



County of Fairfax, Virginia

Proposed Zoning Ordinance Amendment: Residential Density in Reston PRC District Community Meeting October 23, 2017

Proposed Zoning Ordinance Amendment:

To increase the maximum permitted overall residential density limit for the Reston PRC District from the existing 13 persons per acre to a higher number (between 13 and 16 persons per acre);

To allow certain high density residential designated properties in the Reston PRC District located within the transit station areas to be considered for approval of residential development in excess of the limit of 50 dwelling units per acre, when in accordance with the adopted comprehensive plan (with a possible limit of between 50-75 du/ac).

No actual additional dwelling units would be approved with this Zoning Ordinance change.

Background:

Reston is primarily, but not entirely, zoned PRC. PRC District calculations of persons per acre as a regulatory tool is unique and includes inherent challenges since not based on actual population count.

Amendment is Proposed in Response to Reston Master Plan Special Study conducted 2009-2015:

- Phase I adopted in 2014: focused greatest proportion future residential development potential in Transit Station Areas;
- Phase II adopted in 2015: identified opportunities for limited additional residential development outside of the Reston Transit Station Areas, primarily within and proximate to Village Centers, with the Village Centers retaining their potential for future redevelopment;
- Stable residential neighborhoods and clusters within Reston are envisioned to remain at their existing scale, as recommended by the Plan.

The residential density (built and approved) in the Reston PRC District is currently 11.9 persons per acre as calculated in accordance with the Zoning Ordinance. Residential development potential over the next 30-40 years in the Reston PRC District as reflected in the updated Reston Master Plan is approximately 10,768 new dwelling units not previously allocated to the PRC District residential unit cap. These planned new units, if approved, would exceed the 3,335 multifamily units available under the existing density limit of 13 persons per acre.

It is estimated that the residential development potential in the adopted Reston Master Plan for the Reston PRC District could exceed 16 persons per acre if full buildout were realized.

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Additional Information Available:

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Web: <https://www.fairfaxcounty.gov/dpz/zoningordinance/prc-zo-amendment/>