

SUMMARY OF ADOPTED SMALL BUSINESS ZONING CHANGES (October 2008)

New permitted uses:

Child care center or preschool in commercial zones, subject to use limitations

Small commercial schools, with up to 20 students, such as yoga, pilates, or personal training classes

New uses allowed by administrative SUP:

Child care center or preschool in a church or school building in residential zones

Small garden centers with standards, including for deliveries and loading

Outdoor food and crafts market with standards

New uses permitted or allowed with an administrative SUP depending on the location and type of building:

Shopping Center:

Health and athletic club as a permitted use

Overnight pet accommodations with administrative SUP

Industrial or Flex space center, such as the buildings on West Eisenhower Ave

Light auto repair with administrative SUP

Catering operation with administrative SUP

Health and athletic club as a permitted use

Office complex of four stories or more

Health and athletic club as a permitted use

Convenience store as a permitted use

Permitted use in shopping center, hotel or an industrial or flex space center

Restaurants

Administrative SUP for all other full service restaurants, except in Old Town, where a full SUP is required; and

Restaurants that do not meet the administrative approval standards (too large, entertainment, fast food, etc) will require a full SUP.

Procedural changes:

Minor amendment and change of ownership have been combined, clarified and changed slightly; the criteria for minor

amendment have been relaxed slightly and clarified, and an appeal to the Planning Commission has been added.

Administrative SUP procedures and standards are reorganized and consolidated, and an appeal to both the Planning Commission and Council are included.

City Council agreed with staff's recommendation to create a checklist for small businesses and asked that this checklist for SUPs be brought back to the Planning Commission and City Council for review and adoption within two months of the final adoption of the ordinance adopting the zoning changes.

City Council agreed to keep the appeals process for administrative SUPs the same for restaurants as it relates to the Planning Commission (30 days). As it relates to all other uses, the Council agreed to move to a 14 day appeals process after the Planning and Zoning Director has made a recommendation and to a five day appeal process from Planning Commission to City Council, including any appeals of restaurants.

The Council also directed staff to provide information on completed SUP applications on the City's website and to review the adopted changes in one year following their implementation.

Please direct any inquiries concerning small business zoning changes to Rich Josephson, Department of Planning and Zoning; phone: 703-838-4666; email: richard.josephson@alexandriava.gov