



Legislation Details (With Text)

File #: 21-2614 **Version:** 1 **Name:**

Type: Action Item **Status:** Agenda Ready

File created: 9/28/2021 **In control:** Town Council Meeting

On agenda: 10/11/2021 **Final action:**

Title: Request to set a Public Hearing for Dec. 6, 2021 regarding amendments to chapter 18 - zoning related to lot coverage and porch projections into the front yard and refer the matter to the Planning Commission for consideration

Sponsors:

Indexes:

Code sections:

Attachments: 1. 1) Proposed Lot Coverage and Porch Projection Text Amendments, 2. 2) Lot Coverage 5 Options Table, 3. 3) Regulatory Requirements to Set Public Hearing to Amend Lot Coverage and Porch Projection Provisions

Date	Ver.	Action By	Action	Result
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Subject:
Request to set a Public Hearing for Dec. 6, 2021 regarding amendments to chapter 18 - zoning related to lot coverage and porch projections into the front yard and refer the matter to the Planning Commission for consideration

EXPLANATION AND SUMMARY :

The Mayor and Town Council directed Department of Planning and Zoning (DPZ) staff to engage the community this fall on potential updates to the zoning code for lot coverage and front porch projection provisions separate from the process to update the Town’s zoning and subdivision ordinances (CODE CREATE Vienna).

Currently, Sec. 18-15.F. of the zoning code states that not more than 25% of a lot shall be covered by a house, accessory structure, driveway and parking areas, sport courts, patios, and terraces. Open decks without a roof are allowed for an additional 5% of the total area of a lot. Elements that are currently exempt from lot coverage include any walkway less than 5 feet wide, steps, chimneys, cantilevered features, areaways, window wells, and pools.

Currently, porches are not permitted to encroach into the front yard per Sec. 18-168. of the zoning code.

Strategic Plan Initiative: Vienna as an influential and well-governed community

Board or Commission of Interest: Planning Commission

Departmental Recommendation : Staff recommends that Town Council set a public hearing on

proposed amendments to Chapter 18 for lot coverage and porch projections into the front yard and refer the matter to the Planning Commission for consideration.

Finance Recommendation :

Purchasing Recommendation :

Town Attorney Recommendation : The Town Council may set a public hearing to receive public input and consider the recommendation of the Planning Commission in its discretion.

Town Manager's Recommendation : I recommend the Town Council set a public hearing for December 6, 2021 to receive Planning Commission recommendations as well as public input on proposed amendments to Chapter 18 related to lot coverage and porch projections into the front yard, as presented.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"I move to refer to the Planning Commission for consideration proposed amendments to Chapter 18 - Zoning related to lot coverage and porch projections into the front yard."

And

"I move to set a public hearing for Dec. 6, 2021 to receive Planning Commission recommendations as well as public input on proposed amendments to Chapter 18 related to lot coverage and porch projections into the front yard."

Or

Other action deemed necessary by Council.