



Legislation Details (With Text)

**File #:** 21-2531      **Version:** 1      **Name:**  
**Type:** Action Item      **Status:** Agenda Ready  
**File created:** 9/8/2021      **In control:** Town Council Meeting  
**On agenda:** 9/27/2021      **Final action:**

**Title:** Public Hearing for preliminary receipt of public input on proposed amendments to Chapter 18 - Zoning related to lot coverage and porch projections into the front yard.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Lot Coverage and Porch Projection Text Amendments

Date	Ver.	Action By	Action	Result
9/27/2021	1	Town Council Meeting		
9/27/2021	1	Town Council Meeting	approved	Pass

**Subject:**

Public Hearing for preliminary receipt of public input on proposed amendments to Chapter 18 - Zoning related to lot coverage and porch projections into the front yard.

**EXPLANATION AND SUMMARY :**

The Mayor and Town Council directed Department of Planning and Zoning 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 is an influential and well-governed community.*

**Departmental Recommendation :** Staff recommends that Council receive public input on proposed amendments to Chapter 18 for lot coverage and porch projections into the front yard and set an agenda item for Oct. 11, 2021 to refer the matter to the Planning Commission.

**Finance Recommendation** : N/A

**Purchasing Recommendation** : N/A

**Town Attorney Recommendation** : Prior to referring any proposed amendments to the Zoning Code, the Town Council may conduct a public hearing to receive preliminary public input on this matter. Prior to the adoption of any Zoning Code amendments, a formal referral to the Planning Commission (which will conduct a public hearing) and a subsequent public hearing before the Town Council with consideration of the Planning Commission's recommendations, is statutorily required.

**Town Manager's Recommendation** : I recommend the Town Council receive the comments made in this public input time and then discuss those ideas in the Conference Session later this evening.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

**PROPOSED/SUGGESTED MOTION**

"I move to set an agenda item for the Oct. 11, 2021 meeting for Council to refer to the Planning Commission, for consideration, proposed amendments to Chapter 18 - Zoning for lot coverage and porch projections into the front yard, and to set a public hearing."

Or

Other action deemed necessary by Council.