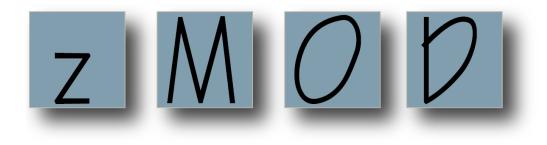


Zoning Ordinance Modernization Project



Planning Commission Land Use Process Review Committee October 1, 2020

12 A 14		•
Future	lime	line

Continued Public Engagement

Revised Consolidated Draft for Authorization

Public Hearings

Effective Date & Online Platform

Meetings being held in all magisterial districts

Planning Commission Committee meetings October 1 and 22

Board Committee meeting October 27 Will incorporate revisions based on feedback and request authorization of public hearings

Target date for authorization December 1 Target date for PC public hearings: Jan/Feb 2021

Target date for Board public hearings: Feb/March 2021 Delayed effective date targeted for July 1, 2021

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

Outreach

Meetings

- 80 public meetings
- In-person and virtual
- Presentations to land use groups, elected and appointed officials, and other general groups

Online Presence

- zMOD Website
- zMOD Email & Listserv
- Facebook
- Channel 16
- Videos
- Newsletters

Surveys

- Kickoff survey
- Accessory dwelling units and home-based businesses surveys
- Corresponding videos

Work Groups

- Citizens
- Land Use Attorneys
- Builders and Industry
- Land Use Aides
- Staff Outreach

New Ordinance Structure Articles:

3/10/20 Draft

8/9/19

Draft

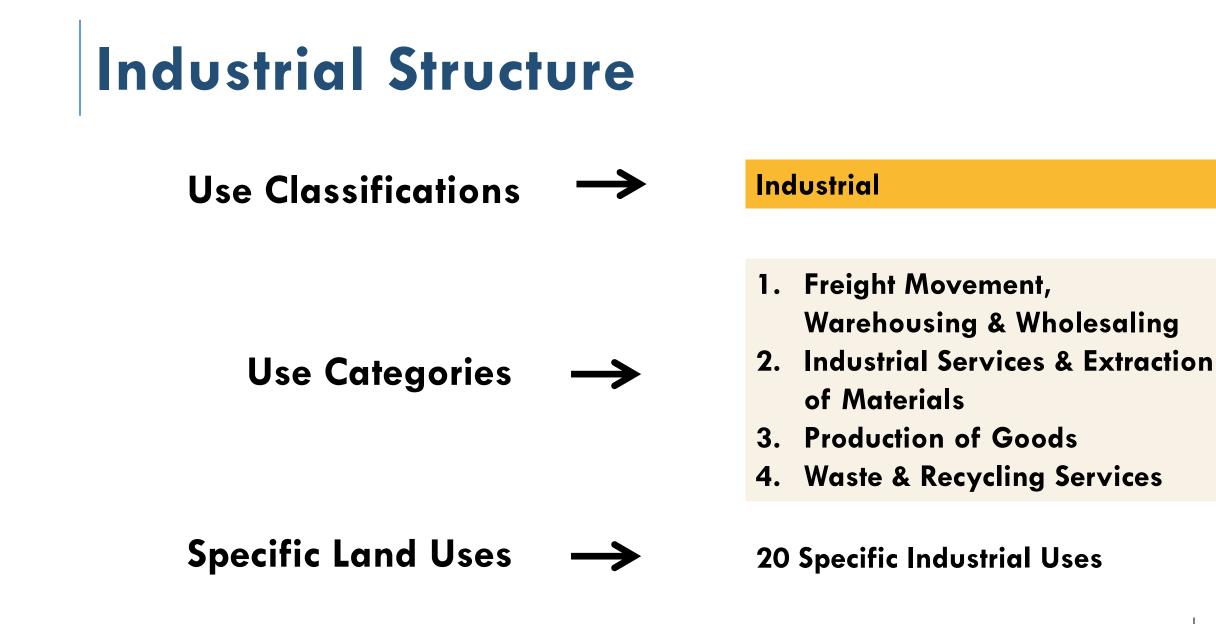
- 1) General Provisions
- 2) Zoning Districts
- 3) Overlay Districts
- ^{7/1/19} **4) Use Regulations**
 - 5) Development Standards
- ^{10/11/19} d) Parking and Loading
 - 7) Signs

- ^{3/10/20} 8) Administration, Procedures, and Enforcement
 - 9) Definitions

*Related definitions were included in each draft

Industrial Uses





Data Center

Currently interpreted to be a telecommunications facility

New distinct use permitted in certain C and I districts, and the PDC and PTC Districts

Use-specific standards include:

- Requiring cooling, ventilation, emergency power generators, and other similar equipment to be enclosed in all districts except the I-4, I-5, and I-6 Districts
- Size limitations of 40,000 SF in the C-3 and C-4 Districts and 80,000 SF in the I-2 and I-3 Districts



Goods Distribution Hub

"Last Mile Delivery"

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

Use-specific standards* include:

- Maximum size of trucks that can deliver goods from the facility to the consumer
- Maximum size of the facility (either 6,000 SF or 10,000 SF depending on the zoning district)

* These use-specific standards may be further revised



Self-Storage

Permitted in the I-3 through I-6 Districts; with SE in the C-8 District; and if shown on an FDP or with SE in the PDC and PTC Districts

Use-specific standards include:

- Screening or enclosure of loading and unloading areas, as well aesthetic limitations (multi-story, prohibition of visible storage doors or lighted hallways) in the I-3 and P Districts
- Limitations on parking, storage, and rental of vehicles



Residential Uses



Residential Uses Structure

Use Classification

Residential Uses

Use Category

Household Living

Group Living



11 Specific Residential Uses

Accessory Uses



Examples of Accessory Uses



Home-Based Business

Electric Vehicle Charging

Solar Collection Systems

Freestanding Accessory Structures

Eliminates distinction in all zoning districts between "accessory storage structures" and "accessory structures" for height and location

- If less than 8.5 feet, can locate in any side or rear
- If between 8.5 12 feet [advertised range: 10-12 feet], must be 5 feet from side and rear
- If over 12 feet [advertised range: 10-12 feet], must meet side setback, and distance in height from rear
- Not allowed in the front yard on lots of 36,000 sq. ft. or less, with limited exceptions





New Limits on Freestanding Accessory Structures

For single family detached lots of 36,000 sq. ft. or less:

- Maximum height = 20 feet [advertised range: 15-25 feet]*
- Maximum cumulative square footage of all enclosed accessory structures = 50% of the GFA of the dwelling*
- * New standards may be exceeded with special permit approval





Accessory Living Units

These current standards are being brought forward:

- Only permitted in association with a single-family detached dwelling
- Limited to two bedrooms and two people
- Special permit and two acres for a detached ALU
- Owner must live on the property
- Must meet applicable regulations for building, safety, health, and sanitation
- Allowance for inspection by County personnel



Accessory Living Units – Proposed Changes

Process:

- Administrative approval if located within the principal dwelling
- Considering reducing the renewal from every five years to two years

Maximum Size:

- Interior: 800 SF or 40% of the size of the principal dwelling (whichever is less); can request a special permit to increase size; considering adding basement option
- Detached: 1200 SF but must continue to be subordinate

Occupancy:

• Option to remove the 55+/person with a disability requirement

Parking:

 Designate a space for interior units approved administratively; considering adding a parking space requirement



Home-Based Businesses

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 SP to exceed limits
- Allows customers and employees
- List of prohibited use categories; *may revise to list allowed uses

Home-Based Businesses – cont'd

Ensuring Neighborhood Compatibility

Customers

- 4 at a time in singlefamily detached only*
- 2 at a time in other dwelling types
- 8/day, including any STL guests*
- Appointment only, 15 minutes apart



- 1 allowed in singlefamily detached only
- 0 for other dwelling types

- Overall Size
- Maximum 400 SF
- Includes storage and all areas devoted to business



• Designate one space

* Considering reducing customers to 2 at a time and 6 in a day in all dwelling units

Temporary Uses



Examples of Temporary Uses



Food Truck



Farmers Market



Special Event

Contact Information



DPDzMODComments@fairfaxcounty.gov



Fairfax County Zoning



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



Questions & Discussion

Fairfax

Falls (

W & O Q Trail







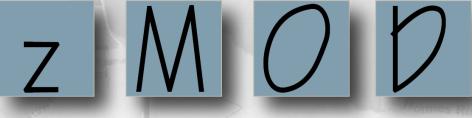
Mainst





Ariington-Bivd





Idvlwood



23