

2020 ZONING ORDINANCE AMENDMENT WORK PROGRAM

Below are the amendments proposed to be evaluated as part of the 2020 Zoning Ordinance Amendment Work Program (ZOAWP). This ZOAWP begins a new two-year cycle that will carry over into FY 2022. It is recognized that Zoning Ordinance amendments often require more than one year to complete, including research and community outreach. The status of the ZOAWP will be reviewed annually to ensure that the ZOAWP continues to reflect the Board's priorities. The origin of the amendment topic is noted in (parenthesis) below.

Timing for consideration is identified as:

- First Tier – Amendments anticipated to be brought forward for discussion at a Board committee meeting or for authorization within the first six months of the Fiscal Year 2021;
- Second Tier – Amendments to be considered in the second half of the fiscal year;
- Pending – Amendments that have been authorized as of the date of preparation of this Work Program and are proceeding through the public hearing process; and
- TBD – Topics that do not have a specific timeframe or are anticipated to extend into FY 2022.

- 1. Adult Day Care Centers (NEW)** – Review the regulations for adult day care centers and develop an approach to appropriately align adult day care center requirements with the current requirements for child care centers to include restoring adult day care centers as a by-right use in Industrial Districts; evaluate the requirement to provide outdoor recreation space; and maintain a mechanism that will allow the Health Care Advisory Board (HCAB) to review the adult day care centers before the center becomes operational. (Board) (**First Tier**)
- 2. Affordable Housing Initiatives (NEW)** – Consider zoning changes to support new affordable housing initiatives and land use policies, including changes identified by the 50+ Plan for older adults. (Board/Staff and Carry over from 2018 Initiative 8C) (**TBD**)
- 3. Agritourism Uses** – Define and establish use limitations for agritourism uses based on State Code provisions. (Carry over from 2018 Initiative 2) (**First Tier**)
- 4. Application Fees**
 - A. zMOD** – Restructure, revise for consistency with other zMOD revisions, and other limited changes. (Carry over from 2018 zMOD Initiatives) (**First Tier**)
 - B. 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**)
 - C. Planned District recreational facilities (NEW)** – 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) (**Second Tier**)

5. **Outdoor Lighting (NEW)** – Consider additional zoning provisions to protect dark skies around astronomical facilities. (Board) **(TBD)**
6. **Fairfax Green Initiatives** – Consider zoning changes that would incentivize and support more environmentally sustainable development. (Carry over from 2019 Initiative 4) **(TBD)**
7. **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 **(NEW)** – Establish a Holmes Run Acres Historic Overlay District with associated design guidelines. (Board) **(TBD)**
8. **Land Development Services Initiatives**
 - A. PFM Flex Project – Changes related to the update of the Public Facilities Manual. (Carryover from 2018 Initiative 5) **(TBD)**
 - B. Tree Commission and GRB **(NEW/from zMOD Initiatives)** – Relocation of the duties of the Tree Commission and Geotechnical Review Board from the Zoning Ordinance to other chapters of the County Code. **(First Tier)**
9. **Parking Rates (NEW/from zMOD Initiatives)** – 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.. **(Second Tier)**
10. **Short-Term Lodging**
 - A. Homeowner/Renter Operated in Dwellings – Provide a status update on the Short-Term Lodging permit program which became effective October 1, 2018. (Carry over from 2019 Initiative 10A) **(First Tier)**
 - B. Commercially Operated – Consider changes that would permit new multifamily dwelling unit developments to provide units on a short-term basis for a limited percentage of the units and over a limited period of time during lease-up period; consider allowing multifamily buildings to offer a small percentage of the total unit count as short term rentals that are commercially managed. (Carry over from 2018 Initiative 12B) **(TBD)**

11. **Sign Ordinance, Part 2** – Review processes and standards for Comprehensive Sign Plans for mixed use or P-Districts and Special Exception for 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) **(TBD)**
12. **State Code Changes** – 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)**
13. **zMOD Ordinance** – Modernize the Zoning Ordinance, including reformatting, editing for readability, revising land uses to accommodate emerging trends, and other revisions. (Carry over from 2018 zMOD Initiatives) **(First Tier)**