



DCSM/Zoning Ordinance Advisory Committee (DORAC)

July 27, 2023

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ZONING TEXT AMENDMENTS

For Review Today

- Drive-Through Uses and Curbside Pick-up
- Commercial Sign Regulations (Temporary Signage)
- 2022 State-Mandated Code Changes
- 2023 State- Mandated Code Changes

ZONING TEXT AMENDMENTS

Drive-Through Uses and Curbside Pick-up

- **Initiation**
 - Review regulations related to drive-through uses and curbside pick-up to provide additional flexibility

ZONING TEXT AMENDMENTS

Drive-Through Uses and Curbside Pick-up

Current Text

- Drive-in, drive-through, drive-up all need SUP

Proposed Text

- Removes term **drive-in, drive-up**
- Language pulls out anything in a designated parking space.
Curbside pickup (new term) in a designated parking space would **not need a SUP**
- Permitted signs include **1 per parking space**
 - Max sign area of 8 sq ft.
 - Max sign height of 8 ft.









Questions/Comments?

[Link to Draft Text:](#)

ZONING TEXT AMENDMENTS

Drive-Through Uses and Curbside Pick-Up Phase 2

- Additionally, staff is looking into reconsidering the SUP requirement for all drive-throughs/drive in's- Part II of this ZTA (needs to be initiated)
 - Need to meet a **set of design standards** (architectural, transportation, buffers and landscaping etc.).
 - May not be appropriate in every part of the county
 - Timing this concurrently with the **DCSM 600 changes**.

ZONING TEXT AMENDMENTS

Drive-Through Uses and Curbside Pick-Up Phase 1 & 2

- **Timeline (Phase 1)**
 - PC Worksession- September 20 (tentative)
 - PC Hearing- October 25 (tentative)
 - Board Hearing- Likely January or early February 2024
- **Timeline (Phase 2)**
 - PC Hearing date likely October 2024 depending on timeline of DCSM Section 600 changes

ZONING TEXT AMENDMENTS

Commercial Sign Regulations

- **Initiation:**
 - Address concerns regarding commercial signage regulations

ZONING TEXT AMENDMENTS

Commercial Sign Regulations

- In its 2015 ruling in *Reed*, the U.S Supreme Court held that when a municipality regulates signs based on the message, the regulations are content-based presumptively unconstitutional, and unlikely to survive the judicial test of strict scrutiny.



ZONING TEXT AMENDMENTS

Commercial Sign Regulations

Current Text

- Allows freestanding yard signs that pertain to a **“residential use or residential project”** to be installed without a permit.
- **Size:** 6 sf
- **Height:** 5 ft
- **Number:** 3 yards signs per 1,000 linear feet of road frontage separated by a minimum of 250 ft.



ZONING TEXT AMENDMENTS

Commercial Sign Regulations

Proposed Text

- Allows signs without a permit for properties **actively marketed for sale, rent or lease**
- Allows signs without a permit **during active construction or alterations**

ZONING TEXT AMENDMENTS

Commercial Sign Regulations

Actively Marketed for Sale, Rent or Lease

Commercial, or Industrial Zoned Districts

Speed Limit	Type of Sign Allowed	Size	Height	Removal Period
25 mph or less	Freestanding, banner, A-Frame	12 sf	Max of 6 ft	14 days of settlement, rental or lease of property
Greater than 25 mph	Freestanding, banner, A-Frame	32 sf	Max of 8 ft	14 days of settlement, rental or lease of property
Highway Corridor Overlay District	Freestanding, banner, A-Frame	24 sf	Max of 8 ft	14 days of settlement rental or lease of property

Agricultural and Residential Zoned Districts

Speed Limit	Type of Sign Allowed	Size	Height	Removal Period
25 mph or less	Freestanding	12 sf	Max of 6 ft	14 days of settlement, rental or lease of property
Greater than 25 mph	Freestanding	32 sf	Max of 8 ft	14 days of settlement, rental or lease of property
Highway Corridor Overlay District	Freestanding	24 sf	Max of 8 ft	14 days of settlement rental or lease of property

ZONING TEXT AMENDMENTS

Commercial Sign Regulations

Active Construction, or Alterations

Commercial, or Industrial Buildings

Multifamily, or Single-Family Attached

Single-Family Detached

Speed Limit	Type of Sign Allowed	Size	Height	Removal Period
25 mph or less	Freestanding, banner, A-Frame	32 sf	Max of 8 ft	14 days following completion of construction
Greater than 25 mph	Freestanding, banner, A-Frame	60 sf	Max of 10 ft	14 days following completion of construction

Speed Limit	Type of Sign Allowed	Size	Height	Removal Period
25 mph or less	Freestanding	32 sf	Max of 8 ft	14 days following completion of construction
Greater than 25 mph	Freestanding	60 sf	Max of 10 ft	14 days following completion of construction

Speed Limit	Type of Sign Allowed	Size	Height	Removal Period
All Speeds	Freestanding	6 sf	5 feet	7 days after the improvement or renovation is completed or 6 months whichever is less



Questions/Comments?

[Link to Draft Text:](#)

ZONING TEXT AMENDMENTS

Commercial Sign Regulations

- **Timeline**
 - PC Worksession- September 20 (tentative)
 - PC Hearing- October 25 (tentative)
 - Board Hearing- Likely January or early February 2024

ZONING TEXT AMENDMENTS

2022 State Mandated Changes

- **Chapter 181** modified language in Virginia Code Section 15.2-2232 to clarify that **parks** are included
- **Chapter 249** modified the process by which the Board is to consider **review and appropriate funds** to the **Board of Zoning Appeals**



Questions/Comments?

[Link to Draft Text:](#)

ZONING TEXT AMENDMENTS

2022 State Mandated Changes

- **Timeline**
 - PC Hearing- October 11 (tentative)
 - Board Hearing- Likely January or early February 2024

ZONING TEXT AMENDMENTS

2023 State Mandated Changes

- **SB 1151** standardizes the **frequency** and **length of time** that **notices** of certain **meetings, hearings, and other intended actions** of localities must be **published in newspaper** and other print media
- **HB1450 and SB 798** replaces various instances of the terms **handicap, handicapped** and other similar variations throughout the Code of Virginia with alternative terms as appropriate in the statutory context, such as **disability and impairment**



Questions/Comments?



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PREVIEW OF UPCOMING ZONING TEXT AMENDMENTS

- Other ZTAs Staff is actively working on include:
 - Industrial Parking
 - Technical Changes to Implement the 2040 Comprehensive Plan
 - PFR Review Update to Implement the 2040 Comprehensive Plan
- For more information on how to get involved, please contact Emilie Wolfson at ewolfson@pwcgov.org or at 702-792-7128