



Legislation Text

File #: 22-2887, **Version:** 1

Subject:

Conference Session on CODE CREATE Vienna - Single-Unit Detached Residential Standards and Uses

BACKGROUND SUMMARY :

Town Staff is seeking feedback on the draft single-unit detached residential zone standards and uses covered in Article 3 - Use and Use Standards and Article 4 - Development Standards - Single-Unit Detached Residential Uses. New tables, graphics, clarifying language, and substantive changes have been highlighted with notation for informational purposes. Also provided are a document with background information on uses in the current code, and memorandums summarizing comments from the 2x2 meetings and the Planning Commission work session.

Previously, Town Council provided feedback on the proposed standards for the residential zone districts, standards and uses during conference sessions on May 26, 2021, March 31, 2021 and December 3, 2020 as well as individual meetings with staff in December 2021.

OVERVIEW :

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 The zoning code is outdated and cumbersome.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>>.

The following attachments are included with this item:

Attachment 1. Article 3 - Uses and Use Standards, edited and highlighted by staff

Attachment 2. Article 4 - Development Standards - Single-Unit Detached Residential Uses, edited and highlighted by staff

Attachment 3. Memo on Council Comments from 2x2 meetings

Attachment 4. Memo on Planning Commission comments from January 26, 2022 work session

SUMMARY/STAFF IMPRESSIONS :

The purpose of the conference session is to review and provide feedback on the comments identified during the meetings with staff related to single-unit detached residential standards and uses,

comments from the Planning Commission, and any additional thoughts on the draft articles as they relate to single-unit detached residential.

RECOMMENDATION :

Department of Planning and Zoning staff recommends that Town Council provide input to staff to relay to the consultant on the draft articles.