



CITY OF FALLS CHURCH

DATE: February 5, 2011

TO: Mayor Baroukh and Members of City Council

FROM: John Murphy, Chair Zoning Ordinance Advisory Committee
Gary H. Fuller, AICP, Principal Planner/ZOAC Staff Liaison

SUBJECT: Zoning Ordinance Advisory Committee (ZOAC) – Final Report and Recommendations, December 2010

The Zoning Ordinance Advisory Committee (ZOAC) has completed its term and is transmitting to the City Council this report entitled “Zoning Ordinance Advisory Committee – Final Report and Recommendations, December 2010”. The ZOAC specifically approved the language of pages 1-3 of the report that includes the summary recommendations. The sections that follow include supporting information reporting on the summary recommendations. The report does not include a recommendation to adopt the Clarion Public Review Draft but does contain a number of commercial and residential recommendations that should be considered and implemented.

The attached report was prepared, edited, and finalized by the ZOAC in late December 2010 and represents the group’s work through the expiration of the committee on 12/31/2010¹. The ZOAC began work in December 2007 and provided advice, edits, and recommendations on the zoning code rewrite project and the work of the City’s consultant, Clarion, to both staff and the consultant over the last three years. Clarion was under contract to draft a revised and/or new zoning code for the City. Prior to the drafting of the ZOAC final report, Clarion delivered a final Public Review Draft of a new zoning code.

During the course of the zoning code rewrite, the ZOAC focused on “policy issues” that were identified by the consultant through extensive interviews

¹ There were issues that arose after the ZOAC dissolved that are not included or referenced in the report. One member felt that the ZOAC recommended that all new houses be LEED or similar certified and another member wished to withdraw support for the elimination of substandard lot setback reductions.

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with staff and members of the public and summarized in the Annotated Outline and Diagnosis. The ZOAC used the current comprehensive plan to identify additional issues. The ZOAC reviewed changes proposed by the consultant using a wide range of tools including custom maps developed from the GIS system, graphic presentations of business districts, and personal or photographic review of existing conditions. The ZOAC also considered broader issues such as residential redevelopment and the need for a mix of housing types, residential development of substandard lots, the commercial development process, sustainable building requirements, area plans, and changes to the current basis for determining allowable density in commercial districts. While this work did not result in a “new” zoning code for your consideration, it did result in the recommendations in the attached report.

The ZOAC was comprised of the following members: Jonathan Ashton, Jeni Hornback, Suzanne Fauber, Daniel Maller, John Murphy, Mike Novotney, Ruth Rodgers, Christine Sanders, and Robert Loftur-Thun.

On behalf of the committee, I would like to thank the City Council for providing the opportunity for citizen input into the zoning code revision process. The ZOAC would also like to thank Gary Fuller, Cindy Mester, Sue Cotellessa, and Elizabeth Friel for the wisdom and staff support that they provided over the past three years.

I look forward to the opportunity to discuss the highlights the ZOAC report and recommendations to the City Council at the work session currently scheduled for March 7, 2011. Please feel free to contact me if you have any questions or would like to discuss the contents of this report in preparation for the work session.

1. Zoning Ordinance Advisory Committee – Final Report and Recommendations, dated December, 2010