

**ADOPTION OF AN AMENDMENT TO CHAPTER 112
(ZONING) OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Monday, October 15, 2007, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA:

Amend Chapter 112 (Zoning Ordinance), as follows:

Amend Article 2, General Regulations, by adding a new Part 11, Workforce Housing, as follows:

PART 11 2-1100 WORKFORCE HOUSING

2-1101 Accommodation of Units in Conventional Residential Districts

Any development in the R-12 through R-30 Districts for which workforce dwelling units are proffered as part of a rezoning application in accordance with the Fairfax County Comprehensive Plan may utilize the district regulations applicable to Affordable Dwelling Unit Developments, as set forth in such district regulations set forth in Article 3 of this Ordinance.

2-1102 Accommodation of Units in Planned Development Districts

Any development in a Planned Development District for which workforce dwelling units are proffered as part of a rezoning application in accordance with the Fairfax County Comprehensive Plan shall be subject to the bulk and other regulations established by the proffered conditions associated with the applicable rezoning application.

Amend Article 6, Planned Development Districts, as follows:

- **Amend Part 1, PDH Planned Development Housing District, Sect. 6-109, Maximum Density, by revising Par. 1 to read as follows:**

6-109 Maximum Density

1. For purposes of computing density, the PDH District is divided into subdistricts in which the residential density is limited as set forth below, except that the maximum density limitations may be increased in accordance with the requirements for affordable dwelling units set forth in Part 8 of Article 2 and shall be exclusive of the bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

Subdistrict	Density
PDH-1	1 dwelling unit per acre
PDH-2	2 dwelling units per acre
PDH-3	3 dwelling units per acre
PDH-4	4 dwelling units per acre
PDH-5	5 dwelling units per acre
PDH-8	8 dwelling units per acre
PDH-12	12 dwelling units per acre
PDH-16	16 dwelling units per acre
PDH-20	20 dwelling units per acre
PDH-30	30 dwelling units per acre
PDH-40	40 dwelling units per acre

- **Amend Part 2, PDC Planned Development Commercial District, Sect. 6-208, Bulk Regulations, by revising Par. 3 to read as follows:**

6-208 Bulk Regulations

3. Maximum floor area ratio: 1.5, which may be increased by the Board, in its sole discretion, up to a maximum of 2.5 in accordance with and when the conceptual and final development plans include one or more of the following:
 - A. More open space than the minimum required by Sect. 209 below - Not more than 2% for each additional 1% of the gross area provided in open space.
 - B. Unique design features and amenities within the planned development which require unusually high development costs and which achieve an especially attractive and desirable development, such as, but not limited to, terraces, sculpture, reflecting pools and fountains - As determined by the Board in each instance, but not to exceed 35%.
 - C. Below-surface off-street parking facilities - Not more than 5% for each 20% of the required number of parking spaces to be provided.
 - D. Above-surface off-street parking facilities within an enclosed building or structure - Not more than 3% for each 20% of the required number of parking spaces to be provided.

The maximum floor area ratio permitted by this Part shall exclude the floor area for affordable and bonus market rate dwelling units provided in accordance with Part 8 of Article 2 and the floor area for proffered bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

- **Amend Part 3, PRC Planned Residential Community District, Sect. 6-308, Maximum Density, by revising Par. 5 to read as follows:**

6-308 Maximum Density

5. The provisions of Paragraphs 1 and 4 above shall not apply to affordable and market rate dwelling units which comprise the increased density pursuant to Part 8 of Article 2 or to proffered bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

- **Amend Part 4, PRM Planned Residential Mixed Use District, Sect. 6-408, Bulk Regulations, by revising Par. 2 to read as follows:**

6-408 Bulk Regulations

3. Maximum floor area ratio: 3.0, provided the maximum floor area ratio permitted by this Part shall exclude the floor area for affordable and bonus market rate units provided in accordance with Part 8 of Article 2 and the floor area for proffered bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

This amendment shall become effective on October 16, 2007 at 12:01 a.m.

GIVEN under my hand this 15th day of October, 2007.

NANCY VEHRS
Clerk to the Board of Supervisors