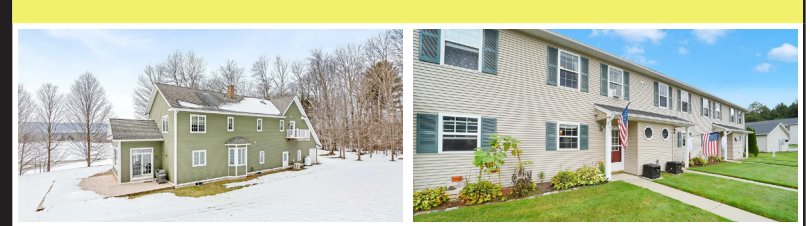
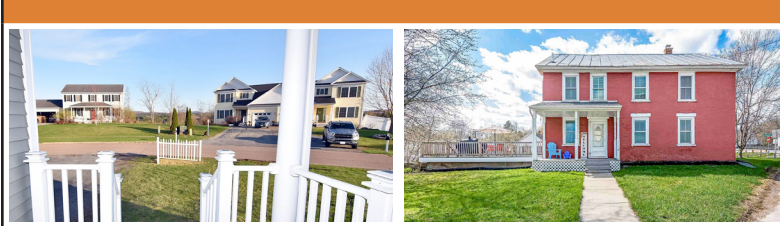


FAIRFAX ZONING CHANGES UNDER CONSIDERATION • JUNE 2023



	PROPOSED VILLAGE	ADOPTED GROWTH CENTER & MIXED USE	PROPOSED RESIDENTIAL	ADOPTED RESIDENTIAL
Minimum Lot Size	5,000 sf (±0.1 acre)	0.5 acre	20,000 sf (±0.5 acre)	1.5 acres
Minimum Lot Frontage	50 ft	no frontage requirement	80 ft	no frontage requirement
Maximum Lot Coverage	70%	no lot coverage requirement	50%	no lot coverage requirement
Residential Density				
Units 1-4 in a building	no minimum lot area per dwelling unit	no minimum lot area per dwelling unit	10,000 sf (±0.25 acre) buildable land	1.5 acres per dwelling unit
Units 5 and up in a building	no minimum lot area per dwelling unit	no minimum lot area per dwelling unit	+2,500 sf buildable land per unit	1.5 acres per dwelling unit
Setbacks				
Front	15 ft (edge of ROW)	40 ft (centerline) <i>same as 15 ft (edge of ROW)</i>	20 ft (edge of ROW)	60 ft (centerline) <i>same as 35 ft (edge of ROW)</i>
Side	10 ft	10 ft	10 ft	25 ft
Rear	30 ft	10 ft	30 ft	25 ft
Housing Types Allowed	All types of housing would continue to be allowed as a permitted use. Site plan review would continue to be required for multi-unit (3 or more units) housing.		Multi-unit housing would be a permitted rather than conditional use. Site plan review would continue to be required for multi-unit (3 or more units) housing.	
Subdivision Requirements				
Pedestrians & Bicyclists	Sidewalks would be required on both sides of new or extended roads. Bike lanes could be required when high volumes of bicycle use are anticipated.		Sidewalks or a shared use path may be required along one side of new or extended roads.	
Roads	Subdivisions would have to be designed with an interconnected road network to the maximum extent feasible. There would need to be at two routes for vehicular access to lots within the subdivision wherever practicable. Dead-end roads would be limited in length and number of buildings served. Subdivision roads would need to extend to the edges of the property so the road could connect to roads on adjoining property in the future. Street trees would be required along new or extended roads.		Subdivisions would have to be designed with an interconnected road network to the maximum extent feasible. There would need to be at two routes for vehicular access to lots within the subdivision wherever practicable. Dead-end roads would be limited in length and number of buildings served. Subdivision roads would need to extend to the edges of the property so the road could connect to roads on adjoining property in the future. Street trees would be required along new or extended roads.	
Recreation Lands	Subdivisions would have to be designed with recreation lands. The amount of recreation land required would be proportional to the number of lots or buildings within the subdivision (a 10-lot subdivision would have to provide ±0.5 acre of recreation land). The amount of recreation land required would be reduced if the developer allows public access. Recreation lands must be suitable for outdoor recreation and may include playgrounds, sports fields or courts, community greens or walking paths. Land that is considered unbuildable (wetlands, steep slopes, riparian buffers, etc.) cannot be used to meet the recreation land requirement.		Subdivisions would have to be designed with recreation lands. The amount of recreation land required would be proportional to the number of lots or buildings within the subdivision (a 10-lot subdivision would have to provide ±0.5 acre of recreation land). The amount of recreation land required would be reduced if the developer allows public access. Recreation lands must be suitable for outdoor recreation and may include playgrounds, sports fields or courts, community greens or walking paths. Land that is considered unbuildable (wetlands, steep slopes, riparian buffers, etc.) cannot be used to meet the recreation land requirement.	

FAIRFAX ZONING CHANGES UNDER CONSIDERATION • JUNE 2023



	PROPOSED RURAL	ADOPTED RURAL	PROPOSED CONSERVATION	ADOPTED CONSERVATION
Minimum Lot Size	2 acres	2 acres	5 acres	5 acres
Minimum Lot Frontage	100 ft	no frontage requirement	50 ft	no frontage requirement
Maximum Lot Coverage	30%	no lot coverage requirement	15%	no lot coverage requirement
Residential Density				
Units 1-4 in a building	1 acre of buildable land	2 acres per dwelling unit	3 acres of buildable land	5 acres per dwelling unit
Units 5 and up in a building	+ 0.25 acre buildable land per unit	2 acres per dwelling unit	n/a	n/a
Setbacks				
Front	30 ft (edge of ROW)	60 ft (centerline) <i>same as 35 ft (edge of ROW)</i>	40 ft (edge of ROW)	60 ft (centerline) <i>same as 35 ft (edge of ROW)</i>
Side	20 ft	25 ft	20 ft	25 ft
Rear	40 ft	25 ft	40 ft	25 ft
Housing Types Allowed	Multi-unit housing would be a permitted rather than conditional use. Site plan review would continue to be required for multi-unit (3 or more units) housing.		3-unit and 4-unit buildings would be permitted (currently no multi-unit allowed). Site plan review would be required for 3-unit or 4-unit buildings.	
Subdivision Requirements				
Pedestrians & Bicyclists	A shared use path may be required where the subdivision road cannot safely accommodate pedestrians and cyclists or where a vehicular connection to adjoining development is not practicable.		A shared use path may be required where the subdivision road cannot safely accommodate pedestrians and cyclists or where a vehicular connection to adjoining development is not practicable.	
Roads	Same as for Residential district.		Same as for Residential district.	
Recreation Lands	Same as for Residential district.		Same as for Residential district.	
Conservation Subdivision	Major subdivisions proposing 10 or more lots would have to be designed as a planned unit development (PUD). At least 60% of the site would have to be set aside as permanent open space. The permanent open space would have to be working farm or forest land to the maximum extent feasible. The applicant would have to provide a plan for the continued productive use of farm or forest land. Building sites would have to be clustered with not more than 60% of the buildable land developed. House lots could be between a quarter and one acre in size. Applicants could qualify for a density bonus if at least 20% of dwelling units will be affordable. PUDs would involve more than one parcel of land in common ownership and density could be transferred between parcels within the PUD.		Major subdivisions proposing 10 or more lots would have to be designed as a planned unit development (PUD). At least 60% of the site would have to be set aside as permanent open space. The permanent open space would have to be working farm or forest land to the maximum extent feasible. The applicant would have to provide a plan for the continued productive use of farm or forest land. Building sites would have to be clustered with not more than 60% of the buildable land developed. House lots could be between a quarter and one acre in size. Applicants could qualify for a density bonus if at least 20% of dwelling units will be affordable. PUDs would involve more than one parcel of land in common ownership and density could be transferred between parcels within the PUD.	