

**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, March 30, 2009, 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 6, Planned Development District Regulations, Part 2, PDC Planned Development Commercial District, as follows:

- **Amend Sect. 6-203, Secondary Uses Permitted, by adding a new Par. 4J to read as follows and re-lettering the subsequent subparagraphs accordingly:**

4. Commercial and industrial uses of special impact (Category 5), limited to:

J. Mini-warehousing establishments

- **Amend Sect. 6-206, Use Limitations, by adding a new Par. 15 to read as follows:**

15. A mini-warehousing establishment shall only be permitted when specifically identified on an approved development plan or in accordance with Sect. 205 above and only in accordance with the following:

A. Loading and unloading areas shall be located, screened and/or fully enclosed as required to minimize the potential for adverse impacts on adjacent property. All other activities associated with the use shall be conducted completely indoors in a multiple story structure.

B. The design of the storage structure shall be office-like in appearance and harmonious in color and design with that of the surrounding development so to minimize any adverse visual impact.

C. No individual storage bay door or storage items shall be visible from the outside of the storage structure.

D. The site shall be designed to facilitate safe and efficient on-site circulation and parking.

E. Signage shall be in scale and harmony with the surrounding development so not to detract from the character of the area.

F. There shall be no incidental parking or storage of trucks, trailers, and/or moving vans except for purposes of loading and unloading. There shall be no truck, trailer, and/or van rentals conducted from the site.

Amend Article 9, Special Exceptions, Part 5, Category 5, Commercial and Industrial Uses of Special Impact, Sect. 9-502, Districts in Which Category 5 Uses May be Located, by revising the PDC District entry in Paragraphs 1 and 2 to add # 16 mini-warehousing establishments, to read as follows:

1. Category 5 uses may be permitted by right or as an accessory service use in the following districts:

PDC District: Limited to uses 1, 2, 3, 6, 9, 10, 11, 14, 15, 16, 17, 18, 20, 21, 22, 23, 25, 32, 33, 36, 38, 39, kennels (indoor) and 43 when represented on an approved development plan

2. Category 5 uses may be allowed by special exception in the following districts:

PDC District: Limited to uses 11, 16 and 27

This amendment shall become effective on March 31, 2009 at 12:01 a.m.

GIVEN under my hand this 30th day of March, 2009.

NANCY VEHR
Clerk to the Board of Supervisors