



Zoning Ordinance Work Program

Board of Supervisors Land Use Policy Committee
July 7, 2026

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Zoning Ordinance Work Program - FYs 2027/2028

Summary Memorandum

- Attachment 1 - Status Update for Fiscal Year 2026
- Attachment 2 - Proposed Priority 1 Work Program for FYs 2027/2028
- Attachment 3 - Proposed Priority 1 Timeline
- Attachment 4 - Priority 2 Work Program Update

FY 2026 Highlights



- **Reports to the Board**
 - Special Events - Tier 1 Permits
 - Limitation on Retail Tobacco/Vapor Products

- **Completed Amendments**
 - Application Fees
 - Minor Edits/State Code Updates
 - Congregate Living Facility
 - Light Utility Facilities
 - Manufactured Housing
 - PRC Plan Exception



FY 2026 Highlights

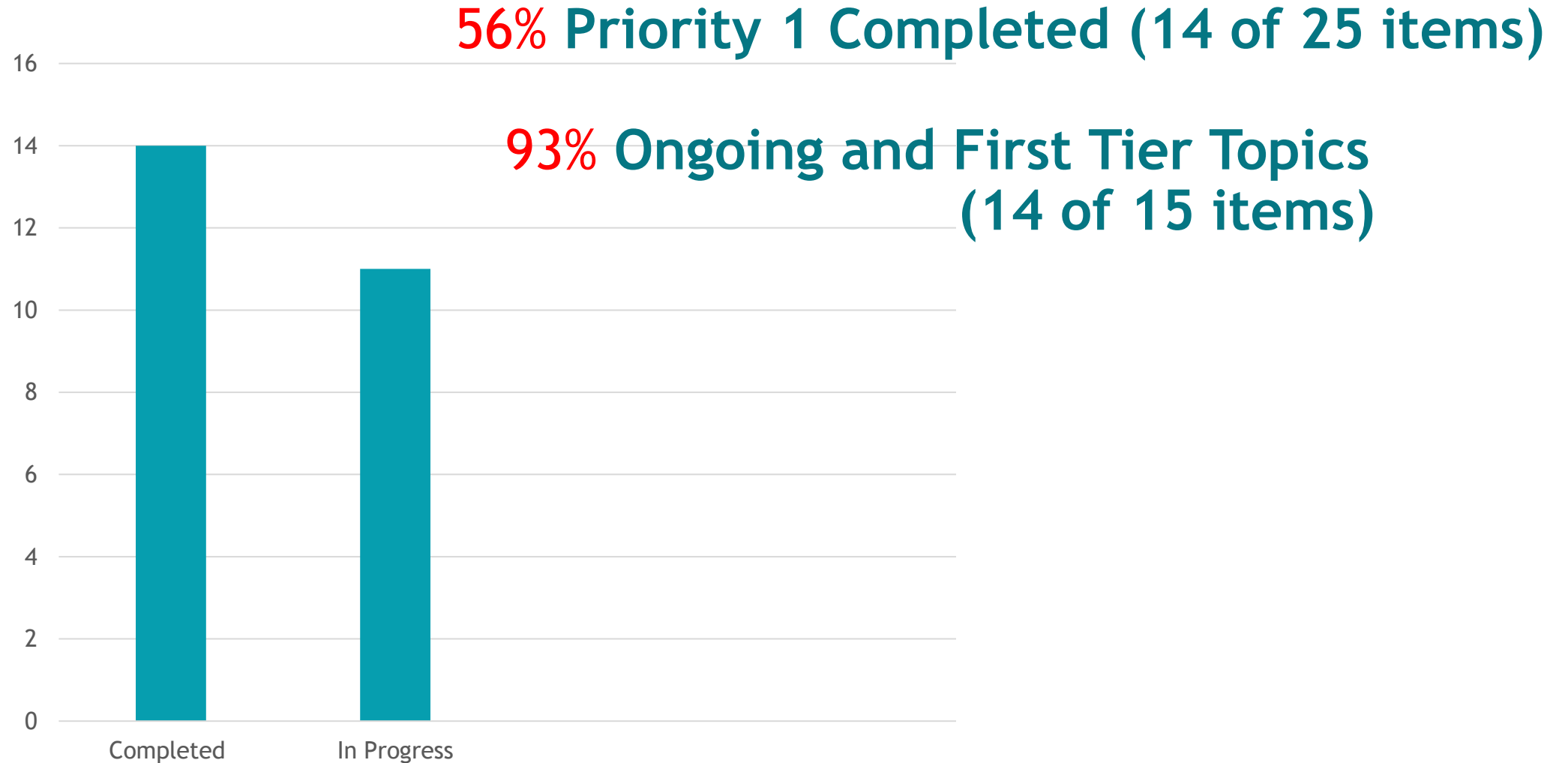


- **Significant Progress**

- Accessory Living Units
- Accessory Structures
- Building Height
- Commercial and Industrial Uses
- Floodplain Updates
- Home Day Care Facilities



FY 2026 Status Update



Proposed FY 2027/2028 Work Program Topics

Ongoing Topics

- Application Fees/Recreation Expenditure
- Minor and Editorial Revisions
- Code of Virginia Updates
- Reports to the Board

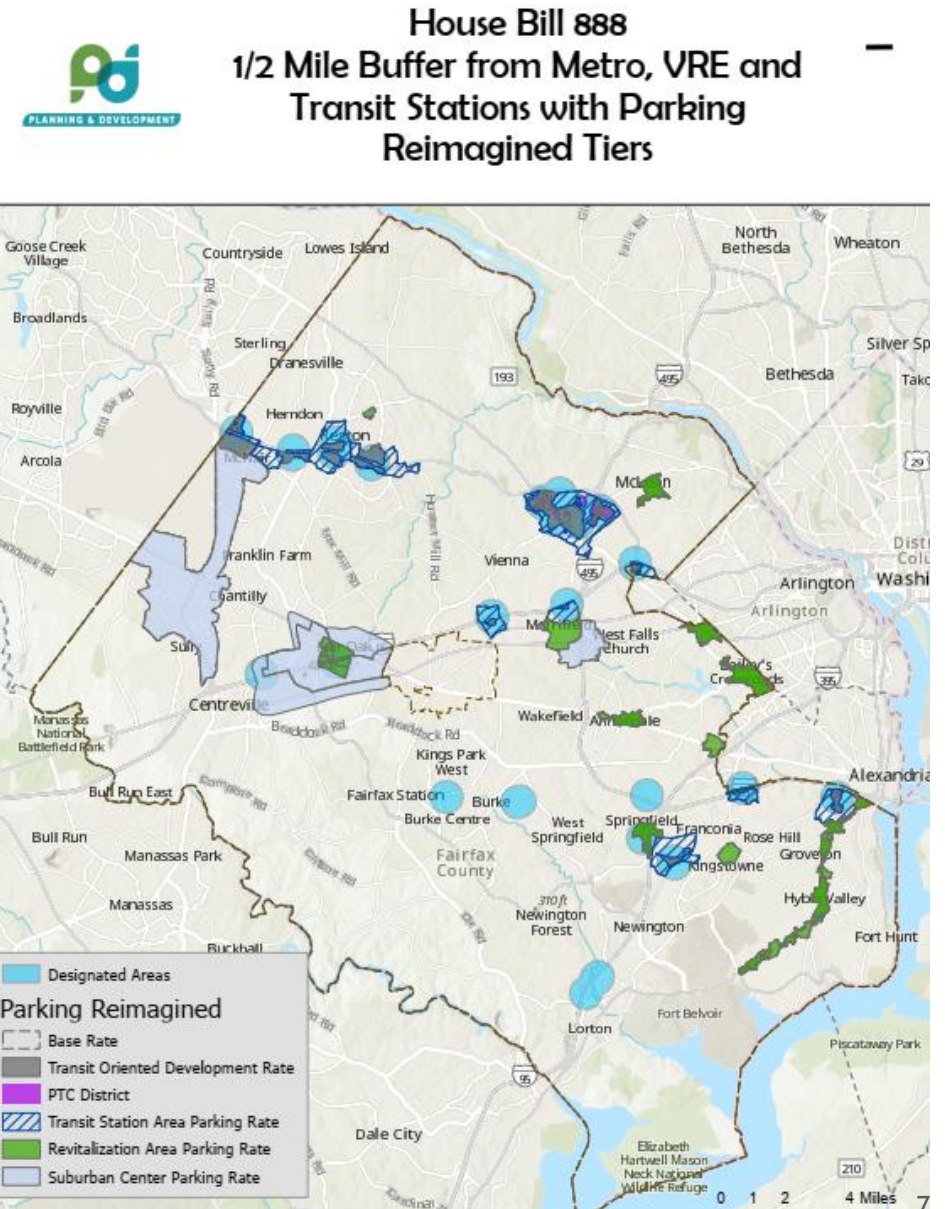
First Tier

- Accessory Living Units
- Accessory Structures
- Building Height
- Commercial and Industrial Uses
- Floodplain Part 1
- Home Day Care Facility

FY 2027/2028 Work Program Topics

Code of Virginia Updates

- High Energy Use Facility (Data Centers)
- Manufactured Homes
- Parking Requirements
- Solar Power Facilities and BESS
- Wireless Facility and Temporary Structure



Proposed FY 2027/2028 Work Program Topics

Second Tier

- Active Transportation Plan (NEW)
- Floodplain - Part 2
- Housing Initiatives (NEW)
 - ADUs
 - Special Exception
 - Affordable Projects
 - Submission Requirements
 - RZ and Site Plan
- Religious Assembly - Secondary Uses (NEW)



Estimated Timelines

Zoning Ordinance Work Program			FY 2027				FY 2028			
Priority	WP #	Topic	1	2	3	4	1	2	3	4
Ongoing	1	Application Fees and Planned District Minimum Recreational Facilities Expenditure								
	2	Minor and Editorial Revisions								
	3	Code of Virginia Updates								
	4	Reports to the Board								
First Tier	5	Accessory Living Units								
	6	Accessory Structures								
	7	Building Height								
	8	Commercial and Industrial Uses								
	9	Floodplain - Part 1								
	10	Home Day Care Facilities								
Second Tier	11	Active Transportation Plan								
	12	Floodplain - Part 2								
	13	Housing Initiatives								
	14	Religious Assembly - Secondary Uses								

- Background research, outreach, presentation to land use committee
- Authorization and public hearings
- Report issued

Priority 2 Update

X

Removed from Priority 2 - Moved to Priority One

- Affordable Dwelling Unit Ordinance
- Affordable Housing Initiatives
- Affordable Housing - Religious Assembly
- Religious Assembly - Secondary Uses

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Added to Priority 2

- Cemetery Preservation
- Parking Tiers - Suburban Centers
- Setback Ratio to Building Height - Residential
- Small Scale Production - Urban Agricultural
- Submission Requirements - SP/SE

Next Steps

- Board Matter with motion to approve
- Posting of approved Work Program to website
- govDelivery announcement





Work Program Website:

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

Zoning Administration Division 703-324-1314