



CLASSROOM & MULTI-PURPOSE SPACE FOR LEASE

PREFERRED USES: CHILD CARE CENTER OR PRIVATE SCHOOL



ST. JOHN'S EPISCOPAL CHURCH

5649 Mount Gilead Road, Centreville, VA 20120

St. John's Episcopal Church is pleased to offer for lease up to ten contiguous classrooms plus a large separate open area/multi-purpose room. This is shared space and the tenant will have exclusive use during the hours of 7:00 AM to 5:00 PM, Monday through Friday. One office can be used for the tenant's exclusive use 24 hours a day 7 days per week. There is plenty of open parking and amenities include the use of a large shared kitchen and outside play areas. This is a great opportunity to locate your business in a quality, private setting with very convenient access to Route 29 (formerly Lee Highway), Route 28 and Interstate 66.

Preferred Uses: Child Care Center or a Private School.

CONTACT:

MICHAEL MARCEY

703-203-8278

Leasing & Sales Associate

mikemarcey@remax.net



RE/MAX DISTINCTIVE REAL ESTATE, INC.

6846 Elm Street
McLean, VA 22101
www.dcmetrocommercial.com
(703) 821-1840

Each Office Independently Owned and Operated.



Property Summary

Lease Rate:	\$29.00 per Rentable/Usable SF
Lot Size:	192,918 SF (4.43 Acres)
Parking:	117 Spaces
Year Built:	1850/1994
Zoning:	R-1 (County Special Permit on file)
Upper Level Available Space:	2,682 SF Classroom & Office
Lower Level Available Space:	3,120 SF Open Area/Multi-Purpose Room
Preferred Uses:	Child Care Center or Private School
Amenities:	Shared Kitchen, Play Areas
Term:	3-5 Years
Tenant Use Period:	Monday thru Friday 7:00 AM to 5:00 PM

Property Overview

The Parish Hall of St. John's Episcopal Church was constructed in 1994 and compliments the church which predates the Civil War. There is approximately 5,802 SF of space available on two levels consisting of 2,682 SF of upper level classroom/office space and a 3,120 SF large open area/multi-purpose room on the lower level. There is plenty of free open parking.

Location Overview

Located in a beautiful setting in the Centreville Historic District in western Fairfax County with convenient access to Route 29 (formerly Lee Highway), Route 28 and I-66. Nearby amenities include numerous restaurants and shopping.

PROPERTY PHOTOS

CLASSROOM & MULTI-PURPOSE SPACE FOR LEASE

5649 Mount Gilead Road
Centreville, VA 20120



Upper Level | Up to 10 Classrooms



Lower Level Multi-Purpose Room



Lower Level Shared Kitchen



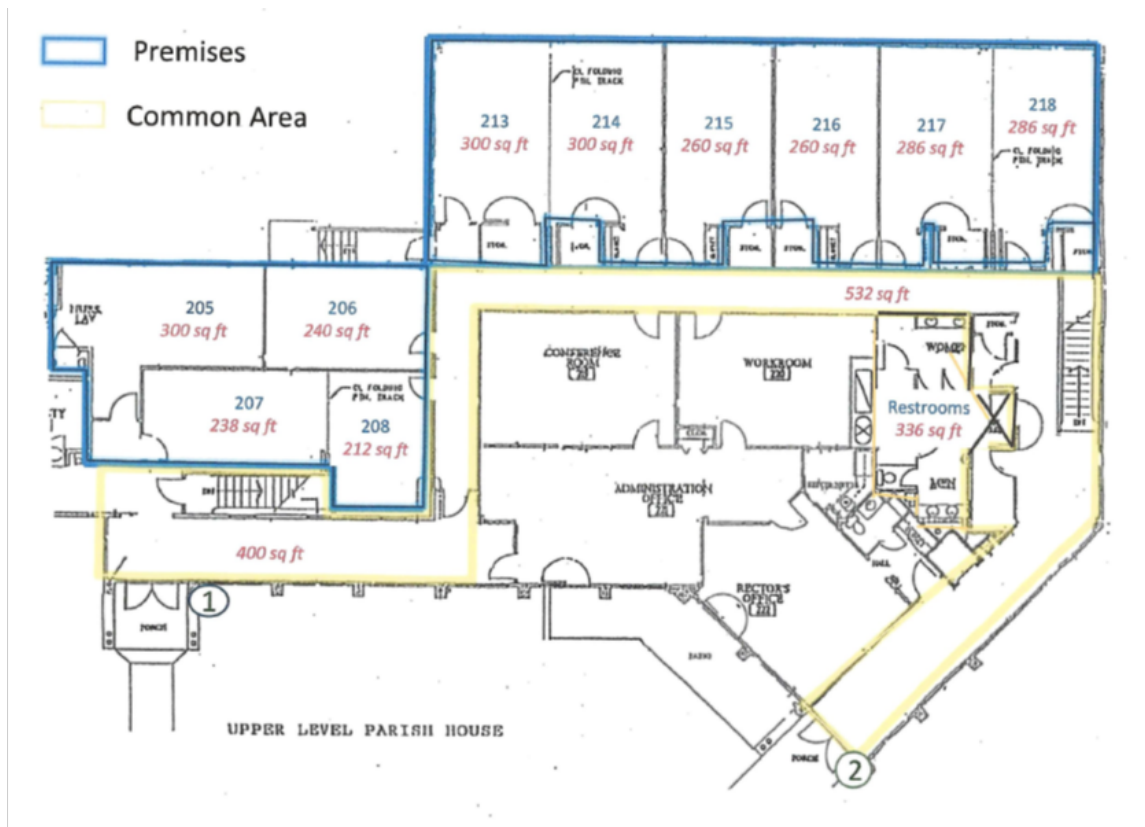
Large Play Area

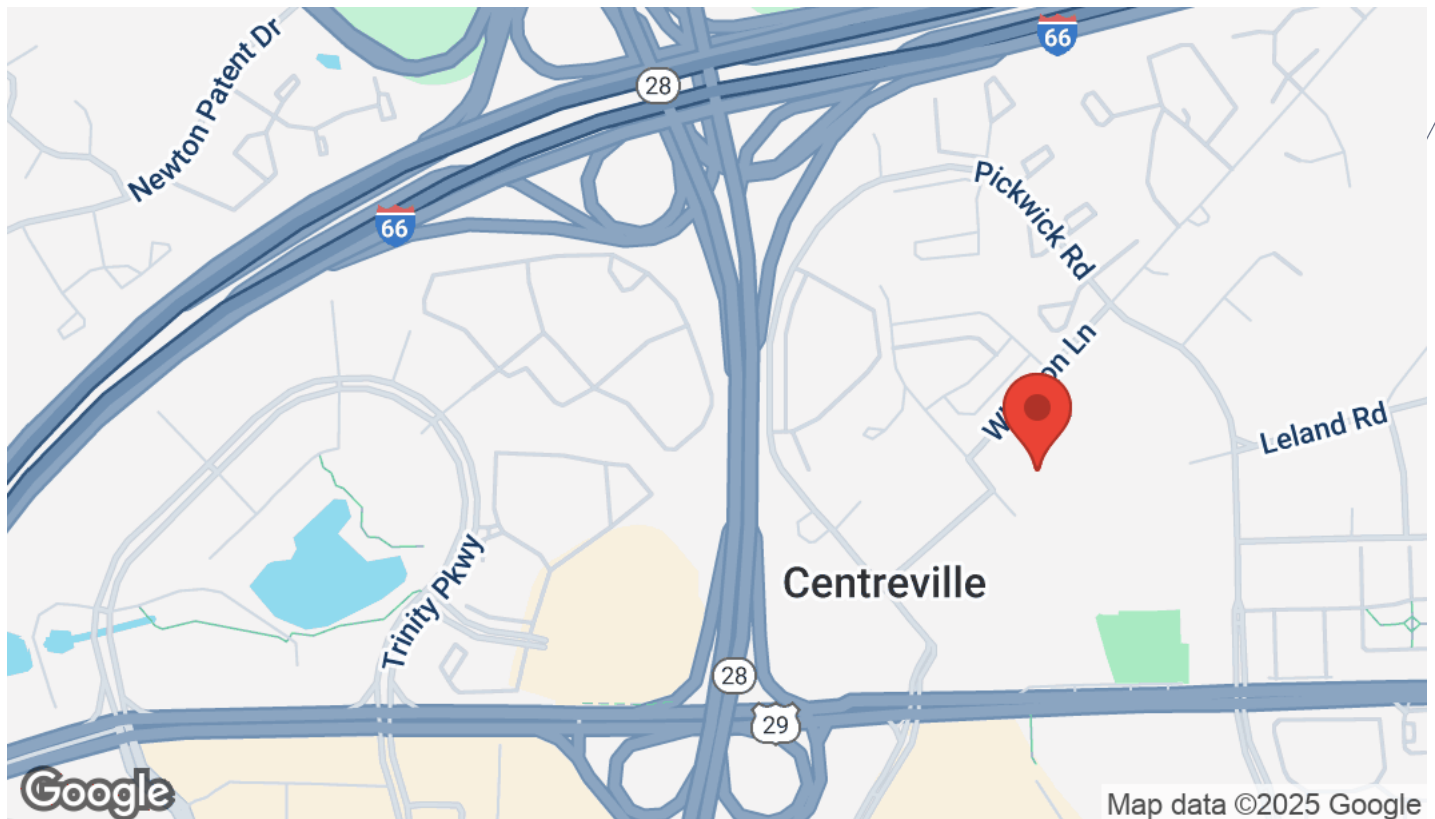
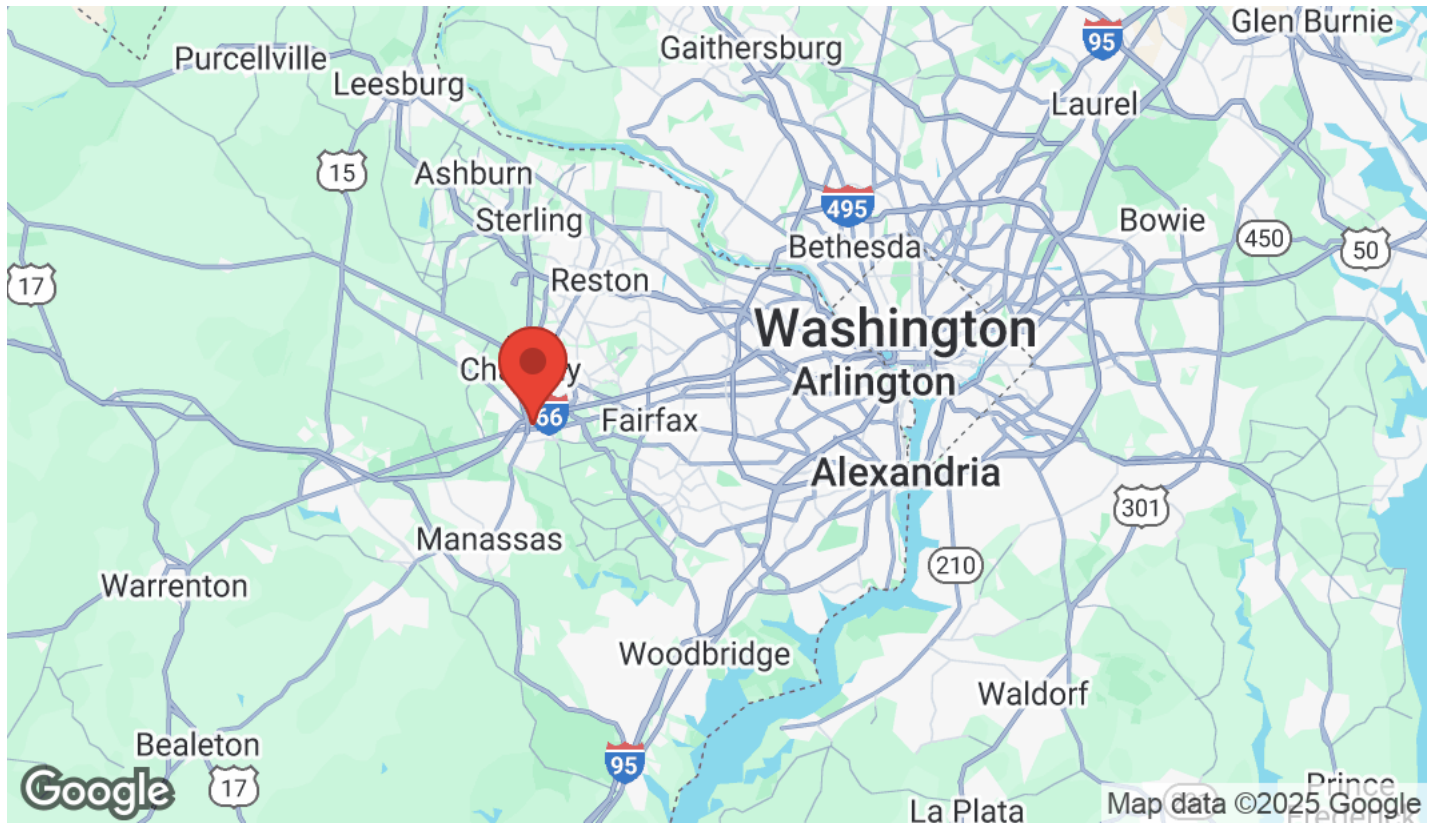


Parish Hall Upper Level

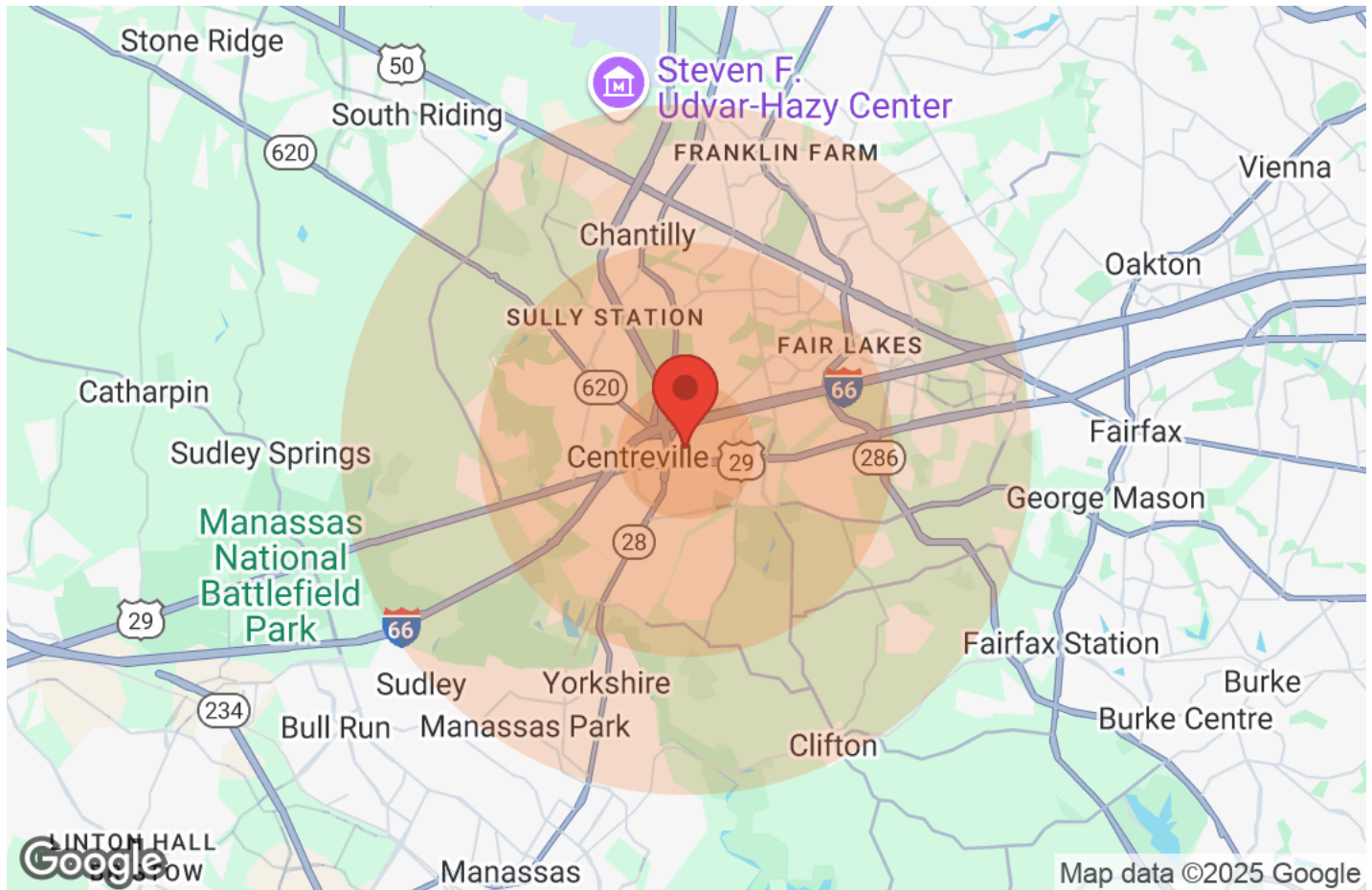


Parish Hall Lower Level









Population	1 Mile	3 Miles	5 Miles
Male	11,821	57,011	105,010
Female	12,088	56,644	104,018
Total Population	23,909	113,655	209,028

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,000	23,448	43,193
Ages 15-24	3,064	15,696	27,898
Ages 25-54	10,384	46,049	84,718
Ages 55-64	2,697	14,513	26,406
Ages 65+	2,764	13,949	26,813

Income	1 Mile	3 Miles	5 Miles
Median	\$85,028	\$111,702	\$110,318
< \$15,000	325	961	2,563
\$15,000-\$24,999	221	1,085	2,012
\$25,000-\$34,999	399	1,218	2,417
\$35,000-\$49,999	941	3,232	6,224
\$50,000-\$74,999	2,018	6,482	11,858
\$75,000-\$99,999	1,441	5,833	10,700
\$100,000-\$149,999	1,879	9,052	16,450
\$150,000-\$199,999	933	5,904	10,484
> \$200,000	804	5,888	11,196

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,916	40,365	75,182
Occupied	8,581	39,121	72,592
Owner Occupied	5,097	29,170	51,692
Renter Occupied	3,484	9,951	20,900
Vacant	335	1,244	2,590

PUBLIC RECORDS EXTRACTS

Tax Assessment Records

Planning & Zoning Contact Information

Zoning Ordinance: R-1 District | Definitions | Use Tables

County Letter

The attached public records were derived from what are believed to be reliable sources from Fairfax County, Virginia and are provided for informational purposes only. No representations, warranties or guarantees are made as to their accuracy. Prospective tenants should conduct their own due diligence to confirm their use is permitted by the county.

Printable pageMAP #: 0544 01 0025A
CHURCH EPISCOPAL

5649 MOUNT GILEAD RD

Owner

Name	CHURCH EPISCOPAL, ST JOHNS TRS OF
Mailing Address	5649 MOUNT GILEAD RD CENTREVILLE VA 20120
Book	03508
Page	0152

Parcel

Property Location	5649 MOUNT GILEAD RD CENTREVILLE VA 20120
Map #	0544 01 0025A
Tax District	90200
District Name	SULLY DIST. #2
Land Use Code	Churches, Synagogues
Land Area (acreage)	3.0842
Land Area (SQFT)	
Zoning Description	R-1(Residential 1 DU/AC)
Utilities	WATER CONNECTED SEWER CONNECTED GAS NOT AVAILABLE
County Inventory of Historic Sites	YES
County Historic Overlay District	Centreville For further information about the Fairfax County Historic Overlay Districts, CLICK HERE For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	PAVED
Site Description	BUILDABLE-AVERAGE LOT

Legal Description

Legal Description	CENTREVILLE 1 AC AND PCL CEMT CHURCH
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Sales History

Date	Amount	Seller	Buyer
09/20/1971	\$0		CHURCH EPISCOPAL

Printable page

MAP #: 0544 01 0024B

CHURCH EPISCOPAL ST JOHNS

N/A

Owner

Name	CHURCH EPISCOPAL ST JOHNS, TRS OF
Mailing Address	PO BOX 2360 CENTREVILLE VA 20122
Book	18223
Page	0861

Parcel

Property Location	
Map #	0544 01 0024B
Tax District	90200
District Name	SULLY DIST. #2
Land Use Code	Vacant Land
Land Area (acreage)	1.3446
Land Area (SQFT)	
Zoning Description	R-1(Residential 1 DU/AC)
Utilities	SEWER NOT AVAILABLE
County Inventory of Historic Sites	NO
County Historic Overlay District	Centreville
	For further information about the Fairfax County Historic Overlay Districts, CLICK HERE
	For properties within the towns of Herndon, Vienna or Clifton please contact the town to determine if the property is within a town historic district.
Street/Road	
Site Description	BUILDABLE-POOR LOT

Legal Description

Legal Description	DIV OF LAND OF H & B HUNSBERGER OUTLOT 24B
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Sales History

Date	Amount	Seller	Buyer
02/17/2006	\$0	CHURCH EPISCOPAL ST JOHNS	CHURCH EPISCOPAL ST JOHNS

Planner of the Day

The Department of Planning and Development (DPD) provides service to our customers from 8:00 a.m. to 4:00 p.m., Monday through Friday.

Planners of the Day (POD) from the various divisions are available to answer questions from members of the public by phone or email. Contact information for the POD and the types of questions each POD can answer are available below.

If you have questions regarding the Comprehensive Plan, Plan Amendments, the SSPA Process, historic and heritage resources, environmental planning, or public facilities planning, please contact the:

- [Planning Division](#) POD at 703-324-1380 or dpzpd@fairfaxcounty.gov

If you have questions about the Zoning Ordinance, on what a use may be, applicable yards or setback requirements, if a proposed use or structure is allowed in a specific zoning district and under what permissions, and other general zoning-related questions, please contact the:

- [Zoning Administration Division](#) POD at 703-324-1314 or ordadmin@fairfaxcounty.gov

If you have questions regarding previously approved entitlements (rezoning, special exception, special permit, or variance), entitlements currently under consideration, or the entitlement process, please contact the:

- [Zoning Evaluation Division](#) POD at 703-324-1290 or dpzzed@fairfaxcounty.gov

If you have questions or concerns regarding your zoning permit application or submission, please contact the:

- [Zoning Permits Section](#) POD at 703-222-1082 or DPZMailforZPRB@fairfaxcounty.gov



Fairfax County Zoning Ordinance



Department of Planning and Development, Herrity Building



PLANNING & DEVELOPMENT



Adopted Zoning Ordinance

May 9, 2023

(Ord. 112.2, adopted 05/09/2023, effective 05/10/2023)



4. R-1 Residential District, One Dwelling Unit/Acre

A. Purpose

The R-1 District provides for single-family detached dwellings on large lots and allows other uses that are compatible with the low-density residential character of the district.

Figure 2102.7: R-1 District Aerial Example



B. R-1 Lot and Building Dimensional Standards

Table 2102.4: R-1 Lot and Building Standards		
	Conventional	Cluster
District size, minimum	No requirement	10 acres [1]



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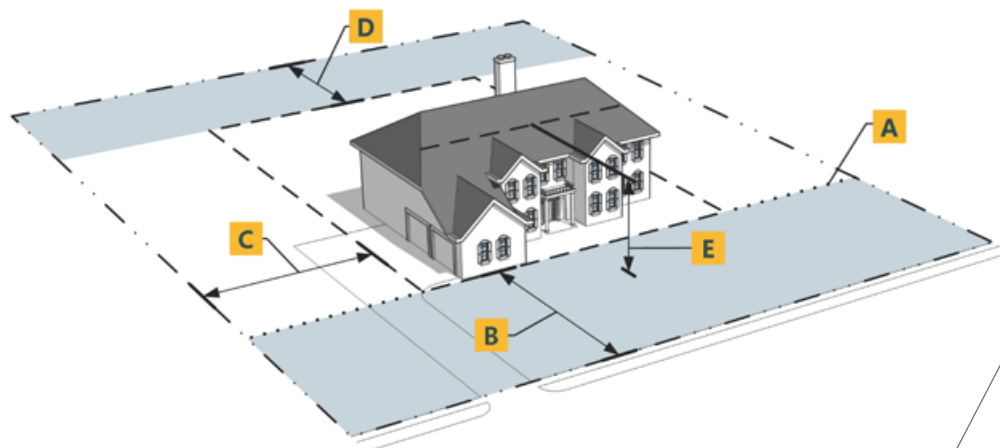
Table 2102.4: R-1 Lot and Building Standards

	Conventional		Cluster	
			Approved by special exception: 1.1 du/ac If result of a proffered rezoning from a district that allows a density of less than 1 du/acre: 1 du/ac	
Density, maximum	1 du/ac			
Open space, minimum [2]	No requirement		30 percent of the gross area	
Lot area, minimum	36,000 square feet		25,000 square feet	
A Lot width, minimum	Interior	Corner	Interior	Corner
	150 feet [1]	175 feet [1]	No requirement	125 feet [1]
	Single-family dwellings		Other principal uses	
	Conventional	Cluster		
B Front setback, minimum	40 feet	30 feet	See Table 2102.4a below	
C Side setback, minimum	20 feet	12 feet (total minimum 40 feet)	Setback equal to building height, but at least 20 feet	
D Rear setback, minimum	25 feet		Setback equal to building height, but at least 25 feet	
E Building height, maximum	35 feet		60 feet	
Floor area ratio, maximum	No requirement		0.20 for public uses; 0.15 for uses other than residential or public	

Notes:

- [1] District size and lot width may be modified in accordance with subsection 5100.2.K.
 [2] Open space is calculated in accordance with subsection 5100.3.A(3).
 [3] Freestanding accessory structures are regulated by subsection 4102.7.A.

Figure 2102.8: R-1 District Lot and Building Dimensional Standards



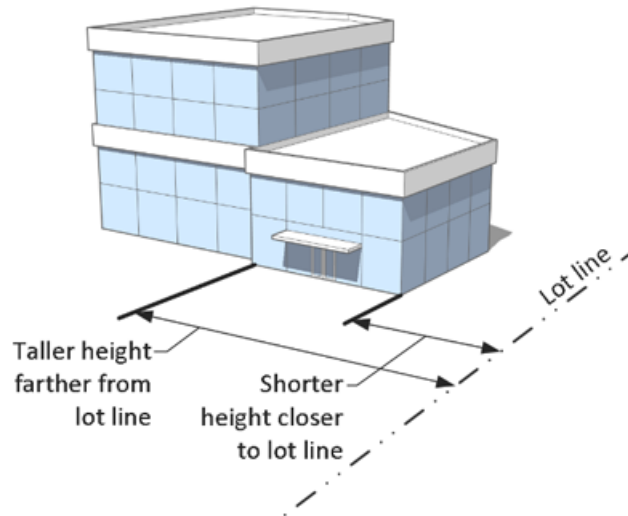
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Table 2102.4a: R-1 Setback Relative to Height

Other principal uses	
Building height, maximum (feet) [1]	Front setback, minimum (feet)
35	40
40	43
45	49
50	55
55	61
60	67

Notes:

[1] Maximum height of the portion of the building at the specified minimum setback.



C. Reference to Other Standards

General regulations that may supplement the regulations above:

Use regulations	Article 4
Lot, bulk, and open space regulations	Article 5, Section 5100
Shape factor limitations	Article 5, subsection 5100.2.H
Off-street parking, loading and private street requirements	Article 6
Signs	Article 7
Site plan provisions	Article 8, subsection 8100.7



4. Public, Institutional, and Community Uses

A. Community, Cultural, and Educational Facilities

The Community, Cultural, and Educational Facilities category includes uses that provide a local service (e.g., cultural, educational, recreational, counseling, training, religious) directly to people of the community. These uses are generally of a public, quasi-public, nonprofit, or charitable nature. This category does not include commercial health clubs or recreational facilities (categorized in the Recreation and Entertainment use category), or counseling in an office setting (categorized in the Office and Financial Institutions use category).

Adult Day Support Center

A nonresidential facility offering structured activities, training programs, and supportive services (including task learning, social, behavioral, and pre-vocational skills), and personal care during part of a 24-hour day to adults who have intellectual or developmental disabilities. This use does not include an adult day care center or any facility that provides for the primary diagnosis or treatment of a medical or mental health condition.

Alternate Use of Public Facility

A use conducted in a facility held or controlled by the Fairfax County Government under the direct authority of the Board of Supervisors, the Fairfax County School Board, or the Fairfax County Park Authority, that is otherwise allowed as a special exception or special permit use in the district where the facility is located.

Child Care Center

A facility where a person or organization supervises, protects, and is responsible for the well-being of at least one child in the general absence of a parent or guardian for less than a 24-hour period. This use does not include a home day care facility.

Club, Service Organization, or Community Center

A facility operated by a nonprofit corporation, fraternal organization, association, or group of people for social, educational, recreational, or service-oriented activities. This use may include meeting rooms, game rooms, clubhouses, swimming pools, courts, exercise equipment, snack bars, kitchens, and similar facilities. This use does not include standalone community swim, tennis, and recreation clubs, which are a different use in this category, or commercial indoor or outdoor recreation facilities, which are in the Recreation and Entertainment category.

College or University

An institution that is certified to operate as a college or university by the State Council of Higher Education for Virginia, that offers a program of post-secondary education and instruction leading to degrees or certificates. This use does not include instructional programs that are intended solely for recreation, enjoyment, or personal interest.

Community Swim, Tennis, and Recreation Club

An outdoor facility not operated for profit providing recreation facilities with membership limited primarily to residents of a designated area. This use must be under the control and direction of a board of managers that includes residents of the area served by the facility.

Convention or Conference Center

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A building or buildings containing exposition halls, exhibit halls, and facilities to house cultural or civic events, conferences, or conventions of political, industrial, fraternal, commercial, trade, or other similar associations.

Cultural Facility or Museum

A building or area operated to present cultural, historic, heritage, scientific, or academic material, or to provide access to a location having particular historic significance. The facility or museum may include curated exhibits, interactive or experiential exhibits or events, live theater and dance performances, musical concerts, cinema, or lectures; or an institution for the acquisition, preservation, study, and exhibition of works of artistic, historical, or scientific value. Accessory uses may include offices, meeting rooms, gift shops, restaurants or snack bars, and gardens.

Public Use

Any land, building, or structure held, used, or controlled primarily for public purposes by any department or branch of the Federal Government, Commonwealth of Virginia, or the Fairfax County government under the direct authority of the Board, the Fairfax County School Board, or the Fairfax County Park Authority, regardless of the land, building, or structure's ownership. For the purpose of this Ordinance, any use that is (a) sponsored or operated by another county, city, or town within or outside of the Commonwealth of Virginia or an agency such as the Fairfax County Water Authority, Social Services Board, Redevelopment and Housing Authority, Economic Development Authority, Juvenile Court, or Fairfax-Falls Church Community Services Board, and (b) not under the direct authority of the Board, is not considered a public use and is subject to the applicable Zoning Ordinance provisions for the proposed use.

Religious Assembly

A structure or place for worship or ceremonies, rituals, and education, together with its accessory buildings and uses (including buildings used for educational, social, and recreational activities), operated, maintained, and controlled under the direction of a religious group. Examples include churches, mosques, synagogues, and temples. This use includes those activities and functions sponsored and administered directly by the religious group in furtherance of its religion.

School, Private

Any school offering a curriculum for the elementary school or secondary school level leading to a high school diploma, that is not a public use. A private school includes a public school operated by other counties, cities, or towns within or outside of the State.

Specialized Instruction Center

A center primarily devoted to giving instruction in vocational, professional, musical, dramatic, artistic, scientific, performing arts, or other special subjects. Examples include tutoring, music lessons, art classes, ballet, and other similar instructional activities. This use does not include a child care center, home day care facility, health and exercise facility, or riding school.

(Ord. 112.2-2024-6, adopted 03/19/2024, effective 03/20/2024)

B. Funeral and Mortuary Services

The Funeral and Mortuary Services category consists of establishments that provide services related to the death of a human being or an animal.

Cemetery



A place where lots or niches are sold for the burial of human or animal remains, which may include a columbarium and mausoleum but not a crematory.

Crematory

A place where human or animal bodies are incinerated and the ashes are collected for permanent burial, scattering, or storage in urns.

Funeral Home

A building or part of a building used for funeral services. The building may contain space and facilities for (a) embalming and the performance of other services used in the preparation of the dead for burial; (b) the performance of autopsies and other surgical procedures; (c) the storage of caskets, funeral urns, and other related funeral supplies; or (d) the storage of funeral vehicles. This use may include a columbarium but not a crematory.

C. Health Care

The Health Care category includes uses providing a variety of health care and supportive services, including surgical or other intensive care and treatment, various types of medical treatment, and nursing care. Care may be provided in a protective setting during part of the day, or on an inpatient, overnight, or outpatient basis. Although a continuing care facility includes household living uses and health care uses (e.g., nursing facilities), it is categorized as a Health Care use because of its focus on the present or future provision of health and personal care. This category does not include professional offices for physicians, dentists, or similar occupations.

Adult Day Care Center

A facility licensed by the State that provides health monitoring, therapeutic, and other supportive services in a protective setting during part of a 24-hour day to four or more adults who are aged, infirm, or who have cognitive or physical disabilities and who reside elsewhere. This use does not include any licensed facility that provides for the primary diagnosis or treatment of a medical or mental health condition. This use also does not include a medical care facility, group residential facility, congregate living facility, or adult day support center.

Continuing Care Facility

A development under unified operation that provides a variety of accommodation options offering a continuum of care and services. A continuing care facility must be developed as an integrated continuum of accommodation types and service features that allows for the ability to move between levels of support as an individual's care needs change. At a minimum, a continuing care facility must offer or provide care and services to include the on-site provision of meals, general housekeeping, facilitation of transportation, recreation, health- or hygiene-related care, assistance with activities of daily living, and other services integral to the personal, health, and therapeutic care of persons.

Independent Living Facility



4101. Use Tables

1. Use Table Instructions and Abbreviations

- A.** A "P" in a cell of Table 4101.1 indicates that the use can be established by right in that zoning district, subject to compliance with related use standards.
- B.** A "✓" in a cell of Table 4101.2 indicates that the use can be established only when identified on an approved final development plan in the PDH, PDC, PRM, PCC, or PTC Districts, or when identified on an approved PRC development plan and, if applicable, a PRC plan in the PRC District, in accordance with subsection 8100.2. All uses must comply with related use standards. If the cell containing the "✓" is in a column under the subheading "Secondary," the use can only be established with one or more principal uses.
- C.** A "✓/SE" in a cell of Table 4101.2 indicates that the use can be established only when it complies with Section 2105 and related use standards as follows:
 - (1)** The use must be identified on an approved PRC development plan and, if applicable, a PRC plan in the PRC District, or on an approved final development plan in any other P district; or
 - (2)** The use may be established with approval of a special exception by the Board when the use is not specifically identified on a final development plan, development plan, or PRC plan, as applicable. When a use is being considered for approval as a special exception, the related special exception or special permit use standards apply.
 - (3)** However, when a use is being considered for approval on a development plan in the PRC District or a final development plan in any other P district, the special exception or special permit use standards are used as a guide.
 - (4)** When a standard is identified as required in all instances of a particular use, it is mandatory.
- D.** An "SE" in a cell of Table 4101.1 or Table 4101.2 indicates that the use can be established only with Board approval of a special exception in accordance with subsection 8101.3 and related use standards.
- E.** An "SP" in a cell of Table 4101.1 or Table 4101.2 indicates that the use can be established only with BZA approval of a special permit in accordance with subsection 8101.3 and the related use standards.
- F.** An "A" in a cell of Table 4101.1 or Table 4101.2 indicates that the use is allowed only as accessory to, in connection with, incidental to, and on the same lot with a principal use or structure that has been legally established in a district. In addition, the Zoning Administrator may allow any use as an accessory use, provided that it meets the definition of an accessory use.
- G.** An "AP" in a cell of Table 4101.1 or Table 4101.2 indicates that the use is allowed only with approval of an administrative permit by the Zoning Administrator.
- H.** An "A+" in a cell of Table 4101.1 or Table 4101.2 indicates that the use can be established as an associated service use if it conforms to the related use standards.
- I.** If a cell in Table 4101.1 or Table 4101.2 contains more than one approval type, there is more than one possible way to establish the use, as referenced in the related use standards for the specific use. For example, when a cell contains a "P" as well as an "SE" or "SP," if the use does not meet the standards when permitted by right, it may be established with BZA or Board approval in accordance with the applicable special exception or special permit standards and procedures.
- J.** A blank cell in Table 4101.1 or Table 4101.2 indicates that the use cannot be established in that zoning district.

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- K.** The right-most column in Table 4101.1 and Table 4101.2 references related standards that are specific to individual uses. It does not include references to other zoning standards governing uses that may apply to a particular use, including standards in subsection 4102.1, Article 2, and Article 3.

2. Structure of the Use Classification System

Allowable uses are organized according to a three-tiered hierarchy consisting of use classifications, use categories, and uses. This classification system is intended to provide a structure that groups similar uses together for ease in locating or identifying a use and to simplify the classification of new uses.

A. Use Classifications

Each use is grouped under one of these seven broad use classifications: Agricultural and Related Uses; Residential Uses; Public, Institutional, and Community Uses; Commercial Uses; Industrial Uses; Accessory Uses; and Temporary Uses.

B. Use Categories

Use categories are subgroups of uses in each classification that have common functional or physical characteristics, such as the type and amount of activity, types of goods, services, occupants or users/customers, or operational characteristics. For example, the Commercial classification is divided into multiple use categories, including Food and Lodging, Office and Financial Institutions, and Retail Sales.

C. Uses

Uses are the specific land uses that can be established in a zoning district, such as restaurant, hotel or motel, or catering uses.

3. Use Table for Residential, Commercial, and Industrial Districts**TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts**

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

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	
Agricultural and Related Uses																													
Agricultural and Related Uses: activities related to the growing or raising of plants or animals for food or other comparable activities, including agritourism and other similar use types. This category also includes riding or boarding stables.																													
Agricultural Operation	P	P	P	P																									4102.2.A
Agritourism	A	A	A	A																									4102.1.I
	AP	AP	AP	AP																									4102.2.B
	SE	SE	SE	SE																									
Farm Winery, Limited Brewery, or Limited Distillery	P	P	P	P																									4102.2.C
	SE	SE	SE	SE																									

FAIRFAX COUNTY
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TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

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	
Stable, Riding or Boarding	SE SP	SE SP	SE SP	SE SP																									4102.2.D
Residential Uses																													
Household Living: uses characterized by residential occupancy of a dwelling unit that functions as a single household																													
Dwelling, Multifamily										P	P	P	P																
Dwelling, Multifamily – ADU Development								P	P	P	P	P	P																
Dwelling, Single-Family Attached								P	P	P	P	P																	4102.3.B
Dwelling, Single-Family Attached - ADU Development					P	P	P	P	P	P	P	P																	
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P					P															
Dwelling, Stacked Townhouse										P	P	P	P																4102.3.B
Dwelling, Stacked Townhouse – ADU Development								P	P	P	P	P	P																
Group Residential Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P															
Live-Work Development																													4102.3.C
Manufactured Home	P													P															4102.3.D
Group Living: uses characterized by residential occupancy by a group of persons who do not constitute a household																													
Congregate Living Facility		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE											4102.3.E
Group Household			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP															4102.3.F

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

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			
Religious Group Living			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					SP	SP	SP	SP		SP	SP				4102.3.G		
Residence Hall			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE			4102.3.H		
Public, Institutional, and Community Uses																															
Community, Cultural, and Educational Facilities: uses generally of a public, quasi-public, nonprofit, or charitable nature providing a local service (e.g., cultural, educational, recreational, counseling, training, religious) directly to people of the community																															
Adult Day Support Center				SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	SE	SE	SE	SE	SE	SE	4102.4.A	
Alternate Use of Public Facility		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	4102.4.B	
Child Care Center				SE	SE	SE	SE	SE	SE	SE	SE		SE A+	SE A+	SE	P	P	P	P	P	P	P	P	SE	SE	SE	SE	SE	SE	4102.4.C 4102.1.G	
Club, Service Organization, or Community Center		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P		SE	SE	SE	SE	SE	SE	4102.4.D	
College or University			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	SE	P	SE	P	P	P	P		SE	SE	SE				4102.4.E	
Community Swim, Tennis, and Recreation Club		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP	4102.4.F	
Convention or Conference Center																													4102.4.G		
Cultural Facility or Museum		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P		SE	SE	SE					
Public Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Religious Assembly		SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.4.H	
Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center		SP	SE	SP	SE	SP	SE	SP	SE	SP	SE	SP	SE	SP	SE	P	P	P	P	P	P	P		P	SE	P	SE	P	SE	P	4102.4.I
School, Private		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	SE	P	SE	P	SE	P	4102.4.J

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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	
Specialized Instruction Center				SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P		P	P	P	P	SE	4102.4.K
Funeral and Mortuary Services: establishments that provide services related to the death of a human being or an animal																													
Cemetery			SP	SP	SP	SP	SP																					4102.4.L	
Crematory			SP	SP	SP	SP	SP																			P	P	P	4102.4.M
Funeral Home			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			P	P	P	P	P	P	P		P	P	P	P	P	4102.4.N
Health Care: uses providing health care services, including surgical or other intensive care and treatment, various types of medical treatment, and nursing care																													
Adult Day Care Center			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.O
Continuing Care Facility																												4102.4.P	
Independent Living Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE										4102.4.Q	
Medical Care Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	4102.4.R
Transportation: uses associated with the operation of airplanes, trains, and buses																													
Airport				SE																	SE		SE	SE	SE	SE	SE	SE	4102.4.S 4102.4.T
Helipad			SE	SE													SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.S
Transit Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P SE	4102.4.S 4102.4.U	
Utilities: uses including heavy utilities (infrastructure services that provide regional or community-wide service), light utilities (infrastructure services that need to be located in or near where the service is provided), solar power facilities, and wireless facilities																													
Solar Power Facility	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	4102.4.V
Utility Facility, Heavy		SE	SE	SE	SE																		SE	SE	SE	SE	P SE	P	4102.4.W
Utility Facility, Light	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	4102.4.X
Wireless Facility	See standards in 4102.4.Y for different permissions.																												4102.4.Y
Commercial Uses																													
Animal-Related Services: uses related to the provision of medical services, general care, and boarding services for household pets and domestic animals																													
Animal Shelter	SE	SE	SE	SE															P SE	P SE	P SE	P SE							4102.5.A
Kennel	SE	SE	SE	SE															P SE	P SE	P SE	P SE			P SE	P SE	P SE	P SE	4102.5.A

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	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	
Pet Grooming Establishment																			P	P	P	P							4102.5.B
Veterinary Hospital	SE	SE	SE	SE													P	P	P SE	P SE	P SE	P SE			P SE	P SE	P SE	P SE	4102.5.C
Food and Lodging: establishments primarily engaged in the preparation and serving of food or beverages for on or off premises consumption, or providing lodging units or rooms for transient stays of 30 days or less																													
Bed and Breakfast	P	P SE	P SE	P SE	SE																								4102.5.D
Catering																	P	P	P	P	P	P				P	P	P	4102.5.E
Hotel or Motel																	P	P		SE	P	P		SE	SE	SE	SE		4102.5.F
Restaurant												A+	A+	A+	SE A+	P	P	P	P	P	P	P		SE A+	SE A+	SE A+	SE A+	SE A+	4102.5.G 4102.1.G
Restaurant, Carryout														A+	SE A+	P	P	P	P	P	P	P		A+	A+	A+	SE A+	SE A+	4102.5.H 4102.1.G
Restaurant with Drive-Through																			SE	SE	SE	SE					SE	SE	4102.5.I
Retreat Center			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE	SE	SE			4102.5.J
Office and Financial Institutions: buildings housing activities conducted in an office setting, generally focusing on the provision of professional services (e.g., lawyers, accountants, engineers, architects), financial services (e.g., banks, lenders, brokerage houses, tax preparers), research and development, and medical and dental services																													
Alternative Lending Institution																					P	P							4102.5.K
Drive-Through Financial Institution																SE	SE	SE	P SE	P SE	P SE	P SE			SE	SE	SE	SE	4102.5.L
Financial Institution															P	P	P	P	P	P	P	P		P	P	P	P	P	
Office															P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P	P	P	P	P	P	4102.5.M
Office in a Residential District				SE	SE	SE	SE	SE	SE				SE																4102.5.N
Personal and Business Services: businesses that primarily provide routine business support functions for the day-to-day operations of other businesses or frequent or recurrent needed services of a personal nature to individuals																													
Business Service															A+	A+	A+	A+	P	P	P	P		A+	A+	A+	A+	A+	4102.1.G
Household Repair and Rental Service																			P	P	P	P							

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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	
Massage Therapy Establishment															P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.5.O
Personal Service												A+	A+		P	P	P	P	P	P	P	P		A+	A+	A+	A+	A+	4102.5.P 4102.1.G
Recreation and Entertainment: uses providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members																													
Banquet or Reception Hall															SE	SE	SE	SE	P	P	P	P							
Campground		SP	SP	SP																									4102.5.Q
Commercial Recreation, Indoor																	P SP SE	P SP SE	P	P	P	P		SP SE	SP SE	SP SE	SP SE	SP SE	4102.5.R
Commercial Recreation, Outdoor		SP SE	SP SE	SP SE													SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	4102.5.S
Entertainment, Adult																					SP								4102.5.T
Entertainment, Public																			SE	SE	SE	SE		SE	SE	SE	SE	SE	4102.5.U
Golf Course or Country Club		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE							4102.5.V
Health and Exercise Facility, Large																	P SP	P SP	P	P	P	P			SP	SP	SP	SP	4102.5.W
Health and Exercise Facility, Small															P	P	P	P	P	P	P	P		P	P	P	P		
Marina, Commercial		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE					SE	SE	SE	SE		SE	SE	SE			4102.5.X
Marina, Private Noncommercial		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					SP	SP	SP	SP		SP	SP	SP			4102.5.Y
Quasi-Public Park, Playground, or Athletic Field	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE		P SE	P SE	P SE	P SE	P SE	4102.5.Z
Smoking Lounge																			P	P	P	P		SP SE	SP SE	SP SE	SP SE	SP SE	4102.5.AA
Stadium or Arena																					SE	SE		SE	SE	SE	SE	SE	

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	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	
Zoo or Aquarium			SP	SP																	SP	SP							4102.5.BB
Retail Sales: uses involved in the sale, rental, and incidental servicing of goods and commodities that are generally delivered or provided on the premises to a consumer																													
Convenience Store												A+	A+		A+	A+	A+	A+	P SE	P SE	P SE	P SE		A+	A+	A+	SE A+	SE A+	4102.5.CC 4102.1.G
Drive-Through, Other																			SE	SE	SE	P SE							4102.5.DD
Drive-Through Pharmacy																			P SE	P SE	P SE	P SE							4102.5.EE
Drug Paraphernalia Establishment																					SE								4102.5.FF
Garden Center			SE	SE	SE														P	P	P	P SE							4102.5.GG
Pawnshop																				SE	SE	SE							
Retail Sales, General																			P	P	P	P	A			SE	SE	SE	4102.5.HH
Retail Sales, Large																				P SE	P SE	P SE							4102.5.II
Vehicle-Related Uses: uses for the maintenance, sale, or rental of motor vehicles and related equipment																													
Car Wash																			SE	SE	SE	SE			SE	SE	SE	SE	4102.5.JJ
Commercial Off-Street Parking																	SE	P	P	P	P	P		SE	SE	SE	SE	SE	4102.5.KK
New Vehicle Storage																	P	P		P	P	P			P	P	P	P	4102.5.LL
Truck Rental Establishment																			SE	SE	SE	SE				SE	P	P	4102.5.MM
Vehicle Fueling Station																	SE	SE	SE	SE	SE	SE			SE	SE	SE	SE	4102.5.NN
Vehicle Repair and Maintenance, Heavy																						SE					P	P	
Vehicle Repair and Maintenance, Light																			SE	P SE	P SE	P SE					P SE	P SE	4102.5.OO

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	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		
Vehicle Sales, Rental, and Service																	P SE	P SE		P SE	P SE	P SE				SE	SE	SE	4102.5.PP	
Vehicle Transportation Service																				P SE	P SE	P SE					P	P	P	4102.5.QQ
Industrial Uses																														
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
Freight Distribution Hub																											P	P	P	
Goods Distribution Hub																	P SE	P SE	P SE	P SE	P SE	P SE								4102.6.B
Self-Storage																					SE					P	P	P	P	4102.6.C
Warehouse																									SE	P	P	P	P	4102.6.D
Wholesale Facility																					SE	P		A	SE A	P	P	P	P	4102.6.E
Industrial Services and Extraction of Materials: uses involving the repair or servicing of industrial, business, or consumer machinery equipment, products or by-products, or uses involving the extraction of natural resources from the ground. Few customers from the general public come to the site.																														
Building Materials Storage and Sales																												P	P	
Contractor's Office and Shop																					P SE				P	P	P	P	P	4102.6.F
Extraction Activity	Allowed as a SP use only in a Natural Resource Overlay Districts as established in subsection 3103.1.																												4102.6.G	
Petroleum Products Storage Facility																													SE	4102.6.H
Specialized Equipment and Heavy Vehicle Sale, Rental, or Service																												P	P	

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Storage Yard																									P SE	P SE	P	P	4102.6.I	
Vehicle Storage or Impoundment Yard																										P	P	P	4102.6.J	
Production of Goods: uses involving the manufacturing, processing, production, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, transfer to other industrial operations, or for order by businesses or consumers.																														
Craft Beverage Production Establishment																			P	P	P	P				P	P	P	P	4102.6.K
Production or Processing																										P	P	P	P	4102.6.L
Production or Processing, Heavy																													SE	4102.6.M
Small-Scale Production Establishment																		P	P	P	P	P	P				P			4102.6.N
Waste and Recycling Facilities: uses involving receiving solid or liquid wastes from others for on-site disposal, storage, processing, or transfer to another location for processing or disposal. This use category also includes uses that manufacture or produce goods or energy from the composting of organic material, and the reuse, recycling, or processing of scrap or waste material.																														
Junkyard																													P	
Mixed Waste Reclamation Facility																													SE	4102.6.O
Recycling Center																											P	P	4102.6.P	
Solid Waste Disposal Facility			SE	SE	SE																			SE	SE	SE	SE	P	4102.6.Q	
Accessory Uses																														
Accessory Living Unit	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP																					4102.1.I 4102.7.B
Child Care Center for Occasional Care																					A	A	A							4102.7.C
Donation Drop-off Box	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	4102.7.D	
Electric Vehicle Charging	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	4102.7.E	

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Family Health Care Structure		AP	AP	AP	AP	AP	AP	AP	AP					AP															4102.1.I 4102.7.F	
Garage Sale or Yard Sale	A	A	A	A	A	A	A	A	A	A	A	A	A	A															4102.7.G	
Gardening and Composting	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Home-Based Business	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP															4102.1.I 4102.7.H	
Home Day Care Facility	SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP															4102.7.I	
Keeping of Animals	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP		A SP	A SP	A SP	A SP	A SP	A SP	4102.7.J
Limited Riding or Boarding Stable	A AP	A AP	A AP	A AP																									4102.1.I 4102.7.K	
Residence for Manager or Employee	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	4102.7.M	
Sawmilling	SP		SP	SP																									4102.7.N	
Short-Term Lodging		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP															4102.1.I 4102.7.O	
Solar Collection System	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	4102.7.P	
Temporary Uses																														
Community Garden	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP		A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	4102.1.I 4102.8.B
Construction Site Office and Storage		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP		AP	AP	AP	AP	AP	AP	4102.1.I 4102.8.C
Farmers Market	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP		AP	AP	AP	AP	AP	AP	4102.1.I 4102.8.D
Food Truck	AP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	4102.1.I 4102.8.E
Interim Off-Street Parking in Metro Station Area			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE		4102.8.F

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 VIRGINIA
TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

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		
Model Home Sales or Leasing Office		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP															4102.1.I 4102.8.G	
Portable Storage Container	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP		A AP	A AP	A AP	A AP	A AP	A AP	4102.1.I 4102.8.H
Special Event	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP		AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	4102.1.I 4102.8.I
Temporary Dwelling or Manufactured Home		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP		AP	AP	AP	AP	AP	AP	4102.1.I 4102.8.J
OTHER USES																														
Alternative Use of Historic Building	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	4102.1.H

(Ord. 112.2-2024-6, adopted 03/19/2024, effective 03/20/2024; Ord. 112.2-2024-8, adopted 09/10/2024, effective 09/11/2024; Ord. 112.2-2024-09, adopted 12/03/2024, effective 12/04/2024)



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

NOV 2 2018

Ms. Valerie Tucker, P.E.
c/o St. John's Episcopal Church
5649 Mount Gilead Road
Centreville, VA 20120

Reference: Parking Reduction for St. John's Episcopal Church; #8575-PKS-002-1, Tax
Map #54-4 ((01)) 24B, 25A; Sully Magisterial District

Dear Ms. Tucker:

We have reviewed your request for a parking reduction based on Article 11-106.3 of the Zoning Ordinance (Ordinance) which allows a reduction in the required number of parking spaces for places of worship that provide day care services for children and adults as well as schools of special education. This request is based on the approval of SPA 85-S-053-05 by the Board of Zoning Appeals allowing these uses at the church site. The basis for such a reduction is a demonstration that shared parking among the site uses can occur without the need for construction of additional parking spaces. Based on the information provided and our review of this information, shared parking among site uses has been demonstrated and we have no objection to the proposed 11.4 percent reduction in required spaces.

Table. Comparison of Required and Proposed Parking under Development Plans

Land Use	Size	Rate Required by Ordinance	Number of Spaces Required by Ordinance	Number of Spaces Provided	Proposed Reduction - Shared Parking
Worship	450 seats	1 space/4 seats	113	117	11.4%
Day Care Facility	2,927 gross square feet (GSF)	0.19/per enrolled person	19		
TOTALS			132	117	11.4%

Land Development Services
12055 Government Center Parkway, Suite 659
Fairfax, Virginia 22035-5503
Phone 703-324-1780 • TTY 711 • FAX 703-653-6678
www.fairfaxcounty.gov



Ms. Valerie Tucker, P.E.
Parking Reduction for St. John's Episcopal Church
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If you have any further questions regarding this matter, please contact Michael Davis of the Site Code Research & Development Division of LDS at 703-324-3065.

Sincerely,



William D. Hicks, P.E.
Director

Enclosure: Shared parking request

cc: Eleanor Ku Coddling, Director, Code Development and Compliance Division, LDS
Mavis Stanfield, Deputy Zoning Administrator, Department of Planning and Zoning
Bruce McGranahan, Director, Site Development and Inspections Division, LDS

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF ST. JOHN'S EPISCOPAL CHURCH, SPA 85-S-053-05 Appl. under Sects. 3-103 and 8-301 of the Zoning Ordinance to amend SP 85-S-053 previously approved for a church with an adult day care to permit modification of development conditions to allow a child care center, nursery school, and/or a private school of special and general education in addition to the previously approved uses; and a change in permittee. Located at 5649 Mount Gilead Rd., Centreville, 20120 on approx. 4.43 ac. of land zoned R-1, WS, HC and HD. Sully District. Tax Map 54-4 ((1)) 24B and 25A. Mr. Smith moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on May 16, 2018; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.
2. The applicant has read, understands, and concurs with the proposed development conditions.
3. The present zoning is R-1, WS, HC and HD.
4. The area of the lot is 4.42 acres.
5. There is a favorable staff recommendation, and the Board will incorporate their analysis and recommendations noted in the staff report.
6. The proposed mix of uses will be no more visible or intrusive to the surrounding community than the previously approved private school and/or adult day care.
7. There will be minimal visual impact.
8. There will be minimal impact on adjacent land uses and on existing and expected traffic in the area.
9. The application is in harmony with the Comprehensive Plan and, in conformance with the applicable Zoning Ordinance provisions.
10. There is no change in floor area ratio.
11. There is no new construction other than the possibility of a 1,000 to 1,200 square foot playground.
12. The proposed mix of uses will be operating in existing facilities.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

TRUSTEES OF ST. JOHN'S EPISCOPAL CHURCH, SPA 85-S-053-05

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NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted for the applicant only, St. John's Episcopal Church, and is not transferable without further action of this Board, and is for the location indicated on the application, 5649 Mount Gilead Road, consisting of 4.42 acres, and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structure(s), and/or use(s) indicated on the special permit plat, entitled "Special Permit Plat, St. John's Episcopal Church," originally prepared by Reid M. Dudley, dated March 24, 1998, and most recently edited on February 15, 2018, approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit (Non-RUP) must be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Land Development Services (LDS). Any plan submitted to LDS pursuant to this special permit amendment must be in substantial conformance with these conditions. Minor modifications to the approved special permit amendment may be permitted pursuant to Paragraph 4 of Section 8-004 of the Zoning Ordinance.
5. The maximum seating capacity in the main area of worship is limited to a total of 450 seats.
6. All parking must be on site and in the parking areas designated on the Special Permit plat.
7. Upon issuance of a Non-RUP for either the child care center, nursery school, private school of special or general education, or adult day care, the maximum enrollment for all uses is not to exceed 99 participants, total.
8. The maximum hours of operation for the child care center, nursery school, private school of special or general education, or adult day care are limited to the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday for participants.

TRUSTEES OF ST. JOHN'S EPISCOPAL CHURCH, SPA 85-S-053-05

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9. No Transitional Screening/Barrier is required along the southwest lot line (Mount Gilead) adjacent to the property zoned PDC. No Transitional Screening/Barrier is required along the northwest lot line (Wharton Lane), because there are no building or parking additions in this area, and because any additional screening would encroach upon existing marked graves.

The twelve (12) feet of Transitional Screening is to be provided along the northeast lot line and southeast lot line. The twelve (12)-foot transitional screening is to be heavily planted and continue to meet the planting requirements of Article 13 as shown on the approved special permit plat. The barrier requirements are to be modified so as to allow the continuation of the zig zag split rail fence in lieu of barrier D, E, or F. The existing vegetation may be used to partially satisfy this requirement if the vegetation is maintained and/or supplemented to meet the twelve (12)-foot screening to the satisfaction of the Urban Forest Management.

The applicant must replace any missing, dead, dying, or stunted screening trees.

10. The driveway connecting Wharton Lane with the eastern parking area is to be marked with signage indicating one-way traffic.
11. Any new parking lot lighting installed is to be in accordance with the outdoor lighting standards as set forth in Sect. 14-900 of the Zoning Ordinance. Any proposed parking lot light fixtures shall be fully shielded. Exclusive of security lighting, all outdoor lighting shall be turned off within half an hour of the end of any night time meetings and/or services. Motion detectors may be installed on parking lot and security lighting as a security measure.
12. Best Management Practices are to be provided in accordance with the Water Supply Protection Overlay District of the Zoning Ordinance and the Public Facilities Manual.
13. The gravel surfaces are to be maintained in accordance with Public Facilities Manual standards.
14. The Floor Area Ratio (FAR) is not to exceed 0.0467.
15. Prior to the issuance of a Non-RUP for the child care center, nursery school, private school of special or general education, or adult day care, the applicant must obtain an approved shared parking agreement or parking reduction. If a shared parking agreement or parking reduction is NOT approved by LDS, the number of seats in the sanctuary and/or the number of participants in the child care center, nursery school, private school of special or general education, or adult day care must be reduced to correspond to a number that can be supported by the parking spaces provided on site as determined by LDS.

TRUSTEES OF ST. JOHN'S EPISCOPAL CHURCH, SPA 85-S-053-05

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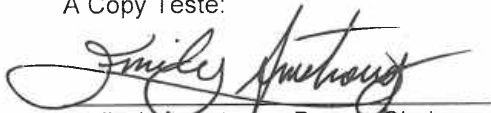
16. The maximum number of children using the fenced-in playground must adhere to the limitations in Sect. 9-309 of the Fairfax County Zoning Ordinance.

These conditions incorporate and supercede all previous conditions. This approval, contingent on the above-noted conditions, does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant is responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit is not valid until this has been accomplished.

Pursuant to Section 8-015 of the Zoning Ordinance, this Special Permit Amendment is effective upon a vote of approval by the Board of Zoning Appeals.

Mr. Hammack seconded the motion, which carried by a vote of 6-0. Mr. Byers was not present for the vote.

A Copy Teste:



Emily J. Armstrong, Deputy Clerk
Board of Zoning Appeals

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RE/MAX DISTINCTIVE REAL ESTATE,

6846 Elm Street
McLean, VA 22101



Each Office Independently Owned and Operated

PRESENTED BY:

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Leasing & Sales Associate
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