



Legislation Text

File #: 21-2570, **Version:** 1

Subject:

Conference session on public input received on proposed amendments to Chapter 18 - Zoning related to lot coverage and porch projections into the front yard.

BACKGROUND 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.

OVERVIEW :

Council will discuss public input received at the September 27, 2021 meeting on proposed amendments to lot coverage and porch projections into the front yard, in addition to the results of the public engagement efforts on this matter, as presented by DPZ staff at the September 27, 2021 meeting.

SUMMARY/STAFF IMPRESSIONS : Staff notes that any text amendment requires public hearings held by both the Planning Commission and Town Council. The Planning Commission is tasked with making a recommendation to Town Council on proposed text amendments.