

ORDINANCE NO. 2024-13

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

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	I H	
P = PERMITTED / S = SPECIAL USE (§6.7) / * = GROUP OF USES (§3.4.1)														
***														
COMMERCIAL USES														
***														
Urban Agriculture									P	P	P	P	P	<u>§3.5.3.I</u>
Vehicle repair*											P	P	P	<del>§3.5.3.J</del> <u>§3.5.3.K</u>
Vehicle sales and leasing*									S		S	S		<del>§3.5.3.I</del> <u>§3.5.3.J</u>
Vehicle service*											P	P	P	<del>§3.5.3.J</del> <u>§3.5.3.K</u>
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BE IT FURTHER ORDAINED, by the City Council of the City of Fairfax, Virginia, that Chapter 110, Article 3, §3.5.3, of the Code of the City of Fairfax, Virginia, is hereby amended as follows:

§3.5. Specific Use Standards

§3.5.3. Commercial use standards

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I. Urban agriculture

1. All growing and production activities shall be conducted wholly within a fully enclosed structure or on the rooftop of a structure.
2. Urban agriculture shall not include the keeping of animals, except as accessory to the principal use, such as for aquaponics.
3. Waste handling and ventilation on the subject property shall be designed to substantially control odors discernable off-site.
4. In commercial districts, for facilities located on the ground floor of a building, 25 percent of the building frontage associated with the subject use must be dedicated to retail purposes.

I J. Vehicle sales and leasing

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- 6. Each vehicle on such lot not parked upon a parking space meeting the requirements of §4.2, or within a structure, shall be screened in accordance with §3.5.3.I.5 ~~§3.5.3.I.5~~ §3.5.3.J.5, above.

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J K. Vehicle service and vehicle repair

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**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)	
....	
Urban agriculture	1 space per 300 sq. ft. of floor area
....	

**BE IT FURTHER ORDAINED, by the City Council of the City of Fairfax, Virginia, that Chapter 110, Article 9, §9.3, of the Code of the City of Fairfax, Virginia, is hereby amended as follows:**

§9.3. Defined Terms

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URBAN AGRICULTURE: An establishment for the cultivation, retail sales and distribution of agricultural products where such activity takes place within a fully enclosed structure or on the rooftop of a structure. Urban agriculture may include, but is not limited to aeroponics, hydroponics, vertical farming and related agricultural methods. The definition of urban agriculture shall not include establishments that cultivate cannabis.

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VEHICLE SALES AND LEASING: See ~~§3.5.3.I~~ §3.5.3.J.

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PUBLIC HEARING: September 24, 2024  
ENACTED: September 24, 2024



Mayor

9/26/2024

Date

ATTEST:

  
City Clerk

**VOTE:**

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