



# Zoning Ordinance Amendment Work Program 2019 Update

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Development Process Committee  
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# Zoning Ordinance Amendment Work Program

ZOAWP

## Changes to Zoning Ordinance (ZO) requested by:

Board of Supervisors

Citizens

Planning Commission

Industry

Board of Zoning Appeals

Staff

Other groups

Required by State legislation

Includes both Zoning Ordinance Modernization (zMOD) initiatives and “Regular” Work Program topics

z M O D

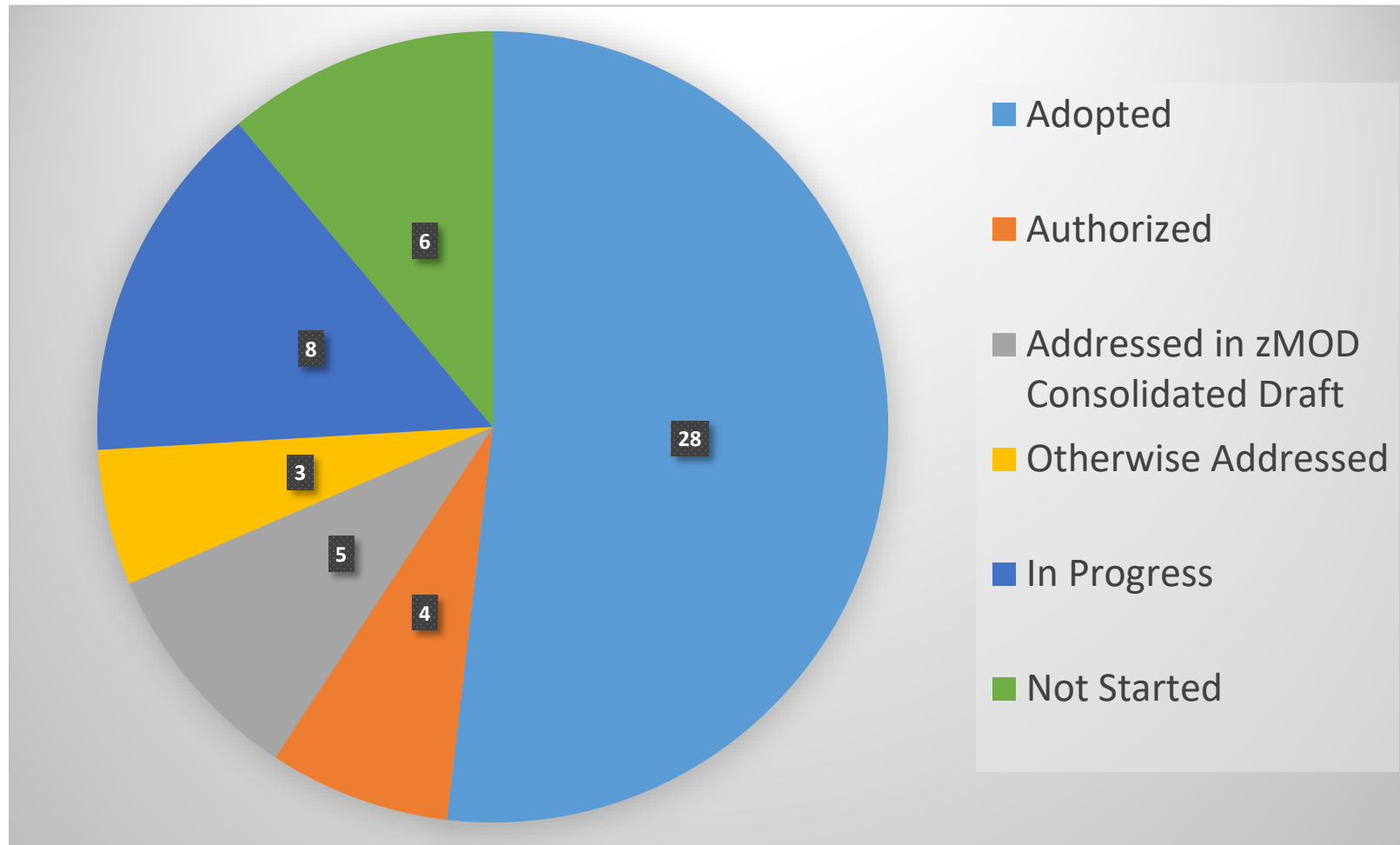
# Proposed 2019 ZOAWP Update

**This is an update to the 2-year Work Program adopted in 2018**

Includes the following attachments:

- Attachment 1 – Status Table for 2018 ZOAWP
- Attachment 2 – Proposed 2019 ZOAWP Summary Table
- Attachment 3 – Proposed 2019 ZOAWP Narrative
- Attachment 4 – New Amendment Requests
- Attachment 5 – Priority 2 Work Program Amendments

# Status of 2018 ZOAWP Amendments (Attachment 1 )



**Total of 74% of items have been adopted, authorized, or addressed**

# Major Accomplishments

- Short-Term Lodging in Residential Dwellings
- Small-Scale Production Establishments (zMOD)
- Older Adult Accommodations
  - Continuing Care Facilities
  - New PCC Zoning District
  - Adult Day Care Centers
  - Health Care Advisory Board Procedures
- Sign Ordinance Rewrite (zMOD)
- Wireless Facilities
- Consolidated Draft of Use Regulations (zMOD)

# Proposed 2019 ZOAWP Initiatives

## (Attachments 2 and 3)

### 13 main initiatives with 27 individual topic areas

#### Timing:

- First Tier – Researched and presented to DPC within the first half of FY2019, and potentially authorized/adopted in that timeframe
- Second Tier – Researched and presented to DPC within the second half of FY2020, and potentially authorized/adopted in that timeframe
- zMOD – Complete new ZO to be presented for public hearings in spring/summer of 2020. Incremental drafts released along the way

# 2019 ZOAWP

## (Attachments 2 and 3)

### zMOD

- Use Categories
  - Classifications & use standards
  - Accessory structures
  - Accessory dwelling units
- Reformat/Restructure ZO
- PDH District Regulations
- Sign Ordinance Part 2

### 2019 ZOAWP (First Tier)

- Agriculture
- Editorial & Minor Revisions
- LDS Initiatives
- Outdoor Lighting
- Regional Mall Parking Rates
- Wireless Facilities

**Includes both new and carryover items**

# Highlights of First Tier Amendments

## Agritourism

address as set forth in the State Code



## Outdoor Lighting

color temperature and other improvements



## Regional Mall

## Parking Rates

update rate for regional shopping centers



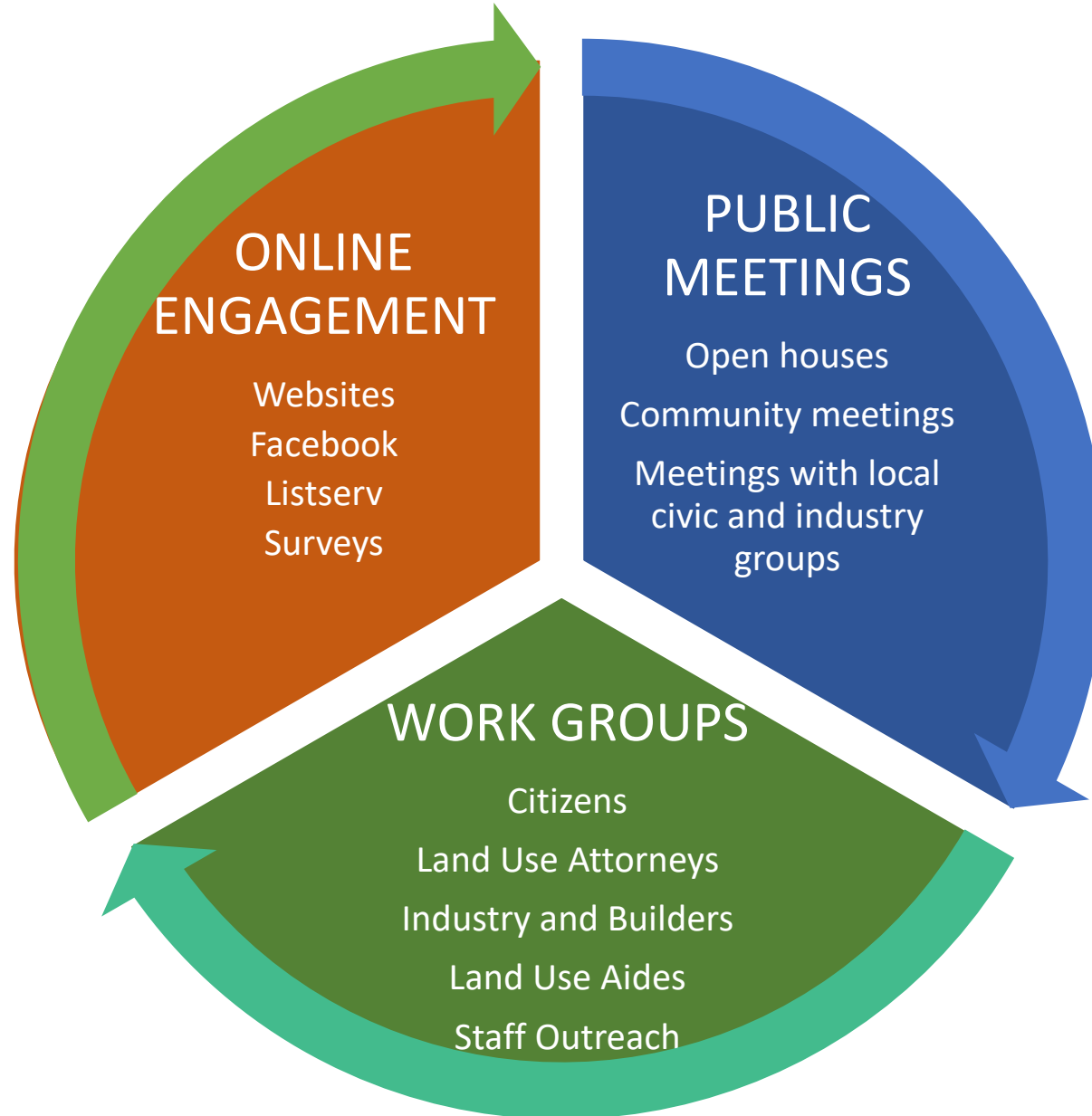


# 2019 ZOAWP Initiatives - Second Tier/TBD

- Application Fees
- Fairfax Green Initiatives
- Hollin Hills Historic Overlay District
- Laurel Hill Historic Overlay District
- Older Adult Accommodations
- Short-term Lodging Status Update
- Sign Ordinance, part 2



# Outreach



# Action Requested

Endorse the proposed 2019 ZOAWP  
and

Direct staff to develop a streamlined format and approach for the 2020 ZOAWP with adoption of the new modernized Zoning Ordinance

# Questions and Discussion

## Contacts

Zoning Ordinance Amendment Work Program

Website:

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

Zoning Administration Division

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