

MEMORANDUM

To: Chair Jaworski and Members of the
Planning Commission

From: Brooke Hardin, Director of Community
Development & Planning

Subject: Motion to Amend Chapter 110 of the Code of
the City of Fairfax, Virginia, and articles and
sections contained therein, including, but not
limited to: Zoning Districts and Regulations,
Decision-Making Bodies and Officials,
Development Review, Enforcement and
Penalties, and Definitions to include provisions
for affordable dwelling units



Meeting

Date: February 24, 2020

The Code of Virginia authorizes localities to provide for “optional increases in density” in a zoning ordinance in order to support the provision of affordable housing through an affordable dwelling unit (ADU) ordinance. Instituting an ADU ordinance is voluntary on the part of the locality. The City of Fairfax is included in the more flexible (§15.2-2304) of two state code sections (§15.2-2305) authorizing the preparation of an ADU ordinance.

The Planning Commission held work sessions on January 28, 2019 and January 27, 2020 to discuss the inclusion of provisions for ADUs in the City’s Zoning Ordinance. Companion to the Zoning Ordinance provisions for ADUs would be administrative regulations and a memorandum of understanding with Fairfax County to administer the program.

The attached sample motion would initiate consideration of amendments to include provisions for ADUs in the Zoning Ordinance. Approval of the motion does not signify approval of any amendments. Consideration of any amendment would be held following a public hearing before the Planning Commission.

Attachment: Sample Motion

SAMPLE MOTION

“I MOVE, IN ACCORDANCE WITH THE PUBLIC NECESSITY, CONVENIENCE, GENERAL WELFARE, AND GOOD ZONING PRACTICE, THAT THE CITY OF FAIRFAX PLANNING COMMISSION INITIATE AMENDMENTS TO CHAPTER 110 OF THE CODE OF THE CITY OF FAIRFAX, VIRGINIA, AND ARTICLES AND SECTIONS CONTAINED THEREIN, INCLUDING, BUT NOT LIMITED TO: ZONING DISTRICTS AND REGULATIONS, DECISION-MAKING BODIES AND OFFICIALS, DEVELOPMENT REVIEW, ENFORCEMENT AND PENALTIES, AND DEFINITIONS TO INCLUDE PROVISIONS FOR AFFORDABLE DWELLING UNITS.

I FURTHER MOVE THAT A PUBLIC HEARING BE SCHEDULED FOR CONSIDERATION OF THESE AMENDMENTS.”