



# Zoning Ordinance Public, Institutional, and Community Uses

Z M O D

Public Outreach Meeting  
January 8, 2019

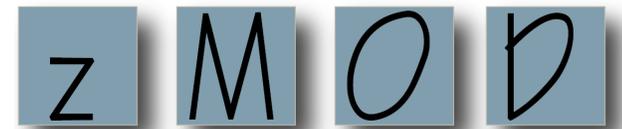
# Today's discussion

- zMOD Background
- Public, Institutional, and Community Uses
- Next Steps



# zMOD Scope

- Improve format and structure of the Zoning Ordinance
- Categorize and modernize land uses
- Changes in language, but not content, for readability (plain English)
- Integrate additional amendments to the Zoning Ordinance



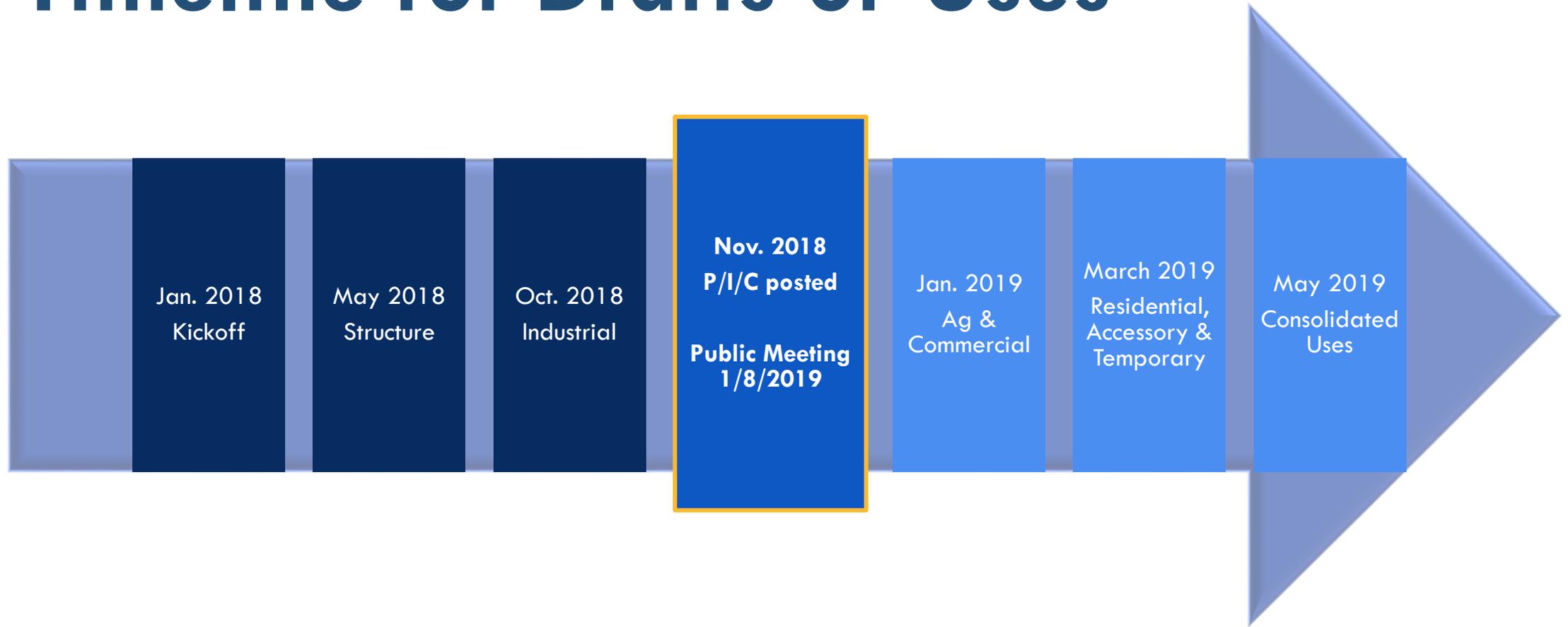
# New Ordinance Structure

- 1) General Provisions
- 2) Zoning Districts
- 3) Overlay Districts
- 4) Permitted Use Regulations
- 5) Development Standards
  - Landscaping
  - Lighting
  - Floodplain
  - Affordable Housing
  - Vibration
- 6) Parking and Loading Standards
  - Article 11 content
- 7) Sign Standards
- 8) Procedures and Enforcement
  - Application and Submission requirements
  - Nonconformities
  - Enforcement, Violations, and Penalties
- 9) Definitions

# Organization of Uses

- **Use Classifications** – Very Broad
- **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
- **Uses** – Specific Land Uses

# Timeline for Drafts of Uses



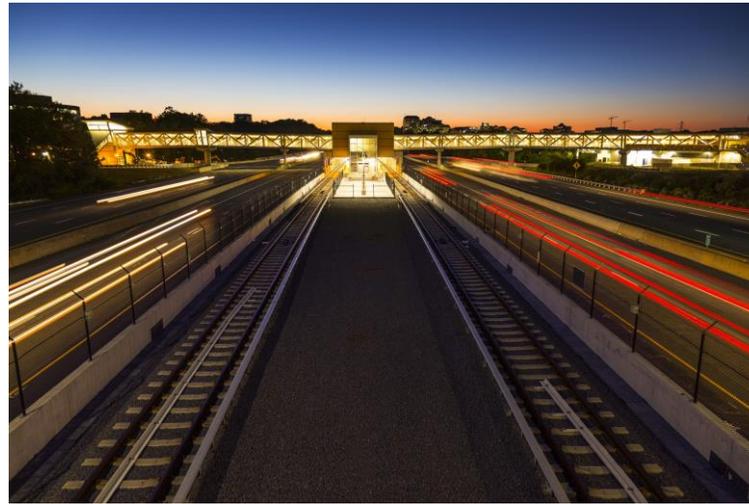
# Public, Institutional, and Community Uses



# 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"> <li>• Child care center and nursery schools</li> <li>• Nursery Schools</li> </ul>
Club, Service Organization, or Community Center	Combines four uses
College or University	Combines: <ul style="list-style-type: none"> <li>• Seminary</li> <li>• Colleges, Universities</li> </ul>
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"><li>• Cemetery for human or animal interment</li><li>• Columbarium/mausoleum with cemetery</li><li>• Funeral home in existing cemetery of more than 75 acres</li></ul>
Crematory	Crematory
Funeral Home	Combines: <ul style="list-style-type: none"><li>• Funeral Home</li><li>• Funeral Chapel</li></ul>

# Use Names: Health Care

Proposed Use Name	Current Use Name
Adult Day Care Center	Recently adopted use
Continuing Care Facility	Recently adopted use
Independent Living Facility	Independent Living Facilities
Medical Care Facility	Medical Care Facilities, which include: <ul style="list-style-type: none"><li>• Assisted Living Facility</li><li>• Hospital</li><li>• Nursing Facility</li></ul>

# Use Names: Transportation

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

# 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
Wireless Telecommunications Facility	Combines: <ul style="list-style-type: none"><li>• Mobile and land based telecommunication facilities</li><li>• Radio and television broadcasting tower facilities, microwave facilities and satellite earth stations</li></ul>

# 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 in an industrial park



# Club, Service Organization, or Community Center

- Consolidates certain Group 4 SP uses to treat them similarly as Category 3 SE private club/public benefit uses
- Overlap in the characteristics and the ways these uses operate
- Other Group 4 SP use (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)



# Club, Service Organization, or Community Center Cont'd

## Proposal:

- By right in the C-5 through C-8 Districts and P Districts when shown on approved development plan
- SE in most residential and industrial districts, and in C-1 through C-4
- SE in the P Districts when not shown on an approved development plan

# Club, Service Organization, or Community Center Comparison

Existing Permissions:																												
Use	Residential Districts														Commercial Districts								Industrial Districts					
	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
Private Clubs		SE																										
Private Clubs and public benefit associations			SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	SE	SE	SE	SE	SE	SE							
Any other recreational/social use operated by a non-profit, etc.		SP	SP	SP	SP	SP					SP	SP				SP	SP	SP										
Community clubs, centers, meeting halls																			P	P	P	P						
Swimming pools and archery ranges																			SP	SP								
Community clubs, centers, meeting halls, swimming pools, archery ranges		SP	SP	SP	SP	SP										SP	SP	SP										
Proposal:																												
Club, Service Organization, or Community Center			SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P		SE	SE	SE	SE	SE							

# College or University

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



# Solar Power Facility

- Proposed 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)



## Current Permissions

- Interpreted to be a Category 2 (heavy public utility) SE use
- Allowed:
  - By right in I-6
  - SE in R-E, R-1, R-2, I-2 through I-6

## Proposed Permissions\*

- Similar to a Category 1 (light public utility use)
- Allowed:
  - By right in I-3 through I-6
  - All P Districts if shown on the FDP or with SE
  - SE in all other districts

\* Still under review

# Transit Facilities

- Combines multiple transit-related uses into one use
- Current permissions carried forward in the use standards
- One change: All bus or railroad terminals, maintenance, and inspection yards will be treated the same whether they are regional or non-regional
  - By right in I-6
  - SE in other districts



# Other Permission Changes

## Child Care Center

- From SE use to not permitted in the R-E District
- Nursery schools from SE to not permitted in the R-A or R-C Districts

## PRC District

- Group uses to require SE approval, instead of SP approval, if not shown on an approved development plan, to be consistent with other planned districts

## Specialized Instruction Center

- Consider removing from Religious Assembly with Private School or Child Care use

## Airports

- Remove from R-E and R-1 Districts

# Next Steps and Outreach



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

# Questions & Discussion



January 2019

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