

Zoning Ordinance Work Program

Board of Supervisors Land Use Policy Committee
July 7, 2026

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Zoning Ordinance Work Program – FYs 2027/2028

Summary Memorandum

- Attachment 1 – Status Update for Fiscal Year 2026
- Attachment 2 – Proposed Priority 1 Work Program for FYs 2027/2028
- Attachment 3 – Proposed Priority 1 Timeline
- Attachment 4 – Priority 2 Work Program Update

FY 2026 Highlights



- **Reports to the Board**
  - Special Events – Tier 1 Permits
  - Limitation on Retail Tobacco/Vapor Products

- **Completed Amendments**
  - Application Fees
  - Minor Edits/State Code Updates
  - Congregate Living Facility
  - Light Utility Facilities
  - Manufactured Housing
  - PRC Plan Exception



FY 2026 Highlights



- **Significant Progress**
  - Accessory Living Units
  - Accessory Structures
  - Building Height
  - Commercial and Industrial Uses
  - Floodplain Updates
  - Home Day Care Facilities

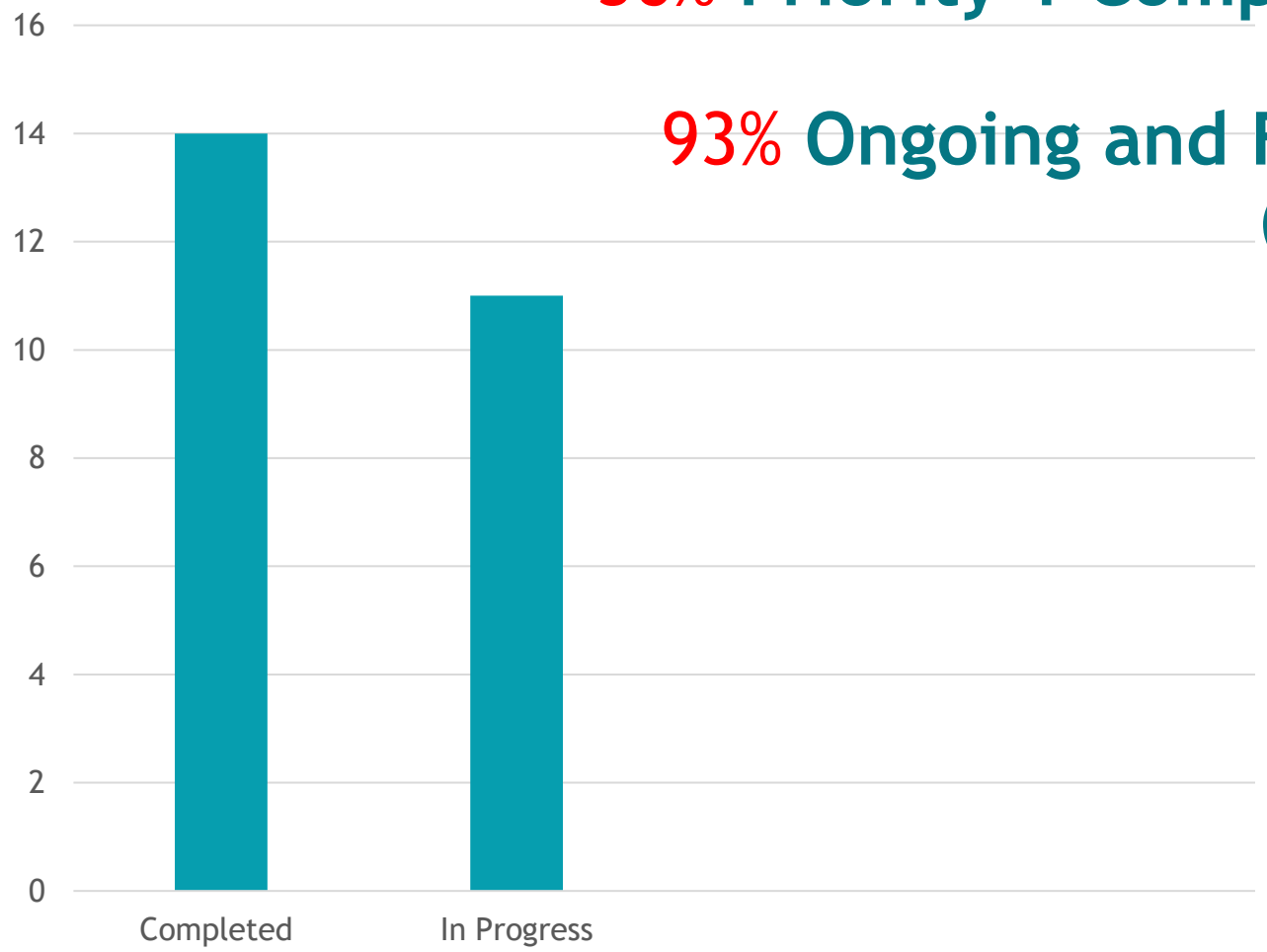




FY 2026 Status Update

56% Priority 1 Completed (14 of 25 items)

93% Ongoing and First Tier Topics (14 of 15 items)



Proposed FY 2027/2028 Work Program Topics

Ongoing Topics

- Application Fees/Recreation Expenditure
- Minor and Editorial Revisions
- Code of Virginia Updates
- Reports to the Board

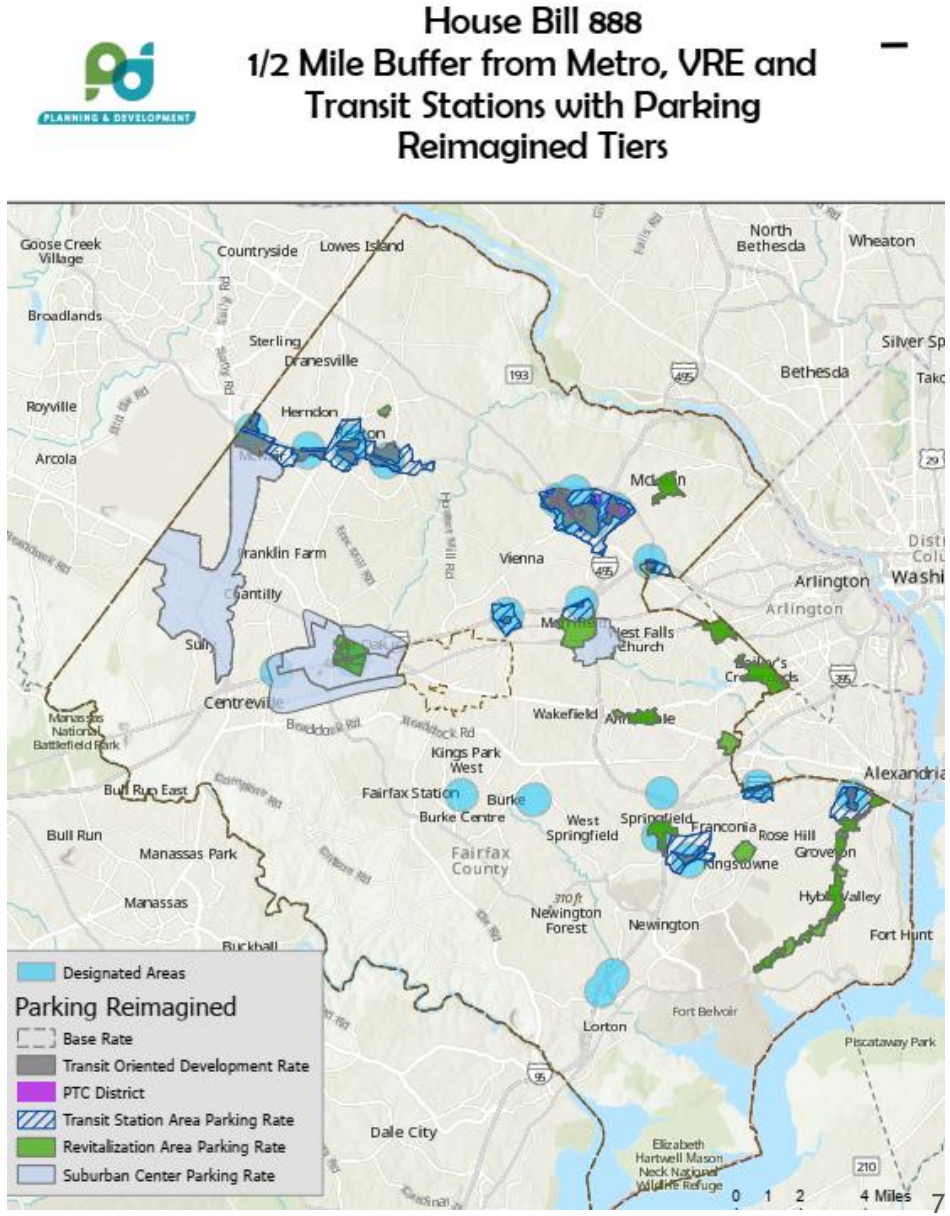
First Tier

- Accessory Living Units
- Accessory Structures
- Building Height
- Commercial and Industrial Uses
- Floodplain Part 1
- Home Day Care Facility

FY 2027/2028 Work Program Topics

Code of Virginia Updates

- High Energy Use Facility (Data Centers)
- Manufactured Homes
- Parking Requirements
- Solar Power Facilities and BESS
- Wireless Facility and Temporary Structure



Proposed FY 2027/2028 Work Program Topics

Second Tier

- Active Transportation Plan **(NEW)**
- Floodplain – Part 2
- Housing Initiatives **(NEW)**
    - ADUs
    - Special Exception
        - Affordable Projects
    - Submission Requirements
        - RZ and Site Plan
- Religious Assembly – Secondary Uses **(NEW)**



Estimated Timelines

Zoning Ordinance Work Program			FY 2027				FY 2028			
Priority	**WP #**	**Topic**	**1**	**2**	**3**	**4**	**1**	**2**	**3**	**4**
Ongoing	1	Application Fees and Planned District Minimum Recreational Facilities Expenditure								
	2	Minor and Editorial Revisions								
	3	Code of Virginia Updates								
	4	Reports to the Board								
First Tier	5	Accessory Living Units								
	6	Accessory Structures								
	7	Building Height								
	8	Commercial and Industrial Uses								
	9	Floodplain - Part 1								
	10	Home Day Care Facilities								
Second Tier	11	Active Transportation Plan								
	12	Floodplain - Part 2								
	13	Housing Initiatives								
	14	Religious Assembly - Secondary Uses								

Background research, outreach, presentation to land use committee
Authorization and public hearings
Report issued

Priority 2 Update

Removed from Priority 2 - Moved to Priority One



- Affordable Dwelling Unit Ordinance
- Affordable Housing Initiatives
- Affordable Housing – Religious Assembly
- Religious Assembly – Secondary Uses

Added to Priority 2



- Cemetery Preservation
- Parking Tiers – Suburban Centers
- Setback Ratio to Building Height – Residential
- Small Scale Production - Urban Agricultural
- Submission Requirements – SP/SE

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