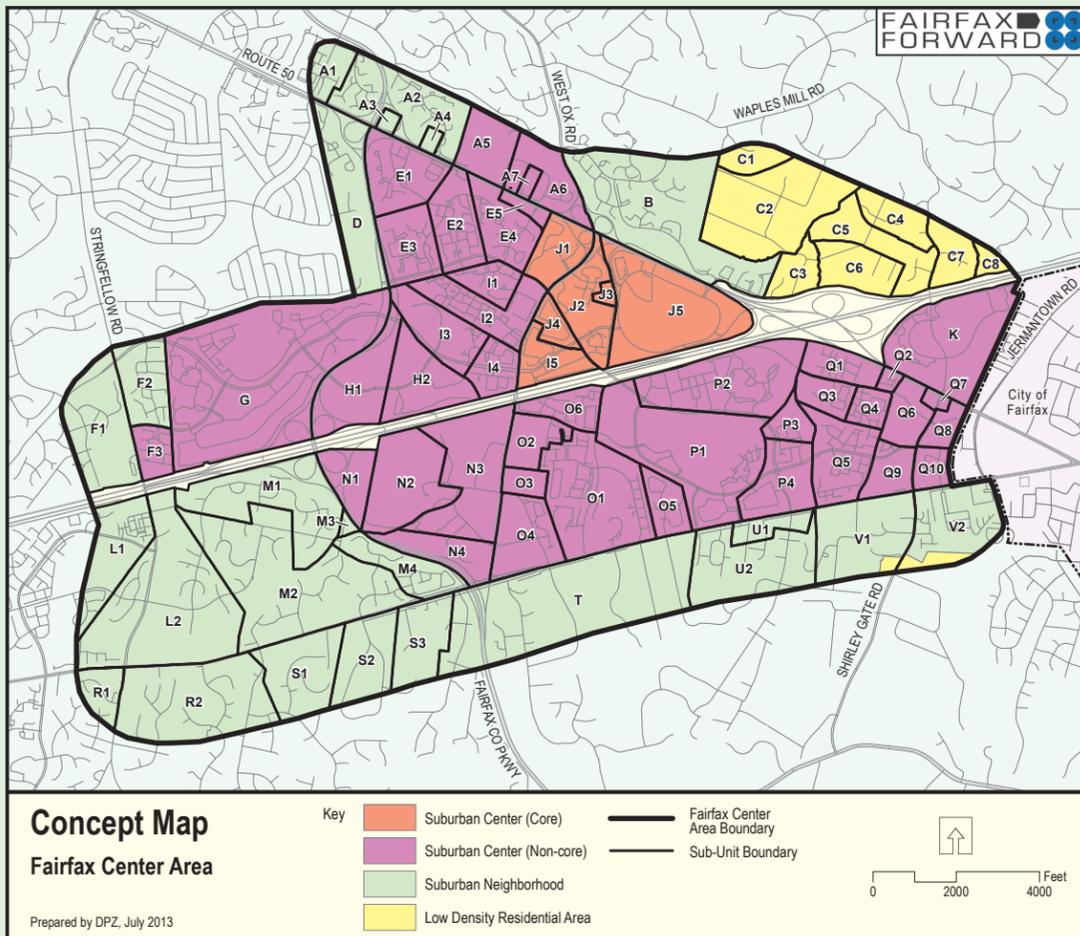


# Land Use

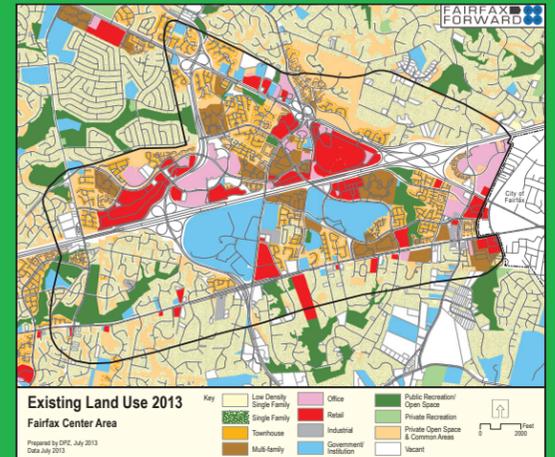
## General Information

### The Vision

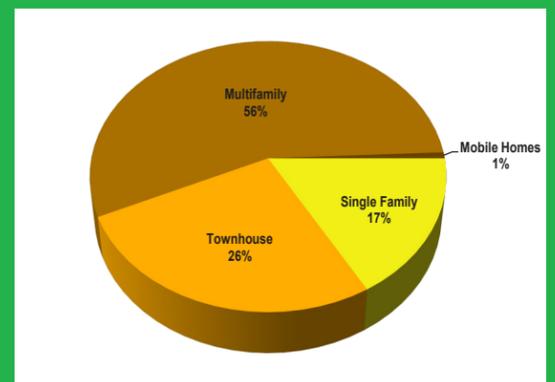
- » The Concept for Future Development classifies the central portion as a Suburban Center and the periphery as Suburban Neighborhoods and Low Density Residential Areas.



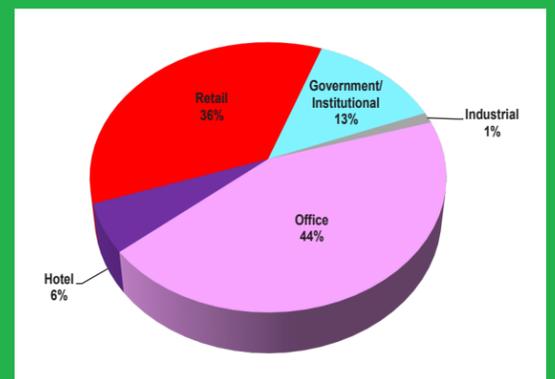
Fairfax County Government Center.



Existing land use map.



Distribution of Dwelling Units. Source: Fairfax County DTA



Distribution of Nonresidential Uses. Source: Fairfax County DTA

- » *Suburban Centers* are employment centers located along major arterials and are evolving to include mixed-use cores that are more urban in character. This area includes:
  - ◇ The Government Center Complex
  - ◇ Shopping centers
  - ◇ Offices
  - ◇ Higher density residential development
- » *Suburban Neighborhoods* contain a broad mix of allowable residential densities and are considered to be stable areas of little or no change. These areas serve as a transition from the suburban center to neighborhoods outside of the Fairfax Center Area. This area includes:
  - ◇ Established residential neighborhoods
  - ◇ Neighborhood-serving commercial services, where appropriate
  - ◇ Parks and open space
  - ◇ Public facilities and institutional uses
- » *Low Density Residential Areas* ensure the preservation of environmental resources by limiting development. The loss of natural habitat coupled with the vital role that portions of these areas serve in protecting water quality dictates that development in these areas be minimized. These are stable areas of little or no change and include:
  - ◇ Low density, large lot residential
  - ◇ Open space uses

### Fairfax Center Area Quick Facts

- » 21,369 residential dwelling units
- » 7.6 million square feet of office use
- » 6.2 million square feet of retail use
- » ~ 1 million square feet of hotel use
- » 2.3 million square feet of government use
- » Small portion of industrial use
- » 22 percent of the land is private open space
- » Six percent is vacant and/or non buildable

## Did You Know...

Multifamily units make up 56 percent of the residential units in the Fairfax Center Area?

Among the county's 29 activity centers, the Fairfax Center Area ranks:

- 10<sup>th</sup> Industrial Square Footage
- 5<sup>th</sup> Office Square Footage
- 2<sup>nd</sup> Retail Square Footage
- 1<sup>st</sup> Residential Units

