

Section 4-500

PD-IP Planned Development - Industrial Park.

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Purpose. The district is established for light and medium industrial uses, office uses, and necessary supporting accessory uses and facilities, designed with a park-like atmosphere to complement surrounding land uses by means of appropriate siting of buildings and service areas, attractive architecture, and effective landscape buffering.

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Size and Location. PD-IP districts shall be located in areas served by one or more major arterial or collector roads, by public water and sewer, and consistent with locations identified in the Comprehensive Plan for industrial use. When mapped, the district shall be no less than twenty (20) acres in size. Incremental and contiguous additions of a minimum of one (1) acre to an existing PD-IP zoning district shall be allowed. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.

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Permitted Uses. The following uses shall be permitted in any PD-IP district, subject to the requirements and limitations of these regulations.

- (A) Adult day care center.
- (B) Agriculture, horticulture, forestry, or fishery.
- (C) Commuter parking lot.
- (D) Distribution facility.
- (E) Facility for lessons in dance, gymnastics, judo and sports training.
- (F) Flex industrial use, pursuant to Section 5-608.
- (G) Office, administrative, business and professional, (i.e. office uses) provided:
 - (1) Office uses are an integral design element of a site plan for an industrial site or park containing not less than 40,000 square feet of gross floor area; and
 - (2) Office uses shall be located no further than 100 feet from the setback, as established by Section 5-1403(B), of an arterial or major collector road; and
 - (3) Office uses shall be the prominent features when viewed from adjacent roadways; and

- (4) Parking may be located in the side and rear yards and in no case shall parking be located between the building and the arterial or major collector road. On a corner or through lot, there shall be only one front yard as established by Section 1-205(C); and
- (5) Buildings which contain office uses shall be a minimum of twenty-six (26) feet in height.
- (H) Manufacture, processing, fabrication and/or assembly of products such as, but not limited to: scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, toys, sporting and athletic goods, die-cut paperboard and cardboard, glass products made of purchased glass, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers, sanitary paper products, optical goods, electrical machinery, with accessory uses permitted pursuant to Section 4-507(L).
- (I) Post office.
- (J) Radio and television recording studio.
- (K) Recycling drop off collection center, small, pursuant to Section 5-607.
- (L) Research, experimental testing, or development activities.
- (M) Wholesale trade establishment, pursuant to Section 5-663.
- (N) Uses auxiliary to (which serve the users of) existing permitted principal uses within a specific industrial park, such as, but not limited to restaurants including drive-through facilities, personal service establishments, convenience food stores, and automobile service stations, not to exceed a total of ten percent (10%) of the total allowable floor area of the industrial park shown on a concept development plan.
- (O) Bakery, commercial.
- (P) Bank or financial institution, pursuant to Section 5-659.
- (Q) Dwelling, accessory to a permitted or special exception use.
- (R) Printing service.

- (S) Warehousing facility, pursuant to Section 4-507(E).
- (T) Auction house.
- (U) Business service establishment, pursuant to Section 5-661.
- (V) Health and fitness center.
- (W) Park.
- (X) Postal service, including overnight courier collection and overnight mail distribution facility.
- (Y) Restaurant, carry-out only.
- (Z) Water pumping station.
- (AA) Utility substation, dedicated.
- (BB) Conference or training center.
- (CC) Sewer pumping station.
- (DD) Utility substation, distribution, pursuant to Section 5-616.
- (EE) Church, synagogue, temple or mosque.
- (FF) Motor vehicle service and repair, light.
- (GG) Telecommunications antenna, pursuant to Section 5-618(A).
- (HH) Telecommunications monopole, pursuant to Section 5-618(B)(1).
- (II) Funeral home, pursuant to Section 5-658.
- (JJ) Training Facility.
- (KK) Interactive Science & Technology Center.
- (LL) Outdoor storage, accessory, up to 10% of lot area.
- (MM) Contractor service establishment, with outdoor storage up to 20% of lot area, pursuant to Section 5-662.
- (NN) Recreation establishment, outdoor or indoor, provided:

- (1) Parking areas for recreation establishments shall be designed to enhance the safety of children as they arrive at and leave the facility; and
- (2) Recreation establishments shall include a designated pickup and delivery zone, providing at a minimum one (1) parking space per twenty (20) children and shall be located in proximity to the recreation establishment in such a way that provides safe and clearly designated access to enter or exit the facility.

(OO) Animal hospital.

(PP) Civic, social, fraternal association meeting place.

(QQ) Educational institution.

(RR) Medical care facility, outpatient only.

(SS) Motorcycle or ATV sales, rental, repair and associated service.

(TT) Data center, pursuant to Section 5-664.

(UU) Hotel/Motel, pursuant to Section 5-611.

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Special Exception and Minor Special Exception Uses. The following uses may be approved by the Board of Supervisors pursuant to the provisions of Section 6-1300.

- (A) Office, administrative, business and professional, which do not meet the criteria contained in Section 4-503(G).
- (B) Golf driving range.
- (C) Heliport, helistop.
- (D) Hospital, pursuant to Section 5-610.
- (E) Hotel/Motel, pursuant to Section 5-611(A) and (B) only.
- (F) Public utility service center with or without storage yard.
- (G) Sewage treatment plant.
- (H) Utility substation, transmission, pursuant to Section 5-616.
- (I) Utility transmission lines, overhead.

- (J) Water treatment plant.
- (K) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (L) Motor vehicle service and repair, heavy.
- (M) Printing plant.
- (N) Child care center, pursuant to Section 5-609(B).
- (O) Fire and/or rescue station.
- (P) Dry cleaning plant.
- (Q) Automotive service station.
- (R) Car wash.
- (S) Golf course.
- (T) Motor vehicle rental, with outdoor vehicle storage only.
- (U) Personal service establishment.
- (V) Recreation establishment, outdoor or indoor, which do not meet the criteria contained in Section 4-503(NN).
- (W) Recycling drop-off collection center, large, pursuant to Section 5-607.
- (X) Mass transit facilities and stations.
- (Y) Water storage tank.
- (Z) Firearm range, archery range, indoor.
- (AA) Outdoor storage, accessory, in excess of 10% of lot area.
- (BB) Parking Lot/Valet Service, Long-Term.
- (CC) Public School (Elementary, Middle, or High) by minor special exception.
- (DD) Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Sections 5-623 and 5-655, by Minor Special Exception.
- (EE) Telecommunications tower, pursuant to Section 5-618(C)(2).

- (FF) Police station.
- (GG) Camp, day.
- (HH) Contractor service establishment, with outdoor storage in excess of 20% of lot area, pursuant to Section 5-662.
- (II) Convenience food store, pursuant to Section 5-617.
- (JJ) Restaurant.
- (KK) Heavy equipment and specialty vehicle sales, rental, repair and accessory service.
- (LL) Storage, Mini-Warehouse, via Minor Special Exception, pursuant to Section 4-507(K) and Section 5-665.
- (MM) Private School (Elementary, Middle, or High) for more than fifteen (15) pupils, pursuant to Section 5-623, by Minor Special Exception.
- (NN) Craft Beverage Manufacturing, pursuant to Section 5-668, by Minor Special Exception.

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Lot Requirements.

- (A) **Size.** One (1) acre minimum, exclusive of major floodplain.
- (B) **Yards.**
 - (1) **Adjacent to roads.** Except where a greater setback is required by Section 5-1403(B), no building shall be permitted closer than thirty-five (35) feet to the right-of-way from any road and no parking shall be permitted closer than twenty-five (25) feet to the right-of-way from any road. No outdoor storage, areas for collection of refuse, or loading space shall be permitted in such setbacks.
 - (2) **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than seventy-five (75) feet to any agricultural district, any existing or zoned residential district, or land bay allowing residential uses. No parking shall be permitted closer than thirty-five (35) feet to any such districts and uses. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts,

existing or planned residential districts, or land bays allowing residential uses where such uses are visible from the said agricultural and residential areas. When a PD-IP lot, parcel and/or landbay is developed adjacent to an agricultural district, an existing or zoned residential district, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to the adoption of this zoning ordinance and subsequent to zoning of the subject property as PD-IP, the setback required in (B)(3) below shall apply.

(3) **Adjacent to Other Nonresidential Districts.** Fifteen (15) feet for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400. In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement shall be applied only at the property line and not at the zoning district line.

(4) **Yards Between Buildings.**

(a) Where individual lots or building sites are provided, the minimum required yards between buildings on adjacent lots or building sites shall be thirty (30) feet. Driveways, parking, and covered entrances may be within such yards. Covered walkways connecting buildings, or connecting buildings with parking areas, shall be permitted in such yards.

(b) Where there is more than one building on an individual lot or building site, spacing between such buildings shall be as required for fire protection, but if space is left between buildings, it shall be at least 25 feet in minimum dimension. Covered walkways connecting buildings, or connecting buildings with parking areas are permitted in such yards and may traverse such space.

4-506 Building Requirements.

(A) **Lot Coverage.** .45 maximum; up to .60 maximum by Special Exception.

(B) **Building Height.** Sixty (60) feet maximum provided that a building may be erected to a maximum height of one hundred feet if it is set back from streets or from lot lines that do not constitute boundaries

of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than one (1) foot for each one (1) foot of height that it exceeds the 60-foot limit.

- (C) **Floor Area Ratio.** .60 maximum; up to 1.0 by Special Exception.

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Use Limitations.

- (A) **Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuters may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided in Section 5-1100.
- (B) **Landscaped Open Space.** Landscaped open space on any individual lot shall not be less than .20 times the buildable area of the lot.
- (C) **Screening and Buffering.** Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading area, and parking from streets and agricultural and residential uses.
- (D) **Outdoor Storage, Accessory.**
- (1) No storage of any kind shall be permitted within any front yard, except for underground bulk storage of gasoline or petroleum products.
 - (2) Underground bulk storage of gasoline or petroleum products shall not be permitted, except for automobile service stations or as incidental to manufacturing and research and development operations or the servicing of company owned or lease vehicles within enclosed areas defined in (3) below.
 - (3) Outdoor storage of new and reusable materials, equipment, and vehicles shall be permitted within enclosed areas which are composed of mixed wood, masonry walls, plantings, or other suitable barriers approved by the Zoning Administrator. Such areas must be buffered and screened on the periphery of the storage area.
 - (4) Waste materials must be stored in a closed container. The burning of waste materials is prohibited.
- (E) **Retail Sales as an accessory use.** Warehousing facilities may have retail sales as an accessory use in accordance with the following:

- (1) Such warehousing facility stores goods for at least one retail establishment located in a zoning district where retail is a permitted principal use.
 - (2) At least seventy-five (75) percent of the gross floor area of the facility is devoted to warehousing facility use that is not a display area or retail sales area and is not accessible to the public.
 - (3) Such use shall be designed so that pedestrian and vehicular circulation are coordinated with that on-site and on adjacent properties and vehicular access to the site shall be provided via the internal circulation system of the industrial park.
 - (4) Such use shall be designed to provide safe and convenient access and to minimize any potential conflicts between industrial service and delivery vehicles, passenger vehicles and pedestrian traffic.
 - (5) Any improvements, such as but not limited to additional parking spaces, travel aisles, additional landscaping, and additional floor area required as the result of the introduction of retail uses to an area designed and developed for industrial uses shall be provided.
 - (6) All business, service, storage and display of goods shall be conducted within a completely enclosed building, and all refuse shall be in completely enclosed facilities.
 - (7) Notwithstanding the requirements of Section 5-1102 Parking, the retail use shall require one (1) parking space per 500 gross square feet.
 - (8) No additional signs are permitted for the retail use; signage for the warehousing facility shall be as provided for in Section 5-1204(D).
 - (9) Submission and approval of a site plan or amended site plan, as appropriate, prior to the establishment of retail sales is required to demonstrate compliance with the aforementioned Use Limitations.
- (F) **Vehicular Access.** Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Minor streets shall not be connected with streets outside the district

in such a way as to encourage the use of such minor streets by through traffic. Principal vehicular access routes for public schools shall be designed to avoid through traffic by vehicles serving adjacent industrial properties.

- (G) **Development Setback and Access from Major Roads.** In designing an industrial park development, the following requirements shall be observed:
 - (1) **Access from Major Roads.** Access from adjacent public roads shall comply with Section 1-205(A) of this Ordinance. Notwithstanding the foregoing, schools shall be permitted emergency access to an arterial or major collector road.
 - (2) Primary access shall be prohibited on residential neighborhood streets. This prohibition does not apply to collector roads through residential neighborhoods.
- (H) **Utility Requirements.** All new utility distribution lines located on PD-IP zoned land shall be placed underground.
- (I) **Pedestrian Access for Public Schools.** Public school sites shall provide bicycle and pedestrian accommodations to adjacent residential communities.
- (J) **On-Site Parking of Business Vehicles.** Parking of two-axle vehicles such as automobiles, pick-up trucks, and/or service vans utilized in connection with a permitted use.
- (K) **Storage, Mini-Warehouse.** Storage, Mini-Warehouse uses shall be designed in accordance with the following:
 - (1) A minimum two-story, climate controlled building consisting of individual self-contained units that are leased for storage of business or household goods and supplies.
 - (2) No individual unit may be accessed directly from the exterior of the building.
 - (3) No outdoor storage of any kind will be permitted on the site.
- (L) **Uses Accessory to Manufacture, Processing, Fabrication, and/or Assembly of Product Uses.** Uses accessory to Manufacture, Fabrication, and/or Assembly of Product Uses permitted pursuant to Section 4-503(H) shall not exceed 30% of the gross floor area of the facility.

Section 4-600

PD-GI Planned Development - General Industry.

- 4-601 Purpose.** This district is established primarily for medium industrial uses with a public nuisance potential, and necessary accessory uses and facilities, built in a well-coordinated and attractive manner to be compatible with surrounding land uses.
- 4-602 Size and Location.** Such districts shall be located primarily in the vicinity of Route 606, Dulles International Airport, or in areas served or to be served by public sewer and water, or alternate sewage facility systems approved by the County Health Department. Additional PD-GI districts may be permitted where consistent with the General Plan. When mapped, this district shall be no less than five (5) acres in size. Incremental and contiguous additions of a minimum of one (1) acre to an existing PD-GI zoning district shall be allowed. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.
- 4-603 Permitted Uses.** The following uses shall be permitted in any PD-GI district; subject to the requirements and limitations of these regulations:
- (A) Agriculture, horticulture, forestry or fishery.
 - (B) Bakery, commercial.
 - (C) Distribution facility.
 - (D) Dry cleaning plant.
 - (E) Heavy equipment and specialty vehicle sales, rental, repair and accessory service.
 - (F) Manufacture, processing, fabrication and/or assembly, distribution of products, such as, but not limited to: Scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, toys, sporting and athletic goods, die-cut paperboard and cardboard, glass products made of purchased glass, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers, sanitary paper products, optical goods, electrical machinery, mobile homes, prefabricated and modular housing and components, dairy products, feed and grain, baked and confectioners' goods, farm machinery, fruit and vegetable processing, canning, storage.