

PLANNING COMMISSION
DRAFT
WORK SESSION ACTION MINUTES
September 21, 2016

The Planning Commission met for a work session on Wednesday, September 21, 2016, at 6:30 p.m. in the Council Chambers of the Vienna Town Hall, 127 Center Street South, Vienna, Virginia, with Michael Gelb, Chairman, presiding. The following members were present: Mary McCullough, David Miller, Stephen Kenney, Andrew Meren, and Sharon Baum. Also in attendance and representing Town Staff were Patrick J. Mulhern, AICP Director of Planning & Zoning, Hyojung Garland, Deputy Director of Planning & Zoning, Michael D'Orazio Town Planner, and Jennifer Murphy, Clerk to the Commission.

ITEM NO. 1:

Continuation of discussions regarding zoning code amendments in relation to MAC and RM-2 zones, parking, and definitions.

Proposed amendments to Article 2, Definitions as follows:

New Lot Grade requirement language to read, "...at the location of the constructed house with the average of the front building line..." The definition of *building line* would also be included in an effort to correct the natural topography of the land.

New definitions include *Architectural front* and *Lot front*. *Dwelling* definition would strike ~~apartment house~~ adding "...townhouse style apartments and condominiums..."

Finished Lot Grade would include; "...finished surface of ground abutting a building or structure..." adding to subsection B "...upwards, around the footprint of the single-family dwelling..."

Lot front would include; "...or when the zoning administrator determines for reasons of safety or continuity that the front should be on the long side..." and "...the architectural front of the house shall be on the same side as the determined front of the lot."

Multi-family includes corrective language and language of intent. Staff determines that a requirement of 1,400 square feet would provide enough density to accommodate smaller, less bedroom, units. Currently, the code does not provide enough density for a one-bedroom unit within RM-2 zoning regulations. Staff will calculate square footage to bring back for the commission. Alternately, the commission would like to know where staff is getting their numbers for density.

Proposed Article 9, RM-2 changes to setbacks as follows:

Front yard to be the same as those specified in the RS-16 zone and measured from the building line to the property line. Not to be less than 20 feet.

Side yard reduced from 25 to 20 feet to create greater density in setback. Increase max impervious surface to 75 percent.

Article 16, Off-Street Parking discussion deferred. Staff will provide a breakdown or reformat of proposed parking tabulations for easier review.

There being no further discussion the work session adjourned at 8:13 pm.

Respectfully Submitted,
Jennifer M. Murphy
Commission Clerk

