



# Zoning Ordinance Open House

Zoning Administration Division

September 10, 2019

# Where do ideas come from?

- Board of Supervisors
- Citizens
- Staff
- Developers
- General Assembly



# Zoning Ordinance Amendment Work Program

Adopted for a two-year period by the Board of Supervisors

Amendment process includes staff research, analysis, and public outreach to stakeholders

Public hearings: Planning Commission and Board of Supervisors





# In-Process Amendments

# Agritourism

The Zoning Ordinance has existing agritourism related definitions for agriculture, farm winery, limited brewery and limited distillery. Additionally, agritourism is permitted in association with a primary agricultural use. Agriculture is permitted by-right in the following zoning districts.

- R-A, Rural Agricultural District
- R-P, Residential – Preservation District
- R-C, Residential – Conservation District
- R-E, Residential Estate District
- R-1, Residential District, One Dwelling Unit/Acre



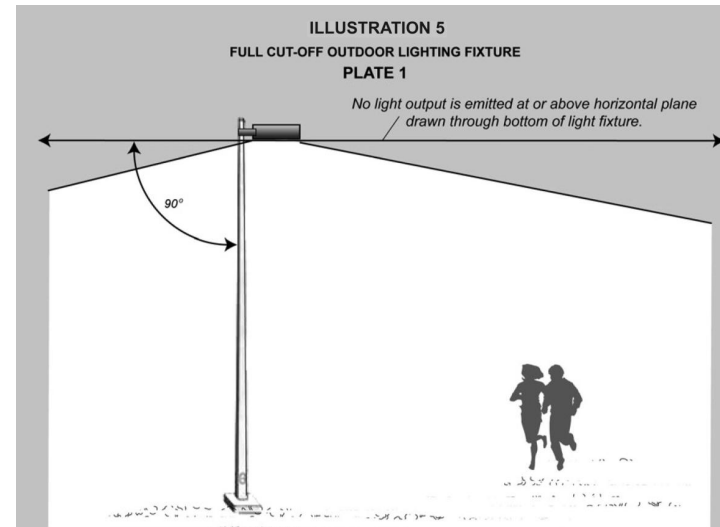
# Agritourism, cont'd

- The Zoning Ordinance amendment would define unique terms related to agritourism and establish related use limitations.
- Stakeholder outreach began this month. We anticipate public hearings by the end of 2019.



# Lighting

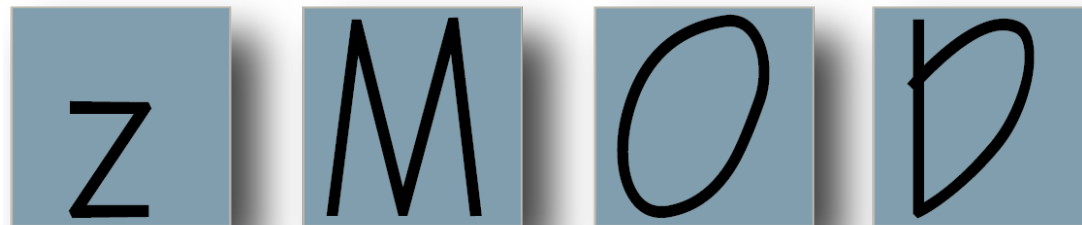
- The current regulations were adopted in 2003.
- This analysis will review single family exemptions, security lighting, outdoor sports facility lighting, “color temperature,” and other topics.
- Research and outreach are underway with plans for discussion with Board’s Development Process Committee this fall.



# zMOD

## Scope

- Improve format and structure of the Zoning Ordinance
- Categorize and modernize land uses
- Changes in readability (plain English)
- Limited content changes that will be highlighted along the way



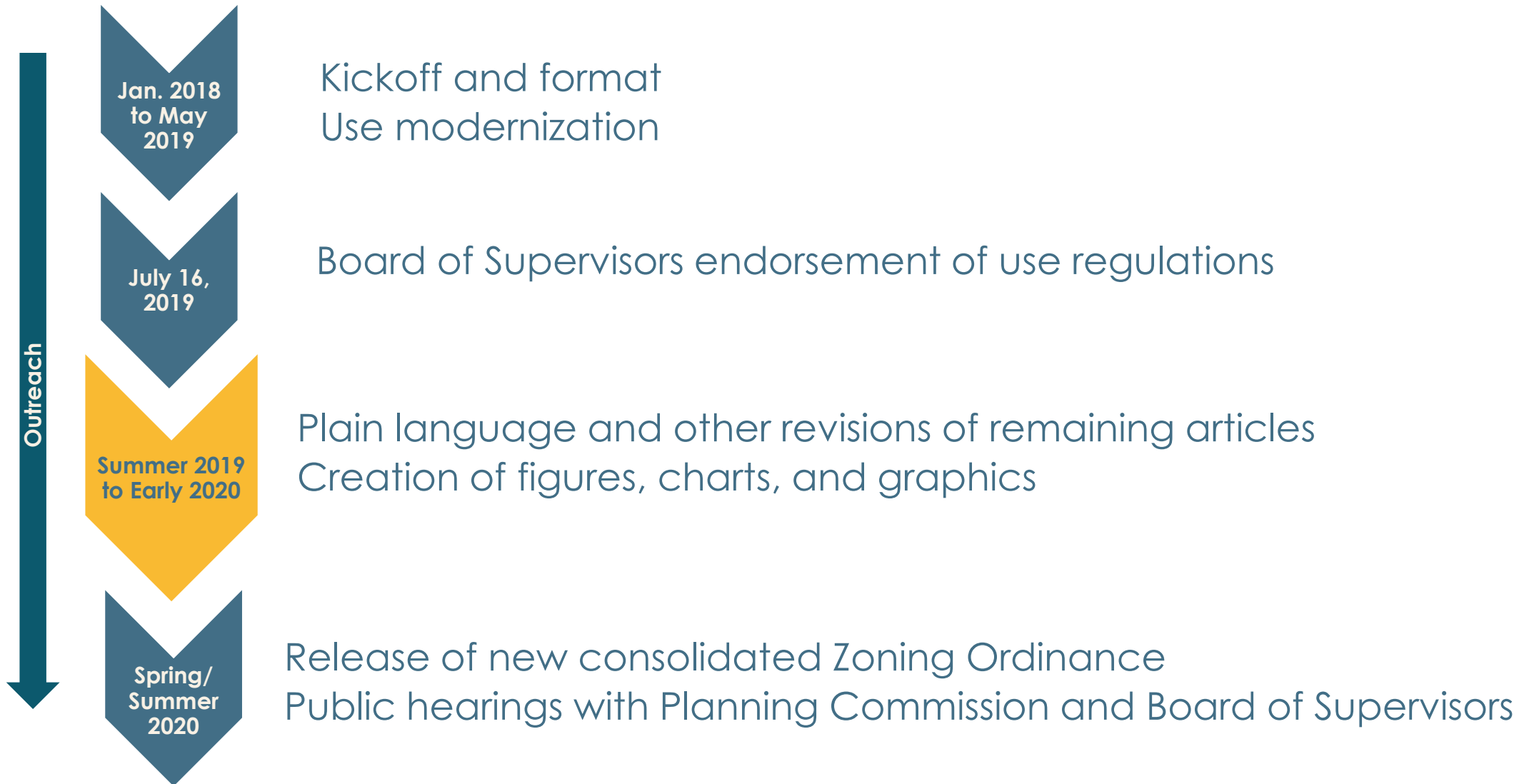


# zMOD, cont'd

## Uses



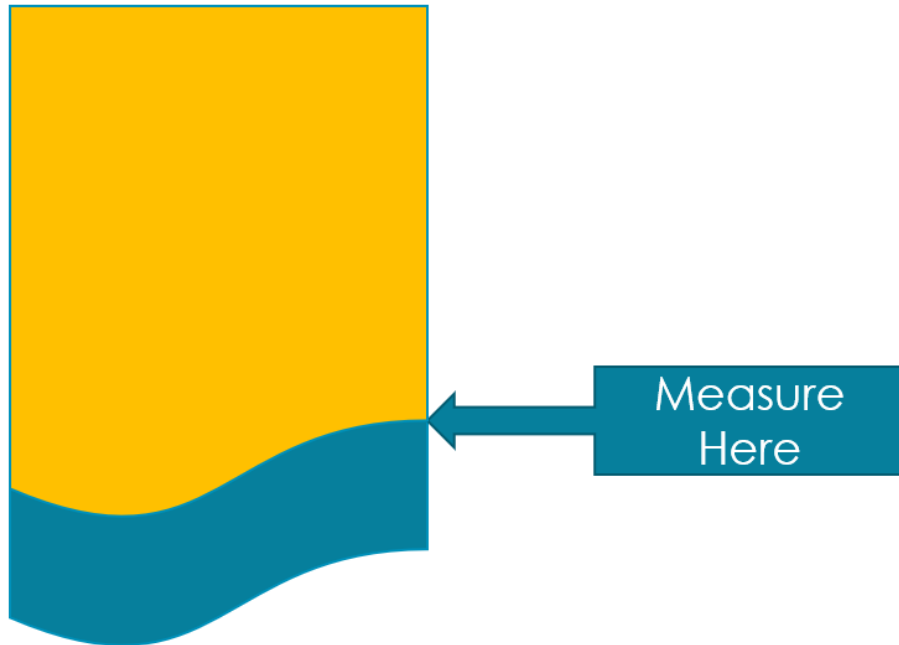
# zMOD Timeline



# Additional Amendments

## Lot Line and Width

Clarify how lot width is measured on lots with curved frontage, through lots, and reverse frontage lots



Street Frontage

## Regional Mall Parking Rates

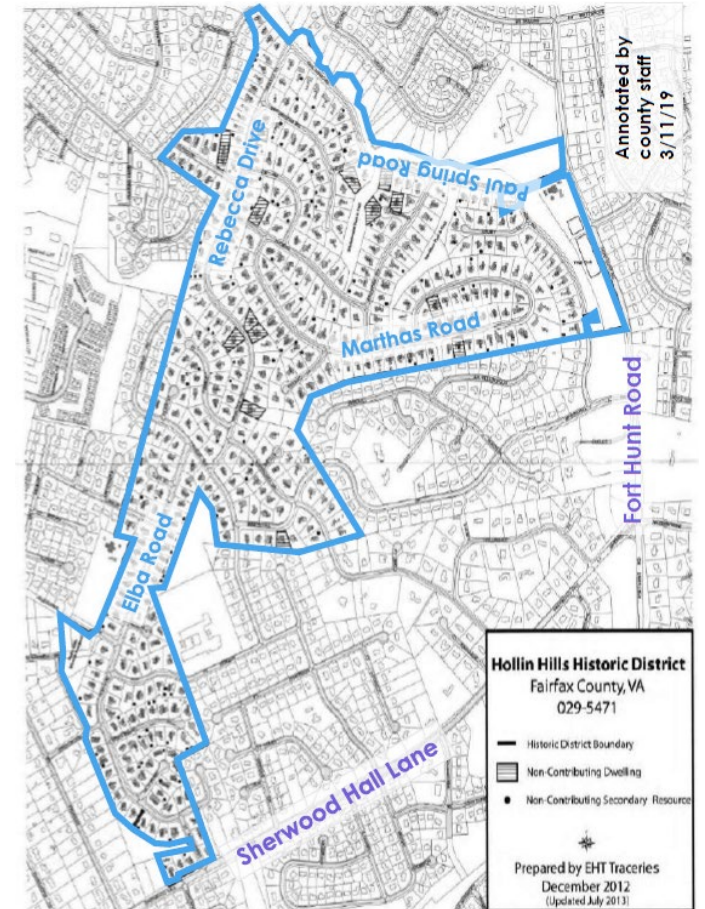
Analysis of parking utilization for large retail centers, such as Fair Oaks Mall and Springfield Town Center



# Additional Amendments, cont'd

## Potential Hollin Hills Historic Overlay District (HOD)

- To consider the establishment of a Hollin Hills HOD
- To determine that the potential historic district possesses historic, archaeological, architectural or cultural values
- Requires:
  - Zoning Ordinance Amendment
  - Comprehensive Plan Amendment
  - Rezoning-Map the Overlay District





# Recently Adopted Amendments

# Short-Term Lodging (STL)

*Adopted July 2018*

- Transient occupancy of a dwelling for less than 30 consecutive days
- Often advertised & processed through online platforms



- Permitted with approval of an STL Permit subject to certain limitations



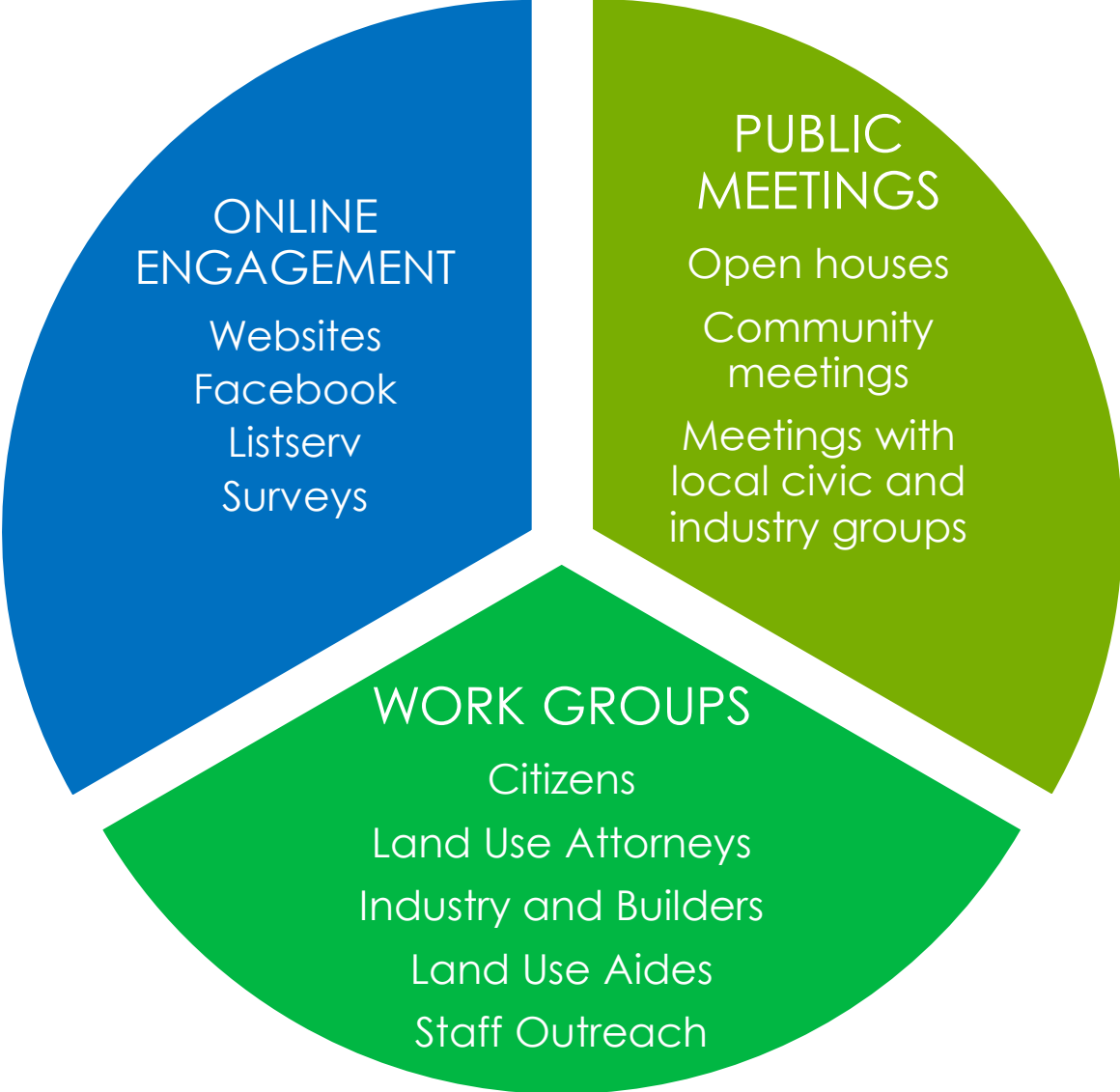
# Signs

*Adopted March 2019*

- Re-written regulations in a user-friendly format
- New regulations apply to signs, including:
  - Minor signs (including yard signs, banners, window signs)
  - Prohibited signs (moving signs, feather flags, flashing signs, rooftop signs)
  - Electronic display signs



# Community Outreach





# Fairfax County Zoning Facebook

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 **Fairfax County Zoning** added an event.  
21 hrs · 🌐

  
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- 👍 275 people like this
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# Questions?

Feel free to contact us at:

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