County of Fairfax, Virginia
Planning Commission Meeting
October 7, 2026
Planning Commission Action

PROPOSED ZONING ORDINANCE AMENDMENT- 2026 CODE OF VIRGINIA UPDATES
(Countywide)

PLANNING COMMISSION RECOMMENDATIONS:
On October 7, 2026, the Planning Commission voted 9-0 (Commissioners Batchelor-Causey, Hancock and James Thomas were absent from the meeting) to recommend to the Board of Supervisors adoption of the proposed Zoning Ordinance amendment for 2026 Code of Virginia Updates as set forth in the Staff Report dated August 25, 2026, with the staff recommended options, with the following editorial amendments:

Revise subsection 4102.4.V(5)(a)(6) so that the sentence reads:

> "For facilities of any capacity within Chesapeake Bay Preservation Areas, a minimum setback of 100 feet is required from the edge of the tidal wetlands, nontidal wetlands, or from the top of the bank of perennial streams."

Revise subsection 4102.4.Y(8)(d) so that the sentence reads:

> "To meet a substantial increase in the communications needs of the businesses, residents, or visitors of the County for a limited period of time due to an event held within the County."

The Planning Commission further recommended that the amendment become effective at 12:01 a.m. on the day following adoption.

ATTACHED DOCUMENTS:
Staff Report
Additional information available online at: https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/Documents/zoning%20ordinance/proposed%20amendments/2026-code-va-updates-staff-report.pdf

MJ