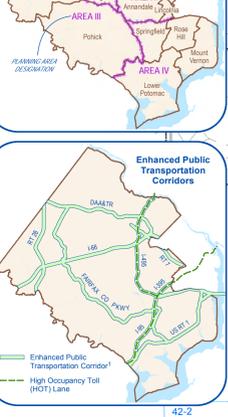
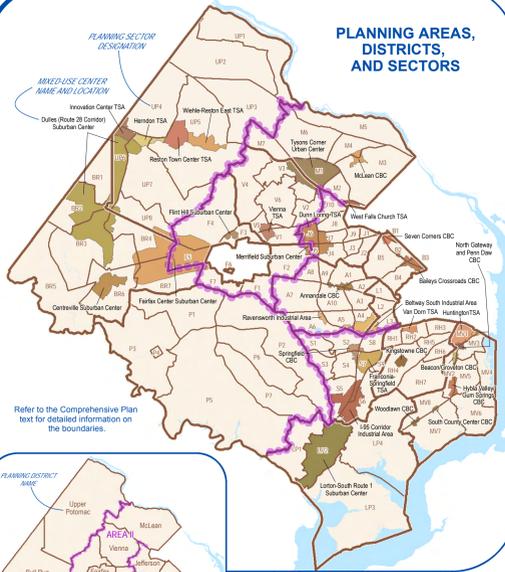


# FAIRFAX COUNTY COMPREHENSIVE LAND USE PLAN BASELINE RECOMMENDATIONS

Adopted by the Board of Supervisors June 30, 1975  
Amended through April 29, 2014  
to include Amendment 2013-08



A Fairfax County,  
Virginia Publication



**LEGEND**

**LAND USE**

The Comprehensive Plan map indicates the primary land use recommendation. The Area Plans should be consulted in conjunction with the Plan map because the Area Plans may supply more detailed recommendations than generally featured on the Plan map, including optional land use recommendations.

Note: In the event of a discrepancy between the specific recommendations of the Area Plans and the map, the Area Plan takes precedence.

**RESIDENTIAL**

DUAC means "dwelling units per acre"

1-2 DUAC (1 dwelling unit per 10-5 acres)
2-5 DUAC (1 dwelling unit per 5-2 acres)
5-1 DUAC (1 dwelling unit per 2-1 acres)
1-2 DUAC
2-3 DUAC
3-4 DUAC
4-5 DUAC
5-8 DUAC
8-12 DUAC
12-16 DUAC
16-20 DUAC
20+ DUAC

**COMMERCIAL**

Office
Retail and Other Commercial Uses
Industrial

**OPEN SPACE AND RECREATION**

- Public Parks: This includes land planned for public parks and open space use.
- Private Recreation: Privately owned, recreational facilities, which may include golf courses, swim clubs, tennis clubs, and country clubs.
- Private Open Space: Areas planned to remain undeveloped and are generally planned for Public Parks or Private Recreation. Boundaries are not intended to be precise or comprehensive. Consult the Comprehensive Plan, particularly the Environmental Quality Corridor guidance and the Environmental Section of the Policy Plan, for further guidance.

**MH** Mobile Home Parks

**PUBLIC FACILITIES, GOVERNMENTAL AND INSTITUTIONAL**

CATEGORY	INCLUDES	SYMBOL	EXISTING/PROPOSED
Library	Library	(L)	(P)
Governmental and Public Safety	Police Substation and Training Facility Fire and Rescue Station and Training Facility Court-related Facility	(G)	(P)
Health and Human Services Facility	Senior Center Task Force Case Family Health Development Facility Community Center	(S)	(P)

**LAND USE, continued**

CATEGORY, EXISTING	INCLUDES	SYMBOL	EXISTING/PROPOSED
Schools	Schools	(S)	(P)
Elementary	Elementary	(E)	(P)
Intermediate/Junior High	Intermediate/Junior High	(I)	(P)
High	High	(H)	(P)
College/University	College/University	(C)	(P)
Public Service and Utility Facility	Water Storage Electric Substation Storage Tank Maintenance Facility Sewer Treatment Plant Water Treatment Plant Landfill	(U)	(P)
Inventory of Historic Sites Property	Inventory of Historic Sites Property or Properties	(H)	(P)
Historic Overlay District	Historic Overlay District	(H)	(P)
OTHER USES	Mixed Use: A mix of related uses such as office, hotel, residential and/or retail development within a designated area. Consult the Area Plans for detailed land use recommendations.	(M)	(P)
Alternative Uses: Areas where the adopted Plan recommends more than one land use option. Consult the Area Plans for detailed land use recommendations.	Fairfax Center Area: Land Use Summary Charts assigning baseline, intermediate and quality level recommendations for all land within Fairfax Center Area from the Comprehensive Plan. Additional Plan guidance is found in specific Plan recommendations.	(A)	(P)

**SPECIAL AREAS**

- Mixed Use Center and Industrial Area Boundaries: Mixed Use Center and Industrial Area are depicted on the Concept for Future Development. Mixed Use Centers include Transit Center Urban Center, Suburban Centers, Transit Station Areas, and Community Business Centers. Detailed Plan recommendations for these areas can be found in the Area Plans.
- Community Improvement Area Boundary: County agencies are authorized to carry out a Board-approved plan for the provision of public improvements.
- Redevelopment Area Boundary: The Redevelopment and Housing Authority is authorized to carry out a Board-approved plan for redevelopment in this area.
- Conservation Area Boundary: The Redevelopment and Housing Authority is authorized to carry out a Board-approved plan for conservation and/or development in this area.
- Airport Noise Contour: Policies for planning within the Washington Dulles International Airport noise impacted areas appear in the Area III Plan Overview, under the heading "Airport Noise Impact Areas." Additional policies for noise compatible land use appear in the Environmental Section of the Policy Plan and the Area Plans.
- Discouraged Building Height Boundary: Specific policies apply to the height of structures within this boundary as described in the Area III Plan Overview, under the heading "Allowable Height of Structures in the Vicinity of Dulles Airport."
- City and Town Boundary
- Fairfax Area Boundary

Note: Due to the limitations of scale, boundary portrayal is approximate. Boundaries of the Area Plans or a larger scale and more detailed portrayal are shown in the Comprehensive Plan text.

**TRANSPORTATION**

Existing/Proposed

M	Metrorail Station
P	Commuter Parking Lot
T	Transit Station (No Parking)
R	Commuter Rail Station
R	Rail Station
I	Full Interchange Improvement (Study Required)
I	Partial Interchange Improvement
H	High Occupancy Vehicle (HOV) Lanes
H	Water or Inflow Arterial Highway (Number Indicates Proposed Number of Lanes including HOV or HOT Lanes)
H	Contract Arterial on New Location
H	Water or Inflow Collector or Local Street (Number Indicates Proposed Number of Lanes)
H	Contract Collector or Local Street on New Location or Development Corridor (Cross sections to be finished during process of reviewing plans for proposed development)
H	Proposed Highway Overpass
H	Proposed Highway Underpass
H	Proposed Cut-De-Seat
H	Rail Transit or Bus Rapid Transit (BRT)

**TRANSPORTATION, continued**

- Final alignment subject to completion of appropriate engineering studies.
- All roads without lane designations are subject to safety and geometric improvements, as long as such improvements do not result in an increase in the number of through traffic lanes and do not result in a public information center being a public facility.
- Road improvements on the Transportation Plan are based on County level analysis. Further and more detailed study may be conducted to verify design of number of lanes prior to design of road improvements.
- Refer to Area Plans of the Fairfax County Comprehensive Plan for a comprehensive list of areas for the following areas:
  - Transit Center Urban Center
  - Suburban Centers
  - Railway Crossroads Community Business Center

**OTHER PLAN INFORMATION**

**Plan Map and Area Plans Relationship**

The Fairfax County Comprehensive Plan includes the Policy Plan, the Area Plans, and the Comprehensive Plan Map. The Policy Plan, the Area Plans, and the Comprehensive Plan Map are used together to guide planning and development. The Policy Plan, as adopted by the Board of Supervisors, contains objectives, policies, and guidelines to guide planning and development. The Area Plans, as adopted by the Board of Supervisors, contain objectives, policies, and guidelines to guide planning and development. The Comprehensive Plan Map illustrates planned land uses, planned transportation systems and public facilities. The Policy Plan, Area Plans, and Comprehensive Plan Map are used together to guide planning and development. The Policy Plan, as adopted by the Board of Supervisors, contains objectives, policies, and guidelines to guide planning and development. The Area Plans, as adopted by the Board of Supervisors, contain objectives, policies, and guidelines to guide planning and development. The Comprehensive Plan Map illustrates planned land uses, planned transportation systems and public facilities. The Policy Plan, Area Plans, and Comprehensive Plan Map are used together to guide planning and development.

**OTHER PLAN INFORMATION, continued**

**Criteria for Assignment of Appropriate Development Density/Intensity**

For residential development, appropriate density ranges in terms of dwelling units per acre are recommended in the Area Plans and are shown on the Comprehensive Plan Map. The process and factors used in establishing the appropriate density level are outlined in the "Residential Development Criteria," contained in Appendix 9 of the Land Use Section of the Policy Plan.

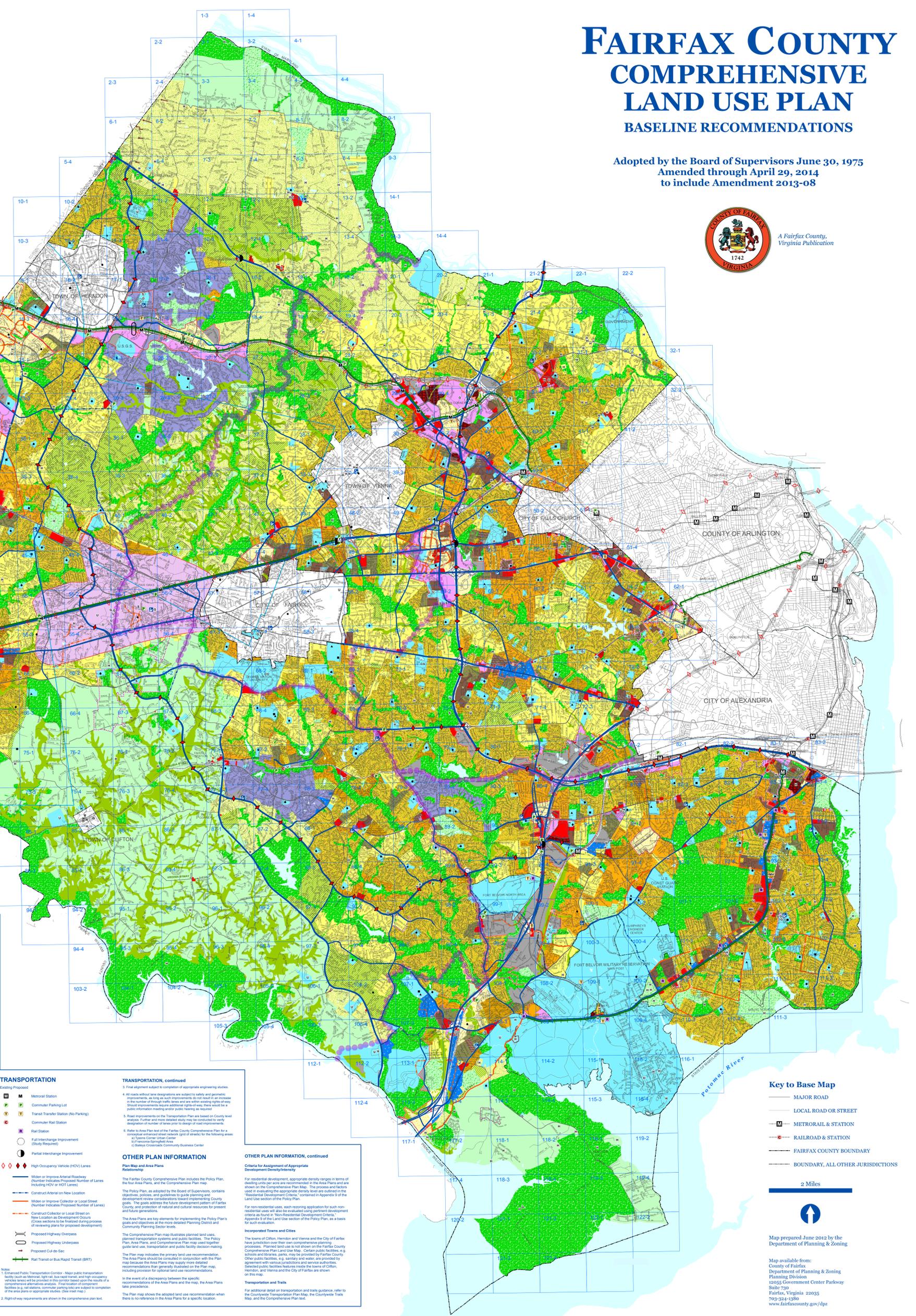
For non-residential uses, each receiving application for such non-residential uses will also be evaluated using pertinent development criteria as found in the "Non-Residential Development Criteria," Appendix 10 of the Land Use Section of the Policy Plan, as a basis for such evaluation.

**Incorporated Towns and Cities**

The towns of Clifton, Herndon and Vienna and the City of Fairfax have jurisdiction over their own comprehensive planning processes. Planned land use is not shown on the Fairfax County Comprehensive Plan Map and the Policy Plan. Certain public facilities, e.g. schools and libraries, parks, may be provided by Fairfax County. Other public facilities, e.g. sanitary and water are provided by agreement with various jurisdictions and service agencies. Selected public facilities features inside the towns of Clifton, Herndon, and Vienna and the City of Fairfax are shown on the map.

**Transportation and Trails**

For additional detail on transportation and trails guidance, refer to the Countywide Transportation Plan Map, the Countywide Trails Map, and the Comprehensive Plan text.



**Key to Base Map**

- MAJOR ROAD
- LOCAL ROAD OR STREET
- METRO RAIL & STATION
- RAILROAD & STATION
- FAIRFAX COUNTY BOUNDARY
- BOUNDARY, ALL OTHER JURISDICTIONS

2 Miles

Map prepared June 2012 by the Department of Planning & Zoning

Map available from:  
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