

# Data Centers Zoning Ordinance Amendment

Community Meetings  
May 2024



PLANNING & DEVELOPMENT



# Timeline

- **May 9, 2023**  
Board Matter: research and recommendations
- **January 9, 2024**  
Report and recommendations
- **March 12 and 19, 2024**  
Board Land Use Policy Committee  
Board Matter: Zoning Ordinance amendment
- **May 2024**  
Community meetings  
PC Infrastructure Committee
- **June 5, 2024**  
Planning Commission public hearing
- **July 16, 2024**  
Board of Supervisors public hearing

# What is a data center?



Clockwise: AWS, 4101 Westfax Dr; Stack Infrastructure, Manassas; Coresite, 12098 Sunrise Valley Dr; AWS, 3980 Virginia Mallory; Chantilly Premier rendering

# Existing permissions

Use	Residential Districts											Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply						
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3		I-4	I-5	I-6			
Data Center																	P SE	P SE									P SE	P SE	P	P	P	4102.6.A

- By right up to maximum size and larger with repurposing or SE:
  - C-3 and C-4 (office) by right up to 40,000 GFA
  - I-2 and I-3 by right up to 80,000 GFA

Use	PDH		PRC					PDC		PRM		PTC	PCC		Use-Specific Standards NOTE: General Standards also apply
	Principal	Secondary	Residential	Neighborhood Convenience Center	Village Center	Town Center	Convention/Conference Center	Principal	Secondary	Principal	Secondary		Principal	Secondary	
Freight Movement, Warehousing, and Wholesale Distribution: uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.															
Data Center						✓	✓	✓				✓			4102.6.A

- I-4, I-5, I-6 allowed by right with no maximum size
- PRC, PDC, PTC allowed via an approved development plan

# Existing zoning district regulations

District	Height (feet)*	Floor Area Ratio (FAR)
C-3 (Office)	90	1.0
C-4 (High Intensity Office)	120	1.65
I-2 (Low Intensity Industrial)	40	0.25
I-3 (Light Intensity Industrial)	75	0.40 (0.50 with SE)
I-4 (Medium Intensity Industrial)	75	0.50 (0.70 with SE)
I-5 (General Industrial)	75	0.50 (1.0 with SE)
I-6 (Heavy Industrial)	75	0.50 (1.0 with SE)
PRC	No maximum	No maximum
PDC	No maximum	2.5 (3.0 or 5.0 in certain areas)
PTC	No maximum	2.5 - no maximum, depending on location

\*SE for increase in height allowed in all of these zoning districts

# Existing use standards (subsection 4102.6.A)

## Data Center

### Standards applicable to all data centers:

- (1)** In all districts except the I-4, I-5, and I-6 Districts, all equipment necessary for cooling, ventilating, or otherwise operating the facility must be contained within an enclosed building where the use is located. This includes emergency power generators and other emergency power supply equipment.
- (2)** In the C-3 and C-4 Districts, the maximum size is 40,000 square feet in gross floor area. However, this size limit may be exceeded:
  - (a)** If the use is located in a building existing on May 10, 2023; or
  - (b)** With special exception approval in accordance with subsection 8100.3.
- (3)** In the I-2 and I-3 Districts, the maximum size is 80,000 square feet in gross floor area. However, this size limit may be exceeded:
  - (a)** If the use is located in a building existing on May 10, 2023; or
  - (b)** With special exception approval in accordance with subsection 8100.3.

# Draft permissions

Use	Residential Districts														Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply				
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6					
<b>Industrial Uses</b>																																	
Freight Movement, Warehousing, and Wholesale Distribution: uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.																																	
Data Center																P SE	P SE											P SE	P SE	P SE	P SE	P SE	4102.6.A

- Add SE for I-4, I-5, I-6 for modification of certain new use standards
- Option to remove PRC
- Revise P districts from if shown on development plan to SE

Use	PDH		PRC					PDC		PRM		PTC	PCC		Use-Specific Standards NOTE: General Standards also apply
	Principal	Secondary	Residential	Neighborhood Convenience Center	Village Center	Town Center	Convention/Conference Center	Principal	Secondary	Principal	Secondary		Principal	Secondary	
<b>Industrial Uses</b>															
Freight Movement, Warehousing, and Wholesale Distribution: uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.															
Data Center <b>OPTION 1</b>						✓	✓	✓ SE				✓ SE			4102.6.A
Data Center <b>OPTION 2</b>						✓ SE	✓ SE	✓ SE				✓ SE			4102.6.A

Consider all options for permissions - P and/or SE and/or development plan and/or not permitted in certain districts

# Draft standards - screening of equipment

- Apply in all districts
- Purpose: visual and noise
- All HVAC equipment, generators, accessory electrical substations
- Enclose if mechanically feasible
- Screening wall if enclosure not feasible





# Draft standards - maximum sizes

- No change in C-3 and C-4:  
40,000 SF
  - Consider removing  
repurposing or adding  
maximum size
- Add I-4 to maximum size  
for I-2 and I-3: 80,000 SF
  - Consider removing  
repurposing or adding  
maximum size
- Maximum sizes can be  
exceeded with SE



4030 Lafayette Center Dr.

# Draft standards - setbacks

- Building or equipment: 200 feet from residential lot line
  - Consider up to 500 feet
- ½ mile from Metro
- Reduced setbacks with SE
- Zoning district setbacks and transitional screening also apply
  - Recent amendment: 50 feet transitional screening between industrial and residential



Pictometry, Coresite, 12379A Sunrise Valley Dr.

# Draft standards - noise study

- Submit noise studies:
  - With RZ or SE
  - Before site plan approval
  - Post-construction before NonRUP
- Demonstrate compliance with Noise Ordinance



Stack Infrastructure, Manassas



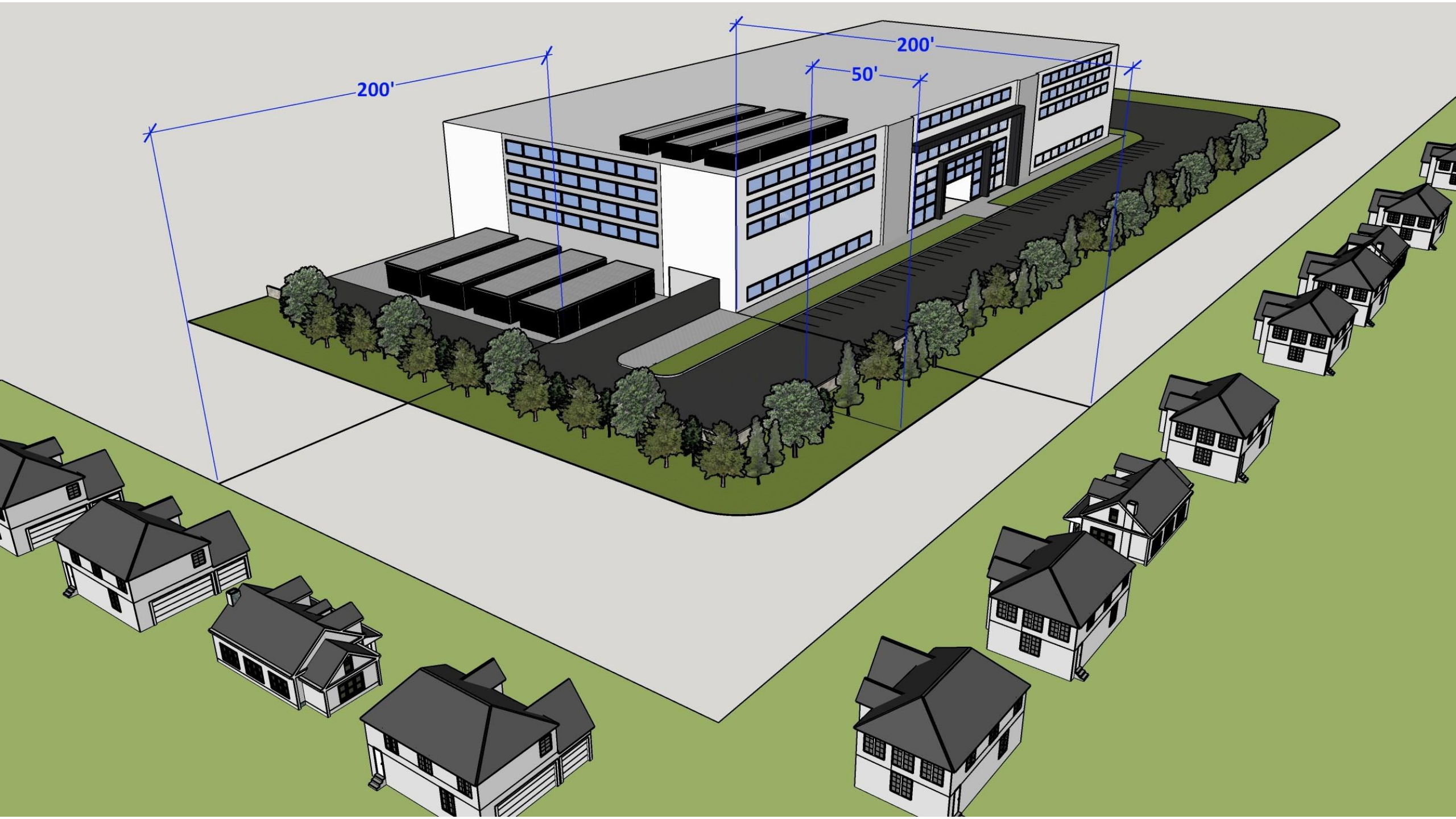
# Draft standards - building design

- By right standards:
  - Main entrance feature
  - Façade variation every 150 feet
  - Fenestration: minimum 30%
- RZ/SE:
  - Submit architectural sketches, sight line studies
  - High-quality design
  - Variation in massing if within 200' of residential



QTS, Ashburn

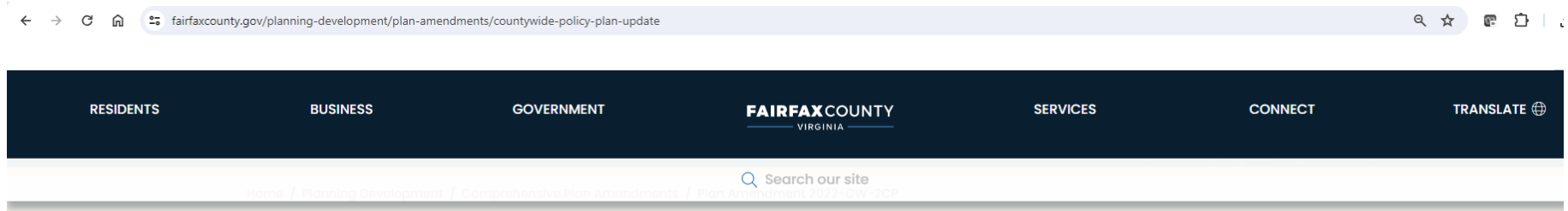




200'

200'

50'



CONTACT INFORMATION: Our offices are open 8:00 a.m. to 4:00 p.m., Monday through Friday.

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Plan Amendment 2022-CW-2CP

**Countywide Policy Plan Update**

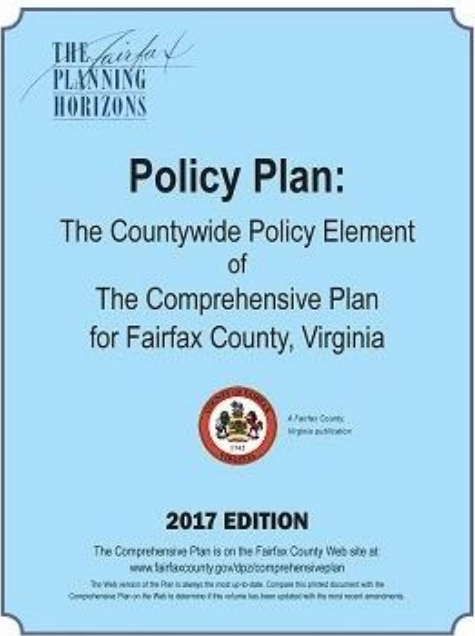
**PLUS Record Number:**  
PA-2022-00009

**Countywide Policy Plan Amendment**

On December 6, 2022, the Board of Supervisors authorized the consideration of a Comprehensive Plan amendment to update the Countywide Policy Plan. The Countywide Policy Plan consists of the following elements: Preface and Introduction, Land Use, Transportation, Housing, Environment, Economic Development, Heritage Resources, Public Facilities, Human Services, Parks and Recreation, Revitalization, and Visual and Performing Arts. The goals of a complete Policy Plan Update are to:

1. Review, update, and streamline existing Policy Plan elements;
2. Add new Policy Plan elements as needed; and
3. Ensure the Policy Plan is in alignment with the Countywide Strategic Plan, the One Fairfax Policy, and other recently adopted policies and initiatives.

As part of the initial effort, recognizing that there will be overlap with other Policy Plan elements, staff anticipates focusing on the Land Use, Environment, and Transportation elements, and the potential addition of Equity and Community Health policies to the Policy Plan.



<https://www.fairfaxcounty.gov/planning-development/plan-amendments/countywide-policy-plan-update>



PLANNING & DEVELOPMENT



# Questions and Feedback

Webpage: <https://www.fairfaxcounty.gov/planning-development/data-centers>

Email: [ffx-data-centers@PublicInput.com](mailto:ffx-data-centers@PublicInput.com)