



Zoning Ordinance Modernization Project

Z M O D

Planning Commission – Land Use Process Review Committee
May 7, 2020

Carmen Bishop and Casey Judge, ZAD/DPD

zMOD Timeline



New Ordinance Structure

1) General Provisions

3/10/20
Draft

8) Administration, Procedures,
and Enforcement

8/9/19
Draft

2) Zoning Districts

3) Overlay Districts

9) Definitions

*Related definitions included in each draft

7/1/19
Draft

4) Use Regulations

5) Development Standards

6) Parking and Loading

7) Signs

10/11/19
Draft

Organization

Article 1 – General Provisions

- Title
- Enabling Legislation
- Official Document
- Ordinance Structure
- Purpose
- Minimum Requirements and Conflicting Ordinances
- Effective Date
- Duties of the Zoning Administrator
- Severability
- Transition from Prior Regulations

Organization

Article 8 – Administration, Procedures, and Enforcement

- Review Procedures
- Submission Requirements
- Fee Schedule
- Review and Decision-Making Bodies
- Nonconformities
- Condominiums and Conversions
- Enforcement, Violations, and Penalties

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+/person with a disability requirement



Home-Based Business

Existing

Home Occupation

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

Online Videos and Surveys

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

Zoning Ordinance Modernization Project



Accessory Dwelling Units



Zoning Ordinance Modernization Project

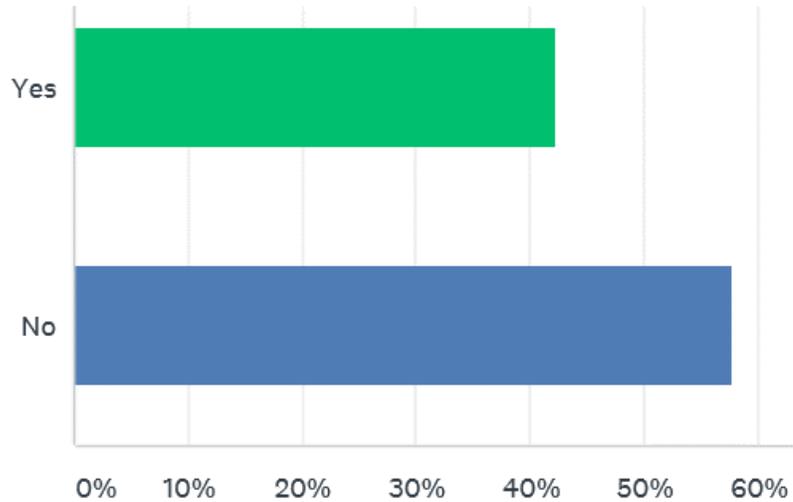


Home-Based Business

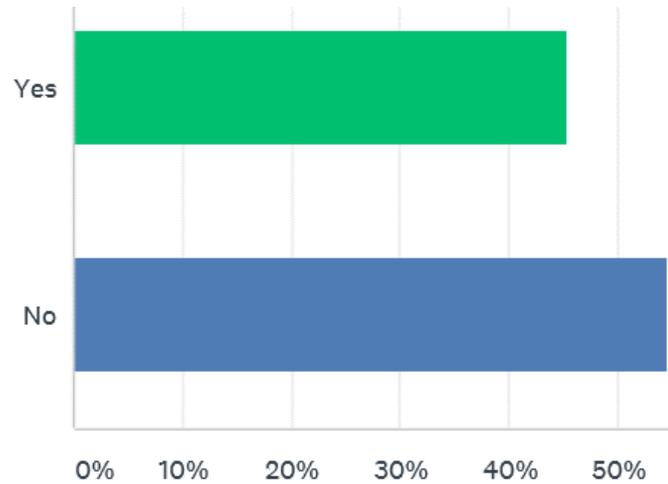


Accessory Dwelling Unit Surveys

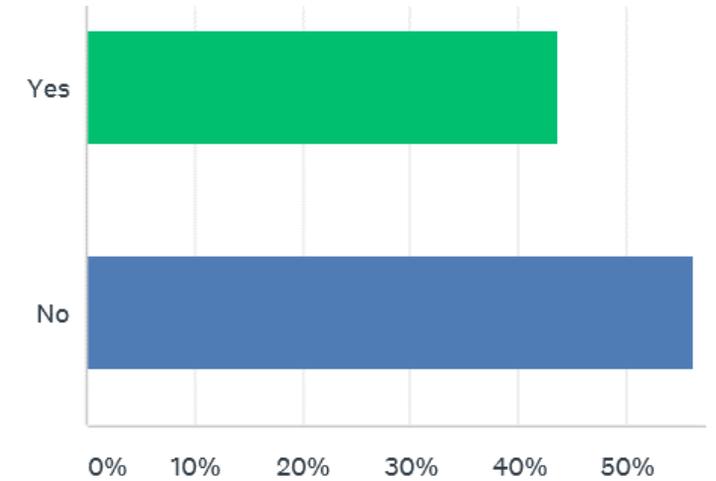
Single Maximum Size of 1,200 SF



Administrative Review for Interior Accessory Dwelling Units

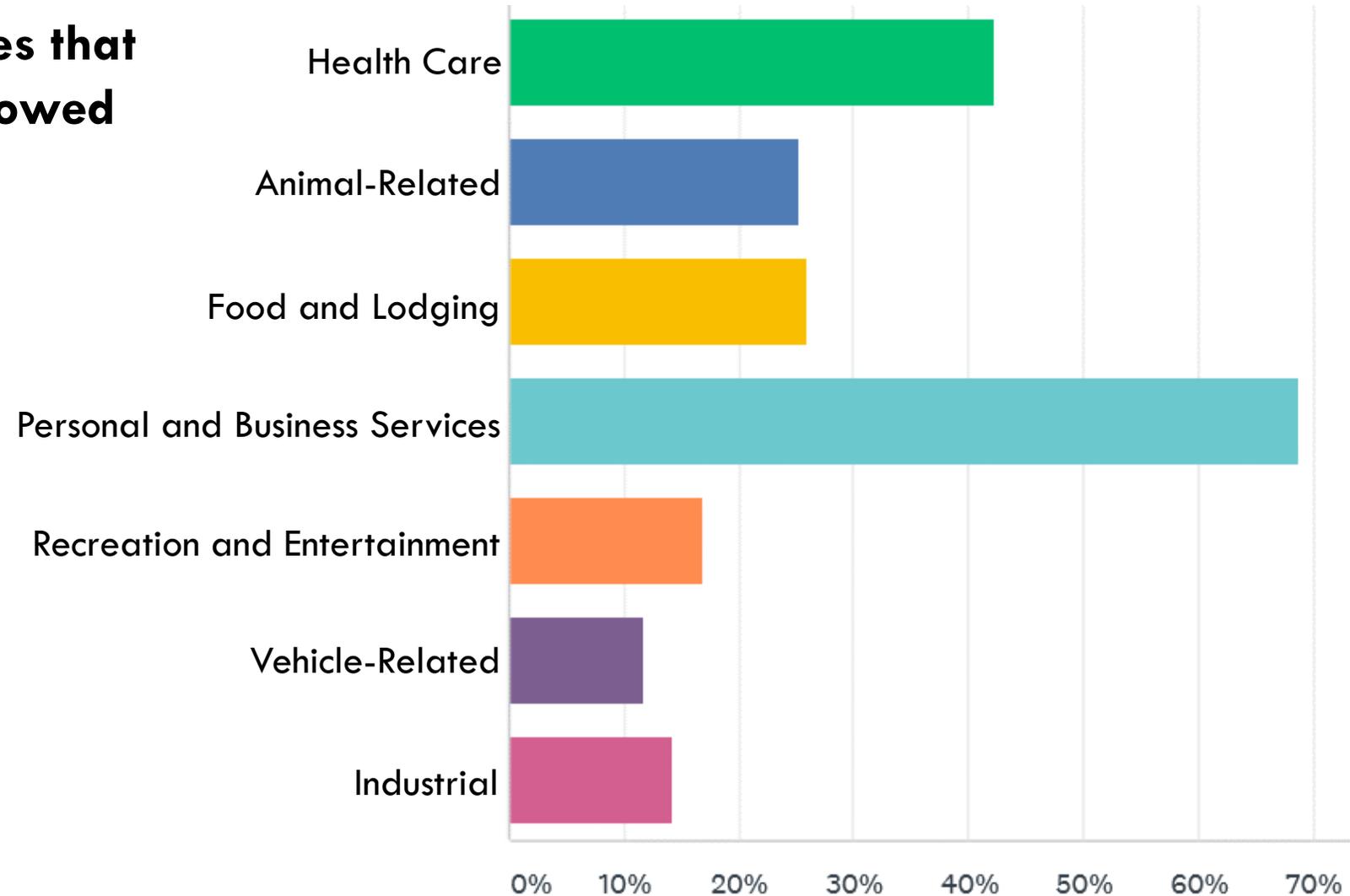


Remove Age or Disability Requirement



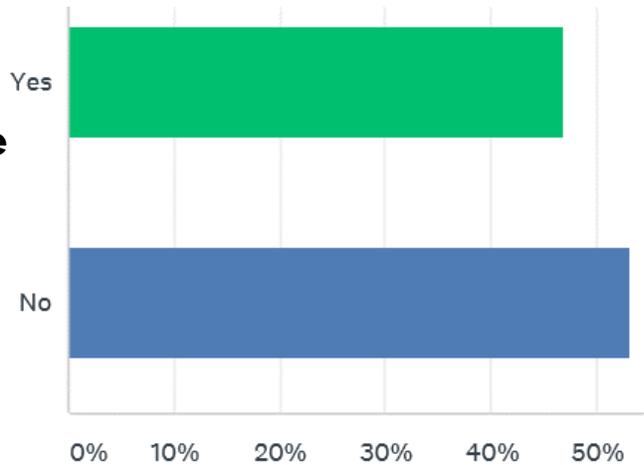
Home-Based Business Surveys

Use Categories that should be allowed

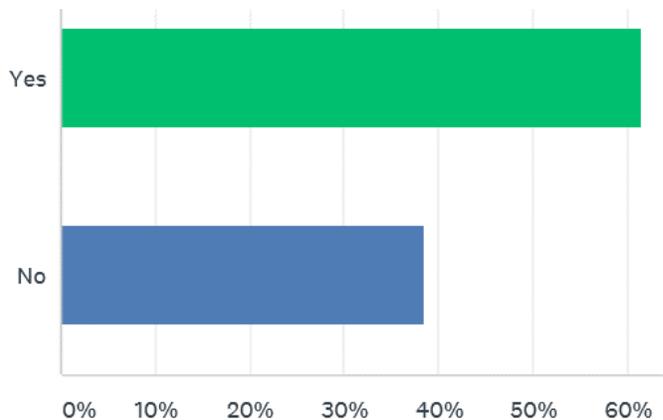


Home-Based Business Surveys – cont'd

Customers in single family detached: 4/time and 8/day



One employee in single family detached

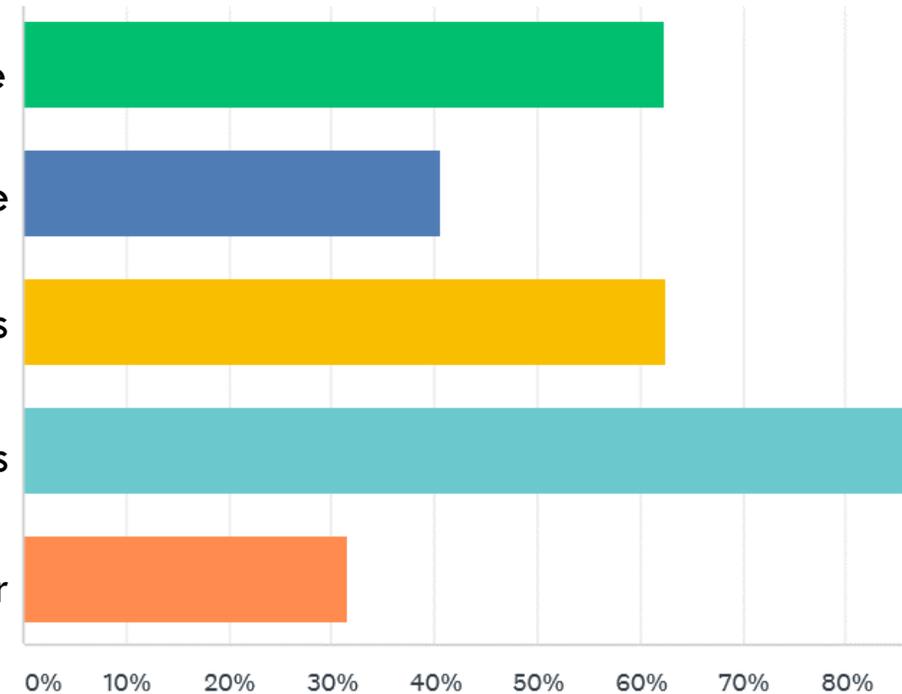


Additional Standards

Limit on overall size
Limit on amount of storage

Limit on deliveries
Parking requirements

Other



Questions & Discussion



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