

**McLean Citizens Association Resolution**  
**Fairfax County Zoning Ordinance Amendment**  
**Independent Living Facilities for Low Income Residents**  
January 25, 2012

**Whereas**, the Fairfax County Zoning Ordinance currently provides for independent living (IL) facilities that serve persons 62 years of age and older and/or persons with disabilities/handicaps; and,

**Whereas**, the current Zoning Ordinance allows up to 20% density bonus for an IL facility comprised of 100% affordable units; and,

**Whereas**, the proposed Zoning Ordinance Amendment (ZOA) seeks to provide for IL facilities for lower income elderly and disabled residents; and,

**Whereas**, the proposed ZOA would allow a 25% density bonus if the IL facility dedicates at least 70% of the dwelling units to residents whose income is not higher than 50% of the Area Median Income (AMI), and not more than 30% of the dwelling units to residents whose income is not higher than 70% of the AMI; and,

**Whereas**, the current Zoning Ordinance imposes greater minimum front, side and rear yard requirements of 30' to 50' for IL facilities located in residential districts; and,

**Whereas**, the proposed ZOA would permit an IL facility, located in a residential district, to comply with the lower minimum yard requirements of the residential district if the structure is “...*designed to look like a single family detached dwelling unit*...”; and,

**Whereas**, the current Zoning Ordinance section specifies the maximum height of an IL facility in a residential district shall be 50 feet; and,

**Whereas**, the proposed ZOA does not specify a maximum height for an IL facility constructed to resemble the exterior of a single family detached (SFD) dwelling to qualify for the reduced minimum yard requirements; and,

**Whereas**, by ordinance, no SFD dwelling in Fairfax County is greater than 35' in height; and,

**Whereas**, the objective of the proposed ZOA to relax the current minimum yard requirements when the IL facility is compatible with the existing SFD dwellings in the neighborhood is undermined by the existing language that would permit a much greater structure height;

**Now, therefore, be it resolved** that the McLean Citizens Association opposes the proposed Zoning Ordinance Amendment unless the height of an Independent Living Facility, constructed to resemble a single family detached dwelling to qualify for reduced minimum yard requirements, is limited to 35 feet.

cc: John Foust, Dranesville District Supervisor  
Jay Donahue, Dranesville District Planning Commissioner  
James Hart, At-Large Planning Commissioner  
Benjamin Wiles, Staff  
Fairfax County Planning Commission  
Fairfax County Board of Supervisors