

**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, February 11, 2020, 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 7, Overlay and Commercial Revitalization District Regulations, Part 2, Historic Overlay Districts, Sect. 7-204, Administration of Historic Overlay District Regulations, by revising Paragraphs 1 and 2 to read as follows:

1. All applications for rezoning, special exception, special permit, variance, sign permits, building permits, as qualified below, and all site plans, sports illumination plans, subdivision plats, grading plans, and applications for any new utility distribution or transmission poles 50-foot or lower in height (“new utility or transmission poles”) and their associated facilities, as qualified below, must be referred to the ARB for its review and recommendation or decision in accordance with the provisions of this Part.
2. The ARB review and recommendation on applications for a rezoning, special exception, special permit, variance and for site plans, sports illumination plans, subdivision plats and grading plans must include consideration of the potential impact of the proposal on the historical, architectural, or archaeological significance of the district and, but not limited to, the following:

Amend Article 14, Performance Standards, Part 9, Outdoor Lighting Standards as follows:

- Amend Sect. 14-902, Applicability and General Provisions, as follows:

- Amend the first two paragraphs of Par. 1 to read as follows:

1. Except as provided in Sect. 905, Exemptions, below, this Part applies to the installation of new outdoor lighting fixtures or the replacement of existing outdoor fixtures. Replacement of a fixture means a change of fixture type or change to the mounting height or location of the fixture. Routine lighting fixture maintenance, such as changing lamps or light bulbs, ballast, starter, photo control, housing, lenses and other similar components, does not constitute replacement and will be permitted provided such changes do not result in a higher lumen output or a color temperature that exceeds the provisions of Par. 4 below.

Outdoor lighting fixtures lawfully existing prior to June 17, 2003, that do not conform to the provisions of this Part are deemed to be a lawful nonconforming use and may remain. For the purpose of the provisions in Par. 4 of Sect. 14-902 (correlated color temperature), Par. 5 of Sect. 14-905 (exemptions for motion activated light fixtures), and Par. 6 of Sect. 14-905 (exemptions for lots developed with single family dwellings), outdoor lighting fixtures lawfully existing prior to February 12, 2020, are deemed to be a lawful nonconforming use and may remain. A nonconforming lighting fixture that is changed to or replaced by a conforming lighting fixture is no longer deemed to be nonconforming, and must be in accordance with the provisions of this Part.

- **Add new Par. 4, as follows:**

4. All light sources may not exceed a maximum Correlated Color Temperature (CCT) of 3,000K unless otherwise approved by the Director. However, sports fields or courts that are subject to a sports illumination plan may have a maximum CCT of up to 5,700K.

- **Amend Sect. 14-904, Outdoor Recreation/Sports Facility Lighting Requirements, as follows:**

- **Amend Par. 2B to read as follows:**

2. A sports illumination plan must be prepared by a lighting professional that is certified by the National Council on Qualifications for the Lighting Professions (NCQLP) or a State licensed professional engineer, architect, landscape architect, or land surveyor and must contain the following information:

...

- B. Location and limits of playing fields/courts, to include a perimeter area which must be located entirely on the same lot. For baseball/softball fields, the perimeter area extends 40 feet in a direction perpendicular to the foul lines and away from the field. The perimeter area for rectangular playing fields, such as soccer, football, lacrosse, and field hockey, extends 20 feet from the side lines and 30 feet from the end lines. The perimeter area for tee boxes on golf courses and golf driving ranges is 30 feet. The perimeter area for all other playing fields/courts extends 10 feet beyond the playing field/court boundary.

- **Amend Par. 5 by deleting the current text and replacing it with the following:**

5. Time limits for lighting of outdoor playing fields or courts that are subject to a sports illumination plan, unless other hours are specifically approved by the BZA in conjunction with the approval of a special permit, or by the Board in conjunction with the approval of a special exception, development plan, or proffered rezoning:
 1. For properties that are both zoned to a residential district and developed with a single family residential use, lighting is not allowed between the hours of 10:00 PM and 7:00 AM; and
 2. For all other properties including but not limited to public athletic field sites, lighting is not allowed between the hours of 11:00 PM and 7:00 AM.

- **Amend Sect. 14-905, Exemptions, as follows:**

- **Amend Par. 5 to read as follows:**

14-905 Exemptions

The following are exempt from the provisions of this Part, provided that such fixtures, except for those set forth in Paragraphs 1 and 2 below, do not cause disability glare:

...

5. Motion activated light fixtures located as follows:
 - A. On lots developed with single family dwellings, when such lighting fixtures: (1) emit initial lighting levels of 4000 lumens or less; (2) are extinguished within five minutes upon cessation of motion; and (3) are aimed such that the illumination is directed within the property boundary.
 - B. On all other lots when such lighting fixtures are aimed such that the illumination is directed within the property boundary.

- **Amend Par. 6 to read as follows:**

6. On lots developed with single family dwellings, outdoor lighting fixtures with initial light outputs of 1,500 lumens or less are not subject to the provisions of Paragraphs 2A and 2E of Sect. 902 above.

Amend Article 20, Ordinance Structure, Interpretations and Definitions, Part 3, Definitions, as follows:

- **Amend the definition of Lumen, as follows:**

LUMEN: A quantitative unit measuring the amount of light emitted from a light source. When a light fixture contains two or more light bulbs, the lumen output measurement represents the cumulative total of all light emitted from the fixture.

This amendment shall become effective on February 12, 2020 at 12:01 a.m.

GIVEN under my hand this 11th day of February 2020.



Jill G. Cooper
Clerk for the Board of Supervisors