

# Commercial Revitalization Districts

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- Zoning Ordinance Text and Map Amended by Board of Supervisors in October 1998 to create five (5) Commercial Revitalization Districts (CRD) and two (2) Revitalization Areas (CRA)
- BOS also endorsed procedures for facilitated development process, and
- Concurrent Comprehensive Plan Amendment Process

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## Purpose and Intent

- Encourage economic development activities in the older commercial areas of the County
- Provide for specific regulations and administrative procedures to promote continued viability and redevelopment of these districts/areas
- Provide more flexibility within certain zoning regulations for development and redevelopment while also providing for urban design measures such as streetscape and landscaping.

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## Designed as Overlay Districts

- Separate provisions for each of the five (5) Commercial Revitalization Districts
- These provisions are designed to overlay the regulations of the underlying zoning district.
- A parcel of land would be subject to the zoning regulations of the zoning district in which it is located, primarily the C-5 through C-8 Retail Commercial Districts, as modified by the regulations of the specific CRD.

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Specific CRD Regulations found in Appendix 7 of the Zoning Ordinance as follows:

- Annandale Sect. A7-100
- Bailey's Crossroads/Seven Corners Sect. A7-200
- McLean Sect. A7-300
- Richmond Highway Sect. A7-400
- Springfield Sect. A7-500

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The two revitalization areas are **Lake Anne** and **Merrifield**. While these are not adopted CRDs, the facilitated administrative procedures endorsed by the BOS for development review and concurrent Plan Amendments are applicable to these Areas as well as zoning ordinance provisions relating to area identification signs and parking reductions.

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The Zoning Ordinance provisions recognize that redevelopment and rehabilitation efforts in the CRDs are challenged by parcels that may be encumbered with underutilized or dilapidated structures; constrained by lot configurations which may require special consideration to become suitable for development because they do not meet minimum lot size or lot width requirements; and the need to provide for transitions to adjacent residential areas.

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As a result, the regulations provide for both administrative and legislative mechanisms to allow flexibility for reduced front yards, reduced parking requirements, transitional and parking lot landscaping requirements and increased building heights.

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Provides for a single Category 6 Special Exception Use to allow consideration of all requested modifications/waivers or uses, to include requests related to site development waivers such as open space, FARs, and building heights as well as uses allowed by special exception. This Special Exception provision also permits additional flexibilities including waivers/modifications of all minimum yard requirements and allowing greater percentage of office use in the C-8 District than that permitted by right in the CRD.



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## Summary of Overlay District Provisions

- In the C-8 District permits offices as by right use, to occupy a gross floor area up to **85%** of the maximum gross floor area permitted on the lot in accordance with the maximum floor area of the District. An increase up to **100%** of maximum gross floor area permitted for District permitted with Special Exception approval by BOS.

*(Only 50% increase permitted in C-8 District for properties not located within CRD)*

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- Allows a height increase by right from 40 feet to 50 feet in the C-6 and C-8 Districts
- Reduces the minimum front yard in all commercial districts to 20 feet, unless Comprehensive Plan specifies a front yard requirement that is equal to or less than the minimum front yard of the underlying zoning district, in which case, Comprehensive Plan guidelines govern.
- Provides that open space requirements do not apply to expansions/enlargements of existing uses, provided there is no decrease in the amount of existing open space.

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- Permits 20% reduction in the parking requirement for all non-residential uses with approval by the BOS when demonstrated by applicant and determined by BOS that such reduction is in furtherance of the goals of the CRD as set forth in the Comprehensive Plan (*i.e. updating streetscape features, landscaping, or underground utilities*)
- Applies to all CRDs, except Richmond Highway CRD and applies to Lake Anne CRA. In Richmond Highway CRD, 20% reduction is by-right, does not require BOS approval. (*Prior to this 2003 amendment to Zoning Ordinance, 20% reduction was by right in all CRDs and not applicable in the CRAs.*)

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- Allows Director of DPWES to approve off-site parking for non-residential uses within 500' walking distance of building entrance or with use of valet or shuttle. (*In other Zoning Districts BOS must approve off-site parking requests*)
- Ground level parking may be located closer than 10 feet from the front lot line

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- Allows freestanding signs when erected by public agency or County recognized revitalization organization located within or in proximity to boundaries of CRD or CRA. Such signs limited to 60 sq.ft. in area and 20 feet in height. Also allows Banners within CRD and CRA up to maximum 20 square feet in area and 20 feet in height.

*(2002 Amendment to ZO increased the sign area of permitted freestanding signs, revised limitations on banners and allowed provision to apply to CRAs.)*

- Allows nonconforming signs to be removed and replaced with smaller signs.

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- Allows specified reductions and modifications to parking lot landscaping, screening and tree cover requirements for expansion and enlargement of existing uses.
- Allows modifications to required site plan improvements for construction of service drives and road dedication and construction for certain expansions
- Allows abbreviated Best Management Practice exception process with no application fee for certain minor site plans.

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Zoning Ordinance Provisions can be viewed online at:

[www.fairfaxcounty.gov/dpz/zoningordinance](http://www.fairfaxcounty.gov/dpz/zoningordinance)

Questions on Zoning Ordinance provisions can be answered by calling Zoning Administration Division at 703-324-1314.