

Town of Vienna Zoning Code Review

Definitions

Article 2, Section 18-4

- Town Council Public Hearing
- August 21, 2017

- Note:
 - ~~Strike Through~~: Eliminated Language compared to the current zoning ordinance
 - Underline: Added Language compared to the current zoning ordinance
 - Red: Council recommended, Blue: Planning Commission recommended



Time Line

- 7/11/2016: Town Council Referring to Planning Commission
- 8/10/2016: Planning Commission Work Session
- 8/24/2016: Planning Commission Work Session
- 9/14/2016: Planning Commission Work Session
- 9/21/2016: Planning Commission Work Session
- 10/12/2016: Planning Commission Work Session
- 11/9/2016: Planning Commission Public Hearing
- 12/12/2016: Town Council Work Session
- 12/14/2016: Planning Commission Public Hearing
- 1/25/2017: Town Council Work Session
- 2/22/2017: Planning Commission Work Session
- 3/8/2017: Planning Commission Work Session & Public Hearing
- 4/12/2017: Planning Commission Work Session & Public Hearing
- 5/22/2017: Town Council Setting the Public Hearing
- 8/21/2017: Town Council Public Hearing **(15 meetings total)**
- TBD: Town Council Intend to Adopt

Architectural Front

Architectural front means the façade of a building designed to serve as the primary entrance to the building, distinguished from the other facades by more elaborate architectural detail. The architectural front entry is not determined upon custom or use but rather upon the exterior and interior design of the building.



Building Height

The maximum vertical dimension measured from the average finished lot grade at the front ~~wall~~ of the principal building ~~that is situated closest to the front setback line~~ to the highest point of the roof. For accessory buildings, the height shall be measured from the lowest point of elevation adjacent to any wall of the structure to the highest point of the roof.



Building Height – Clean Version

The maximum vertical dimension measured from the **average finished lot grade** at the **front of the principal building** to the **highest point of the roof**. For accessory buildings, the height shall be measured from the lowest point of elevation adjacent to any wall of the structure to the highest point of the roof.

Dwelling, multiple family ~~(apartment house)~~

Dwelling, multiple-family ~~(apartment house)~~, means a building or portion thereof, designed for occupancy by three or more families (or family equivalent) living independently of each other. The term "multiple-family dwelling" does not include hotels, tourist camps, cabins or courts, trailer camps, motels or similar premises. *Groups of three or more townhouses, owned as condominiums or offered for rent, may be considered as multiple-family dwellings.

* Staff Proposed Language after Planning Commission's Final Public Hearing



Finished Lot Grade (current)

Finished lot grade, for the purposes of measuring building heights under this chapter, shall be:

1. a. In general: For any principal building, the finished lot grade is the pre-existing lot grade, calculated as the mid-point between the highest and lowest elevation points along the front setback line.
b. Exception for single family dwellings: For a Single family dwelling, the finished lot grade may deviate from the pre-existing lot grade by no more than three vertical feet at any point along the pre-existing lot grade.
2. For an accessory building: The lowest point of elevation adjacent to any wall of the structure.



Finished Lot Grade (Council Referred)

Finished lot grade, for the purposes of measuring building heights under this chapter, shall be:

1. a. In general: For any principal building, the finished lot grade is the **finished surface of ground abutting a building or structure**.
- b. Exception for single family dwellings: For a Single family dwelling, the finished lot grade may deviate **upwards** from the pre-existing lot grade by no more than three vertical feet at any point along the pre-existing lot grade **around the footprint of the single family dwelling**.
2. For an accessory building: The lowest point of elevation adjacent to any wall of the structure.

Finished Lot Grade (Planning Commission Proposed)

Finished lot grade means the finished surface of ground abutting a building or structure. The finished lot grade may deviate from the pre-existing lot grade by no more than three vertical feet at any point along the pre-existing lot grade around the footprint of the building or structure. The Director of Public Works may waive the three foot lot deviation requirement, if deemed to be for good cause and not contrary to the public interest.



Lot, Front of

Lot, front of, means that side of a lot which fronts on a street. In case of a corner lot, the shortest side fronting on a street shall be considered to be the front of the lot, ~~except where a house is built with its front entrance on the long side except~~ or, when the Zoning Administrator determines for reasons of safety or continuity that the front should be on the long side, then this shall be considered the front. When sides fronting on the street are of equal lengths, the lot shall be considered to front on that street having the greater total of front footage of lots within the same block; provided, however, that where the board of zoning appeals has specifically designated the front of the lot in accordance with section 18-254.1, such designation shall thereafter prevail. The architectural front of the house shall be on the same side as the determined front of the lot.



Added by Council *(related to MAC discussion)*

- Multi-modal transportation impact analysis means the study of development-related existing and future conditions of travel demand and supply to include analysis of vehicular, pedestrian and bicycle traffic, transit, and parking in a defined study surrounding the proposed development site.
- Public engagement plan means a plan that establishes the principles, processes and milestones for public engagement related to a development proposal to address the needs of community stakeholders and to engage people in the decision-making process.
- Recycling station means a space or container allocated for collecting and loading of recyclable materials that can physically comply with expected collection of a building's use.
- Stoop means a small staircase typically, but not necessarily, constructed of concrete and/or masonry, ending in a platform, and utilized primarily as an access to a building.



Background

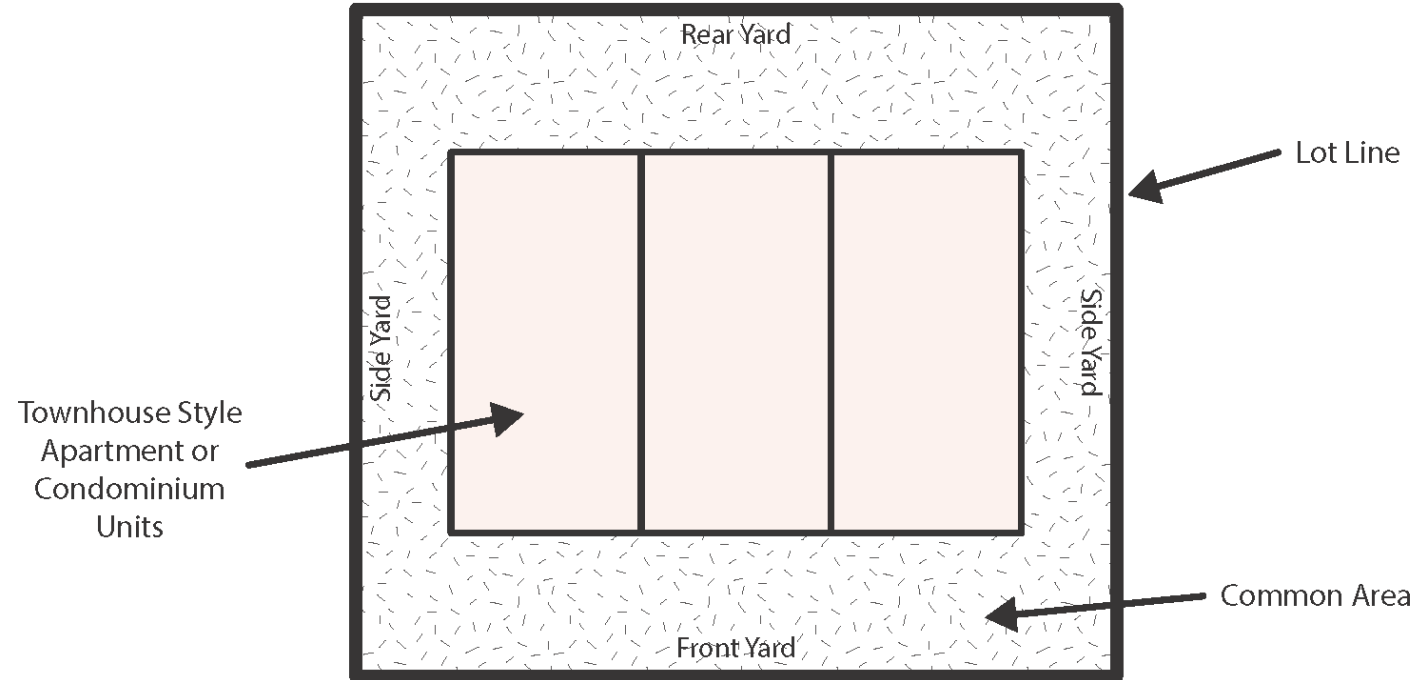
Exhibit

Dwelling, multiple family ~~(apartment house)~~

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* Staff Proposed Language after Planning Commission's Final Public Hearing

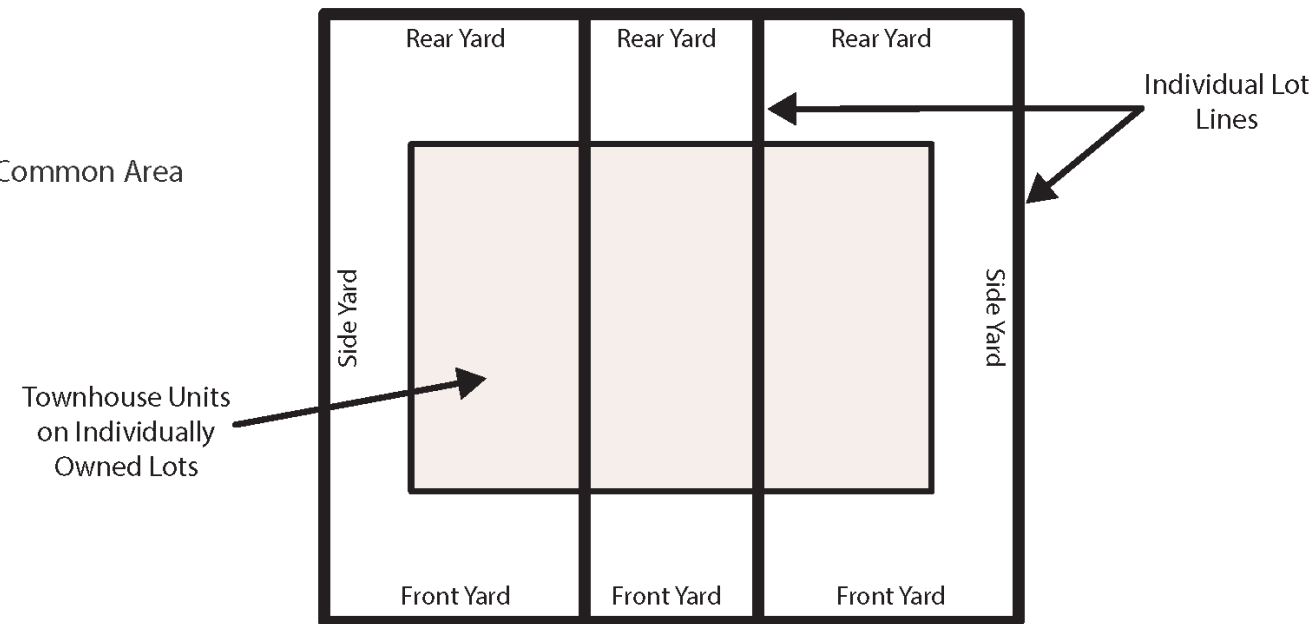
Townhouse Style Apartments or Condominiums



* Multi-Family

- Guest Parking Required
- Trash Collection by the Condo

Townhouses on Individually Owned Lots with Private Yards





Multi-Family Language in Zoning Ordinance

Chapter 13A - REFUSE STORAGE; COLLECTION AND DISPOSAL

Sec. 13A-8. - Commercial.

All business and commercial establishments, including *multi-family* residences, shall make their own arrangements for refuse removal.

Article 13.1. - MAC MAPLE AVENUE COMMERCIAL ZONE REGULATIONS

Sec. 18-95.4. - Permitted uses.

The following uses are permitted by right in the MAC Zone:

A. *Multi-family* dwellings, if they are not located on a ground floor façade facing Maple Avenue.



Off-Street Parking Req. related to Town Houses

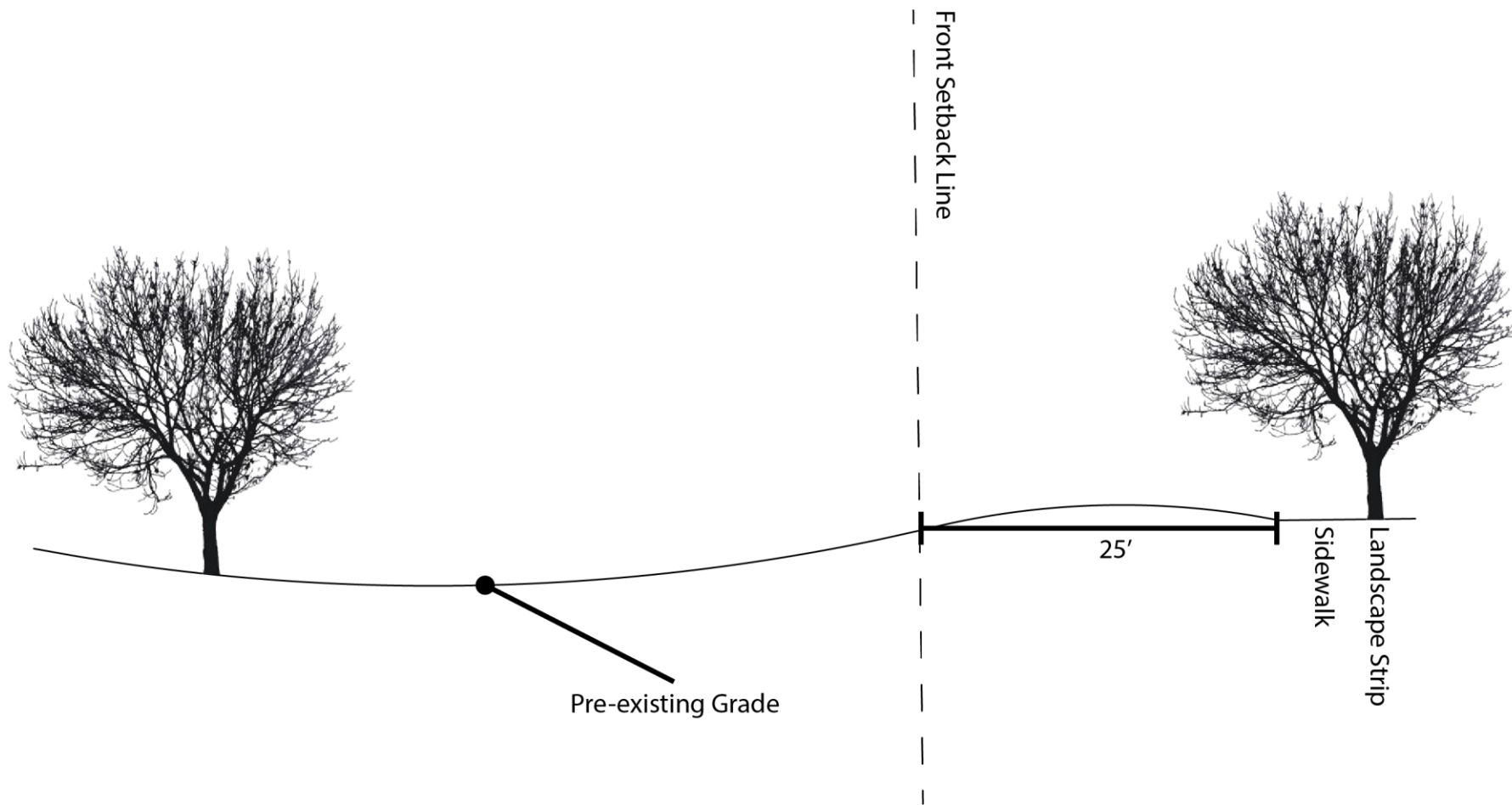
Sec. 18-130. - Requirements.

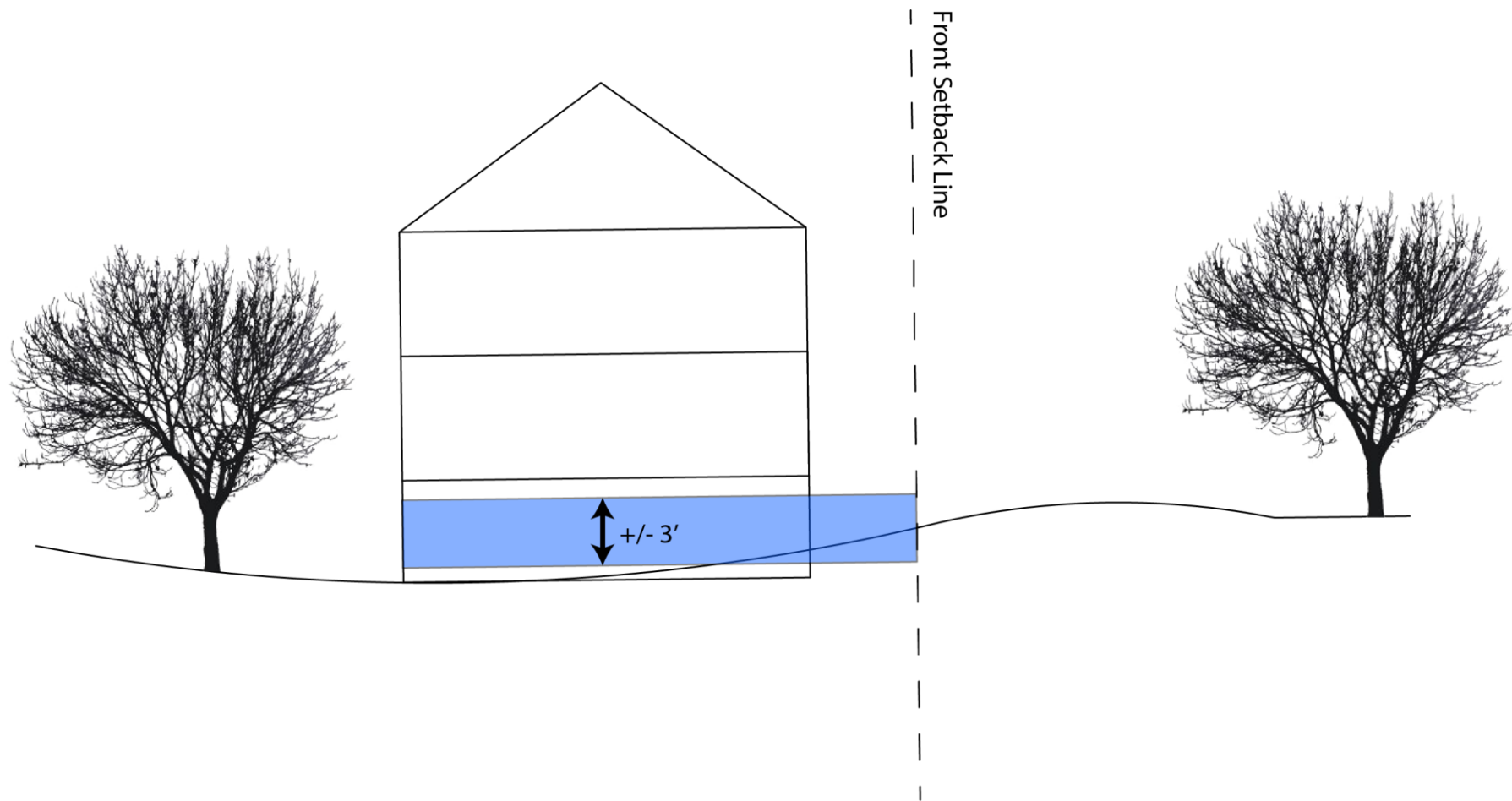


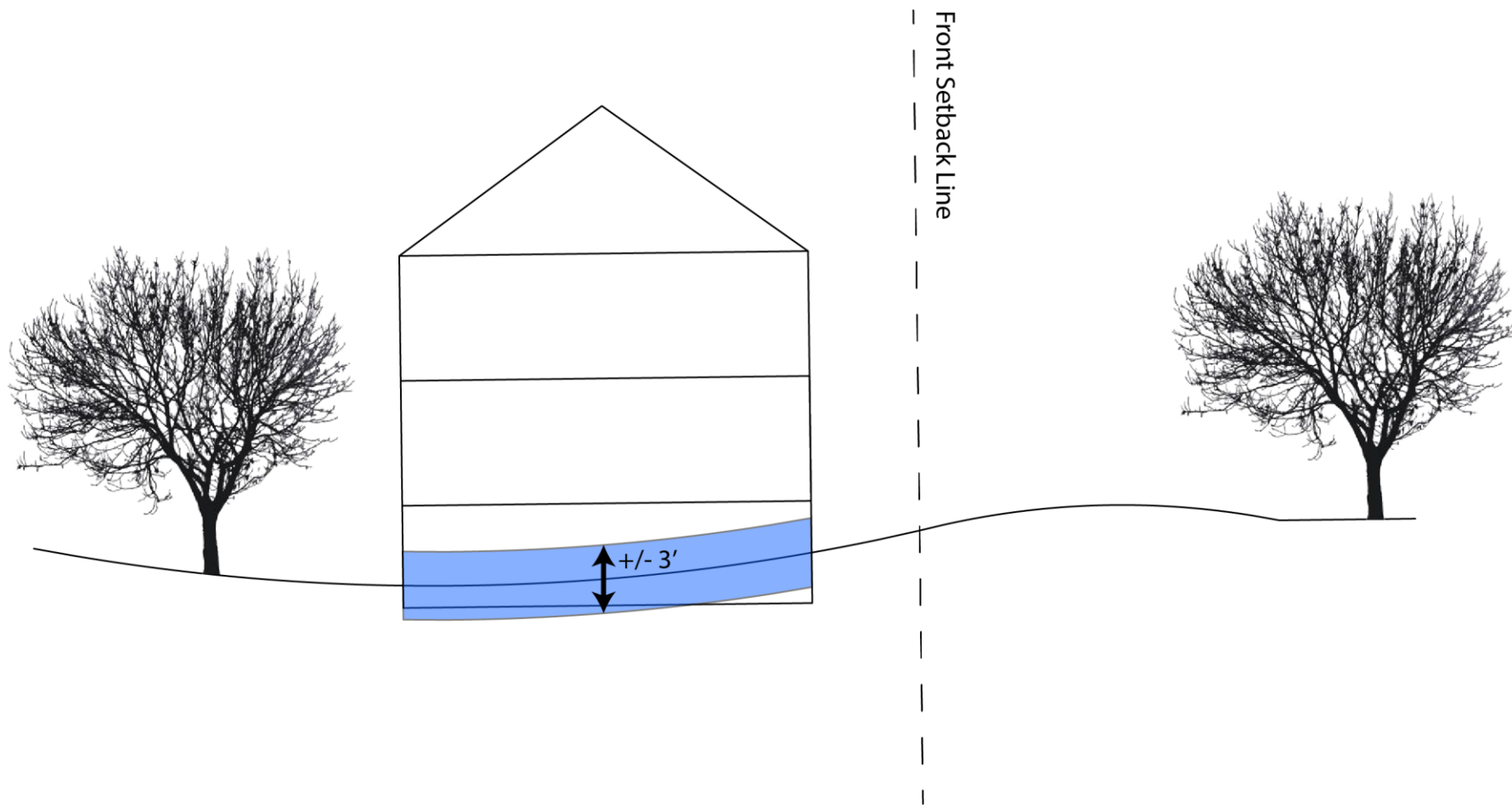
Required off-street parking space or spaces are to be made available to and provided for the use of the occupant or occupants and, if applicable, patrons or customers of such uses. At the determination of the zoning administrator, adequate parking space to park vehicles belonging to and which are a part of the business activity within a building shall be provided and such space(s) shall be in addition to space requirements required by this chapter.

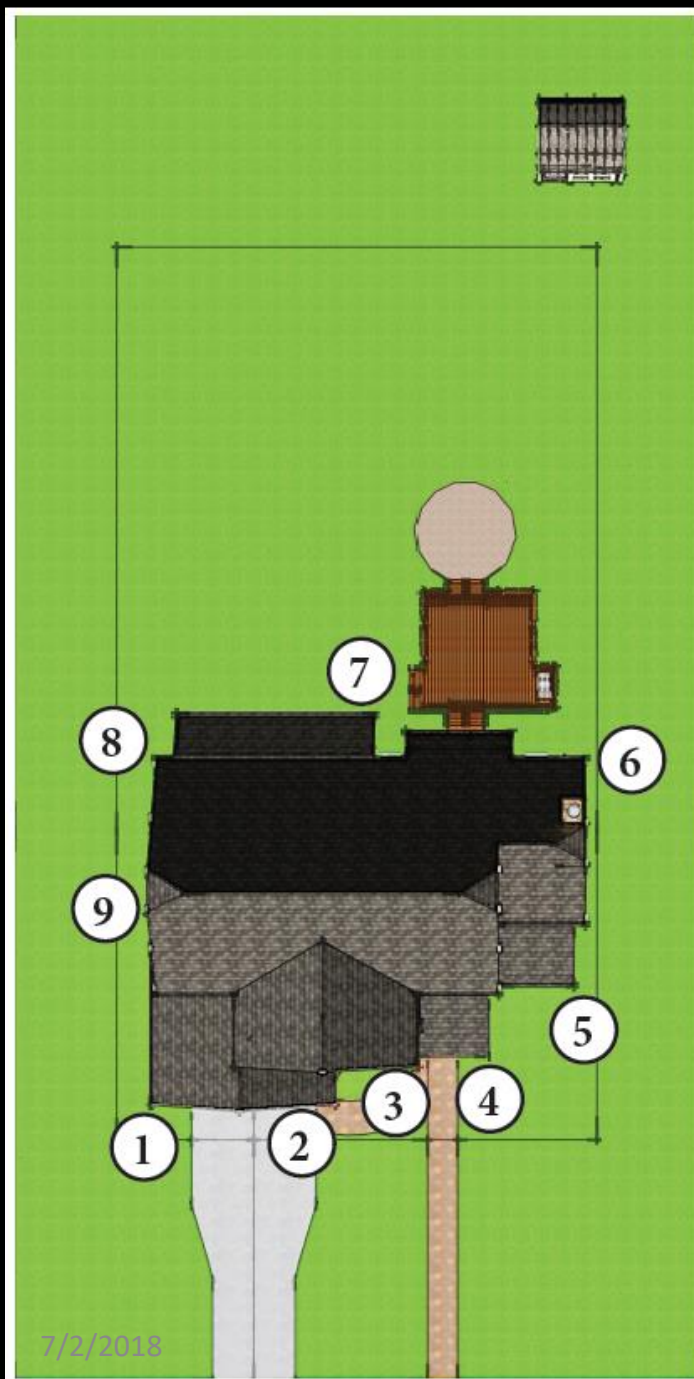
Off-street parking space(s) shall be provided as follows:

Use	Minimum Required Off-street Parking Spaces	Notes/Additional Requirements
Minute car wash stations	Space for 30 cars waiting for service	
Townhouses and two-family dwelling	2 spaces per dwelling unit	Plus 1 space per 5 dwelling units for visitor parking. See Note 1
Multiple family residential dwelling units (excluding townhouses), efficiency units	1 space per dwelling unit	See Note 1
Multiple family residential dwelling units (excluding townhouses), one bedroom	1.5 spaces per dwelling unit	See Note 1
Multiple family residential dwelling units (excluding townhouses), two or more bedrooms	2 spaces per dwelling unit	See Note 1
Amusement enterprises or video arcades	1 space per 2 mechanical or electronic amusement	One parking space for each two mechanical or









Peak Ridge: 374.5

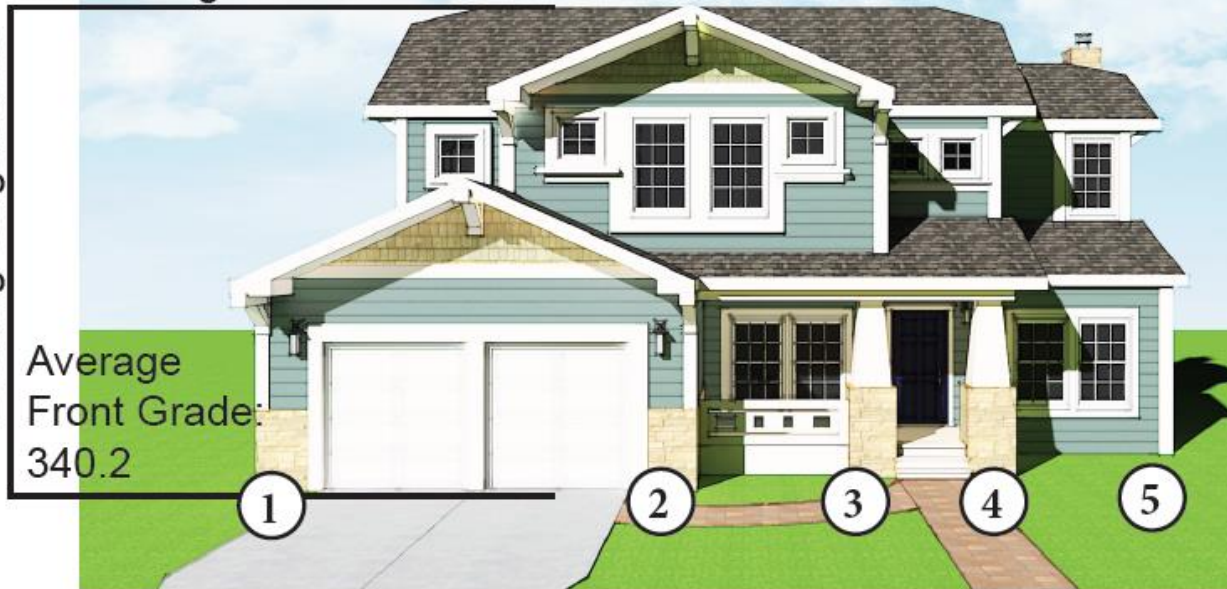
Building Height: 34.3

Average
Front Grade:
340.2

Average Front
Grade: 340.2

Elevation of
Peak Ridge:
374.5

Building
Height: 34.3



Spot	Existing	Proposed	Deviation
1	341.2	341.0	-0.2
2	342.1	340.3	-1.8
3	341.5	339.1	-2.4
4	339.0	339.6	0.6
5	340.8	341.1	0.3
6	343.1	342.8	-0.3
7	341.9	342.0	0.1
8	342.1	342.3	0.2
9	339.3	341.0	1.7

Example: 619 Welles St, SE

(Before the lot grading rule)



Example: 509 Echols St, SE

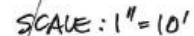


Before



After

7/2/2018



SAN. M.H. 23
TOP=394.90
OUT=388.23

Example:
Deviating
more than 3'
@ Driveway

