

## INDUSTRIAL DISTRICT REGULATIONS

5-19

### **PART 3 5-300 I-3 LIGHT INTENSITY INDUSTRIAL DISTRICT**

#### **5-301 Purpose and Intent**

The I-3 District is established to provide areas for scientific research, development and training, offices, manufacture and assembly of products, and related supply activities. This district is designed to accommodate a broad spectrum of clean industries operating under high performance standards.

#### **5-302 Permitted Uses**

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Child care centers and nursery schools, limited by the provisions of Sect. 305 below.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Establishments for production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products; except food and beverage products, bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501.
5. Establishments for scientific research, development and training.
6. Financial institutions.
7. Funeral chapels.
8. Kennels, limited by the provisions of Sect. 305 below.
9. Light public utility uses (Category 1), all uses except radio or television broadcasting tower facilities, microwave facilities, satellite earth stations, and mobile and land based telecommunication facilities.
10. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
11. New vehicle storage, limited by the provisions of Sect. 305 below.
12. Offices.
13. Private schools of general education, limited by the provisions of Sect. 305 below.
14. Private schools of special education.
15. Public uses.
16. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 305 below.
17. Veterinary hospitals, limited by the provisions of Sect. 305 below.

## FAIRFAX COUNTY ZONING ORDINANCE

5-20

#### **5-303 Special Permit Uses**

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
  - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
  - B. Convents, monasteries, seminaries and nunneries
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreational Uses, limited to:
  - A. Commercial swimming pools, tennis courts and similar courts
  - B. Health clubs
  - C. Indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses
  - D. Miniature golf courses
4. Group 8 - Temporary Uses.

#### **5-304 Special Exception Uses**

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses, limited to:
  - A. Mobile and land based telecommunication facilities
  - B. Radio and television broadcasting tower facilities, microwave facilities and satellite earth stations

2. Category 2 - Heavy Public Utility Uses, limited to:

- A. Electrical generating plants and facilities
- B. Sewage treatment and disposal facilities
- C. Solid waste disposal and treatment facilities, including incinerators and landfills
- D. Water purification facilities
- E. Local office space and maintenance facilities incidental to any use set forth above

**INDUSTRIAL DISTRICT REGULATIONS**

5-21

3. Category 3 - Quasi-Public Uses, limited to:

- A. Alternate uses of public facilities
- B. Child care centers and nursery schools
- C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
- D. Colleges, universities
- E. Conference centers and retreat houses, operated by a religious or nonprofit organization
- F. Cultural centers, museums and similar facilities
- G. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
- H. Medical care facilities
- I. Private clubs and public benefit associations
- J. Private schools of general education
- K. Quasi-public parks, playgrounds, athletic fields and related facilities
- L. Sports arenas, stadiums as a principal use

4. Category 4 - Transportation Facilities.

5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:

- A. Baseball hitting and archery ranges, outdoors
- B. Car washes
- C. Commercial off-street parking in Metro Station areas as a temporary use
- D. Drive-in banks
- E. Eating establishments
- F. Golf courses, country clubs
- G. Golf driving ranges
- H. Hotels, motels

**FAIRFAX COUNTY ZONING ORDINANCE**

5-22

- I. Industrial/flex
- J. Kennels, outdoor
- K. Marinas, docks and boating facilities, commercial
- L. Mini-warehousing establishments
- M. Parking, commercial off-street, as a principal use
- N. Service stations
- O. Theatres
- P. Vehicle sale, rental and ancillary service establishment, limited by the provisions of Sect. 9-518
- Q. Wholesale trade establishments

**5-305 Use Limitations**

1. All uses shall comply with the performance standards set forth in Article 14.
2. All operations, activities and storage shall be conducted within a completely enclosed building, except for biological research when exposure to sunlight is required, and outdoor seating provided in association with an eating establishment, those permitted uses, accessory uses set forth in Part 1 of Article 10 and special permit and special exception uses which by their nature must be conducted outside a building.

3. Except as may be permitted as a principal use by special exception, wholesale sales, storage or trucking operations shall only be permitted as incidental and accessory to a permitted, special permit or special exception use. Retail sales may be permitted only in accordance with the provisions of Part 2 of Article 10.
4. Child care centers, nursery schools and private schools of general education shall be subject to Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia, as applicable and shall be permitted by right only when:
  - A. Such use is located in an office or industrial park, provided, however, that, notwithstanding the definitions, the requirement for a minimum number of different tenants shall not be applicable.
  - B. All vehicular access to the use shall be provided via the internal circulation system of the park.
5. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:

#### INDUSTRIAL DISTRICT REGULATIONS

5-23

- A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
  - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
  - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
  - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
  - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
  - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
  - G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.
6. Kennels and veterinary hospitals shall be permitted by right when located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
  7. New vehicle storage shall be permitted by right in accordance with the following:
    - A. When located within a parking structure that is accessory to another use, and provided that the spaces devoted to new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.
    - B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.
    - C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.
    - D. Notwithstanding the provisions of Article 13, transitional screening shall not be

required.

## FAIRFAX COUNTY ZONING ORDINANCE

5-24

### **5-306 Lot Size Requirements**

1. Minimum lot area: 40,000 sq. ft.
2. Minimum lot width: 100 feet
3. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

### **5-307 Bulk Regulations**

1. Maximum building height: 75 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
  - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
  - B. Side yard: Controlled by a 45° angle of bulk plane, except none required when a side yard abuts a railroad right-of-way
  - C. Rear yard: Controlled by a 45° angle of bulk plane, except none required when the yard abuts a railroad right-of-way
3. Maximum floor area ratio: 0.40, provided however an increase to 0.50 may be permitted by the Board in accordance with the provisions of Sect. 9-618
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

### **5-308 Open Space**

15% of the gross area shall be landscaped open space

### **5-309 Additional Regulations**

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.