



## MEMORANDUM

To: Mayor and Town Council

From: David B. Levy, Director of Planning and Zoning  
Kelly O'Brien, Deputy Director of Planning and Zoning

Date: March 28, 2023

Re: March 31, 2023, Code Create conference session: *Article 2 – Zones, Districts, and Dimensional Standards*

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### Article 2

This memorandum provides a summary of the attachments provided for the Town Council's discussion during the March 31, 2023 conference session agenda item on Code Create. Staff proposes that this session focus on a discussion of the topics covered in the draft of *Article 2 – Zones, Districts, and Dimensional Standards*. Staff recommends particular attention on such matters related to development envelope as height maximums, building setbacks, relationship of development with adjacent residential properties, and zoning district boundaries along Maple Avenue. Of course, the Council may wish to raise other issues. However, the Council has indicated its wish to focus on moving towards a decision on maximum building heights in the Maple Avenue corridor.

Staff is presenting some new attachments, but others have been brought back from previous Conference Sessions on the topic for reference for your discussion. New attachments include the handouts regarding specific sites that were provided to the Council for the staff field briefing on February 13, 2023, with additional sites added as requested; 2) a memorandum discussing impacts of a "story" of development.

The following attachments are provided for Council's review and discussion:

#### **Attachment 01 – Cover Memo for March 31 Conference Session**

This cover memorandum introduces the topic and provides background on the attachments.

#### **Attachment 02 – Presentation document from Paul Layer**

This document provides an advance view of a presentation that will be made by Paul Layer. Mr. Layer is a long-time member of the Board of Architectural Review. For more than 25 years in Vienna, Mr. Layer has been deeply involved in thinking through the themes of Vienna's development, along Maple Avenue, Church Street and elsewhere.

**Attachment 03 -- Memo - Impacts and Factors of Development in the Maple Avenue Corridor**

This attachment includes a memorandum that is the result of the exercise that the Town Council asked staff to conduct, to assess the impacts of development along Maple Avenue and to interview businesses to get their input on potential regulatory changes.

**Attachment 04 – Presentation Document on Impacts and Factors of Development**

It also includes the presentation document that staff will use to present the results.

**Attachment 05 – Building Height Comparison**

This document provides a visual comparison of building elevations for three existing buildings and two of Paul Layer's sketches.

**Attachment 06 – Materials from the staff field briefing on February 13, 2023**

This is the same material provided to the Town Council for its staff field briefing, with additional sites provided as requested, along with building elevations for all four Maple Avenue Commercial Zoning District projects, for reference.

**Attachment 07 – Memorandum on Building heights from January 23, 2023**

This memorandum was provided to the Town Council for the January 23, 2023 Conference Session. It is provided again for reference.

**Attachment 08 – Article 2 – Zones, Districts, and Dimensional Standards**

This attachment provides Article 2 unchanged from the last Conference Session when it was discussed.

**Attachment 09 – Current and Draft New Zoning Maps**

This attachment provides the existing zoning map and the draft new zoning map.