

Board of Supervisors Development Process Committee

May 14, 2019

Government Center Conference Room 11

Board of Supervisors (Board) Members Present:

Sharon Bulova, Chairman
Penelope Gross, Mason District (Vice Chairman)
John Cook, Braddock District
John Foust, Dranesville District
Pat Herrity, Springfield District
Jeff McKay, Lee District
Catherine Hudgins, Hunter Mill District
Kathy Smith, Sully District (Committee Chair)
Linda Smyth, Providence District
Dan Storck, Mount Vernon District

The Development Process Committee (Committee) meeting was called to order at 3:30 p.m.

Zoning Ordinance Modernization (zMOD) Update:

Barbara Byron, Director, Office of Community Revitalization (OCR) gave an overview of the zMOD project presentation and introduced the various presenters. Staff in attendance were Leslie Johnson, Zoning Administrator, Department of Planning and Zoning (DPZ), Carmen Bishop, Senior Assistant to the Zoning Administrator (DPZ), and Casey Judge, Senior Assistant to the Zoning Administrator (DPZ), and consultant Don Elliott, Director, Clarion Associates, LLC.

Ms. Judge provided an explanation of the structure and layout of the handouts that were included in the Board's package. Both the Residential, Accessory, and Temporary Use Regulations draft and Consolidated Draft of Use Regulations documents include the proposed changes to the Fairfax County Zoning Ordinance while the white paper for each document summarizes the significant changes.

Mr. Elliott began the presentation by giving credit to the zMOD team, which includes staff from both Clarion Associates and the County, for staying on schedule and on budget on this complex modernization project. A timeline for the release of the draft use regulations was highlighted and began with the kickoff in January 2018. This consolidated draft covers all four of the use regulation modules that have been released since then.

This fourth module release includes Residential, Accessory, and Temporary Uses. Significant changes proposed for the Residential Uses include two new uses, Stacked Townhouse Dwelling and Live-Work Development, and notable changes to both the Religious Group Living and Residential Hall. Significant changes proposed for the Accessory Uses includes Freestanding Accessory Structures, Accessory Dwelling Units, Home-Based Business and Solar Collection Systems. Other notable changes include the addition of Electric Vehicle Charging and changes to Caretakers

Quarters, Home Daycare Facility and Keeping of Animals. Significant changes proposed for the Temporary Uses includes the addition of Alternative Use of Historic Buildings and changes to regulations on Food Trucks.

Mr. Elliott gave a follow-up on previously posted use classifications. Most of these changes have occurred as a result of outreach efforts. An agritourism amendment for the Agricultural and Related Uses is under development as a separate amendment. Proposed revisions to the Public, Institutional, and Community Uses includes Club, Service Organization, or Community Center and Solar Power Facility uses. The update for Commercial Uses includes revisions to Public Entertainment and Large Health and Exercise Facility uses. The update for Industrial Uses added a standard for maximum vehicle length to the Goods Distribution Hub use.

The Board expressed some concerns on various topics that were addressed and asked some questions that were answered by staff. A clarification was given on the definition of Religious Group Living. Requested changes to limitations on accessory storage structures from Code Compliance inspectors are included in these proposed regulations that will be less restrictive to homeowners. It was noted that while a building permit is not required for structures under 256 square feet, location regulations still apply. Regulations for the size and acreage of accessory dwelling units were discussed with a decision for the team to further investigate the limitations. Parking and vehicle traffic for home-based businesses were discussed and it was noted that there is a nationwide increase in the number of people either teleworking or doing business out of their home. It was clarified that the Alternative Use of Historic Buildings Use is being used as a mechanism to allow for more use of historic buildings with the county's preservation efforts. The new Stacked Townhouse Dwelling Use was discussed. It was noted that all proposed changes will be footnoted in the draft of the proposed ordinance.

Carmen Bishop gave an update on the next steps for the modernization project, including the public outreach meeting scheduled for that evening, a Board Item to present the revised Consolidated Draft of use regulations for endorsement in July, drafts of all remaining articles that will be released in installments between Summer 2019 and early 2020, and public hearings on the complete draft of the new Zoning Ordinance in the Spring/Summer of 2020. Extensive outreach for the zMOD project includes online engagement, public meetings, and meetings with various work groups. There was a preview of the proposed zoning districts that included two examples of the layout.

The Committee meeting adjourned at 4:22 p.m.

The next Development Process Committee meeting is June 18 2019, at 1:30 p.m.