



# Town of Vienna

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Town Hall  
127 Center Street South  
Vienna VA, 22180

## Legislation Text

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**File #:** 16-177, **Version:** 1

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**Subject:**

Town Council will consider sending Zoning Ordinance amendments to the MAC, RM-2 Zone, and Parking Requirements to the Planning Commission for review and recommended changes and updates.

**EXPLANATION AND SUMMARY :**

Much of the Town's Zoning Ordinance dates back to 1969. Since that time, there have been numerous changes in the state code and in how the Town wishes to use the Zoning Ordinance to protect the health, safety, and welfare of citizens.

The Town's current focus is implementation of the MAC Ordinance and by-right development along Maple Avenue. To ensure that both MAC and by-right mixed-use redevelopment projects successfully implement the Town's vision for Maple Avenue, staff recommends that Council consider changes to the MAC and RM-2 Zone Ordinances to make them compatible with lessons learned from recent projects.

Attached is a list of recommended changes from staff to both sections of the Zoning Ordinance. These appear to be the most urgent changes in order to facilitate a better end result in development of mixed-use projects in the downtown area.

**Departmental Recommendation :**

Staff recommends that Council initiate amendments to the Zoning Ordinance by sending proposed Zoning Ordinance amendments to the MAC, RM-2 Zone, and Parking Requirements sections to the Planning Commission for review and recommendations to Council for changes.

**Finance Recommendation :** N/A

**Purchasing Recommendation :** N/A

**Town Attorney Recommendation :**

Town Council may refer the proposed amendments to the Planning Commission for a public hearing, consideration, recommendations, and report in its discretion.

**Town Manager's Recommendation :** I recommend the Town Council send proposed changes to the MAC, RM-2 Zone and Parking Requirements to the Planning Commission as presented.

Cost and Financing: NA

Account Number: NA

Decision Needed by This date: July 11, 2016

**PROPOSED/SUGGESTED MOTION**

"I move to initiate amendments to the Zoning Ordinance by sending proposed changes to the MAC, RM-2 Zone, and Parking Requirements sections to the Planning Commission for review and recommendations to Council for changes."

Or

Other action deemed necessary by Council.