

PROPOSED ORDINANCE

New language is in bold and italicized

Deleted language is crossed out

Proposed by: Town Attorney

A proposed ordinance to amend Chapter 18 – Zoning, Article 13.1 - MAC Maple Avenue Commercial Zone Regulations, by amending Section 18-95.1, Statement of purpose and intent, to the Code of the Town of Vienna.

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF VIENNA, VIRGINIA
THAT:

Section 1: The Town Code, Chapter 18 – Zoning, Article 13.1 - MAC Maple Avenue Commercial Zone Regulations, be amended by amending Section 18-95.1, Statement of purpose and intent, to temporarily suspend the MAC and applications for MAC rezonings, and to read as follows:

Sec. 18-95.1. - Statement of purpose and intent.

Effective ten (10) days after publication of this ordinance and until [a date up to 270 days from the effective date of suspension], 2019, the provisions of the Maple Avenue Commercial (MAC) Zone §§18-95.1-18-95.20, are hereby suspended and no applications for rezoning to the MAC shall be accepted by the Town until after _____, 2019.

The purpose of the Maple Avenue Commercial (MAC) Zone is to encourage compact, pedestrian-oriented, mixed-use development and redevelopment along the Maple Avenue corridor to reinforce Maple Avenue's role as the Town's main street. The zone is intended to ensure that development along the corridor promotes Vienna's small-town character and does not compromise the character of residential neighborhoods abutting the corridor. More specifically, the MAC Zone is intended to:

- A. Encourage compact, pedestrian-oriented development along Maple Avenue East and West that collectively accommodates residents, visitors, and businesses;
- B. Encourage a pedestrian-friendly, human-scale design of streets, buildings, and open spaces;
- C. Foster mixed-use and destination-style retail development along Maple Avenue East and West;
- D. Promote a variety of housing options in the Town;
- E. Enhance the Town's economic vitality by promoting the preservation and creation a variety of business establishments, including restaurants, services,

small and locally-owned businesses, and other uses which contribute to the vitality of Maple Avenue East and West;

- F. Maintain and promote eclectic character and visual interest of building design and site configuration by encouraging a variety of building heights, density, and building mass consistent with Vienna's small-town character and compatible with surrounding residential neighborhoods;
- G. Provide for a high quality of development along Maple Avenue East and West; and
- H. Improve environmental quality and promote responsible development practices along Maple Avenue East and West;
- I. Encourage the creation of publicly-accessible community gathering spaces, such as parks, plazas, and other open spaces;
- J. Encourage the incorporation of art in sites and buildings through a variety of design elements, natural features, installations and displays in highly visible and publicly accessible locations;
- K. Foster a built environment that is comfortable, safe, accessible, barrier-free and convenient to residents and visitors of all ages and abilities.

Section 2: This Ordinance shall become effective ten (10) days following notice of adoption by the Town Council.

Passed and approved this _____ day of _____, 2018.

Laurie A. DiRocco, Mayor

ATTEST:

Town Clerk

c:\\SDB\\Ordinances\\MAC Suspension of Ordinance 2018