

PROPOSED ZONES & DISTRICTS

Only changes to the names of residential zones are proposed. No changes are proposed to the zone boundaries of any residential properties.



Zones are not contiguous and are mapped across the Town primarily based on existing and desired use patterns and distinguish between disparate uses without respect to specific geographies.

ZONES

RS-10	Residential - Single-Unit, 10,000 sq. ft.
RS-12.5	Residential - Single-Unit, 12,500 sq. ft.
RS-16	Residential - Single-Unit, 16,000 sq. ft..
RMU	Residential Multi-Unit
PR	Parks & Recreational Zone
PC	Parks & Conservation Zone
T	Transitional Zone

DISTRICTS

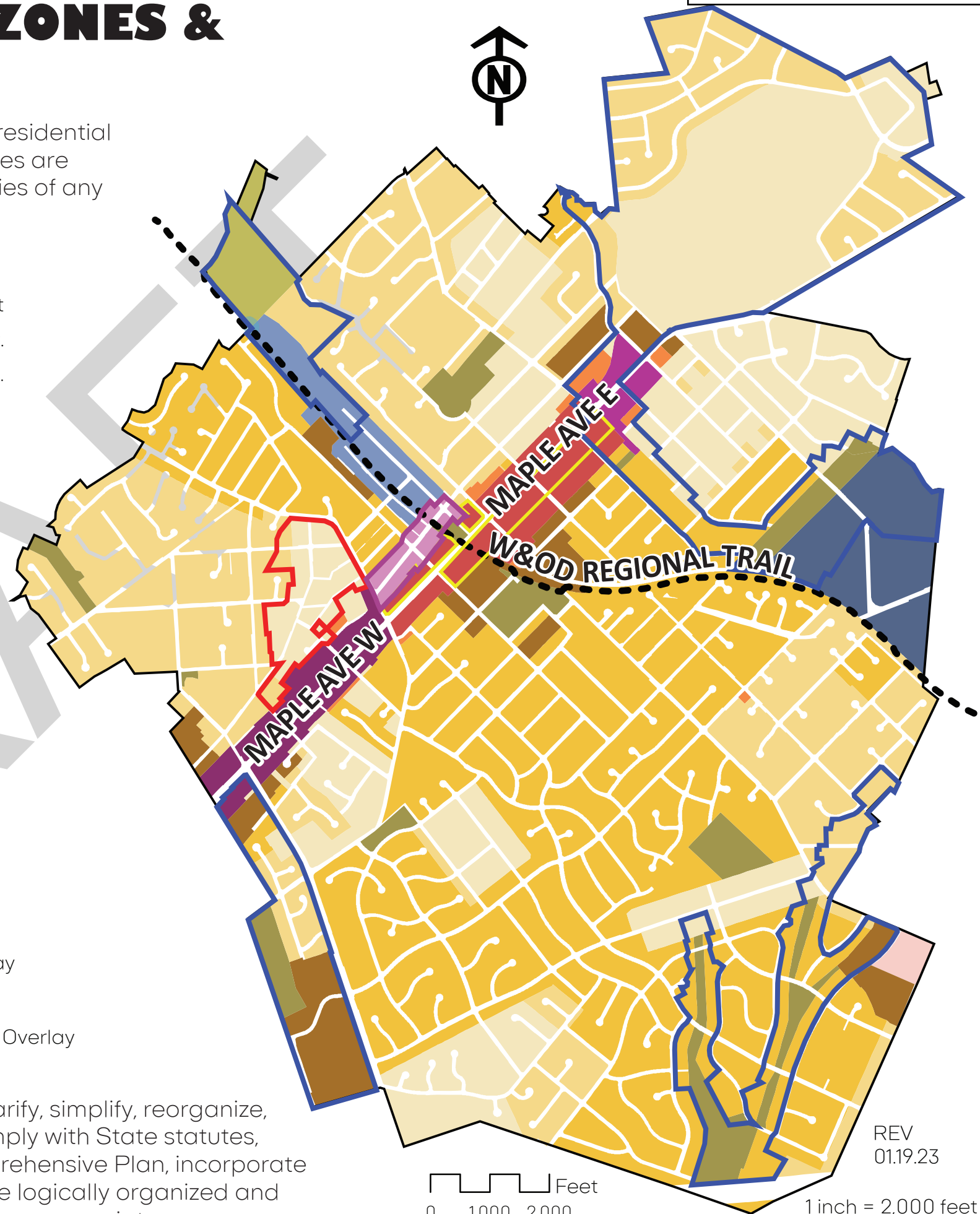
AC	Avenue Center District
AE	Avenue East Gateway District
AW	Avenue West Gateway District
CS	Church Street District
GS	Gateway South District
CP	Corporate Park District
M	Mill District

OVERLAY DISTRICTS

AC-O	Avenue Center Amenity Overlay
CS-O	Church Street Vision Incentive Overlay
WH-O	Windover Heights Historic Overlay
CB-O	Chesapeake Bay Preservation Area Overlay

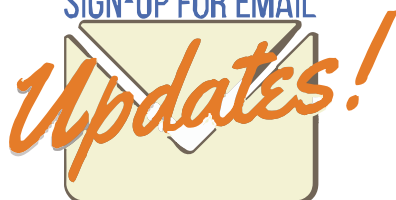
Districts are contiguous geographies within the Town that have similar existing or desired development patterns. Districts may include numerous blocks of different uses and building types that form the character of each district. The regulations applied to each district respect the unique development pattern while promoting desired outcomes within.

The goals of CODE CREATE VIENNA are to clarify, simplify, reorganize, and update the subdivision ordinance to comply with State statutes, implement the objectives of the Town's Comprehensive Plan, incorporate best practices, and ensure the regulations are logically organized and simply stated, with illustrations provided where appropriate.



REV
01.19.23

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EXISTING ZONES

The Town's last significant zoning code changes occurred fifty years ago in 1969; a significant portion includes regulations that date back to the 1956 zoning ordinance.

ZONES

RS-10	Single-Family Detached Residential
RS-12.5	Single-Family Detached Residential
RS-16	Single-Family Detached Residential
RTH	Townhouse
RM-2	Multifamily, Low Density
T	Transitional
C-1	Local Commercial
C-1A	Special Commercial
C-1B	Pedestrian Commercial
C-2	General Commercial
MAC	Maple Avenue Commercial
CMP	Industrial Park
CM	Limited Industrial
PR	Parks & Recreational
PC	Parks & Conservation

OVERLAY DISTRICTS

WHHD	Windover Heights Historic District
CBPA	Chesapeake Bay Preservation Area

Much of the zoning code is still outdated and cumbersome. This results in uncertainty for citizens, elected officials, and the development community.

