



Town of Vienna

Charles A. Robinson Jr.
Town Hall
127 Center Street South
Vienna VA, 22180

Meeting Minutes

Town Council Conference Session

Thursday, December 3, 2020

7:30 PM

Charles A. Robinson, Jr. Town Hall, 127
Center Street, South

Special Meeting - Code Create Vienna

1. Regular Business

Roll Call:

Council: Council Member Chuck Anderson (via ZOOM); Council Member Ray Brill Jr., Council Member Nisha Patel (via ZOOM); Council Member Steve Potter, Council Member Ed Somers (via ZOOM); Council Member Howard J. Springsteen and Mayor Linda Colbert

Staff: Mercury Peyton, Town Manager; Cindy Petkac, Director, Planning and Zoning; Mike D'Orazio, Deputy Director, Planning and Zoning; Kelly O'Brien, Principal Planner, Planning and Zoning (all via ZOOM); Shelley Kozlowski, Deputy Town Clerk; Steve Briglia, Town Attorney.

A. [20-1978](#)

Resolution for Continuity of Government

Mayor Linda Colbert read into the record the Continuity of Government. The Resolution was approved through voice vote.

B. [20-1966](#)

Town Council Work Session on CODE CREATE VIENNA

Mayor Colbert called on Cindy Petkac, Director, Planning and Zoning. Director Petkac introduced Sean Suder, Lead Principal, ZoneCo., LLC. to present the next step in the CODE CREATE VIENNA project; proposed standards for the residential zone districts, Chapters 17 and 18 of the Town Code.

Mr. Suder opened his presentation by reiterating that every decision in the rewrite is made in light of the Comprehensive Plan and its overarching goals. Of those goals, two directly address residential land uses:

- 1) Ensure that Vienna retains its unique single-family residential character and quality of life; and*
- 2) Encourage a range of housing options for a diverse population.*

Guided by these goals and the mandate to clarify, simplify, reorganize and update the existing code, he presented the following suggestions, stressing that no boundary changes have been proposed:

- 1) Changing zone names to reflect something more intuitive; Single family to single unit and detached residential to large lot (1/3 acre), medium lot and small lot (1/4 acre).*
- 2) Adding Accessory Living Units (ALU) to the single-unit residential zones;*
- 3) Combining two zones (RGH Townhouse and RM2 Multifamily low density) into RMU (Residential multi-unit), allowing for more flexibility for types of development;*
- 4) Changing the front yard setback measurement point from the center line of the*

street to a spot that's uniform across all zones; ie edge of the street, or back of the sidewalk);

5) Allow a front porch to encroach up to 8 feet into the front yard setback;

6) Calculations for maximum lot coverage to include all buildings, patios, porches (enclosed or unenclosed), and decks, but do not include driveways (driveway not to exceed 50% of front yard).

At the request of Council Member Anderson, Mayor Colbert opened the floor to questions. Among the issues raised were the proposed exclusion of driveways in lot coverage with an outside limit of 50%; storm water runoff; the practicality of including ALU's in the code; and inclusion or exclusion of decks in lot coverage.

Due to general concern raised by Council regarding lot coverage and the impact on storm water management, Mayor Colbert suggested a work session for further in-depth discussion.

Mr. Suder continued his presentation with a review of proposed changes to the multi-unit residential:

1) Adding cottage courts as a multi-unit option;

2) Replacing lot dimension standards with density (maximum units per acre and minimum open space requirements);

3) Require offset rhythm for rows with setback minimums;

4) Requiring horizontal orientation;

5) Prohibit front loading directly onto public street;

6) Simplifying height language (40 feet or three stories, all inclusive).

Following a discussion by Council Members, Director Petkac stressed that most of the concerns raised are yet to be worked out. Mayor Colbert indicated that it would be helpful to present all of these various housing options to the public for comment. Director Petkac noted that the next step in the process will include a public visual preference survey. Council will review the survey prior to distribution.

Council Member Somers stressed that public concerns must be addressed in this effort. While supporting the lunch and learn series, he urged that the survey include a question seeking the three to five top issues the public would like to have resolved. Following further discussion of survey response, Mayor Colbert asked Council Members to encourage constituent participation.

During the public engagement phase the CODE CREATE VIENNA team will begin work on nonresidential standards. A draft will be presented for Council review after the New Year.

Department of Planning and Zoning staff recommends that Town Council provide input to the consultant on the proposed standards for the residential zone districts.

2. Meeting Adjournment

Work Session adjourned at 10:32 PM

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.

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