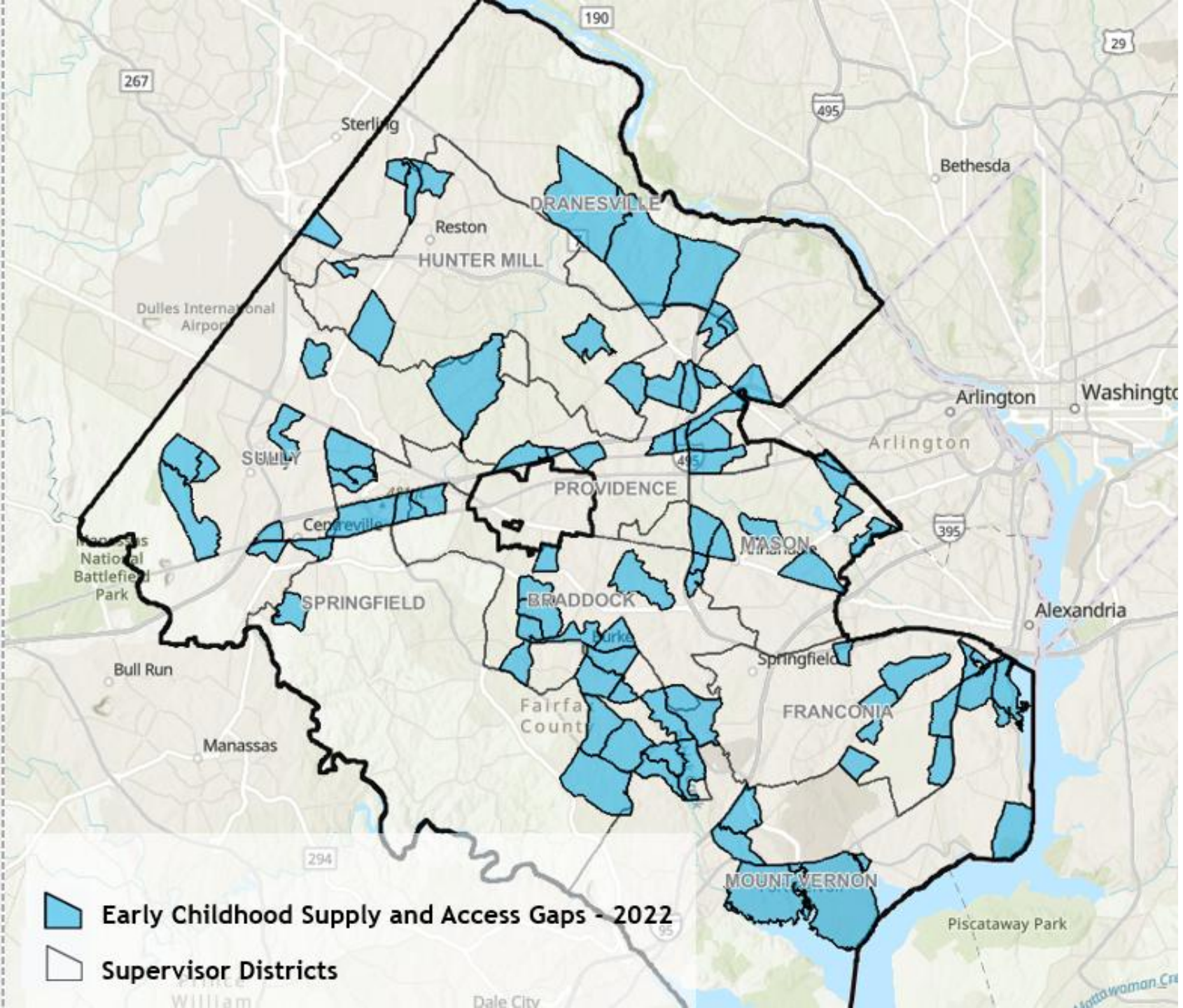


Home Day Care Facilities

Land Use Policy Committee
July 7, 2026

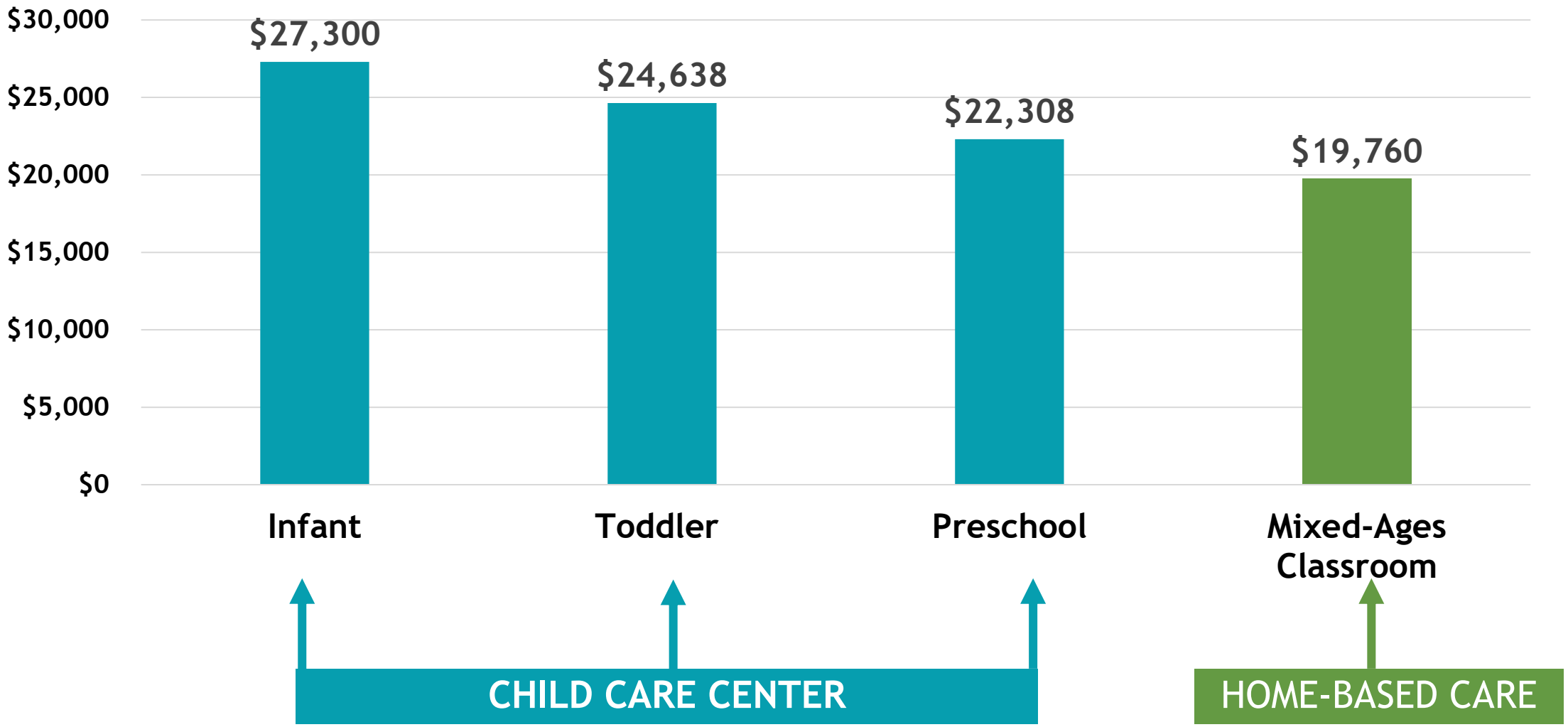
Jacqui Kamp, Principal Planner, Zoning Administration Division



Supply and demand for early childhood care

Areas in blue indicate gaps in access to child care for children under five.

Median Annual Price for Early Childhood Care and Education Services in Fairfax County, 2025



Home day care requirements – County and State

County NCS Permit

- County Code Chapter 30
- Annual permit required up to four children
- Health and safety inspection by County Child Care Specialist
- Fire safety inspection by Office of Fire Marshal

State License

- Code of Virginia
- Annual license for five to 12 children
- Zoning confirmation
- Home inspection by State
- Maximum number of children allowed based on inspection

Zoning requirements – by right



- Maximum number of children permitted by right (excluding provider's own children):
  - 7 in single-family detached dwelling
  - 5 in all other dwelling types
- Must be provider's primary residence
- Maximum of one nonresident person (paid or not) between 7:00 AM to 6:00 PM, Monday-Friday
- No exterior evidence of HDC, except play equipment

Zoning requirements – SP/SE process

- Maximum of 12 children, excluding provider's own children
- Can request more than one nonresident person to be involved and expansion of hours and days
- Review of site access and parking for drop off/pick up
- May require the provision of landscaping and screening



Zoning process analysis

- SP/SE requires submission of zoning plat
- One hearing (SP-BZA) or two hearings (SE-PC & Board)
- All were approved
- Many development conditions were standard (appropriate egress in napping rooms, designated parking spot)

Home Day Care Applications between 1/1/2024 to 6/1/2026

	Submitted	Approved	Denied	In-Process
SP	78	45	0	33 (2 withdrawn)
SE	11	8	0	3
Total	**89**	**53**	**0**	**36**

Proposed concepts

Option 1: Allow all HDCs with an administrative permit (AP)

- Allow HDCs between five to 12 children with AP
- Consider new use-specific standards
- Increase number of nonresident employees to two and review hours/days with option to modify with SP

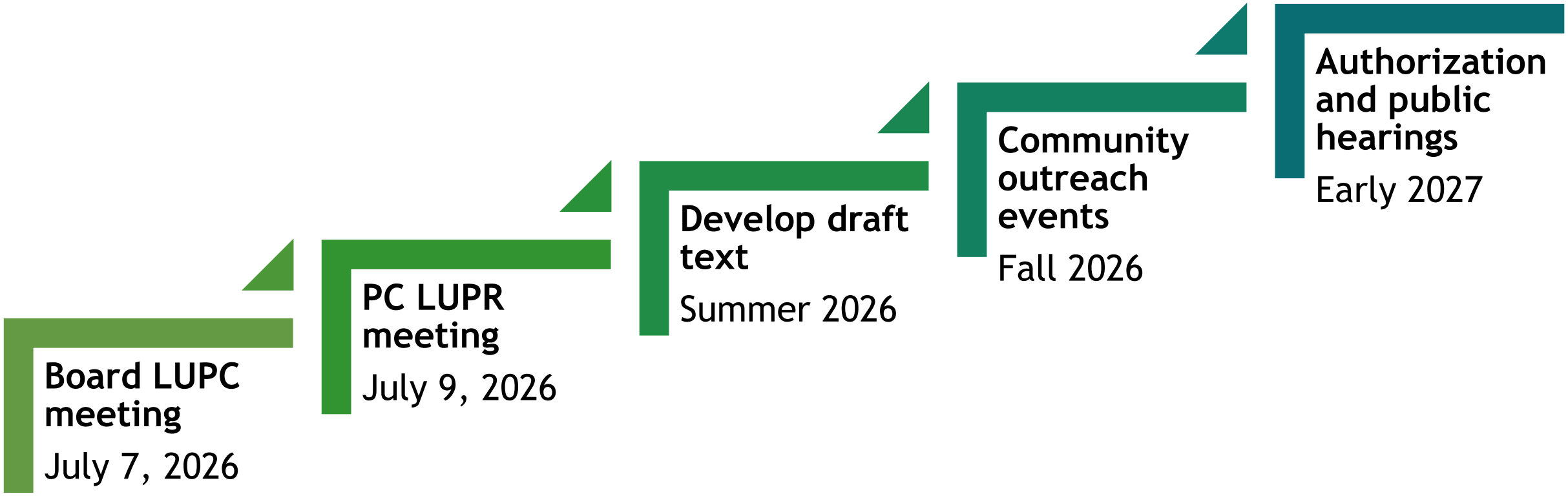


Option 2: If legislative process retained, modify permissions and submission/process requirements



- Modify the permissions:
  - Increase to 10 for SF detached and 8 for other dwelling types with AP
  - Increase to 12 with SP
  - Increase number of nonresident employees and review hours/days requirement
  - Consider new use-specific standards
- Modify process by allowing HDC in planned districts to utilize SP process
- Modify submission requirements by allowing house location survey

Next steps


Board LUPC meeting
July 7, 2026
PC LUPR meeting
July 9, 2026
Develop draft text
Summer 2026
Community outreach events
Fall 2026
Authorization and public hearings
Early 2027

PLANNING & DEVELOPMENT

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Webpage:
https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/amendments