parking (Item #8) – Review of rates and other **Reimagined** provisions



Signs, Pt. 2 (Item #9) – Expand Comprehensive Sign Plan process and other changes

Highlights of Proposed Amendments



Historic Overlay Districts (Item #5) – Hollin Hills and Holmes Run Acres



Outdoor Lighting (Item #7) – Dark skies around Turner Park Observatory



State Code/Cannabis (Item #10B) – Consider changes related to retail sale of cannabis effective January 2024

Outreach

ONLINE ENGAGEMENT

Websites Facebook Listserv Surveys

PUBLIC MEETINGS

Open houses Community meetings Meetings with local, civic, and industry groups

WORK GROUPS

Residents Land Use Attorneys Industry and Builders Land Use Aides

Staff Outreach

Timelines

Zoning Ordinance Work Program - Estimated Timelines

Zoning Ordinance Amendments			FY2	022		FY2023						
WP#	Торіс	1	2	3	4	1	2	3	4			
1	Affordable Housing Initiatives											
2	Application Fees:											
2A	Cost of Living											
2B	P District Recreational Facilities											
3	Construction Vehicles											
4	Fairfax Green Initiatives											
5	Historic Overlay Districts:											
5A	Hollin Hills Subdivision											
5B	Holmes Run Acres											
6	Landscaping and Screening											
7	Outdoor Lighting											
8	Parking Rates											
9	Sign Ordinance, Part 2											
10	State Code Changes:											
10A	Annual placeholder											
10B	Cannabis Legislation											
11	zMOD Implementation:											
11A	Minor and Editorial Revisions											
11B	Implementation Follow-up											
11C	ALU/HBB Reports						(

Key:

-	Background/research/outreach
	Brought forward for Board LUPC or authorization and continuing work extending to public hearing phase
٠	Issue report/memorandum
	TBD



Priority 2 Amendments

✓ 53 items addressed with zMOD

- 47 items identified last year
- 6 additional items

✓ 5 additional items recommended to be removed

✓ Next steps – research remaining items for continued relevance

Next Steps

September 30: Planning Commission Land Use Process Review Committee

October 2021: Board Matter with motion to approve



Questions and Discussion

Contacts

Zoning Ordinance Work Program

Website:

https://www.fairfaxcounty.gov/planningzoning/zoning-ordinance/work-program

> Zoning Administration Division 703-324-1314