

**ZO 21-488**  
**(concurrent with Comprehensive Plan Amendment PA 2020 IV-MV1**  
**and Rezoning Application RZ 2021-MV-001)**

**ADOPTION OF AN AMENDMENT TO CHAPTER 112**  
**(ZONING) OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held electronically (due to the State of Emergency caused by the COVID-19 pandemic) on Tuesday, April 13, 2021, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following.

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA:**

Amend Chapter 112 (Zoning Ordinance), as follows:

**Amend Appendix One, Historic Overlay Districts, by adding a new Part 14, A1- 1400, Wellington at River Farm Historic Overlay District, as follows:**

**PART 14     A1-1400 WELLINGTON AT RIVER FARM HISTORIC OVERLAY DISTRICT**

**A1-1401     Purpose and Intent**

The Wellington at River Farm Historic Overlay District is created to protect the Wellington at River Farm Manor House, associated structures, landscape, and viewshed, and potential archaeological resources; to encourage uses which will promote the district's continuance, conservation, and improvement; to prevent the potential environmental influences and adverse effects to the district; and to assure that new structures and uses within the district will be consistent with the character of the district.

**A1-1402     Permitted, Special Permit and Special Exception Uses**

1. All uses permitted by right in the underlying zoning district, subject to Sect. 1403 below.
2. The Board of Supervisors may approve by special exception any use permitted by special exception or special permit in the underlying zoning district, subject to the additional standards applicable to those uses and subject to Sect. 1403 below.

**A1-1403     Use Limitations**

1. Part 2 of Article 7 applies to all land within this district.
2. Any use approved by the Board of Supervisors must use the existing historic resources on the property and demonstrate that the use, including any proposed new improvement, addition, or new separate freestanding structures, will be in harmony with the Purpose and Intent of this district. In addition, the Board of Supervisors must consider whether the nature and scale of the proposed use is compatible with the structure, site, and surrounding properties.
3. All off-street parking and loading spaces must be located outside of required minimum side and rear yards that abut a residential district, unless modified by the Board.
4. The Board of Supervisors may impose conditions and restrictions that it deems necessary to ensure the use will be compatible with and not adversely impact

the district or any adjacent residential areas.

5. Any new improvement or addition—including any structure, sign, fence, street furniture, outdoor graphic, and any public or private utility—must be designed and installed to be compatible with adopted Design Guidelines for the Wellington at River Farm Historic Overly District and must be designed to be compatible with the existing historic resources and viewshed, potential archaeological resources, and historical character of the area.

**A1-1404 Lot Size Requirements**

As specified in the underlying zoning district

**A1-1405 Bulk Regulations**

1. Maximum building height: 35 feet
2. Minimum yard requirements: As specified in the underlying zoning district
3. Maximum floor area ratio: As specified in the underlying zoning district

**A1-1406 Maximum Density**

As specified in the underlying zoning district

**A1-1407 Open Space**

As specified in the underlying zoning district

**A1-1408 Additional Regulations**

As specified in the underlying zoning district

**This amendment shall become effective on April 14, 2021, at 12:01 a.m.**

**GIVEN under my hand this 13<sup>th</sup> day of April 2021.**

  
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**Jill G. Cooper**  
**Clerk for the Board of Supervisors**