

ZONING ORDINANCE WORK PROGRAM – FYs 2022/2023

Below are the topics proposed to be evaluated as part of the Zoning Ordinance Work Program (ZOWP). Recognizing that Zoning Ordinance amendments often require more than one year to complete, including research and community outreach, the ZOWP is presented for a two-year cycle with annual updates to ensure that the Work Program continues to reflect the Board’s priorities. The origin of the amendment topic is noted in (parentheses) below.

Timing for consideration is identified as:

- Pending – Amendments that have been authorized as of the date of preparation of this Work Program and are proceeding through the public hearing process.
- First Tier – Amendments anticipated to be brought forward for discussion at a Board committee meeting or for authorization within the first six months of Fiscal Year 2022 (by December 2021).
- Second Tier – Amendments to be brought forward in the second half of the fiscal year (by July 2022).
- TBD – Topics that do not have a specific timeframe or are anticipated to be brought forward in FY 2023.
- Monitoring – Topics that include on-going monitoring or participation in task forces that may lead to potential Zoning Ordinance amendments.

* See the attached table for a graphic depicting anticipated timing

- 1. Affordable Housing Initiatives** – Consider zoning changes to support new affordable housing initiatives and land use policies, including changes identified by the 50+ Community Action Plan to foster development of new/innovative housing types designed to serve older adults, first-time homebuyers, and lower income populations, and changes in response to the recommendations of the Affordable Housing Preservation Task Force (“Task Force”), such as strategies to incentivize preservation of existing manufactured home communities through a review of use standards and bulk regulations as part of the Manufactured Housing Task Force (Task Force Recommendation MH7).
(Carry over from 2018 Initiative 8C and Board motion April 13, 2021) **(Monitoring/TBD)**
- 2. Application Fees**
 - A. Cost of living – Consider an overall cost of living increase in accordance with the Construction Cost Index and other adjustments. (Carry over from 2018 Initiative 3) **(TBD)**
 - B. Planned District recreational facilities – Consider increasing the minimum expenditure per dwelling unit for recreational facilities required in the PDH, PDC, PRM, and PTC Districts (Board direction for biennial review) **(TBD)**
- 3. Construction Vehicles (NEW)** – Establish stakeholder group to review use standards for storage of construction vehicles in association with contractor’s office and shops to determine if they should be modified to allow additional opportunities for suitable locations for landscape professionals and other contractors. (Board zMOD Follow-on Motion #3) **(TBD)**
- 4. Fairfax Green Initiatives** – Consider zoning changes that would incentivize and support more environmentally sustainable development. (Carry over from 2019 Initiative 4) **(Monitoring/TBD)**

5. Historic Overlay Districts

- A. Hollin Hills Subdivision – Establish a Hollin Hills Historic Overlay District with associated design guidelines to preserve and protect its unique architecture, site design, and status on the National Register of Historic Places. (Carry over from 2019 Initiative 5) **(First Tier)**
- B. Holmes Run Acres – Establish a Holmes Run Acres Historic Overlay District with associated design guidelines to preserve and protect its unique architecture, site design, and status on the National Register of Historic Places. (Carry over from 2020 Initiative 7B) **(Second Tier)**

6. Landscaping and Screening – Establish a stakeholder work group and conduct outreach to initiate a comprehensive review of landscaping and screening provisions. (Planning Commission/Staff – moved from Priority 2) **(TBD)**

7. Outdoor Lighting – Consider additional zoning provisions to protect dark skies around astronomical facilities. (Carry over from 2020 Initiative 5) **(Second Tier)**

8. Parking Rates – With consultant services, conduct a comprehensive review and evaluation of parking rates, with particular attention to rates for shopping centers and other retail uses; use of on-street parking; and other parking issues. (Carry over from 2020 Initiative 9) (This will be a multi-year effort with carry over into FY 2023. Initial discussion and outreach will begin as **First Tier**)

9. Sign Ordinance, Part 2 – Review processes and standards for comprehensive sign plans for mixed use or P Districts and special exceptions for an increase in sign area for conventional districts, with emphasis on providing design, size, and location flexibility; and a review of other sign related provisions. (Carry over from 2018 zMOD Initiative 4) **(Second Tier)**

10. State Code Changes

- A. This item is an annual Work Program entry that will address any changes to the Code of Virginia that necessitate a change to the Zoning Ordinance. **(TBD)**
- B. Cannabis legislation **(NEW)** – Consider changes related to cannabis legislation adopted in 2021, including for the retail sale of cannabis to become effective in January 2024 **(TBD)**

11. zMOD Implementation

- A. Minor and Editorial Revisions **(NEW)** – Minor revisions and editorial corrections to the new Zoning Ordinance. (Staff) **(First and/or Second Tier)**
- B. Implementation Follow-up **(NEW)** – Provide an analysis of the implementation of the new Zoning Ordinance, including a list of provisions that need to be revised or modified and the proposed schedule for preparing those amendments in accordance with zMOD Follow-On Motion #7. (Board) **(Monitoring)**

C. Accessory Living Units and Home-Based Businesses (**NEW**) – Monitor and evaluate the provisions for accessory living units and home-based businesses and provide a report in accordance with zMOD Follow-On Motion #1. (Board) (**Monitoring-January 2023**)