

**ARTICLE 5**

**INDUSTRIAL DISTRICT REGULATIONS**

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## **ARTICLE 5**

### **INDUSTRIAL DISTRICT REGULATIONS**

#### **PART I     5-I00   I-I   INDUSTRIAL INSTITUTIONAL DISTRICT**

##### **5-I01            Purpose and Intent**

The I-I District presented herein is designed to set forth, to the extent possible, the provisions of the I-I District of the Zoning Ordinance of the County of Fairfax, Virginia adopted May 19, 1965, as amended.

##### **5-I02            Permitted Uses**

1.    Child care centers and nursery schools, limited by the provisions of Sect. I05 below.
2.    Churches, chapels, temples, synagogues and other such places of worship.
3.    Restaurants as an accessory service use, subject to the use limitations presented in Sect. I05 below.
4.    Establishments for scientific research and scientific development, subject to the use limitations presented in Sect. I05 below.
5.    Health clubs, spas, sauna and steam baths, swimming pools, tennis courts, and other such similar facilities as an accessory service use, subject to the use limitations presented in Sect. I05 below.
6.    Offices.
7.    Private schools of general education, limited by the provisions of Sect. I05 below.
8.    Public uses.
9.    Signs, as permitted by Article 12.

##### **5-I03            Special Permit Uses**

For specific Group uses, regulations and standards, refer to Article 8.

1.    Group 3 - Institutional Uses, limited to:
  - A.    Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education

##### **5-I04            Special Exception Uses**

For specific Category uses, regulations and standards, refer to Article 9.

1.    Category 1 - Light Public Utility Uses, limited to:

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- A. Sewerage pumping facilities
- 2. Category 2 - Heavy Public Utility Uses, limited to:
  - A. Sewage treatment and disposal facilities
- 3. Category 3 - Quasi-Public Uses, limited to:
  - A. Adult day care center
  - B. Child care centers and nursery schools
  - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
  - D. Private schools of general education
- 4. Category 4 - Transportation Facilities, limited to:
  - A. Electrically-powered regional rail transit facilities
  - B. Heliports
  - C. Helistops
  - D. Regional non-rail transit facilities
- 5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
  - A. Commercial off-street parking in Metro Station areas as a temporary use

### **5-I05**

#### **Use Limitations**

- 1. Before land may be zoned for establishments for scientific research and scientific development:
  - A. The scientific research and development activities to be performed shall be described by the applicant, and approval of an application either to rezone land to this classification for this purpose or for a Building Permit for this use will be based upon the nature, purpose and scope of the research and development and its effect upon the general welfare of the community;
  - B. Plans showing landscaping of the site and showing exterior appearance of all buildings shall be submitted to the Board. Such plans shall have the intent of affording maximum protection to adjoining property and strict adherence to such plans shall be required as a condition of the approval of a Non-Residential Use Permit for such uses.

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2. No dwelling, mobile home, hotel, motel, rooming house or any other place of human habitation, either permanent or temporary, shall be permitted; provided, however, the quarters of caretakers or watchmen serving uses within this district may be permitted.
3. Retail sales shall be limited to goods or services primarily for the convenience of the employees of the permitted establishments and one salesroom, not exceeding 1000 square feet of floor area, for any one establishment, for the retail sale of samples and other products of the establishment.
4. All uses shall comply with the performance standards set forth in Article 14.
5. All uses shall have adequate space for drainage, as determined in accordance with the provisions of Sect. 2-602.
6. Restaurants and health clubs, spas, sauna and steam baths, swimming pools, tennis courts, and other such similar facilities, as accessory service uses, are permitted in accordance with the following:
  - A. Such use shall be located in the same building as the principal use and access to such use shall be only from an interior lobby or corridor of the building in which located;
  - B. Such use shall be for the primary convenience and use of the employees of the principal use, and the hours of operation shall generally conform to the business hours of the principal use;
  - C. There shall be no signs associated with such accessory service uses located on the exterior of the building; and
  - D. The aggregate area of such uses shall never at any time exceed fifteen (15) percent of the total gross floor area of the principal use.
7. Child care centers, nursery schools and private schools of general education may be permitted by right only when:
  - A. Such use is located in an office or industrial park, provided, however, that, notwithstanding the definitions, the requirement for a minimum number of different tenants shall not be applicable.
  - B. All vehicular access to the use shall be provided via the internal circulation system of the park.

### **5-I06**

#### **Lot Size Requirements**

1. Minimum lot area: 20 acres
2. Minimum lot width: No Requirement

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3. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

### **5-I07 Bulk Regulations**

1. Maximum building height: 65 feet, except that a part of any building, not exceeding in horizontal area 25% of the total horizontal roof area of the building, may be erected to a height of not more than 75 feet
2. Minimum yard requirements
  - A. Front yard: 320 feet from the center line of any street, or 200 feet from the lot line, whichever is greater, unless a lesser distance is approved by the Board to facilitate the implementation of a proposed major street improvement
  - B. Side yard: 200 feet, unless a lesser distance is approved by the Board to facilitate the implementation of a proposed major street improvement, except none required when the yard abuts a railroad right-of-way
  - C. Rear yard: 200 feet, unless a lesser distance is approved by the Board to facilitate the implementation of a proposed major street improvement, except none required when the yard abuts a railroad right-of-way
3. Maximum floor area ratio: No Requirement
4. Maximum lot coverage: 30%

### **5-I08 Open Space**

No Requirement

### **5-I09 Additional Regulations**

1. Refer to Article 11 for off-street parking, loading and private street requirements.
2. Refer to Article 17 for uses and developments which are subject to site plan provisions.

## INDUSTRIAL DISTRICT REGULATIONS

### **PART 1 5-100 I-1 LIGHT INDUSTRIAL RESEARCH DISTRICT**

#### **5-101 Purpose and Intent**

The I-1 District is established to provide areas for scientific research, development and training, offices, and manufacturing incidental and accessory to such uses. The district is designed to provide for such uses in a low intensity manner on well-landscaped sites such that they can be located in proximity to residential uses. High performance standards are set forth for the district that will make development within the district compatible with all types of adjoining land uses.

#### **5-102 Permitted Uses**

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Child care centers and nursery schools, limited by the provisions of Sect. 105 below.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Establishments for scientific research, development and training, where manufacturing, fabrication, production, testing, repair, storage, sale or resale of materials, goods and products is incidental to the principal use of scientific research, development and training.
5. Funeral chapels.
6. Offices.
7. Private schools of general education, limited by the provisions of Sect. 105 below.
8. Private schools of special education.
9. Public uses.
10. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 105 below.
11. Telecommunication facilities.
12. Wireless Facilities and associated support structures, subject to the provisions of Sections 2-514, 2-519, 2-520, or 2-522.

#### **5-103 Special Permit Uses**

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
  - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education

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- B. Convents, monasteries, seminaries and nunneries
- 2. Group 4 - Community Uses.
- 3. Group 5 - Commercial Recreation Uses, limited to:
  - A. Commercial swimming pools, tennis courts and similar courts
- 4. Group 8 - Temporary Uses.

### **5-104 Special Exception Uses**

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 2 - Heavy Public Utility Uses, limited to:
  - A. Sewage treatment and disposal facilities
- 3. Category 3 - Quasi-Public Uses, limited to:
  - A. Adult day care center
  - B. Alternate uses of public facilities
  - C. Child care centers and nursery schools
  - D. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
  - E. Colleges, universities
  - F. Conference centers and retreat houses, operated by a religious or nonprofit organization
  - G. Cultural centers, museums and similar facilities
  - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
  - I. Medical care facilities
  - J. Private clubs and public benefit associations
  - K. Private schools of general education
  - L. Quasi-public parks, playgrounds, athletic fields and related facilities



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4. Category 4 - Transportation Facilities, limited to:
  - A. Electrically-powered regional rail transit facilities
  - B. Heliports
  - C. Helistops
  - D. Regional non-rail transit facilities
5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
  - A. Commercial off-street parking in Metro Station areas as a temporary use
  - B. Golf courses, country clubs

### 5-105

#### Use Limitations

1. Before land may be zoned in this classification, in addition to the application requirements set forth in Sect. 18-202:
  - A. The scientific research, development and training activities to be performed shall be described by the applicant and approval of an application to zone land to this classification will be based on the nature, purpose and scope of research, development and training and its effect upon the general welfare of the community, and
  - B. Plans showing landscaping of the site and showing the exterior appearance of all buildings shall be submitted to the Board for approval. Such plans shall have the intent of affording maximum protection to adjoining properties.
2. All uses shall comply with the performance standards set forth in Article 14.
3. All operations, activities and storage must be conducted within a completely enclosed building, except for biological research when exposure to sunlight is required, those permitted uses, accessory uses set forth in Part 1 of Article 10 and special permit and special exception uses which by their nature must be conducted outside a building, and outdoor seating provided in association with a restaurant.
4. Wholesale sales, storage or trucking operations shall only be permitted as incidental and accessory to a permitted, special permit or special exception use. Retail sales may be permitted only in accordance with the provisions of Part 2 of Article 10.
5. Child care centers, nursery schools and private schools of general education may be permitted by right only when:
  - A. Such use is located in an office or industrial park, provided, however, that, notwithstanding the definitions, the requirement for a minimum number of different tenants shall not be applicable.

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- B. All vehicular access to the use shall be provided via the internal circulation system of the park.
6. Quasi-public athletic fields and related facilities are permitted by right in accordance with the following:
- A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
  - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
  - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
  - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
  - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
  - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide.

### **5-106 Lot Size Requirements**

- 1. Minimum lot area: 20 acres
- 2. Minimum lot width: 100 feet
- 3. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

### **5-107 Bulk Regulations**

- 1. Maximum building height: 40 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
- 2. Minimum yard requirements
  - A. Front yard: 320 feet from the center line of any street, or 200 feet from the lot line, whichever is greater, unless a lesser distance is approved by the Board to facilitate the implementation of a proposed major street improvement

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- B. Side yard: 200 feet, unless a lesser distance is approved by the Board to facilitate the implementation of a proposed major street improvement, except none required when the yard abuts a railroad right-of-way
  - C. Rear yard: 200 feet, unless a lesser distance is approved by the Board to facilitate the implementation of a proposed major street improvement, except none required when the yard abuts a railroad right-of-way
- 3. Maximum floor area ratio: 0.25
  - 4. Maximum lot coverage: The total area occupied by off-street parking and loading areas and by the total horizontal projected surface of all buildings, including covered porches, shall not exceed 30% of the gross area of a lot

### **5-108**

#### **Open Space**

50% of the gross area shall be landscaped open space

### **5-109**

#### **Additional Regulations**

- 1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
- 2. Refer to Article 11 for off-street parking, loading and private street requirements.
- 3. Refer to Article 12 for regulations on signs.
- 4. Refer to Article 13 for landscaping and screening requirements.
- 5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

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## INDUSTRIAL DISTRICT REGULATIONS

### **PART 2     5-200 I-2 INDUSTRIAL RESEARCH DISTRICT**

#### **5-201     Purpose and Intent**

The I-2 District is established to provide areas for scientific research, development and training, offices, and manufacturing incidental and accessory to such uses. The district is designed to promote a park-like atmosphere for the conduct of research-oriented activities in structures of good design on well-landscaped sites. High performance standards shall be required for this district that will make the development within the district compatible with all types of adjoining land uses.

#### **5-202     Permitted Uses**

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Child care centers and nursery schools, limited by the provisions of Sect. 205 below.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Establishments for scientific research, development and training, where manufacturing, fabrication, production, testing, repair, storage, sale or resale of materials, goods and products is incidental to the principal use of scientific research, development and training.
5. Financial institutions.
6. Funeral chapels.
7. Offices.
8. Private schools of general education, limited by the provisions of Sect. 205 below.
9. Private schools of special education.
10. Public uses.
11. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 205 below.
12. Telecommunication facilities.
13. Wireless Facilities and associated support structures, subject to the provisions of Sections 2-514, 2-519, 2-520, or 2-522.

#### **5-203     Special Permit Uses**

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:

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- A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
- B. Convents, monasteries, seminaries and nunneries
- 2. Group 4 - Community Uses.
- 3. Group 5 - Commercial Recreation Uses, limited to:
  - A. Commercial swimming pools, tennis courts and similar courts
- 4. Group 8 - Temporary Uses.

### **5-204 Special Exception Uses**

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 2 - Heavy Public Utility Uses, limited to:
  - A. Electrical generating plants and facilities
  - B. Sewage treatment and disposal facilities
  - C. Solid waste disposal and treatment facilities, including incinerators and landfills
  - D. Water purification facilities
  - E. Local office space and maintenance facilities incidental to any use set forth above
- 3. Category 3 - Quasi-Public Uses, limited to:
  - A. Adult day care center
  - B. Alternate uses of public facilities
  - C. Child care centers and nursery schools
  - D. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
  - E. Colleges, universities
  - F. Conference centers and retreat houses, operated by a religious or nonprofit organization
  - G. Cultural centers, museums and similar facilities

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- H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
  - I. Medical care facilities
  - J. Private clubs and public benefit associations
  - K. Private schools of general education
  - L. Quasi-public parks, playgrounds, athletic fields and related facilities
  - M. Sports arenas, stadiums as a principal use
- 4. Category 4 - Transportation Facilities.
  - 5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
    - A. Commercial off-street parking in Metro Station areas as a temporary use
    - B. Golf courses, country clubs
    - C. Hotels, motels
    - D. Marinas, docks and boating facilities, commercial
    - E. Parking, commercial off-street, as a principal use
    - F. Restaurants
    - G. Theatres

### **5-205 Use Limitations**

- 1. All uses shall comply with the performance standards set forth in Article 14.
- 2. All operations, activities and storage must be conducted within a completely enclosed building, except for biological research when exposure to sunlight is required, and outdoor seating provided in association with a restaurant, those permitted uses, accessory uses set forth in Part 1 of Article 10 and special permit and special exception uses which by their nature must be conducted outside a building.
- 3. Wholesale sales, storage or trucking operations shall only be permitted as incidental and accessory to a permitted, special permit or special exception use. Retail sales may be permitted only in accordance with the provisions of Part 2 of Article 10.
- 4. Child care centers, nursery schools and private schools of general education may be permitted by right only when:

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- A. Such use is located in an office or industrial park, provided, however, that, notwithstanding the definitions, the requirement for a minimum number of different tenants shall not be applicable.
  - B. All vehicular access to the use shall be provided via the internal circulation system of the park.
5. Quasi-public athletic fields and related facilities are permitted by right in accordance with the following:
- A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
  - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
  - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
  - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
  - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
  - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide.

### **5-206 Lot Size Requirements**

- 1. Minimum district size: 10 acres
- 2. Minimum lot area
  - A. 4 acres in a district of 10 acres
  - B. 3 acres in a district of 11 to 20 acres
  - C. 1 acre in a district larger than 20 acres
- 3. Minimum lot width: 100 feet
- 4. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

### **5-207 Bulk Regulations**



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1. Maximum building height: 40 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
  - A. Front yard: Controlled by a 50° angle of bulk plane, but not less than 50 feet
  - B. Side yard: Controlled by a 50° angle of bulk plane, except none required where a side yard abuts a railroad right-of-way
  - C. Rear yard: Controlled by a 50° angle of bulk plane, except none required when the yard abuts a railroad right-of-way
3. Maximum floor area ratio: 0.25
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

### **5-208 Open Space**

20% of the gross area shall be landscaped open space

### **5-209 Additional Regulations**

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

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## INDUSTRIAL DISTRICT REGULATIONS

### **PART 3 5-300 I-3 LIGHT INTENSITY INDUSTRIAL DISTRICT**

#### **5-301 Purpose and Intent**

The I-3 District is established to provide areas for scientific research, development and training, offices, manufacture and assembly of products, and related supply activities. This district is designed to accommodate a broad spectrum of clean industries operating under high performance standards.

#### **5-302 Permitted Uses**

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Child care centers and nursery schools, limited by the provisions of Sect. 305 below.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Craft beverage production establishments, limited by the provisions of Sect. 305 below.
5. Establishments for production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products; except food and beverage products, bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501.
6. Establishments for scientific research, development and training.
7. Financial institutions.
8. Funeral chapels.
9. Kennels, limited by the provisions of Sect. 305 below.
10. Light public utility uses (Category 1), all uses except radio or television broadcasting tower facilities, microwave facilities, satellite earth stations, and wireless facilities, subject to the provisions of Sections 2-514, 2-519, 2-520, or 2-522.
11. New vehicle storage, limited by the provisions of Sect. 305 below.
12. Offices.
13. Private schools of general education, limited by the provisions of Sect. 305 below.
14. Private schools of special education.
15. Public uses.
16. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 305 below.

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- 17. Small-scale production establishments, limited by the provisions of Sect. 305 below.
- 18. Veterinary hospitals, limited by the provisions of Sect. 305 below.

**5-303 Special Permit Uses**

For specific Group uses, regulations and standards, refer to Article 8.

- 1. Group 3 - Institutional Uses, limited to:
  - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
  - B. Convents, monasteries, seminaries and nunneries
- 2. Group 4 - Community Uses.
- 3. Group 5 - Commercial Recreational Uses, limited to:
  - A. Commercial swimming pools, tennis courts and similar courts
  - B. Health clubs
  - C. Indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses
  - D. Miniature golf courses
- 4. Group 8 - Temporary Uses.

**5-304 Special Exception Uses**

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses, limited to:
  - A. Radio and television broadcasting tower facilities, microwave facilities and satellite earth stations
  - B. Wireless facilities and associated support structures that are not subject to Sections 2-515, 2-519, 2-520, or 2-522.
- 2. Category 2 - Heavy Public Utility Uses, limited to:
  - A. Electrical generating plants and facilities
  - B. Sewage treatment and disposal facilities
  - C. Solid waste disposal and treatment facilities, including incinerators and landfills

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- D. Water purification facilities
- E. Local office space and maintenance facilities incidental to any use set forth above
- 3. Category 3 - Quasi-Public Uses, limited to:
  - A. Adult day care center
  - B. Alternate uses of public facilities
  - C. Child care centers and nursery schools
  - D. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
  - E. Colleges, universities
  - F. Conference centers and retreat houses, operated by a religious or nonprofit organization
  - G. Cultural centers, museums and similar facilities
  - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
  - I. Medical care facilities
  - J. Private clubs and public benefit associations
  - K. Private schools of general education
  - L. Quasi-public parks, playgrounds, athletic fields and related facilities
  - M. Sports arenas, stadiums as a principal use
- 4. Category 4 - Transportation Facilities.
- 5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
  - A. Baseball hitting and archery ranges, outdoors
  - B. Car washes
  - C. Commercial off-street parking in Metro Station areas as a temporary use
  - D. Drive-in financial institutions
  - E. Golf courses, country clubs

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- F. Golf driving ranges
- G. Hotels, motels
- H. Industrial/flex
- I. Kennels, outdoor
- J. Marinas, docks and boating facilities, commercial
- K. Mini-warehousing establishments
- L. Parking, commercial off-street, as a principal use
- M. Restaurants
- N. Service stations
- O. Theatres
- P. Vehicle sale, rental and ancillary service establishment, limited by the provisions of Sect. 9-518
- Q. Wholesale trade establishments

### **5-305 Use Limitations**

1. All uses shall comply with the performance standards set forth in Article 14.
2. All operations, activities and storage must be conducted within a completely enclosed building, except for biological research when exposure to sunlight is required, those permitted uses, accessory uses set forth in Part 1 of Article 10 and special permit and special exception uses which by their nature must be conducted outside a building, and outdoor seating provided in association with a restaurant.
3. Except as may be permitted as a principal use by special exception, wholesale sales, storage or trucking operations shall only be permitted as incidental and accessory to a permitted, special permit or special exception use. Retail sales may be permitted only in accordance with the provisions of Part 2 of Article 10.
4. Child care centers, nursery schools and private schools of general education may be permitted by right only when:
  - A. Such use is located in an office or industrial park, provided, however, that, notwithstanding the definitions, the requirement for a minimum number of different tenants shall not be applicable.

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- B. All vehicular access to the use shall be provided via the internal circulation system of the park.
5. Quasi-public athletic fields and related facilities are permitted by right in accordance with the following:
- A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
  - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
  - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
  - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
  - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
  - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
6. Kennels and veterinary hospitals shall be permitted by right when located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
7. New vehicle storage is permitted by right in accordance with the following:
- A. When located within a parking structure that is accessory to another use, and provided that the spaces devoted to new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.
  - B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.
  - C. No signs are allowed for the use or its associated vehicle, sale, rental and ancillary service establishment.

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- D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.
8. Craft beverage production establishments are permitted by right in accordance with the following:
- A. A tasting room, consisting of up to 30% of the total gross floor area of the establishment, for the consumption of products produced on-site may be permitted as an accessory use. Any food served shall be as an accompaniment to those products produced on-site, and shall be limited to pre-packaged food items or food items that require limited preparation and/or reheating.
  - B. Parking for the portion of the establishment devoted to production activities must be provided in accordance with the parking requirements for a manufacturing establishment pursuant to Sect. 11-105 of the Zoning Ordinance. Parking for a tasting room must be provided in accordance with the requirements of Sect. 11-104 of the Zoning Ordinance.
  - C. Retail sales may be permitted as an accessory use, provided the associated retail sales area shall be limited to ten (10) percent of the gross floor area of the establishment.
  - D. Storage of materials used in the production process shall only be permitted within a completely enclosed structure.
9. Small-scale production establishments are permitted by right in accordance with the following:
- A. The maximum size of an individual small-scale production establishment is 10,000 square feet of gross floor area. This maximum does not preclude the location of more than one establishment per lot.
  - B. The use may not include the bulk storage of flammable materials for resale.
  - C. Storage of materials and production activities must be located within a completely enclosed structure. The emission of odor and noise must be mitigated through the provision of ventilation and soundproofing in accordance with all County and State standards.
  - D. A small-scale production establishment may not include heavy industrial uses as listed in Par. 13 of Sect. 9-501.
  - E. Retail sales may be permitted as an accessory use, if the associated retail sales area is limited to ten percent of the gross floor area of the establishment.
  - F. Off-street parking must be provided for a small-scale production establishment in accordance with the requirements for a manufacturing establishment pursuant to Sect. 11-105 of the Zoning Ordinance.



## INDUSTRIAL DISTRICT REGULATIONS

### 5-306

#### **Lot Size Requirements**

1. Minimum lot area: 40,000 sq. ft.
2. Minimum lot width: 100 feet
3. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

### 5-307

#### **Bulk Regulations**

1. Maximum building height: 75 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
  - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
  - B. Side yard: Controlled by a 45° angle of bulk plane, except none required when a side yard abuts a railroad right-of-way
  - C. Rear yard: Controlled by a 45° angle of bulk plane, except none required when the yard abuts a railroad right-of-way
3. Maximum floor area ratio: 0.40, provided however an increase to 0.50 may be permitted by the Board in accordance with the provisions of Sect. 9-618
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

### 5-308

#### **Open Space**

15% of the gross area shall be landscaped open space

### 5-309

#### **Additional Regulations**

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.

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3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

## INDUSTRIAL DISTRICT REGULATIONS

### **PART 4    5-400 I-4 MEDIUM INTENSITY INDUSTRIAL DISTRICT**

#### **5-401    Purpose and Intent**

The I-4 District is established to provide areas for scientific research, development and training, offices, manufacture and assembly of products, and related supply activities. Basically, the provisions of the I-4 District are similar to those of the I-3 District, but a greater intensity of development is allowed than that permitted in the I-3 District.

#### **5-402    Permitted Uses**

1.    Accessory uses and accessory service uses as permitted by Article 10.
2.    Child care centers and nursery schools, limited by the provisions of Sect. 405 below.
3.    Churches, chapels, temples, synagogues and other such places of worship.
4.    Contractor's offices and shops.
5.    Craft beverage production establishments, limited by the provisions of Sect. 405 below.
6.    Crematory, human or animal.
7.    Establishments for printing of any size, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products and associated retail sales; however, bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501 shall not be permitted.
8.    Establishments for scientific research, development and training.
9.    Financial institutions.
10.    Funeral homes.
11.    Kennels, limited by the provisions of Sect. 405 below.
12.    Light public utility uses (Category 1), all uses except radio or television broadcasting tower facilities, microwave facilities, satellite earth stations, and wireless facilities and associated support structures subject to the provisions of Sections 2-514, 2-519, 2-520, or 2-522
13.    Motor freight terminals.
14.    Motor vehicle storage and impoundment yards.
15.    New vehicle storage, limited by the provisions of Sect. 405 below.

## FAIRFAX COUNTY ZONING ORDINANCE

16. Offices.
17. Private schools of general education, limited by the provisions of Sect. 405 below.
18. Private schools of special education.
19. Public uses.
20. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 405 below.
21. Vehicle transportation service establishments.
22. Veterinary hospitals, limited by the provisions of Sect. 405 below.
23. Warehousing establishments.
24. Wholesale trade establishments.

### **5-403 Special Permit Uses**

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
  - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
  - A. Commercial swimming pools, tennis courts and similar courts
  - B. Health clubs
  - C. Indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses
  - D. Miniature golf courses
4. Group 8 - Temporary Uses.

### **5-404 Special Exception Uses**

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses, limited to:

## INDUSTRIAL DISTRICT REGULATIONS

- A. Radio and television broadcasting tower facilities, microwave facilities and satellite earth stations and land based telecommunication facilities
  - B. Wireless facilities and associated support structures that are not subject to Sections 2-514, 2-519, 2-520, or 2-522.
2. Category 2 - Heavy Public Utility Uses, limited to:
- A. Electrical generating plants and facilities
  - B. Sewage treatment and disposal facilities
  - C. Solid waste disposal and treatment facilities, including incinerators and landfills
  - D. Water purification facilities
  - E. Local office space and maintenance facilities incidental to any use set forth above
3. Category 3 - Quasi-Public Uses, limited to:
- A. Adult day care center
  - B. Alternate uses of public facilities
  - C. Child care centers and nursery schools
  - D. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
  - E. Colleges, universities
  - F. Conference centers and retreat houses, operated by a religious or nonprofit organization
  - G. Cultural centers, museums and similar facilities
  - H. Medical care facilities
  - I. Private clubs and public benefit associations
  - J. Private schools of general education
  - K. Quasi-public parks, playgrounds, athletic fields and related facilities
  - L. Sports arenas, stadiums as a principal use
4. Category 4 - Transportation Facilities.
5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:

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- A. Baseball hitting and archery ranges, outdoors
- B. Car washes
- C. Commercial off-street parking in Metro Station areas as a temporary use
- D. Drive-in financial institutions
- E. Golf courses, country clubs
- F. Golf driving ranges
- G. Hotels, motels
- H. Kennels, outdoor
- I. Marinas, docks and boating facilities, commercial
- J. Parking, commercial off-street, as a principal use
- K. Plant nurseries
- L. Restaurants
- M. Retail sales establishments, as limited by the provisions of Sect. 9-524
- N. Service stations
- O. Theatres
- P. Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518

### **5-405**

#### **Use Limitations**

1. All uses shall comply with the performance standards set forth in Article 14.
2. All operations, activities and storage must be conducted within a completely enclosed building, except for biological research when exposure to sunlight is required, those permitted uses, accessory uses set forth in Part 1 of Article 10 and special permit and special exception uses which by their nature must be conducted outside a building, and outdoor seating provided in association with a restaurant. All storage of vehicles and activities associated with a vehicle transportation service establishment must be conducted within a completely enclosed building.
3. Retail sales may be permitted in accordance with the provisions of Part 2 of Article 10 and Part 5 of Article 9. In addition, retail sales may be permitted as an associated use:

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- A. In a warehouse establishment, provided the retail sales area shall be limited to the lesser of either twenty-five (25) percent of the gross floor area of the establishment or 5000 square feet, or
  - B. In an establishment for printing, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products, provided the associated retail sales area shall be limited to the lesser of either ten (10) percent of the gross floor area of the establishment or 1000 square feet.
4. Motor vehicle storage and impoundment facilities shall be used only for the temporary storage of wrecked and/or inoperative and/or abandoned vehicles, but shall not include the dismantling, wrecking or sale of said vehicles or parts thereof. Such storage and impoundment facilities shall be conducted only within a completely enclosed building.
5. Child care centers, nursery schools and private schools of general education may be permitted by right only when:
- A. Such use is located in an office or industrial park, provided, however, that, notwithstanding the definitions, the requirement for a minimum number of different tenants shall not be applicable.
  - B. All vehicular access to the use shall be provided via the internal circulation system of the park.
6. Quasi-public athletic fields and related facilities are permitted by right in accordance with the following:
- A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
  - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
  - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
  - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
  - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
  - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide.

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7. Kennels and veterinary hospitals shall be permitted by right when located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
8. New vehicle storage is permitted by right in accordance with the following:
  - A. When located within a parking structure that is accessory to another use, and provided that the spaces devoted to new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.
  - B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.
  - C. No signs are allowed for the use or its associated vehicle, sale, rental and ancillary service establishment.
  - D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.
9. Craft beverage production establishments are permitted by right in accordance with the following:
  - A. A tasting room, consisting of up to 30% of the total gross floor area of the establishment, for the consumption of products produced on-site may be permitted as an accessory use. Any food served shall be as an accompaniment to those products produced on-site, and shall be limited to pre-packaged food items or food items that require limited preparation and/or reheating.
  - B. Parking for the portion of the establishment devoted to production activities must be provided in accordance with the parking requirements for a manufacturing establishment pursuant to Sect. 11-105 of the Zoning Ordinance. Parking for a tasting room must be provided in accordance with the requirements of Sect. 11-104 of the Zoning Ordinance.
  - C. Retail sales may be permitted as an accessory use, provided the associated retail sales area shall be limited to ten (10) percent of the gross floor area of the establishment.
  - D. Storage of materials used in the production process shall only be permitted within a completely enclosed structure.



## INDUSTRIAL DISTRICT REGULATIONS

1. Minimum lot area: 20,000 sq. ft.
2. Minimum lot width: 100 feet
3. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

### **5-407 Bulk Regulations**

1. Maximum building height: 75 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
  - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
  - B. Side yard: No Requirement
  - C. Rear yard: No Requirement
3. Maximum floor area ratio: 0.50, provided however, an increase to 0.70 may be permitted by the Board in accordance with the provisions of Sect. 9-618
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

### **5-408 Open Space**

15% of the gross area shall be landscaped open space

### **5-409 Additional Regulations**

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

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## INDUSTRIAL DISTRICT REGULATIONS

### **PART 5    5-500   I-5   GENERAL INDUSTRIAL DISTRICT**

#### **5-501        Purpose and Intent**

The I-5 District is established to provide areas where a wide range of industrial and industrially-oriented commercial activities may locate. Uses allowed in this district shall operate under medium performance standards designed to minimize the impact of noise, smoke, glare, and other environmental pollutants on the industries within the district and on the neighboring lands of higher environmental quality. The business and commercial activities allowed in the district will be those which provide services and supplies primarily to industrial companies, those which engage in wholesale operations, and those which are associated with warehouse establishments.

#### **5-502        Permitted Uses**

1.    Accessory uses and accessory services uses as permitted by Article 10.
2.    Child care centers and nursery schools, limited by the provisions of Sect. 505 below.
3.    Churches, chapels, temples, synagogues and other such places of worship.
4.    Contractor's offices and shops.
5.    Craft beverage production establishments, limited by the provisions of Sect. 505 below.
6.    Crematory, human or animal.
7.    Establishments for printing of any size, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and associated retail sales; except bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501.
8.    Establishments for scientific research, development and training.
9.    Financial institutions.
10.   Funeral homes.
11.   Heavy equipment and specialized vehicle sale, rental and service establishments.
12.   Kennels, limited by the provisions of Sect. 505 below.
13.   Light public utility uses (Category 1), all uses except radio or television broadcasting tower facilities, microwave facilities, satellite earth stations, and wireless facilities and associated support structures, subject to the provisions of Sections 2-514, 2-519, 2-520, or 2-522.

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14. Lumber yards and building material yards to include rock, sand and gravel.
15. Motor freight terminals.
16. Motor vehicle storage and impoundment yards.
17. New vehicle storage.
18. Offices.
19. Private schools of general education, limited by the provisions of Sect. 505 below.
20. Private schools of special education.
21. Public uses.
22. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 505 below.
23. Recycling centers.
24. Storage yards.
25. Truck rental establishments.
26. Vehicle light service establishments, limited by the provisions of Sect. 505 below.
27. Vehicle major service establishments.
28. Vehicle transportation service establishments.
29. Veterinary hospitals, limited by the provisions of Sect. 505 below.
30. Warehousing and associated retail establishments.
31. Wholesale trade establishments.

### **5-503 Special Permit Uses**

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
  - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
2. Group 4 - Community Uses, limited to:
  - A. Swimming clubs and tennis clubs/courts

## INDUSTRIAL DISTRICT REGULATIONS

3. Group 5 - Commercial Recreation Uses, limited to:
  - A. Bowling alleys
  - B. Commercial swimming pools, tennis courts and similar courts
  - C. Health clubs
  - D. Indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses
  - E. Miniature golf courses
  - F. Skating facilities
  - G. Commercial recreation parks, including mechanical or motorized amusement rides/devices
4. Group 8 - Temporary Uses.

### **5-504 Special Exception Uses**

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses, limited to:
  - A. Radio and television broadcasting tower facilities, microwave facilities and satellite earth stations
  - B. Wireless facilities and associated support structures that are not subject to Sections 2-514, 2-519, 2-520, or 2-522.
2. Category 2 - Heavy Public Utility Uses, limited to:
  - A. Electrical generating plants and facilities
  - B. Sewage treatment and disposal facilities
  - C. Solid waste disposal and treatment facilities including incinerators and landfills
  - D. Supply yards for any public utility
  - E. Water purification facilities
  - F. Local office space and maintenance facilities incidental to any use set forth above
3. Category 3 - Quasi-Public Uses, limited to:

## FAIRFAX COUNTY ZONING ORDINANCE

- A. Adult day care center
  - B. Alternate uses of public facilities
  - C. Child care centers and nursery schools
  - D. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
  - E. Medical care facilities
  - F. Private clubs and public benefit associations
  - G. Private schools of general education
  - H. Quasi-public parks, playgrounds, athletic fields and related facilities
  - I. Sports arenas, stadiums as a principal use
4. Category 4 - Transportation Facilities.
5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Baseball hitting and archery ranges, outdoors
  - B. Car washes
  - C. Carryout restaurants
  - D. Commercial off-street parking in Metro Station areas as a temporary use
  - E. Drive-in financial institutions
  - F. Drive-in motion picture theatres
  - G. Golf courses, country clubs
  - H. Golf driving ranges
  - I. Hotels, motels
  - J. Kennels, outdoor
  - K. Parking, commercial off-street, as a principal use
  - L. Plant nurseries
  - M. Quick-service food stores

## INDUSTRIAL DISTRICT REGULATIONS

- N. Restaurants
- O. Restaurants with drive-through
- P. Retail sales establishments, as limited by the provisions of Sect. 9-524
- Q. Service stations
- R. Service station/mini-marts
- S. Vehicle light service establishments
- T. Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518

### **5-505 Use Limitations**

1. Vehicle light service establishments shall be permitted by right only when: (a) such use is an integral design element of a site plan for an industrial building complex containing not less than 30,000 square feet of gross floor area; and (b) such use does not have frontage or direct access to a street defined in the adopted comprehensive plan as a major or minor arterial; and (c) the aggregate floor area of such use and those accessory service uses permitted by the provisions of Par. 3 of Sect. 10-202 will not exceed fifteen (15) percent of the total permitted gross floor area of the total land area of the industrial site or park.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Outside storage shall not be located within a minimum required front yard or within a transitional screening area as required by the provisions of Article 13; provided, however, recycling centers shall have no outside storage.
4. Retail sales may be permitted in accordance with the provisions of Part 2 of Article 10 and Part 5 of Article 9. In addition, retail sales may be permitted as an associated use:
  - A. In a warehouse establishment wherein at least sixty (60) percent of the above-ground gross floor area of the establishment is devoted to warehouse use which is not display area, or
  - B. In an establishment for printing, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, provided the associated retail sales area shall be limited to ten (10) percent of the gross floor area of the establishment.
5. Motor vehicle storage and impoundment yards shall be used only for the temporary storage of wrecked and/or inoperative and/or abandoned vehicles, but shall not include the dismantling, wrecking or sale of said vehicles or parts thereof.
6. Child care centers, nursery schools and private schools of general education may be permitted by right only when:

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- A. Such use is located in an office or industrial park, provided, however, that, notwithstanding the definitions, the requirement for a minimum number of different tenants shall not be applicable.
  - B. All vehicular access to the use shall be provided via the internal circulation system of the park.
7. No recycling center shall receive, store, process or transfer any material other than source-separated nonputrescible or source-separated commingled nonputrescible metal, glass, paper or plastic containers, corrugated cardboard or other recyclable materials designated by the Director of the Department of Public Works and Environmental Services or designee.
8. Quasi-public athletic fields and related facilities are permitted by right in accordance with the following:
- A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
  - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
  - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
  - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
  - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;



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- F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide.
9. Kennels and veterinary hospitals shall be permitted by right when located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
10. Craft beverage production establishments are permitted by right in accordance with the following:
- A. A tasting room, consisting of up to 30% of the total gross floor area of the establishment, for the consumption of products produced on-site may be permitted as an accessory use. Any food served shall be as an accompaniment to those products produced on-site, and shall be limited to pre-packaged food items or food items that require limited preparation and/or reheating.
  - B. Parking for the portion of the establishment devoted to production activities must be provided in accordance with the parking requirements for a manufacturing establishment pursuant to Sect. 11-105 of the Zoning Ordinance. Parking for a tasting room must be provided in accordance with the requirements of Sect. 11-104 of the Zoning Ordinance.
  - C. Retail sales may be permitted as an accessory use, provided the associated retail sales area shall be limited to ten (10) percent of the gross floor area of the establishment.
  - D. Storage of materials used in the production process shall only be permitted within a completely enclosed structure.

### **5-506**

#### **Lot Size Requirements**

- 1. Minimum lot area: 20,000 sq. ft.
- 2. Minimum lot width: 100 feet
- 3. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

### **5-507**

#### **Bulk Regulations**

- 1. Maximum building height: 75 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
- 2. Minimum yard requirements

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- A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
  - B. Side yard: No Requirement
  - C. Rear yard: No Requirement
- 3. Maximum floor area ratio: 0.50, provided however, an increase to 1.00 may be permitted by the Board in accordance with the provisions of Sect. 9-618
  - 4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

### **5-508 Open Space**

15% of the gross area shall be landscaped open space

### **5-509 Additional Regulations**

- 1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
- 2. Refer to Article 11 for off-street parking, loading and private street requirements.
- 3. Refer to Article 12 for regulations on signs.
- 4. Refer to Article 13 for landscaping and screening requirements.
- 5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

## INDUSTRIAL DISTRICT REGULATIONS

### **PART 6 5-600 I-6 HEAVY INDUSTRIAL DISTRICT**

#### **5-601 Purpose and Intent**

The I-6 District is established to provide areas for heavy industrial activities with minimum performance standards where the uses may require that some noise, vibration and other environmental pollutants must be tolerated, and where the traffic to and from the district may be intensive. This district is intended for use by the largest manufacturing operations, heavy equipment, construction and fuel yards, major transportation terminals and other basic industrial activities required in an urban economy.

#### **5-602 Permitted Uses**

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Bus or railroad terminals, car barns, garages, storage and inspection yards, railroad switching and classification yards, and railroad car and locomotive repair shops, but specifically excluding electrically-powered regional rail transit facilities or regional non-rail transit facilities set forth as a Category 4 special exception use.
3. Child care centers and nursery schools, limited by the provisions of Sect. 605 below.
4. Churches, chapels, temples, synagogues and other such places of worship.
5. Contractor's offices and shops.
6. Craft beverage production establishments, limited by the provisions of Sect. 605 below.
7. Crematory, human or animal.
8. Establishments for printing of any size, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and associated retail sales; except those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501.
9. Establishments for scientific research, development and training.
10. Financial institutions.
11. Funeral homes.
12. Heavy equipment and specialized vehicle sale, rental and service establishments.
13. Heavy public utility uses (Category 2), all uses except storage facilities for natural gas, oil and other petroleum products.
14. Junk yards, to include motor vehicle storage and impoundment yards.

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15. Kennels, limited by the provisions of Sect. 605 below.
16. Light public utility uses (Category 1), all uses except radio or television broadcasting tower facilities, microwave facilities, satellite earth stations, and wireless facilities and associated support structures, subject to the provisions of Sections 2-514, 2-519, 2-520, or 2-522.
17. Lumber yards, fuel yards and building material yards to include rock, sand and gravel.
18. Motor freight terminals.
19. New vehicle storage.
20. Offices.
21. Private schools of general education, limited by the provisions of Sect. 605 below.
22. Public uses.
23. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 605 below.
24. Recycling centers.
25. Storage yards.
26. Truck rental establishments.
27. Vehicle light service establishments, limited by the provisions of Sect. 605 below.
28. Vehicle major service establishments.
29. Vehicle transportation service establishments.
30. Veterinary hospitals, limited by the provisions of Sect. 605 below.
31. Warehousing and associated retail establishments.
32. Wholesale trade establishments.

### **5-603 Special Permit Uses**

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
  - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education

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2. Group 4 - Community Uses, limited to:
  - A. Swimming clubs and tennis clubs/courts
3. Group 5 - Commercial Recreation Uses, limited to:
  - A. Bowling alleys
  - B. Commercial swimming pools, tennis courts and similar courts
  - C. Health clubs
  - D. Indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses
  - E. Miniature golf courses
  - F. Skating facilities
  - G. Commercial recreation parks, including mechanical or motorized amusement rides/devices
4. Group 8 - Temporary Uses.

### **5-604 Special Exception Uses**

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses, limited to:
  - A. Radio and television broadcasting tower facilities, microwave facilities and satellite earth stations
  - B. Wireless facilities and associated support structures that are not subject to Sections 2-514, 2-519, 2-520, or 2-522.
2. Category 2 - Heavy Public Utility Uses, limited to:
  - A. Storage facilities for natural gas, oil and other petroleum products
3. Category 3 - Quasi-Public Uses, limited to:
  - A. Adult day care center
  - B. Alternate uses of public facilities
  - C. Child care centers and nursery schools

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- D. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
  - E. Medical care facilities
  - F. Private clubs and public benefit associations
  - G. Private schools of general education
  - H. Quasi-public parks, playgrounds, athletic fields and related facilities
  - I. Sports arenas, stadiums as a principal use
4. Category 4 - Transportation Facilities.
5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Baseball hitting and archery ranges, outdoors
  - B. Car washes
  - C. Carryout restaurants
  - D. Commercial off-street parking in Metro Station areas as a temporary use
  - E. Drive-in financial institutions
  - F. Drive-in motion picture theatres
  - G. Golf courses, country clubs
  - H. Golf driving ranges
  - I. Heavy industrial uses
  - J. Kennels, outdoor
  - K. Mixed waste reclamation facilities
  - L. Parking, commercial off-street, as a principal use
  - M. Plant nurseries
  - N. Quick-service food stores
  - O. Restaurants
  - P. Restaurants with drive-through

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- Q. Service stations
- R. Service station/mini-marts
- S. Vehicle light service establishments

### **5-605 Use Limitations**

1. Vehicle light service establishments shall be permitted by right only when: (a) such use is an integral design element of a site plan for an industrial building complex containing not less than 30,000 square feet of gross floor area; and (b) such use does not have frontage or direct access to a street defined in the adopted comprehensive plan as a major or minor arterial; and (c) the aggregate floor area of such use and those accessory service uses permitted by the provisions of Par. 3 of Sect. 10-202 will not exceed fifteen (15) percent of the total permitted gross floor area for the total land area of the industrial site or park.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Retail sales may be permitted in accordance with the provisions of Part 2 of Article 10. In addition, retail sales may be permitted as an associated use:
  - A. In a warehouse establishment wherein at least sixty (60) percent of the above-ground gross floor area of the establishment is devoted to warehouse use which is not display area, or
  - B. In an establishment for printing, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods and products, provided the associated retail sales area shall be limited to ten (10) percent of the gross floor area of the establishment.
4. In addition to the regulations of this Ordinance, junk yards shall be subject to the provisions of Chapter 21 of The Code, Automobile Graveyards.
5. Child care centers, nursery schools and private schools of general education may be permitted by right only when:
  - A. Such use is located in an office or industrial park, provided, however, that, notwithstanding the definitions, the requirement for a minimum number of different tenants shall not be applicable.
  - B. All vehicular access to the use shall be provided via the internal circulation system of the park.
6. No recycling center shall receive, store, process or transfer any material other than source-separated nonputrescible or source-separated commingled nonputrescible metal, glass, paper or plastic containers, corrugated cardboard or other recyclable materials designated by the Director of the Department of Public Works and Environmental Services or designee.

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7. Quasi-public athletic fields and related facilities are permitted by right in accordance with the following:
  - A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
  - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
  - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
  - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
  - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
  - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide.
8. Kennels and veterinary hospitals shall be permitted by right when located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
9. Craft beverage production establishments are permitted by right in accordance with the following:
  - A. A tasting room, consisting of up to 30% of the total gross floor area of the establishment, for the consumption of products produced on-site may be permitted as an accessory use. Any food served shall be as an accompaniment to those products produced on-site, and shall be limited to pre-packaged food items or food items that require limited preparation and/or reheating.
  - B. Parking for the portion of the establishment devoted to production activities must be provided in accordance with the parking requirements for a manufacturing establishment pursuant to Sect. 11-105 of the Zoning Ordinance. Parking for a tasting room must be provided in accordance with the requirements of Sect. 11-104 of the Zoning Ordinance.
  - C. Retail sales may be permitted as an accessory use, provided the associated retail sales area shall be limited to ten (10) percent of the gross floor area of the establishment.



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- D. Storage of materials used in the production process shall only be permitted within a completely enclosed structure.

### **5-606 Lot Size Requirements**

1. Minimum lot area: 20,000 sq. ft.
2. Minimum lot width: 100 feet
3. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

### **5-607 Bulk Regulations**

1. Maximum building height: 75 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
  - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
  - B. Side yard: No Requirement
  - C. Rear yard: No Requirement
3. Maximum floor area ratio: 0.50, provided however, an increase to 1.00 may be permitted by the Board in accordance with the provisions of Sect. 9-618
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

### **5-608 Open Space**

10% of the gross area shall be landscaped open space

### **5-609 Additional Regulations**

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.