

ZONING ORDINANCE
CHAPTER 112
County of
FAIRFAX, VIRGINIA
Looseleaf Supplement

This Supplement contains the following amendments:

Amendment No. 08-413, Adopted October 20, 2008, Effective January 1, 2009 at 12:01 a.m.

Amendment No. 08-414, Adopted November 17, 2008, Effective November 18, 2008 at 12:01 a.m.

Amendment No. 09-415, Adopted February 23, 2009, Effective February 24, 2009 at 12:01 a.m.

Amendment No. 09-416, Adopted March 30, 2009, Effective March 31, 2009 at 12:01 a.m.

Amendment No. 09-417, Adopted April 27, 2009, Effective July 1, 2009 at 12:01 a.m. and the revised fees shall be applicable to any submission on or after the effective date.

Amendment No. 09-418, Adopted April 27, 2009, Effective July 1, 2009 at 12:01 a.m. subject to the following:

- The revised fees shall be applicable to any zoning application filed subsequent to the effective date of the amendment; and
- Zoning applications which were filed prior to the effective date of this amendment and that are in compliance with the applicable submission requirements shall be grandfathered from the amendment.

Amendment No. 09-418 Pt. 2, Adopted June 22, 2009, Effective July 1, 2009 at 12:01 a.m.

Amendment No. 09-419, Adopted September 14, 2009, Effective September 15, 2009 at 12:01 a.m. with the following being grandfathered from the newly adopted grade methodology for determining building height for single family detached dwellings:

- All special permit, special exception and proffered zoning applications and amendments thereto that set forth building heights for single family detached dwellings, when approved prior to September 15, 2009.
- Building and grading plans submitted prior to September 15, 2009, provided:
 1. The grading plan and building permit are approved within 12 months of the return of the initial submission to the applicant/agent;
 2. The plan or permit does not expire;

3. A building permit for the structure(s) shown on the approved plan is issued; and
 4. The structure is constructed in accordance with the approved permit.
- Any other circumstances giving rise to a vested right as set forth in VA Code Ann. §15.2-2307.

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