



Zoning Ordinance and Public Facilities Manual enCodePlus Website

Land Use Policy Committee

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July 20, 2021

FAIRFAX COUNTY

VIRGINIA



PLANNING & DEVELOPMENT

Fairfax County Zoning Ordinance

The Zoning Ordinance regulates land use in Fairfax County. It is intended to promote the health, safety, and general welfare of the public and to implement the Comprehensive Plan for the orderly and controlled development of the County. It is administered by the Zoning Administration Division within the Department of Planning and Development whose mission is to promote livable communities which enhance the quality of life for the present and the future. The Zoning Ordinance is subject to periodic revisions upon action by the Board of Supervisors. The Zoning Ordinance presented here is current as of April 13, 2021.

Contact Information

Phone: [703-324-1314](tel:703-324-1314)

Email: ordadmin@fairfaxcounty.gov



Zoning Ordinance



ZONING ORDINANCE



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-

CURRENT ZONING ORDINANCE

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FAIRFAX COUNTY
— VIRGINIA —



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- [Building Permit And Review](#)
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Fairfax County, Virginia

Use Tables Accessory Structure Height and Yard Requirements Minimum Required Off-Street Vehicle Parking Spaces

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TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

TABLE 4101.2: Use Table for Planned Development Districts

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts																												
P = permitted; SE = special exception; SP = special permit; blank cell = not allowed																												
A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit																												
Use	Residential Districts										Commercial Districts						Industrial Districts	Use-Specific Standards NOTE: General Standards also apply										
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3		C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5
AGRICULTURAL AND RELATED USES																												
Agricultural and Related Uses: activities related to the growing or raising of plants or animals for food or other comparable activities, including agritourism and other similar use types. This category also includes riding or boarding stables.																												
Agricultural Operation	P	P	P	P																								4102.2.A
Farm Winery, Limited Brewery, or Limited Distillery	P	P	P	P																								4102.2.B
Stable, Riding or Boarding	SE	SE	SE	SE																								4102.2.C
RESIDENTIAL USES																												
Household Living: uses characterized by residential occupancy of a dwelling unit that functions as a single household																												
Dwelling, Multifamily										P	P	P	P															
Dwelling, Multifamily – ADU Development										P	P	P	P															

Zoning Ordinance

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ZONING ORDINANCE

Fairfax County Zoning Ordinance > Article 4 - Use Regulations > 4101. Use Tables > 4101.3 Use Table for Residential, Commercial, and Industrial Districts

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts
 P = permitted; SE = special exception; SP = special permit; blank cell = not allowed
 A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

	Commercial Districts					Industrial Districts						Use-Specific Standards NOTE: General Standards also apply
	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6	
Commercial Recreation, Outdoor												
A commercial facility devoted to passive or active recreation where activities predominately take place outdoors. Examples of this use include outdoor swimming pools, outdoor athletic fields or courts, outdoor shooting ranges, and similar facilities where the predominant recreation activity takes place outside of a building. This use does not include any use meeting the definition of a golf course or country club or quasi-public parks, playgrounds, and athletic fields.												
Recreation, Member												
Banking												
Reception												
Camp												4102.5.Q
Commercial												
Recreation												4102.5.R
Indoor												
Commercial Recreation, Outdoor												4102.5.S
Entertainment, Adult												4102.5.T
Entertainment, Public												4102.5.U
Golf Course or Country Club												4102.5.V
Health and Exercise Facility, Large												4102.5.W
Health and Exercise Facility, Small												
Marina, Commercial												4102.5.X



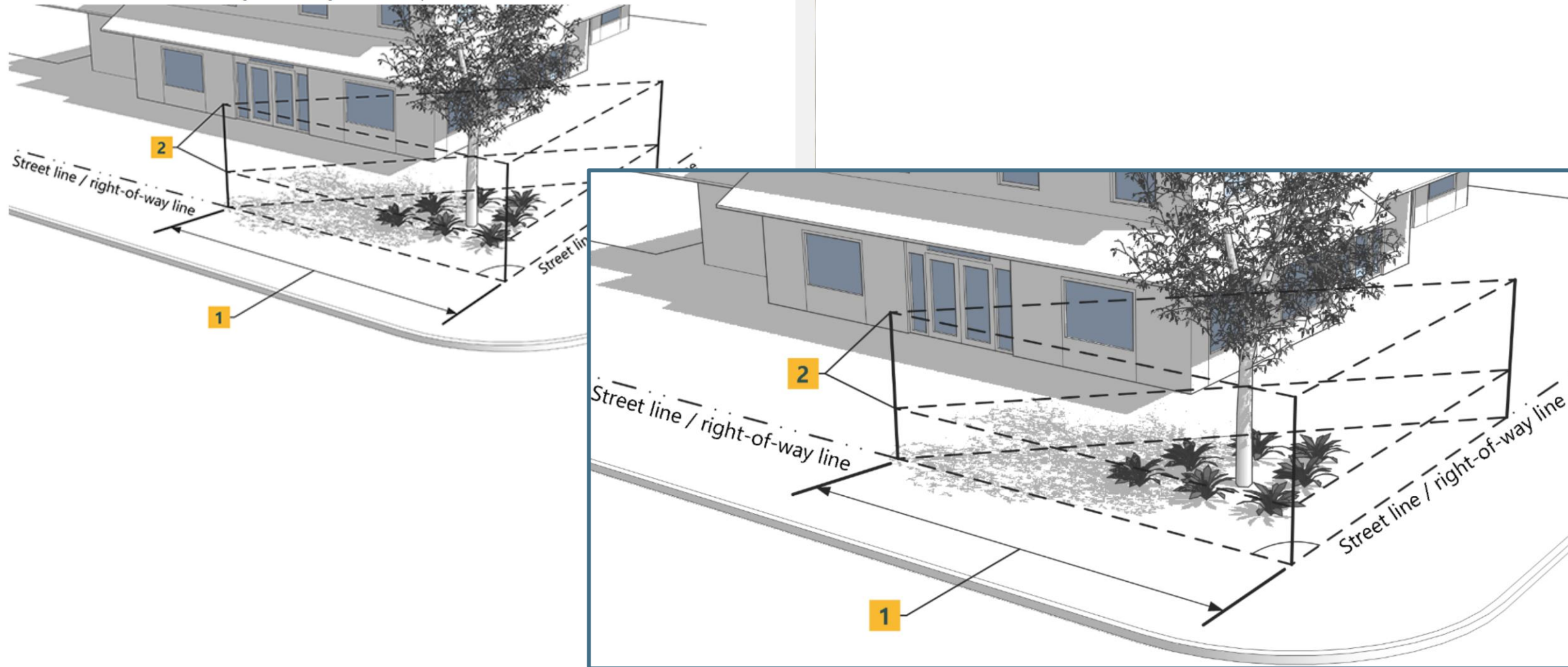
Commercial Recreation, Outdoor

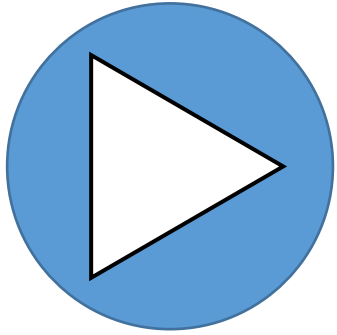
A commercial facility devoted to passive or active recreation where activities predominately take place outdoors. Examples of this use include outdoor swimming pools, outdoor athletic fields or courts, outdoor shooting ranges, and similar facilities where the predominant recreation activity takes place outside of a building. This use does not include any use meeting the definition of a golf course or country club or quasi-public parks, playgrounds, and athletic fields.



3. This sight distance triangle must be maintained clear of structures and plantings, except for a post, column, or trunk of a tree (not to include branches or foliage) equal or lesser than one foot in diameter.
4. The Board may modify the sight distance requirements on a corner lot in conjunction with the approval of a rezoning or special exception application, based on an evaluation of the specific development proposal which may consider compliance with sight distance requirements of the Virginia Department of Transportation and a specific sight distance analysis or any other relevant design guidelines that would demonstrate safe and adequate vehicular, bicycle, or pedestrian movements at an intersection.

Figure 5100.1: Sight Distance Requirements





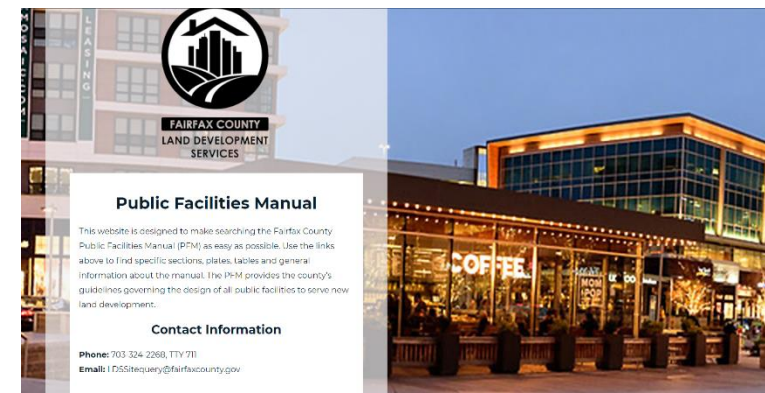
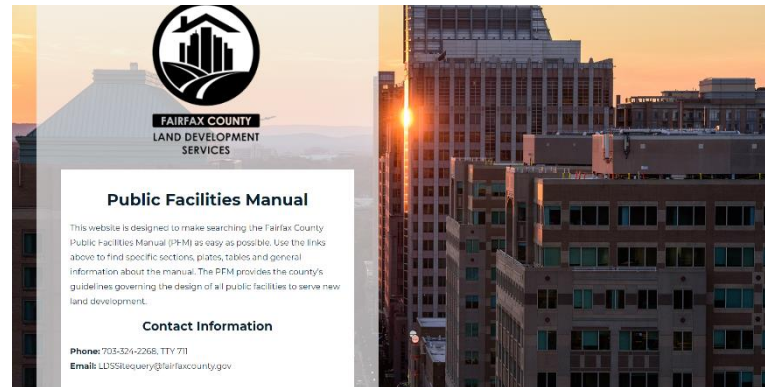
Live Demo

Pet Grooming Establishment

New PFM Website

[PFM Encode Website](https://online.encodeplus.com/regs/fairfaxcounty-va-pfm/index.aspx)

<https://online.encodeplus.com/regs/fairfaxcounty-va-pfm/index.aspx>



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LAND DEVELOPMENT
SERVICES

Public Facilities Manual






















This website is designed to make searching the Fairfax County Public Facilities Manual (PFM) as easy as possible. Use the links above to find specific sections, plates, tables and general information about the manual. The PFM provides the county's guidelines governing the design of all public facilities to serve new land development.

Contact Information

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Email: LDSSitequery@fairfaxcounty.gov

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PUBLIC FACILITIES MANUAL



Fairfax County's Public Facilities Manual > 7-0000 STREETS, STREET LIGHTS, PARKING AND DRIVEWAYS > 7-0100 GENERAL STREET POLICIES

FAIRFAX COUNTY'S PUBLIC FACILITIES MANUAL

7-0000 STREETS, STREET LIGHTS, PARKING AND DRIVEWAYS

7-0100 GENERAL STREET POLICIES

7-0101 Street Design

- 7-0101.1 Streets must be provided to give access to adjoining property to the satisfaction of the Director. Also, streets must be provided to connect with appropriate highways and with appropriate streets to adjoining developments.
- 7-0101.2 All rights-of-way must conform to Plates 1-7 through 10-7, as well as the standards set forth in the current VDOT Road Design Manual, the VDOT Road and Bridge Standards, and the VDOT Instructional and Informational Memoranda.
 - A. Context-sensitive urban road design standards, including but not limited to minimum street width and parking, that are established by a Memorandum of Understanding (MOU) or letter of approval between Fairfax County and VDOT may deviate from the requirements set forth in the VDOT Road Design Manual and the PFM, and may be used only in areas specified in the MOU or letter of approval.
- 7-0101.3 In subdivisions developed as R-C Clusters, 50-foot-wide access easements will only be required to adjoining properties which are otherwise land locked by having access only by means of a right-of-way less than 50 feet wide. No street construction will be required within the required 50-foot wide access easement.
- 7-0101.4 Subdivision blocks must be spaced so as to provide reasonable traffic circulation within and between existing or anticipated subdivisions, except as limited above for R-C Cluster developments.
- 7-0101.5 Traffic Calming

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Pub

This website is designed to make the Public Facilities Manual (PFM) as easy as possible. Use the links above to find specific sections, plates, tables and general information about the manual. The PFM provides the county's guidelines governing the design of all public facilities to serve new land development.

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Illustrations (Plates)

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PFM PLATES

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CHAPTER 2 LIST OF PLATES

STANDARD DESIGNATION	PLATE NO.	DESCRIPTION	SECTION
N/A	1-2	Pipestem Lot Layouts	2-0103.1C
N/A	2-2	Revision Block	2-0207.3D, 7-0903.2

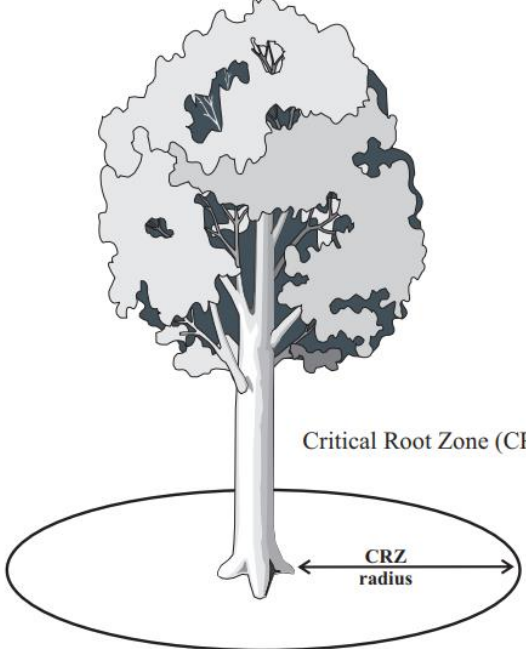
CHAPTER 6 LIST OF PLATES

STANDARD DESIGNATION	PLATE NO.	DESCRIPTION	SECTION
N/A	1-6	Small Private Drainage System	6-0205

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Critical Root Zone Formula

Minimum of
1 foot of Critical Root Zone radius
for each
1 inch of trunk diameter



Critical Root Zone (CRZ)

CRZ radius

Note: An increase in critical root zone radius to a total of 1.5 feet/inch of trunk diameter may be required in some instances based on site specific conditions (see 12-0307.2D(2)).

Ref. Sec. 12-0307.2D, 12-0307.2E Rev. 2-02, 2011 Reprint, 2018 Reprint, 10-20	CRITICAL ROOT ZONES OF TREES		PLATE NO	STD NO
			2-12	

General Information (Chapter 1)

Geotechnical Guidelines (Chapter 4)

Storm Drainage (Chapter 6)

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Table 4.2 Minimum Standards Required for Density Testing of Compacted Fill Soils

Table 4.1 Geotechnical Report Requirements Summary

ITEM	SOIL CLASS				
	I	II	III	IV	
				A	B
Geotechnical Investigation	1	2	REQ	REQ	REQ
Geotechnical Report	NRQ	NRQ	REQ	3	4
Geotechnical Specification on Plans ⁵	REQ	REQ	REQ	REQ	REQ

Footnotes:

1. Advised but not required.
2. Strongly advised, but not required.
3. A geotechnical report, prepared according to the geotechnical guidelines in this chapter and the [Virginia Uniform Statewide Building Code \(USBC\)](#) is mandatory for all construction and grading within these problem soil areas. For non-bonded lots with Class III or IVA soils, where proposed in-ground swimming pools require a grading plan, the certification referenced in § 4-0206.6 may be incorporated instead of submitting a separate report to the County for review.
4. Results of geotechnical investigation are required on the first submission of plans. For non-bonded lot grading plans, where the proposed residential dwellings are to be located on properties containing Class IVB soils, the certification referenced in § 4-0206.5B may be incorporated into plans instead of incorporating the limited geotechnical report into the first submission of the site, subdivision, grading or construction plans.
5. For Class I soils see § 4-0206.2, and for Class II soils see § 4-0206.2. For Class III, and Class IV soils, report recommendations must be stated as requirements in specifications.

NRQ=Not Required REQ=Required

Coming Soon.

Fairfax County, VA

We will gradually add previous versions of the PFM to Encode to be retrieved through the “Archives” tab.

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- [Fee Schedule](#)
- [Land Development Contact Information](#)
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Each of the hyperlinks under “Quick Links” are external hyperlinks referenced in or related to the PFM.



Search Scope ◀

[8-0204 Bicycle Parking Guidelines \(Click for full text\),](#)

... [Bicycle](#) Parking Guidelines...Where [bicycle](#) parking is proposed, it should be provided in accordance with Fairfax County's [Bicycle](#) Parking Guidelines , as amended...

[7-0201 General Requirements. \(Click for full text\),](#)

...The proposed street right-of-way, together with the proposed width of street (face of curb to face of curb or edge of pavement to edge of pavement) including [bicycle](#) and pedestrian pathways for each block on every street in the subdivision, is to be shown...The recommended [bicycle](#) and pedestrian facilities for each block on every street in the subdivision based on the Comprehensive Plan ...The recommended [bicycle](#) and pedestrian pathway connections to adjoining undeveloped property based o...

[8-0201 General Information \(Click for full text\),](#)

... [Bicycle](#) Network Map by reference...

[8-0202 Standards and Criteria \(Click for full text\),](#)

...Compacted stone and bluestone dust or wood chips 6 ft. wide. Type II, VI, and VII (suitable for horse riding, hiking or use by all-terrain [bicycles](#)... [Bicycle](#) railing will be provided as per Plate 14A-8 on all trails designated as [bicycle](#) trails, multi-use trails, or shown on the Countywide Trails Plan , as required...



PFM Maintenance

- The LDS Web Content Team will maintain the hyperlinks regularly.
- When a new PFM amendment is passed, the LDS Web Content Team will make the necessary back-end updates to the appropriate PFM chapters/plates/tables within 1 week.

Questions?

For more information:

Zoning Ordinance Website

<https://online.encodeplus.com/regs/fairfaxcounty-va/index.aspx>

PFM Encode Website

<https://online.encodeplus.com/regs/fairfaxcounty-va-pfm/index.aspx>

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