



**PRINCE WILLIAM**  
COUNTY

# Zoning Text Amendments

**DPA 2016-00020**

**Mixed Use Zoning District**

**&**

**DPA 2020-00007**

**DCSM Amendments to Incorporate MUZD**

**DORAC/CDC-DORT**

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# Background-Timeline

- On June 21, 2016, the Board of County Supervisors initiated a Zoning Text Amendment (ZTA) to allow flexibility in the mix of uses and development standards for mixed-use developments.
- November 29, 2018- Kickoff meeting with our consultant. (TLC Grant)
- February 1 & March 15, 2019: Held DORAC Work Sessions
- April 24, 2019: Held a public meeting
- May 15, 2019: Conducted a Planning Commission Work Session
- May 31, 2019: MUZD Recommendation Report completed by Renaissance Planning Group
- June 6, 2019: Submitted to MUZD presentation to DORAC/CDC via email
- June 21, 2019: Held DORAC/CDC Work Session
- August 30, 2019: Presented MUZD draft text and DCSM Amendments to DORAC/CDC.
- September 11, 2019: Presented MUZD draft text and DCSM Amendments to Planning Commission.

# MUZD Draft Text & DCSM Amendments

- **The MUZD Draft Text consists of five areas necessary to implement this new district.**  
(Discussed at the Last DORAC/CDC Meeting on August 30, 2019.)
- **The DCSM Amendments consists of six areas modified to complement the language in the MUZD.**



# Proposed Changes made to the DCSM

Six areas of proposed changes in the DCSM to make compatible with the Proposed MUZD Text.

## 1. Functional Classification of Streets (Section 601.02):

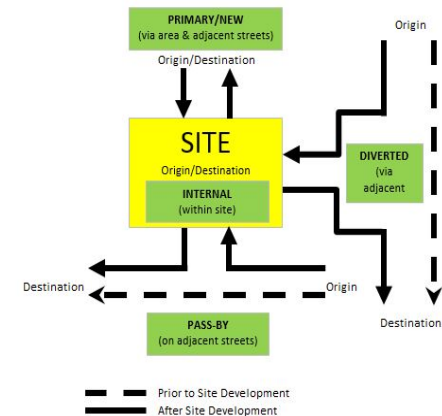
- Include Small Area Plans and MUZD under Urban Street.

## 2. Trip Generation Standards (Section 602.03):

- Allows for adjustment of internal trips for evaluating traffic generation of mixed use with VDOT/PWC DOT concurrence.

## 3. Alleyways in Planned Districts (Section 602.16.2):

- Alleyways will be allowed in MUZD districts by right.



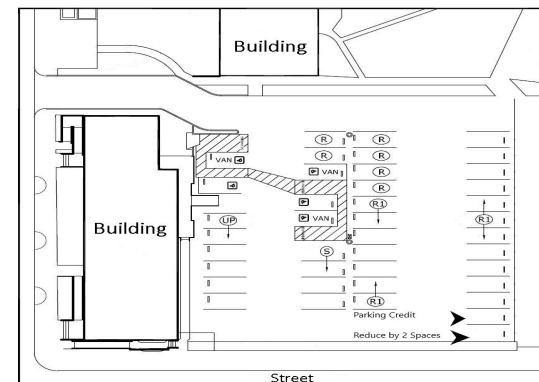
# Proposed Changes made to the DCSM (Continued)

## 4. General requirements for Off- Street Parking (Section 610.01):

- In MUZD, reduces minimum required spaces by 15%.
- Allows for parking lot on a lot other than that lot on which the principal use is located.

## 5. Parking Credit Allowance (Section 610.03):

- (30%) of the required parking spaces may be waived
- (15%) reduction for non-residential when public parking is provided within 500 feet of a site.



# Proposed Changes made to the Draft DCSM (Continued)

## 6. Buffer Areas in General (Section 802.10):

- For areas within a MUZD, buffer areas normally required based on proposed uses will not be required and may be waived through Administrative approval.

TABLE 8-1 MINIMUM BUFFER AREA REQUIRED														
Proposed Use/Development	Adjoining Existing Use/Development													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
<b>RESIDENTIAL</b>														
1. Single-Family Detached		A	B	B	B	D	D	B	C	B	C	C	C	B
2. Single-Family Weak-Link (used only for previously approved weak-link developments that are still valid)	A		A	B	B	D	D	B	C	B	C	C	C	B
3. Single-Family Attached	B	A		B	B	D	D	B	C	B	C	C	C	B
4. Multifamily	B	B	B		B	D	D	A	C	B	C	C	C	
<b>PUBLIC/SEMIPUBLIC</b>														
5. Institutional (e.g., schools, church, library)	B	B	B	B		A	D	A	A	A	B	C	C	
6. Public Recreational Use - Passive	D	D	D	D	D		D	B	B	B	B	B	C	
7. Public Recreational Use - Active	D	D	D	D	D	D		D	D	D	D	D	D	
8. Care Facilities (e.g., nursing home)	B	B	B	A	C	B	D		C	A	B	C	C	
9. Public Facilities (e.g., pump station, treatment plant)	C	C	C	C	A	B	D	C		B	B	A	A	C
10. <b>OFFICE</b>	B	B	B	B	A	B	D	A	B		A	B	B	
11. <b>COMMERCIAL/RETAIL</b>	C	C	C	C	B	B	D	B	B	A		A	B	
<b>INDUSTRIAL</b>														
12. Light	C	C	C	C	C	B	D	C	A	B	A		A	D
13. Heavy	C	C	C	C	C	D	D	C	A	B	B	A		C
14. <b>MIXED USE</b>	B	B	B						C				D	C

A, B, C- Buffer width in accordance with Table 8-2.

D- Determined on a case-by-case basis, depending on the activity.

# Next Steps for ZTA & DCSM Amendments

- 10/16/2019 Planning Commission Public Hearing
- If approved by the PC, a BOCS Work Session will be scheduled.