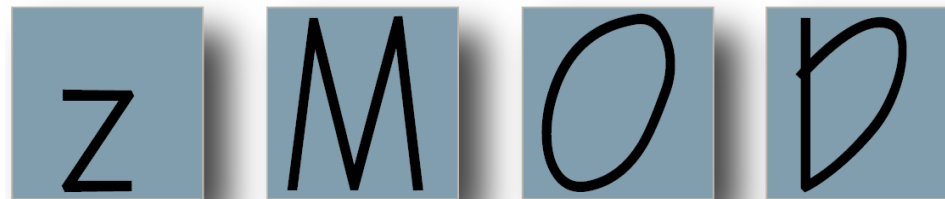




Zoning Ordinance Modernization



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

[illegible]

D. N-1 LVL 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	

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

* Appendix 1 – Provisions Related to Previous Approvals

New Uses

Stacked Townhouse



Indoor Commercial Recreation



Outdoor Commercial Recreation



Goods Distribution Hub

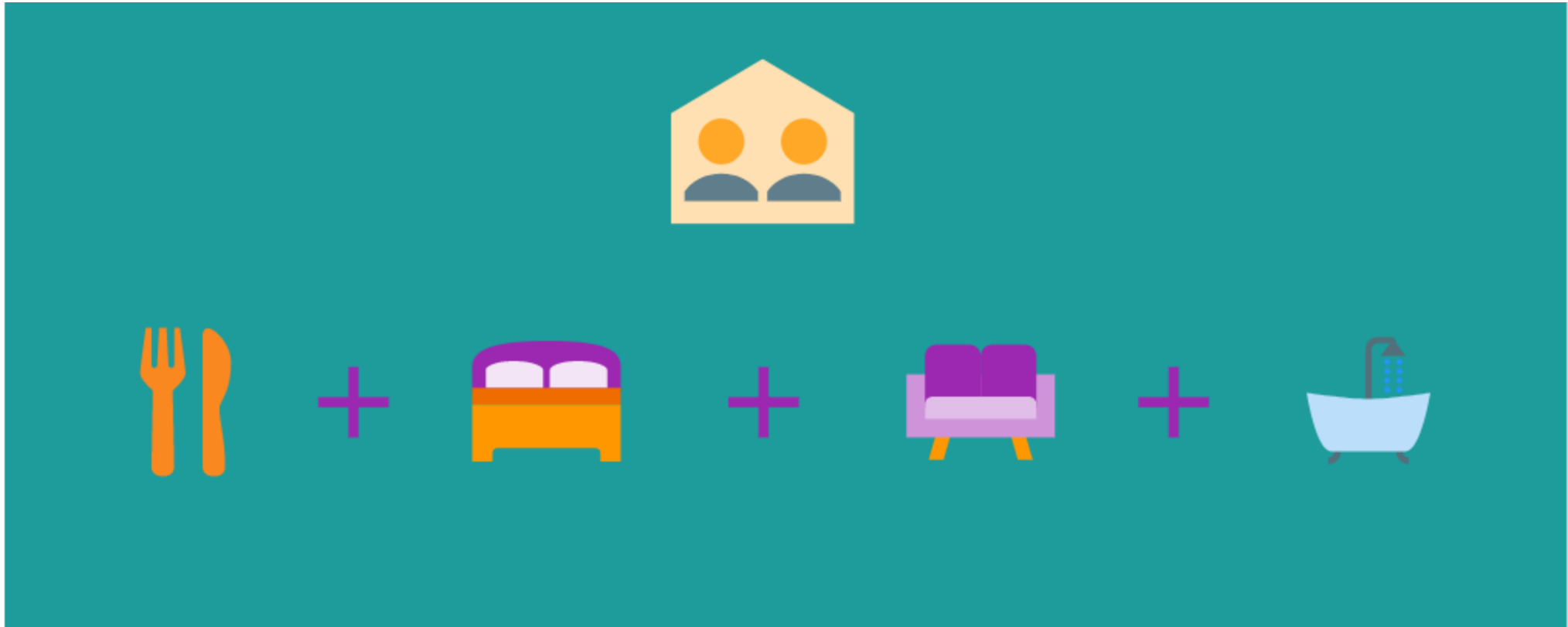


Data Center



Accessory Living Units

A secondary dwelling unit established in conjunction with and clearly subordinate to a single-family detached dwelling unit.



Accessory Living Unit Standards

Process: Administrative permit process if interior; special permit process for detached on lots with 2+ acres or if modifying certain interior standards

Size Limitations

- Interior - 800 square feet of gross floor area or 40% of the gross floor area of the principal dwelling, whichever is less; or the size of the basement/cellar as of July 1, 2021
- Detached - 1,200 square feet

Occupancy*: Limited to two bedrooms, two people, and the owner must live on the property



**No longer required to be occupied by somebody 55+ or a person with a disability*

Accessory Living Unit Standards, cont'd

Connection: Interior ALUs must be wholly contained within the structure with direct access through an interior space that is finished, temperature controlled, and fully enclosed.

Parking: Must provide one additional off-street parking space

- Public street – three total spaces required
- Private street – four total spaces required

Fire Safety: For interior ALUS, provide interconnected smoke/carbon monoxide detectors

- New Building Code requirement for fire rated walls or fire alarm system if stove or oven is present in the ALU



Home-Based Businesses



Process: Administrative permit; special permit to allow customers in certain scenarios

Customers*: Four students at a time, eight students in a day for teaching; special permit required for certain other uses

Employees*: One nonresident employee with SFD; no employees in all other dwellings

Size Limitation*: 400 square feet

Occupancy: Must be the business operator's primary residence

**Special permit option to exceed these standards*

Freestanding Accessory Structures

- Consolidates “sheds” and all other freestanding accessory structures
- Deletes 200 SF maximum shed size

Up to 8.5 Feet

Anywhere in the side or rear yard



Greater than 8.5 feet to 12 Feet

5-foot setback from side and rear



Greater than 12 Feet

Must meet side setback and distance in height from rear



Enclosed Freestanding Accessory Structures

New regulations apply to enclosed freestanding accessory structures on lots 36,000 SF in size or less with single family dwellings:

- Maximum height is 20 feet
- Cumulative maximum size of all enclosed accessory structures on a lot is limited to 50% of the size of the principal structure

**These limitations may be exceeded with special permit approval*



Flagpole Height

Maximum flagpole height

- 25 feet for single-family dwellings and manufactured homes
- 60 feet for other uses
- Special permit for an increase in height
- Lawfully existing flagpoles as of July 1 may continue, but new or replaced ones are subject to new Ordinance



New Solar Uses

Solar Power Facility

- Utility-scale solar
- Permitted in I-3 through I-6; requires SE in all other conventional districts and must be shown on an approved development plan or by SE in most planned districts



Solar Collection System

- Accessory solar primarily meeting on-site demands
- Roof-mounted can exceed maximum building height by five feet
- Ground-mounted are subject to freestanding accessory structure setbacks



Electric Vehicle Charging

Accessory use permitted when in conjunction with a principal use, subject to standards. Spaces are counted towards minimum parking requirements

When accessory to residential, limited to Level 1 or Level 2 chargers

When on a surface parking lot or top level of parking garage open to the sky:

- Maximum heights of structures = 9 feet
- No canopies on surface lots, unless supporting solar
- Related equipment must be screened
- Digital display area limited to 1 SF per dispenser



Special Events

- Consolidated use & broader definition
- Administrative permit valid for 21 days, no longer required to be consecutive
- Removed outdated provisions
- Most uses no longer need to be sponsored by a non-profit, further expanding the permissions for who can host events



Food Trucks

Limited Additional Flexibility for Residential Areas



- Expanded to nonresidential uses in residential districts, such as pools and religious assemblies
- Must comply with other limits, e.g., max of 3 trucks for 4 hours
- Up to 12 times/year per location, or more with SE or SP approval

Alternative Use of Historic Buildings

- Incentivizes historic preservation by allowing appropriate adaptive reuse
- Replaces the “older structures” SP with a new SE for nonresidential uses at historic sites on the Fairfax County Inventory



Bloomfield (Holly Knoll) c. 1858

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

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Amendment History Table



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Fairfax County Zoning Ordinance



Enter a Term to Search the Zoning Ordinance:

playset



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
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- 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](#)

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[Department Of Planning And Development](#)

[FAQs](#)

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

Contents:

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

TABLE 4101.2: Use Table for Planned Development Districts

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	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	I-6		
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 SE	P SE	P SE	P SE																									4102.2.B	
Stable, Riding or Boarding	SE SP	SE SP	SE SP	SE SP																									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																	

Zoning Ordinance

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 - 4101. Use Tables
 - 4101.1 Use Table Instructions and Abk
 - 4101.2 Structure of the Use Classifica
 - 4101.3 Use Table for Residential, Co
 - 4101.4 Use Table for Planned Develop
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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

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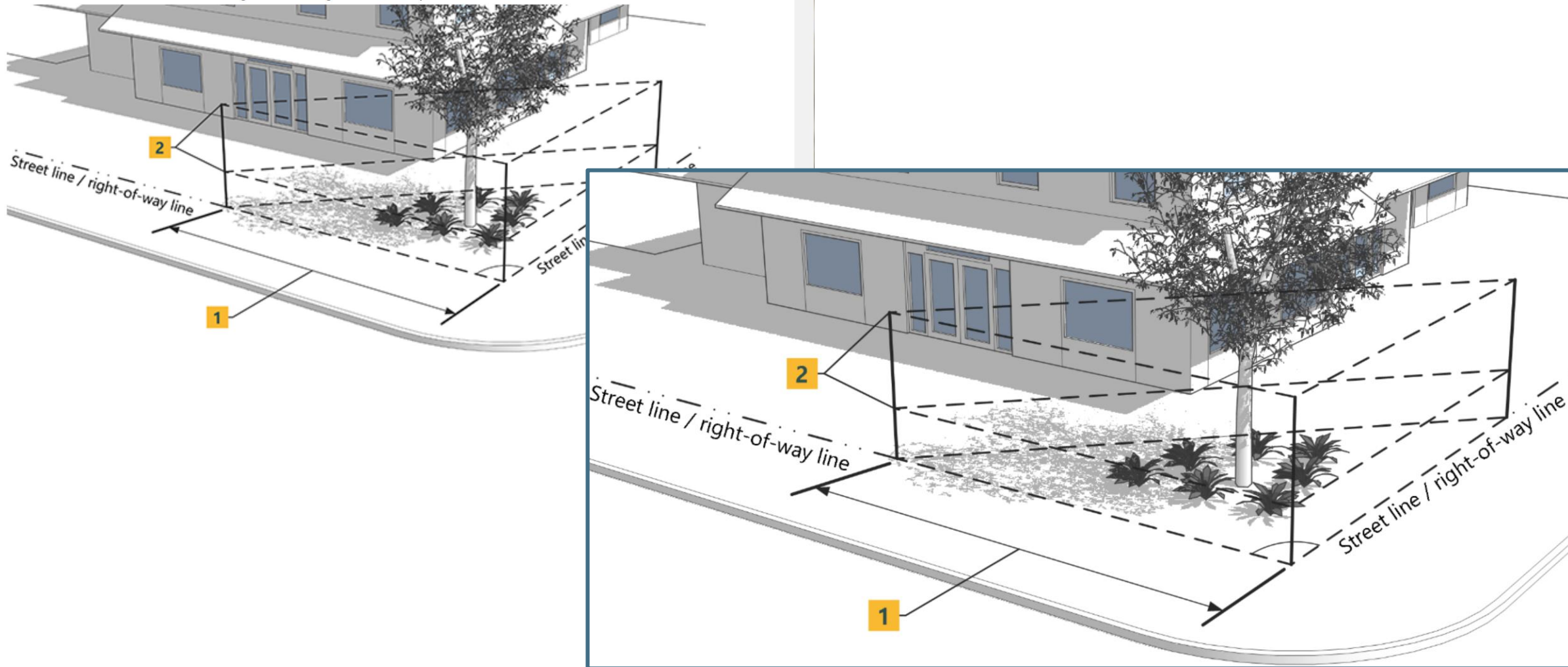
Commercial Recreation, Outdoor

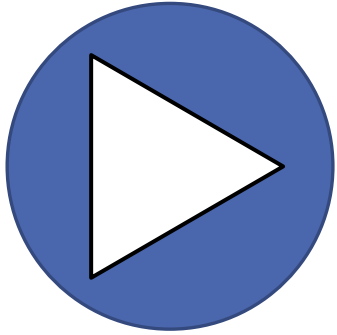
A commercial facility devoted to passive or active recreation where activities predominately take place outdoors. Examples of this use include outdoor swimming pools, outdoor athletic fields or courts, outdoor shooting ranges, and similar facilities where the predominant recreation activity takes place 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.

	Commercial Districts					Industrial Districts						Use-Specific Standards
	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6	NOTE: General Standards also apply
Recreation, membership												
Bank, branch												
Reception												
Camp, day												4102.5.Q
Commercial Recreation, indoor												4102.5.R
Commercial Recreation, Outdoor												4102.5.S
Entertainment, Adult												4102.5.T
Entertainment, Public												4102.5.U
Golf Course or Country Club												4102.5.V
Health and Exercise Facility, Large												4102.5.W
Health and Exercise Facility, Small												
Marina, Commercial												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

