

**ZONING ORDINANCE WORK PROGRAM (ZOWP)
PRIORITY 2 FY 2025 UPDATE**

The following abbreviations are used in this document:

ARB - Architectural Review Board
 BOS - Board of Supervisors
 BZA - Board of Zoning Appeals
 DCC – Department of Code Compliance
 DPWES - Department of Public Works and
 Environmental Services

EAC - Economic Advisory Commission
 EQAC - Environmental Quality Advisory Commission
 FCPS – Fairfax County Public Schools
 HCAB - Health Care Advisory Board
 HCD – Housing and Community Development
 LDS – Land Development Services
 PC - Planning Commission

TOPIC	SOURCE (Year Item Added to Work Program)	KEEP ✓ REMOVE X ADD +	NOTES
GENERAL PROVISIONS (ARTICLE 1)			
ZONING DISTRICTS (ARTICLE 2)			
1. Residential - Conservation District / Climate Action and Resiliency Initiatives - Consider zoning changes requiring greater setbacks for proposed construction in areas influenced by tidal flooding. In addition, establish an advisory committee to, among other things, review standards and guidelines associated with special permit, special exception, and public uses in the R-C District; review maximum allowable floor area ratios; consider standards for total impervious cover and/or undisturbed open space and review combined impact of the facility footprint and total impervious surface cover to include parking; and review the Comprehensive Plan to determine if clearer guidance is needed for special permit, special exception, and public uses	BOS Environmental Committee/ EAC (Tidal flooding setbacks – 2009; Advisory committee – 2013/moved to Priority 2 in 2014)	✓	Staff recommends this item be retained due to Board priorities related to climate initiatives.

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in the Occoquan watershed. (Former Topic 7)			
2. Residential - Conservation District – Public Uses	FCPS/ Staff (NEW)	+	Consider allowing increase in FAR for public uses to address operational and programming needs of Fairfax County Public Schools and other public facilities.
3. Commercial Districts - Review the permitted uses.	Staff (NEW)	+	Evaluate the permitted uses and consider an expansion of permissions to better align uses and permissions between these districts. Specifically consider permitting retail in the C-1, C-2, C-3, and C-4 districts and removing the percentage restriction of office use in the C-5, C-6, C-7, and C-8 districts.
4. Industrial Districts - Review the permitted uses and additional standards.	Staff (NEW)	+	Staff recommends this topic be added based on the recommendation of the recent Industrial Land Use Trends Report to consider removing or changing permissions for certain non-industrial uses.
5. Review the definition of gross floor area to consider including cellar space in all districts consistent with the PDC, PRM, and PTC Districts. (Former Topic 3)	Staff (2022)	✓	To provide consistency in the definition of gross floor area for all zoning districts staff recommends that this item be retained.

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OVERLAY AND COMMERCIAL REVITALIZATION DISTRICTS (ARTICLE 3)			
6. Airport Protection Overlay District - Establish an Airport Protection Zoning Overlay District for Dulles International Airport, Ronald Reagan National Airport, and Davison Airfield regarding maximum structure height. (Former Topic 9A)	General Assembly (1989)	✓	Additional research is required. Note: There is Comprehensive Plan guidance in the Area Plan Overview for Allowable Height of Structures in the Vicinity of Dulles Airport. 2017 Comprehensive Plan - Area Plan Overview (fairfaxcounty.gov)
7. Architecture Review Board - Review the process related to submission of ARB applications.	Staff (NEW)	+	Include submission requirement for uses that require ARB review. Provide clarification on what happens when there is a violation of ARB approval.
8. Review the additional standards of the Highway Corridor Overlay District and consider revisions or elimination of the district.	Staff (2024)	✓	The additional standards for the Highway Corridor Overlay District are outdated and can be incorporated into the use-specific standards.
9. Review the additional standards of the Sign Control Overlay District and consider revisions or elimination of the district.	Staff (2024)	✓	The additional restriction on size of a freestanding sign is contrary to recent amendments to the sign regulations. Special exception approval is required for a sign size that is consistent with other commercial areas.

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10. Laurel Hill - Establish Historic Overlay District (HOD) as anticipated by the 2001 Memorandum of Agreement (MOA) between Fairfax County and the federal government for the former Lorton Correctional Complex. (Former Topic 10A)	BOS/Staff (2002)	✓	Establishment of a HOD is anticipated as part of the MOA and this item was retained.
11. Require all demolition permits for structures listed on the County Inventory of Historic Places to be reviewed by the History Commission prior to the issuance of the permit. (Former Topic 10B)	History Commission (2005)	✓	Staff recommends that this item be retained.
USE REGULATIONS (ARTICLE 4)			
12. Accessory structures - Consider adding standards for the review on residential lots larger than 36,000 square feet. (Former Topic 2)	Staff (2023)	X	Staff recommends that this topic be moved to Priority 1.
13. Affordable Housing Initiatives - Placeholder reprioritized until specific items are identified. (Former FY 2025 Priority 1 Topic 3A)	Board (2018)	+	Consider zoning changes to support new affordable housing initiatives and land use policies.
14. Affordable Housing - Religious Assembly and Nonprofit Organization.	Staff (NEW)	+	Consider amendments to facilitate affordable housing when in conjunction with a religious assembly or nonprofit organization. Consider strategies to be provided from Virginia Department of Housing and Community Development (HB 2153).

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15. Associated Service Use - Review the definition and permissions in subsection 4102.1.G for associated service uses and consider revisions to allow more of these types of uses by right with appropriate use standards.	Staff (2024)	X	Staff recommends that this topic be moved to Priority 1.
16. Climate Action and Resiliency Initiatives - Placeholder reprioritized until specific items are identified. (Former FY 2025 Priority Topic 5)	Board (2019)	+	Consider zoning changes that would incentivize and encourage more environmentally sustainable development to support implementation of the Community-wide Energy and Climate Action Plan (CECAP) and Resilient Fairfax.
17. Construction Site Office and Storage - Consider expanding the permitted activities for construction site office to include temporary concrete batching plants.	Staff (NEW)	+	Review and update the standards in subsection 4102.8.C .
18. Home Based Business - Consider updates to the standards.	Staff (NEW)	+	Review commercial type sharing economy uses in residential dwellings such as Sniffspot, Swimply, and Turo to determine if additional standards or permissions are appropriate.
19. Keeping of animals - Consider revising the maximum number of horses that may be maintained on a lot as an accessory use. (Former Topic 4A)	No. Va. Soil & Water Conservation District (2009)	✓	Staff recommends this item be retained and expanded to include the review the permission for keeping of other animals.

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20. Office in a Residential District - Consider updates to the standards.	Staff (NEW)	+	Review and update the standards in subsection 4102.5.N since some of standards may be outdated and should be reevaluated.
21. Online Sales - Address how to permit online sales only in a commercial or industrial area, including online sale of vehicles.	Staff (2024)	X	Staff recommends that this topic be moved to Priority 1.
22. Recycling Centers - Review use standards in subsection 4102.6.P related to outdoor storage.	Staff (2024)	X	Staff recommends that this topic be moved to Priority 1.
23. Religious Assembly - Secondary Uses	Staff (NEW)	+	Consider amendments to permit additional community uses in conjunction with a religious assembly.
24. Short-Term Lodging - Review standards and consider an increase in the number of permitted nights.	Staff (2024)	✓	Evaluate the current STL standards to consider an increase in the number of rental nights permitted per year. Staff often receive comments from current and potential STL operators regarding the current 60-night limit per year. It is also a frequent topic at the General Assembly sessions, including potentially restricting local control of the use. Additionally, neighboring jurisdictions have higher limits or no limit at all.

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25. Small Modular Reactor - Consider adding standards to this potential heavy utility use.	Staff (NEW)	+	Explore options to permit small modular reactors as either principal or accessory use and establish appropriate standards, when these types of systems become more available.
26. Vehicle Sales - Review use standards in subsection 4102.5 and consider expanding permissions to allow vehicles sales as a special exception use in C-3, C-4, I-3, I-4, and I-5 Districts, consistent with permissions for vehicle rental.	Staff (2024)	X	Staff recommends that this topic be moved to Priority 1.
DEVELOPMENT STANDARDS (ARTICLE 5)			
27. Affordable Dwelling Units (ADUs) - In coordination with the Housing and Community Development (HCD), consider the removal of the administrative requirements for ADUs related to resales, closing cost allowances, bedroom mix, income thresholds and other administrative provisions from the Zoning Ordinance and establish them as administrative guidelines approved and amended by the Redevelopment and Housing Authority (RHA). (Former Topic 6)	Staff (2023)	✓	Discussions have begun with HCD staff about moving administrative language out of the Zoning Ordinance and establishing separate guidelines for ADUs that will make it easier for RHA and HCD to update the provisions as necessary.

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PARKING AND LOADING (ARTICLE 6)			
<p>28. Parking Reimagined – Department of Land Development Services and the Department of Planning and Development will monitor the effect of adopted changes to the parking requirements to include collection of relevant data to assess their effect. The relevant data could include trends in provided parking, the number and types of requests and approvals for parking adjustments, operational effects on parking-related processes, experiences with the Transportation Demand Management program, and other relevant measures of effectiveness. Data collection should be designed to help evaluate whether further modifications to the Ordinance are warranted. While data will begin to accumulate from the effective date, a report to the Board should be provided approximately five years after the effective date but no later than December 31, 2029, to allow time to gauge significant, long-term effects of the adopted changes.</p>	<p>BOS (2023)</p>	<p>✓</p>	<p>Parking Reimagined Follow-on Motion.</p>
SIGNS (ARTICLE 7)			
<p>29. Murals - Clarify that murals along with other public art that are not used or designed to attract attention to any institution, organization, business, product, service, event, or location are not regulated as signs.</p>	<p>BOS (2024)</p>	<p>+</p>	<p>Moved from Priority 1. This topic continues to be a developing area of the law and rather than defining murals at this time, staff will continue to review legal cases and review mural proposals on a case-by-case basis.</p>

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ADMINISTRATION, PROCEDURES, AND ENFORCEMENT (ARTICLE 8)			
DEFINITIONS AND ORDINANCE INTERPRETATION (ARTICLE 9)			
30. Building Height - Review and clarify the definition of building height.	Staff (2024)	X	Staff recommends this topic be moved to Priority 1 to facilitate the infill development improvements outlined in the January 14, 2025, Board Matter.