

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.

- (G) Motor vehicle service and repair, heavy, with accessory motor vehicle sales, pursuant to Section 4-607(J).
- (H) Motor vehicle service and repair, light.
- (I) Post office, drop off and pick up.
- (J) Postal service, including overnight courier collection and overnight mail distribution facilities.
- (K) Printing service.
- (L) Park.
- (M) Public utility service center, with or without outdoor storage yard.
- (N) Radio and television broadcasting, relay station.
- (O) Recycling drop-off collection center, small, pursuant to Section 5-607.
- (P) Research, experimental, testing, or development activities.
- (Q) Warehousing facility.
- (R) Wholesale trade establishment.
- (S) Water pumping station.
- (T) Commuter parking lot.
- (U) Restaurant, carry-out only.
- (V) Business service establishment, excluding retail sales and outdoor.
- (W) Contractor service establishment, excluding retail sales.
- (X) Flex industrial use, pursuant to Section 5-608.
- (Y) Farm supplies.
- (Z) Auction house.
- (AA) Fruit processing, storage.
- (BB) Home service establishment.

- (CC) Sewer pumping station.
- (DD) Storage, building material or contractors equipment, coal, lumber.
- (EE) Utility substation, distribution, pursuant to Section 5-616.
- (FF) Storage, outdoor accessory.
- (GG) Utility substation, dedicated.
- (HH) Moving and storage company.
- (II) Telecommunications antenna, pursuant to Section 5-618(A).
- (JJ) Telecommunications monopole, pursuant to Section 5-618(B)(1).
- (KK) Telecommunications tower, pursuant to Section 5-618(C)(1).
- (LL) Vehicle wholesale auction, pursuant to Section 5-624.
- (MM) Motor vehicle sales limited to racecars.
- (NN) Training Facility.
- (OO) Health and fitness center, pursuant to Section 4-607(K).
- (PP) Recreation establishment, indoor, pursuant to Section 4-607(K).

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Special Exception Uses. The following uses may be approved by the Board of Supervisors, and, if approved may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- (A) Asphalt mixing plant, pursuant to 4-607(H).
- (B) Auction facility, livestock, pursuant to 4-607(H).
- (C) Automobile graveyard, junk yard, pursuant to 4-607(H).
- (D) Borrow pit for road construction, pursuant to 4-607(H).
- (E) Storage, bulk gasoline, petroleum products, and natural gas, pursuant to 4-607(H).
- (F) Church, synagogue, temple, and mosque.
- (G) Civic, social, fraternal association meeting place.

- (H) Concrete mixing plant, pursuant to 4-607(H).
- (I) Utility generating plant and transmission facility, pursuant to 4-607(H).
- (J) Storage, mini-warehouse.
- (K) Firearm range, indoor.
- (L) Sewage treatment plant, pursuant to 4-607(H).
- (M) Solid waste incinerator, landfill or transfer station, pursuant to 4-607(H).
- (N) Uses auxiliary to permitted principal uses, such as, but not limited to restaurants, including carry-out but excluding drive-through facilities, personal care services, banks and financial institutions, and automobile service stations, not to exceed a total of twenty percent (20%) of the total developed floor area of the zoning district.
- (O) Water treatment plant, pursuant to 4-607(H).
- (P) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (Q) Utility transmission lines, overhead.
- (R) Outdoor sales area, accessory.
- (S) Sawmill, pursuant to 4-607(H).
- (T) Vegetative waste management facility, pursuant to 4-607(H).
- (U) Veterinary service.
- (V) Animal hospital.
- (W) Utility substation, transmission, pursuant to Section 5-616.
- (X) Bus terminal.
- (Y) Fire and/or rescue station.
- (Z) Kennel, pursuant to Section 4-607(H).
- (AA) Material recovery facility, pursuant to 5-607(D), and Section 4-607(H).

- (BB) Recycling drop off collection center, large, pursuant to Section 5-607, and Section 4-607(H).
- (CC) Personal service establishment.
- (DD) Motor vehicle rental, with outdoor vehicle storage only.
- (EE) Mass transit facilities and stations, pursuant to Section 4-607(H).
- (FF) Golf course.
- (GG) Automobile service station.
- (HH) Printing service plant.
- (II) Water storage tank.
- (JJ) Health and fitness center, which does not meet the criteria contained in Section 4-607(K).
- (KK) Crematorium.
- (LL) School, private, accessory to a church.
- (MM) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.
- (NN) Car wash, accessory to a convenience food store, pursuant to Section 5-617.
- (OO) Parking Lot/Valet Service, Long-Term.
- (PP) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (QQ) Police station.
- (RR) Outdoor Storage, Vehicles.
- (SS) School, public, pursuant to 4-607(H).
- (TT) Storage of empty solid waste vehicles and containers.
- (UU) Motorcycle or ATV sales, rental, repair and associated service.
- (VV) Recreation establishment, indoor, which does not meet the criteria contained in Section 4-607(K).

Lot Requirements.

(A) **Size.** One (1) acre minimum.

(B) **Yards.**

- (1) **Adjacent to roads.** Except where a greater setback is required by Section 5-900, no building shall be permitted closer than thirty five (35) feet to 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 one hundred (100) feet to any agricultural district, any existing or zoned residential district, or land bay allowing residential uses. No parking shall be permitted closer than fifty (50) 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 vehicles in such uses are visible from the said agricultural and residential areas. When a PD-GI 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-GI, 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, unless a greater yard is required by Section 5-1414(A), Buffer Yard and Screening Matrix. Driveways, parking, and covered entrances may be within such yards, however, no such facility may be closer than five (5) feet to lot lines. 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.

4-606 Building Requirements.

- (A) **Lot Coverage.** .45 maximum.
- (B) **Building Height.** Forty five (45) 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 forty five (45) foot limit.
- (C) **Floor Area Ratio.** .40 maximum.

4-607 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 for in Section 5-1100. Accessory structures and uses other than for commuter parking shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.

- (B) **Landscaped Open Space.** Minimum landscaped open space on any individual lot shall not be less than .20 times the buildable area of the lot. Such landscaped open space shall be used to enhance the appearance of the lot.
- (C) **Screening and Buffering.** Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading areas and parking from streets and agricultural and residential uses.
- (D) **Outdoor Storage.**
 - (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 leased vehicles within enclosed areas defined in (3) below.
 - (3) Outdoor storage of waste materials, equipment, supplies and vehicles shall 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.
 - (5) Parking of two-axle vehicles such as automobiles, pick-up trucks, and/or service vans utilized in connection with a permitted use.
- (E) **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.
- (F) **Development Setback and Access from Major Roads.** In designing a general industrial development, the following requirements shall be observed:

- (1) **Access from Major Roads.** Access from adjacent public roads shall comply with Section 5-900 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.
- (G) **Utility Requirements.** All utility distribution lines located on PD-GI designated land shall be placed underground.
- (H) **Development Setbacks for Certain Special Exception Uses.** Public school buildings shall have a minimum setback of 100 feet from adjacent industrially zoned property. All other uses identified in Section 4-604 as being subject to Section 4-607(H) shall setback all buildings 200 feet from any adjacent residentially zoned property.
- (I) **Pedestrian Access for Public Schools.** Public school sites shall provide bicycle and pedestrian accommodations to adjacent residential communities.
- (J) **Motor vehicle service and repair, heavy, with accessory motor vehicle sales.** Limited motor vehicle sales shall be permitted only as an accessory use pursuant to the following conditions:
 - (1) The accessory vehicle sales must be on the same lot and within the same building as the principal use of Motor Vehicle Service and Repair.
 - (2) No outside display of vehicles is permitted within front yards, setbacks or parking areas.
 - (3) All vehicles sold must have received repair, modification, or customization (not to include light repair) by the Motor Vehicle Service and Repair use.
 - (4) All vehicles sold, for street use, must meet applicable state and federal regulations regarding emissions and safety.
 - (5) Accessory vehicle sales shall only be permitted when the use is located on a paved local road capable of accommodating the traffic generated by the use, and accessed by the same roads that serve the principal use.

- (6) Any car-carrier loading/unloading area and vehicle storage areas shall be located on the same lot and be separated from customer parking areas.
- (7) The sale and/or outdoor storage of vehicles that are not in operating condition shall not be permitted.
- (8) No dealership franchises are permitted.
- (9) No exterior signs advertising vehicle sales are permitted.
- (10) Nothing above shall prevent a mechanic from selling a car to recover costs associated with a mechanic's lien.

(K) **Health and Fitness Center and Recreation Establishment, Indoor.** Health and fitness center and Recreation establishment, indoor, as Permitted Uses shall be subject to the following criteria:

- (1) Parking areas shall be designed to enhance the safety of patrons and children as they arrive at and leave the facility; and
- (2) Parking areas shall include a designated pickup and delivery zone providing at a minimum one (1) parking space per twenty (20) patrons/children which shall be located in proximity to the facility in such a way that provides safe and clearly designated access to enter or exit the facility; and
- (3) No health and fitness center or recreation establishment shall be located within the Quarry Notification (QN) Overlay District; and
- (4) No health and fitness center or recreation establishment shall have inter-parcel access to an adjoining industrial use or PD-GI zoned parcel; and
- (5) Building entrances and exits shall be separated from vehicular circulation serving industrial uses; and
- (6) Health and fitness centers and recreation establishments located on roads with bicycle lanes or paths shall provide parking and/or storage for bicycles at a minimum rate of 1% of the permitted occupancy of the building.