

**ADOPTED 2015 PRIORITY 1
ZONING ORDINANCE AMENDMENT WORK PROGRAM**

July 28, 2015

Below is an alphabetical list and brief description of all Priority 1 Zoning Ordinance Amendments. Any amendment that has been authorized has the scheduled hearing dates listed; otherwise, only projected authorization dates are provided. If annotated with an asterisk (*), the amendment is without a projected timeline. **Highlighted items** are new amendments on the Priority 1 list. All amendments listed may not be completed within the 12 month time frame covered by this Work Program, as other higher priority items may place greater demands on staff resources than originally anticipated. Finally, several amendments are annotated with the abbreviation (EAC), as they are directly aligned with the recommendations of the Fairfax County Economic Advisory Commission.

1. **Accessory Structure Size (2014 Priority 1)**
Consider limiting the size of an accessory structure relative to a principal structure that can be permitted by right and allowing larger accessory structures with special permit approval by the BZA.

January, 2016 Authorization to Advertise

2. **Adult Day Health Care (2014 Priority 2)**
Consider adding adult day care as a new use subject to use limitation and determine if the use should be permitted by-right or subject to a special exception.

November, 2015 Authorization to Advertise

3. **Agricultural Districts and Uses (2015)**
Review of zoning districts which permit agricultural activities in light of amendments to the State Code limiting local regulation of agricultural activities including farm wineries, farm breweries, farm distilleries and agri-tourism/recreational activities to determine which zoning districts are appropriate for these uses and whether additional standards should be considered to address potential impacts to health, safety and welfare. Consider updating the definition of agriculture and the additional standards for temporary farmers markets to reflect contemporary activities associated with such uses. (This is an expansion of the Agri-Recreation amendment listed on the 2014 Priority 1 Work Program.)

July, 2016 Authorization to Advertise

4. **Alternative Financial Institutions (2014 Priority 2)**
Consider establishing these facilities as a new use to include payday and car title lenders and only allowing them either as a by-right use with use limitations or as a special exception use in certain commercial districts.

September, 2015 Authorization to Advertise

5. Application Fees (2014 Priority 1 and On-Going)
Research on application fees is on-going for the next budget cycle scheduled for 2017.

January, 2017 Authorization to Advertise

6. Building Height (2014 Priority 1)
Consider increasing the building height for single family detached dwellings in the R-C and R-E Districts when the impact of the increased height on adjacent properties would be mitigated.

March, 2016 Authorization to Advertise

7. College/University (2014 Priority 2)
Consider defining college/university to differentiate the use from a private school of special education and revising the current parking rates for both college/university and private school of special education.

February, 2016 Authorization to Advertise

8. Commercial Revitalization (2014 Priority 1)
(a) In conjunction with the PDC and PRM Districts – FAR Amendment [See No. 18 below], allow more flexible parking reductions; (b) Review open space requirements and urban design issues for Planned Development District regulations when located in Commercial Revitalization Districts (CRDs) and Commercial Revitalization Areas (CRAs); (c) Review options for allowing certain special exception uses by right subject to use limitation within CRDs and CRAs including colleges and universities, hotels and Category 6 uses.

(a) September, 2015 Authorization with the PDC and PRM Districts – FAR Amendment (See No. 18 below)

(b)(c) May, 2016 Authorization to Advertise

9. Commercial Vehicles in Residential Districts (2014 Priority 1)
Review definition and accessory use provisions for commercial vehicles to determine whether existing provisions are adequate and compliment Chapter 82 of the County Code.

November, 2015 Authorization to Advertise

10. Commonly Accepted Pet Definition (2015)
Consider revising the definition to include specific companion animals, such as chinchillas, hermit crabs and pygmy hedgehogs.

July, 2015 Authorization to Advertise

11. Donation Drop-Off Boxes (2014 Priority 1)
Consider adding provisions that are specific to donation drop-off boxes.

Authorized June 2, 2015

12. Gross Floor Area – Cellar Space (2014 Priority 1)
Review the definition of gross floor area as to how it is calculated for underground space in areas located outside of the PTC District for: (a) the PDC and PRM Districts and (b) the remaining zoning districts.

(a) September, 2015 Authorization with the PDC and PRM Districts – FAR Amendment (See No. 18 below)

(b) February, 2016 Authorization to Advertise

13. Landscaping & Screening Waiver for Dulles Airport Access and Toll Roads (2014 Priority 1)
Consider allowing modifications or waivers for property abutting the right-of-way of the Dulles International Airport Access Highway or the combined Dulles International Airport Access Highway and Dulles Toll Road.

September, 2015 Authorization with the PDC and PRM Districts – FAR Amendment (See No. 18 below)

14. Minor Revisions (2014 Priority 1)
(a) Revise the special permit standards for temporary farmers' markets related to street access; (b) Amend Group Residential Facility to comply with 2014 State Code Changes; (c) Revise hours of non-resident employee for home child care facilities; (d) Revise panel height for telecommunication antennas on light poles and (e) Editorial change of metric figures to English equivalent.

Authorized June 2, 2015

15. Noise (EAC – 2014 Priority 1)
Consider revising the Noise Ordinance regarding measurement methods and establishing day and night time maximum noise levels. Due to a 2009 Virginia Supreme Court Decision, review the nuisance noise provisions. Consider the appropriateness of the weekend construction start times and regulating vehicle alarm noise, helicopter noise at helicopter landing sites and leaf blowers.

Authorized April 7, 2015; Board of Supervisors' Public Hearing May 12, 2015

16. Outdoor Lighting (EAC – 2014 Priority 1)

Consider revisions to the outdoor lighting standards pertaining to security lighting, outdoor sports facilities and automatic teller machines to improve the overall effectiveness of such provisions; consider requiring Architectural Review Board review of sports illumination plans and photometric plans that are submitted in Historic Overlay Districts when such plans do not require site plan, special permit, special exception, rezoning or development plan approval; and review single family residential lighting exemptions to consider additional requirements for minimum spacing of lighting fixtures and possible limitations on cumulative allowable initial light outputs.

December, 2015 Authorization to Advertise

17. Parking Reductions in Transit Oriented Areas (EAC - 2014 Priority 1)

Consider applying parking maximums and a reduction of the minimum parking requirements due to transit oriented areas and/or transportation demand management provisions.

May, 2016 Authorization to Advertise

18. PDC and PRM Districts – FAR (Environmental Improvement Program and EAC - 2014 Priority 1)

Consider increasing the maximum allowable floor area ratio (FAR) as well as other provisions in the PDC and PRM Districts to facilitate the implementation of the Comprehensive Plan recommendations for Revitalization Districts and Areas, Community Business Centers and Transit Station Areas.

September, 2015 Authorization to Advertise

19. Planned Development District Sight Distance Triangle Exemption (2014 Priority 1)

Consider modifying Section 2-505 of the Zoning Ordinance to provide for general applicability in the PDH, PDC, PRM and PTC Districts.

September, 2015 Authorization with the PDC and PRM Districts – FAR Amendment (See No. 18 above)

20. Planned Residential Community (PRC) District Density (2014 Priority 1)

Consider possible revisions to the maximum allowable densities and/or persons per acre in the PRC District to facilitate the implementation of the Reston Master Plan.

January, 2016 Authorization to Advertise

21. Planned Tysons Corner (PTC) Urban District Amendments (2014 Priority 1)
Consider modifications to the PTC District regulations in conjunction with the amendments to the Tysons Comprehensive Plan.

To be processed in conjunction with the Tysons Master Plan update, anticipated October, 2015.

22. Public Use Definition (2015)
Clarify that a use controlled or sponsored by other local governments, such as a school or library, is not deemed a public use for purposes of zoning.

March, 2016 Authorization to Advertise

23. Rear Yard Coverage (2014 Priority 1)
(a) Clarify how the 30% coverage limitation within the minimum required rear yard is calculated. (b) Consider allowing modifications of the maximum 30% minimum required rear yard lot coverage requirement to be approved by the BZA as a special permit.

October, 2015 Authorization to Advertise

24. Residential Studios (EAC - 2014 Priority 1)
Establish a new use and associated limitations for an affordable housing product that is generally designed for one person per unit.

Authorized on July 30, 2013

25. Riding Lessons as a Home Occupation (2014 Priority 1)
Consider permitting small-scale riding lesson operations as home occupations, subject to specific limitations designed to minimize impact on surrounding properties, such as the prohibition of lights, limited hours of operation and numbers of students.

December, 2015 Authorization to Advertise

26. Sign Ordinance (2015)*
Comprehensive review of Article 12 to update and simplify all sign regulations, including: moveable copy/electronic signs [2014 Priority 1]; real estate directional signs; similar free standing signs in auto parks and office parks [2014 Priority 2]; add special permit provisions to allow off-site commercial and residential signs based on topography or other unique circumstances [2014 Priority 2]; permit more flexibility for office and industrial park signs to include single tenant buildings; address temporary political campaign signs [2014 Priority 2].

27. Special Permit Submission Requirements (2014 Priority 1)
In conjunction with a special permit for an accessory dwelling unit or home professional office, require the submission of a certified dimensioned floor plan for the special permit use and principal dwelling unit that shows all ingresses and egresses, including any window egresses required under the Building Code, gross floor area for both the principal dwelling and special permit use, use of each room, and any kitchen sinks, cabinets or appliances.

March, 2016 Authorization to Advertise

28. State Code – 2015 Session (Continuing)*
Possible revisions resulting from the 2015 General Assembly, including changes to the variance provisions.
29. State Code – Development in Dam Break Inundation Zones (2014 Priority 1)
Incorporate the new requirements for development in dam break inundation zones.

December, 2015 Authorization to Advertise