

FAIRFAX COUNTY



ZONING ORDINANCE MODERNIZATION PROJECT

ANNOTATED OUTLINE

As a part of the ongoing zMOD project, the following outline has been developed to assist in understanding the overall structure of the proposed Ordinance, as well as where the current work is taking place. This outline will be periodically updated as new articles are drafted and released.

Article 1: General Provisions

- 1-100 Authority
- 1-101 Purpose and Intent
- 1-102 Applicability
- 1-103 Transition Rules for Pending Applications
- 1-104 Severability

Article 2: Zoning Districts

- 2-100 Zoning Districts and Boundaries
- 2-101 Interpretation of District Regulations
- 2-102 Residential Zoning Districts
- 2-103 Commercial Zoning Districts
- 2-104 Industrial Zoning Districts
- 2-105 Planned Districts

Article 3: Overlay Districts

- 3-100 General Provisions
- 3-101 Historic Overlay District
- 3-103 Other Overlay Districts

Article 4: Use Regulations

- 4-100 General Provisions
- 4-101 Use Tables
- 4-102 Use Standards

Article 5: Development Standards

- 5-100 Dimensional Standards
- 5-101 Performance Standards
- 5-102 Grading, Erosion, and Drainage Control
- 5-103 Common Open Space
- 5-104 Access and Connectivity
- 5-105 Landscaping
- 5-106 Site and Building Design
- 5-107 Outdoor Lighting

Article 6: Parking and Loading

- 6-100 Purpose
- 6-101 Applicability
- 6-102 Off-Street Vehicle Parking
- 6-103 Alternatives to Off-Street Parking

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July 1, 2019
Draft

In-Progress

In-Progress

6-104 Parking Location and Design
6-105 Off-Street Loading.....
6-106 Vehicle Stacking and Drive-Through

Article 7: Signs

Article 8: Administration and Procedures

8-100 Review and Decision-Making Bodies
8-101 Summary Table of Procedures
8-102 General/Common Review Procedures
8-103 Application-Specific Procedures
8-104 Nonconformities
8-105 Enforcement, Violations, and Penalties

Article 9: Definitions and Ordinance Interpretation

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9-100 Uses

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9-101 Terms of Measurement
9-102 All Other Terms Defined