



Policy Plan:

The Countywide Policy Element

of

The Comprehensive Plan

for Fairfax County, Virginia



2003 EDITION

The Comprehensive Plan is on the Fairfax County Internet site at:

www.fairfaxcounty.gov/dpz/comprehensive_plan/main.htm.

The Internet version of the Plan will always be the most up-to-date. Compare this document with the Internet site to determine if this volume has been updated with the most recent amendments.

**Policy
Plan
2003
EDITION**

**The Comprehensive Plan
for Fairfax County, Virginia**

The Comprehensive Plan is on the Fairfax County Internet site at:
<www.fairfaxcounty.gov/dpz/comprehensive_plan/main.htm>.



Policy Plan:
The Countywide Policy Element
of
The Comprehensive Plan
for Fairfax County, Virginia

2003 EDITION

This document was printed from the Policy Plan volume of the Comprehensive Plan found on the Internet at:

<www.fairfaxcounty.gov/dpz/comprehensive_plan/main.htm>

The Internet version of the Plan will always be the most up-to-date. Compare this printed document with the Internet site to determine if this volume has been updated with the most recent amendments adopted by the Board of Supervisors.

USING THE PRINTED PLAN: Compare the “amended through” date found in the header of a specific section in this printed document with the same section of the Internet Plan. To keep a printed edition of the Plan up to date, print sections of the Plan from the Internet as they are updated.

USING THE PLAN ON THE INTERNET: The Internet version of the Comprehensive Plan will be updated periodically as amendments are adopted. In the Internet edition, the homepage for each volume and the header on the pages of each section gives the date through which each section has been amended. Sections or pages can be printed as needed from the Internet edition.

QUESTIONS: Call or visit the **Planner of the Day** for the Planning Division.

Department of Planning and Zoning, Planning Division, Suite 730,
12055 Government Center Parkway, Fairfax, Virginia, 22035
(703) 324-1380, 8 a.m. to 4:30 p.m. weekdays

BOARD OF SUPERVISORS

Katherine K. Hanley, *Chairman*
Gerald W. Hyland, *Mount Vernon District, Vice Chairman*

Sharon Bulova, *Braddock District*
Gerald E. Connolly, *Providence District*
Michael R. Frey, *Sully District*
Penelope A. Gross, *Mason District*

Catherine M. Hudgins, *Hunter Mill District*
Dana Kauffman, *Lee District*
Elaine McConnell, *Springfield District*
Stuart Mendelsohn, *Dranesville District*

Anthony H. Griffin, *County Executive*
Robert A. Stalzer, *Deputy County Executive*

PLANNING COMMISSION

Peter F. Murphy, Jr., *Springfield District, Chairman*
John R. Byers, *Mount Vernon District, Vice Chairman*

Walter L. Alcorn, *At-Large*
Frank de La Fe, *Hunter Mill District*
Joan DuBois, *Dranesville District*
Janet R. Hall, *Mason District*
Suzanne F. Harsel, *Braddock District*

John B. Kelso, *Lee District*
Ronald W. Koch, *Sully District*
Ilryong Moon, *At-Large*
Linda Q. Smyth, *Providence District*
Laurie Frost Wilson, *At-Large*

Barbara J. Lippa, *Executive Director*
S. Robin Hardy, *Assistant Director*

DEPARTMENT OF PLANNING AND ZONING

James P. Zook, *Director*
William E. Shoup, *Director, Zoning Administration Division*
Barbara A. Byron, *Director, Zoning Evaluation Division*
Fred R. Selden, *Director, Planning Division*

David Marshall, *Chief*
Facilities Planning Branch
Sterling Wheeler, *Chief*
Policy & Plan Development Branch

Marianne Gardner, *Chief*
Policy & Plan Development Branch
Pamela Nee, *Chief*
Environment & Development Review Branch

DEPARTMENT OF TRANSPORTATION

Young Ho Chang, *Director*

Leonard Wolfenstein, *Chief*
Planning Section
Transportation Planning Division

Angela Kadar Rodeheaver, *Chief*
Site Analysis Section
Transportation Planning Division

CONTENTS POLICY PLAN

PREFACE AND INTRODUCTION

Goals for Fairfax County

Overview of the Comprehensive Plan: Purpose, Scope and Legal Authority

Fairfax County in Context

History of Comprehensive Planning in Fairfax County

Implementation/Plan Monitoring/Community Participation

Introduction to Functional Area Sections

COUNTYWIDE PLANNING OBJECTIVES

Land Use

APPENDICES

1. Guidelines for Multifamily Residential Development
2. Locational Guidelines for Shopping Centers
3. Locational Guidelines for Child Care Facilities
4. Guidelines for Cluster Development
5. Guidelines for Drive-thru Windows and other Drive-thru Facilities
6. Guidelines for Interim Improvements of Commercial Establishments
7. Guidelines for Clustering of Automobile-Oriented Commercial Uses
8. Guidelines for Neighborhood Redevelopment
9. Residential Development Criteria
10. Guidelines for Mobile Home Retention

Transportation

APPENDICES

1. Functional Classification
2. Roadway Right-of-Way Requirements

Housing

Environment

Economic Development

Heritage Resources

Public Facilities

Human Services

Parks and Recreation

APPENDICES

1. Park Classification System
2. Standards and Criteria for Establishment of Parks and Recreation Facilities

Revitalization

GLOSSARY

