

AREA PLANS AND SPECIAL PLANNING AREAS

The Comprehensive Plan contains four Area Plans. These Area Plans detail geographically-specific recommendations for land use, transportation, housing, the environment, heritage resources, public facilities, and parks and recreation. These four areas are further divided into Planning Districts. The Planning Districts are divided into Planning Sectors, and the Planning Sectors may include Special Planning Areas.



WHY HAVE SPECIAL PLANNING AREAS?

Each small area has its own unique characteristics and goals.

SPECIAL PLANNING AREAS IN FAIRFAX COUNTY

The county has 36 defined Special Planning Areas which are categorized into six main groups:

TYSONS URBAN CENTER

Area includes four transit-oriented development (TOD) areas surrounding four Metrorail Stations and the vision for the future is a walkable mixed-use urban center with a jobs/housing balance, diverse and affordable housing, and a public realm with community benefits.

SUBURBAN CENTERS

Employment centers that are usually located along major roads and can include mixed-use cores with commercial and residential uses that are more urban in character.

COMMUNITY BUSINESS CENTERS

Older community-serving commercial areas that emerged along major roadways where redevelopment is encouraged with a mix of commercial and residential uses in a pedestrian oriented setting around a central location, like a town center or main street.

TRANSIT STATION AREAS

Areas close to a Metrorail station that promote land use patterns supportive of Metrorail with a mix of commercial and residential uses in a compact and pedestrian-friendly urban form.

INDUSTRIAL AREAS

Areas where industrial uses are located. Residential is not appropriate for these areas and office should be limited to those that support industrial functions.

LARGE INSTITUTIONAL LAND AREAS

Areas that include publicly-owned state or federal land holdings not subject to the standard development review process including George Mason University, Fort Belvoir, and Washington Dulles International Airport.

