

INTRODUCTION TO PLANNING AND ZONING IN FAIRFAX COUNTY

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Development Process



Comprehensive Plan vs. Zoning Ordinance

Comprehensive Plan

- **Guide – Recommendations**
- Provides policies and text regarding land use, transportation, environmental protections, heritage resources, public facilities, parks, etc.
- Designates an area's recommended land use and density/intensity
 - Residential – du/ac
 - Industrial
 - Office
 - Mixed Use
 - Retail
 - Institutional
 - Public Parks

Zoning Ordinance

- **Law – Body of Regulations**
- Implements the Plan
- Identifies uses and standards (setbacks, height, open space & parking requirements)
- Zoning Districts
 - Residential (R-C, R-1, R-12)
 - Commercial (C-1, C-2, C-5)
 - Industrial (I-3, I-4, I-5)
 - Planned Development (PDC, PDH)

Proposals to rezone property are evaluated for conformance with the Comprehensive Plan

Components of the Comprehensive Plan

- Comprehensive Plan Volumes:
 - Policy Plan
 - Area Plans:
Areas I, II, III, and IV
- Comprehensive Plan Land Use Map
- Other Maps:
Transportation and Trails



Comprehensive Land Use Plan map

Land Use

- Residential (dwelling units per acre)
- Commercial (retail, office)
- Industrial
- Open Space (public, private)
- Public Facilities, Institutional, Government
- Mixed Use and Alternative Use

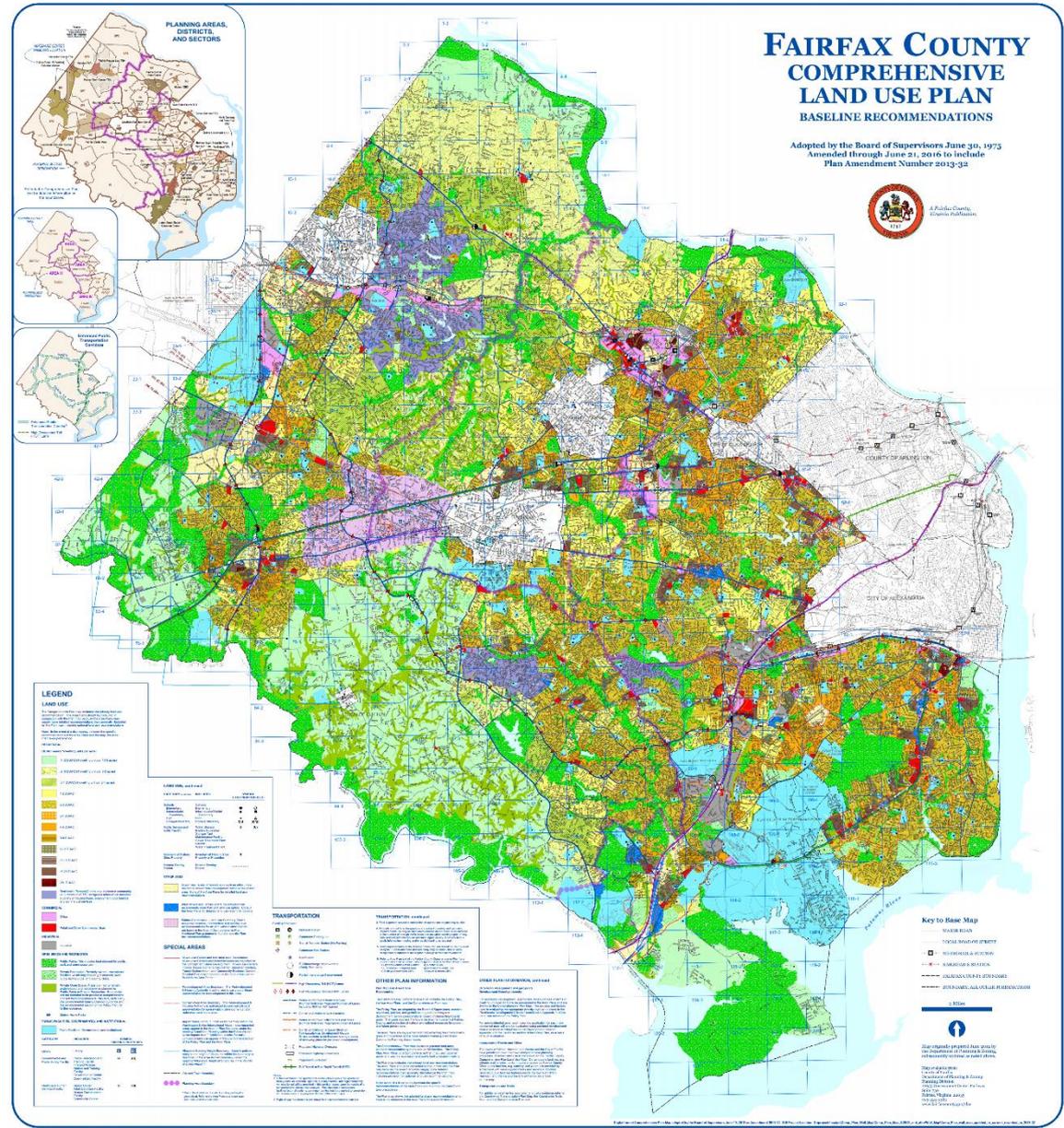
Transportation

- Existing / proposed
- Road improvements
- Transit corridors / stations

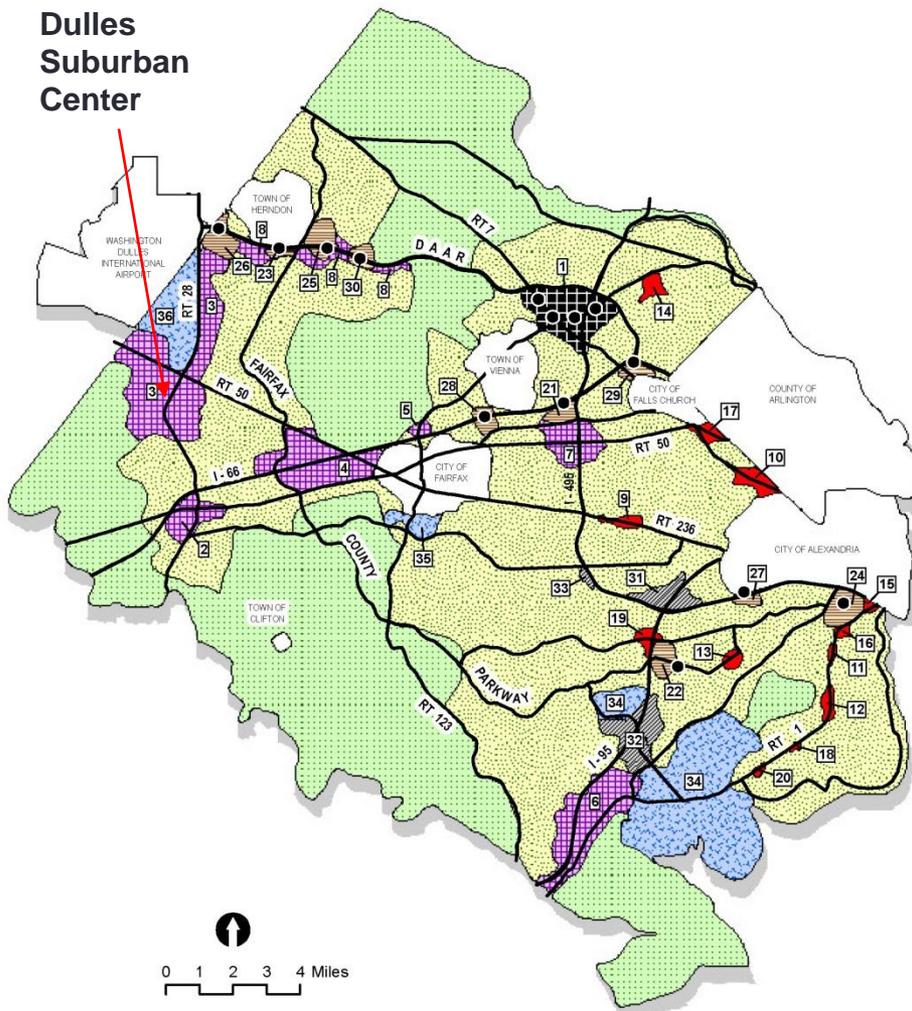
Special Areas

- Conservation Areas
- Community Improvement Areas
- Planning Area boundary

Other Maps: Transportation & Trails Plans



CONCEPT FOR FUTURE DEVELOPMENT MAP



LOCATIONS OF MIXED-USE CENTERS

Urban Center

1. Tysons Corner

Suburban Centers

2. Centreville
3. Dulles (Route 28 Corridor)
4. Fairfax Center
5. Flint Hill
6. Lorton-South Route 1
7. Merrifield
8. Reston-Herndon

Community Business Centers

9. Annandale
10. Baileys Crossroads
11. Beacon/Groveton
12. Hybla Valley/Gum Springs
13. Kingstowne
14. McLean
15. North Gateway
16. Penn Daw
17. Seven Corners
18. South County Center
19. Springfield
20. Woodlawn

Transit Station Areas

21. Dunn Loring
22. Franconia/Springfield
23. Herndon-Monroe
24. Huntington
25. Reston Parkway
26. Route 28/CIT
27. Van Dorn
28. Vienna
29. West Falls Church
30. Wiehle Avenue

LOCATIONS OF LARGE INSTITUTIONAL AND INDUSTRIAL AREAS

Industrial Areas

31. Beltway South
32. I-95 Corridor
33. Ravensworth

Large Institutional Land Areas

34. Fort Belvoir (Main Post and North Area)
35. George Mason University
36. Washington Dulles International Airport

LEGEND

-  Tysons Corner Urban Center
-  Suburban Center
-  Community Business Center
-  Transit Station Area
-  Industrial Area
-  Large Institutional Land Area
-  Suburban Neighborhood
-  Low Density Residential Area
-  Major Road
-  Metro Station

Floor Area Ratio (FAR)

Non-residential Intensity = Floor Area Ratio (FAR)

The floor area of the building is divided by the land area to calculate the FAR.

FLOOR AREA (sq. ft.)

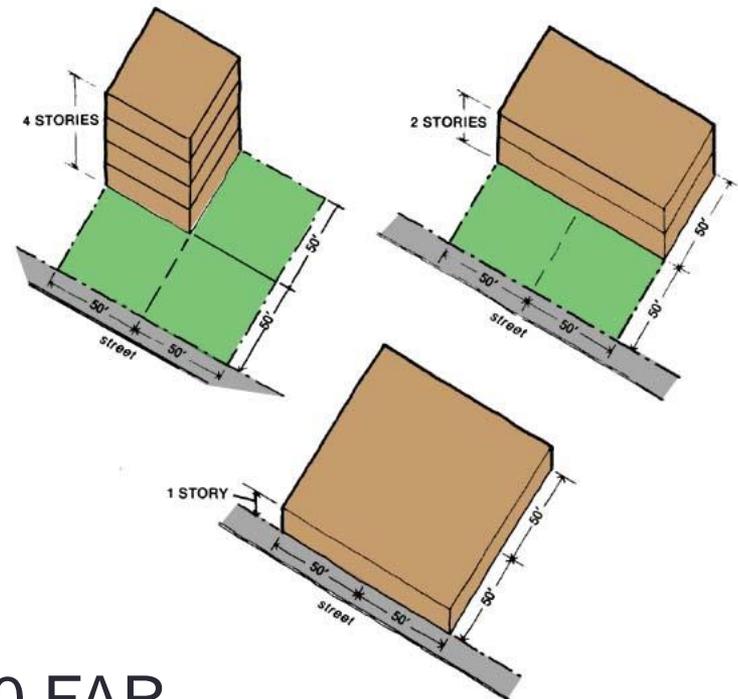
LAND AREA (sq. ft.)

EXAMPLE:

100,000 sq. ft. of building

100,000 sq. ft. of land

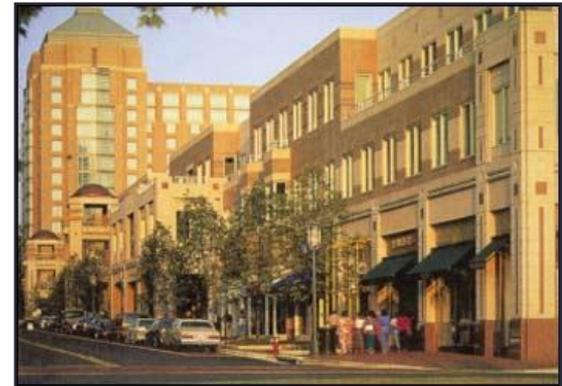
= 1.0 FAR



Examples of FAR

Some Examples:

- Retail use at .35 FAR
- Office use at .50 FAR
- Mixed use at 1.0 FAR (mix of office, retail and residential)



Dwelling Units Per Acre (du/ac)

Residential density expressed as du/ac.



3-4 du/ac (single family detached)



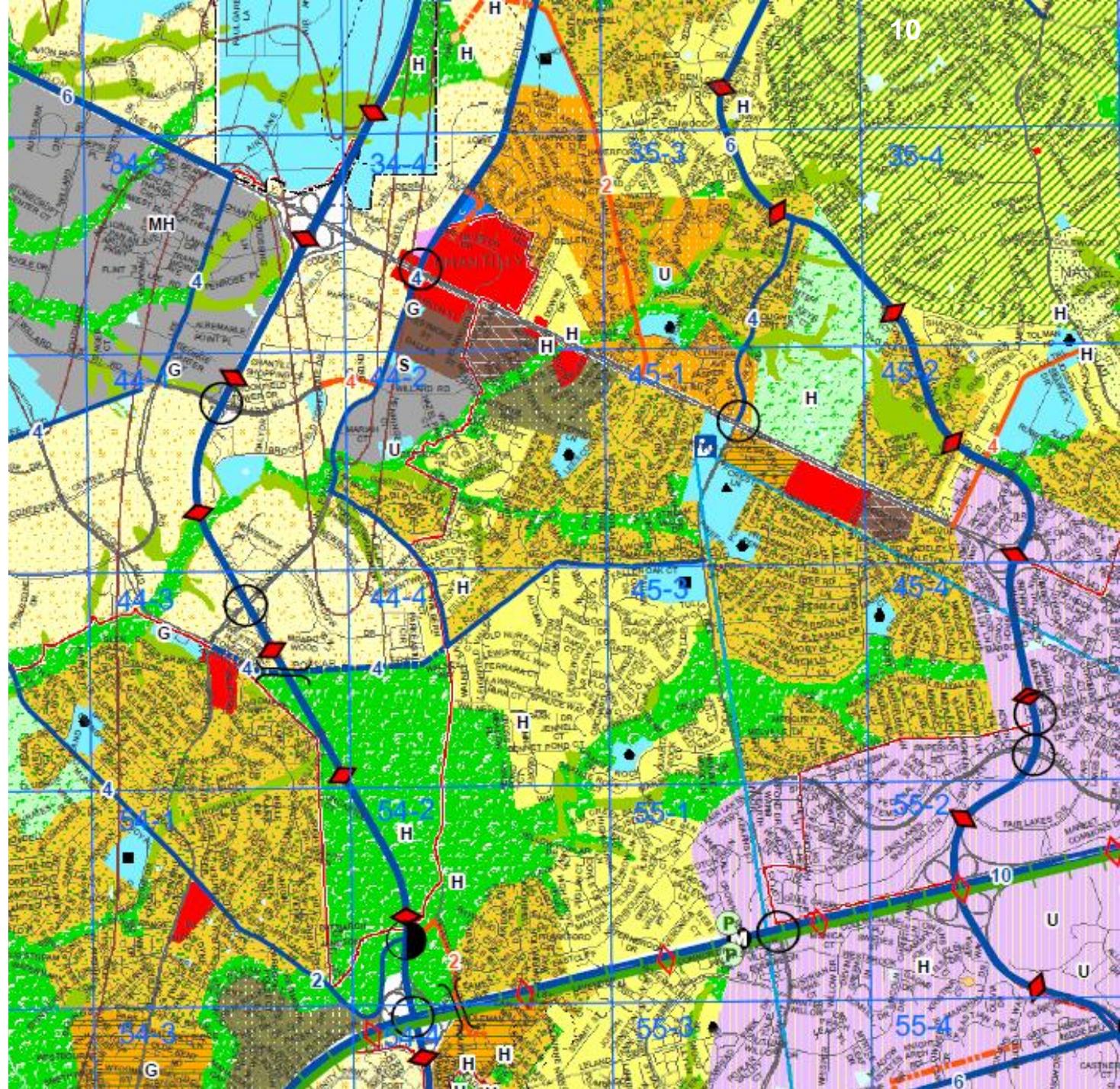
5-8 du/ac (townhouses)



16-20 du/ac (garden apartments)



30-40 du/ac (mid-rise apartments)



Plan Amendment Process

Three Types of Plan Amendments:

1. Policy Plan Amendments (i.e. Green Building Policy update)
2. Site-specific Plan Amendments (smaller area, often associated with a zoning case or specific development proposal)
3. Special Studies (Creating or updating a larger area Plan like a Transit Station Area, Community Business Center and Dulles Suburban Center)

Comprehensive Plan vs. Zoning Ordinance

Comprehensive Plan

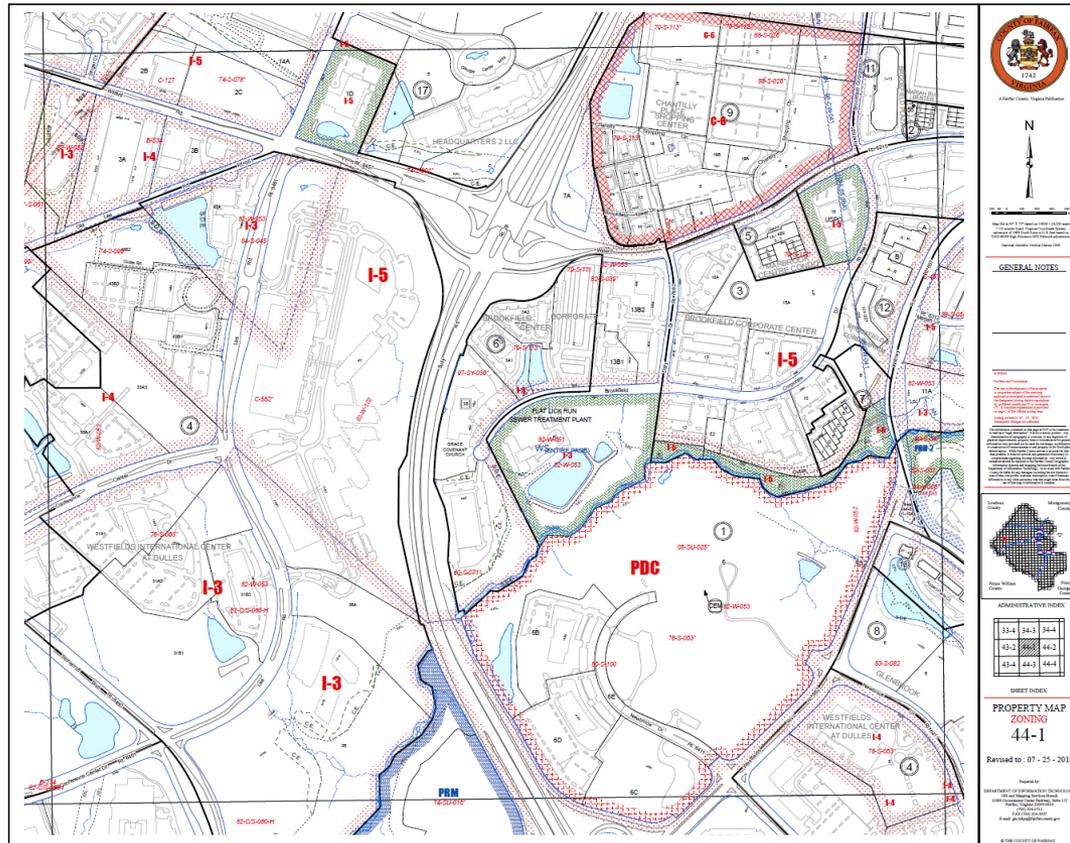
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The Zoning Ordinance



Zoning Districts

- All parcels have a zoning district classification
- Each zoning district has:
 - Allowed Uses (By-right)
 - Special Exception Uses
 - Special Permit Uses
 - District requirements (minimum lot size, yard and open space requirements, maximum building heights, etc.)

Rezoning Applications

A Rezoning application is considered when:

- The use and/or intensity desired by an applicant is NOT listed in the Zoning Ordinance as a Permitted Use, a Special Permit Use or Special Exception Use for the existing zoning district,

AND

- The use desired is supported by the recommendations of the Comprehensive Plan.

Summary

- The Comprehensive Plan is a **guide** to decision-making about land use, transportation, environmental protections, heritage resources, public facilities, and parks.
- The Zoning Ordinance is a body of **regulations** to implement the Comprehensive Plan

Resources

- **DPZ Web site:** www.fairfaxcounty.gov/dpz
- **Dulles Suburban Center Study website:**
<http://www.fairfaxcounty.gov/dpz/dullessuburbancenter/>
- **Email Subscriptions:** Please Sign up for the “Dulles Suburban Center Listserv” under Land Use and Development <http://www.fairfaxcounty.gov/email/lists/>
- **Contact the Planner of the Day (POD):** 703-324-1380 for general planning information.

Questions



LAND USE



HOUSING



PUBLIC FACILITIES



ENVIRONMENT



HUMAN SERVICES



REVITALIZATION



ECONOMIC DEVELOPMENT



CHESAPEAKE BAY



TRANSPORTATION



VISUAL AND PERFORMING ARTS

