FAIRFAX COUNTY
VIRGINIA



Commercial & Industrial Modernization (CI-MOD) Part 1

Land Use Policy Committee

September 1, 2026

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Zoning Administration Division

Zoning Ordinance Work Program

Part 1 **(Priority 1):** Review of specific uses to modernize the Commercial and Industrial Districts



Associated Service Uses



Food Trucks



Recycling Centers



Specialized Instruction Centers



Vehicle Sales

Part 2 **(Priority 2):** a comprehensive review of the Commercial and Industrial Districts

Associated Service Uses

Current

- Uses located in the same building as the principal use, serving the building's occupants
- Includes business service uses, child care centers, convenience stores, personal service uses, carryout restaurants, and restaurants
- Standards include limits on size (both individually and cumulatively within a building) and hours, and must be in an office or industrial "complex"



Associated Service Uses



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Proposed

- Maximum size of 2,500 SF ***[range: 1,500 to 2,500 SF]***
- The cumulative size of uses may not exceed 10 percent of the building gross floor area ***[range: 10 to 30 percent]***
- Hours limited to 6:00 a.m. to 10:00 p.m.
- All standards may be exceeded with approval of SE, except business and personal services
- Child care centers limited to maximum enrollment of 60 children in R-20 & R-30 Districts ***[range: 50-99 children]***

Food Trucks

- Extend current four-hour daily time limit to **six hours** ***[range: up to eight hours]*** for commercial/industrial districts, nonresidential areas of P districts, and certain lots with agritourism

- No changes to daily limits for residential districts/residential areas of P districts and large lots with agritourism



Recycling Centers



Current

Recycling centers in the I-5 Districts prohibited from having outdoor storage

Proposed

In the I-5 District, allow accessory outdoor storage with the following standards:

- All mechanical processing (crushing, compacting, shredding) must occur inside an enclosed building
- Maximum of 10,000 SF outside the front setback
- Minimum six-foot solid or opaque screening wall/fence required

Specialized Instruction Center

Current

- Facility primarily devoted to vocational, professional, musical, dramatic, artistic, scientific, or performing arts, or other special subjects

- Standards do not include size limit

- Different from another existing use: health and exercise facilities classified as, small and large



Specialized Instruction Centers



Proposed

- Create new "Small" and "Large" Specialized Instruction Center uses with 6,000 SF threshold to differentiate between small and large
- Changes in permissions include:
  - Small: SE to SP in Residential Districts and SE to P in I-6 District.
  - Large: SE to not allowed in Residential Districts and P to SP in Industrial Districts
- New Special Permit Fee
  - Small : $5,790 ***[range: $1,560 to $5,790] and***
  - Large : $23,210 ***[range: $15,630 to $23,210]***

Vehicle Sales

Current

Vehicle sales is prohibited in the C-3,

C-4, I-3, I-4, and I-5 Districts

Proposed

Allow vehicle sales with special exception approval in these districts

Allow a completely enclosed vehicle service and repair area as an accessory use

Require a dedicated, unobstructed on-site transport vehicle unloading area (at least 20 feet wide by 80 feet long)



Tentative Timeline

October 8, 2026
PC Land Use Process Review Committee

Fall / Winter 2026
Community / Industry Outreach

January 2027
Tentative Board Authorization

February 2027
Tentative PC Public Hearing

March 2027
Tentative Board Public Hearing

PLANNING & DEVELOPMENT

Additional information on the CI-MOD ZOA website at: https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/amendments/ci-mod-p1

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