



Zoning Ordinance Work Program

Leslie B. Johnson, Zoning Administrator
Land Use Policy Committee
September 28, 2021

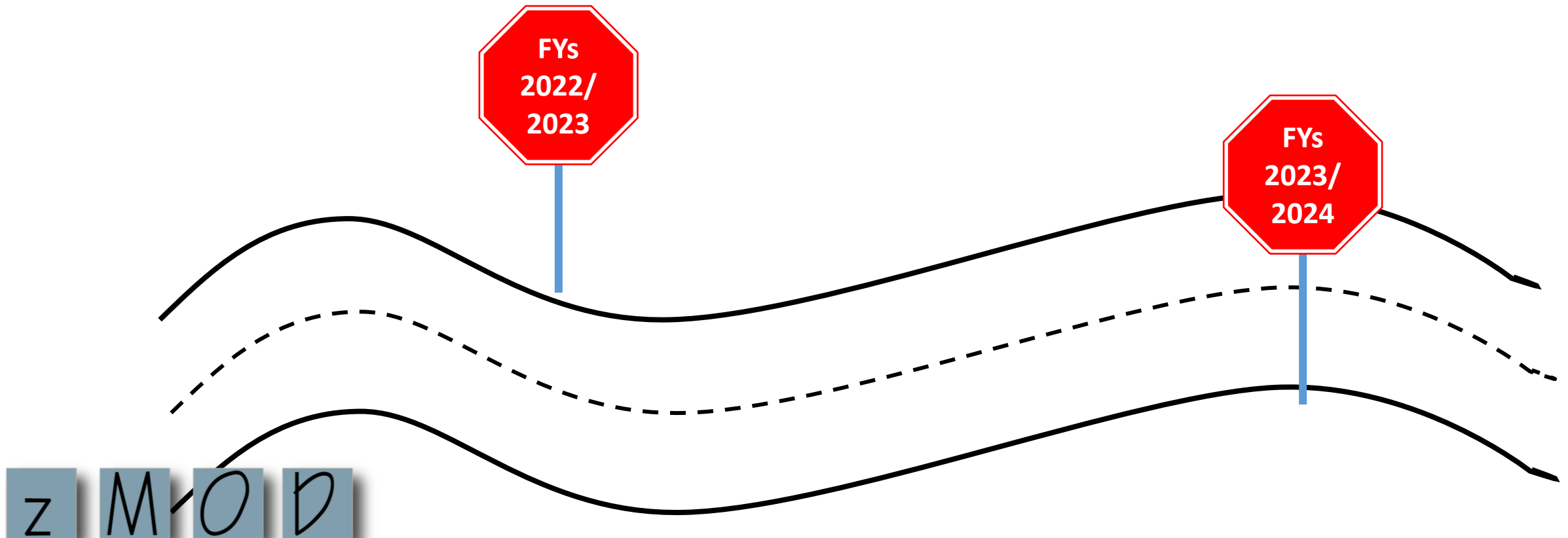
Zoning Ordinance Work Program – FYs 2022/2023

Includes the following :

- Summary Memorandum
- Attachment 1 –Work Program Status Update for FY 2021
- Attachment 2 – Proposed Work Program for FYs 2022 and 2023
- Attachment 3 – Proposed Timelines
- Attachment 4 – Priority 2 Work Program

Work Program – Timing and Priorities

- Two-year program
- Annual update and reprioritization



Status Update for FY 2021



**New Zoning
Ordinance**

- New Ordinance plus 10 additional items **completed**
- 4 items are pending or **in progress**
- On-going/carryover topics including Affordable Housing and Fairfax Green Initiatives, State Code, Application Fees

Major Accomplishments

- zMOD addressed many outstanding Priority 2 items
- Agritourism
- Wellington Historic Overlay District
- Reports
 - ✓ Short-Term Lodging
 - ✓ Sign Ordinance



FYs 2022/2023 Work Program Timing

11 main initiatives with 16 individual topic areas

- **Pending** – Authorized for public hearing
- **First Tier** – Research and present to LUPC within the first half of FY2022, or potentially authorized/adopted in that timeframe
- **Second Tier** – Targeted for second half of FY2022
- **TBD** – Not specified
- **Monitoring (New)** – On-going monitoring or task force participation

Proposed Work Program

- Affordable Housing Initiatives
- Application Fees
- Construction Vehicles
- Fairfax Green Initiatives
- Historic Overlay Districts
- Landscaping & Screening
- Outdoor Lighting
- Parking Rates
- Signs, Part 2
- State Code Changes
- zMOD Implementation

Includes both new and carryover items

Highlights of Proposed Amendments



Parking (Item #8) – Review of rates and other provisions



Signs, Pt. 2 (Item #9) – Expand Comprehensive Sign Plan process and other changes

Highlights of Proposed Amendments



Historic Overlay Districts (Item #5) – Hollin Hills and Holmes Run Acres

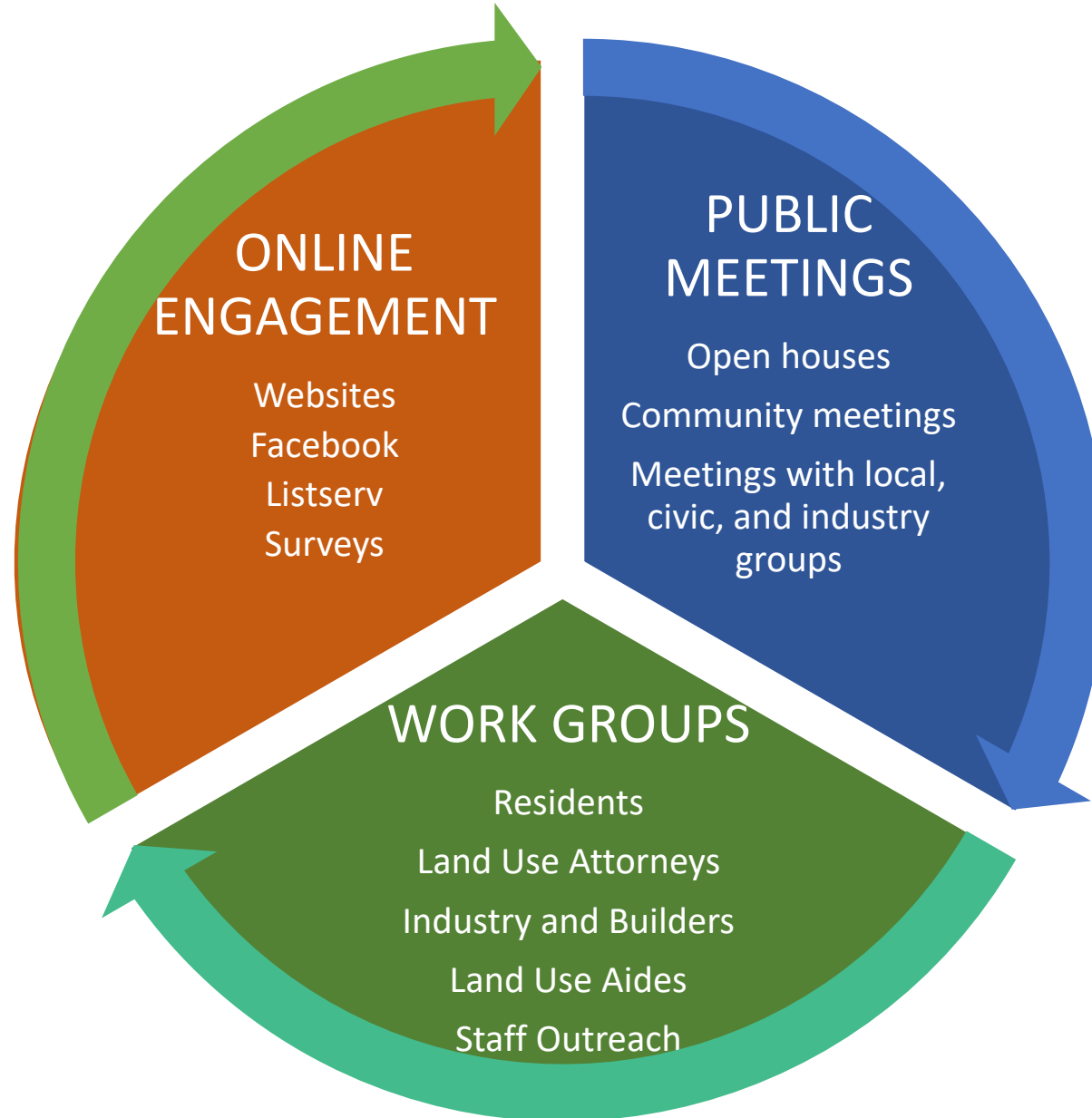


Outdoor Lighting (Item #7) – Dark skies around Turner Park Observatory



State Code/Cannabis (Item #10B) – Consider changes related to retail sale of cannabis effective January 2024

Outreach



Timelines

Zoning Ordinance Work Program - Estimated Timelines

Zoning Ordinance Amendments		FY2022				FY2023			
WP#	Topic	1	2	3	4	1	2	3	4
1	Affordable Housing Initiatives								
2	Application Fees:								
2A	Cost of Living								
2B	P District Recreational Facilities								
3	Construction Vehicles								
4	Fairfax Green Initiatives								
5	Historic Overlay Districts:								
5A	Hollin Hills Subdivision								
5B	Holmes Run Acres								
6	Landscaping and Screening								
7	Outdoor Lighting								
8	Parking Rates								
9	Sign Ordinance, Part 2								
10	State Code Changes:								
10A	Annual placeholder								
10B	Cannabis Legislation								
11	zMOD Implementation:								
11A	Minor and Editorial Revisions								
11B	Implementation Follow-up								
11C	ALU/HBB Reports								

Key:

	Background/research/outreach
	Brought forward for Board LUPC or authorization and continuing work extending to public hearing phase
●	Issue report/memorandum
	TBD



Priority 2 Amendments

- ✓ 53 items addressed with zMOD
 - 47 items identified last year
 - 6 additional items
- ✓ 5 additional items recommended to be removed
- ✓ Next steps – research remaining items for continued relevance

Next Steps

September 30: Planning Commission Land Use Process Review Committee

October 2021: Board Matter with motion to approve



Questions and Discussion

Contacts

Zoning Ordinance Work Program

Website:

<https://www.fairfaxcounty.gov/planning-zoning/zoning-ordinance/work-program>

Zoning Administration Division

703-324-1314