

file

A-502

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
Fairfax, Virginia

Office of
County Executive

October 9, 1962

Mr. Glenn W. Saunders, Jr.
208 West Main Street
Fairfax, Virginia

Dear Mr. Saunders:

This is to advise you that the public hearing on the application of Palindrome Corporation to rezone certain land in Centreville Magisterial District from RE-2 & C-6 District to RFE District will be heard before the Board of County Supervisors on Wednesday, October 24, 1962 commencing at 10:30 A. M.

You are required to furnish the Board of County Supervisors on or before the date of the public hearing, evidence that you have notified, 10 days in advance of the public hearing, at least five persons in the immediate vicinity, not less than two of which are adjoining property owners, of the date and hour of the public hearing on the requested rezoning. To meet this requirement, it is suggested that notices be either in writing by registered mail, with copies of letters and return receipts to be filed with the Board, or in writing with acknowledgment of receipt thereof by signature of the property owners to such notice to be filed with the Board.

At an appropriate time prior to the above hearing date, County personnel will erect a 6'x5' sign on the property, indicating thereon the date and time of the public hearing.

For your information, the Board has adopted a policy that it will not consider a request from the applicant for deferment or withdrawal unless the request is supported by a valid reason acceptable to the Board.

The applicant or his representative should be present when this matter is heard by the Board.

Very truly yours,



Edna A. Bicksler, Clerk
Board of County Supervisors

cc: Mr. William C. Burrage
Director of Planning
cc: Mr. Lytton H. Gibson, Attorney, 311 Park Ave., Falls Church, Va.

WHEREAS, said public hearing on said application has been this day held, and said Board has considered the recommendations of said County Planning Commission, duly filed, and the evidence presented in connection with said application at the public hearing, and has reached its decision on said application. Now, therefore, be it

RESOLVED, that the said application be, and the same hereby is, granted, and that the aforesaid land hereinbefore and in said application more specifically described be, and hereby is, rezoned from **R-2 and C-4** District to **R-1** District, as set forth and defined in the said Zoning Ordinance and amendments thereto subject to the use regulations permitted in such **R-1** District, and that the Zoning Administrator of the County be, and he hereby is, directed to correct the Zoning Map heretofore adopted as a part of the Zoning Ordinance to properly show such change in the zoning of said land, and that the Clerk of this Board be, and she now hereby is, directed to transmit duly certified copies of this resolution to the applicant, Zoning Administrator and to the Director of Planning of this County as soon as possible.

A Copy - Teste:

Edna A.
Clerk of said Board

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ZON.
Amend.
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ADOPTION OF AMENDMENTS TO CHAPTER 30
(ZONING ORDINANCE) OF THE 1961 CODE
OF THE COUNTY OF FAIRFAX, VIRGINIA

At a regular meeting of the Board of County Supervisors of Fairfax County, Virginia, held in the Board Room in the County Office Building at Fairfax, Virginia, on Wednesday, July 18, 1962, the Board, after having first given notice of its intention so to do in the manner prescribed by law, adopted certain amendments to Chapter 30 (Zoning Ordinance), of the 1961 Code of the County of Fairfax, Virginia, said amendments, so adopted, being in the words and figures following, to-wit:-

BE IT ORDAINED that the Zoning Ordinance be amended as follows:

Section 30-2. Districts - Established.

Add the following:

(e) Residential planned community. RPC: Residential Planned Community.

Add a new Section 30-68.2 as follows:

Section 30-68.2. RPC Districts.

(a) Purpose and Intent.

The RPC District (Residential Planned Community) is intended to permit in accordance with the master plan the development of planned satellite communities containing not less than 750 contiguous acres under one ownership or control in those areas of the County provided with sanitary sewers, sewage disposal facilities, adequate highway access and public water supply. Within such planned communities, the location of all residential, commercial, industrial and governmental uses, school sites, parks, playgrounds, recreation areas, parking areas and other open spaces shall be controlled in such a manner as to permit a variety of housing accommodations and land uses in orderly relationship to one another. Such planned communities, when approved, shall constitute a part of the master plan for the County as a whole, and the preliminary consideration of such planned communities by the Planning Commission shall be based on recognition of this requirement.

(b) Procedure for Establishment.

(1) Following approval of a satellite community as a part of the master plan of the County, the Board of County Supervisors may create within such planned location an RPC District containing a minimum land area of not less than 750 acres under one ownership

or control. Additional land area may be added to an existing RPC District if it is adjacent or forms a logical addition to an existing RPC District. The procedure for an addition shall be the same as if an original application were filed, and all of the requirements of this article shall apply except the minimum acreage requirement of 750 acres.

(2) The applicant shall furnish with his application for rezoning 15 copies of a preliminary plan, prepared or certified by a surveyor or engineer duly authorized by the State to practice as such, showing the proposed general layout, the general location of the various types of land uses, the proposed densities of population in residential areas, a major thoroughfare plan, a public utility plan, a storm drainage plan and a plan showing the location of recreation spaces, parks, schools and other public or community uses.

*Wayne Ruth
Sullivan*

*Thompson
Brown* *School* *30* *Rasmussen*

(3) Following approval by the Planning Commission and the Board of County Supervisors of a preliminary plan, the applicant shall furnish 15 copies of a final plan of any section of not less than 100 acres of the land shown on the preliminary plan, prepared or certified by a surveyor or engineer duly authorized by the State to practice as such, showing the layout of all major and local thoroughfares and local streets, the location of all buildings, parking areas, pedestrian ways, utility easements, lot lines, open spaces, parks, recreation areas, school sites, playgrounds, the proposed use of all buildings and the metes and bounds of all dedicated areas and lots. The applicant shall also furnish a proposed deed of dedication including restrictions safeguarding the use of open spaces and preventing encroachment upon open spaces between buildings. The applicant shall furnish a deed, or deeds, to land determined by the County to be needed for public elementary and intermediate school purposes. When the final plan and deed of dedication shall have been approved by the Planning Commission as being in conformity with this section and with any changes or requirements of the Board of County Supervisors on the preliminary plan and it has been determined that the applicant has complied with the requirements of Chapter 23 of the Code of Fairfax County (which is the Subdivision Control Ordinance) whether or not it is a subdivision, it shall be approved for recordation and recorded. Thereafter, no modification may be made in any final plan except by an amended final plan submitted as provided for the original plan.

(c) Permitted Population Density.

(1) Overall density.

The overall population density shown on the master plan for development as an RPC District and associated industrial and commercial uses shall not exceed an average density of .11 persons per acre. In computing population density, a factor of 3.7 persons shall be used per one family dwelling, 3.0 persons per garden type apartment unit or town house and 1.5 persons per high rise apartment unit.

(2) Types of density.

Three residential density areas shall be permitted in an RPC zone in the locations shown on the master plan. Such density areas shall be designated low, medium and high.

a. The population density within a low density area shall not exceed 3.8 persons per acre of gross residential area.

b. The population density within a medium density area shall not exceed 14 persons per acre of gross residential area.

c. The population density within a high density area shall not exceed 60 persons per acre of gross residential area.

(3) Computation of density.

In computing average density on any final plan of a part of an RPC District, which district at the time of its creation was under one ownership or control, any excess in land area over that required to support an average density of 13 persons per acre of gross residential area in any final plan previously recorded may be included. In other words, as each successive final plan is submitted, the overall density of all areas shown on recorded final plans within the proposed RPC District as shown on the master plan shall be recomputed so that the average population density of the developed areas within the recorded sections of the RPC zone shall never at any time in the history of the development exceed a density of 13 persons per acre.

(d) Uses Permissible.

(1) All uses permitted by right or by special permit in any district except RM-3, C-D, CDM, C-G or industrial shall be permitted in an RPC District. Not more than 1.5 acres per 1,000 persons may be used for uses permissible in the C-N zone. Uses permissible in a C-N zone may be located within the same building as multi-family dwellings provided the C-N uses is on a separate floor or its entrance is on a separate side of the building from the residential entrance. Motels shall also be permitted subject to the provisions contained in the CDM District.

(2) Uses in an RPC District shall be permissible only in the location shown on the approved preliminary plan required by Section 30-68.2(b).

(3) The initial use of any area within an RPC District shall be shown by the plan required in Section 30-68.2(b). Thereafter the use of neighborhood commercial property shall be governed by the uses allowed in the C-N District, the use of all dwelling units shall be governed by the uses allowed in the R-12.5 District, except that no use shall be denied solely because a particular lot has less than the minimum area, less than the minimum setback, less than the minimum frontage, or less than the minimum parking requirements in the C-N or R-12.5 District, provided the minimum

parking requirements are met in a different location, as the case may be.

(e) Lot Sizes and Building Location Requirements.

The location of all structures shall be as shown on final plans required by Section 30-68.2(b). The proposed location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings or to the existing or prospective development of the neighborhood. Open spaces between structures shall be protected where necessary by adequate covenants, running with the land, conveyances or dedications. There shall be no minimum lot size, no minimum setback lines, no maximum percentage of lot coverage and no minimum lot width in an RPC District. However, every single family dwelling shall have access to a public street, court, walkway or other area dedicated to public use and no single family dwelling (except a town house or semi-detached dwelling) and no addition to any single family dwelling shall be erected within a distance of less than 24 feet from any other single family dwelling.

(f) Special Provisions Within RPC Districts.

(1) The setback requirements of Section 30-4(a) shall not apply. The height limitations shall apply.

(2) Section 30-5(a)(1) shall not apply insofar as it might be construed to prevent commercial and multi-family dwellings in the same building.

(3) Sections 30-6 and 30-7 shall not apply.

(4) Section 30-8 shall not apply insofar as it might be construed to prevent commercial and multi-family dwellings in the same building.

(5) Section 30-13(a) shall not apply.

(6) Section 30-21 shall not apply provided the information required by Section 30-21 is shown on the plan submitted pursuant to Section 30-68.2(b).

(7) Sections 30-76 through 30-80 shall not be construed to require site plans separate from the plan submitted pursuant to Section 30-68.2(b).

(8) The limitations on signs in R Districts contained in Sections 30-105 through 30-110.5 shall not be construed to prohibit in an RPC District commercial signs in connection with commercial uses conducted in the same building as multi-family dwellings, except that commercial signs on buildings in which multi-family dwellings are also located shall not be lighted between the hours of 11:00 P. M. and 9:00 A. M.

(9) Amendment of the zoning map or of the text of the sections of the Zoning Ordinance concerning RPC Districts may be

initiated as provided in Article XIII, provided that where Article XIII is inconsistent with Section 30-68.2 the latter section shall govern.

GIVEN under my hand this 18th day of July, 1962.

Edna A. Bicksler
Edna A. Bicksler
Clerk of said Board.