

112.1-2021-1  
(concurrent with Comprehensive Plan Amendment PA 2020 IV-MV1  
and Rezoning Application RZ 2021-MV-001)

**ADOPTION OF AN AMENDMENT TO CHAPTER 1121  
(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 electronically (due to the State of Emergency caused by the COVID-19 pandemic) on Tuesday, April 13, 2021, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112.1 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following.

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

Amend Chapter 112.1 (Zoning Ordinance), as follows:

Amend Section 3101. Historic Overlay Districts by adding new subsection 19 to read as follows, and re-number all affected subsections:

## **19. Wellington at River Farm Historic Overlay District**

---

### **A. District-Specific Purpose**

In addition to the purpose for HODs as stated in subsection 3101.1, the Wellington at River Farm Historic Overlay District is created to protect the Wellington at River Farm Manor House, associated structures, landscape, and viewshed, and potential archaeological resources; to encourage uses which will promote the district's continuance, conservation, and improvement; to prevent the potential environmental influences and adverse effects to the district; and to assure that new structures and uses will be consistent with the character of the district.

---

### **B. Permitted, Special Exception, and Special Permit Uses**

All uses permitted by right in the underlying zoning district. The Board of Supervisors may approve by special exception any use permitted by special exception or special permit in the underlying zoning district, subject to the standards applicable to those uses and the additional standards below.

---

### **C. Additional Standards**

- (1)** Any use approved by the Board of Supervisors must use the existing historic resources on the property and demonstrate that the use, including any proposed new improvement, addition, or new separate freestanding structures, will be in harmony with the District-Specific Purpose of this district. In addition, the Board of Supervisors must consider whether the nature and scale of the proposed use is compatible with the structure, site, and surrounding properties.
- (2)** All off-street parking and loading spaces must be located outside of required minimum side and rear yards that abut a residential district, unless modified by the Board.
- (3)** The Board of Supervisors may impose conditions and restrictions that it deems necessary to ensure the use will be compatible with and not adversely impact any adjacent residential areas.

- (4) Any new improvement or addition—including any structure, sign, fence, street furniture, outdoor graphic, and public or private utility—must be in substantial conformance with adopted Design Guidelines for the Wellington at River Farm Historic Overlay District and must be designed to be compatible with the existing historic resources and viewshed, potential archaeological resources, and historical character of the area.

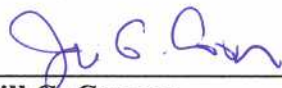
---

**D. Building Height**

Maximum: 35 feet.

**This amendment shall become effective on July 1, 2021, at 12:01 a.m.**

**GIVEN under my hand this 13<sup>th</sup> day of April 2021.**



---

**Jill G. Cooper**  
Clerk for the Board of Supervisors