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**Title:** Planning Commission Work Session on CODE CREATE VIENNA Non-Residential Zones + Districts

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Date	Ver.	Action By	Action	Result
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**Subject:**  
Planning Commission Work Session on **CODE CREATE VIENNA** Non-Residential Zones + Districts

**BACKGROUND SUMMARY:**

The project consultant for **CODE CREATE VIENNA** is seeking feedback on the proposed non-residential zones and districts. Previously, the Planning Commission provided feedback on the proposed standards for the residential zone districts during a work session on December 3, 2020.

The Town has retained a consultant team led by ZoneCo (formerly Calfee Zoning) to clarify, simplify, reorganize, and update the Town’s subdivision and zoning ordinance, Chapters 17 and 18 of the Town Code. The Town’s last significant zoning code changes occurred over fifty years ago in 1969; a significant portion includes regulations that date back to the 1956 zoning ordinance. The zoning code is outdated and cumbersome. This results in uncertainty for citizens, elected officials, and the development community.

Staff from the Department of Planning and Zoning is managing this project with leadership from Town Council and the Planning Commission. The Town desires to have a strong, collaborative process among community stakeholders, Council, Planning Commission, staff, and the consultant team. More information can be found at [www.codecreatevienna.com](http://www.codecreatevienna.com) <<http://www.codecreatevienna.com>>.