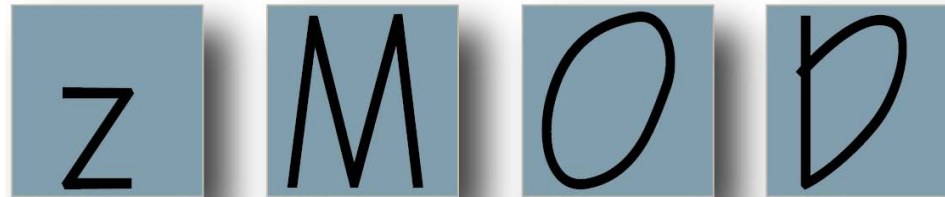




Zoning Ordinance

Public, Institutional, and Community Uses



Development Process Committee
December 11, 2018

Today's discussion

- Industrial Uses follow-up
- Public, Institutional, and Community Uses
- Discussion



Industrial Uses

Four uses covered in Industrial white paper:

- Data Center
- Goods Distribution Hub
- Self-Storage
- Warehouse

Data Center

Proposed use standards when by right:

- Enclose cooling and other equipment (except I-4 – I-6)
- C-3 and C-4: enclose generators and maximum size 40,000 SF
 - Size may be exceeded for repurposing or with SE approval
- I-2 and I-3: maximum size 80,000 SF



Coresite Realty Reston Data Center

Goods Distribution Hub

Allow “last mile distribution” facilities in retail districts, PDC, and PTC

A smaller version of Freight Distribution geared to the short-term storage and transfer of goods to businesses and consumers, subject to use standards:

- No distribution by semi-trailers
- C-4 and C-5: maximum size 6,000 SF
- C-6 – C-8, PDC, PTC: max. size 10,000 SF



Self-Storage

Should Self-Storage be allowed by right in the C-8 and I-3 Districts?

- C-8: Keep SE requirement
- I-3: Allow by right with use standards:
 - Screen loading areas
 - Minimum 3-story building, office-like
 - No loading docks
 - No individual storage bay doors, etc. visible from the outside
 - No incidental parking or storage of trucks, trailers, or moving vans



Self-Storage on Waples Mill Road

Warehouse

Should Warehouse be allowed by right in the PTC and I-3 Districts?

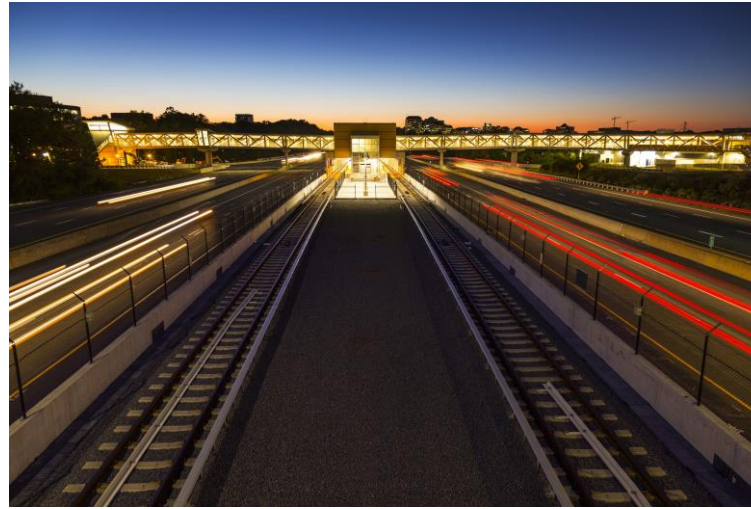
- PTC: Do not add to this district
- I-3: Allow with special exception approval
 - Subject to general special exception standards



Examples of P/I/C Uses



Wakefield Chapel in Annandale



Wiehle Metro Station



Public Safety Building

P/I/C Structure

Use Classification



Public, Institutional, and Community

Use Category



1. **Community, Cultural, and Educational Facilities**
2. **Funeral and Mortuary Services**
3. **Health Care**
4. **Transportation**
5. **Utilities**

Specific Land Uses



26 Specific P/I/C Uses

Use Names:

Community, Cultural, and Educational Facilities

| Proposed Use Name | Current Use Name |
|---|---|
| Alternate Uses of Public Facilities | Alternate Uses of Public Facilities |
| Child Care Center | Combines: <ul style="list-style-type: none">• Child care center and nursery schools• Nursery Schools |
| Club, Service Organization, or Community Center | Combines four uses |
| College or University | Combines: <ul style="list-style-type: none">• Seminary• Colleges, Universities |
| Community Swim, Tennis, and Recreation Club | Swimming Club and Tennis Club/Courts |

Use Names:

Community, Cultural, and Educational Facilities Cont'd

| Proposed Use Name | Current Use Name |
|--|--|
| Convention/Conference Center | Exposition halls and facilities to house cultural or civic events or conventions of political, industrial, fraternal or similar associations |
| Cultural Facility/Museum | Cultural centers, museums, and similar other facilities |
| Public Use | Public Use |
| Religious Assembly | Churches, chapels, temples, synagogues and other places of worship |
| Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center | Combines three uses |
| School, Private | Private School of General Education |
| Specialized Instruction Center | Private School of Special education |

Use Names:

Funeral and Mortuary Services

| Proposed Use Name | Current Use Name |
|-------------------|--|
| Cemetery | Combines: <ul style="list-style-type: none">• Cemetery for human or animal interment• Columbarium/mausoleum with cemetery• Funeral home in existing cemetery of more than 75 acres |
| Crematory | Crematory |
| Funeral Home | Combines: <ul style="list-style-type: none">• Funeral Home• Funeral Chapel |

Use Names: Transportation

| Proposed Use Name | Current Use Name |
|--------------------|---|
| Airport | Combines: <ul style="list-style-type: none">• Airport• Heliport |
| Helipad | Helistop |
| Transit Facilities | Combines: <ul style="list-style-type: none">• Accessory electrically-powered regional transit facilities• Bus or railroad station• Bus or railroad terminals, car barns, garages, etc.• Regional Non-Rail Transit Facilities• Electrically-Powered Regional Rail Transit Facilities |

Use Names: Utilities

| Proposed Use Name | Current Use Name |
|-------------------------|-------------------|
| Solar Power Facility | New use |
| Utility Facility, Heavy | Combines six uses |
| Utility Facility, Light | Combines six uses |
| | |

Associated Service Uses

- New name for today's Accessory Service Uses
- Provide services to residents and employees in multifamily developments, office parks, and industrial parks
- Included as "A+" uses in the table

Example: Child Care Center



Club, Service Organization, or Community Center

- Consolidates Group 4 special permit uses with Category 3 special exception uses
- Overlap in the characteristics and the ways these uses operate
- Community swim, tennis, and recreation clubs will continue to be a special permit

Examples:

- Jewish Community Center (currently Category 3 special exception)
- Mott Community Center (currently Group 4 special permit)



College or University

- Expand permissions from special exception to by right in the C-1, C-2, and C-3 Districts
 - Residential, athletic, or large-scale assembly facilities require special exception approval
- Change from secondary use to principal use in the PDC District



Solar Power Facility

- Added as a new use for utility-scale facilities
- Does not apply to private solar collection (such as panels installed on the roof of a home)

Proposed:

- I-2 through I-6 as a permitted use
- All other districts as a special exception use



Transit Facilities

- Combination of multiple transit-related uses
- Uses that are associated with regional rail or non-rail facilities will be changed from requiring special exception approval to allowed in the I-6 District.
- All uses that are not associated with regional facilities will be permitted with special exception approval in all other districts.



Other Permission Changes

- **Child Care Center** – from special exception to not permitted in the R-E District; nursery schools from special exception to not permitted in the R-A or R-C Districts
- **PRC District** – change Group uses to require special exception approval if not shown on an approved development plan to be consistent with other planned districts
- **Specialized Instruction Center** – remove from Religious Assembly use
- **Airports** – remove from R-E and R-1 Districts

[illegible]

Next Steps

Work is underway following a similar process for the other classifications groups of uses:

- **Agricultural**
- **Commercial**
- **Residential**
- **Accessory**
- **Temporary**

Timeline

Winter 2019:

Drafts of remaining recategorized use regulations posted for public review

May 14 -16 2019:

Clarion presents draft of all use definitions and regulations

Outreach

- All drafts will be posted on the zMOD website, zMOD Listserv, and Zoning Facebook page
- Public meetings will be scheduled for each draft
 - January 8th – Public/Institutional/Community uses will be presented at the Government Center and streamed via Facebook Live
 - Similar meetings will be scheduled for the remaining classifications

Staff is available to present the drafts to community groups, receive feedback, and answer questions

Questions & Discussion



December 2018

Z M O D

Question

Do you think the permissions for a Child Care Center should be expanded from SE to by right in the C-5 through C-8 Districts?

*This would make the permissions consistent with a Private School