

**City of Falls Church**

<p><b>Meeting Date:</b>  09-06-23</p>	<p>Title: <b>(TO23-11) ORDINANCE TO AMEND CHAPTER 48 “ZONING” TO INCLUDE AN AVERAGE UNIT SIZE AND DENSITY RESTRICTIONS IN THE T-1 TRANSITION ZONE; ELIMINATE SINGLE FAMILY AND TWO FAMILY RESIDENTIAL USE THEREIN; ALLOW FOR A TOWNHOUSE, APARTMENT AND CONDO OPTION AND ALLOW FOR EXPANDED LOT COVERAGE</b></p>	<p><b>Agenda No.:</b>  7A</p>
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**Proposed Motion:**

**WHEREAS**, On August 7, 2023 the City Council referred Ordinance TO23-11, a proposed Zoning Text Amendment of the T-1 District to the Planning Commission for review and recommendation; and

**WHEREAS**, The City Charter Sec. 17.13 mandates that zoning text amendments be referred to the Planning Commission for review and recommendation; and

**WHEREAS**, the Planning Commission has reviewed the proposed changes and similar proposals over the course of ten public work sessions, meetings, and a listening session dating back to June 2022; and the Planning Commission held a public hearing with proper noticing during its September 6, 2023 meeting; and

**WHEREAS**, the Planning Commission finds that the proposed amendments advance several Zoning Purposes, including promoting the creation of housing to meet the future needs of the community, encouraging economic development, and facilitating the creation of an attractive and harmonious community; and

**WHEREAS**, the Planning Commission finds that the proposed amendment makes use of several strategies described in the Housing Chapter of the City’s Comprehensive Plan, including: revise development regulations to allow a wider variety of housing types; incentivize the maintenance and provision of more workforce, moderate-, and low-income housing; and increase entry-level homeownership opportunities.

**NOW THEREFORE I MOVE:**

That the Planning Commission recommends that Council adopt TO23-11 to amend the T-1 Zoning District

I further move that as part of final consideration, Council consider the following:

1. That the threshold for site plan review of residential development be lowered from 9,000 square feet to 6,000 square feet.

2. That a specific reference to solar-ready infrastructure be included as a way to promote environmental stewardship under the considerations for reviewing a Special Use Permit.
3. That a map amendment for the Washington Street T-Zone districts including those identified with historic structures to another type of Transitional Zone, be it T-2 or another more suitable district set forth in the Small Area Plan for those locations
4. That the cash-in-lieu option be removed in order to achieve the Affordable Dwelling Unit bonus density
5. That the City Engineer review the calculations for both the sewer shed and stormwater shed infrastructure and provide recommendations in the Capital Improvements Plan
6. That the 700 square foot residential unit size minimum only apply when ADU's are included

**Originating Dept. Head:**

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