



Public Hearing Proposed Zoning Code Updates Chapter 18

January 26, 2026

History

- September 29, 2025 – **Town Council** reviewed the proposed text amendments and voted to refer these items to the Planning Commission for review
- October 8, 2025 – **Planning Commission** reviewed and provided initial feedback to staff and set December 10, 2025 public hearing.
- December 10, 2025 – **Planning Commission** public hearing.
- January 5, 2026 – **Town Council** voted to set a January 26, 2026, public hearing.

Summary of Proposed Changes

- Article 2 - Sec. 18-213. Lot coverage – two options for formatting
- Article 3 - Sec. 18-304. Principal Uses Table.
- Article 3 - Sec. 18-323. Drive Through Facilities
- Article 3 - Sec. 18-340. Religious Assembly
- Article 6 – Subdivision, Lot Line Adjustment and Lot Consolidation
- Article 8 - Administration, Procedures, And Enforcement

Summary of Planning Commission Recommendations

- Reformat the lot coverage regulations into a list format versus a paragraph.
- Medical Care Facilities, and Continuing Care Facilities, with overnight and residential use, may not be appropriate uses within the Corporate Park.
- Drive-through facilities within the Gateway South district should be restricted to the rear of the property in the event redevelopment takes place, with the note that the site may pose challenges when assigning a front to the development.
- Add a qualifying statement to explain what “project scale” means when permitting the Zoning Administrator to waive application requirements for drive-through facilities.
- One year after the adoption of administrative processes for subdivision and site plan review and approval, staff should provide a summary of site plan cases that would have required Planning Commission and Town Council review under the code as adopted in 2024.

Recommended/Suggested Motions

Option 1 – Adoption as Presented:

I move to adopt the proposed amendments to the Zoning and Subdivision Ordinance, Chapter 18 of the Town of Vienna Code, as shown in Attachments 02 *[Council chooses Option A or B]* through 07.

I further move to direct the Town Clerk to advertise the Notice of Intent to Adopt.

Option 2 – Adoption with amendments by Council

I move to adopt the proposed amendments to the Zoning and Subdivision Ordinance, Chapter 18 of the Town of Vienna Code, as shown in Attachments 02 *[Council chooses Option A or B]* through 07, with the following changes:

[Council to list proposed changes to the code language as presented]

I further move to direct the Town Clerk to advertise the Notice of Intent to Adopt.

Option 3 – Alternative Action:

Other action deemed necessary by Town Council.