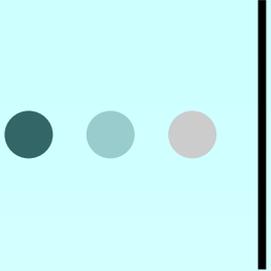




Tysons Zoning Ordinance Amendment

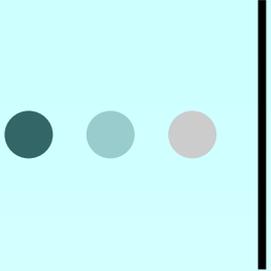
February 18, 2010

Prepared by: Ordinance Administration Branch, Zoning
Administration Division



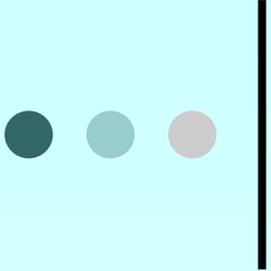
Agenda

- Overview of draft Zoning Ordinance provisions
- Schedule
- Discussion/Questions



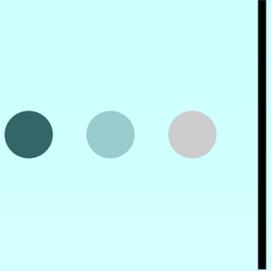
Purpose and Intent

- Establishes a new P District – PTC, Planned Tysons Corner Urban District
- Allows for the implementation of the redevelopment option under the Tysons comprehensive plan amendment
- Applies only to the 1700 acres contained within the Tysons Corner Urban Center
- Promotes development that provides an integrated, urban form



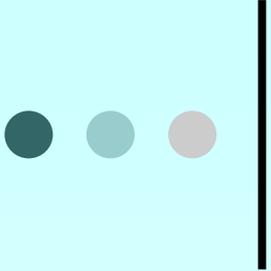
Permitted Uses

- Establishes a variety of permitted uses based on the PDC and PRM Districts
- Does not make a distinction between principal and secondary uses



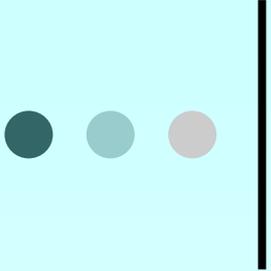
Use Limitations

- Submission and approval of a concurrent final and conceptual development plan
- Permitted uses shall be conducted within an enclosed building with no outside storage, except for outdoor seating or display shown on the development plan
- All uses shall be designed to be harmonious with and not adversely affect the use or development of neighboring properties.



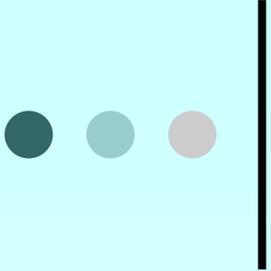
Use Limitations (Continued)

- Smaller stand alone structures not part of an integrated development are discouraged; however, as part of a long term phased development proposal, such uses or structures may be permissible as an interim use, subject to:
 - Submission of a phasing plan specifying the duration of such interim use
 - Adherence to the urban design guidelines, to the maximum extent feasible
 - Submission of a parking plan showing the location and number of parking, stacking and loading spaces
 - Imposition of any Board conditions that further the goals of the comprehensive plan



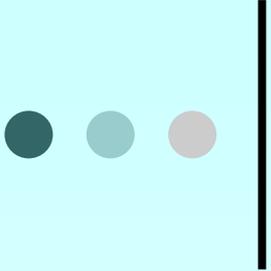
Use Limitations (Continued)

- Cellar space is to be counted as part of the gross floor area included in the calculation of floor area ratio
- Drive through facilities are permitted where the drive-through facility and associated stacking spaces are co-located in a parking garage or contained within a building; or an existing drive-through facility is retained as an interim use
- Signs shall only be permitted in accordance with a comprehensive sign plan



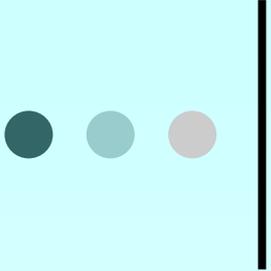
Lot Size Requirements

- Minimum District Size: 10 acres, which may be waived by the Board if development is in conformance with the comprehensive plan
- Minimum lot area: None
- Minimum lot width: None



Bulk Regulations

- No specified maximum building height or minimum yard requirements; however:
 - Heights and yards shall be established by the Board in accordance with the comprehensive plan
- Maximum FAR: 4.75 (*Advertised range will be 3 to 6*), *exclusive of floor area for:*
 - Affordable and bonus market rate units
 - Proffered bonus market rate units/and or bonus floor area associated with workforce dwelling units
- Additionally, bonus density/intensity may be obtained for:
 - Green building practices
 - Proffered major public facilities



Open Space

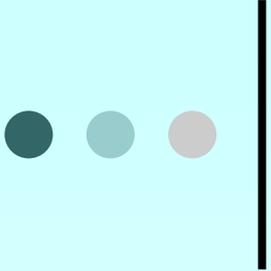
- No percentage requirement
- Amount of open space is to be determined by the Board in accordance with:
 - The adopted comprehensive plan for streetscape and urban park standards
 - Not more than one half of the public accessible open space shall be accommodated above the street level
- Recreational facilities requirement of \$1600 per dwelling unit (Same language as in other P Districts)

Parking

- Implements the comprehensive plan recommendations
 - Approval of a parking plan, to include:
 - Number and location of parking and loading spaces
 - Parking lot or garage layout
 - Statement regarding the achievement of the TDM goals
 - Phasing plan for parking, if applicable
 - Requires parking maximum and minimums, as provided in comprehensive plan
 - Substantial portion of parking and loading spaces are to be provided in parking structures
 - Off-street loading space requirements in Article 11 is to be used as a guide when determining the number of spaces

Parking Maximum and Minimums

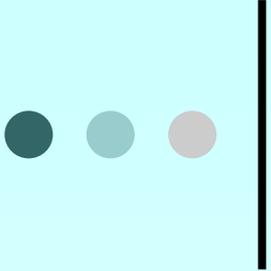
Use	Per Unit or 1000 square feet of g.f.a.	< 1/8 mile to Metro Station		1/8 - 1/4 mile to Metro Station		1/4 - 1/2 mile to Metro Station		Non-TOD	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Single Family Attached	Space(s) per unit	1.75	2.2	1.75	2.2	2.0	2.5	2.0	2.7
Multiple Family:									
0-1 bedroom		1.0	1.3	1.0	1.3	1.1	1.4	1.1	1.4
2 bedroom		1.0	1.6	1.0	1.6	1.35	1.7	1.35	1.7
3+ bedroom		1.0	1.9	1.0	1.9	1.6	2.0	1.6	2.0
Hotel/Motel		none	1.0	none	1.0	none	1.5	.85	1.08
Office	Spaces Per 1000 square feet of g.f.a.	none	1.6	none	2.0	none	2.2	2.0	2.4



Parking Maximum and Minimums

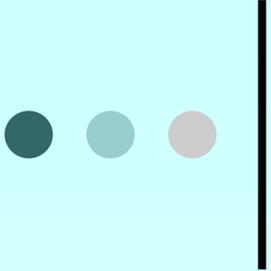
○ For all other uses

- The number of off-street parking spaces identified under Sections 11-103, 11-104, 11-105 and 11-106 shall apply as follows:
 - In the TOD Districts, there shall be no minimum number of parking spaces required and the rates set forth in such Sections shall serve as the maximum number of parking spaces permitted.
 - In the Non-TOD Districts, the minimum number of parking spaces required shall be based on eighty-five percent (85%) of the specified rates set forth in such Sections and the maximum number of parking spaces permitted shall be based on one hundred ten percent (110%) of such specified parking rates.



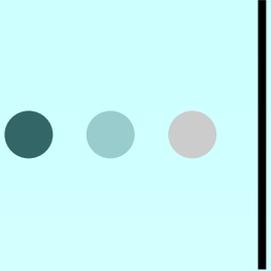
Additional Regulations

- Landscaping and Screening Requirements
 - Transitional screening and barrier requirements of Part 3 of Article 13 shall only apply at the peripheral boundary of the Tysons Corner Urban Center
 - Interior parking lot landscaping shall be provided in accordance with Part 1 of Article 13
 - Peripheral parking lot landscaping is not required where streetscape is being provided in accordance with the comprehensive plan



Submission Requirements

- In addition to the current submission requirements in Article 16, in the PTC District the following shall also be required:
 - Detailed streetscape, landscaping and building design plans, including roof top features
 - Details regarding pedestrian linkages, open space, and other urban design amenities including plazas, courtyards, bicycle trails, outdoor recreation facilities, ponds, public parks and any seating, lighting, or special paving
 - Parking plan
 - Phasing plan of proposed development, if applicable



Schedule

- **February 24, 2010, 5:30 -7 pm, Government Center, Conference Rooms 4/5** – Staff presentation on draft zoning ordinance text to the Planning Commission Tysons Committee
- **March 23, 2010**, Board Authorization to Advertise Tysons Zoning Ordinance Amendment
- **March 24, 2010, 8:15 pm, BOS Auditorium:** Planning Commission Workshop on Advertised Plan and Zoning Ordinance Amendments
- **April 21, 2010, 8:15 pm, BOS Auditorium:** Planning Commission Public Hearing on Plan and Zoning Ordinance Amendments
- **May 12, 2010, 8:15 pm, BOS Auditorium:** Planning Commission mark-up
- **May 25, 2010 (Tentative):** Board of Supervisors Public Hearing on Plan and Zoning Ordinance Amendments