

**FAIRFAX COUNTY PLANNING COMMISSION
LAND USE PROCESS REVIEW COMMITTEE
THURSDAY, OCTOBER 26, 2023**

PRESENT: John C. Ulfelder, Dranesville District, Chairman
Timothy J. Sargeant, Commissioner At-Large, Vice Chairman
Mary D. Cortina, Braddock District
Daniel G. Lagana, Franconia District
John A. Carter, Hunter Mill District
Phillip A. Niedzielski-Eichner, Providence District
Peter F. Murphy, Springfield District
Evelyn S. Spain, Sully District
Candice Bennett, Commissioner At-Large

ABSENT: None

OTHERS: Lily Yegazu, Zoning Administration Division (ZAD),
Department of Planning and Development (DPD)
Sara Morgan, ZAD, DPD
Carmen Bishop, ZAD, DPD
Leslie Johnson, ZAD, DPD
William Mayland, ZAD, DPD
Katie Hermann, Planning Division, DPD
Matt Meyers, Office of Environment and Energy Coordination
Shannon Curtis, Stormwater Planning, Department of Stormwater Management
Jacob Caporaletti, Clerk to the Planning Commission,
Department of Clerk Services

ATTACHMENTS:

- A. OUTDOOR DINING ZONING ORDINANCE AMENDMENT POWERPOINT PRESENTATION
- B. LANDSCAPING AND SCREENING ZONING ORDINANCE AMENDMENT POWERPOINT PRESENTATION
- C. GUIDELINES FOR DATA CENTERS POWERPOINT PRESENTATION

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Chairman John C. Ulfelder called the meeting to order at 7:31 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Chairman Ulfelder announced that the purpose of tonight's meeting was to discuss with staff the pending Outdoor Dining Zoning Ordinance Amendment, the pending Landscaping and Screening Zoning Ordinance Amendment, and guidelines for data centers. Staff would provide presentations to the Committee on each topic, followed by a discussion.

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Chairman Ulfelder entertained a motion to MOVED THAT THE LAND USE PROCESS REVIEW COMMITTEE APPROVE THE MINUTES FROM OCTOBER 12, 2023.

Commissioner Sargeant seconded the motion, which carried by a vote of 7-0.

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Chairman Ulfelder announced that Commissioner Shumate would participate in the meeting remotely. He then confirmed that Commissioner Shumate could adequately be heard and that he could hear those present at the meeting.

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Lily Yegazu, Zoning Administration Division (ZAD), Department of Planning and Development (DPD), gave a PowerPoint Presentation on the Outdoor Dining Zoning Ordinance Amendment, a copy of which is included in Attachment A, which covered the following topics:

- Overview of the history, goals, and background of the proposed amendment for outdoor dining;
- Overview of the existing provisions for outdoor dining within the Zoning Ordinance;
- Overview of the emergency provisions for outdoor dining that was established during the COVID-19 pandemic;
- Overview of the proposed guidelines for outdoor dining outlined within the proposed amendment; and
- Overview of the subsequent steps in the review of the proposed amendment and the timeline for public hearing before the Planning Commission and the Board of Supervisors.

There was a discussion between Ms. Yegazu; Leslie Johnson, ZAD, DPD; and multiple Committee members on the following issues:

- The growing popularity of outdoor dining and how other jurisdictions have addressed this trend;
- Clarification on whether the proposed Zoning Ordinance Amendment included considerations for providing adequate space for emergency vehicles;
- Clarification on the outdoor dining structures that require permits;
- Clarification on the difference between permanent structures and temporary structures utilized in outdoor dining;
- Clarification on the role of the Fairfax County Fire Department in determining safety standards for outdoor dining structures;
- The extent to which complaints about outdoor dining structures had been raised for certain establishments;
- Clarification on the considerations staff had evaluated in determining the maximum size of the outdoor dining areas;
- The extent to which the size of a restaurant establishment was considered in determining the size of an outdoor dining area;

- The extent to which the size of a parking lot for a restaurant establishment was considered in determining the size of an outdoor dining area;
- Clarification on whether the serving of alcohol was a consideration for an outdoor dining area;
- Concerns regarding potential inequities in the process for determining a maximum outdoor dining area due to the size, location, and surroundings of a restaurant;
- Concerns regarding the impact of outdoor dining areas in certain restaurant establishments located near residential communities;
- Explanation on how criteria and guidelines for outdoor dining areas were determined;
- Concerns regarding the potential for outdoor dining areas to function as public entertainment;
- Clarification on restrictions on entertainment activities that occur within an outdoor dining area;
- Clarification on what constituted a non-compliant outdoor dining area;
- Clarification on the enforcement mechanisms of outdoor dining area standards;
- The extent to which complaints had been submitted on outdoor dining area;
- The possibility of closing certain roads to accommodate outdoor dining areas in certain locations in the County;
- Clarification on the scope of the proposed amendment;
- The extent to which outdoor dining area standards applied to right-of-way;
- Clarification on the extent to which the proposed amendment limited the size and hours of operation for an outdoor dining area;
- The extent to which the proposed amendment considered restaurant establishments with larger outdoor spaces compared to indoor spaces;
- Clarification on the extent to which outdoor dining was permitted in public space and the processes for evaluating whether such features were appropriate;
- Concerns regarding the extent to which outdoor dining was consistent with open space;
- The extent to which the existing standards for outdoor dining provided adequate flexibility; and
- The extent to which the recently adopted Parking Reimagined impacted the space available for outdoor dining areas.

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Sara Morgan, Zoning Administration Division (ZAD), Department of Planning and Development (DPD), gave a PowerPoint Presentation on the Landscaping and Screening Zoning Ordinance Amendment, a copy of which is included in Attachment B, which covered the following topics:

- Overview of the timeline for the development and review of the proposed Landscaping and Screening Zoning Ordinance Amendment;
- Overview of the organizations, citizens groups, and stakeholders that were included with the public outreach efforts for the proposed amendment;
- Overview of the updates to the proposed amendment since the May 25, 2023 Land Use Process Review Committee meeting;
- Overview of the guidelines and provisions for parking lot landscaping included in the proposed amendment;

- Overview of the guidelines for transitional screening and barrio types outlined in Option 1 of the proposed amendment;
- Overview of the street frontage landscaping guidelines outlined in the proposed amendment;
- Overview of the proposed language for landscaping and screening on utility easements outlined within the proposed amendment;
- Overview of the process for seeking waivers and modifications of transitional screening and barrier requirements under the proposed amendment; and
- Overview of the next steps in the review process of the proposed amendment and the timeline for conducting public hearings before the Planning Commission and Board of Supervisors.

There was a discussion between Ms. Morgan; William Mayland, ZAD, DPD; Leslie Johnson, ZAD, DPD; Carmen Bishop, ZAD, DPD; and multiple Committee members on the following issues:

- Clarification on the process for the Board's authorization of the proposed Zoning Ordinance Amendment and the subsequent review process;
- Clarification on the existing street landscaping standards and the standards that would be utilized under the propose amendment;
- Explanation on the size of the transitional screening areas under the current standards and how they compared to the standards in the proposed amendment;
- Explanation of how the size of buffers and transitional screening had changed over the history of development throughout the County;
- Explanation for how buffers and transitional screening would be evaluated under the proposed amendment;
- The extent to which certain amounts of buffer and transitional screening were necessary within more urban developments in the County;
- The possibility of providing additional language to encourage more appropriate vegetation in a buffer or transitional screening area;
- The difference between environmentally tolerant and native vegetation;
- The preference for native vegetation over environmentally tolerant vegetation;
- Explanation of the role of the Zoning Administrator and site plan review to determine appropriate vegetation within buffers or transitional screening requirements;
- The extent to which the proposed amendment impacted the screening utilized in townhouse developments;
- Clarification on whether the County or the state had the authority to enact appropriate ordinances on regulating vegetation within right-of-way;
- Concern regarding the impact of the proposed amendment on efforts to accommodate electric vehicle charging stations in the parking lots of certain development;
- Explanation of the process for installing electric vehicle charging stations in a manner consistent with the landscaping and screening guidelines under the proposed amendment;
- The impact of the Parking Reimagined initiative on the implementation of electric vehicle charging stations, landscaping, and screening features in parking lots;
- Clarification on how solar facilities would be defined under the proposed Zoning Ordinance Amendment;

- Clarification on the definition of utility easements under the proposed Zoning Ordinance Amendment;
- Clarification on the process for obtaining approval of waivers and modifications under the proposed Zoning Ordinance Amendment;
- Explanation on how landscaping in parking lots enhanced or accommodated pedestrian paths from residential areas to commercial or retail establishments;
- Explanation of how pedestrian paths through parking lots were determined; and
- The impact of the Parking Reimagined initiative on pedestrian paths through parking lots.

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Carmen Bishop, Zoning Administration Division (ZAD), Department of Planning and Development (DPD); and Katherine Hermann, Planning Division, DPD; gave a PowerPoint Presentation on Guidelines for Data Centers, a copy of which is included in Attachment C, which covered the following topics:

- Overview of the Board Matter approved on May 9, 2023 that directed staff to research issues related to data centers and consider potential guidelines;
- Overview of the project phases for researching, conducting outreach, and reporting on recommended guidelines for data centers;
- Overview of the existing definition, standards, and operation of data centers within the County;
- Overview of the number of existing, in progress, and proposed data centers operating throughout the County;
- Overview of the ongoing trends in the demand, purpose, and design of data centers;
- Overview of existing guidelines within the Comprehensive Plan for data centers;
- Overview of existing guidelines within the Zoning Ordinance for data centers;
- Overview of the topics of concern that were considered during research efforts on data centers;
- Overview of the energy usage and required infrastructure of data centers;
- Overview of the water usage and cooling systems utilized by data centers;
- Overview of the water quality impact incurred by data centers;
- Overview of the air quality impact incurred by data centers;
- Overview of the noise impact incurred by data centers and the potential noise mitigation measures that could be utilized;
- Overview of the design, visual impact, and aesthetics of datacenters;
- Overview of the considerations for revised guidelines and standards for data centers within the Zoning Ordinance; and
- Overview of the considerations for revised guidelines and standards for data centers within the Comprehensive Plan.

There was a discussion between Ms. Bishop; Ms. Hermann; Matt Meyers, Office of Environment and Energy Coordination; Shannon Curtis, Stormwater Planning, Department of Stormwater Management; and multiple Committee members on the following issues:

- Clarification on whether representatives of the industry would be willing to meet with the Commission to provide insights into how issues raised by the public were addressed;
- The extent to which representatives of the data center industry met with staff to discuss concerns regarding such facilities;
- The extent to which staff had discussed the issues outlined in their presentation with industry representatives;
- The extent to which staff had identified the primary issues associated with data centers;
- The economic opportunities provided by data centers;
- The extent to which staff had coordinated with representatives from organizations like Meta on the operation of data centers;
- The environmental standards utilized by certain organizations for data centers;
- Explanation of the process for repurposing buildings for data centers and the difficulty associated with such efforts;
- The extent to which the public voiced concerns regarding the noise impact and energy consumption of data centers;
- The efforts to address concerns regarding noise and energy consumption of data centers;
- The existing data centers that operated within the County and the extent to which such facilities would be impacted by new guidelines and standards;
- Explanation of the recourse of residents impacted by the noise generated by existing and future data centers;
- The extent to which existing data centers were subject to the standards for noise impacts outlined in the Zoning Ordinance;
- Concerns raised by the public regarding the environmental and ecological impacts of data centers;
- The efforts to study and evaluate the noise impacts of existing and future data centers;
- Concern regarding the impact of property values for residential communities located near data centers;
- The utilization of setbacks to limit the impact of data centers on nearby residential communities;
- Concern regarding the impact of data centers on planned residential development;
- The extent to which the noise generated by data centers was audible by residents living near such facilities;
- The extent to which there had been complaints submitted by residents on the noise generated by data centers;
- The possibility of limiting the types of data centers that could be located near certain residential communities;
- The extent to which issues regarding data centers had been considered during the Zoning Ordinance Modernization initiative;
- The process for determining appropriate locations for data centers;
- Concern regarding the impact of excessively permitting data centers through special exception applications;
- Concern regarding the impact of data centers on utility infrastructure;
- The extent to which utility infrastructure was a consideration for determining appropriate locations for data centers;
- The role of the Comprehensive Plan and the Zoning Ordinance in articulating appropriate guidelines for data centers;

- Concern regarding the energy consumption of data centers and the extent to which such facilities adequately utilized green energy features;
- The extent to which data centers impacted the County's efforts regarding environmental and green energy goals;
- The extent to which data centers and other buildings contributed to emissions;
- The extent to which the County and state's environmental protection green energy efforts had progressed;
- Clarification on the extent to which green energy efforts and environmental protection initiatives were considered in the evaluations of data centers;
- The extent to which the County identified appropriate sites for future data centers in the Comprehensive Plan;
- Clarification on whether smaller data centers could be located in the C-3 or C-4 Districts;
- The role of the Planning Commission in addressing issues related to data centers;
- The challenges associated with implementing green building or green energy features with data centers;
- The extent to which data centers impacted the County's ability to meet green energy and sustainability goals;
- The potential for reducing the environmental impact of data centers through greater efficiencies in cooling systems;
- The extent to which data centers impacted salt pollution in wastewater runoff; and
- The trends in features data centers utilize in treating wastewater.

Chairman Ulfelder thanked staff and adjourned the meeting.

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CLOSING

October 26, 2023

The meeting was adjourned at 9:55 p.m.
John C. Ulfelder, Chairman

An audio recording of this meeting is available in the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Jacob Caporaletti

Approved: January 11, 2024

Jacob Caporaletti

Jacob Caporaletti, Clerk
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 18 day of January 2024, by

[Signature]

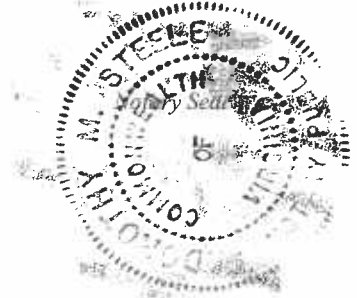
Signature of Notary

Notary registration number:

7114113

Commission expiration:

January 31, 2024





Attachment A

Outdoor Dining

Planning Commission
Land Use Process Review Committee

Thursday, October 26, 2023

Lily Yegazu, Zoning Administration Division

Background

- Priority 1 Item on ZOWP
 - “Additional Reports to the Board”
- Consider ways to allow the continuation of outdoor dining permitted in parking areas during the Covid Emergency



Existing Zoning Ordinance Provisions

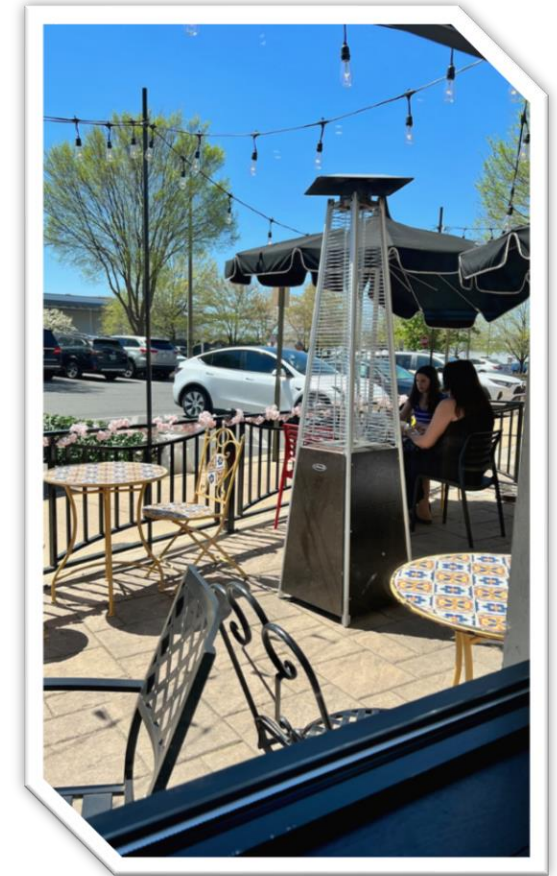


- Does not define Outdoor Dining
- Generally treated as an accessory use with no standards
- Exempts outdoor seating from parking requirements



Emergency Ordinance

- Allows the setup of outdoor dining without individual approval
 - With any existing restaurant, dining establishment, food court, brewery, microbrewery, distillery, winery, or tasting room
 - Includes regulations related to ADA, alcohol, furniture and tents, life safety, location, parking, pedestrian circulation and signs
 - Sunsets March 2024



Proposal

- Carry forward regulations in Emergency Ordinance
- Add new definition of outdoor dining
- Permit as an accessory use
- May not include permanent structures
- Permit in all Zoning Districts
- Cannot obstruct pedestrian access or emergency access by Fire Marshal
- No additional parking required



Proposal (cont.)

- Permitted by right on sidewalk/patio
- Limit size to 50% of indoor dining area
 - Option: 25% - 75%
- Limit hours of operation to match business hours of use
 - Option 1: Not permitted before 7:00 AM or after 10:00 PM if establishment is directly adjacent to single family development
 - Option 2: Not permitted before 9:00 AM if establishment is directly adjacent to single family development
- Permit with Administrative Permit in parking areas
 - May not reduce parking below minimum required
 - \$205 one-time application fee
 - Option: \$100 - \$205

Next Steps



Refine proposal and issue staff report



Authorization

December 2023



Planning Commission
Public Hearing

January 2024



Board of Supervisors
Public Hearing

February 2024

Questions?

Lily.Yegazu@fairfaxcounty.gov or 703.324.1314



PLANNING & DEVELOPMENT





Attachment B

Landscaping & Screening

Land Use Process Review Committee
October 26, 2023

Sara Morgan, Zoning Administration Division

Timeline

- 
- **October 2022 - March 2023**
Initial outreach
 - **April 2023**
Started developing proposal
 - **May 2023**
Board Land Use Policy Committee
Planning Commission Land Use Process Review Committee
 - **June - August 2023**
Additional Outreach
 - **August 2023**
Release draft text
 - **Late 2023/Early 2024**
Authorization and Public Hearings

Outreach to date



**Includes 27 public meetings*

Updates since May Land Use Process Review Committee



Parking Lot Landscaping



Transitional Screening & Barriers



Street Frontage Landscaping



Utility Easements



Waivers & Modifications

Parking lot landscaping

- Shade structures for parking structures
 - Materials
 - Use of shade trees
- Peripheral Parking Lot Landscaping
 - Increase ratio
- ADA compliant parking spaces

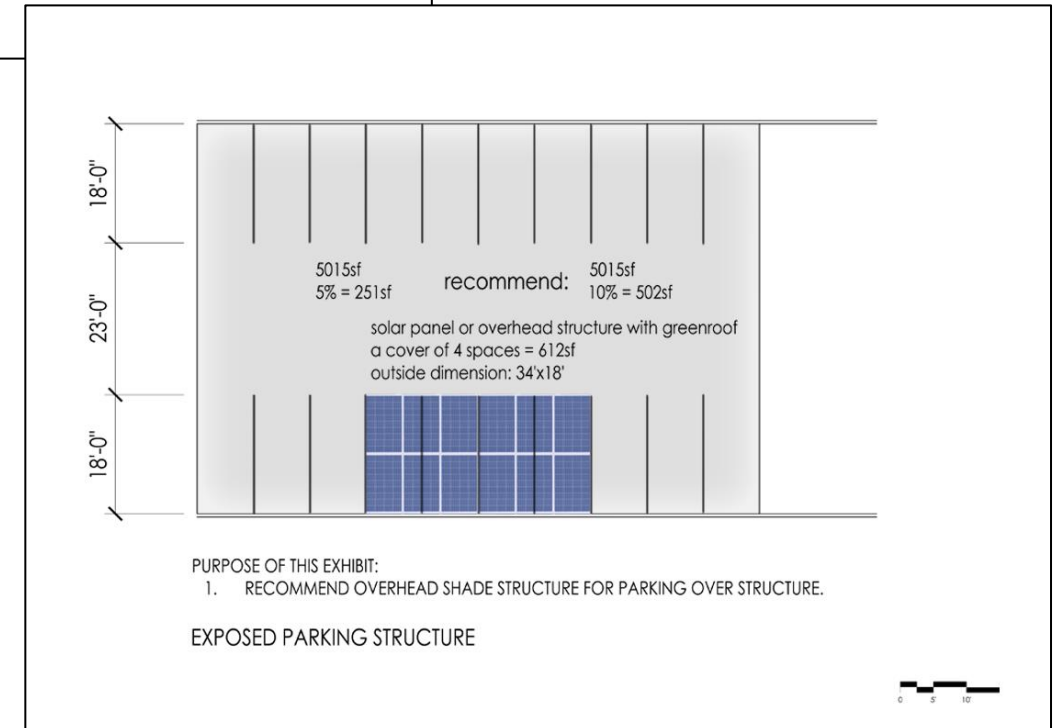
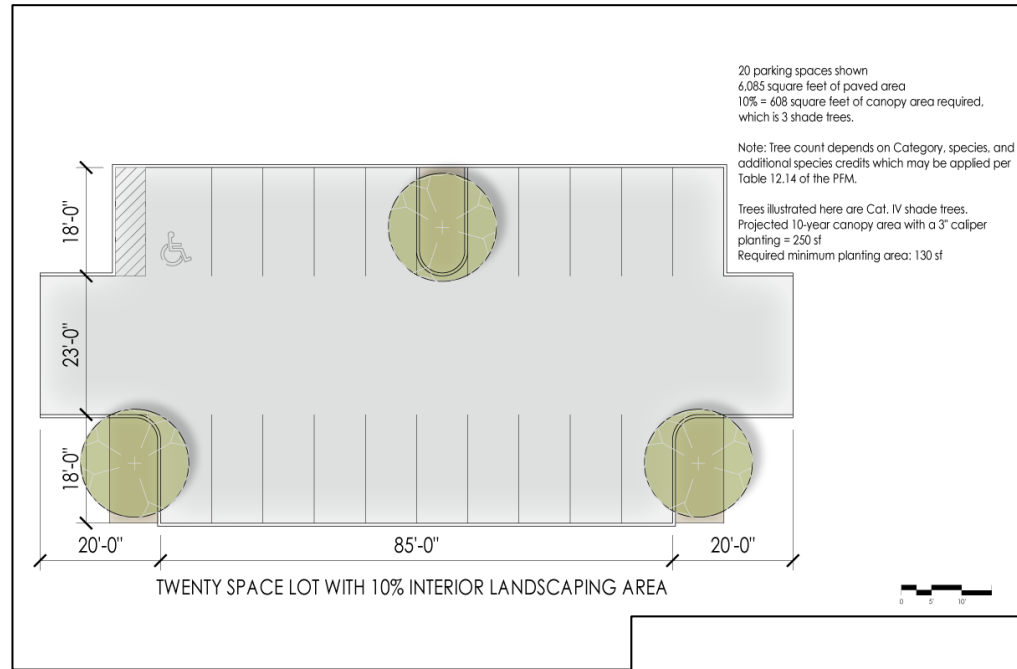


TABLE 5108.2: Transitional Screening and Barrier Type Requirements Numbers in individual cells represent transitional screening type required (1, 2, or 3) Letters in individual cells represent barrier type required (A through E)									
Use Classification	Adjacent Use								
	Single-Family Dwelling, Attached and Detached	All Other Residential Uses	Solar Power Facility	Utility Facility, Heavy	All Other Public, Institutional, and Community Uses	Vehicle Repair and Maintenance, Heavy	All Other Commercial Uses	Craft Beverage Production Establishment	All Other Industrial Uses
Residential Uses									
Single-Family Dwelling, Attached and Detached	None	None	None	None	None	None	None	None	None
All Other Residential Uses	Type 1 Barrier D or E	None	None	None	None	None	None	None	None
Public, Institutional, and Community Uses									
Solar Power Facility	Type 3 Barrier D or E	Type 2 Barrier D or E	None	None	Barrier D or E	None	Barrier D or E	Barrier D or E	None
Utility Facility, Heavy	Type 3 Barrier D or E	Type 3 Barrier D or E	None	None	Type 1 Barrier A, B or C	None	Barrier D or E	Barrier D or E	None
All Other Public, Institutional, and Community Uses	Type 2 Barrier D or E	Type 2 Barrier D or E	None	None	None	None	None	None	None
Commercial Uses									
Vehicle Repair and Maintenance, Heavy	Type 3 Barrier D or E	Type 3 Barrier D or E	Barrier D or E	Barrier D or E	Type 1 Barrier D or E	None	Type 1 Barrier D or E	Barrier D or E	Barrier A, B or C
All Other Commercial Uses	Type 2 Barrier D or E	Type 2 Barrier D or E	None	None	Barrier D or E	None	None	None	None
Industrial Uses									
Craft Beverage Production Establishment	Type 2 Barrier D or E	Type 2 Barrier D or E	None	None	Type 1 Barrier A, B or C	None	None	None	None
All Other Industrial Uses	Type 3 Barrier D or E	Type 3 Barrier D or E	Barrier D or E	Barrier D or E	Type 1 Barrier D or E	Type 1 Barrier D or E	Type 1 Barrier A, B or C	Type 1 Barrier D or E	None

Transitional screening & barriers

- Native species and environmentally tolerant landscaping
- Option #1 selected for the table
 - Use Classifications
 - Specific uses called out
 - Single-Family Dwelling, Attached and Detached
 - Solar Power Facility
 - Utility Facility Heavy
 - Vehicle Repair and Maintenance, Heavy
 - Craft Beverage Production Establishment

Street frontage landscaping

- Not required for
 - Internal drive aisles
 - Lots developed with single-family dwellings
 - Update: No enabling legislation



Utility easements

- Additional outreach
 - Land surveyors
 - Fairfax County Land Acquisition Division
 - Fairfax County Department of Transportation
- Limit unintended consequences
- Revised language to add flexibility and a modification option

Waivers and modifications

- Who has the authority to approve a modification or waiver?
 - Subjective criteria: Board or BZA can approve
 - Objective criteria: Board, BZA, or Director can approve
- Revised subsection structure
- General waiver option
 - If seeking approval of a waiver/modification during site plan process that is not within the Director's authority, a general waiver can be pursued from the Board

Next steps

- 
- **October 24, 2023**
Authorization
 - **October 26, 2023**
Planning Commission Land Use Process
Review Committee
 - **December 6, 2023**
Planning Commission Public Hearing
 - **January 23, 2024**
Board of Supervisors Public Hearing



PLANNING & DEVELOPMENT



Questions?

sara.morgan@fairfaxcounty.gov
or 703-324-1314



Guidelines for Data Centers

Land Use Process Review Committee
October 26, 2023

Carmen Bishop, Zoning Administration Division
Katherine Hermann, Planning Division

Board Matter - May 9, 2023

Directed staff to:

- Research environmental issues and mitigations
- Develop locational guidelines
- Review how data centers should be approved
- Consider if guidelines should be in the Comprehensive Plan and/or Zoning Ordinance



CoreSite, 12098 Sunrise Valley Dr.

Project phases



AWS, 4101 Westfax Dr.

Summer 2023 - Initial research

- Assemble staff team and consultant services
- Background research
- Information gathering meetings (industry and environmental stakeholders)

Fall 2023 - Continue research and outreach

- Continue meeting with stakeholders
- Community input session October 5
- Board Land Use Policy Committee October 17
- PC Land Use Process Review Committee October 19

Late fall/early winter - Deliverables

- Prepare and transmit report to Board before end of year

2024 - Next steps

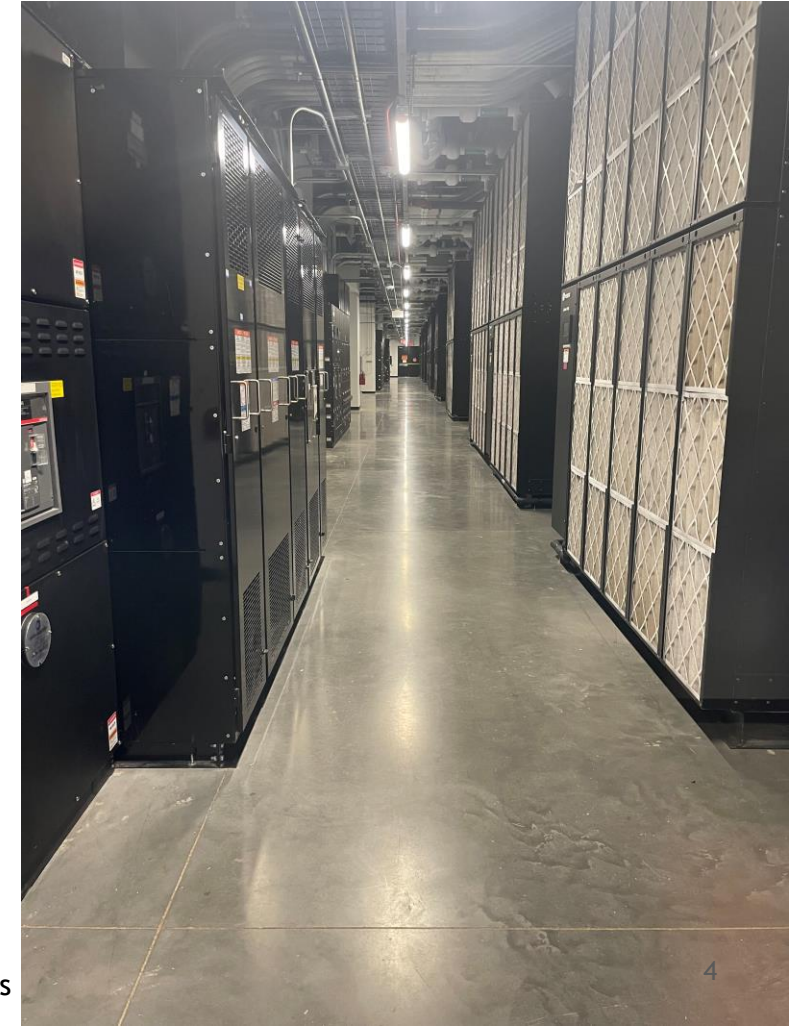
- Potential presentations on recommendations
- Comprehensive Plan and/or Zoning Ordinance amendments TBD

What is a data center?

A data center is purpose-built to house computer servers and network connections

- Optimal cooling and other systems to support servers
- Secure environment
- Built for 99.999% reliability
- Growth spurred by:
 - More people online
 - Business, finance, entertainment, healthcare, education
 - AI, autonomous vehicles, and more!

Where is
“the
cloud”??



Data centers in Fairfax

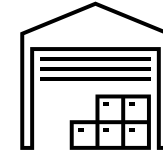
Existing, in progress, and proposed



- 12+ existing
- Range in size from about 30,000 sf to 500,000 sf



- 5 in progress (site plan approval)
- Range in size from about 240,000 sf to 2+ million sf



- 1 proposed
- About 400,000 sf

Trends in data center development

- Demand: Projected to double from 2022 to 2030
- Various business models: cloud, co-location, enterprise, edge
- Cloud providers will remain in the lead
- Focus on sustainability



Digital Realty, Ashburn

Existing guidelines - Comprehensive Plan

Land Use Element of the Policy Plan, Appendix 12:

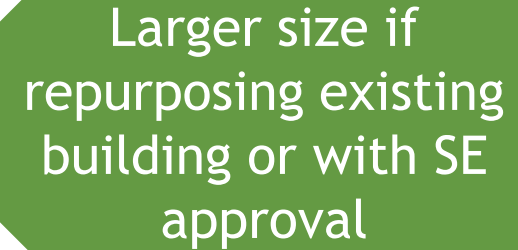
- Performance criteria related to:
 1. Transportation
 2. Noise, light, environment
 3. Building design
 4. Parcel consolidation
 5. Site design

Rendering, SE Plat, CoreSite,
12379A Sunrise Valley Dr.



Existing regulations - Zoning Ordinance

- Defined as an industrial use
- Allowed in industrial, medium and high intensity office districts, and certain planned districts
 - C-3 and C-4 (office) by right up to 40,000 GFA
 - I-2 and I-3 by right up to 80,000 GFA
 - I-4, I-5, I-6 allowed by right
 - PRC, PDC, PTC allowed where shown on approved development plan
- Must enclose HVAC and generators (except in I-4, I-5, I-6)

A green arrow pointing to the left, containing text.

Larger size if
repurposing existing
building or with SE
approval

Research topics

- Energy demand
- Water demand
- Water quality
- Air quality
- Noise
- Aesthetics



AWS, 3980 Virginia Mallory Dr.

Energy demand

Energy use depends on type of cooling & IT equipment

- Air-cooled systems use more energy and less water vs. evaporative cooling systems use more water and less energy
- Need access to transmission lines and substations
 - SCC process for review and approval of transmission lines
 - SE (except I-3 - I-6) and 2232 for substations



Air-cooled system, Stack Infrastructure, Manassas 10

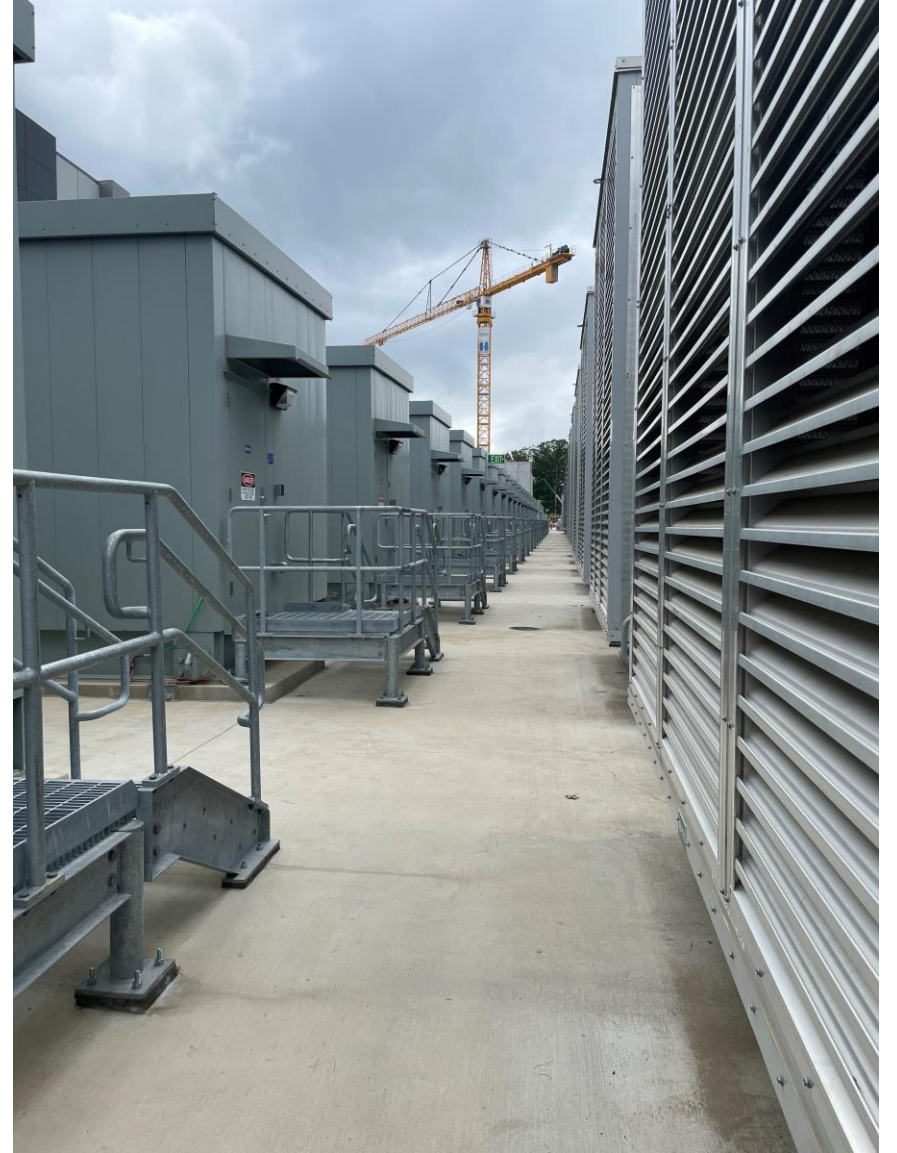
Water demand

Water use depends on type of cooling

- Data centers - significant, but not the largest water users in Fairfax
 - Per square foot, data centers use more water than office, but less than retail or hotel
- Fairfax Water projects demands based on growth projections and has indicated they are well-prepared to address water needs

Water quality

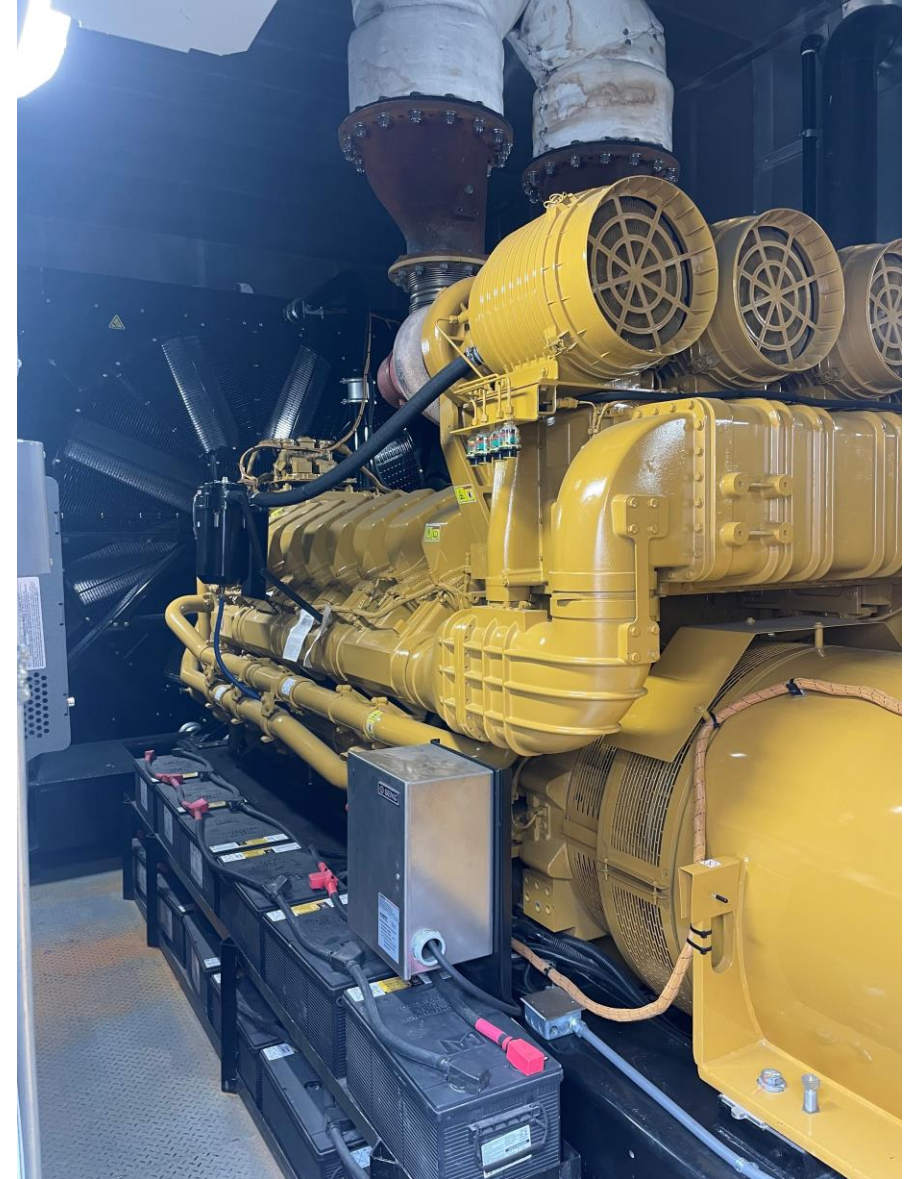
- Evaporative cooling discharges to wastewater systems
 - research and monitoring recommended
- Diesel tank storage and handling - mitigate potential spills through design



Generators (outside enclosure),
Stack Infrastructure, Manassas

Air quality

- Air quality impacts from emergency generators
 - Regulated by DEQ
 - Emission limits and controls
 - Monitoring devices
 - Hours limited during ozone season



Generators (inside enclosure),
Stack Infrastructure, Manassas 13

Noise

- Extensive cooling systems and large numbers of backup generators: need for noise mitigation
- Various options: type of equipment, baffling, enclosures, site design, etc.



Aesthetics



Rendering, RZ/FDP Parkstone Tech



3980 Virginia Mallory, by right



Rendering, RZ/SE Loisdale Station



QTS, Ashburn



Considerations for guidelines and standards

Zoning Ordinance - Permissions and Use Standards

Permissions/Location

- Consider a maximum size for by right in I-4 - I-6 with SE for larger size **OR** SE in all districts where permitted, regardless of size
- Consider setbacks, screening, and performance criteria when near residential

Noise

- Expand equipment enclosure requirement to the I-4 - I-6
- Require noise modeling for all data centers by right and RZ/SE and consider lower dBA
- Consider standards for emergency generator usage and testing

Zoning Ordinance - Use Standards, cont'd

Water Quality

- Monitoring and pre-treatment of wastewater discharge in all watersheds
- In UOSA service area: use non-chemical/non-water-based cooling or provide pre-treatment
- Added safety features for diesel handling and spill containment

Aesthetics

- Add standards for façade differentiation, entrance features, etc.
- Require viewshed analyses from nearby residential for RZ/SE

Comprehensive Plan

- Create a new Appendix to the Land Use Element of the Policy Plan for Data Centers
 - Then update the performance criteria from the current Appendix 12
- Consider options to address divergences between current zoning district designations and Plan options for residential and/or mixed use



PLANNING & DEVELOPMENT



Questions?

Webpage: <https://www.fairfaxcounty.gov/planning-development/data-centers>

Email: ffx-data-centers@PublicInput.com