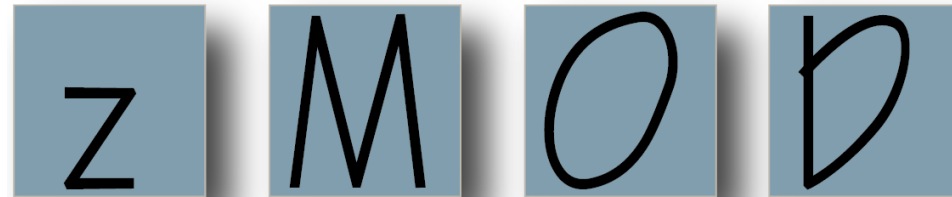




# **Zoning Ordinance Residential, Accessory & Temporary Uses**



Public Meeting  
April 23, 2019

# Today's discussion

- zMOD Background
- Residential Uses
- Accessory Uses
- Temporary 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) Use Regulations
- 5) Development Standards
  - Affordable Housing
  - Floodplain
  - Landscaping
  - Lighting
  - Vibration
- 6) Parking and Loading Standards
  - Article 11 content
- 7) Sign Standards
- 8) Procedures and Enforcement
  - Application and Submission requirements
  - Enforcement, Violations, and Penalties
  - Nonconformities
- 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



# Residential Uses





# Examples of Residential Uses



Single Family Detached



Stacked Townhouses



Multifamily



# Residential Uses Structure

**Use Classification**



**Residential Uses**

**Use Category**



**Household Living**

**Group Living**

**Specific Land Uses**



**11 Specific Residential Uses**

# Use Names:

## Residential Uses – Household Living

Proposed Use Name	Current Use Name
Dwelling, Multifamily	Dwellings, multifamily
Dwelling, Single Family Attached	Dwellings, single family attached
Dwelling, Single Family Detached	Dwellings, single family detached
Dwelling, Stacked Townhouse	New use
Group Residential Facility	Group Residential Facility
Live-Work Development	New use
Manufactured Home	<ul style="list-style-type: none"><li>• Mobile home</li><li>• Manufactured home</li></ul>

## Use Names: Residential Uses – Group Living

Proposed Use Name	Current Use Name
Congregate Living	Congregate living facilities
Group Household	Group housekeeping unit
Religious Group Living	Convent, monastery, nunnery
Residence Hall	Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls

# Stacked Townhouse Dwelling

- New use for structure currently interpreted to be multifamily
- Four-story buildings — “two-over-two”
- Shared or individual entries
- New parking rate will be established



# Live-Work Development

- Accommodates a residential dwelling unit, a flexible work space, or both
- Recognizes an emerging use and would be allowed if shown on a final development plan in the PDC, PRM, and PTC districts
- Standards prohibit certain uses and any activities that would require installation of specialized equipment



# Other Notable Changes

## Religious Group Living

- New standard that requires the location to be in conjunction with a religious assembly use in commercial and industrial districts

## Residence Hall

- New standard that requires the location to be in conjunction with a private school, a college or university, or a religious assembly use in commercial and industrial districts



# Accessory Uses



# Examples of Accessory Uses



Home-Based Business



Electric Vehicle Charging



Solar Collection Systems

# Accessory Use Names:

Proposed Use Name	Current Use Name
Accessory Dwelling Unit	Accessory dwelling unit
Caretaker Quarters	<ul style="list-style-type: none"><li>• Servants quarters</li><li>• Quarters of a caretaker, watchman, or tenant farmer, and his family</li></ul>
Child Care Center for Occasional Care	Child care centers for occasional care
Donation Drop-off Box	Donation drop-off boxes
Electric Vehicle Charging	New use
Family Health Care Structure	Temporary family health care structures
Garage Sale or Yard Sale	Garage and yard sales
Gardening and Composting	New use
Home Daycare Facility	Home child care facilities

# Accessory Use Names, cont'd:

Proposed Use Name	Current Use Name
Home-Based Business	<ul style="list-style-type: none"> <li>• Home occupations</li> <li>• Barber shop or beauty parlor as a home occupation</li> <li>• Home professional office</li> </ul>
Keeping of Animals	Keeping of animals
Limited Riding or Boarding Stable	Horseback riding lessons as a home occupation
Residence for a Manager or Employee	<ul style="list-style-type: none"> <li>• Residence for a proprietor or storekeeper and his/her family and a residence for an employee within the same building as a funeral home or chapel</li> <li>• Dwelling unit for a watchman, custodian, proprietor or owner and his/her family, etc.</li> </ul>
Sawmilling	Sawmilling
Short-term Lodging	Short-term lodging
Solar Collection System	New use
Wayside Stand	Wayside stand

# Freestanding Accessory Structures

## Existing Regulations

### Accessory Storage Structure:

- If less than 8.5 feet in height, can locate in any side or rear yard
- If greater than 8.5 feet in height, must be out of minimum required side yard and distance in height from rear

### Accessory Structure:

- If less than 7 feet in height, can locate in any side or rear yard
- If greater than 7 feet in height, must be out of minimum required side yard and distance in height from rear





# Freestanding Accessory Structures, cont'd

## Proposed Regulations

Eliminates distinction between “accessory storage structures” and “accessory structures” with regard to height and location

- If less than 8.5 feet, can locate in any side or rear
- If between 8.5 and 12 feet, must be 5 feet from side and rear
- If over 12 feet, must meet side setback and rear setback or distance in height from rear (whichever is less)
- Not allowed in the front yard on lots less than 36,000 sq. ft., with limited exceptions

New special permit for accessory structures exceeding 25 feet in height or 50% of principal structure's gross floor area





# Accessory Dwelling Unit

Current: All accessory dwelling units require SP

Proposed: Administrative approval if located within the principal dwelling

- **No change to standards:** 55+ or handicapped, no more than 35% of GFA for ADU, maximum of two people, two bedrooms
- **Revised standard:** identify a designated parking space

Continue to require special permit if detached

- **No change to standards:** Minimum 2+ acres, may require additional parking, all other standards continue to apply
- **Revised standard:** No more than 35% of GFA of principal dwelling (not including ADU)



# Home-Based Business

Allows limited businesses to operate from the home:

- Consolidates current home occupations and home professional office
- No exterior evidence of home business and must occur entirely within dwelling/structure
- Prohibited list of uses



# Home-Based Business, cont'd

- Two options for number of employees and clients/customers:

Proposed Options for Home-based Business			
	Maximum No. of Employees	Maximum No. of Home-based Business Customers at a Time	Cumulative No. of Customers/Day
Proposed Option 1	1 total	0 if a home daycare is on-site 2 for home-based business (if no daycare)	0 if a home daycare is on-site 8 total for home business & short-term lodging (if no daycare)
Proposed Option 2	1 for each business or daycare	4	8 total for home business, short-term lodging & home daycare

- Includes consideration of cumulative effects of home business, daycare, and short-term lodging
- Number of employees or customers/clients can be exceed with special permit

# Solar Collection System

- New use that codifies existing interpretations
- Must primarily meet on-site demands



## Roof-mounted:

- May exceed maximum building height by up to five feet

## Ground-mounted:

- Must meet accessory structure setbacks and height requirements

# Other Notable Changes

## Caretaker Quarters

- Changes permissions from permitted to special permit
- Removes the use from the R-2 through R-4 Districts

## Electric Vehicle Charging

- New use that codifies interpretation and clarifies that the spaces count towards the minimum required parking

## Home Daycare Facility

- Clarifies that up to three aged, infirmed, or handicapped adults may be cared for

## Keeping of Animals

- Updated to allow short-term boarding for limited number of dogs per Virginia State Code changes
- Allows up to three dogs on a minimum of 10,000 square feet



# Temporary Uses





# Examples of Temporary Uses



Food Truck



Farmers Market



Special Event

# Temporary Use Names:

Proposed Use Name	Current Use Name
Business Promotional Activities	Promotional activities of retail merchants
Community Garden	New use
Construction Site Office and Storage	Contractors offices and equipment shed to include trailers accessory and adjacent to an active construction project
Farmers Market	Temporary farmers' markets
Food Truck	Food trucks
Interim Off-street Parking in Metro Station Area	Commercial off-street parking in Metro Station area as a temporary use
Model Home Sales or Leasing Office	Subdivision and apartment sales and rental offices
Portable Storage Container	Temporary portable storage containers
Special Event	Carnival, circus, festival, fair, horse show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
Temporary Dwelling or Manufactured Home	Temporary dwellings or mobile homes

# Food Truck

- Expands permission to allow food trucks at nonresidential uses, such as neighborhood pools or churches, located in residential areas
- Maximum 12 times per year without approval by the Board or BZA
- Food truck permit required





# Other Uses



# Alternative Use of Historic Buildings

- Incentivizes historic preservation by allowing appropriate adaptive reuse
- Replaces the “older structures” SP with a new SE for nonresidential uses at historic sites on the Fairfax County Inventory



Bloomfield (Holly Knoll) c. 1858

A grayscale map of the Dunn Loring area in Arlington, Virginia. The map shows a network of roads including Chain Bridge Rd, Cottage St, Shreve Rd, Prosperity Ave, and Capital Beltway. Key landmarks like Dunn Loring, Idylwood, and Eakin Community Park are labeled. Major highways 49, 66, and 50 are also indicated.



## Next Steps

**May 14, 2019, 7:00 PM, Fairfax County Government Center**

Public meeting: Clarion presents consolidated draft of all use definitions and regulations

**Summer 2019 – early 2020:**

Drafts of remaining articles will be released in installments leading to a complete draft

**Spring/Summer 2020:**

Public hearings on complete draft of new Zoning Ordinance

## Outreach

- All drafts are posted on the zMOD website, zMOD Listserv, and Zoning Facebook page
- Public meetings are held for each draft
- Staff is available to present the drafts to community groups, receive feedback, and answer questions

# Questions & Discussion



April 2019

Z M O D