

INDUSTRIAL DISTRICT REGULATIONS

PART 5 5-500 I-5 GENERAL INDUSTRIAL DISTRICT

5-501 Purpose and Intent

The I-5 District is established to provide areas where a wide range of industrial and industrially-oriented commercial activities may locate. Uses allowed in this district shall operate under medium performance standards designed to minimize the impact of noise, smoke, glare, and other environmental pollutants on the industries within the district and on the neighboring lands of higher environmental quality. The business and commercial activities allowed in the district will be those which provide services and supplies primarily to industrial companies, those which engage in wholesale operations, and those which are associated with warehouse establishments.

5-502 Permitted Uses

1. Accessory uses and accessory services uses as permitted by Article 10.
2. Child care centers and nursery schools, limited by the provisions of Sect. 505 below.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Contractor's offices and shops.
5. Crematory, human or animal.
6. Establishments for printing of any size, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and associated retail sales; except bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501.
7. Establishments for scientific research, development and training.
8. Financial institutions.
9. Funeral homes.
10. Heavy equipment and specialized vehicle sale, rental and service establishments.
11. Kennels, limited by the provisions of Sect. 505 below.
12. 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.
13. Lumber yards and building material yards to include rock, sand and gravel.
14. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.

FAIRFAX COUNTY ZONING ORDINANCE

15. Motor freight terminals.
16. Motor vehicle storage and impoundment yards.
17. New vehicle storage.
18. Offices.
19. Private schools of general education, limited by the provisions of Sect. 505 below.
20. Private schools of special education.
21. Public uses.
22. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 505 below.
23. Recycling centers.
24. Storage yards.
25. Truck rental establishments.
26. Vehicle light service establishments, limited by the provisions of Sect. 505 below.
27. Vehicle major service establishments.
28. Vehicle transportation service establishments.
29. Veterinary hospitals, limited by the provisions of Sect. 505 below.
30. Warehousing and associated retail establishments.
31. Wholesale trade establishments.

5-503

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
2. Group 4 - Community Uses, limited to:
 - A. Swimming clubs and tennis clubs/courts
3. Group 5 - Commercial Recreation Uses, limited to:

INDUSTRIAL DISTRICT REGULATIONS

- A. Bowling alleys
 - B. Commercial swimming pools, tennis courts and similar courts
 - C. Health clubs
 - D. Indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses
 - E. Miniature golf courses
 - F. Skating facilities
 - G. Commercial recreation parks, including mechanical or motorized amusement rides/devices
4. Group 8 - Temporary Uses.

5-504 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. Supply yards for any public utility
 - E. Water purification facilities
 - F. Local office space and maintenance facilities incidental to any use set forth above
- 3. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools

FAIRFAX COUNTY ZONING ORDINANCE

- 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. Medical care facilities
 - E. Private clubs and public benefit associations
 - F. Private schools of general education
 - G. Quasi-public parks, playgrounds, athletic fields and related facilities
 - H. 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 financial institutions
 - E. Drive-in motion picture theatres
 - F. Eating establishments
 - G. Fast food restaurants
 - H. Golf courses, country clubs
 - I. Golf driving ranges
 - J. Hotels, motels
 - K. Kennels, outdoor
 - L. Parking, commercial off-street, as a principal use
 - M. Plant nurseries
 - N. Quick-service food stores
 - O. Retail sales establishments, as limited by the provisions of Sect. 9-524
 - P. Service stations
 - Q. Service station/mini-marts

INDUSTRIAL DISTRICT REGULATIONS

- R. Vehicle light service establishments
- S. Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518

5-505

Use Limitations

1. Vehicle light service establishments shall be permitted by right only when: (a) such use is an integral design element of a site plan for an industrial building complex containing not less than 30,000 square feet of gross floor area; and (b) such use does not have frontage or direct access to a street defined in the adopted comprehensive plan as a major or minor arterial; and (c) the aggregate floor area of such use and those accessory service uses permitted by the provisions of Par. 3 of Sect. 10-202 will not exceed fifteen (15) percent of the total permitted gross floor area of the total land area of the industrial site or park.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Outside storage shall not be located within a minimum required front yard or within a transitional screening area as required by the provisions of Article 13; provided, however, recycling centers shall have no outside storage.
4. Retail sales may be permitted in accordance with the provisions of Part 2 of Article 10 and Part 5 of Article 9. In addition, retail sales may be permitted as an associated use:
 - A. In a warehouse establishment wherein at least sixty (60) percent of the above-ground gross floor area of the establishment is devoted to warehouse use which is not display area, or
 - B. In an establishment for printing, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, provided the associated retail sales area shall be limited to ten (10) percent of the gross floor area of the establishment.
5. Motor vehicle storage and impoundment yards shall be used only for the temporary storage of wrecked and/or inoperable and/or abandoned vehicles, but shall not include the dismantling, wrecking or sale of said vehicles or parts thereof.
6. Child care centers, nursery schools and private schools of general education shall be subject to Chapter 30 of The Code or Title 63.2, Chapter 17 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.

FAIRFAX COUNTY ZONING ORDINANCE

7. No recycling center shall receive, store, process or transfer any material other than source-separated nonputrescible or source-separated commingled nonputrescible metal, glass, paper or plastic containers, corrugated cardboard or other recyclable materials designated by the Director of the Department of Public Works and Environmental Services or designee.
8. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
 - 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.
9. 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.

5-506

Lot Size Requirements

1. Minimum lot area: 20,000 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.

INDUSTRIAL DISTRICT REGULATIONS

5-507 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: No Requirement
 - C. Rear yard: No Requirement
3. Maximum floor area ratio: 0.50, provided however, an increase to 1.00 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.

5-508 Open Space

15% of the gross area shall be landscaped open space

5-509 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.