

Zoning Ordinance Work Program

Board of Supervisors Land Use Policy Committee
June 17, 2025

Leslie B. Johnson, Zoning Administrator

Zoning Ordinance Work Program – FYs 2026/2027

Summary Memorandum

- Attachment 1 – Status Update for Fiscal Year 2025
- Attachment 2 – Proposed Priority 1 Work Program for FYs 2026/2027
- Attachment 3 – Timelines Priority 1
- Attachment 4 – Priority 2 Work Program Update

FY 2025 Highlights



- **Completed Amendments**
  - Contractor's Office and Shops
  - Minor Edits/State Code Updates
  - Parking Rates – Accessible
  - Planned Districts
  - Special Events
  - Repeal 112.1

- **Reports to the Board**
  - Electronic Display Signs
  - Tobacco/Vape Retail Limitations



FY 2025 Highlights



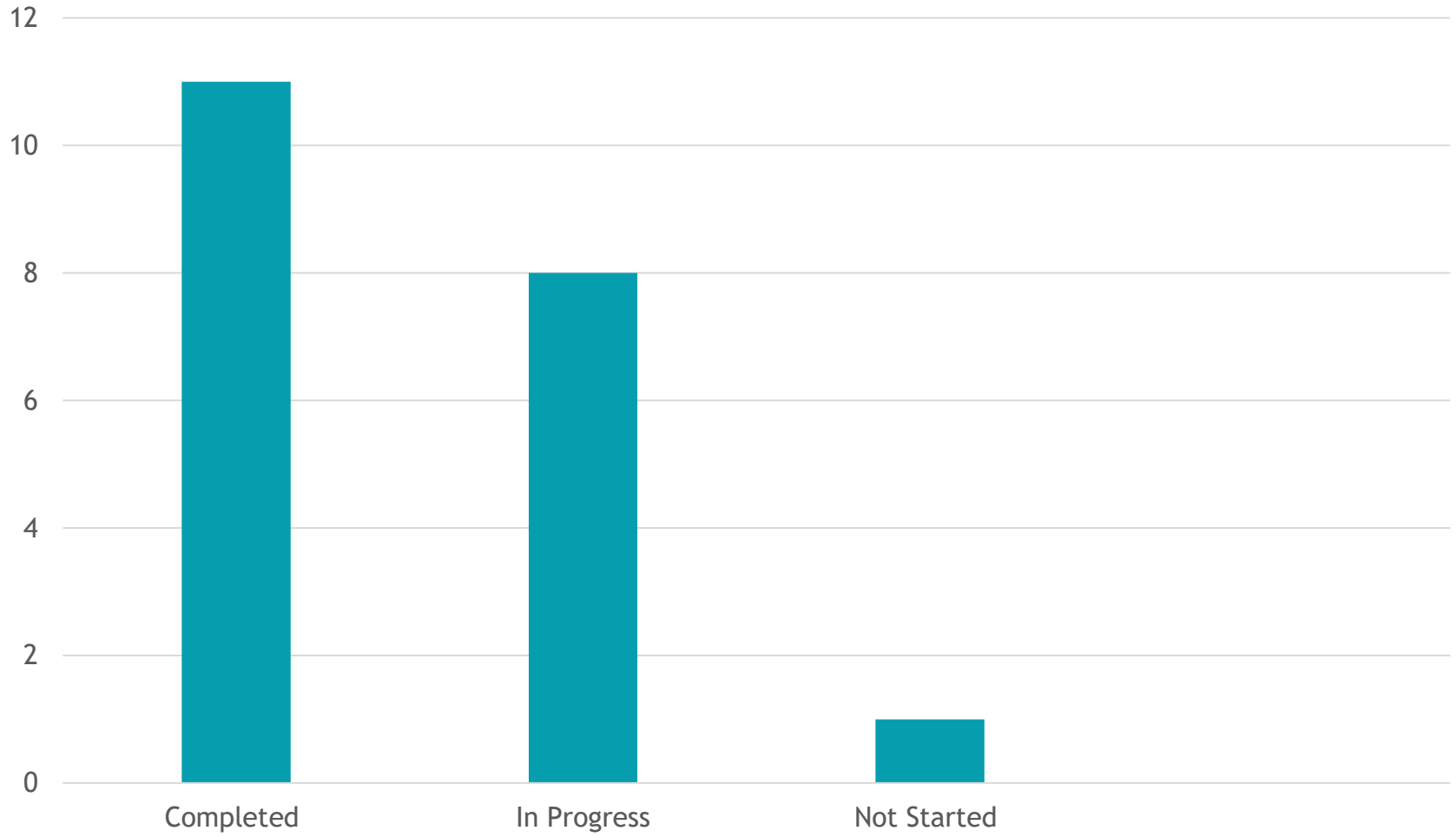
- **Significant Progress**
  - Light Utility - BESS
  - Light Utility – Gas Pipelines
  - Manufactured Homes
  - Light Utility - Substations



- **Under Staff Review**
  - Accessory Living Units
  - Congregate Living Facilities
  - Floodplain

FY 2025 Status Update

55% Priority 1 Completed



Proposed FY 2026/2027 Work Program Topics

Ongoing Topics

- Application Fees/Recreation Expenditure
- Minor and Editorial Revisions/ State Code Updates
- Reports to the Board
  - Special Events Tier 1 (NEW)



First Tier

- Accessory Living Units
- Congregate Living Facilities
- Light Utility – Substations
- Light Utility - Battery Energy Storage
- Light Utility – Gas Pipelines
- Limits on Retailers Selling Tobacco/Vape (NEW)
- Manufactured Housing
- PRC Plan Exceptions

Proposed FY 2026/2027 Work Program Topics

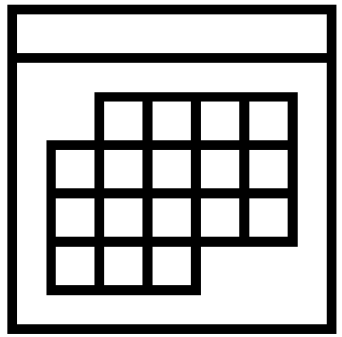
Second Tier

- Accessory Structures **(NEW)**
- Building Height **(NEW)**
- Commercial and Industrial Uses **(NEW)**
    - Associated Services Uses
    - Food Trucks
    - Online Sales
    - Recycling Facilities
    - Specialized Instruction Centers
    - Vehicle Sales
- Floodplain
- Home Day Care Facilities **(NEW)**





Estimated Timelines



Zoning Ordinance Amendments		FY2026			
WP#	Topic	1	2	3	4
1	Application Fees and Planned District Min. Recreational Facilities Expenditures				
2	Minor and Editorial Revisions/State Code Updates				
3A	Reports to the Board – Special Events – Tier One Permits	◆			
4	Accessory Living Units				
5	Congregate Living Facility				
6A	Light Utility Facility – Substations				
6B	Light Utility Facility - Battery Energy				
6C	Light Utility Facility - Gas Pipelines		◆		
7	Limitation on Retailers Selling Tobacco and Nicotine Vapor Products				
8	Manufactured Housing				
9	PRC Plan Exception				
10	Accessory Structures				
11	Building Height				
12	Commercial and Industrial Uses				
12A	Associated Services Uses				
12B	Food Trucks				
12C	Online Sales				
12D	Recycling Centers				
12E	Specialized Instruction Centers				
12F	Vehicle Sales				
13	Floodplain				
14	Home Day Care Facility				

Background/research/outreach

Brought forward to Board LUPC, authorization, or public hearing

◆ Report Issued

Priority 2

- Items should reflect County policies and trends in uses

X 6 items to be removed

- 6 Items moved to Priority 1

✚ 13 items to be added

- 3 Items moved from Priority 1
- 10 New items added

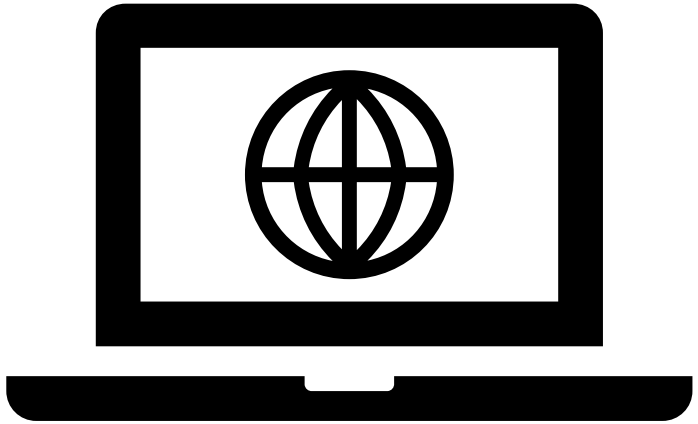
✓ 11 items to be retained

- Topics for further research and study
- Topics identified to remain by other agencies
- Items recommended for monitoring

Next Steps

- Board Matter with motion to approve
- Posting of approved Work Program to website
- govDelivery announcement







Work Program Website:

https://www.fairfaxcounty.gov/planning-zoning/zoning-ordinance/work-program

Zoning Administration Division 703-324-1314