

ORDINANCE NO. 2023-18

AN ORDINANCE AMENDING CHAPTER 110 (ZONING) TO AMEND PORTIONS OF ARTICLES AND SECTIONS CONTAINED THEREIN, INCLUDING ZONING DISTRICTS AND REGULATIONS AND SITE DEVELOPMENT STANDARDS.

BE IT ORDAINED, by the City Council of the City of Fairfax, Virginia, that Chapter 110, Article 3, §3.3.1, of the Code of the City of Fairfax, Virginia, is hereby amended as follows:

§3.3. Allowed Uses

§3.3.1 Principal use table

...

B. Principal uses

The following table lists the principal uses permitted by this chapter for general use districts. For overlay districts, see §3.7; for planned development districts, see §3.8; for accessory uses, see §3.5.5; for temporary uses, see §3.5.6; and for large format retail, see §4.9.

USE TYPES/USE GROUPS*	RESIDENTIAL						NONRESIDENTIAL						SPECIFIC USE STANDARDS
	R L	R M	R H	RT -6	R T	R MF	C L	C O	C R	C U	C G	I L	
P = PERMITTED / S = SPECIAL USE (§6.7) / * = GROUP OF USES (§3.4.1)													
...													
COMMERCIAL USES													
...													
Research and development*							P	P	P	P	P	P	P
...													
INDUSTRIAL USES													
...													
Research and development ²								S		S	P	P	
...													

BE IT FURTHER ORDAINED, by the City Council of the City of Fairfax, Virginia, that Chapter 110, Article 3, §3.4.1, of the Code of the City of Fairfax, Virginia, is hereby amended as follows:

§3.4. Use Regulations

§3.4.1. Use Interpretation

....

F. Commercial use groups

....

6. Research and development

A facility where the primary business activity involves the research and development of new products. Research and development shall include: laboratories, offices, and other facilities used for research and development by or for any individual or organization, whether public or private; prototype development facilities that produce a limited amount of a product in order to fully investigate the merits of such a product; or facilities and operations in which the input of science, technology, research, and other forms of concepts or ideas constitute a major element of the value added to a product. Research and

development shall not include uses where the primary business activity involves manufacturing or production.

~~6~~ 7. Restaurants or food services

....

~~7~~ 8. Retail, general

....

~~8~~ 9. Services, general

....

~~9~~ 10. Services, personal

....

~~10~~ 11. Vehicle sales and leasing

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~~11~~ 12. Vehicle service

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~~12~~ 13. Vehicle repair

....

G. Industrial use groups

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~~4.~~ Research and development

~~A facility focused primarily on the research and development of new products. Research and development shall include: laboratories, offices, and other facilities used for research and development by or for any individual, organization, or concern, whether public or private; prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product; pilot plants used to test manufacturing processes planned for use in production elsewhere; production facilities and operations with a high degree of scientific input; facilities and operations in which the input of science, technology, research, and other forms of concepts or ideas constitute a major element of the value added by manufacture per unit of product.~~

~~5~~ 4. Warehouse and freight movement

....

~~6~~ 5. Waste service

....

BE IT FURTHER ORDAINED, by the City Council of the City of Fairfax, Virginia, that Chapter 110, Article 4, §4.2.3, of the Code of the City of Fairfax, Virginia, is hereby amended as follows:

§4.2. Off-street Parking and Loading

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§4.2.3. Parking requirements

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E. Parking ratio requirements

Off-street parking spaces shall be provided for all uses listed below in at least the minimum amounts specified.

USE TYPES/ USE GROUPS*	GENERAL REQUIREMENTS
....	
COMMERCIAL USES (SEE §3.4.1.F)	
....	
Research and development*	1 space per 400 sq. ft. of floor area
....	
INDUSTRIAL USES (SEE §3.4.1.G)	
....	
Research and development*	1 space per 1,000 sq. ft. of floor area
....	

....

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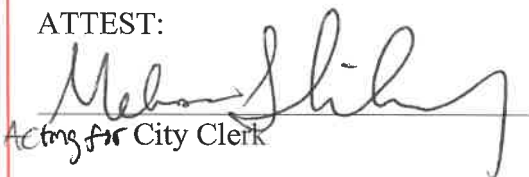


Mayor

November 20, 2023

Date

ATTEST:



Acting for City Clerk

VOTE:

Mayor Read	Aye
Councilmember Bates	Aye
Councilmember Doyle Feingold	Aye
Councilmember Greenfield	Aye
Councilmember Lim	Absent
Councilmember Ross	Aye
Councilmember Stehle	Aye