



# Zoning Ordinance Public, Institutional, and Community Uses

Z M O D

Land Use Process Review Committee  
November 28, 2018

# Today's discussion

- Industrial Uses follow-up
- Public, Institutional, and Community Uses
- Discussion



# Industrial Uses: Follow-Up



# Industrial Uses

Four uses covered in Industrial white paper:

- Data Center
- Goods Distribution Hub
- Self-Storage
- Warehouse

# Data Center

Proposed use standards when by right:

- Enclose cooling and other equipment (except I-4 – I-6)
- C-3 and C-4: enclose generators and maximum size 40,000 SF
  - Size may be exceeded for repurposing or with SE approval
- I-2 and I-3: maximum size 80,000 SF



Coresite Realty Reston Data Center

# Goods Distribution Hub

Allow “last mile distribution” facilities in retail districts, PDC, and PTC

A smaller version of Freight Distribution geared to the short-term storage and transfer of goods to businesses and consumers, subject to use standards:

- No distribution by semi-trailers
- C-4 and C-5: maximum size 6,000 SF
- C-6 – C-8, PDC, PTC: max. size 10,000 SF



# Self-Storage

Should Self-Storage be allowed by right in the C-8 and I-3 Districts?

- C-8: Keep SE requirement
- I-3: Allow by right with use standards:
  - Screen loading areas
  - Minimum 3-story building, office-like
  - No loading docks
  - No individual storage bay doors, etc. visible from the outside
  - No incidental parking or storage of trucks, trailers, or moving vans



Self-Storage on Waples Mill Road

# Warehouse

Should Warehouse be allowed by right in the PTC and I-3 Districts?

- PTC: Do not add to this district
- I-3: Allow with special exception approval
  - Subject to general special exception standards



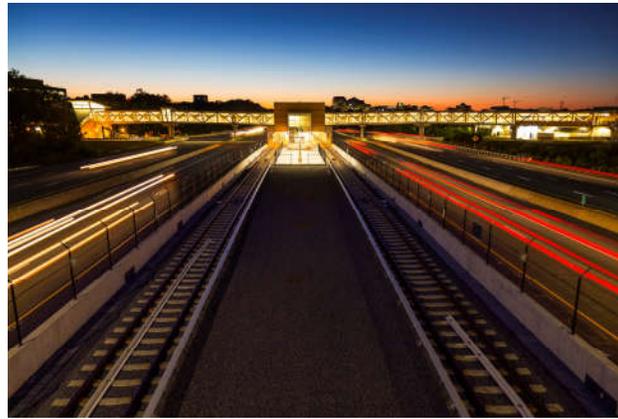
# Public, Institutional, and Community Uses



# Examples of P/I/C Uses



Wakefield Chapel in Annandale



Wiehle Metro Station



Public Safety Building

# P/I/C Structure

**Use Classification**



**Public, Institutional, and Community**

**Use Category**



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

**Specific Land Uses**



**26 Specific P/I/C Uses**

# Use Names: Community, Cultural, and Educational Facilities

Proposed Use Name	Current Use Name
Alternate Uses of Public Facilities	Alternate Uses of Public Facilities
Child Care Center	Combines: <ul style="list-style-type: none"> <li>• Child care center and nursery schools</li> <li>• Nursery Schools</li> </ul>
Club, Service Organization, or Community Center	Combines four uses
College or University	Combines: <ul style="list-style-type: none"> <li>• Seminary</li> <li>• Colleges, Universities</li> </ul>
Community Swim, Tennis, and Recreation Club	Swimming Club and Tennis Club/Courts

# Use Names:

## Community, Cultural, and Educational Facilities Cont'd

Proposed Use Name	Current Use Name
Convention/Conference Center	Exposition halls and facilities to house cultural or civic events or conventions of political, industrial, fraternal or similar associations
Cultural Facility/Museum	Cultural centers, museums, and similar other facilities
Public Use	Public Use
Religious Assembly	Churches, chapels, temples, synagogues and other places of worship
Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center	Combines three uses
School, Private	Private School of General Education
Specialized Instruction Center	Private School of Special education

## Use Names: Funeral and Mortuary Services

Proposed Use Name	Current Use Name
Cemetery	Combines: <ul style="list-style-type: none"><li>• Cemetery for human or animal interment</li><li>• Columbarium/mausoleum with cemetery</li><li>• Funeral home in existing cemetery of more than 75 acres</li></ul>
Crematory	Crematory
Funeral Home	Combines: <ul style="list-style-type: none"><li>• Funeral Home</li><li>• Funeral Chapel</li></ul>

## Use Names: Transportation

Proposed Use Name	Current Use Name
Airport	Combines: <ul style="list-style-type: none"><li>• Airport</li><li>• Heliport</li></ul>
Helipad	Helistop
Transit Facilities	Combines: <ul style="list-style-type: none"><li>• Accessory electrically-powered regional transit facilities</li><li>• Bus or railroad station</li><li>• Bus or railroad terminals, car barns, garages, etc.</li><li>• Regional Non-Rail Transit Facilities</li><li>• Electrically-Powered Regional Rail Transit Facilities</li></ul>

## Use Names: Utilities

Proposed Use Name	Current Use Name
Solar Power Facility	New use
Utility Facility, Heavy	Combines six uses
Utility Facility, Light	Combines six uses
Wireless Telecommunications Facility	Combines: <ul style="list-style-type: none"> <li>• Mobile and land based telecommunication facilities</li> <li>• Radio and television broadcasting tower facilities, microwave facilities and satellite earth stations</li> </ul>

# Associated Service Uses

- New name for today's Accessory Service Uses
- Provide services to residents and employees in multifamily developments, office parks, and industrial parks
- Included as "A+" uses in the table

Example: Child Care Center



# Club, Service Organization, or Community Center

- Consolidates Group 4 special permit uses with Category 3 special exception uses
- Overlap in the characteristics and the ways these uses operate
- Community swim, tennis, and recreation clubs will continue to be a special permit

## Examples:

- Jewish Community Center (currently Category 3 special exception)
- Mott Community Center (currently Group 4 special permit)



# College or University

- Expand permissions from special exception to by right in the C-1, C-2, and C-3 Districts
  - Residential, athletic, or large-scale assembly facilities require special exception approval
- Change from secondary use to principal use in the PDC District



# Solar Power Facility

- Added as a new use for utility-scale facilities
- Does not apply to private solar collection (such as panels installed on the roof of a home)

## Proposed:

- I-2 through I-6 as a permitted use
- All other districts as a special exception use



# Transit Facilities

- Combination of multiple transit-related uses
- Uses that are associated with regional rail or non-rail facilities will be changed from requiring special exception approval to allowed in the I-6 District.
- All uses that are not associated with regional facilities will be permitted with special exception approval in all other districts.



# Other Permission Changes

- **Child Care Center** – from special exception to not permitted in the R-E District; nursery schools from special exception to not permitted in the R-A or R-C Districts
- **PRC District** – change Group uses to require special exception approval if not shown on an approved development plan to be consistent with other planned districts
- **Specialized Instruction Center** – remove from Religious Assembly use
- **Airports** – remove from R-E, R-1, PDH, and PRC Districts

# Next Steps and Outreach



## Next Steps

**Work is underway following a similar process for the other classifications groups of uses:**

- **Agricultural**
- **Commercial**
- **Residential**
- **Accessory**
- **Temporary**

### **Timeline**

#### **Winter 2019:**

**Drafts of remaining recategorized use regulations posted for public review**

#### **May 14 -16 2019:**

**Clarion presents draft of all use definitions and regulations**

## Outreach

- All drafts will be posted on the zMOD website, zMOD Listserv, and Zoning Facebook page
- Public meetings will be scheduled for each draft
  - **January 8<sup>th</sup>** – Public/Institutional/Community uses will be presented at the Government Center and streamed via Facebook Live
  - Similar meetings will be scheduled for the remaining classifications

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

# Questions & Discussion



November 2018

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