



Zoning Ordinance Modernization Project

Z M O D

Planning Commission
Land Use Process Review Committee
October 1, 2020

Future Timeline

Continued Public Engagement

Meetings being held in all magisterial districts

Planning Commission Committee meetings
October 1 and 22

Board Committee meeting
October 27

Revised Consolidated Draft for Authorization

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

Target date for authorization December 1

Public Hearings

Target date for PC public hearings: Jan/Feb 2021

Target date for Board public hearings:
Feb/March 2021

Effective Date & Online Platform

Delayed effective date targeted for July 1, 2021

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

Outreach



Meetings

- 80 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

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

Industrial Uses



Industrial Structure

Use Classifications



Industrial

Use Categories



- 1. Freight Movement, Warehousing & Wholesaling**
- 2. Industrial Services & Extraction of Materials**
- 3. Production of Goods**
- 4. Waste & Recycling Services**

Specific Land Uses



20 Specific Industrial Uses

Data Center

Currently interpreted to be a telecommunications facility

New distinct use permitted in certain C and I districts, and the PDC and PTC Districts

Use-specific standards include:

- Requiring cooling, ventilation, emergency power generators, and other similar equipment to be enclosed in all districts except the I-4, I-5, and I-6 Districts
- Size limitations of 40,000 SF in the C-3 and C-4 Districts and 80,000 SF in the I-2 and I-3 Districts



Goods Distribution Hub

“Last Mile Delivery”

New use allowing limited distribution of retail goods in the C-3 through C-8 Districts

Use-specific standards* include:

- Maximum size of trucks that can deliver goods from the facility to the consumer
- Maximum size of the facility (either 6,000 SF or 10,000 SF depending on the zoning district)

* These use-specific standards may be further revised



Self-Storage

Permitted in the I-3 through I-6 Districts; with SE in the C-8 District; and if shown on an FDP or with SE in the PDC and PTC Districts

Use-specific standards include:

- Screening or enclosure of loading and unloading areas, as well aesthetic limitations (multi-story, prohibition of visible storage doors or lighted hallways) in the I-3 and P Districts
- Limitations on parking, storage, and rental of vehicles



Residential Uses



Residential Uses Structure

Use Classification



Residential Uses

Use Category



Household Living

Group Living

Specific Land Uses



11 Specific Residential Uses

Accessory Uses



Examples of Accessory Uses



Home-Based Business



Electric Vehicle Charging



Solar Collection Systems

Freestanding Accessory Structures

Eliminates distinction in all zoning districts between “accessory storage structures” and “accessory structures” for height and location

- If less than 8.5 feet, can locate in any side or rear
- If between 8.5 – 12 feet [advertised range: 10-12 feet], must be 5 feet from side and rear
- If over 12 feet [advertised range: 10-12 feet], must meet side setback, and distance in height from rear
- Not allowed in the front yard on lots of 36,000 sq. ft. or less, with limited exceptions



New Limits on Freestanding Accessory Structures

For single family detached lots of 36,000 sq. ft. or less:

- Maximum height = 20 feet [advertised range: 15-25 feet]*
- Maximum cumulative square footage of all enclosed accessory structures = 50% of the GFA of the dwelling*

* New standards may be exceeded with special permit approval



Accessory Living Units



These current standards are being brought forward:

- Only permitted in association with a single-family detached dwelling
- Limited to two bedrooms and two people
- Special permit and two acres for a detached ALU
- Owner must live on the property
- Must meet applicable regulations for building, safety, health, and sanitation
- Allowance for inspection by County personnel



Accessory Living Units – Proposed Changes



Process:

- Administrative approval if located within the principal dwelling
- Considering reducing the renewal from every five years to two years

Maximum Size:

- Interior: 800 SF or 40% of the size of the principal dwelling (whichever is less); can request a special permit to increase size; considering adding basement option
- Detached: 1 200 SF but must continue to be subordinate

Occupancy:

- Option to remove the 55+/person with a disability requirement

Parking:

- Designate a space for interior units approved administratively; considering adding a parking space requirement

Home-Based Businesses



Existing

Proposed

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



Home-Based Business

- Administrative permit or SP to exceed limits
- Allows customers and employees
- List of prohibited use categories; *may revise to list allowed uses
- 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*
- Appointment only, 15 minutes apart



Employees

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



Overall Size

- Maximum 400 SF
- Includes storage and all areas devoted to business



Parking

- Designate one space

* Considering reducing customers to 2 at a time and 6 in a day in all dwelling units

Temporary Uses



Examples of Temporary Uses



Food Truck



Farmers Market



Special Event

Contact Information



DPDzMODComments@fairfaxcounty.gov



Fairfax County Zoning



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



703-324-1314

Questions & Discussion



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