



Zoning Ordinance Amendment for PRC Plan Exceptions and Minor Modifications

Reston Association Presentation
January 9, 2025
William Mayland, AICP

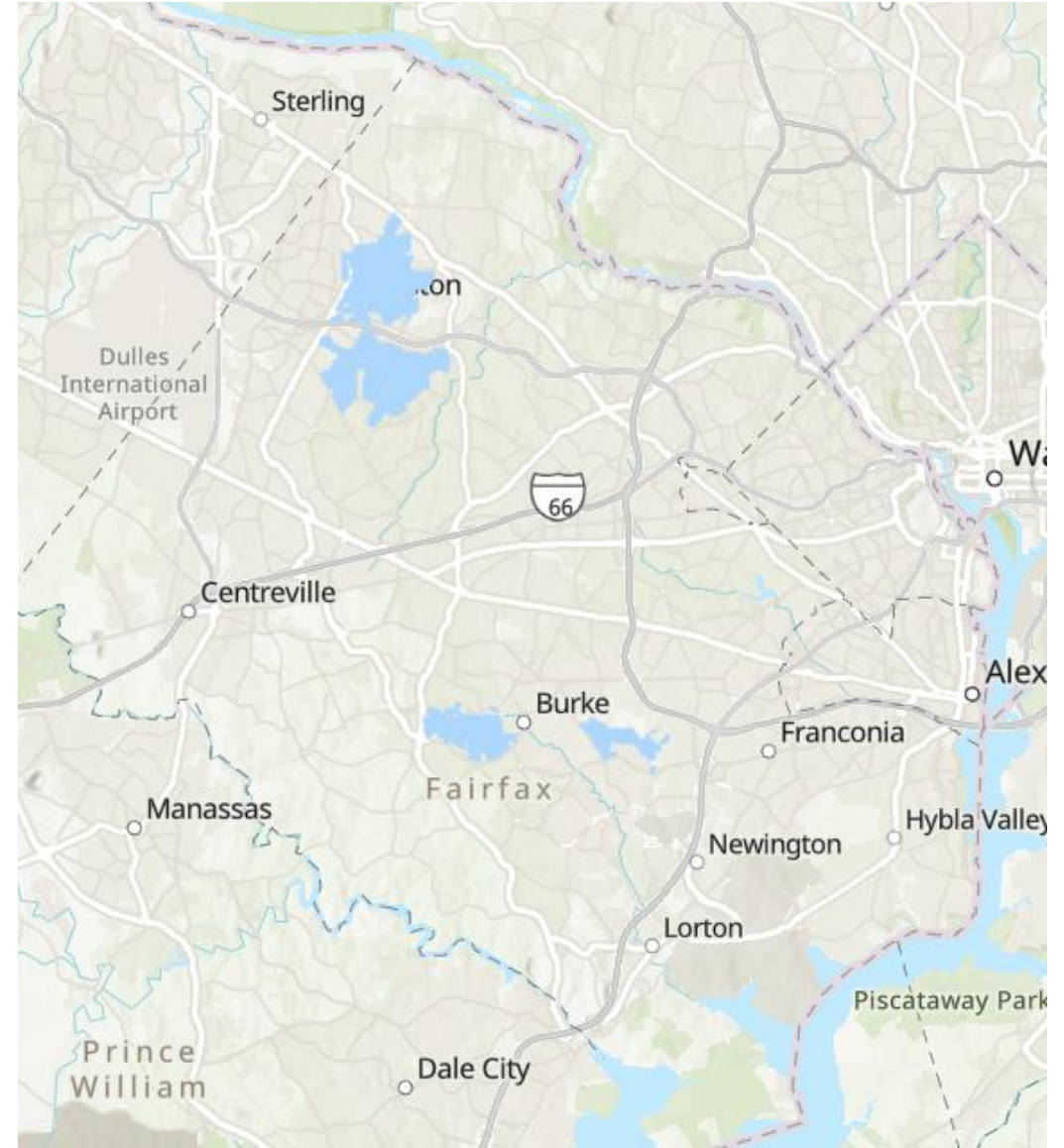
Zoning Ordinance Work Program

PRC Plan Exceptions – Review the exceptions for when a PRC Plan or amendment to a PRC Plan may be required and consider expanding the types of minor improvements that would not require a PRC Plan submission, particularly as they relate to open space or community facilities.



Planned Residential Community Districts

- Burke
- Cardinal Forest
- Reston



PRC Plan Exceptions

1. **Single-Family detached dwellings.**
2. **Additions to existing single-family attached or detached dwellings or accessory structures.**
3. **Additions to existing buildings or uses other than single-family dwellings when the additions do not exceed 2,000 square feet or ten percent of the gross floor area of the existing building or use, whichever is less.**
4. **Additions or changes to non-structural site elements such as transitional screening and parking when the area of the addition or change does not exceed ten percent of the existing area occupied by the site element.**
5. **Minor accessory structures in open space areas.**
6. **Special exception and special permit uses that do not require a site plan.**
7. **Temporary use for a period not to exceed one year.**
8. **Accessibility improvement or other reasonable accommodation.**

PRC Plan Exemption vs Minor Modification - Building Additions

- **PRC – Allows building additions of the lesser of 10% or 2,000 SF**
- **Minor Modifications – Allows building additions of the greater of 500 SF or 5% up to 2,500 SF for developments 250,000 SF or less and building addition of 1% for larger developments**



PRC Plan Exemption vs Minor Modification

A PRC plan is required for all uses, except the following:

Additions to existing buildings or uses other than single-family dwellings when the additions do not exceed 2,000 square feet or ten percent of the gross floor area of the existing building or use, whichever is less.

Minor modifications may not:

Include the addition of or to any building, except that accessory structures clearly subordinate to the principal use and minor building additions, including those for cellar space, may be permitted, if the total of all such structures or additions does not exceed the following:

- a. 500 square feet or five percent of the approved gross floor area up to 2,500 square feet, whichever is greater, when the total gross floor area approved does not exceed 250,000 square feet.**
- b. One percent of the approved gross floor area when the total gross floor area approved exceeds 250,000 square feet.**

PRC Plan Exemption vs Minor Modification - Building Additions

Building Size	PRC Plan Exempt (Lesser of 10% or 2,000 sf)	Minor Modification (Greater of 500 sf or 5% up to 2,500 sf or 1% if building over 250,000 sf)
1,000 square feet	100 square feet	500 square feet
2,000 square feet	200 square feet	500 square feet
5,000 square feet	500 square feet	500 square feet
10,000 square feet	1,000 square feet	500 square feet
20,000 square feet	2,000 square feet	1,000 square feet
40,000 square feet	2,000 square feet	2,000 square feet
100,000 square feet	2,000 square feet	2,500 square feet
300,000 square feet	2,000 square feet	3,000 square feet

PRC Plan Exemption vs Minor Modification Site Elements

- **PRC – Allows additions to site elements such as parking and transitional screening up to 10% of the area.**
- **Minor Modifications – Allows 10% reduction in the yards and increase in building height up to 10 feet.**

PRC Plan Exemption vs Minor Modification – Accessory Structures

- **PRC – Allows addition of minor accessory structures in open space areas.**
- **Minor Modification – Allows addition of 250 SF accessory structure.**

New Concepts

- **Keep the PRC plan exception for 10% increase in parking and other nonstructural elements**
- **Reduced fee for HOA to request a minor modification.**
- **More flexibility for new buildings and additions when related to community recreation facilities.**

Minor Modifications - Recreational Facilities

New provision to allow changes to recreation facilities if it does not materially change approved recreation facilities except to replace an active recreation facility with a facility of similar size and impact.





<https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/prc-plan>



(703) 324-1314



William.Mayland@fairfaxcounty.gov