



Secondary Uses in Planned Development Housing (PDH), Planned Development Commercial (PDC), and Final Development Plan Submission Requirements

Land Use Process Review Committee
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Zoning Ordinance Work Program

Review the additional standards for commercial uses in the Planned Development Housing District and the secondary use standards including percentage of residential uses, in the Planned Development Commercial District. In addition, consider requiring a metes and bound descriptions for partial Final Development Plans.



PDH District - Commercial Land Area Allowed as Secondary Use

Zoning District	Commercial Area
PDH-1, PDH-2, PDH-3, PDH-4	400 SF of commercial land area/dwelling unit
PDH-5, PDH-8, PDH-12, PDH-16, PDH-20	300 SF of commercial land area/dwelling unit
PDH-30, PDH-40	200 SF of commercial land area/dwelling unit

PDH District - Secondary Use Standards

- **Maintain current formula on land area for commercial uses.**
- **Update standards related to outdoor commercial uses to require them to be shown on Final Development Plan.**
- **Remove restriction on percent of office allowed.**
- **Allow Board to modify commercial land area when proposed development supports implementation of the Comprehensive Plan.**
- **Revise modification for commercial land area for contiguous PDH districts to improve readability.**

PDC District - Secondary Use Standard

- **Current: Residential uses limited to 50 percent of principal use and other secondary uses limited to 25 percent of principal use**

Example:

571,500 SF of principal uses

285,750 SF of residential uses (50% of principal uses)

142,750 SF of other secondary uses (25% of principal uses)

1,000,000 SF total development

- **Proposal: Permit 75 percent of total development as secondary uses**

Example:

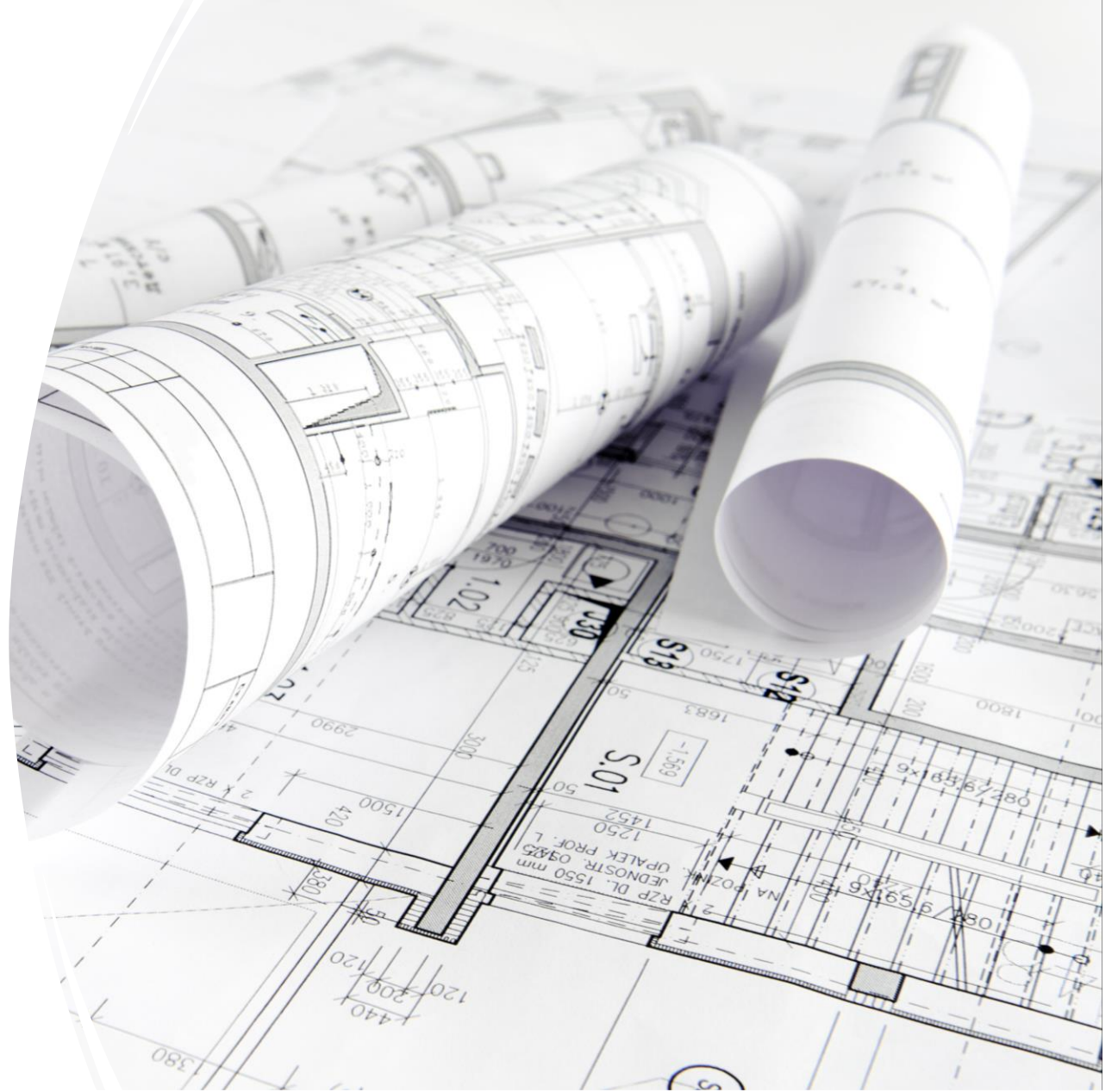
250,000 SF principal uses (25% of development)

750,000 SF residential and secondary uses (75% of development)

1,000,000 SF total development

New Submission Requirement for Final Development Plan Amendments

A legal description of the property, including metes and bounds of the site, and bearings and distances of the perimeter property lines.





<https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/pdh-pdc>



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