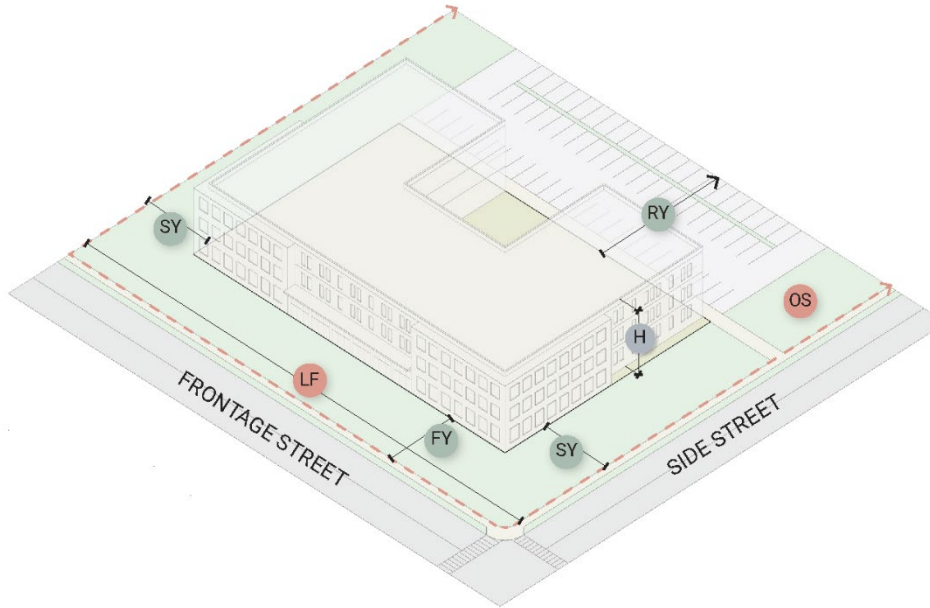




Sec. 18-227. - Corporate Park District (CP).

1. CP Purpose. The purpose of the Corporate Park District is to provide standards for the use and development of properties as a cohesive campus-style corporate employment center.



2. CP Dimensional Standards.

LOT STANDARDS		
LF	Lot Frontage	150 ft. min. 100 ft. min. for lots on cul-de-sac or on street curves.
OS	Open Space	30% min.
BUILDING STANDARDS		
H	Building Height	45 ft. max., not including rooftop equipment.
BUILDING PLACEMENT STANDARDS		
FY	Front Yard Setback	50 ft. min. 100 ft. min. if abuts a residential zone.
SY	Side Yard Setback	50 ft. min. (each side) 100 ft. min. if abuts a residential zone.



RY	Rear Yard Setback	50 ft. min. 100 ft. min. if abuts a residential zone.
	Distance from Street Right-of-Way (R.O.W.)	50 ft. min.

Reference to Other Standards

Uses and Use Standards: See Article 3;
Development Standards - Commercial, Industrial, and Mixed-Uses: See [Article 5A](#);
Development Standards - Public, Institutional and Community Uses: See [Article 5B](#);
Corporate Park District Performance Standards: See [Article 5A](#), Division 8.

Sec. 18-323. - Drive-Through Facilities.

1. A drive-through facility shall be designed as complementary to the principal building it serves.
2. Drive-through features shall not have any pick-up windows, ordering areas, signage, or other related items located on the front elevation of a building or located between the front building wall and street right-of-way.
3. Where a structure served by a drive-through facility is located on a corner lot, the orientation of the drive-through facility and the principal structure shall be located such that the drive-through facility is not located between the principal structure and the intersection of the main thoroughfare.
4. Vehicles shall not be permitted to wait or stack within any public right-of-way for service at any drive-through.
5. See [Article 5A, § 18-532](#) for stacking standards.
6. A drive-through lane shall be a minimum of eleven (11) feet wide.
7. A drive-through may have more than one window for ordering, paying and pickup; provided, however, there shall not be more than one drive-through lane on a property.
8. The signage provided by the restaurant in the drive aisle for patrons to view the menu of options shall not be more than twenty-four (24) square feet in total area and shall not emit any sound, noise, or music other than an order speaker of reasonable noise levels. All advertisements related to drive-through services shall be located on the order board.
9. Drive-through facilities adjacent to residentially zoned properties shall meet the following applicable criteria:
 - A. A drive-through facility operating later than 10:00 p.m. shall not have any portion of its operation (including, but not limited to, the stacking lane, menu boards or speaker boxes) located closer than 75 feet from any residentially-zoned property.
 - B. No speaker box or other audio mechanism, regardless of operating hours, shall be located closer than thirty-five (35) feet from any residentially zoned property.
10. Application submittals for this use must include the following:
 - A. A written statement describing the proposed use and providing all information pertinent to the review of the application. Such information shall include, but not be limited to:
 - i. Type of product or service to be offered;
 - ii. Proposed hours of operation and employee staffing;



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- iii. Plans for the control of litter and the disposal and recycling of waste material;
- iv. Effects on air quality at the site and in adjacent areas; and
- v. Estimates of sound levels that would be generated by the proposed use at site boundary lines.
- B. A traffic analysis providing information that includes, but is not limited to:
 - i. Estimates of the number of vehicle trips and the amount of vehicular stacking that would occur daily and during a.m./p.m. peak hours;
 - ii. Trip generation by use type;
 - iii. Estimated internal and external traffic flows;
 - iv. Parking and vehicular stacking spaces that would be provided on-site;
 - v. Data on existing traffic conditions and the traffic-handling capacity of roads fronted by the proposed use;
 - vi. Sight distances at points of ingress and egress;
 - vii. Pedestrian and bicycle traffic; and
 - viii. Any other site-specific traffic factors or public safety issues associated with the application.
- 11. Applications for drive-through facilities will be evaluated on the basis of the following criteria, with emphasis given to potential adverse effects on adjoining or nearby properties:
 - A. Location and arrangement of any drive-through window in relation to adjoining properties and public rights-of-way.
 - B. Appropriateness of proposed hours of operation.
 - C. Traffic circulation patterns, including safe ingress and egress, and a clear designation of drive-through aisles through the use of paving materials, pavement markings or landscaping.
 - D. Pedestrian circulation and safety.
 - E. Adequacy of screening of vehicle use and parking areas.
 - F. Noise impact associated with, but not limited to, exterior speakers and motor vehicles.
 - G. Compliance with Federal, Commonwealth, and local pollution standards.
 - H. Other factors, as deemed appropriate, that affect the health, safety, and general welfare of the community.

Article 8 – Administration, Procedures, and Enforcement; Division 4 – Applications and Processes

Sec. 18-836. - Site Plan Review.

1. **Site Plan Approval Required.** Development of, redevelopment of, or modifications to property must be approved through one of the following site plan types prior to the issuance of a building permit or commencing excavation.
2. **Types of site plans.**
 - E. Corporate Park District (CP).** Applications for a building permit or certificate of occupancy in the Corporate Park District (Article 2, § 18-227) that is not in accordance with the approved site plan of development for the property, must first submit an amendment to the site plan including all required information about the proposed use.
3. **Application Process for Site Plans, Generally.**
 - A. Completeness and Compliance.** Applications for site plans are reviewed for completeness and compliance with the Code of Vienna by the Director of Planning and Zoning, the Director of Public Works, the Director of Parks and Recreation, and the Zoning Administrator.



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- B. Final Approval Required before the Issuance of Other Permits.** A final site plan must be stamped as approved prior to the issuance of building permits or a Certificate of Occupancy.
- C. Referral to Board of Architectural Review.** All site plans, except those for single-unit residential properties, may require referral to the Board of Architectural Review prior to approval.

8. Corporate Park District Plan of Development Application.

- A. Application.** An application for a Corporate Park District Plan of Development shall be submitted to the Director of Planning and Zoning on such forms as the Director may prescribe and shall include the following:

- i. **Plan of Development.** In addition to the standard site plan requirements, the plan of development is required to include the following:
 - a. Location and height of all buildings and structures.
 - b. Area devoted to parking facilities and loading berths.
 - c. All access roads, landscaping and screening plans.
 - d. Areas designated for outdoor storage.
 - e. Proposed signs.
- ii. **Description of proposed operation.** A description of the proposed operation including:
 - a. All machinery, processes, and products.
 - b. An estimate of the maximum number of employees contemplated and the number of shifts during which they would work.
 - c. Specifications for the mechanisms and techniques to be used in restricting the emission of dangerous and objectionable elements.
 - d. Effects of the operation including noise, glare, odor, sewerage, air pollution, water pollution, fire or safety hazards, or other factors detrimental to the health safety, and welfare of the area.
- iii. **Private covenants.** Private covenants and/or provisions for associations of individual owners proposed within a Corporate Park (CP) District shall be included as a part of the preliminary development plan.
- iv. **Other information required.** The applicant shall provide whatever other information the Planning Commission or the Town Council may require to determine the effect that the proposed uses may have upon their environment and on the cost of providing municipal services to the areas.

- B. Review Process.**

- i. **Completeness and Compliance.** Applications for Corporate Park Plan of Development are reviewed for completeness and compliance with Town Code by the Director of Planning and Zoning, the Director of Public Works, the Director of Parks and Recreation, and the Zoning Administrator.
- ii. **Transmission to Planning Commission.** Once staff review is complete, the application will be transmitted to the Planning Commission for review at a regular meeting. The Planning Commission shall make a recommendation on the application to the Town Council.
- iii. **Final Decision by Town Council.** The application and Planning Commission's recommendation are then transmitted by the Director of Planning and Zoning to the Town Council for review and determination at a public hearing. Town Council shall review and consider the application for compliance with the Corporate Park (CP) District requirements in this Chapter and determination that the proposed development will achieve the following:



DIVISION 8. - CORPORATE PARK (CP) DISTRICT PERFORMANCE STANDARDS

Sec. 18-548. - Use Limitations.

All uses in a CP District shall operate in conformance with the limitations set forth in each subsection below:

1. Vibration. No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at or at any point beyond the lot line; nor shall any vibration produced exceed 0.002g peak measured at or beyond the lot line using either seismic or electronic vibration measuring equipment.

2. Noise.

- A. All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency, or shrillness.
- B. In no event shall the sound-pressure level of noise radiated continuously from a facility at nighttime exceed at the lot line the values given in Table 1 (set out hereafter) in any octave band of frequency.
- C. However, where the lot line adjoins or lies within twenty-five (25) feet of the boundary of a residence district, the sound-pressure levels of noise radiated at nighttime shall not exceed at the lot line the values given in Table 2 (set out hereafter) in any octave band of frequency.
- D. The sound-pressure level shall be measured with a sound level meter and an octave bank analyzer that conform to specifications published by the American Standards Association. (American Standard Sound Level Meters for Measurement of Noise and Other Sounds, Z24.3-1944, American Standards Association, Inc., New York, N.Y. and American Standard Specification for an Octave-Band Filter Set for the Analysis of Noise and Other Sounds, Z24.10-1953, American Standards, Inc., New York, N.Y. shall be used for measurement.)
- E. If the noise is not smooth and continuous and is not radiated between the hours of 9:00 p.m. and 7:00 a.m., one or more of the corrections in Table 3 shall be added to or subtracted from each of the decibel levels given above in Table 1 or Table 2.

TABLE 1: Maximum permissible sound-pressure levels at the lot line for noise radiated continuously from a facility between the hours of 9:00 p.m. and 7:00 a.m.

Frequency Band Cycles Per Second	Sound Pressure Level Decibels re 0.0002 dyne/cm ²
20—75	69
75—150	60



TABLE 1: Maximum permissible sound-pressure levels at the lot line for noise radiated continuously from a facility between the hours of 9:00 p.m. and 7:00 a.m.

Frequency Band Cycles Per Second	Sound Pressure Level Decibels re 0.0002 dyne/cm ²
150—300	56
300—600	51
600—1,200	42
1,200—2,400	40
2,400—4,800	38
4,800—10,000	35

TABLE 2: Maximum permissible sound-pressure levels at the lot line for noise radiated continuously from a facility between the hours of 9:00 p.m. and 7:00 a.m., where the lot line adjoins or lies within 25 feet of the boundary of a residence district.

Frequency Band Cycles Per Second	Sound Pressure Level Decibels re 0.0002 dyne/cm ²
20—75	65
75—150	50
150—300	43
300—600	38



TABLE 2: Maximum permissible sound-pressure levels at the lot line for noise radiated continuously from a facility between the hours of 9:00 p.m. and 7:00 a.m., where the lot line adjoins or lies within 25 feet of the boundary of a residence district.

Frequency Band Cycles Per Second	Sound Pressure Level Decibels re 0.0002 dyne/cm ²
600—1,200	33
1,200—2,400	30
2,400—4,800	28
4,800—10,000	26

TABLE 3

Type of Operation in Character of Noise	Correction in Decibels
Daytime operation only	Plus 5
Noise source operates less than 20% of any one-hour period	Plus 5*
Noise source operates less than 5% of any one-hour period	Plus 10*
Noise source operates less than 1% of any one-hour period	Plus 15*
Noise of impulsive character (hammering, etc.)	Minus 5
Noise of periodic character (hum, screech, etc.)	Minus 5



TABLE 3

Type of Operation in Character of Noise

Correction in Decibels

*Apply one of these corrections only.

1. Smoke. There shall not be discharged into the atmosphere from any source of emission whatsoever any air contaminant for a period or periods aggregating more than three minutes in any one hour which is:
 - A. As dark or darker in shade than that designated as No. 2 on the Ringelmann Chart, as published by the United States Bureau of Mines, or its equivalent; or
 - B. Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in paragraph 3A of this standard.
2. Combustion contaminants.
 - A. There shall not be discharged into the atmosphere from any single source of emission combustion contaminants (excluding condensed steam) in any state or combination thereof exceeding at the point of discharge 0.3 grains per cubic foot of gas calculated to twelve (12) percent carbon dioxide at standard conditions.
 - B. Where process weight falls between figures stated, values of allowable discharge per hour shall be interpolated. Process weight is defined as total weight of raw materials entering process (not weight of finished product). Solid fuels charged are considered as part of process weight, but liquid and gaseous fuels and combustion air are not. In continuous operation, average rate of feed is used. In batch operation, total batch weight divided by operating time of a batch cycle determines process weight per hour.

TABLE 4: Maximum Allowable Discharge per Hour

Process Weight Per Hour, LB	Allowable Discharge Per Hour, LB	Process Weight Per Hour, LB	Allowable Discharge Per Hour, LB
50	0.24	3,300	5.36
100	0.46	3,400	5.44
150	0.66	3,500	5.52



TABLE 4: Maximum Allowable Discharge per Hour			
Process Weight Per Hour, LB	Allowable Discharge Per Hour, LB	Process Weight Per Hour, LB	Allowable Discharge Per Hour, LB
200	0.852	3,600	5.61
250	1.03	3,700	5.69
300	1.20	3,800	5.77
350	1.35	3,900	5.85
400	1.50	4,000	5.93
450	1.63	4,100	6.01
500	1.77	4,200	6.08
550	1.89	4,300	6.15
600	2.01	4,400	6.22
650	2.12	4,500	6.30
700	2.24	4,600	6.37
750	2.34	4,700	6.45
800	2.43	4,800	6.52
850	2.53	4,900	6.60



TABLE 4: Maximum Allowable Discharge per Hour			
Process Weight Per Hour, LB	Allowable Discharge Per Hour, LB	Process Weight Per Hour, LB	Allowable Discharge Per Hour, LB
900	2.62	5,000	6.67
950	2.72	5,500	7.03
1,000	2.80	6,000	7.37
1,100	2.97	6,500	7.71
1,200	3.12	7,000	8.05
1,300	3.26	7,500	8.39
1,400	3.40	8,000	8.71
1,500	3.54	8,500	9.03
1,600	3.66	9,000	9.36
1,700	3.79	9,500	9.67
1,800	3.91	10,000	10.00
1,900	4.03	11,000	10.63
2,000	4.14	12,000	11.28
2,100	4.24	13,000	11.89



TABLE 4: Maximum Allowable Discharge per Hour			
Process Weight Per Hour, LB	Allowable Discharge Per Hour, LB	Process Weight Per Hour, LB	Allowable Discharge Per Hour, LB
2,200	4.34	14,000	12.50
2,300	4.44	15,000	13.13
2,400	4.55	16,000	13.74
2,500	4.64	17,000	14.36
2,600	4.74	18,000	14.97
2,700	4.84	19,000	15.58
2,800	4.92	20,000	16.19
2,900	5.02	30,000	22.22
3,000	5.10	40,000	28.3
3,100	5.18	50,000	34.3
3,200	5.27	60,000	40.0

3. Particulate matter.

- A.** There shall not be discharged in any one hour from any sources whatsoever, except as provided in subsection 4 of this section, particulate matter, excluding condensed steam, in total quantities in excess of the amount shown in the preceding table.



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- B.** When the process weight is in excess of 60,000 pounds per hour, there shall not be discharged in any one (1) hour from any source whatsoever dust or fumes in excess of 0.066 percent of the hourly process weight.
- 4.** Threshold values. There shall not be discharged into the atmosphere any contaminant for which threshold limit values are listed for working atmospheres by the American Conference of Governmental Industrial Hygienists in such quantity that the concentration of the contaminant at ground level at any point beyond the boundary of the property shall at any time exceed the threshold limit.
- 5.** Exceptions. Subsections 3, 4, 5, and 6 of this section do not apply to:
 - A.** Fire set by any officer, employee, or firefighter in the course of his official duty, for the purpose of weed abatement, the prevention of fire hazard, or the instruction of public employees in the methods of firefighting or research relating to the prevention and control of fires.
 - B.** Agricultural operations in the growing of crops or the raising of fowl or animals.
- 6.** Odors.
 - A.** There shall not be discharged or permitted to escape into the atmosphere, odors which shall be offensive to the public or which endanger public comfort, repose, health, or safety.
 - B.** The intensity of offensive odors shall be determined at the property line adjacent to the source in the manner described in "Air Pollution Abatement Manual," Chapter 5, Table 3; Manufacturing Chemists' Assn., Washington, D.C. 1951.
- 7.** Electromagnetic radiation. The following standards shall apply:
 - A.** It shall be unlawful to operate or cause to be operated, any planned or intentional source of electromagnetic radiation for such purposes as communication, experimentation, entertainment, broadcasting, heating, navigation, therapy, vehicle velocity measurement, weather survey, aircraft detection, topographical survey, personal pleasure, or any other use directly or indirectly associated with these purposes which does not comply with the then current regulations of the Federal Communications Commission regarding such sources of electromagnetic radiation, except that for all governmental communications facilities, governmental agencies, and government-owned plants, the regulations of the Interdepartmental Radio Advisory Committee shall take precedence over the regulations of the Federal Communications Commission, regarding such sources of electromagnetic radiation. Further, said operation in compliance with the Federal Communications Commission or the Interdepartmental Radio Advisory Committee regulations shall be unlawful if such radiation causes an abnormal degradation in performance of other electromagnetic radiators or electromagnetic receptors of quality and proper design because of proximity, primary field, blanketing, spurious reradiation, harmonic content, modulation, or energy conducted by power or telephone lines.
 - B.** The determination of "abnormal degradation in performance" and "of quality and proper design" shall be made in accordance with good engineering practices as defined in the latest principles and standards of the American Institute of Electrical Engineers, the Institute of Radio Engineers, and the Electronic Industries Association. In case of any conflict between the latest



standards and principles of the above groups, the following precedence in the interpretation of the standards and principles shall apply:

- i. American Institute of Electrical Engineers,
 - ii. Institute of Radio Engineers, and
 - iii. Electronic Industries Association.
- C. Recognizing the special nature of many of the operations which will be conducted because of the research and educational activities, it shall be unlawful for any person to operate or cause to be operated, to maintain or cause to be maintained any planned or intentional source of electromagnetic energy, the radiated power from which exceeds 1,000 watts, without the express approval of the Town. Further, it is required that any person intending to operate or cause to be operated, to maintain or cause to be maintained, any planned or intentional source of electromagnetic energy, the radiated power from which exceeds ten watts, shall file, at least 30 days prior to such operation, a description of the radiating device and the operating characteristics thereof with the Town.
- D. Electromagnetic interference. For the purpose of these regulations, electromagnetic interference shall be defined as electromagnetic disturbances which are generated by the use of electrical equipment other than planned and intentional sources of electromagnetic energy which interfere with the proper operation of electromagnetic receptors of quality and proper design. It shall be unlawful to operate or cause to be operated any source of electromagnetic interference, the radiation or transmission from which exceeds the maximum values tabulated below (kc = kilocycles; mc = megacycles):

TABLE 5: Radiated		
Section of Electromagnetic Spectrum (from - to)	Primary Intended Service	Maximum Field Strength at Edge of Property Containing Interference Source
10kc*—100kc	Communications Service	500 microvolts/meter
100kc—535kc	Navigational Aids	300 microvolts/meter
535kc—1605kc	AM Broadcasting	200 microvolts/meter
1605kc—44mc**	Various Communications Service	200 microvolts/meter



TABLE 5: Radiated		
Section of Electromagnetic Spectrum (from - to)	Primary Intended Service	Maximum Field Strength at Edge of Property Containing Interference Source
44mc—88 mc	VHF Television Airport Control	150 microvolts/meter
88mc—174mc	FM Broadcasting	200 microvolts/meter
174mc—216mc	VHF Television	150 microvolts/meter
Section of Electromagnetic Spectrum (from - to)	Primary Intended Service	Maximum Field Strength at Edge of Property Containing Interference Source
216mc—580mc	Navigational Aids Citizens Radio	250 microvolts/meter
580mc—920mc	UHF Television	300 microvolts/meter
920mc—30,000mc	Various	500 microvolts/meter

* *kc* = *kilocycles*

***mc* = *megacycles*



TABLE 6: By Transmission or Conduction

Section of Electromagnetic Spectrum (from - to)	Primary Intended Service	Maximum Voltage Measured Line to Line or Line to Ground Where Power/Telephone Lines Cross Edge of Property Containing Interference Source
10kc*—100kc	Communications Service	2.5 millivolts
100kc—535kc	Navigational Aids	1.5 millivolts
535kc—1605kc	AM Broadcasting	1.0 millivolts
1605kc—44mc**	Various Communications Service	0.5 millivolts
44mc—88mc	VHF Television Airport Control	0.25 millivolts
88mc—174mc	FM Broadcasting	1.5 millivolts
174mc—216mc	VHF Television	0.15 millivolts
216mc—580mc	Navigational Aids Citizens Radio	5.0 millivolts
580mc—920mc	UHF Television	20.0 millivolts
920mc—30,000mc	Various	150 millivolts

* kc = kilocycles

**mc = megacycles

E. Method of measurement.



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- i. For the purpose of determining the level of radiated electromagnetic interference, standard field strength measuring techniques shall be employed. The maximum value of the tabulation shall be considered as having been exceeded if at any frequency in the section of the spectrum being measured, the measured field strength exceeds the maximum value tabulated for this spectrum section.
 - ii. For purposes of determining the level of electromagnetic interference transmitted or conducted by power or telephone lines, a suitable, tunable, peak reading, radio frequency voltmeter shall be used. This instrument shall, by means of appropriate isolation coupling, be alternately connected from line to line and from line to ground during the measurement. The maximum value of the tabulation shall be considered as having been exceeded if at any frequency in the section of the spectrum being measured, the measured peak voltage exceeds the maximum value tabulated for this spectrum section.
- 8.** Fire and explosion. All activities and all storage of flammable explosive materials at any point shall be provided with adequate safety and firefighting devices in accordance with the Fire Prevention Code of Fairfax County.
- 9.** Radioactive materials. The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes, shall be in conformance with the regulations of the Atomic Energy Commission as set forth in title 10, chapter 1, part 20, Standards for Protection Against Radiation, as amended, and all applicable regulations of the state.
- 10.** Glare and heat. No direct or sky-reflected glare, whether from floodlights or from high temperature processes such as combustion or welding or otherwise, so as to be visible at the lot line shall be permitted. These regulations shall not apply to signs or floodlighting or parking areas otherwise permitted by this chapter. There shall be no emission or transmission of heat or heated air so as to be discernible at the lot line
- 11.** Non-radioactive liquid or solid wastes. There shall be no discharge at any point into any public or private sewage disposal system or stream, or into the ground, of any liquid or solid materials except in accordance with the regulations of the Town, the County of Fairfax, Virginia, and the state water board, as applicable.



Article 8 – Administration, Procedures, and Enforcement; Division 5 - Notifications

Sec. 18-846. - Notifications Table.

APPLICATION/ REVIEW PROCESS TYPE	REVIEW & DECISION MAKING AUTHORITIES	WRITTEN NOTICE			PLACARD NOTICE	NEWSPAPER NOTICE
		Applicant/Owner	Surrounding Property/Business Owners	Fairfax County Executive/Designee		
R = REQUIRED / C = COURTESY / L = LETTER / P = POSTCARD						
Site Plan, Corporate Park (CP) District	Planning Commission	C/P	C/P	-	C	-
	Town Council	C/P	C/P	-	C	-