



## Legislation Text

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**File #:** 21-2488, **Version:** 1

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### **Subject:**

6:10 - 7:00 pm **CODE CREATE** Vienna: Review and Discussion of Article 2 - Non-Residential Zones, Districts and Dimensional Standards

### **BACKGROUND SUMMARY:**

The project consultant for **CODE CREATE** Vienna is seeking feedback on the draft non-residential zones, districts and dimensional standards. A draft of Article 2 - Non-Residential Zones, Districts and Dimensional Standards is attached. New tables, graphics, clarifying language and substantive changes have been highlighted with notation for informational purposes.

Previously, Town Council provided feedback on the non-residential zones and districts during a work session on February 4, 2021. They provided feedback on the proposed standards for the residential zones, districts and dimensional standards during the following work sessions: May 26, 2021; March 31, 2021 joint work/conference session with Town Council; and December 3, 2020.

### **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 ZoneCo team includes YARD & Company, specialists in public engagement and urban design, Nelson Nygaard, an internationally recognized transportation firm, and Venable LLP, land use attorneys located in Tysons.

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 The zoning code is outdated and cumbersome.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>>.

### **SUMMARY/STAFF IMPRESSIONS:**

The purpose of the conference session is to review and provide feedback on the draft non-residential zones, districts, and dimensional standards.

### **RECOMMENDATION:**

Department of Planning and Zoning staff recommends that Town Council provide input to the consultant on the draft non-residential zones, districts, and dimensional standards.

