

*(Also see Zoning Ordinance  
Amendment ZO-04-365 and  
Subdivision Ordinance  
Amendment 17-04-101  
adopted on June 7, 2004)*

**ADOPTION OF AN AMENDMENT TO  
THE PUBLIC FACILITIES MANUAL  
OF THE COUNTY OF FAIRFAX, VIRGINIA**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at Fairfax, Virginia, on Monday, June 7, 2004, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment regarding the Public Facilities Manual of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

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

Amend the Public Facilities Manual, as follows:

**Amend PFM 2-0100 (LOT AND SUBDIVISION DESIGN) Section 2-102.6 to read as follows:**

2-0102.6 For lot layout in a cluster subdivision see Sections 6-0703.2 and 6-1702.3. No grading or filling is allowed in a floodplain or Resource Protection Area except as provided for in Parts 6 and 9 of Article 2 of the Zoning Ordinance and Chapter 118 of the Code.

**Amend PFM 6-0700 (POLICY ON WHAT MAY BE DONE IN FLOODPLAINS)  
Section 6-0703 to read as follows:**

6-0703.1 All newly proposed subdivision lots located in or adjacent to a floodplain must contain sufficient area of land above the 100-yr floodplain to allow a residence to be constructed thereon, taking into consideration the minimum yard requirements of the Zoning Ordinance.

6-0703.2 No part of any building lot in a cluster subdivision may extend into a floodplain, except as provided in Part 6 of Article 9 of the Zoning Ordinance for cluster subdivisions in the R-C, R-E and R-1 Districts and cluster subdivisions in the R-3 and R-4 Districts which have a minimum district size of two (2) acres but less than three and one-half (3.5) acres, and Part 9 of Article 2 of the Zoning Ordinance and § 101-2-8 of the Code for cluster subdivisions in the R-2 District and cluster subdivisions in the R-3 and R-4 Districts which have a minimum district size of three and one-half (3.5) acres or greater. No clearing or grading in the floodplain shall be permitted, except as provided for in Parts 6 and 9 of Article 2 of the Zoning Ordinance.

6-0703.3 The lowest part of the lowest floor of any such residence must be at least 18” (457.2mm) above the 100-yr flood level.

**Amend PFM 6-1700 (POLICY ON WHAT MAY BE DONE IN CHESAPEAKE BAY PRESERVATION AREAS) by adding a new Section 6-1702.3 to read as follows and renumbering the subsequent paragraphs accordingly.**

6-1702.3. No part of any building lot in a cluster subdivision may extend into a Resource Protection Area, except as provided in Part 6 of Article 9 of the Zoning Ordinance for cluster subdivisions in the R-C, R-E and R-1 Districts and for cluster subdivision in the R-3 and R-4 Districts which have a minimum district size of two (2) acres but less than three and one-half (3.5) acres, and § 101-2-8 of the Code for cluster subdivisions in the R-2 District and cluster subdivisions in the R-3 and R-4 Districts which have a minimum district size of three and one-half (3.5) acres or greater.

These amendments shall become effective at 12:01 a.m., July 1, 2004.

**GIVEN under my hand this 7<sup>th</sup> day of June, 2004.**

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NANCY VEHRIS  
Clerk to the Board of Supervisors