



# 2018 ZOAWP

Presentation of the Proposed  
2018 Zoning Ordinance Amendment Work Program  
(Board Action Requested)

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Development Process Committee  
June 12, 2018

# Zoning Ordinance Amendment Work Program

- Originated in 1983
- Changes to Zoning Ordinance (ZO) requested by Board, Planning Commission, Board of Zoning Appeals, citizens, industry and staff
- The 2018 ZOAWP includes:
  - Zoning Ordinance Modernization (zMOD) Project Initiatives
  - “Regular” Zoning Ordinance Amendment Work Program topics

# Proposed 2018 ZOAWP

Includes the Following Attachments:

- Attachment 1 – Status Table for 2017 Priority 1 ZOAWP
- Attachment 2 – Proposed 2018 Priority 1 ZOAWP Summary Table
- Attachment 3 – Proposed 2018 Priority 1 ZOAWP Narrative
- Attachment 4 – New Amendment Requests
- Attachment 5 – Proposed 2018 Priority 2 Work Program Amendments
- Attachment 6 – Outreach and Communication Tools

# Status of 2017 ZOAWP Amendments (Attachment 1)

- TOTAL: 20 main initiatives with 47 individual topics (6 zMOD/41 ZOAWP)
- Adopted: 13 of 47 – including minor modifications, restaurants, parking, P-District recreation fees, final development plans in PRM, telecommunications changes and a number of clarification and minor amendments
- Authorized: 5 of 47 – including short-term lodging (residential), children’s play structures, and 3 changes related to rear yard coverage
- Adopted+Authorized – 10 of 20 initiatives; 18 of 47 individual topics

# Proposed 2018 ZOAWP Initiatives

## (Attachments 2 and 3)

- 18 main initiatives with 47 individual topic areas  
(15 are new and remaining are carry over from 2017)
- Examples: Agriculture Districts and Uses initiative includes 6 individual topic areas and the Editorial and Minor Revisions initiative includes 14 individual topic areas for consideration

# Timing Considerations



**For the 2018 ZOAWP items, staff is proposing:**

First Tier - researched within the first half of FY2019, and potentially authorized/adopted in that timeframe.

Second Tier – presented to DPC or research beginning within the second half of FY2019, and potentially authorized/adopted in that timeframe.

*(Timing for the zMOD Project is independent of the 2018 ZOAWP)*

# 2018 ZOAWP

## (Attachments 2 and 3)

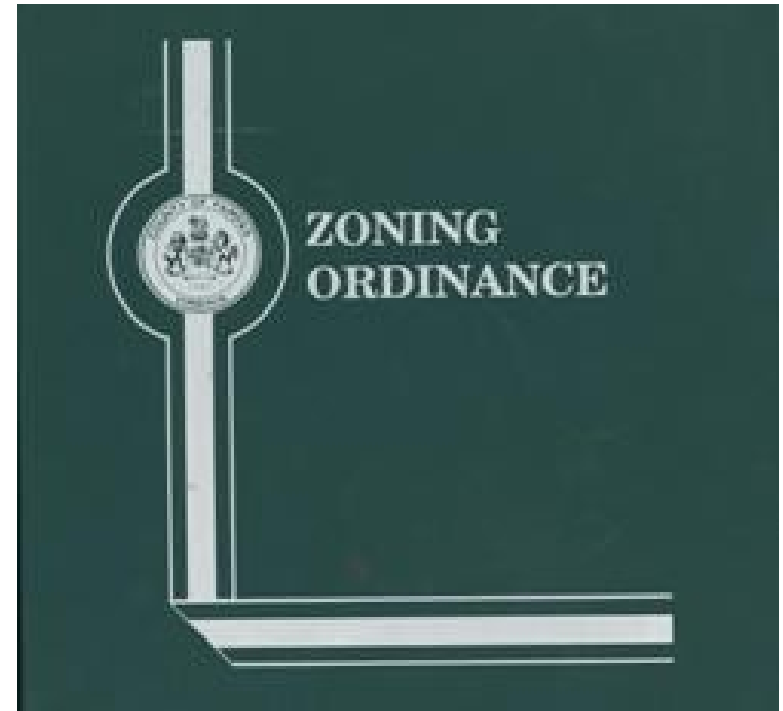
### zMOD

- Reformat/Restructure ZO
- Use Categories
- Small-scale production
- Temporary/pop-up uses
- PDH District Regulations
- Sign Ordinance

### 2018 ZOAWP (First Tier)

- Agriculture
- Older Adult Accommodations & Services, Other Congregate Care Uses
- Outdoor lighting
- Reston PRC District
- Rear Yard Coverage
- Short-Term Lodging
- State Code Changes

# Highlights of Proposed First Tier Amendments (Attachment 3)





# Outdoor Lighting

Consider changes related to:

- Security lighting
- Outdoor sports facilities
- Single family residential lighting exemptions
- Review of illumination plans in Historic Overlay Districts
- Construction lighting
- “Color temperature” of LED lights





## Editorial and Minor Revisions

- 16 individual topics for modification, clarification or correction, or are minor changes that are low impact
- Individual topics will likely be presented in groups and may be addressed with other amendments on the ZOAWP
- Additional editorial and minor revisions may be identified during FY19 and those items will be added at the Board's direction



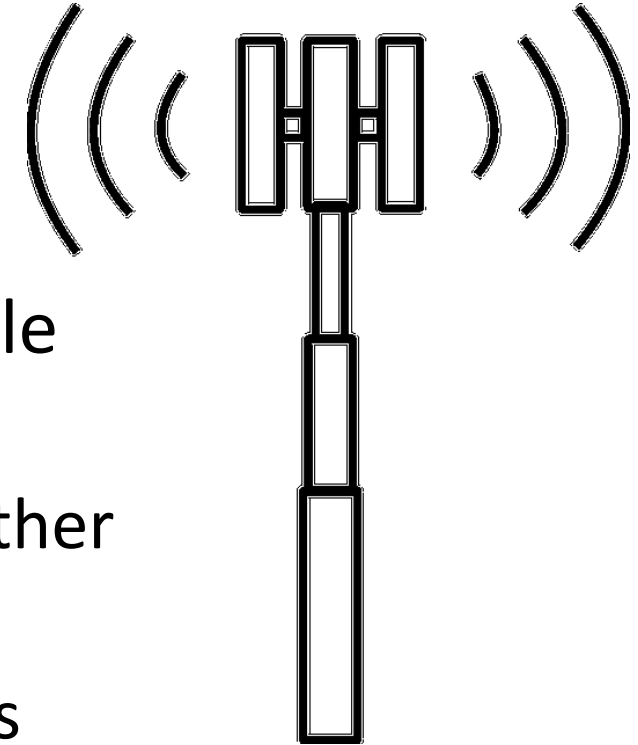
# State Code Changes

The 2018 Session of the General Assembly included State Code changes related to a number of topics that impact the Zoning Ordinance:

1. Telecommunications - Wireless Communication Infrastructure (HB 1258)
2. Increase civil penalties for zoning violations
3. Other Possible Changes



# House Bill 1258



A locality may regulate Administrative Review-Eligible Projects by zoning permit:

- New structures not more than 50' tall & subject to other limitations
- Co-location of wireless facilities on existing structures

Standard Process Projects (all other)

- May be subject to limited special exception review

# House Bill 1258 Implementation



- Revise standards, policies, and processes
- Coordinate with PC Telecommunications Committee and DPC
- Zoning Ordinance and Public Facilities Policy Plan Amendments are required
- Public hearings in Fall 2018
- Interim Policy to implement Bill

# 2018 ZOAWP Initiatives - Second Tier

- Some Agriculture Topics
- Accessory Structure Size
- Some Editorial and Minor Revisions
- Application Fees
- Noise Ordinance Updates
- Age-Restricted/Innovative Housing
- Laurel Hill Historic Overlay District
- Civil Penalties for Zoning Violations



# New 2018 Priority 2 Work Program Amendments (for Future Prioritization)

- Barbering/Beauty Shops as by-right home occupation
- Administrative approval for error in building height
- PDC/PRM District regulations
- Bicycle parking and pathway connection requirements
- Recommendations from the Fair Housing Action Plan and Countywide Housing Strategic Plan



# Department of Planning and Zoning Outreach and Communication Tools

Community meetings

Nextdoor.com

Open houses

Online Chat Platforms

County website

Media relations

Fact sheets/fliers

Social Media (Facebook/Twitter)

Stakeholder consultations

Website video presentations

Channel 16 programming

Direct mail

Listserv

Surveys





## Board Actions Requested

Forward the Proposed 2018 ZOAWP to the Board for adoption at the July 10, 2018 Board of Supervisors' Meeting

and

Approve the Work Program for a two-year cycle through June 2020, with a status update in June 2019 to consider any possible adjustments and establish the FY2019 First Tier and Second Tier amendments

# Discussion, Questions, Contacts

## Zoning Ordinance Amendment Work Program Website

<https://www.fairfaxcounty.gov/planning-zoning/zoning-ordinance/work-program>

Zoning Administration Division  
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