

Table of Proposed Edits

Edit No.	Section No. & Title	Current Text	New Text	Summary	Prior Council Discussion?
1	Section 18-213 Lot Coverage	<p>2. Outdoor living coverage. Percentage of a lot that is measured by the total area of the lot that is covered by decks divided by the total lot area. Up to four hundred (400) sq. ft. of deck may be covered and not count towards lot coverage with the following conditions:</p> <p>A. Must be single-story and cannot be converted into conditioned living space;</p> <p>B. Cannot be located in the front yard; and</p> <p>C. Must provide for stormwater BMPs in accordance with the Stormwater Manual for Outdoor Living Areas and meet all criteria included in said manual.</p>	<p>Section 18-213 Lot Coverage</p> <p>2. Deck and Outdoor living coverage. Percentage of a lot that is measured by the total area of the lot that is covered by decks divided by the total lot area. The combined deck and outdoor living coverage may not exceed 5% of the total lot area. Deck area includes: 1) any open decking projecting from the principal structure, 2) deck landings or porches extending from stairs or the principal structure, 3) outdoor living structures meeting the criteria. Stairs are excluded from the deck and outdoor living coverage calculation. Up to four hundred (400) sq. ft. of deck may be covered and not count towards lot coverage with the following conditions:</p> <p>A. Must be single-story, with no roof decks or patios below;</p> <p>B. Cannot have solid walls, except the wall of the principal structure. Only railings and screening is permitted;</p> <p>C. Cannot be located in the front yard; and</p> <p>D. Must provide for stormwater BMPs in accordance with the Stormwater Manual for Outdoor Living Areas and meet all criteria included in said manual.</p> <p>E. Must remain as permitted by the Town of Vienna and may not be converted into conditioned living space.</p>	<p>Adding the general requirement for a deck coverage limit of 5%, and providing clarification of features that count towards these coverage types.</p>	
2	Section 18-215 Allowable Encroachments into Required Yard Setbacks	<p>1. Accessibility (ADA) ramp</p> <p>A. One exterior ramp meeting current Americans with Disabilities Act standards may be installed on a structure in the RS-10, RS-12.5 and RS-16 zones for a period not to exceed five (5) years.</p> <p>B. Any such ramp approved by the zoning administrator shall not extend to a point closer than ten (10) feet from the front and rear property lines and five (5) feet from the side property line.</p> <p>C. Any permit issued is non-transferable; however, renewal permits for such ramps may be issued by the zoning administrator.</p>	<p>1. Accessibility (ADA) ramp - ADA ramps in all yards are permitted to encroach the minimum distance required by the Virginia Uniform Statewide Building Code (USBC).</p>	<p>Removing the requirement for permits that expire and giving similar standards to ramps that were adopted for stairs in the front porch encroachment allowance in Section 18-215.13.</p>	

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3	Section 18-237 Windover Heights Historic Overlay (WH-O)	See sheet	See sheet	A new provision was added to exempt single unit development from frontage improvements that trigger the review of Town Council within the Windover Heights Historic District. The other sections remain as they would apply to Town projects in the right-of-way. In the future, these sections could be modified if the Town of Vienna develops an infrastructure plan for the district.	Yes
4	Section 18-304 Principal Uses Table	n/a	Medical Office - AW, AE, AC, M, T, GS, CP - "P"	Added previously defined use to table	
5	Section 18-304 Principal Uses Table	Manufacturing, Artisan - CP Corporate Park - "-"	Manufacturing, Artisan - CP Corporate Park - "C"	Restores use previously permitted in zone	
6	Section 18-304 Principal Uses Table	Manufacturing, Light - CP Corporate Park - "-"	Manufacturing, Light - - CP Corporate Park - "C"	Restores use previously permitted in zone	
7	Section 18-304 Principal Uses Table	Production or Processing - CP Corporate Park - "-"	Production or Processing - CP Corporate Park - "C"	Restores use previously permitted in zone	
8	Section 18-304 Principal Uses Table	Drive-through Facilities - CP Corporate Park - "-"	Drive-through Facilities - CP Corporate Park - "P"	Restore use previously permitted in zone "Uses customarily incident to any of the uses listed in subsections A through D of this section when located on the same lot, provided that such uses, operations, or products are not objectionable due to odor, dust, smoke, noise, vibration, or other similar causes."	
9	Section 18-305 Accessory Uses Table	Outdoor Storage - GS Gateway South - "-"	Outdoor Storage - GS - C (Conditional use)	Edit discussed in previous council work session	Yes
10	Section 18-321 Curbside Pick-Up	Parking spaces on site may be designated as curbside pick-up for patrons of that business who are actively picking up retail goods ordered by telephone or through the Internet, provided the following:	Parking spaces on site may be designated as curbside pick-up for patrons of that business who are actively picking up retail goods, food, beverage, etc. , ordered by telephone or through the Internet, provided the following:	Expanded uses of Curbside Pick-up spaces to include food and beverages	
11	Section 18-337 Outdoor Storage	1. Raw materials, supplies and finished or semi-finished products may be stored in the open within the setback requirement for the area, if they are properly screened from streets and any abutting property by landscaping, or ornamental masonry walls. 2. Fencing or ornamental masonry walls used for screening shall be solid and a maximum of six (6) feet in height or a minimum height equal to the material stored.	1. Raw materials, supplies and finished or semi-finished products may be stored in the open within the setback requirement for the area, if they are properly screened from streets and any abutting property by landscaping, fencing , or ornamental masonry walls. 2. Fencing or ornamental masonry walls used for screening shall be solid and a maximum of six (6) feet in height or a minimum height equal to the material stored.	Added fencing as permitted screening for Outdoor Storage.	

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12	Section 18-403 Accessory Structures Generally	3. Accessory structures shall be located only in the rear yard.	3. Accessory structures shall be located only behind the rear wall of the principal structure, and a projection of this line at the rear corners of the structure.	Clarifies that the structure does not have to be within the 35' rear setback and that the principal structure does not need to be directly between the accessory structure and the street.	
13	Section 18-407 Swimming Pools and Outdoor Hot Tubs	<i>See sheet</i>	<i>See sheet</i>	Clarifies regulations for interior lots and corner lots. Diagram updated to reflect new clarified text.	
14	Section 18-410 Fences	<i>See sheet</i>	<i>See sheet</i>	Clarifies regulations for interior lots and corner lots.	
15	Section 18-484 Bicycle Parking Requirements	4. Long-term bicycle parking shall comply with the following: C. Bicycle lockers shall be anchored in place and have an opening clearance of at least five (5) feet .	4. Long-term bicycle parking shall comply with the following: C. Bicycle lockers shall be anchored in place and have an opening clearance of at least seven (7) feet .	Edit previously discussed by Town Council	Yes
16	Section 18-531 Minimum Required Off-Street Parking for Vehicles	Event Space - 1 space per 2 seats	Event Space - 1 space per 3 persons based on the occupancy load, plus one space per employee on major shift	Staff recommended edit. The current standard does not take into account event spaces with large standing room areas. Recommended standard matches Fairfax County's standard for "Entertainment, Public".	
17	Section 18-531 Minimum Required Off-Street Parking for Vehicles	n/a	Medical Office - 1 space per 200 sq. ft.	Parking standard for new use proposed for use table. Parking standard proposed consistent with office use and how it is currently regulated.	
18	Section 18-534 Bicycle Parking Requirements	4. Long-term bicycle racks shall comply with the following: C. Bicycle lockers shall be anchored in place and have an opening clearance of at least five (5) feet .	4. Long-term bicycle racks shall comply with the following: C. Bicycle lockers shall be anchored in place and have an opening clearance of at least seven (7) feet .	Edit requested by Town Council	Yes
19	Section 18-583 Bicycle Parking	4. Long-term bicycle racks shall comply with the following: C. Bicycle lockers shall be anchored in place and have an opening clearance of at least five (5) feet .	4. Long-term bicycle racks shall comply with the following: C. Bicycle lockers shall be anchored in place and have an opening clearance of at least seven (7) feet .	Edit previously discussed by Town Council	

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20	Section 18-840 Windover Heights Certificate of Appropriateness	6. Application and Review Process. C. Final Decision. The Windover Heights Board of Review shall hear the application and reach a decision of approval, approval with modifications, or denial. The Board may defer its decision and request more information to be transmitted at a future meeting	6. Application and Review Process. C. Final Decision. The Windover Heights Board of Review shall hear the application and reach a decision of approval, approval with modifications, or denial. The Board may defer its decision and request more information to be transmitted at a future meeting if time is extended by mutual agreement between the board and the applicant. If such application is approved, a certificate of appropriateness signed by the chair or vice-chair, shall be attached to the application for certificate of appropriateness and transmitted to the zoning administrator, or designee, for issuance.	Edit previously discussed by Town Council. Restored text adapted from pre-2024 code.	Yes
21	Section 18-855 Other Violations and Penalties	n/a	7. Blighted Property a Nuisance A. The Town Council may, by ordinance, declare any blighted property as defined in this chapter, to constitute a nuisance, and thereupon abate the nuisance pursuant to authority of municipal corporations to so act. B. Such ordinance shall be adopted only after written notice by certified mail to the owner or owners at the last known address of such owner as shown on the current real estate tax assessment books or current real estate tax assessment records.	Edit discussed by Town Council. Text restored from pre-2024 code.	Yes
22	Section 18-902 General Terms	<i>Deck</i> means a floor area extending from the outside wall of a building above ground level, whose supports may rest on the ground, and includes any associated stairs or roof/shade covering that does not result in the deck being enclosed and becoming an indoor occupiable space. A patio or paved area is not a deck.	<i>Deck</i> means a structure extending from the outside wall of a building that meets the Fairfax County Deck Detail or a comparable design, for example a deck at-grade. Decks may have stairs and landings as required by the International Building Code. See Article 2 Sect. §18-213.	Clarifying definition	
23	Section 18-902 General Terms	n/a	<i>Deck, covered</i> means a structure meeting the definition of <i>Deck</i> with a roof and no solid walls except the connection to the principal structure. The roof is not required to be connected directly to the principal structure if the deck is.	Term was previously undefined	
24	Section 18-902 General Terms	<i>Electric Vehicle charging station</i> means a parking space supplemented by an electrical source configured to deliver electrical energy to battery-powered vehicles.	delete text	Correction to remove remove duplicate definition	
25	Section 18-902 General Terms	n/a	Section 18-903 Uses and Use Terms The following definitions describe the uses within Article 3 – Uses and Use Standards, and any other references to uses of land within this Zoning and Subdivision Ordinance:	New section added. Format change to move all "Use" definitions to a new section.	