

Industrial Zoning District Regulation Excerpts

Below is a compilation of excerpts from the Fairfax County Zoning Ordinance (Z.O.). These excerpts relate to the Industrial zoning district regulations (I-3, I-4 and I-5) that govern the majority of the Wiehle Avenue area. These Z.O. excerpts may be relevant for review by the Wiehle Avenue sub-committee to familiarize itself with the Z.O. regulations that previously and currently govern the majority of the Wiehle Avenue area.

INDUSTRIAL DISTRICT REGULATIONS

PART 3 5-300 I-3 LIGHT INTENSITY INDUSTRIAL DISTRICT

5-301 Purpose and Intent

The I-3 District is established to provide areas for scientific research, development and training, offices, manufacture and assembly of products, and related supply activities. This district is designed to accommodate a broad spectrum of clean industries operating under high performance standards.

5-302 Permitted Uses

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Child care centers and nursery schools, limited by the provisions of Sect. 305 below.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Establishments for production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products; except food and beverage products, bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501.
5. Establishments for scientific research, development and training.
6. Financial institutions.
7. Funeral chapels.
8. Kennels, limited by the provisions of Sect. 305 below.
9. Light public utility uses (Category 1), all uses except radio or television broadcasting tower facilities, microwave facilities, satellite earth stations, and mobile and land based telecommunication facilities.
10. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
11. New vehicle storage, limited by the provisions of Sect. 305 below.
12. Offices.
13. Private schools of general education, limited by the provisions of Sect. 305 below.
14. Private schools of special education.
15. Public uses.
16. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 305 below. FAIRFAX COUNTY ZONING ORDINANCE 5-20
17. Veterinary hospitals, limited by the provisions of Sect. 305 below.

5-307 Bulk Regulations

1. Maximum building height: 75 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
 - B. Side yard: Controlled by a 45° angle of bulk plane, except none required when a side yard abuts a railroad right-of-way
 - C. Rear yard: Controlled by a 45° angle of bulk plane, except none required when the yard abuts a railroad right-of-way
3. Maximum floor area ratio: 0.40, provided however an increase to 0.50 may be permitted by the Board in accordance with the provisions of Sect. 9-618
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

5-308 Open Space

15% of the gross area shall be landscaped open space

PART 4 5-400 I-4 MEDIUM INTENSITY INDUSTRIAL DISTRICT

5-401 Purpose and Intent

The I-4 District is established to provide areas for scientific research, development and training, offices, manufacture and assembly of products, and related supply activities. Basically, the provisions of the I-4 District are similar to those of the I-3 District, but a greater intensity of development is allowed than that permitted in the I-3 District.

5-402 Permitted Uses

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Child care centers and nursery schools, limited by the provisions of Sect. 405 below.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Contractor's offices and shops.
5. Crematory, human or animal.
6. Establishments for printing of any size, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products and associated retail sales; however, bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501 shall not be permitted.
7. Establishments for scientific research, development and training.
8. Financial institutions.
9. Funeral homes.
10. Kennels, limited by the provisions of Sect. 405 below.

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11. Light public utility uses (Category 1), all uses except radio or television broadcasting tower facilities, microwave facilities, satellite earth stations, and mobile and land based telecommunication facilities.
12. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
13. Motor freight terminals.
14. Motor vehicle storage and impoundment yards.
15. New vehicle storage, limited by the provisions of Sect. 405 below.
16. Offices. FAIRFAX COUNTY ZONING ORDINANCE 5-26

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17. Private schools of general education, limited by the provisions of Sect. 405 below.
18. Private schools of special education.
19. Public uses.
20. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 405 below.
21. Vehicle transportation service establishments.
22. Veterinary hospitals, limited by the provisions of Sect. 405 below.
23. Warehousing establishments.
24. Wholesale trade establishments.

5-407

Bulk Regulations

1. Maximum building height: 75 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: No Requirement

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3. Maximum floor area ratio: 0.50, provided however, an increase to 0.70 may be permitted by the Board in accordance with the provisions of Sect. 9-618
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

5-408 Open Space

15% of the gross area shall be landscaped open space

PART 5 5-500 I-5 GENERAL INDUSTRIAL DISTRICT

5-501 Purpose and Intent

The I-5 District is established to provide areas where a wide range of industrial and industrially-oriented commercial activities may locate. Uses allowed in this district shall operate under medium performance standards designed to minimize the impact of noise, smoke, glare, and other environmental pollutants on the industries within the district and on the neighboring lands of higher environmental quality. The business and commercial activities allowed in the district will be those which provide services and supplies primarily to industrial companies, those which engage in wholesale operations, and those which are associated with warehouse establishments.

5-502 Permitted Uses

1. Accessory uses and accessory services uses as permitted by Article 10.
2. Child care centers and nursery schools, limited by the provisions of Sect. 505 below.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Contractor's offices and shops.
5. Crematory, human or animal.
6. Establishments for printing of any size, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and associated retail sales; except bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501.
7. Establishments for scientific research, development and training.
8. Financial institutions.
9. Funeral homes.
10. Heavy equipment and specialized vehicle sale, rental and service establishments.
11. Kennels, limited by the provisions of Sect. 505 below.
12. Light public utility uses (Category 1), all uses except radio or television broadcasting tower facilities, microwave facilities, satellite earth stations, and mobile and land based telecommunication facilities.
13. Lumber yards and building material yards to include rock, sand and gravel.

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14. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514. FAIRFAX COUNTY ZONING ORDINANCE 5-34

Industrial Zoning District Regulation Excerpts

15. Motor freight terminals.
16. Motor vehicle storage and impoundment yards.
17. New vehicle storage.
18. Offices.
19. Private schools of general education, limited by the provisions of Sect. 505 below.
20. Private schools of special education.
21. Public uses.
22. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 505 below.
23. Recycling centers.
24. Storage yards.
25. Truck rental establishments.
26. Vehicle light service establishments, limited by the provisions of Sect. 505 below.
27. Vehicle major service establishments.
28. Vehicle transportation service establishments.
29. Veterinary hospitals, limited by the provisions of Sect. 505 below.
30. Warehousing and associated retail establishments.
31. Wholesale trade establishments.

5-507 Bulk Regulations

1. Maximum building height: 75 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: No Requirement
3. Maximum floor area ratio: 0.50, provided however, an increase to 1.00 may be permitted by the Board in accordance with the provisions of Sect. 9-618
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

5-508 Open Space

15% of the gross area shall be landscaped open space