

Zoning Ordinance Work Program

Planning Commission
Land Use Process Review Committee

Leslie B. Johnson, Zoning Administrator

June 8, 2023



PLANNING & DEVELOPMENT



Zoning Ordinance Work Program - FYs 2023/2024

- Summary Memorandum
- Attachment 1 - Status Update for Fiscal Year 2023
- Attachment 2 - Proposed Priority 1 Work Program for FYs 2024/2025
- Attachment 3 - Priority 2 Work Program Update
- Attachment 4 - Timelines

Timing and priorities

- Two-year program
- Annual update and reprioritization



Fairfax County Zoning Ordinance

The Zoning Ordinance regulates land use in Fairfax County. It is intended to promote the health, safety, and general welfare of the public and to implement the Comprehensive Plan for the orderly and controlled development of the County. It is administered by the Zoning Administration Division within the Department of Planning and Development whose mission is to promote livable communities which enhance the quality of life for the present and the future. The Zoning Ordinance is subject to periodic revisions upon action by the Board of Supervisors.

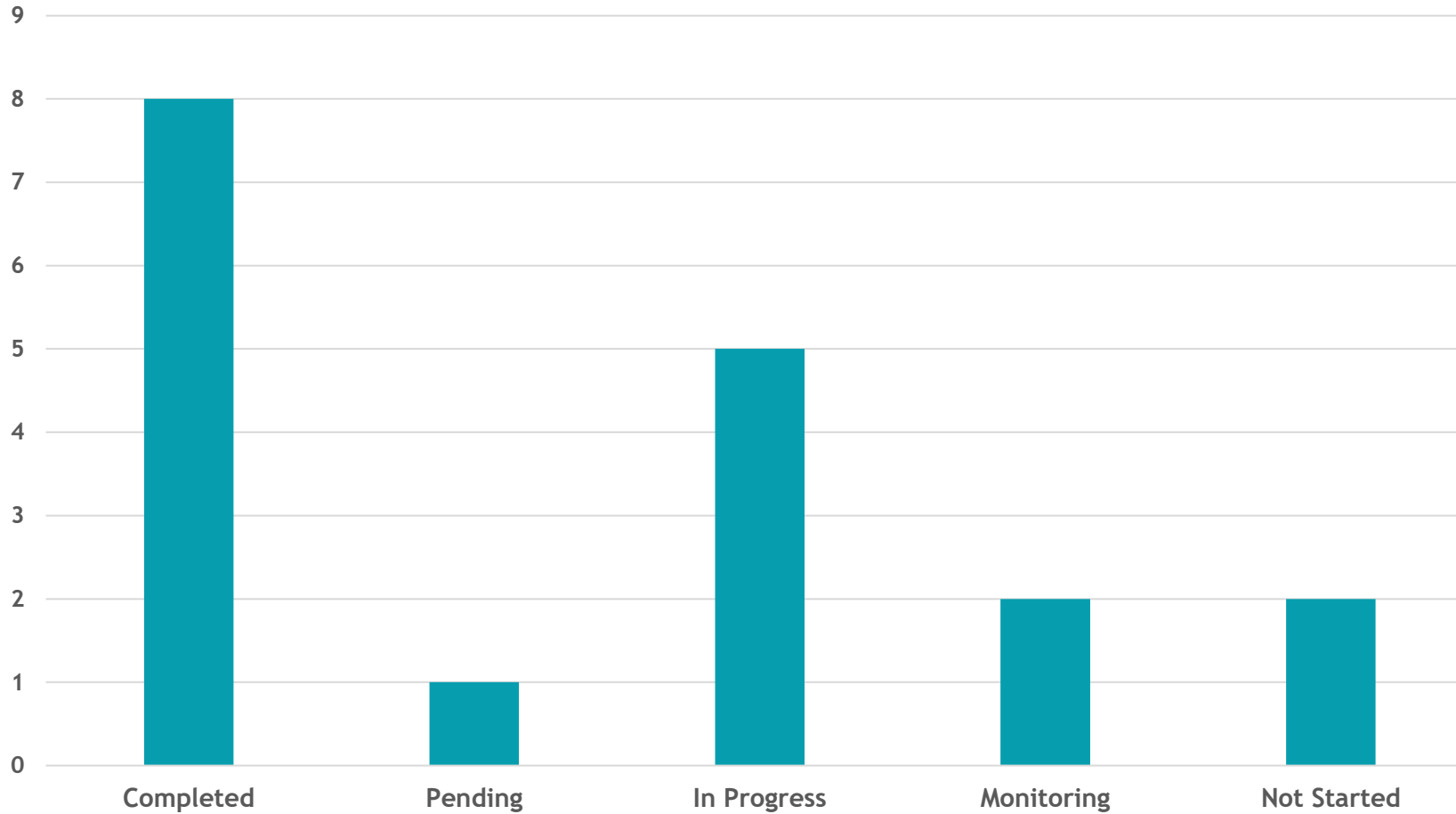
Contact Information

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FY 2023 status update

FY 2023 Work Program Status Update



Highlights

- zMOD readoption
- Minor/Editorial Revisions
- Reports to the Board
 - ALUs & HBBs
 - Outdoor dining
 - Emergency homeless shelters
- Significant progress on many topics
 - Parking Rates
 - Signs, Part 2
 - Landscaping & Screening
 - Outdoor Lighting



Proposed Work Program topics

- Reports to the Board

- ALUs & HBBs
- Data Centers **(NEW)**



- Affordable Housing Initiatives

- Manufactured Housing
- Shelter and services for homeless **(NEW)**

- Application Fees

- Climate Action **(Monitoring)**

- Contractor's Office and Shop

- Landscaping and Screening
- Minor and Editorial Revisions
- Outdoor Lighting
- Outdoor Dining
- Parking Rates
- PRC Plan Exceptions **(NEW)**
- Short-Term and Interim Uses
- Sign Ordinance, Part 2





Proposed Work Program timing

- **First Tier** - Research and present to LUPC within the first half of FY2024, or potentially authorized/adopted in that timeframe
- **Second Tier** - Targeted for second half of FY2024
- **TBD** - Not specified
- **Monitoring** - On-going monitoring or task force participation

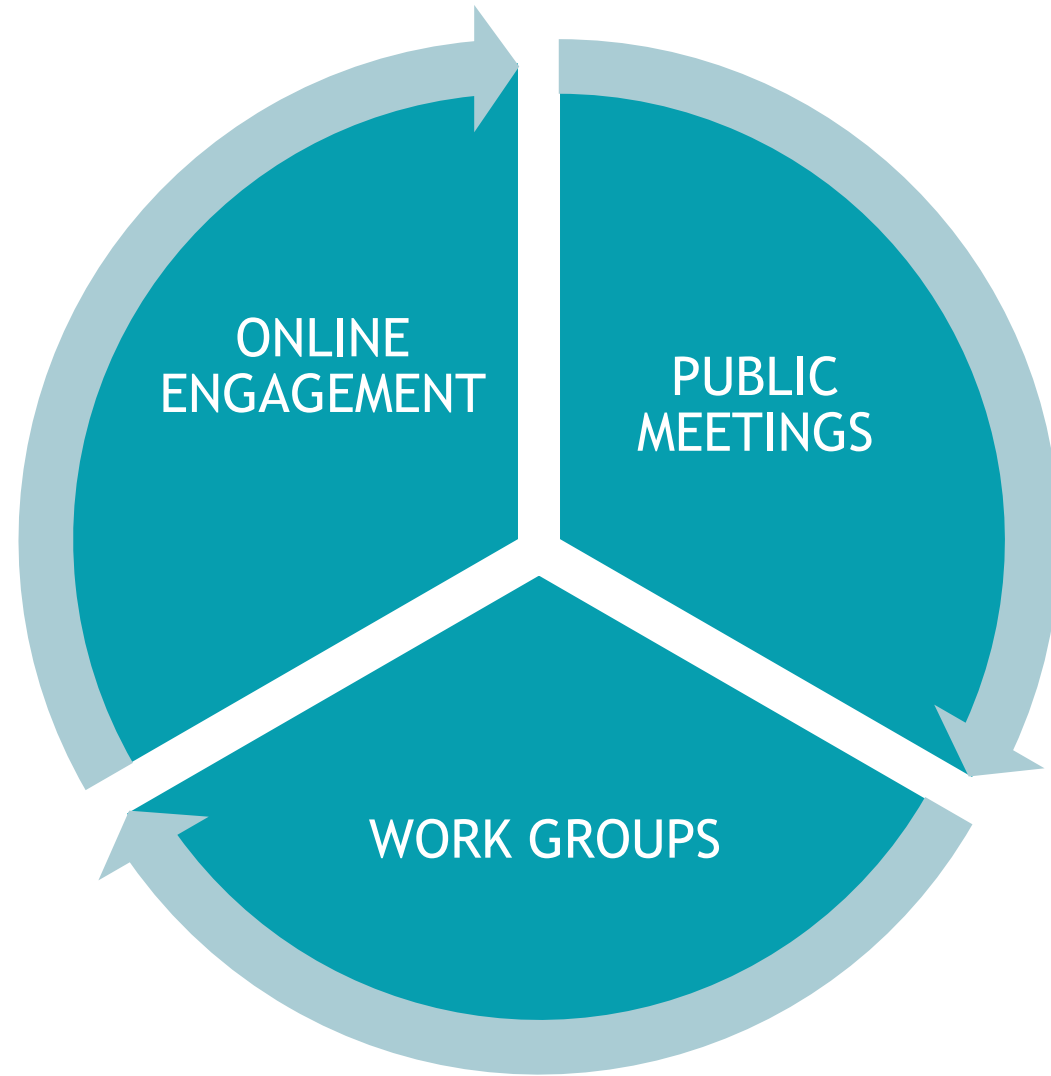
Estimated timelines

Zoning Ordinance Amendments		FY2024				FY2025			
WP#	Topic	1	2	3	4	1	2	3	4
1A	Report to the Board – Accessory Living Units and Home-Based Businesses			◆					
1B	Report to the Board – Data Centers			◆					
2A	Affordable Housing Initiatives – General								
2B	Affordable Housing Initiatives – Adaptive Reuse and Permanent Supportive Housing								
3A	Application Fees – Cost of Living								
3B	P District Recreational Facilities								
4	Climate Action (Previously Green Initiatives)								
5	Contractor's Office and Shop								
6	Landscaping and Screening								
7A	Minor and/or Editorial Revisions – Public Notice (SB 1151)								
7B	Minor and/or Editorial Revisions – BZA Membership								
7C	Minor and/or Editorial Revisions – SWM Checklist								
8	Outdoor Lighting								
9	Outdoor Dining								
10	Parking Rates								
11	PRC Plan Exception								
12	Short-Term Pop-Up and Longer-Term Interim Events								
13	Sign Ordinance, Part 2								

Key:

	Background/research/outreach
	Brought forward for Board LUPC or authorization and continuing work extending to public hearing phase
	Issue report/ <u>memorandum</u>
	TBD

Tailored outreach



More focused Priority 2

- New start following zMOD
- Items should reflect County policies and trends in uses

X 33 items to be removed

- Remove most items older than 5 years
- Consolidation of topics
- Previous Priority 1 items not adopted

+ 6 items to be added

- Recommendations from staff for updates and revisions not addressed during zMOD

✓ 13 items to be retained

- Topics for further research and study
- Topics identified to remain by other agencies
- Items recommended for monitoring, i.e., open space and climate initiatives

Next steps



- Board LUPC - July 18, 2023
- Board Matter with motion to approve
- Posting of approved Work Program to Website
- Listserv announcement



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Questions & Discussion

Work Program Website:
<https://www.fairfaxcounty.gov/planning-zoning/zoning-ordinance/work-program>

Zoning Administration Division 703-324-1314