



Zoning Ordinance Modernization



Lunch and Learn - Commercial and Industrial Changes
September 15, 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. 17-1 LVI 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
		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:

Zoning Ordinance Modernization

- 3+ years of outreach with 100+ public meetings
- 9 Articles
- Plain language
- Easy to use platform
- <https://www.fairfaxcounty.gov/planning-development/zmod>

New Uses

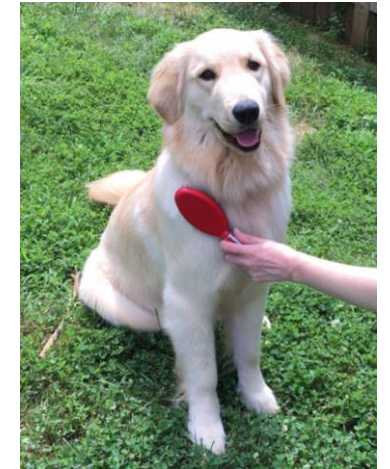
Garden Center



Health and Exercise Facility



Pet Grooming Establishment



Banquet Hall



Zoo or Aquarium



Catering



Commercial Uses

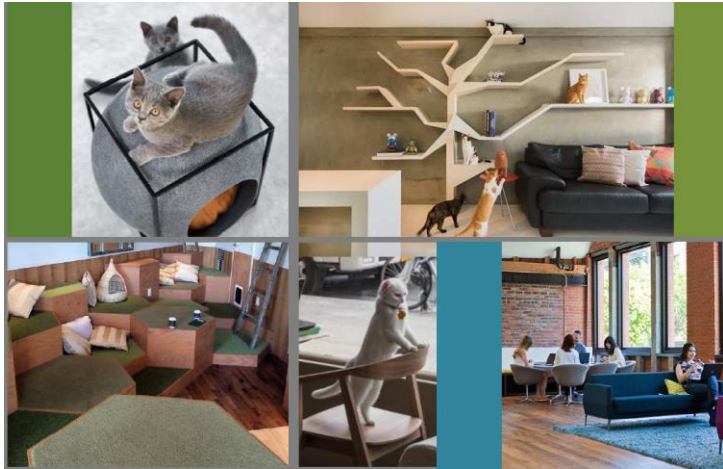


Commercial Recreation Uses

Indoor Commercial Recreation

Consolidates indoor recreational uses

- Includes uses like bowling alleys, amusement arcades, and movie theaters
- Allows for trends in emerging recreation
- By right in certain commercial districts; either an SP or SE in certain other districts



Outdoor Commercial Recreation

Consolidates outdoor recreational uses

- Includes uses like miniature golf, ropes courses, and amusement parks
- Certain uses may be approved by SP; other uses require SE



Different Smoking Scenarios

Restaurant

- Serves prepared food from a kitchen throughout the entire space during all hours of operation using the same menu
- Smoking may be offered throughout the restaurant space
- Entertainment space is limited to 15% of the publicly accessible area or 250 SF (whichever is greater)

Smoking Lounge

- Does not serve prepared food (may serve pre-packaged)
- No accessory entertainment
- Hours of operation generally do not exceed 10 p.m.



Public Entertainment

- Restaurant where accessory entertainment areas exceed those permitted by right or where characteristics meet public entertainment definition
- Smoking lounge that includes any accessory entertainment
- Refer to definition - typically caters to adult patrons, hours of operation exceed 10 p.m., principal focus on entertainment

Massage Therapy Establishment

- New use – previously considered office or personal service, depending on the type of massage
- Clarifies the use for staff and for licensing
- Permissions carried forward



Office

Consolidates general office and scientific research and development

- Expands ability to have R & D, subject to use standards
- No mass production or manufacturing
- No use of certain types of explosives without SE
- No Biosafety level 4 uses without SE



“Urban” Vehicle Rental

New standards for small-scale vehicle rental recognize emerging trends

- By right in C-3, C-4, C-6, C-7, and C-8
 - Maximum size 2,500 SF of GFA
 - Maximum 15 rental vehicles
 - No car wash, maintenance, or refueling
- ✓ No change to existing SE permissions and standards



Industrial Uses



Data Center

- Previously interpreted to be a telecommunications facility
- New distinct use permitted in certain commercial, industrial, and planned districts
- Use-specific standards include:
 - Requires cooling, ventilation, generators, and other similar equipment to be enclosed in all districts except the I-4, I-5, and I-6 Districts
 - Size limits of 40,000 SF in the C-3 and C-4 Districts and 80,000 SF in the I-2 and I-3 Districts – limits can be exceeded with repurposing or SE



Self-Storage

- By right in I-3 through I-6
- SE in C-8
- FDP or SE in PDC and PTC Districts
- Use-specific standards in the I-3 and P Districts:
 - Screening or enclosure of loading and unloading areas, as well aesthetic limitations (multi-story, prohibition of visible storage doors or lighted hallways)
 - Limitations on parking, storage, and rental of vehicles



Goods Distribution Hub

“Last Mile Delivery”

New use allowing distribution of retail goods in the C-3 through C-8, PDC, and PTC Districts

Maximum size

- 6,000 SF or 10,000 SF depending on the zoning district
- Limitations on vehicles
 - SE to store more than 5 vehicles 21 – 28 feet
- **Repurposing** of existing buildings up to 80,000 SF:
 - 10% of area must be customer-facing
 - SE for a larger size



Solar Power Facility

- Utility-scale solar
- By right 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



Other Changes in Commercial and Industrial Districts



Child Care Center

- Expanded permissions from SE to by right in C-5 through C-8
- Allowed by right in industrial districts if located within an office or industrial complex and has access from an internal roadway; or by SE
- Outdoor recreation area standards made consistent for all districts



College or University

- Expanded permissions from SE to by right in C-1, C-2, and C-3
 - Residential, athletic, or large-scale assembly facilities require SE
- Change from secondary use to principal use in the PDC District



Questions & Discussion

