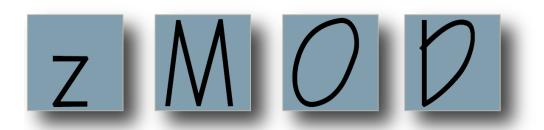


Zoning Ordinance Modernization Project



Community Outreach Winter/Spring 2020

Carmen Bishop and Casey Judge, ZAD/DPD

Timeline

Jan. 2018 to July 2019

July 16, 2019

Summer 2019 to Spring 2020

Summer/ Fall 2020

Modernize use regulations

July 1, 2019: consolidated draft of use regulations Board of Supervisors endorses use regulations

Plain language and other revisions of articles

Release new consolidated Zoning Ordinance

Public hearings with Planning Commission and Board of Supervisors

Public Outreach

Outreach

ONLINE ENGAGEMENT

zMOD Website Facebook Listserv

PUBLIC MEETINGS

Community meetings

Meetings with local civic and industry groups

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

WORK GROUPS

Citizens

Land Use Attorneys
Industry and Builders
Land Use Aides

Staff Outreach

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 II



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

