



## Legislation Text

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**File #:** 23-3784, **Version:** 1

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### **Subject:**

Code Create Vienna: Review and Discussion of Zoning of 901 Glyndon St SE, uses in Transitional zone, and Draft Calendar

### **BACKGROUND SUMMARY:**

The Town of Vienna is in the multi-year process of updating the Town's codes and regulations with respect to subdivision and zoning, which are currently in Chapters 17 and 18 of the code. To assist in this process, the Town has retained a consultant team led by ZoneCo (formerly Calfee Zoning). ZoneCo assisted greatly in the early phases of the project and produced first drafts of all the Articles. Since that time, staff has taken the lead in producing updates, based on input from the Town Council, Planning Commission and community stakeholders.

The project goal is to produce a set of updated, modern, and easy-to-use and administer zoning districts, particularly calibrated to the community's desired development patterns and character. It will also include a modern list of uses and will enhance the quality of development and life for Vienna's residents and businesses. The Town's last comprehensive update to the zoning code occurred over fifty years ago, in 1969, though a significant portion of the regulations date back to the 1956 zoning ordinance.

Staff from the Department of Planning and Zoning is managing this project, under the leadership of the Town Council and the Planning Commission and with strong input from and collaboration with community stakeholders. The Town Council has communicated its goal of completing this update project during calendar year 2023.

The goal of this and all other Code Create conference sessions to be held in the near future is for the Town Council to reach a point where it is prepared to refer the draft of the new Zoning chapter to the Planning Commission for its formal input, and to set dates formally for the public hearings that will be held jointly with the Planning Commission.

After the public hearings, the Town Council will have the opportunity to make any additional changes to the code, considering the input of both the public and the Planning Commission, and then move to final adoption.

More information can be found at [www.codecreatevienna.com](http://www.codecreatevienna.com).

### **OVERVIEW:**

Staff proposes that the May 8, 2023 conference session focus on a continuation of the discussion from May 1, 2023 including key topics covered in the draft of Article 2 - Zones, Districts, and Dimensional Standards, and Article 3 - Uses and Use Standards.

Based on previous conference sessions, staff has organized this so that the Town Council can make decisions on topics that have been discussed previously.

Attachment 1 is a memorandum on guidance requested related to 901 Glyndon St SE and the uses proposed for the Transitional zone.

Attachment 2 is a presentation summarizing the topics of discussion as detailed in the memorandum in Attachment 1.

Attachment 3 is a memorandum and updated draft calendar for discussion.

Note: Staff has not attached draft Articles 2 or 3 to this agenda item, as it has been distributed to the Town Council in the past. Council members should contact staff if they would like a copy.

**SUMMARY/STAFF IMPRESSIONS:**

Staff looks forward to the discussion on areas of importance to the Town and to the Code.

**RECOMMENDATION:**

Recommended Action

Department of Planning and Zoning staff recommends that Town Council provide guidance regarding information to be presented in the draft update to the Zoning code on the proposed topics for discussion.