

## September 17, 2014 Meeting Summary | Form Based Code Advisory Working Group

### Attendees

**PC Members:** Inta Malis (FBC AWG Chair). **FBC AWG Members:** Ed Miltenberger, Noreen Quill, Linda Dye, Stef Pryor, Betty Siegel, Kathy Guernsey, and Takis Karantonis. **Staff:** Jennifer Smith and Deborah Albert

---

### Agenda Item 1 | Zoning Ordinance Update

- Deborah Albert provided an overview of the final phase of the Arlington County Zoning Ordinance update process. This work involves
  - Incorporation of a use classification system
  - Updates to use tables to reconcile them with the new use classification system
  - Updates to use standards and development of selected new use standards; and
  - General updates to definitions and terms
- She indicated the main emphasis of the work is to provide a new use classification system which will primarily make the ZO easier to use, understand and administer. The primary change will be the reorganization of the use tables corresponding to new terminology and categorization. The use classification system is generally not intended to create new policy. For Columbia Pike, and the Form Based Codes, the changes will be specifically focused on the use tables and associated terminology updates.
- AWG members questioned how some categories were selected. Ms. Albert indicated that the categories group similar land uses and intensity of land uses.
- Several specific questions and/or comments were raised:
  - Group Living: How is the “average size of a household” determined?
  - How are the following regulated: open air markets? Air B&B? Restaurants with delivery services?
  - In the future during our zoning studies, would we only make decisions at the “category” level, or would we assess the specific land use? Staff indicated that within a particular use category, specific uses may be regulated differently, so such decisions would generally address the specific land use.
  - Will all categories be shown for each zoning district? Yes, for organization, each category will be shown. However, if none of the uses in a particular category are permitted, the proceeding columns would not indicate any permitted uses (i.e., the column(s) would remain blank). It was commented that the system in essence is creating a list of exceptions, or a taxonomy of uses.
  - Has the draft document been field tested? Will homeowners/property owners/business owners know how to use it? It was noted that the preliminary draft was published just two weeks ago and outreach has just started. However, the use classification system is similar to systems used in many modern zoning ordinances. Additional review meetings are scheduled, and a public meeting is planned for October 22, 2014.

- A suggestion was made to use some case studies as part of the process (i.e. at the public meeting or in the FAQs) to further explain how uses, and any accessory/ancillary uses, would be permitted using the new format.
- **Ms. Albert indicated that a public information session would be held on Wednesday, October 22, 2014 and the public is welcomed to attend to learn more about the process and ask questions. AWG members were asked to compare the draft proposed use tables with the existing tables to confirm whether any uses were missing, and to provide any comments by October 3.** The request to Advertise for any proposed ZO amendments is anticipated in December 2014 for final consideration in January 2015.
- AWG members were also encouraged to review the FAQs posted online.