



Zoning Ordinance Modernization

Z M O D

Lunch & Learn

Overview and Navigating the Zoning Ordinance

July 14, 2021

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; *blank cell* = not allowed
 A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

Use	Residential Districts										Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply				
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	RMHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2		I-3	I-4	I-5	I-6
RESIDENTIAL USES																													
Household Living: uses characterized by residential occupancy of a dwelling unit that functions as a single household																													
Dwelling, Multifamily																													
Dwelling, Multifamily – ADU Development ²⁷¹																													
Dwelling, Single-Family Attached																													
Dwelling, Single-Family Attached - ADU Development ²⁷²																													
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P					P															
Dwelling, Stacked Townhouse ²⁷³																													
Dwelling, Stacked Townhouse – ADU Development ²⁷⁴																													
Group Residential Facility	P	P	P	P	P	P	P	P	P	P	P	P	P																
Live-Work Development ²⁷⁵																													

D. 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		Interior	
	150 feet [1]	175 feet [1]	No requirement	125 feet [1]
Single-family dwellings				
	Conventional		Cluster	
B Front setback, minimum	40 feet		30 feet	
C Side setback, minimum	20 feet		12 feet (total minimum 40 feet)	
D Rear setback, minimum	25 feet		Setback equal to building height, but at least 20 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] Minimum lot area for a lot with a front setback of 40 feet is 36,000 square feet.

[2] Open space shall be provided in the form of a lawn, lawn area, or other open space.

[3] The minimum lot area for a lot with a front setback of 40 feet is 36,000 square feet.

[4] The minimum lot area for a lot with a front setback of 40 feet is 36,000 square feet.

[5] The minimum lot area for a lot with a front setback of 40 feet is 36,000 square feet.

Zoning Ordinance Modernization

- 3+ years of outreach with 100+ public meetings
- 9 Articles
- Plain language
- Easy to use platform

New Ordinance Structure

Articles:

- 1) General Provisions
- 2) Zoning Districts
- 3) Overlay Districts
- 4) Use Regulations
- 5) Development Standards
- 6) Parking and Loading
- 7) Signs
- 8) Administration, Procedures, and Enforcement
- 9) Definitions

* Appendix 1 – Provisions Related to Previous Approvals

New ZO References

Nine Articles

Article 4 includes the use regulations for restaurants.

- ▶ Article 1 - General Provisions
- ▶ Article 2 - Zoning Districts
- ▶ Article 3 - Overlay and Commercial Revitalization Districts
- ▶ Article 4 - Use Regulations
- ▶ Article 5 - Development Standards
- ▶ Article 6 - Parking and Loading
- ▶ Article 7 - Signs
- ▶ Article 8 - Administration, Procedures, and Enforcement
- ▶ Article 9 - Definitions and Ordinance Interpretation

New ZO References

Nine Articles

Article 4 includes the use regulations for restaurants.

Sections are the next broad heading

Section 8102 includes the fee schedule for zoning applications.

Article 8 - Administration, Procedures, and Enforcement

- ▶ 8100. Review Procedures
- ▶ 8101. Submission Requirements
- ▶ 8102. Fee Schedule
- ▶ 8103. Review and Decision-Making Bodies
- ▶ 8104. Nonconformities
- ▶ 8105. Condominiums, and Condominium and Cooperative Conversions
- ▶ 8106. Enforcement, Violations, and Penalties

New ZO References

Nine Articles

Article 4 includes the use regulations for restaurants.

Sections are the next broad heading

Section 8102 includes the fee schedule for zoning applications.

Everything else is a subsection

The regulations for sheds and other accessory structures are included in subsection 4102.7.A

- ▲ Article 4 - Use Regulations
 - 4100. General Provisions
 - ▶ 4101. Use Tables
 - ▲ 4102. Use Standards
 - ▶ 1. General Standards
 - ▶ 2. Agricultural and Related Uses
 - ▶ 3. Residential Uses
 - ▶ 4. Public, Institutional, and Community Uses
 - ▶ 5. Commercial Uses
 - ▶ 6. Industrial Uses
 - ▲ 7. Accessory Uses
 - ▶ A. General Standards for Accessory Uses and Structures

New Uses

Stacked Townhouse



Indoor Commercial Recreation



Electric Vehicle Charging



Goods Distribution Hub



Outdoor Commercial Recreation



Data Center



Use Classifications

Looking for a use? They are organized by 7 classifications:

Agricultural and Related Uses

Residential Uses

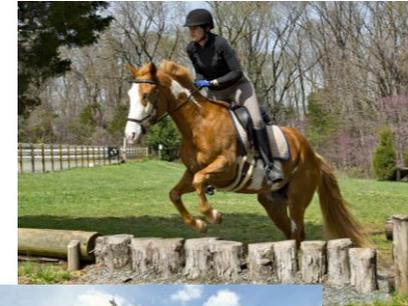
Public, Institutional, and Community Uses

Commercial Uses

Industrial Uses

Accessory Uses

Temporary Uses



FAIRFAX COUNTY

VIRGINIA



PLANNING & DEVELOPMENT

Fairfax County Zoning Ordinance

The Zoning Ordinance regulates land use in Fairfax County. It is intended to promote the health, safety, and general welfare of the public and to implement the Comprehensive Plan for the orderly and controlled development of the County. It is administered by the Zoning Administration Division within the Department of Planning and Development whose mission is to promote livable communities which enhance the quality of life for the present and the future. The Zoning Ordinance is subject to periodic revisions upon action by the Board of Supervisors. The Zoning Ordinance presented here is current as of April 13, 2021.

Contact Information

Phone: [703-324-1314](tel:703-324-1314)

Email: ordadmin@fairfaxcounty.gov



Zoning Ordinance



ZONING ORDINANCE



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- Article 7 - Signs
- Article 8 - Administration, Procedures,
- Article 9 - Definitions and Ordinance I
- Appendix 1 - Index of Amendments and
- Amendment History Table



Enter a Term to Search the Zoning Ordinance:



Search Scope ▾

[4102.7.A General Standards for Accessory Uses and Structures *\(Click for full text\)*,](#)

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CURRENT ZONING ORDINANCE

→ View The Current ZO Archive

1941 ZONING ORDINANCE

1941 Original

1945 Reprint

1954 Reprint

1959 ZONING ORDINANCE

1959 Original

1978 ZONING ORDINANCE

1978 ZO

1982 Reprint

1985 Reprint

1987 Reprint

1988 Reprint

1989 Reprint

1990 Reprint

1995 Reprint

1997 Reprint

2002 Reprint

2007 Reprint

2012 Reprint

2017 Reprint

2021 Reprint

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[Building Permit And Review](#)[Comprehensive Plan](#)[Department Of Planning And Development](#)[FAQs](#)[GIS Mapping Applications](#)[Noise Ordinance](#)[PLUS](#)[Public Facilities Manual](#)[Zoning Applications](#)[Zoning In Fairfax County Additional Resources](#)[Zoning Permits](#)

Use Tables Accessory Structure Height and Yard Requirements Minimum Required Off-Street Vehicle Parking Spaces

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TABLE 4101.2: Use Table for Planned Development Districts

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	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4		C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5
AGRICULTURAL AND RELATED USES																												
Agricultural and Related Uses: activities related to the growing or raising of plants or animals for food or other comparable activities, including agritourism and other similar use types. This category also includes riding or boarding stables.																												
Agricultural Operation	P	P	P	P																								4102.2.A
Farm Winery, Limited Brewery, or Limited Distillery	P	P	P	P																								4102.2.B
Stable, Riding or Boarding	SE	SE	SE	SE																								4102.2.C
RESIDENTIAL USES																												
Household Living: uses characterized by residential occupancy of a dwelling unit that functions as a single household																												
Dwelling, Multifamily										P	P	P	P															
Dwelling, Multifamily – ADU Development										P	P	P	P															

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ZONING ORDINANCE

Fairfax County Zoning Ordinance > Article 4 - Use Regulations > 4101. Use Tables > 4101.3 Use Table for Residential, Commercial, and Industrial Districts

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

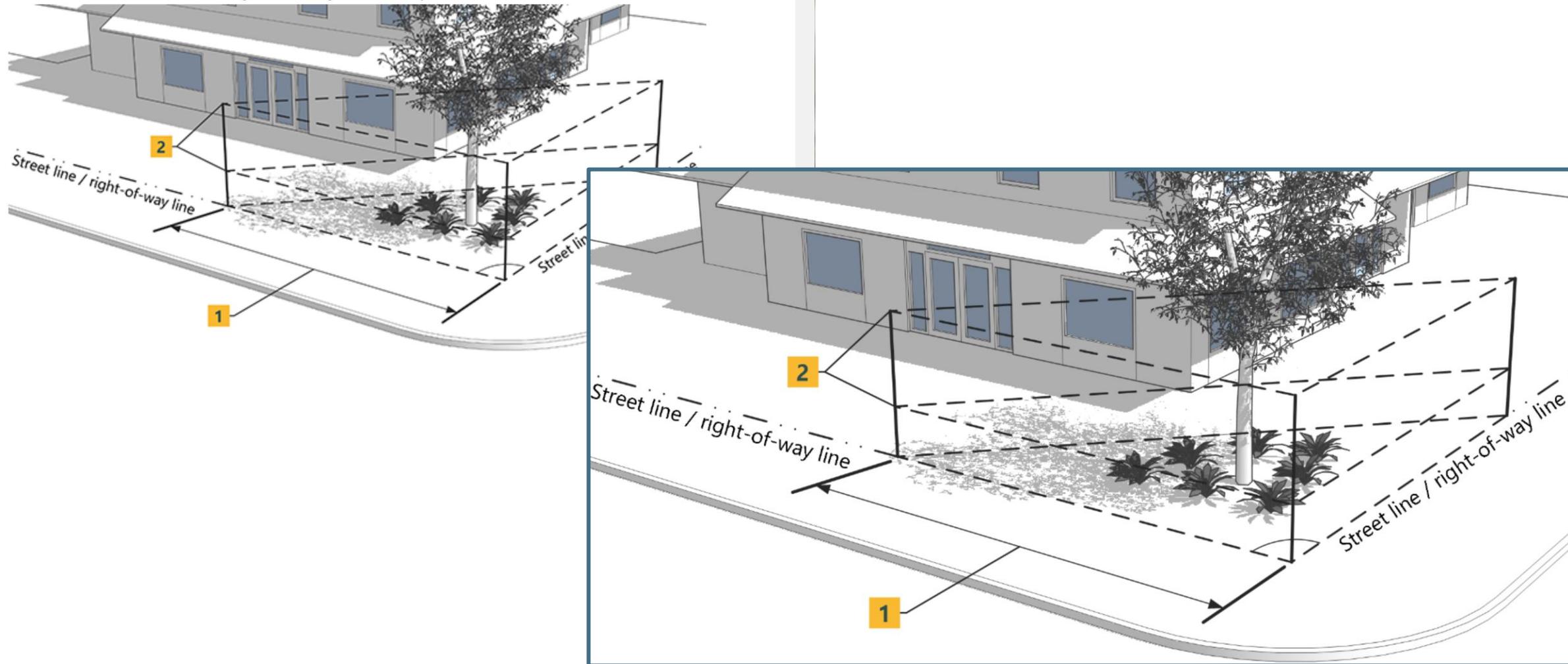
P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

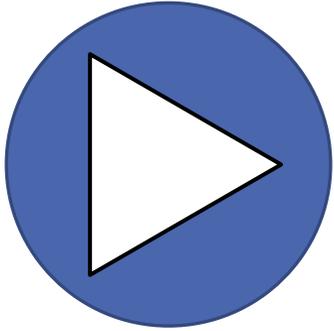
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	Commercial Districts					Industrial Districts						Use-Specific Standards NOTE: General Standards also apply
	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6	
Commercial Recreation, Outdoor	<p>A commercial facility devoted to passive or active recreation where activities predominately take place outdoors. Examples of this use include outdoor swimming pools, outdoor athletic fields or courts, outdoor shooting ranges, and similar facilities where the predominant recreation activity takes place outside of a building. This use does not include any use meeting the definition of a golf course or country club or quasi-public parks, playgrounds, and athletic fields.</p>											
Recreation, membership												
Banking												
Reception	SE	P	P	P	P							
Camp												4102.5.Q
Commercial	P											
Recreation	SP	P	P	P	P			SP	SP	SP	SP	4102.5.R
Indoor	SE							SE	SE	SE	SE	
Commercial Recreation, Outdoor	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	4102.5.S
Entertainment, Adult					SP							4102.5.T
Entertainment, Public								SE	SE	SE	SE	4102.5.U
Golf Course or Country Club	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.5.V
Health and Exercise Facility, Large												
						P	SP	P	P	P	P	4102.5.W
Health and Exercise Facility, Small												
						P	P	P	P	P	P	
Marina, Commercial	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.5.X

3. This sight distance triangle must be maintained clear of structures and plantings, except for a post, column, or trunk of a tree (not to include branches or foliage) equal or lesser than one foot in diameter.
4. The Board may modify the sight distance requirements on a corner lot in conjunction with the approval of a rezoning or special exception application, based on an evaluation of the specific development proposal which may consider compliance with sight distance requirements of the Virginia Department of Transportation and a specific sight distance analysis or any other relevant design guidelines that would demonstrate safe and adequate vehicular, bicycle, or pedestrian movements at an intersection.

Figure 5100.1: Sight Distance Requirements





Live Demo

Pet Grooming Establishment



Questions & Discussion



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