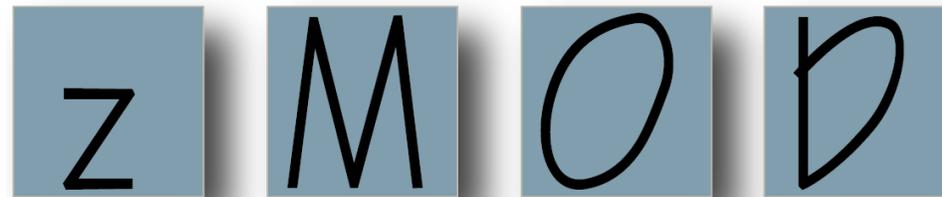




Zoning Ordinance Modernization Project



Planning Commission
Land Use Process Review Committee
October 22, 2020

Future Timeline

Continued Public Engagement

Meetings being held in all magisterial districts

Board Committee meeting
October 27

Revised Consolidated Draft for Authorization

Will incorporate revisions based on feedback and request authorization of public hearings

Target date for authorization December 1

Public Hearings

Target date for PC public hearings: Jan/Feb 2021

Target date for Board public hearings:
Feb/March 2021

Effective Date & Online Platform

Delayed effective date targeted for July 1, 2021

New platform will include interactive search features, hyperlinks, and be easily accessible across devices

Agricultural Structure

Use Classifications



Agricultural and Related Uses

Use Categories



1. Agricultural and Related Uses

Specific Land Uses



3 Specific Agricultural/Related Uses

Examples of Agricultural Uses



Agricultural Operation



Farm Winery



Riding or Boarding Stable

Public, Institutional, and Community Uses



P/I/C Uses Structure

Use Classification



Public, Institutional, and Community Uses

Use Category



- 1. Community, Cultural, and Educational Facilities**
- 2. Funeral and Mortuary Services**
- 3. Health Care**
- 4. Transportation**
- 5. Utilities**

Specific Land Uses

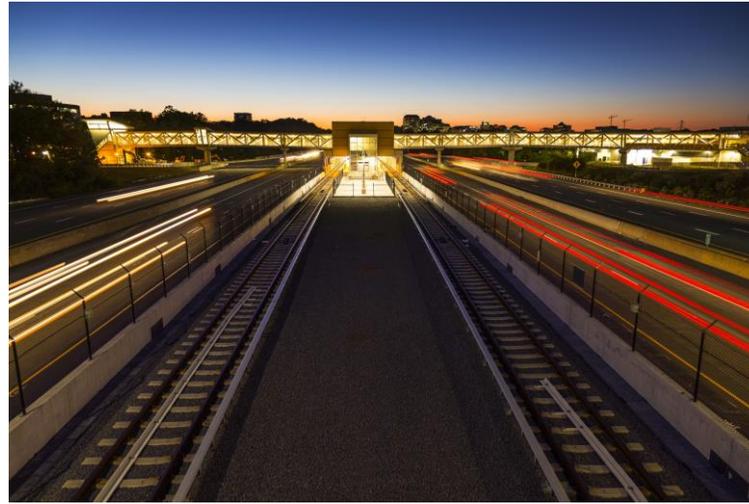


27 Specific P/I/C Uses

Examples of P/I/C Uses



Wakefield Chapel in Annandale



Wiehle Metro Station



Public Safety Building

Adult Day Support Center

New use under the Community, Cultural, and Educational Facilities Use Category

- Center that provides services for adults with intellectual or developmental disabilities
- Focused on continuing education and skill-based training to maximize independence and community integration

* No change: Adult Day Care Center use under the Health Care Category would continue to be reviewed by the Health Care Advisory Board and would require SE approval



Source: ServiceSource

Club, Service Organization, or Community Center

- Consolidates Group 4 special permit uses with Category 3 special exception uses
 - Jewish Community Center (currently Category 3 special exception)
 - Mott Community Center (currently Group 4 special permit)
 - New standard for consideration of and conditions on non-member events in residential districts
- * Community swim, tennis, and recreation clubs will continue to be an SP



Commercial Uses



Commercial Uses Structure

Use Classification



Commercial Uses

Use Category



1. **Animal-Related Services**
2. **Food and Lodging**
3. **Office and Financial Institutions**
4. **Personal and Business Services**
5. **Recreation and Entertainment**
6. **Retail Sales**
7. **Vehicle-Related Uses**

Specific Land Uses



52 Specific Commercial Uses

Examples of Commercial Uses



Kennel



Restaurant



Golf Course

Massage Therapy Establishment

- New use – currently considered office or personal service, depending on the type of massage
- Clarifies the use for staff and for licensing
- Current permissions carried forward

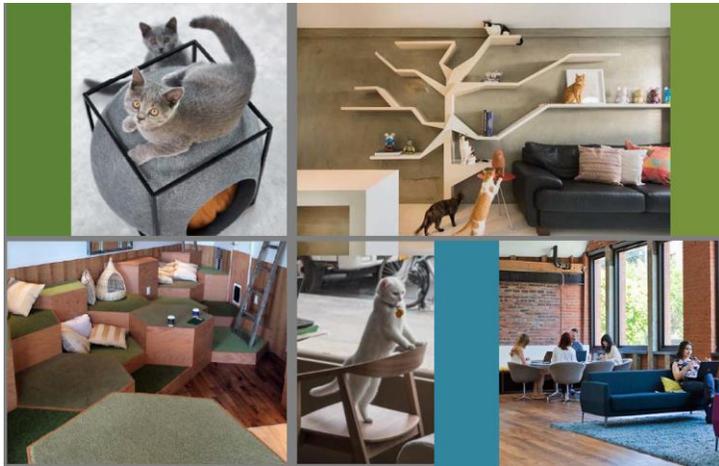


Commercial Recreation Uses

Indoor Commercial Recreation

Consolidates 13 current indoor recreational uses

- Includes uses like bowling alleys, amusement arcades, and movie theaters
- Allows for trends in emerging recreation
- Either an SP if standalone or SE if in conjunction with another SE or RZ application



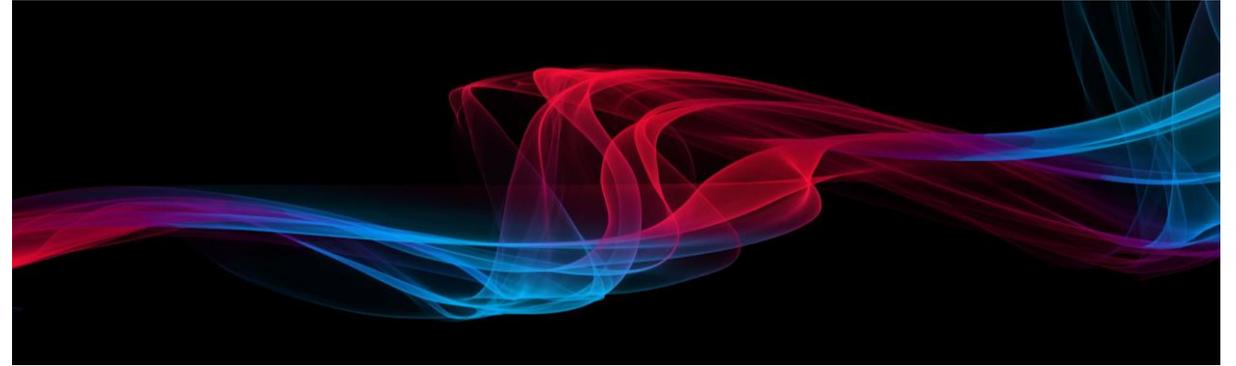
Outdoor Commercial Recreation

Consolidates 10 current outdoor recreational uses

- Includes uses like miniature golf, ropes courses, and amusement parks
- Certain uses may be approved by SP; other uses require SE



Smoking Lounge



- New use to be allowed:
 - C-5 through C-8
 - SP/SE in Industrial Districts
 - Development plan or SE in PRC, PDC, PTC

A smoking lounge that meets the definition of Public Entertainment requires SE approval

Public Entertainment



- New use to be allowed by:
 - SE in C-5 through C-8
 - SE in Industrial Districts in conjunction with restaurant, hotel, or craft beverage
 - Development plan or SE in PRC, PDC, PRM, PTC, and PCC
- A restaurant or smoking lounge can be a Public Entertainment use:
 - When the accessory entertainment for a restaurant is exceeded
 - When a smoking lounge meets the Public Entertainment definition

“Urban” Vehicle Rental

New standards for small-scale vehicle rental recognize emerging trends

- By right in C-3, C-4, C-6, C-7, and C-8
- Maximum size 2,500 SF of GFA
- Maximum 15 rental vehicles
- No car wash, maintenance, or refueling
- ✓ No change to existing SE permissions and standards



Goods Distribution Hub

“Last Mile Delivery”

New use allowing limited distribution of retail goods in the C-3 through C-8 Districts, PDC, and PTC

Maximum size

- 6,000 SF or 10,000 SF depending on the zoning district
- Under consideration for **repurposing** of existing buildings:
 - Up to 80,000 SF with 10 - 15% remaining as customer-facing retail space
 - SE for a larger size
 - Subject to other standards



Administration, Procedures, and Enforcement



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

Organization, cont'd

Article 8 – Administration, Procedures, and Enforcement

Review Procedures

- General – for all applications
- Rezoning
- Special Exceptions
- Special Permits
- Minor Modifications and Variations
- Variances
- Site Plans and Minor Site Plans
- Building Permits
- RUPs and Non-RUPs
- Administrative Permits
- Appeals

Submission Requirements

- General – for all applications
- Rezoning
- Special Exceptions, Special Permits, and Variances
- Site Plans and Minor Site Plans
- Building Permits
- RUPs
- Administrative Permits
- Appeals

Ease of Electronic Submissions

Requires only one copy of the submission item if an application is submitted electronically



Questions & Discussion



Z M O D