

**ADOPTION OF AN AMENDMENT TO CHAPTER 112
(ZONING) OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday, March 8, 2022, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,
VIRGINIA:**

Amend Chapter 112 (Zoning Ordinance), as follows:

INSTRUCTION:

1. Amend Section 3101 by adding new subsections 11. Hollin Hills Historic Overlay District and renumber all subsequent affected subsections.

Article 3 – Overlay and Commercial Revitalization Districts

3101. Historic Overlay Districts

11. Hollin Hills Historic Overlay District

A. District-Specific Purpose

In addition to the purpose for HODs as stated in subsection 3101.1, the Hollin Hills Historic Overlay District is created to protect against destruction of the Hollin Hills neighborhood; to encourage development standards which will lead to its continuance, conservation, and improvement; to prevent creation of environmental influences adverse to these purposes; and to assure that new structures, additions and uses within the district will be in keeping with the character to be preserved and enhanced.

B. Permitted, Special Exception, and Special Permit Uses

All uses permitted by right, special exception and special permit in the underlying zoning districts.

C. Additional Standards

Any new improvement and addition—including any structure, sign, fence, street furniture, outdoor graphic, and public and private utility—must be in substantial conformance with adopted Design Guidelines for the Hollin Hills Historic Overlay District and must be designed to be compatible with the architectural and character-defining features of the neighborhood.

D. Building Height

Maximum: 35 feet for all principal structures

This amendment takes effect on March 9, 2022, at 12:01 a.m. with the following grandfathered from the provisions of this amendment:

- Applications for building permits, site plan, and any site-related plan (grading, conservation plans or house location plats) submitted and accepted for review before the effective date, would not be subject to ARB review pursuant to the provisions of Section 3101 provided such plans or plats are (a) approved within twelve months of the return of the initial submission to the applicant or agent, (b) the plan or plat remains valid, (c) building permits for the structures shown on the approved plan or plat are issued within six months of approval, and (d) the structures and uses are constructed in accordance with such building permits.

GIVEN under my hand this 8th day of March, 2022.



Jill G. Cooper
Clerk for the Board of Supervisors