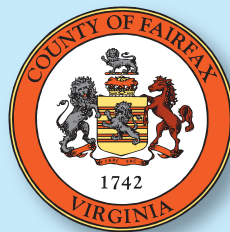




Policy Plan:

The Countywide Policy Element
of
The Comprehensive Plan
for Fairfax County, Virginia



*A Fairfax County,
Virginia publication*

2013 EDITION

The Comprehensive Plan is on the Fairfax County Web site at:
www.fairfaxcounty.gov/dpz/comprehensiveplan

The Web version of the Plan is always the most up-to-date. Compare this printed document with the Comprehensive Plan on the Web to determine if this volume has been updated with the most recent amendments.

**Policy
Plan**

**2013
EDITION**

The Comprehensive Plan
for Fairfax County, Virginia

The Comprehensive Plan is on the Fairfax County Web site at:
www.fairfaxcounty.gov/dpz/comprehensiveplan

TRIM

TRIM



Policy Plan: The Countywide Policy Element of The Comprehensive Plan for Fairfax County, Virginia

2013 EDITION
Originally adopted August 6, 1990

This document was printed from the Policy Plan volume of the Comprehensive Plan found on the County Web site at:

www.fairfaxcounty.gov/dpz/comprehensiveplan

The Web version of the Plan is always the most up-to-date. Compare this printed document with the Comprehensive Plan on the Web to determine if this volume has been updated with the most recent amendments adopted by the Board of Supervisors.

USING THE PRINTED PLAN: Compare the “amended through” date found in the header of a specific section in this printed document with the same section in the Plan on the County Web site. To keep a printed edition of the Plan up to date, print sections of the Plan from the Web site as they are updated.

USING THE PLAN ON THE COUNTY WEB SITE: The Web site version of the Comprehensive Plan will be updated periodically as amendments are adopted. In the Web site edition, the header on the pages of each section gives the date through which each section has been amended. Sections or pages can be printed as needed from the Web site edition.

QUESTIONS: Call, e-mail, or visit the Planner of the Day for the Planning Division.

Department of Planning and Zoning, Planning Division, Suite 730,
12055 Government Center Parkway, Fairfax, Virginia, 22035
703-324-1380, 8 a.m. to 4:30 p.m. weekdays
DPZmail@fairfaxcounty.gov



To request this information in an alternate format, call the Department of Planning & Zoning at 703-324-1334

BOARD OF SUPERVISORS

Sharon Bulova, *Chairman*
Penelope A. Gross, *Mason District, Vice Chairman*

John C. Cook, *Braddock District*
John W. Foust, *Dranesville District*
Michael R. Frey, *Sully District*
Pat Herrity, *Springfield District*

Catherine M. Hudgins, *Hunter Mill District*
Gerald W. Hyland, *Mount Vernon District*
Jeff C. McKay, *Lee District*
Linda Q. Smyth, *Providence District*

Edward L. Long, Jr., *County Executive*
Robert A. Stalzer, *Deputy County Executive*

PLANNING COMMISSION

Peter F. Murphy, Jr., *Springfield District, Chairman*
Frank de la Fe, *Hunter Mill District, Vice Chairman*

Jay Donahue, *Dranesville District*
Earl L. Flanagan, *Mount Vernon District*
Janet R. Hall, *Mason District*
James R. Hart, *At-Large*
Janyce Hedetniemi, *At-Large*

Nell Hurley, *Braddock District*
Kenneth A. Lawrence, *Providence District*
John L. Litzenberger, Jr., *Sully District*
James Migliaccio, *Lee District*
Timothy J. Sargeant, *At-Large*

Jill Cooper, *Executive Director (appointed June 2013)*
Barbara J. Lippa, *Executive Director (retired May 2013)*
Kimberly Bassarab, *Assistant Director*

DEPARTMENT OF PLANNING AND ZONING

Fred R. Selden, *Director*
Leslie Johnson, *Director, Zoning Administration Division*
Barbara C. Berlin, *Director, Zoning Evaluation Division*
Marianne Gardner, *Director, Planning Division*

Pamela Nee, *Chief*
Environment & Development Review Branch
Sterling Wheeler, *Chief*
Policy & Plan Development Branch I

Chris Caperton, *Chief*
Facilities Planning Branch
Meghan Van Dam, *Chief*
Policy & Plan Development Branch II

DEPARTMENT OF TRANSPORTATION

Thomas P. Biesiadny, *Director*

Daniel Rathbone, *Chief, Transportation Planning Division*

Leonard Wolfenstein, *Chief*
Planning Section
Transportation Planning Division

Angela Kadar Rodeheaver, *Chief*
Site Analysis Section
Transportation Planning Division

CONTENTS POLICY PLAN

PREFACE AND INTRODUCTION

Goals for Fairfax County

History of Comprehensive Planning in Fairfax County

Implementation/Plan Monitoring/Citizen Participation

Introduction to Functional Areas

COUNTYWIDE PLANNING OBJECTIVES

Land Use

APPENDICES

1. Guidelines for Multifamily Residential Development
2. Locational Guidelines for Shopping Centers
3. Locational Guidelines for Child Care Facilities
4. Guidelines for Cluster Development
5. Guidelines for Drive-thru Windows and Other Drive-thru Facilities
6. Guidelines for Interim Improvements of Commercial Establishments
7. Guidelines for Clustering of Automobile-Oriented Commercial Uses
8. Guidelines for Neighborhood Redevelopment
9. Residential Development Criteria, Non-residential Development Criteria
10. Guidelines for Mobile Home Retention
11. Guidelines for Transit-Oriented Development
12. Guidelines for Higher Intensity within Areas Planned for Industrial Uses

Transportation

APPENDICES

1. Roadway System Functional Classification
2. Types of Transit Services and Facilities
3. Trail Classification
4. Roadway Right-of-Way Requirements

Housing

APPENDIX

1. Guidelines for Provision of Workforce Housing

Environment

APPENDIX

1. Guidelines for Tidal Shoreline Erosion Control Measures

Economic Development

Heritage Resources

Public Facilities

Human Services

Parks and Recreation

APPENDICES

1. Park Classification System
2. Fairfax County Urban Parks Framework
3. Standards and Criteria for Establishment of Park and Recreation Facilities

Revitalization

Visual and Performing Arts

CHESAPEAKE BAY SUPPLEMENT

GLOSSARY

This page intentionally blank