

Town of Vienna Zoning Code Review Priority List

Town Council Work Session - June 12, 2017



Process

- Staff compiled a list of potential zoning code updates based on how outdated the Code sections were and goals of the Comprehensive Plan
- Members of the Town Council, Board of Zoning Appeals, and Planning Commission commented on this list and in some instances suggested other potential areas to update
- At the June 12th Town Council work session Council members ranked each potential zoning code update on a scale from 1 to 5 (most important to least important)
- The rankings were tallied for each item (the items with the lowest total numbers were the biggest priorities)
- On a number of potential updates that did not have substantial policy impacts, Council voted to have Staff look at the items administratively and make suggestions for what to adopt

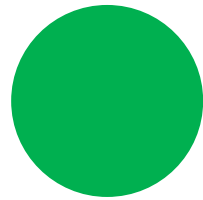


Process (Continued)

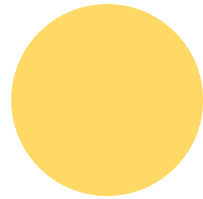
- All 7 members of the Town Council, including the Mayor, were present and ranked each item
- There were a total of 53 items ranked
- Of these, 20 were deemed administrative items
- Items ranged from scores of 7 to 32
- The top priority was removing the requirement for restaurants to be located in shopping centers or freestanding buildings with 125+ seats (7 points)
- The last priority was looking at allowing electronic changeable signs (32 points)



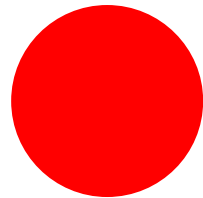
Items Least Challenging to Most Challenging to Change



Easy




Moderate



Difficult



Top 6 Priorities

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- 1. Remove the requirement for restaurants being located in a shopping center or freestanding building with 125+ seats – **7 points**
 - 2. Re-examine Section 18-167 (how far a carport may project into a side yard) – **8 points**
 - 3. Look at allowing front porches to encroach into the front yard setback – **9 points**
 - 4. Allow outdoor seating and live entertainment as a by-right use for restaurants (or modify CUP requirements) – **11 points**
 - 5. Look at the current fence regulations and amend as deemed necessary – **11 points**
 - 6. Create lighting standards for the commercial and industrial zoning districts – **11 points**

Other Top Priorities

- Add per lot canopy coverage requirements for subdivisions – **13 points**
- Overhaul of the sign ordinance – **13 points**
- Split-zoned properties – add language in the Code or modify the zoning map – **14 points**
- Review the RTH Townhouse zoning district – **15 points**
- Revise the setbacks for accessory buildings on corner lots – **15 points**
- Allow CUP for breweries in commercial zones and by-right in industrial zone – **16 points**
- Amend and revise the RM-2 zoning district – **16 points**
- Regulate the appearance of vacant commercial properties – **16 points**

Other Top Priorities

- Add landscape and pedestrian access requirements for surface parking lots and reduce parking ratio – **18 points**
- Add requirements for bicycle parking and electric vehicle charging stations – **18 points**



Administrative Items

- • Revise the language in Chapter 13 which deals with refuse
- • Update Preliminary Plat/Final Plat regulations in Chapter 17 per Code of Virginia changes
- • Add definitions for temporary structure, lot coverage, center line, fence, and lot, rear of
- • Amend definition for accessory buildings to include gazebos, pergolas, and similar structures
- • Revise the requirement for Council to review commercial landscape plans and require landscaping with seasonal color
- • Add telecommunications facilities to CUP for commercial and industrial zones
- • Amend requirements for home occupancy permits
- • Amend maintenance of landscape areas language for commercial properties
- • Add a definition for blighted property
- • Amend and revise the Supplemental Regulations article
- • Update requirements for a rezoning application
- • Add language to clarify when a minor site plan is required versus a full site plan and add requirements for a minor site plan
- • Change “beatification commission” to CEC referenced in Windover Heights sections
- • Revise the civil penalties for zoning violations to be consistent with the Code of Virginia
- • Clarify allowed uses in the C-1 commercial zone



Suggested Work Schedule

- C-1 Zone Changes (Staff → Planning Commission → Council) – 3 months
 - Restaurants (where they are allowed and outdoor seating) and craft brewing
 - Clarify uses allowed in the zone
 - Revise the requirement for Council to review commercial landscape plans and require landscaping with seasonal color
- Residential Zoning Changes (Staff → Planning Commission → Council) – 5 months
 - Re-examine carport encroachment language
 - Look at allowing front porches to encroach
 - Review and revise Supplemental Regulations
 - Review fence regulations and site triangle regulations
- Sign Regulations Overhaul (Staff → BAR → Planning Commission → Council) – 1 year
 - Include lighting with the overhaul
- RM-2 zoning code changes (Planning Commission → Council) – 3 months
- Revise penalties for zoning enforcement (Staff → Planning Commission → Council) – 2 months
- Revise grass and weeds language (Staff → Council) – 1 month
- Subdivision Changes (Staff → Planning Commission → Council) – 3 months





C-1 Zoning Code Changes

- Start with Planning Commission work session on August 9th
- Have another work session on August 23rd
- Have a third work session on September 13th
- Have a public hearing on September 27th
- Have a second public hearing on October 11th and make recommendation to Town Council
- Town Council to set public hearing on October 16th for October 30th meeting

Residential Zoning Code Changes

- Start with Planning Commission work session on November 8th
- Have another work session on December 13th
- Have a third work session on January 10th
- Have a public hearing on February 14th
- Have a second public hearing on February 28th and make recommendation to Town Council
- Town Council to set public hearing on March 12th for March 26th meeting



Sign Regulations Overhaul

- Start with work sessions with BAR in Fall 2017
- Possibly have a steering committee with representatives from the business community
- Recommend a sign ordinance to Planning Commission in Spring 2018
- Planning Commission makes a recommendation to Council at the end of Spring 2018
- Town Council to act on the recommendation in early Summer 2018



Grass and Weeds Code Changes

- Staff recommends language to Council
- Council takes up issue in late Fall/early Winter

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Subdivision Ordinance Changes

- Start with Planning Commission work session on March 14th
- Have another work session on March 28th
- Have a public hearing on April 11th
- Have a second public hearing on April 25th and make recommendation to Council
- Town Council to set public hearing on May 14th for May 28nd meeting

