



# Zoning Ordinance Modernization Project

Z M O D

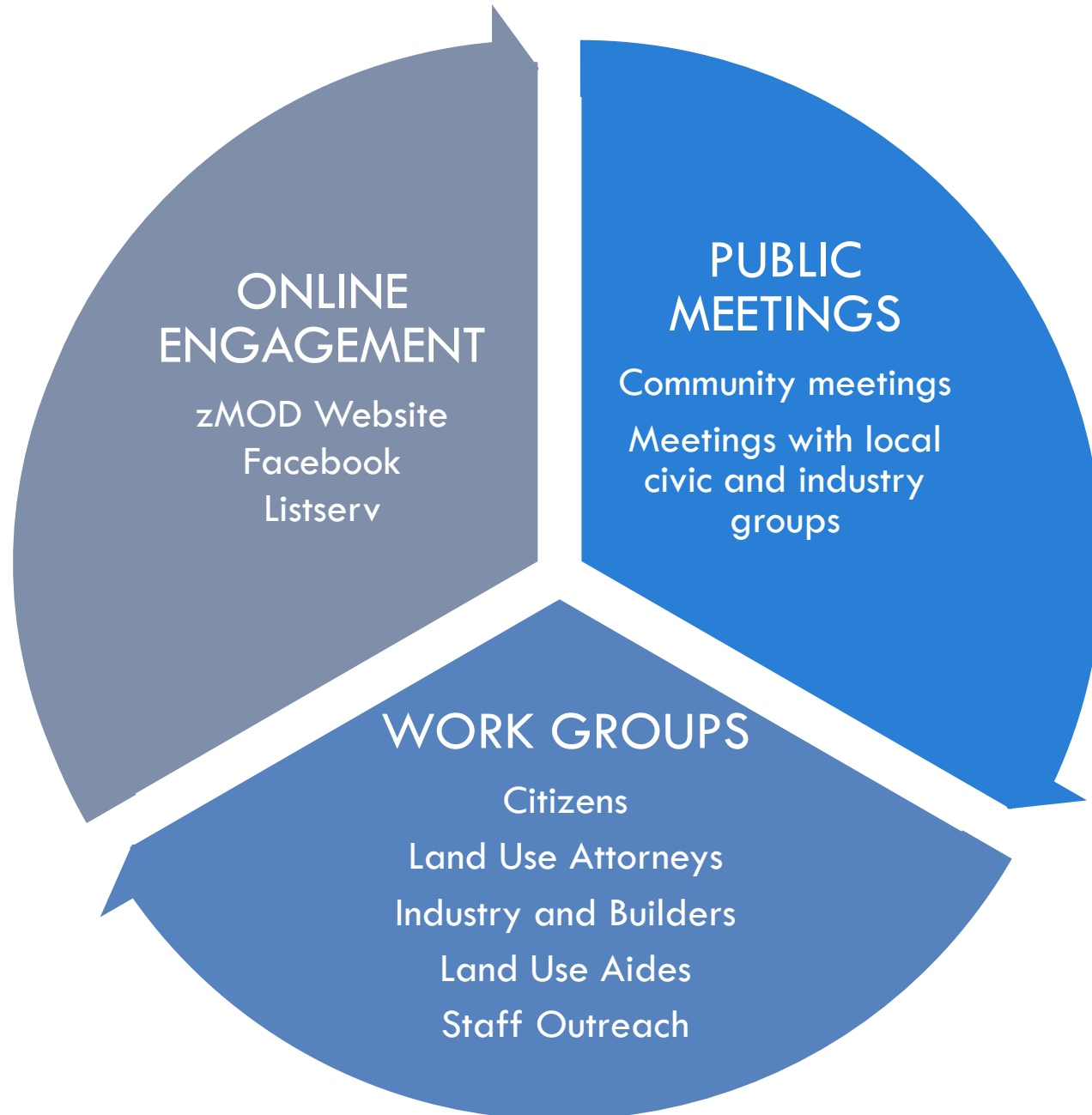
Community Outreach  
Winter/Spring 2020

Carmen Bishop and Casey Judge, ZAD/DPD

# Timeline



# Outreach



*\*Staff is available to present the drafts to community groups, receive feedback, and answer questions*

# Streamlined Accessory Dwelling Unit Process

Current: All accessory dwelling units require SP

Proposed: Administrative approval if located within the principal dwelling

- **Revised:** Maximum size of 1,200 SF (with a special permit for larger) but must continue to be subordinate, identify a designated parking space

Continue to require special permit if detached

- **Revised:** Maximum size of 1,200 SF but must continue to be subordinate

**Potential Revision:** Remove the 55+/handicap requirement



# Home-Based Business

## Existing

### Home Occupation

- Requires \$50 permit
- Administrative
- No customers (except for a school) and one employee
- No stock in trade
- List of certain permitted uses



### Home Professional Office and Barbershop

- Requires \$16,375 special permit
- Public hearing
- Allows customers and employees
- Limited to certain permitted “professional” uses



## Proposed

### Home-Based Business

- Administrative permit or special permit to exceed limits
- Allows customers and employees
- List of prohibited use categories
- Other considerations

# Ensuring Neighborhood Compatibility

Ways that Home-Based Businesses can be limited:

- ✓ Customers/Clients 
- ✓ Employees 
- ? Stock in Trade or Overall Size 
- ? Number of Deliveries 

# Flexibility for Freestanding Accessory Structures

- Proposes new height and setback regulations:

**Less than 8.5 ft:**

Can locate in any side or rear

**Between 8.5 and 12 ft:**

Must be 5 feet from side and rear

**Over 12 ft:**

Must meet side setback and rear setback or distance in height, whichever is less

- Proposes new maximum height of 20 feet for enclosed accessory structures in association with single family dwelling



# Contact Information



**DPDzMODComments@fairfaxcounty.gov**



**Fairfax County Zoning**



**<https://www.fairfaxcounty.gov/planning-development/zmod>**



# Questions & Discussion



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