

**ADOPTION OF AN AMENDMENT TO CHAPTER 112  
(ZONING) OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday, December 3, 2019, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,  
VIRGINIA:**

Amend Chapter 112 (Zoning Ordinance), as follows:

**Amend Article 11, Off-Street Parking and Loading, Private Streets, Part 1, Off-Street Parking, as follows:**

- **Amend Sect. 11-104, Minimum Required Spaces for Commercial and Related Uses, by revising Paragraph 23, to read as follows:**

23. Shopping Center:

- A. 100,000 square feet of gross floor area or less: 4.3 spaces per 1000 square feet of gross floor area
- B. Greater than 100,000 but equal to or less than 400,000 square feet of gross floor area: 4 spaces per 1000 square feet of gross floor area
- C. Greater than 400,000 but less than 800,000 square feet of gross floor area: 4.8 spaces per 1000 square feet of gross floor area
- D. 800,000 square feet of gross floor area or more: 2.5 spaces per 1000 square feet of gross floor area

For purposes of determining whether Par. A, B, C or D above is applicable, the size of the shopping center is based on the definition of gross floor area as set forth in Article 20, and includes any gross floor area devoted to offices, restaurants, restaurants with drive-through and hotels. The gross floor area calculation as qualified in Sect. 102 above is used to determine the required number of parking spaces.

The off-street parking requirement set forth above applies to all uses in a shopping center, except that the area occupied by offices, any restaurant or restaurant with drive-through establishment that exceeds 5000 square feet of gross floor area, and hotels is parked in accordance with the applicable standards for such uses as set forth in this Section. For shopping centers subject to Par. A, B or C above, the area occupied by theaters is parked in accordance with the applicable shopping center requirement; however, for theaters with more than 2000 seats, an additional three-tenths (0.3) space must be provided for each seat above 2000 seats. For shopping centers subject to Par. D above, the area occupied by theaters is parked in accordance with the applicable shopping center requirement; however, for theaters with more than 750 seats, an additional six (6) spaces must be provided for each 100 seats above 750 seats.

In addition, for all shopping centers, stacking spaces as required by this Part must be provided for those uses which have drive-in or drive-through facilities. Spaces designated for curb-side pickup cannot be counted toward the minimum required number of parking spaces.

**This amendment shall become effective on December 4, 2019 at 12:01 a.m.**

GIVEN under my hand this 3<sup>rd</sup> day of December, 2019.



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**Jill G. Cooper**  
Clerk for the Board of Supervisors