

# Zoning Ordinance Proposed Structure and Industrial Uses



**CLARION**

October 2018



# Today's discussion

- **Review of zMOD scope**
- **Background on Land Use Regulations**
- **Revised Structure**
- **Industrial Uses**
- **Discussion**



# Scope

- Improve format and structure of the Zoning Ordinance
- Categorize and modernize land uses
- Integrate additional amendments to the Zoning Ordinance



# Background on Land Use Regulations





# The BIG picture

1. New land uses emerge faster than most communities can update their Zoning Ordinances
2. Trying to define each narrow land use results in a “cubbyhole” approach that tends to over-emphasize small differences between defined uses
3. Defining fewer, broader land uses:
  - Helps accommodate the stream of emerging uses; and
  - Allows more flexibility to adapt to new technologies and ways of delivering services



# The BIG picture (cont'd)

4. Land uses need to be addressed in three ways:
  - Definitions (“What is it?”)
  - Permissions (“Where are they allowed, and who needs to review or approve the use?”)
  - Standards (“Are there any limitations or conditions to protect surrounding areas?”)
5. Definitions should not include permissions or standards, because standards and permissions often need to be tailored to specific locations, but definitions need to be applicable everywhere



# Draft Revised Uses Structure



# Proposed Revisions Not Related to Uses

- Deletion of the R-P and the I-1 Districts
- Changes in language, but not content, for readability (plain English)





# The Process for Modernizing Uses

## Definitions

**Consolidate uses where appropriate; determine if new uses are required; and update use definitions**



## Use Standards

**Consolidate current standards for defined uses, including those relocated from current use definitions and other locations**



## Permissions

**Consider whether updated definitions and standards address potential impacts so the use could change from a Special Exception or Special Permit Use to a Permitted Use**

**\*All changes throughout this process will be footnoted**



# Structure

- **Use Classifications – Very Broad**



**Agriculture, Residential,  
Public/Institutional/Community,  
Commercial, Industrial, Accessory,  
Temporary**

- **Use Categories** -- major subgroups of the use classifications that have common functional, product, or physical characteristics, such as the type and amount of activity, type of occupants or users/customers, or operational characteristics.



**Ex: Food and Lodging is a  
category under the Commercial  
classification**

- **Uses – Specific Land Uses**



**Ex: Restaurant is a use under the  
Food and Lodging Category**



# Structure cont'd

Two tables organize  
all information about  
“Permissions”

1. One for  
Residential,  
Commercial, and  
Industrial Zoning  
Districts
2. One for Planned  
Development  
Districts

TABLE 4-101.3: Use Table for Residential, Commercial, and Industrial Districts																													
P = permitted; SE = special exception; SP = special permit																													
A = allowed as accessory use only, may require approval of special exception or special permit as indicated in use standards																													
T = permitted as a temporary use; blank cell = not allowed																													
Use	Residential Districts										Commercial Districts					Industrial Districts					Use Standards								
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6		C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6
<b>INDUSTRIAL USES</b>																													
<b>Freight Movement, Warehousing, and Wholesale Distribution:</b> uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.																													
Data Center																	P	P	P	P	P	P			P	P	P	P	*
Freight Distribution Hub																										P	P	P	*
Self-storage																					SE			SE	P	P	P	4-102.2.A/*	
Warehouse																										P	P	P	4-102.2.B/*
Wholesale Facility																					SE	P		A	SE A	P	P	P	4-102.2.C/*
<b>Industrial Services and Extraction of Materials:</b> uses involving the repair or servicing of industrial, business, or consumer machinery equipment, products or by-products, or uses involving the extraction of natural resources from the ground. Few customers from the general public come to the site.																													
Building Materials Sales																										P	P	*	
Contractor's Office and Shop																						P			P	P	P	4-102.2.D/*	
Extraction activities	Allowed as a SP use only in a Natural Resource Overlay Districts as established in [reference to relocated current Part 3 of Article 7].																									4-102.2.E/*			
Petroleum Products Storage Facility																										SE	4-102.2.F/*		
Specialized Equipment and Heavy Vehicle Sale, Rental, or Service																										P	P	*	
Storage Yard																										P	P	*	
Vehicle Storage or Impoundment Yard																									P	P	P	4-102.2.G/*	
<b>*The general standards in Sect. 4-102.1 also apply.</b>																													
<b>Production of Goods:</b> uses involving the manufacturing, processing, production, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, transfer to other industrial operations, or for order by businesses or consumers.																													
Craft Beverage Production Establishment																		P	P	P	P				P	P	P	4-102.2.H/*	
Production/ Processing																									P	P	P	4-102.2.I/*	
Production/ Processing, Heavy																											SE	4-102.2.J/*	
Small-scale Production Establishment																												4-102.2.K/*	
<b>Waste and Recycling Facilities:</b> uses involving receiving solid or liquid wastes from others for on-site disposal, storage, processing, or transfer to another location for processing or disposal. This use category also includes uses that manufacture or produce goods or energy from the composting of organic material, and the reuse, recycling, or processing of scrap or waste material.																													
Junkyard																										P	*		
Mixed Waste Reclamation Facility																										SE	4-102.2.L/*		

TABLE 4-101.4: Use Table for Planned Development Districts

P = permitted on final development plan/development plan and PRC plan;  
P/SE = permitted on final development plan/development plan and PRC plan, or as special exception if not on plan(s)  
P/SP = permitted on development plan and PRC plan, or as special permit if not on plans  
SE = special exception; SP = special permit  
A = allowed as accessory use only, may require approval of special exception or special permit as indicated in use standards;  
T = permitted as a temporary use; blank cell = not allowed

Use	PDH		PRC					PDC		PRM		PTC	Use Standards
	Principal	Secondary	Residential	Neighborhood Convenience Center	Village Center	Town Center	Convention/Conference Center	Principal	Secondary	Principal	Secondary		
INDUSTRIAL USES													
Freight Movement, Warehousing, and Wholesale Distribution: uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.													
Data Center						P	P	P					*
Freight Distribution Hub													*
Self-storage									P/SE			P/SE	4-102.2.A/*
Warehouse													4-102.2.B/*
Wholesale Facility												P/SE	4-102.2.C/*
Industrial Services and Extraction of Materials: uses involving the repair or servicing of industrial, business, or consumer machinery equipment, products or by-products, or uses involving the extraction of natural resources from the ground. Few customers from the general public come to the site.													
Building Materials Sales													*
Contractor Office and Shop												P	4-102.2.D/*
Extraction Activities	Allowed as a SP use only in a Natural Resource Overlay.												4-102.2.E/*
Petroleum Products Storage Facility													4-102.2.F/*
Specialized Equipment and Heavy Vehicle Sale, Rental, or Service													*
Storage Yard													*
Vehicle Storage or Impoundment Yard													4-102.2.G/*
Production of Goods: uses involving the manufacturing, processing, production, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, transfer to other industrial operations, or for order by businesses or consumers.													
Craft Beverage Production Establishment				P	P	P	P		P		P	P	4-102.2.H/*
*The general standards in Sect. 4-102.1 also apply.													
Production/ Processing												P	4-102.2.I/*
Production/ Processing, Heavy													4-102.2.J/*
Small-scale Production Establishment													4-102.2.K/*



# Use Standards - General

## *Applicable to All Uses or Almost All Uses*

Consolidates identical standards that are currently repeated many times in chapters for different zoning districts, chapters for groups of special permit uses, and chapters for categories of special exception uses



# Use Standards - Specific

*Most uses are today, and will continue to be, subject to specific standards designed to:*

1. Address their impacts on surroundings, regardless of where they are permitted or approved
2. Apply additional restrictions on locations or operations in some or all zoning districts
3. Allow or limit specific accessory uses that can occur with the primary use

# Industrial Uses





# Industrial Uses Today



Self-Storage on Waples Mill Road



Caboose Brewery



Coresite Realty Reston Data Center





# 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**

# Residential, Commercial, and Industrial Zoning Districts

## 3. Use Table for Residential, Commercial, and Industrial Districts

**TABLE 4-101.3: Use Table for Residential, Commercial, and Industrial Districts<sup>12</sup>**

P = permitted; SE = special exception; SP = special permit

A = allowed as accessory use only, may require approval of special exception or special permit as indicated in use standards

T = permitted as a temporary use; blank cell = not allowed

Use	Residential Districts													Commercial Districts								Industrial Districts						Use Standards		
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5		I-6	
INDUSTRIAL USES																														
Freight Movement, Warehousing, and Wholesale Distribution: uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.																														
Data Center <sup>13</sup>																	P	P	P	P	P	P			P	P	P	P	P	*
Freight Distribution Hub <sup>14</sup>																											P	P	P	*
Self-storage <sup>15</sup>																						SE			SE	P	P	P	4-102.2.A/*	
Warehouse <sup>16</sup>																											P	P	P	4-102.2.B/*
Wholesale Facility <sup>17</sup>																					SE	P			A	SE A	P	P	P	4-102.2.C/*
Industrial Services and Extraction of Materials: uses involving the repair or servicing of industrial, business, or consumer machinery equipment, products or by-products, or uses involving the extraction of natural resources from the ground. Few customers from the <u>general public</u> come to the site.																														
Building Materials Sales																												P	P	*
Contractor's Office and Shop <sup>18</sup>																						P				P	P	P	P	4-102.2.D/*
Extraction activities	Allowed as a SP use only in a Natural Resource Overlay Districts as established in [reference to relocated current Part 3 of Article 7].																											4-102.2.E/*		



# Planned Development Districts

## 4. Use Table for Planned Development Districts

**TABLE 4-101.4: Use Table for Planned Development Districts**

P = permitted on final development plan/development plan and PRC plan;  
P/SE = permitted on final development plan/development plan and PRC plan, or as special exception if not on plan(s)  
P/SP = permitted on development plan and PRC plan, or as special permit if not on plans  
SE = special exception; SP = special permit  
A = allowed as accessory use only, may require approval of special exception or special permit as indicated in use standards;  
I = permitted as a temporary use; blank cell = not allowed

Use	PDH		PRC					PDC		PRM		PTC	Use Standards
	Principal	Secondary	Residential	Neighborhood Convenience Center	Village Center	Town Center	Convention/Conference Center	Principal	Secondary	Principal	Secondary		
INDUSTRIAL USES													
Freight Movement, Warehousing, and Wholesale Distribution: uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.													
Data Center <sup>22</sup>						P	P	P					*
Freight Distribution Hub													*
Self-storage									P/SE			P/SE	4-102.2.A/*
Warehouse													4-102.2.B/*
Wholesale Facility <sup>23</sup>												P/SE	4-102.2.C/*
Industrial Services and Extraction of Materials: uses involving the repair or servicing of industrial, business, or consumer machinery equipment, products or by-products, or uses involving the extraction of natural resources from the ground. Few customers from the <u>general public</u> come to the site.													
Building Materials Sales													*
Contractor Office and Shop												P	4-102.2.D/*
Extraction Activities	Allowed as a SP use only in a Natural Resource Overlay.												4-102.2.E/*
Petroleum Products Storage Facility													4-102.2.F/*

# Use Names:

## Freight Movement, Warehousing, and Wholesaling

Proposed Use Name	Current Use Name
Data Center	New Use
Freight Distribution Hub	Motor Freight Terminal
Self-Storage	Mini-Warehousing Establishment
Warehouse	Combines: <ul style="list-style-type: none"><li>• Warehousing and associated retail establishments</li><li>• Warehousing Establishments</li></ul>
Wholesale Facility	Wholesale Trade Establishments

# Use Names:

## Industrial Services and Extraction of Materials

Proposed Use Name	Current Use Name
Building Materials Sales	Lumber yards and building material yards to include rock, sand, and gravel
Contractor's Office and Shop	Contractor's Offices and Shops
Extraction Activities	Combines 5 current uses with very similar but highly detailed names
Petroleum Products Storage Facility	Storage facilities for natural gas, oil, and other petroleum products
Specialized Equipment and Heavy Vehicle Sale, Rental, or Service	Heavy equipment and specialized vehicle sale, rental and service establishments
Storage Yard	Storage Yard
Vehicle Storage or Impoundment Yard	Motor vehicle storage and impoundment yards

## Use Names: Production of Goods

Proposed Use Name	Current Use Name
Craft Beverage Production Establishment	Craft Beverage Production Establishment
Production/Processing	Consolidates 5 uses with lengthy titles
Production/Processing, Heavy	Consolidates 32 heavy industrial uses
Small-scale Production Establishment	New use from pending ZO Amendment

## Use Names: Waste and Recycling Facilities

Proposed Use Name	Current Use Name
Junkyard	Junk yards, to include motor vehicle storage and impoundment yards
Mixed Waste Reclamation Facility	Mixed waste reclamation facility
Recycling Facility	Recycling centers
Solid Waste Disposal Facility	Combines: <ul style="list-style-type: none"><li>• Landfills</li><li>• Solid waste disposal and treatment facilities including incinerators and landfills</li></ul>



# Definitions – Wholesale Facility

## Current Definition

Any establishment for the sale of merchandise in gross for resale, and any establishment for the sale of merchandise principally to institutional, commercial, contractors and industrial users, but not including retail sales to the general public except as a subordinate ancillary activity and any display area accessible to the general public shall be limited to the lesser of either ten (10) percent of the gross floor area of the establishment or 1000 square feet. For the purpose of this Ordinance, a warehouse shall not be deemed a wholesale trade establishment.

## Proposed Definition

A facility in which the sale of commodities in quantity to retailers, other businesses, industries, or institutions occurs.

*New definition is broadly written; the numerical and other regulatory details have been relocated to the use standards*



# How the Use is Allowed

## Very Limited Recommendations for Changes

- **Wholesale Facility**
  - Added as “P/SE” use in the PTC District
- **Contractor’s Office and Shop**
  - Added as “P” use in the I-3 District, subject to use-specific standards
- **Possible additional changes**
  - Self-Storage
  - Warehouse

# Additional Revisions

- Data Center created as a new use
- Deletion of the ability to display merchandise on service station pump islands
- Permission for outdoor seating for Craft Beverage Production Establishments
- Deletion of Industrial/Flex Use

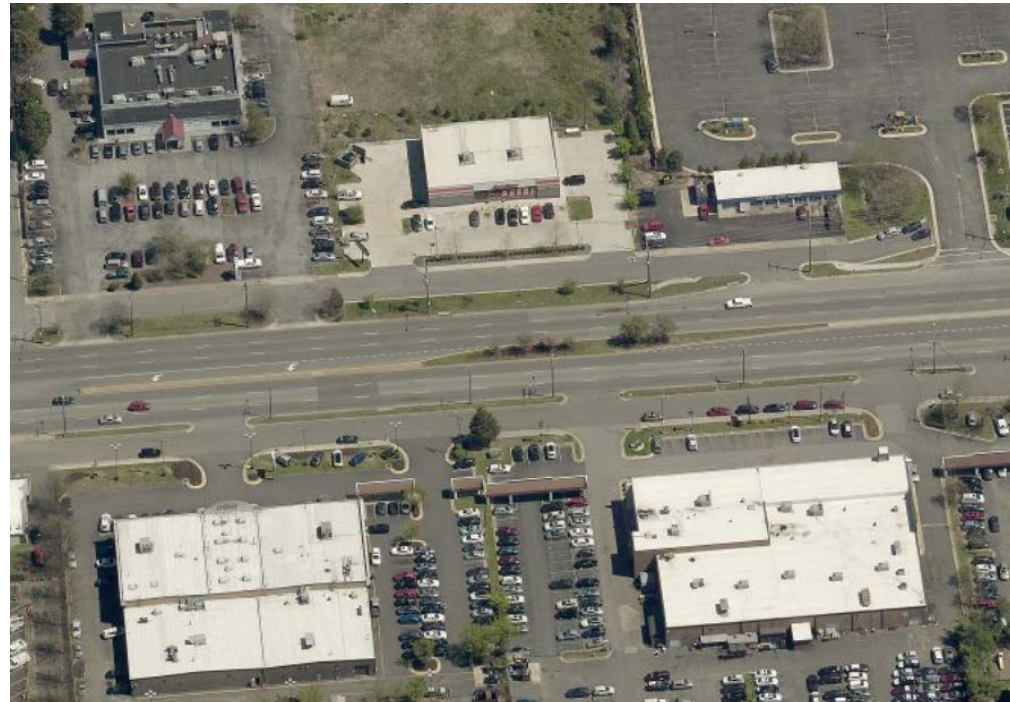
# Question #1

Do you think the permissions for Self-Storage should be expanded from “SE” to “permitted” in the I-3 District, subject to additional use-specific standards?



## Question #2

Do you think the permissions for Self-Storage should be expanded from “SE” to “permitted” in the C-8 District, subject to additional use-specific standards?





## Question #3

Do you think the permissions for a Warehouse should be expanded from “not permitted” to “permitted” in the I-3 District?



## Question #4

Do you think the permissions for a Warehouse should be expanded from “not permitted” to “permitted” in the PTC District?







# Industrial Use-Specific Standards

*Almost all industrial uses are subject to specific standards designed to:*

1. **Address their impacts on surroundings, regardless of where they are permitted or approved**
2. Apply additional restrictions on locations or operations in some or all zoning districts
3. Allow or limit specific accessory uses that can occur with the primary use



**Example:**

“All mixed waste reclamation facilities must comply with the siting, design, construction and operating standards of the Virginia Department of Environmental Quality Solid Waste Management Facility Standards for Materials Recovery Facilities.”



## Industrial Use-Specific Standards (cont'd)

*Almost all industrial uses are subject to specific standards designed to:*

1. Mitigate their impacts on surroundings regardless wherever they are permitted or approved;
2. **Apply restrictions on operations; or**
3. Allow or limit specific accessory uses that can occur with the primary use



### Example:

“In the I-3 district, a contractor office and shop must be located entirely within an enclosed building, and any loading areas must be completely screened from view from all abutting lots and rights-of-way.”



## Industrial Use-Specific Standards (cont'd)

*Almost all industrial uses are subject to specific standards designed to:*

1. Mitigate their impacts on surroundings regardless wherever they are permitted or approved;
2. Apply restrictions on operations; or
3. **Allow or limit specific accessory uses that can occur with the primary use**



Example:

Contractor's Office and Shop:

“Retail sales to the general public are allowed only as an accessory use. A maximum of 10 percent of the gross floor area of the establishment or 1,000 square feet, whichever is smaller, may be accessible to the general public for retail sales.”

# The Process and Next Steps





## The Process

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

- **Agricultural**
- **Commercial**
- **Public/Institutional/Community**
- **Residential**
- **Accessory**
- **Temporary**

### **Timeline**

**Winter 2018/2019:**

**Drafts of remaining recategorized use regulations posted for public review**

**Spring 2019:**

**Public meetings to review drafts**

# Questions & Discussion



**CLARION**

October 2018

Z M O D