

Fairfax County, Virginia Coding Scheme for Planned Land Uses

RESIDENTIAL USES

Single Family Detached

Land-use Codes	Dwelling Units/Acre
100	0.1 - 0.2
101	0.2 - 0.5
102	0.5 - 1.0
103	1.0 - 2.0
104	2.0 - 3.0
105	3.0 - 4.0
106	4.0 - 5.0

Multifamily

Land-use Codes	Dwelling Units/Acre
300	8 - 12
301	12 - 16
302	16 - 20
303	20 - 25
304	25 - 30
305	30 - 35
306	35 - 40
307	40 - 45
308	40 - 50
309	50 - 55
310	55 - 60

Single Family Attached

Land-use Codes	Dwelling Units/Acre
200	4 - 5
201	5 - 8
202	8 - 12
203	12 - 16

COMMERCIAL USES

Office uses

Land-use Codes	Floor Area Ratio
400	0.10
401	0.15
402	0.20
403	0.25
404	0.30
405	0.35
406	0.40
407	0.45
408	0.50
409	0.55
410	0.60
411	0.65
412	0.70
413	0.75
414	0.80
415	0.85
416	0.90
417	1.00
418	1.10
419	1.20
420	1.50
421	1.70
422	2.00

Retail uses (incl. Hotels)

Land-use Codes	Floor Area Ratio
500	0.10
501	0.15
502	0.20
503	0.25
504	0.30
505	0.35
506	0.40
507	0.45
508	0.50
509	0.55
510	0.60
511	0.65
512	0.70
513	0.75
514	0.80
515	0.85
516	0.90
517	1.00
518	1.10
519	1.20
520	1.50
521	1.70
522	2.00

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INDUSTRIAL USES

Light Industrial/R&D

Land-use Codes	Floor Area Ratio
600	0.10
601	0.15
602	0.20
603	0.25
604	0.30
605	0.35
606	0.40
607	0.45
608	0.50
609	0.55
610	0.60
611	0.65
612	0.70
613	0.75
614	0.80
615	0.85
616	0.90
617	1.00

Heavy Industrial

Land-use Codes	Floor Area Ratio
700	0.10
701	0.15
702	0.20
703	0.25
704	0.30
705	0.35
706	0.40
707	0.45
708	0.50
709	0.55
710	0.60
711	0.65
712	0.70

INSTITUTIONAL/GOVERNMENT USES

Land-use Codes	Floor Area Ratio
800	0.10
801	0.15
802	0.20
803	0.25
804	0.30
805	0.35
806	0.40
807	0.45
808	0.50
809	0.55
810	0.60
811	0.65
812	0.70

Fairfax County, Virginia Coding Scheme for Planned Land Uses

MIXED USES

**Type 1: (66% Residential and
34% Nonresidential - 20% Retail,
14% Office)**

Land-use Codes	Floor Area Ratio
900	0.25
901	0.30
902	0.35
903	0.40
904	0.50
905	0.60
906	0.70
907	0.80
908	0.90
909	1.00
910	1.10
911	1.25
912	1.50
913	1.75
914	2.00

**Type II: (with 34% Residential
and 66% Nonresidential - 61%
Office, 5% Retail)**

Land-use Codes	Floor Area Ratio
915	0.25
916	0.30
917	0.35
918	0.40
919	0.50
920	0.60
921	0.70
922	0.80
923	0.90
924	1.00
925	1.10
926	1.25
927	1.50
928	1.75
929	2.00

**Mixed Use: Type III (with 30 %
Retail, includes Hotel/Motel and
70% Office)**

Land-use Codes	Floor Area Ratio
930	0.25
931	0.30
932	0.35
933	0.40
934	0.50
935	0.60
936	0.70
937	0.80
938	0.90
939	1.00
940	1.10
941	1.25
942	1.50
943	1.75
944	2.00

**Mixed Use: Type IV (with 30%
Office and 70% Retail includes
Hotel)**

Land-use Codes	Floor Area Ratio
945	0.25
946	0.30
947	0.35
948	0.40
949	0.50
950	0.60
951	0.70
952	0.80
953	0.90
954	1.00
955	1.10
956	1.25
957	1.50
958	1.75
959	2.00

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***Mixed Use: Type V (with 30%
Office and 70% industrial)***

Land-use Codes	Floor Area Ratio
960	0.25
961	0.30
962	0.35
963	0.40
964	0.45
965	0.50
966	0.60
967	0.70

***Mixed Use: Type VI (with 30%
Industrial and 70% Office)***

Land-use Codes	Floor Area Ratio
968	0.25
969	0.30
970	0.35
971	0.40
972	0.45
973	0.50
974	0.60
975	0.70

***Mixed Use: Type VII (with 50%
Office and 50% Industrial)***

Land-use Codes	Floor Area Ratio
976	0.25
977	0.30
978	0.35
979	0.40
980	0.45
981	0.50
982	0.60
983	0.70