

The Comprehensive Plan, Zoning Ordinance and By-right Development

November 29, 2005

- ◆ Tax maps and Addresses
- ◆ What language is that?
- ◆ What is the Comprehensive Plan?
- ◆ How do I navigate the Plan?
- ◆ How can the Plan be changed?
- ◆ How is a rezoning application reviewed?
- ◆ What is the difference between the Plan and the Zoning Ordinance?
- ◆ What is by-right development?
- ◆ Where can I ask questions?

More Than Just An Address

Golf Driving Range

- ◆ Address: 1627 Hunter Mill Rd
- ◆ Tax map parcel number: 018-4 ((01)) 0023

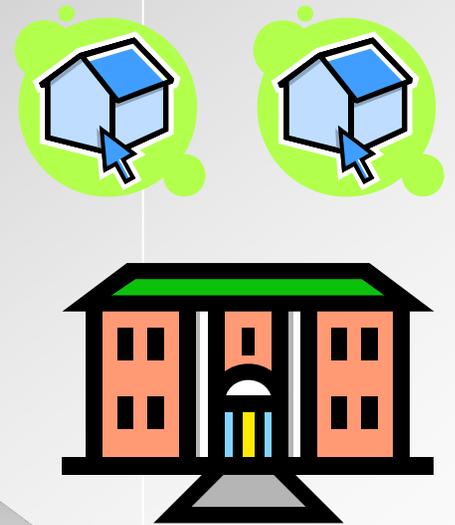
<http://icare.fairfaxcounty.gov/Main/Home.aspx>

location, zoning, existing use

Terms and Acronyms

- ◆ DU/AC – Dwelling units per acre
i.e. 2 units per acre = 2 du/ac
- ◆ FAR – Floor Area Ratio is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.
i.e. $\frac{10,000 \text{ sf bldg}}{50,000 \text{ sf land}} = .20 \text{ FAR}$

*Comprehensive Plan Glossary
Zoning Glossary Appendix*



Plan Terms

- ◆ **Residential Density** = dwelling units per acre (du/ac)

Some Examples:

- Residential use at 3-4 du/ac (single family detached)
- Residential use at 5-8 du/ac (townhouses)
- Residential use at 16-20 du/ac (garden apartments)

- ◆ **Non-residential Intensity** = floor area ratio (FAR)

Some Examples:

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

Land Use Recommendations

- ◆ **Baseline Recommendation (all property)**
- ◆ **Options and Conditions (some property)**

Example:

Parcels X, Y and Z are planned **for residential use at a density 1-2 du/ac.**

As an option, development at 3-4 du/ac may be appropriate with the following conditions:

- Full parcel consolidation is achieved;
- A landscaped berm is provided along Pleasant Lane
- Active recreation field;
- All dwellings are single family detached units; and
- Access to Pleasant Lane is consolidated.

Plan Organization

- ◆ Policy Plan
- ◆ Concept for Future Development
- ◆ Planning Areas (I, I, III, and IV)
 - ◆ Planning Districts
 - ◆ Community Planning Sectors
- ◆ Special areas:
 - ◆ The Urban Center (Tysons Corner)
 - ◆ Suburban Centers
 - ◆ Transit Station Areas
 - ◆ Community Business Centers
 - ◆ Industrial Areas
 - ◆ Large Institutional Uses

Legend - Concept Map for
Future Development

Fairfax County

LOCATIONS OF MIXED-USE CENTERS

Urban Center

1. Tysons Corner Urban Center

Suburban Centers

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

Community Business Centers

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

Transit Station Areas

20. Huntington Metro Station
21. Van Dom Metro Station
22. Franconia/Springfield Metro Station
23. West Falls Church Metro Station
24. Dunn Loring Metro Station
25. Vienna Metro Station

LOCATIONS OF LARGE INSTITUTIONAL
AND INDUSTRIAL AREAS

Industrial Areas

26. Beltway South
27. Ravensworth
28. I-95 Corridor

Large Institutional Land Areas

29. Washington Dulles International Airport
30. George Mason University
31. Fort Belvoir (Main Post and Engineer Proving Ground)



Suburban Neighborhoods
(Residential density ranges defined
in Area Plans; 0.15-0.25 FAR*
for neighborhood-serving
non-residential use)



Low Density Residential Areas
(Residential density of
0.1 to 0.5 du/ac **, specific
density ranges in Area Plan;
Non-residential use intensity
0.05 to 0.1 FAR)



Tysons Corner Urban Center
Core (1.0-1.65 FAR;
35-60 du/ac)
Non-Core (0.25-1.0 FAR;
8-45 du/ac)



Suburban Centers
Core (0.3-0.8 FAR;
15-35 du/ac)
Non-Core (0.15-0.30 FAR;
5-25 du/ac)



Community Business Centers
(0.20-0.50 FAR; 5-25 du/ac;
if a core is designated,
intensities of up to 0.70
FAR may be allowed)



Transit Station Areas
(0.30-1.00 FAR;
8-45 du/ac)



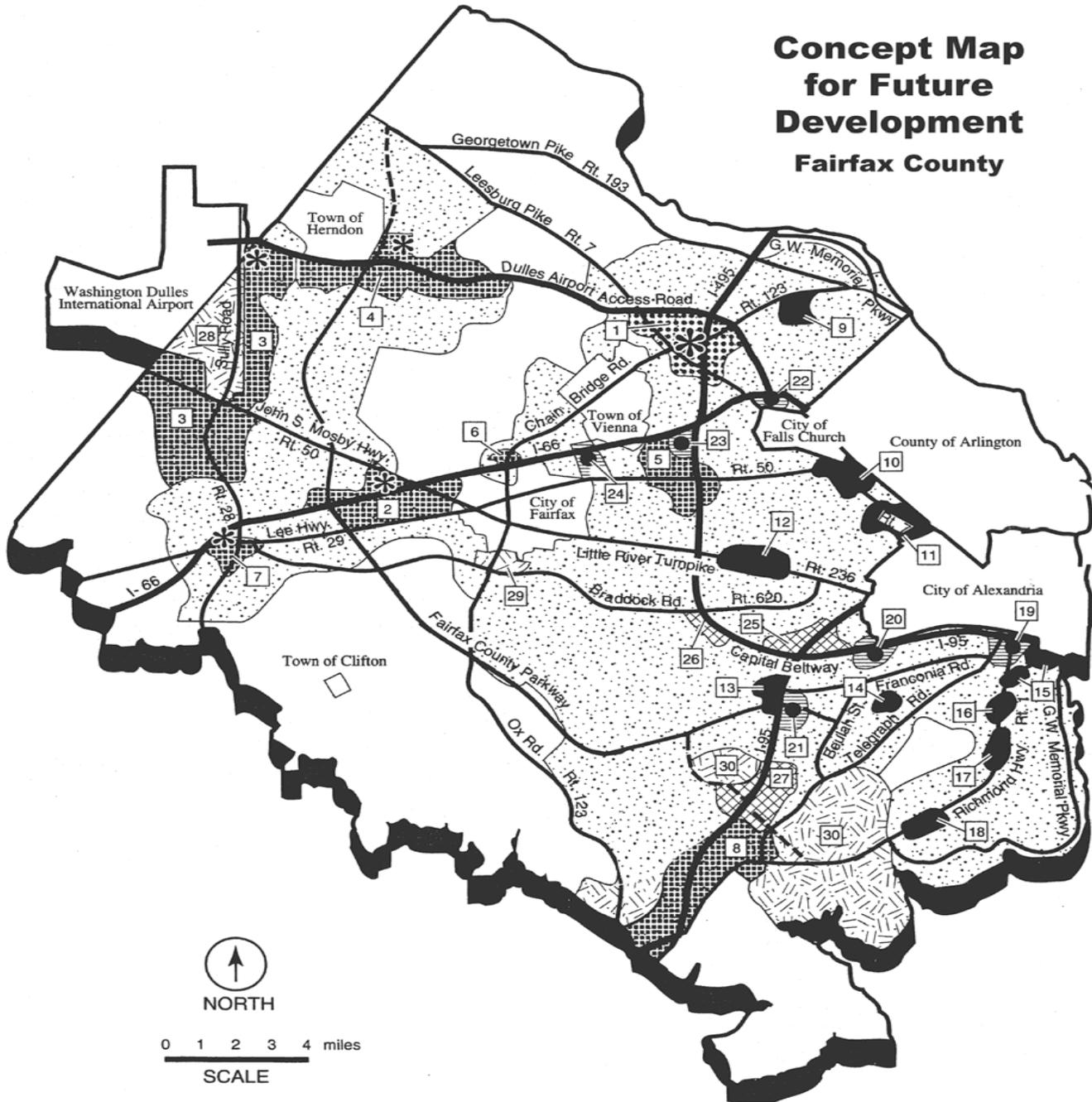
Industrial Areas
(0.25-0.50 FAR for
Industrial Uses)



Large Institutional Land Areas

* FAR - floor area ratio
** du/ac - dwelling units per acre

Concept Map for Future Development Fairfax County



How to Change the Plan

- ◆ Special Studies and Plan Amendments
- ◆ APR: Area Plan Review
- ◆ Citizen involvement
- ◆ Public hearings

Planning and Zoning

- ◆ The Plan and Zoning Ordinance are required by the Code of Virginia
- ◆ The purpose is to protect the public health, safety and welfare
- ◆ The Plan is intended to shape the orderly development of the county
- ◆ The Zoning Ordinance implements the Plan

What is the difference between the Plan and the Zoning Ordinance?

Comprehensive Plan

✓ **Guide**

Supplies general policies and text regarding land use, transportation public facilities parks etc.

Zoning Ordinance

✓ **Law**

✓ **Implements the Plan**

Identifies uses and standards for use as well as setbacks, height and open space



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

Planning vs. Zoning Language

COMPREHENSIVE PLAN: GENERAL LAND USE GUIDANCE

Residential

Retail, Office

Industrial

Mixed use

ZONING ORDINANCE : REGULATIONS TO IMPLEMENT THE PLAN

Residential districts: R-C, R-1, R-12

Commercial districts:
C-1, C-2, C-5

Industrial districts: I-3, I-4,
I-5

Planned Development
districts: PDC, PDH

Rezoning and other zoning actions

Purpose: to request a new land use or intensity

Main Components of Application Review:

- ◆ Staff Evaluation: Plan, zoning district, transportation, public facilities, design, proffers
- ◆ Land Use Committee (if applicable)
- ◆ Public Hearings: Board of Zoning Appeals, Planning Commission, Board of Supervisors

By-Right Development

- ◆ Occurs under existing zoning
- ◆ Regulated by ordinances,

Zoning, Site Plan, Health
Department, Building Plan
Review

To Ask Questions & Receive Information

Department of Planning and Zoning

- ◆ Comprehensive Plan questions 703-324-1210
- ◆ Zoning application questions 703-324-1290
- ◆ Zoning Ordinance questions 703-324-1314
- ◆ Zoning enforcement questions 703-324-1300
- ◆ Site work/building permits 703 -324-1575

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Visit <http://www.fairfaxcounty.gov/living/planning/>

Traffic Analysis Zones in the Dulles Corridor: Hunter Mill Road Study Area West to Fairfax County Parkway

