

ZONING ORDINANCE WORK PROGRAM – FYs 2023/2024

Below are the topics proposed to be evaluated as part of the Zoning Ordinance Work Program (ZOWP). Recognizing that Zoning Ordinance amendments often require more than one year to complete, including research and community outreach, the ZOWP is presented for a two-year cycle with annual updates to ensure that the Work Program continues to reflect the Board's priorities. The origin of the amendment topic is noted in (parentheses) below.

Timing for consideration is identified in **(bold)** as:

- Pending – Amendments that have been authorized as of the date of preparation of this Work Program and are proceeding through the public hearing process.
- First Tier – Amendments anticipated to be brought forward for discussion at a Board committee meeting or for authorization within the first six months of Fiscal Year 2023 (by December 2022).
- Second Tier – Amendments to be brought forward in the second half of the fiscal year (by July 2023).
- TBD – Topics that do not have a specific timeframe or are anticipated to be brought forward in FY 2024.
- Monitoring – Topics that include on-going monitoring or participation in task forces that may lead to potential Zoning Ordinance amendments.

* See the attached table for a graphic depicting anticipated timing

1. Additional Reports to the Board (NEW)

- A. Short-term pop up and longer-term interim uses – Evaluate current zoning regulations for 21-day administrative temporary permit uses and longer-term interim uses and consider ways to increase flexibility and remove unnecessary impediments and time limits. (Board Matter May 24, 2022) **(October 2022)**
- B. Emergency homeless shelters – Review current zoning requirements for emergency shelters in commercial and industrial districts where vacant and underutilized properties might be used to provide shelter and services to the homeless population. (Board Matter May 24, 2022) **(November 22, 2022)**
- C. Outdoor Dining/Fitness – Consider ways to allow continuation of outdoor dining/fitness and other activities permitted in parking areas during the Covid Emergency. (Board LUPC June 14, 2022) **(TBD – Prior to the conclusion of the Covid-19 Emergency Ordinance)**

2. Affordable Housing Initiatives – Consider zoning changes to support new affordable housing initiatives and land use policies, including strategies to incentivize preservation of existing manufactured home communities through a review of use standards and bulk regulations as part of the Manufactured Housing Task Force (Affordable Housing Preservation Task Force Recommendation MH7). (Carry over from 2018 Item #8C and Board motion April 13, 2021) **(Monitoring/Second Tier)**

3. Application Fees

- A. Cost of living – Consider an overall cost of living increase in accordance with the Construction Cost Index and other adjustments. (Carry over from 2018 Item #3) **(TBD)**
- B. Planned District recreational facilities – Consider increasing the minimum expenditure per

dwelling unit for recreational facilities required in the PDH, PDC, PRM, and PTC Districts. (Board direction for biennial review) **(TBD)**

C. Extension of time for special event **(NEW)** – Consider reducing the fee for a special permit under subsection 4102.8.I(1) for a request for a longer period of time than the maximum of 21 days allowed with an administrative permit. (Staff) **(First Tier)**

4. **Contractor’s Office and Shop** – As discussed at the Board’s Land Use Policy Committee meeting of May 17, 2022, staff will review possible zoning changes to permit expanded opportunities for suitable locations for landscape professionals and other contractor’s office and shop, subject to use standards that address the storage of construction vehicles, construction materials, and other impacts. (Board) **(First Tier)**
5. **Fairfax Green Initiatives** – Consider zoning changes that would incentivize and support more environmentally sustainable development (Carry over from 2019 Item #4) **(Monitoring/TBD)**
6. **Historic Overlay Districts/Holmes Run Acres** – Establish a Holmes Run Acres Historic Overlay District with associated design guidelines to preserve and protect its unique architecture, site design, and status on the National Register of Historic Places. (Carry over from 2020 Item #7B) **(Second Tier)**
7. **Landscaping and Screening** – Work with an interagency work group to research and conduct outreach on a review of landscaping and screening provisions. (Planning Commission/Staff – moved from Priority 2 in FY 2022) **(Second Tier)**
8. **Outdoor Lighting** – Consider additional zoning provisions to protect dark skies around astronomical facilities. (Carry over from 2020 Item #5) **(First Tier)**
9. **Parking Rates** – With consultant services, conduct a comprehensive review and evaluation of parking rates, and other parking and loading issues. (Carry over from 2020 Item #9) **(First Tier)**
10. **Sign Ordinance, Part 2** – Review processes and standards for comprehensive sign plans for mixed use or P Districts and special exceptions for an increase in sign area for conventional districts, with emphasis on providing design, size, and location flexibility; and a review of other sign related provisions. (Carry over from 2018 zMOD Item #4) **(First Tier)**
11. **State Code Changes** – This item is an annual Work Program entry that will address any changes to the Code of Virginia that necessitate a change to the Zoning Ordinance.
 - A. Agricultural and Related Uses **(NEW)** – Review the Zoning Ordinance for consistency with the definitions adopted in Va. Code Sect. 3.2-300. (SB 678) **(TBD)**

12. zMOD Implementation

- A. Minor and Editorial Revisions – Part 2 of minor revisions and editorial corrections to the new Zoning Ordinance. (Staff) **(First Tier)**

B. Accessory Living Units and Home-Based Businesses – Monitor and evaluate the provisions for accessory living units and home-based businesses and provide a report in accordance with zMOD Follow-On Motion #1. (Board) (**Monitoring-January 2023**)