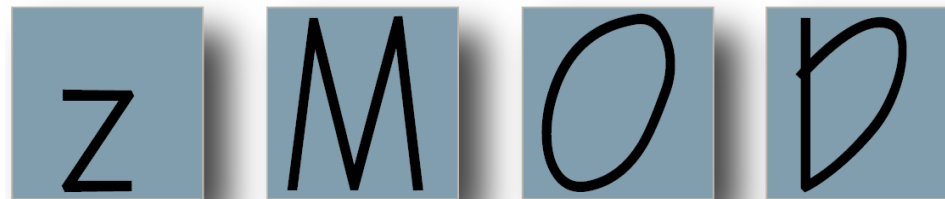




Zoning Ordinance Modernization Project



Consolidated Draft

Summer/Fall 2020 Community Outreach

Why Update the Zoning Ordinance?



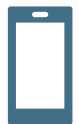
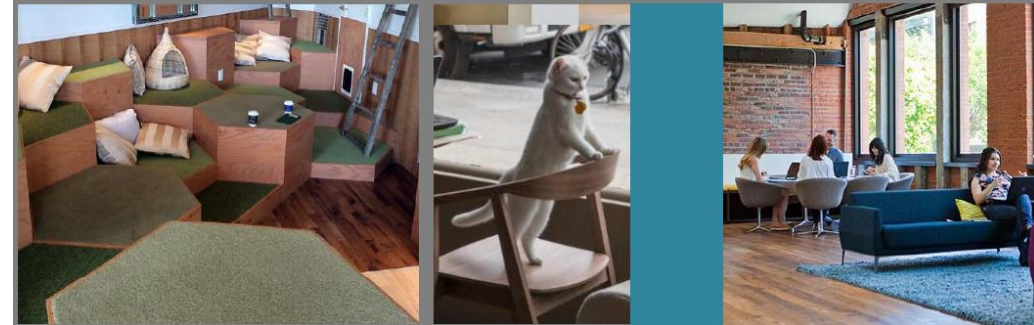
Unintuitive format and structure



Outdated land uses and regulations



Legal jargon and antiquated language



Inconvenient on cell phones, tablets, and other devices

Remove Antiquated Language

101 Words:

Notwithstanding the definition of nonconforming building or use presented in Article 20, a building or use shall not be deemed a nonconforming use if such was a conforming building or use prior to the effective date of this Ordinance, and such building or use would otherwise be a conforming use prior to the effective date of this Ordinance, and such building or use would otherwise be a conforming use under the provisions of this Ordinance except that it does not meet the minimum district, lot size, minimum yard, shape factor, or building height requirements of the zoning district in which located.

58 Words:

A structure or use is considered noncompliant rather than nonconforming if it was a conforming structure or use before the effective date of this Ordinance and would otherwise meet the provisions of this Ordinance, but does not meet the minimum district size, lot size, setback, shape factor, or building height requirements of the zoning district in which located.

User-Friendly Tables and Graphics

B. R-1 Lot and Building Dimensional Standards

TABLE 2102.4: R-1 Lot and Building Standards

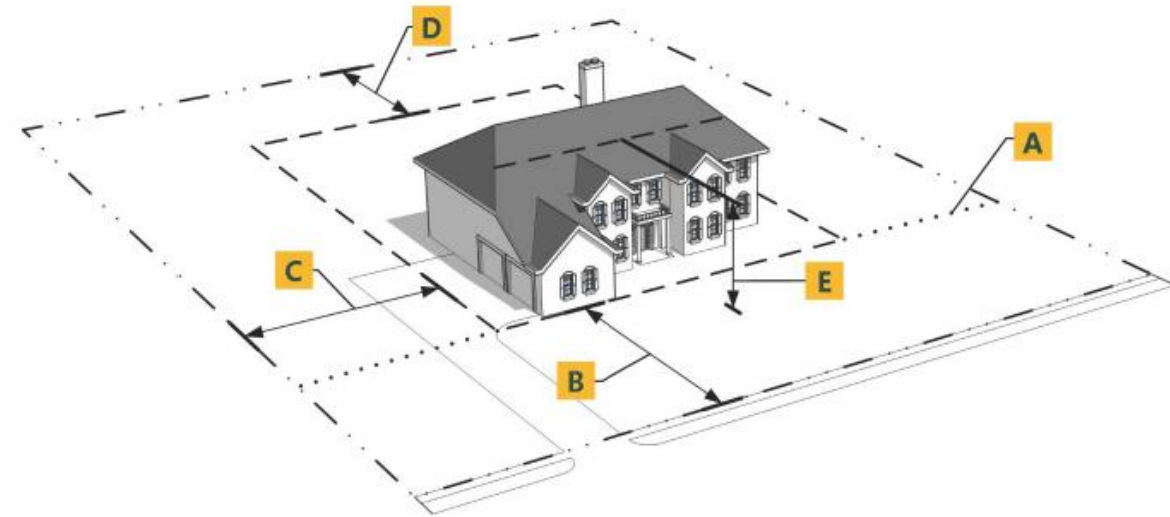
	Conventional		Cluster	
District size, minimum	No requirement		10 acres [1]	
Density, maximum	1 du/ac		Approved by special exception: 1.1 du/ac If the result of a proffered rezoning from a district that allows a density of less than 1 du/acre: 1 du/ac	
Open space, minimum [2]	No requirement		30 percent of the gross area	
Lot area, minimum	36,000 square feet		25,000 square feet	
A Lot width, minimum	Interior	Corner	Interior	Corner
	150 feet [1]	175 feet [1]	No requirement	125 feet [1]
	Single-family dwellings		Other uses	
	Conventional	Cluster		
B Front setback, minimum	40 feet	30 feet	See Table 21022.4a below ⁵⁵	
C Side setback, minimum	20 feet	12 feet (total minimum 40 feet)	Setback equal to building height, but at least 20 feet	
D Rear setback, minimum	25 feet		Setback equal to building height, but at least 25 feet	
E Building height, maximum	35 feet		60 feet	
Floor area ratio, maximum	No requirement		0.20 for public uses; 0.15 for uses other than residential or public	

Notes:

[1] District size and lot width may be modified in accordance with subsection 5100.2.K.

[2] Open space is calculated in accordance with subsection 5100.3.A(3).

Figure 2102.8: R-1 District Lot and Building Dimensional Standards



Modernizing Uses – New Uses

Electric Vehicle Charging



Data Center



Stacked Townhouse



Goods Distribution Hub



Modernizing Uses – New Uses, cont'd

**Pet Grooming
Establishment**



Live-Work



Catering



**Alternative Use of
Historic Building**



Modernizing Uses – Consolidations

Outdoor Commercial Recreation



- Consolidates 10 uses, such as archery ranges, commercial pools, and mini golf
- SP or SE use
- Some uses will no longer be allowed in residential districts
- New standards for firing ranges

Home-Based Business



- Consolidates home occupation permit and special permits for home professional office and barbershop/beauty parlor
- Limitation on allowed uses by category
- # of customers and employees
- Maximum size in square feet
- Parking space designation

Modernizing Uses – Updated Standards

Decks and Patios

- Allowance for privacy screens above and below decks
- Decks and patios 8 inches or less can extend into any setback
- Deck modifications up to 8.5 feet in height



Accessory Living Units

- AP for interior ALU; SP for detached (min. 2 ac.)
- Option to remove age/disability requirement
- Maximum size; Maximum 2 occupants in ALU
- Designated parking space (*revise to require a space)
- Owner must live on property
- Permit does not transfer and must be renewed



Modernizing Uses – Updated Standards, cont'd

Solar Collection System

- Accessory solar panels to primarily meet onsite demands
- Roof-mounted may exceed building height by 5 feet
- Ground-mounted treated as freestanding accessory structures



Food Trucks

- Expanded to nonresidential uses in residential districts, such as pools and religious assemblies
- Up to 12 times/year or more with SE or SP approval



Angle of Bulk Plane

- Replaced formula with tables

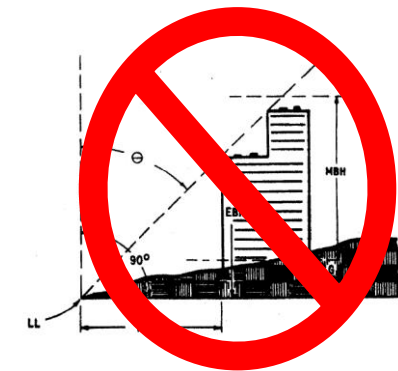
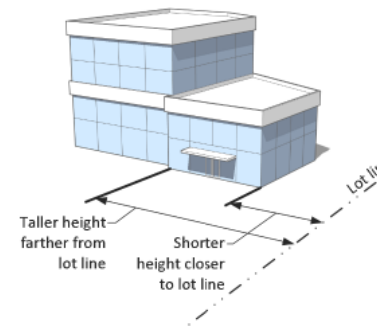


Table 2102.1a: R-A Setback Relative to Height

Other uses		
Building height, maximum (feet) [1]	Front setback, minimum (feet)	Side and Rear setback, minimum (feet)
30	60	50
35	60	54
40	62	62
45	71	71
50	80	80
55	88	88
60	97	97

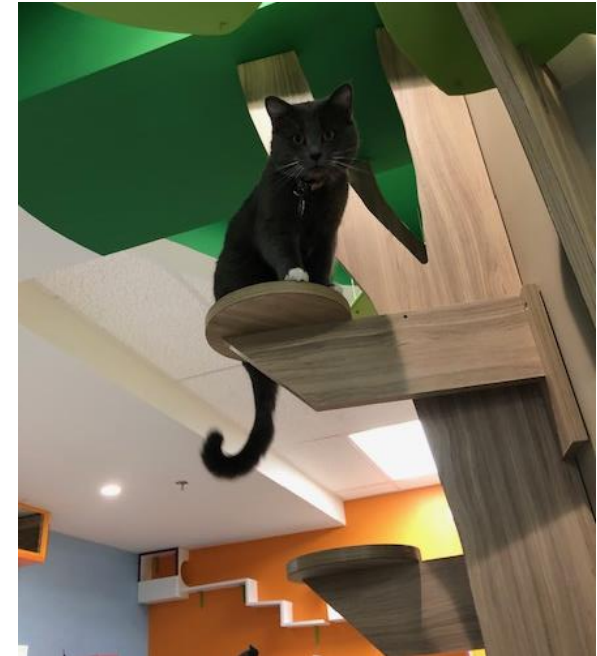
Notes:

[1] Maximum height of the portion of the building at the specified minimum setback.



Cat Lounge Scenario

I am an entrepreneur looking for a commercial location for my cat lounge. Where can I locate this use? Are there any limitations I should be aware of?



Scenario

Coronavirus (COVID-19) Updates

 RESIDENTS BUSINESS GOVERNMENT **FAIRFAX COUNTY** VIRGINIA SERVICES CONNECT SEARCH 

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Zoning Ordinance Modernization (zMOD)



CONTACT INFORMATION: Our office hours are 8 a.m. - 4:30 p.m.

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Fairfax, VA 22035

 Leslie Johnson,
Zoning Administrator

DEPARTMENT RESOURCES

- [zMOD Home](#)
- [Documents & Presentations](#)
- [Use Definitions & Regulations](#)
- [zMOD Outreach](#)

zMOD - Fairfax County Zoning Ordinance Modernization Project

Share





In 2017, Fairfax County launched a major initiative to modernize its Zoning Ordinance that was first established over 40 years ago. Dubbed “zMOD,” the effort will help the County carry out its [strategic plan](#) to grow and

Next Steps

Continued Public Engagement

Meetings being held in all magisterial districts

Planning Commission Committee meetings in October

Board Committee meeting October 27

Revised Consolidated Draft for Authorization

Will incorporate revisions based on feedback and request authorization of public hearings

Public Hearings

Target date: Early 2021

Online Platform

Have started the process of exploring online options

New platform will include interactive search features, hyperlinks, and be easily accessible across devices

Contact Information



DPDzMODComments@fairfaxcounty.gov



Fairfax County Zoning



<https://www.fairfaxcounty.gov/planning-development/zmod>



703-324-1314

Questions & Discussion



Z M O D