



County of Fairfax, Virginia

MEMORANDUM

DATE: May 1, 2023

TO: Board of Supervisors and Planning Commission

FROM: Leslie B. Johnson, Zoning Administrator *LBJ*

SUBJECT: Additional zMOD Resources

As part of the proposed readoption of the Zoning Ordinance to be considered by the Planning Commission on May 3, 2023, and if acted upon by the Planning Commission, by the Board on May 9, 2023, staff prepared a [staff report](#) which includes an updated Summary of Notable Changes document. The Summary provides background on the zMOD project and detailed descriptions of the changes contained in the 2021 version of zMOD and subsequent amendments, and now proposed for readoption.¹ In response to additional questions received on the zMOD project background and scope, staff has also compiled a list of helpful links to additional resources that were discussed and considered during the initial zMOD project:

- [zMOD Historic Documents and Presentations](#) – This webpage includes documents prepared and released as part of the zMOD project. The Summary of Notable Changes and the zMOD Ordinance, extensively annotated with footnotes, include documentation, justification, and analyses of the changes. Summaries and FAQs are also provided for Accessory Living Units (ALUs) and Home-Based Businesses (HBBs). The webpage also includes presentations on the different changes by land use classification and other documents.
- [zMOD Past Outreach](#) – This webpage lists the meetings conducted during the over three-year outreach and engagement process. Notably, this page lists the 29 committee meetings and public hearings before the Board and Planning Commission where various topics and portions of the draft Ordinance were discussed. These meetings are available for viewing on Channel 16, and the related draft documents and analyses are posted on the County website as well (see attachment).
- [Report on Accessory Living Units and Home-Based Businesses](#) – This document provides a status update on ALUs and HBBs, in accordance with a follow-on motion adopted by the Board in conjunction with the approval of the zMOD Ordinance.

If you have any additional questions, please contact us at any time.

¹ The staff reports for the seven amendments can be found here: <https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/amendments/recently-adopted>



Board of Supervisors and Planning Commission

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cc: Bryan Hill, County Executive
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Board of Supervisors and Planning Commission zMOD Project Meetings			
Abbreviations: Board of Supervisors (BOS), Land Use Policy Committee (LUPC), Development Process Committee (DPC), Planning Commission (PC), Land Use Process Review Committee (LUPR)			
Date	Meeting	Materials	Video
Board of Supervisors/Land Use Policy Committee/Development Process Committee			
March 23, 2021	BOS: Decision Only	March 23, 2021 Board of Supervisors Final Package (fairfaxcounty.gov)	March 23, 2021 Board of Supervisors Meeting (fairfaxcounty.gov)
March 9, 2021	BOS: Public Hearing	March 9, 2021 Board of Supervisors Final Meeting Package (fairfaxcounty.gov)	March 09, 2021 Board of Supervisors Meeting (fairfaxcounty.gov)
October 27, 2020	LUPC: Consolidated Draft (Adult Day Care, ALUs, HBBs)	Board of Supervisors Land Use Policy Committee Meeting: Oct. 27, 2020 Board Of Supervisors (fairfaxcounty.gov)	October 27, 2020 Land Use Policy Committee (fairfaxcounty.gov)
July 21, 2020	LUPC: Consolidated Draft	Board of Supervisors Land Use Policy Committee Meeting: July 21, 2020 Board Of Supervisors (fairfaxcounty.gov)	July 21, 2020 Land Use Committee (fairfaxcounty.gov)
February 4, 2020	LUPC: ALUs, HBBs, and Freestanding Accessory Structures	Board of Supervisors Land Use Policy Committee Meeting: Feb. 4, 2020 Board Of Supervisors (fairfaxcounty.gov)	February 04, 2020 Land Use Policy Committee (fairfaxcounty.gov)
October 22, 2019	DPC: Zoning District & Development Standards	Board of Supervisors Development Process Committee Meeting: Oct. 22, 2019 Board Of Supervisors (fairfaxcounty.gov)	October 22, 2019 Development Process Committee (fairfaxcounty.gov)
September 10, 2019	DPC: Update and EVC Spaces	Board of Supervisors Development Process Committee Meeting: Sept. 10, 2019 Board Of Supervisors (fairfaxcounty.gov)	September 10, 2019 Development Process Committee (fairfaxcounty.gov)
May 14, 2019	DPC: Consolidated Draft of Use Regulations	Board of Supervisors Development Process Committee Meeting: May 14, 2019 Board Of Supervisors (fairfaxcounty.gov)	May 14, 2019 Development Process Committee (fairfaxcounty.gov)
March 12, 2019	DPC: Agricultural and Commercial Uses	Board of Supervisors Development Process Committee Meeting: March 12, 2019 Board Of Supervisors (fairfaxcounty.gov)	March 12, 2019 Development Process Committee (fairfaxcounty.gov)
December 11, 2018	DPC: Public, Institutional, and Community Uses	Board Development Process Committee Meeting: Dec. 11, 2018 Board Of Supervisors (fairfaxcounty.gov)	December 11, 2018 Development Process Committee (fairfaxcounty.gov)
October 9, 2018	DPC: Ordinance Structure and Industrial Uses	Board Development Process Committee Meeting: Oct. 9, 2018	October 09, 2018 Development Process

		2018 Board Of Supervisors (fairfaxcounty.gov)	Committee (fairfaxcounty.gov)
May 8, 2018	DPC: Fundamentals, Trends, and Uses	Board Development Process Committee Meeting: May 8, 2018 Board Of Supervisors (fairfaxcounty.gov)	May 08, 2018 Development Process Committee (fairfaxcounty.gov)
January 30, 2018	DPC: Status Update	Board Development Process Committee Meeting: Jan. 30, 2018 Board Of Supervisors (fairfaxcounty.gov)	January 30, 2018 Development Process Committee (fairfaxcounty.gov)
March 28, 2017	DPC: Initial Project Presentation	Board Development Process Committee Meeting: March 28, 2017 Board Of Supervisors (fairfaxcounty.gov)	March 28, 2017 Development Process Committee (fairfaxcounty.gov)
Planning Commission/Land Use Process Review Committee			
February 10, 2021	PC: zMOD; Flags and Flagpoles	See Board package for March 9, 2021	February 10, 2021 PC (fairfaxcounty.gov)
February 3, 2021	PC: Q & A		February 03, 2021 PC (fairfaxcounty.gov)
January 28, 2021	PC: Public Hearing	See Board package for March 9, 2021	January 28, 2021 PC (fairfaxcounty.gov)
October 22, 2020	LUPR: Consolidated Draft	LUPR materials posted at: Land Use Process Review Committee Planning Commission (fairfaxcounty.gov)	October 22, 2020 PC (fairfaxcounty.gov)
October 1, 2020	LUPR: Consolidated Draft		not available (prior to January 2021, not all committee meetings were recorded)
July 23, 2020	LUPR: Consolidated Draft, ALU & HBB Survey Results		not available
May 7, 2020	LUPR: Accessory Dwelling Units and Home-Based Businesses, Adult Day Care Centers		May 07, 2020 PC Land Use Process Review Committee (fairfaxcounty.gov)
October 23, 2019	LUPR: Districts and Development Standards		October 23, 2019 PC (fairfaxcounty.gov)
May 23, 2019	LUPR: ZO Work Program		not available
May 15, 2019	LUPR: Consolidated Draft of Use Regulations		May 15, 2019 PC (fairfaxcounty.gov)
March 7, 2019	LUPR: Agriculture and Commercial Uses		not available
November 28, 2018	LUPR: Public, Institutional, and Community Uses, Industrial Uses Follow-up		not available
October 9, 2018	LUPR: Ordinance Structure and Industrial Uses		Oct 9, 2018 PC Land Use Process Review Committee (fairfaxcounty.gov)
September 12, 2018	LUPR: zMOD Update	not available	

July 18, 2018	zMOD Update		not available
May 9, 2018	LUPR: Structure Options & Trends		May 09, 2018 PC (fairfaxcounty.gov)