



What is a PRC (Planned Residential Community) District?

“PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site.”¹

Fairfax County has only 3 of these unique PRC Districts and they all have green open space as an integral factor in their design. View on map: http://www.fairfaxcounty.gov/dpz/zoningordinance/prc-zo-amendment/prc_zoning_districts_map.pdf

Fairfax County's Hunter Mill District has the economic powerhouse and the largest, Reston,² an internationally known planned community. Fairfax County is currently updating Phase II of the Reston Master Plan, which is incorporated into the County Comprehensive Plan. Reston's Land Use Maps are being updated to include all public parks, private recreation and private open space. “Reston's two golf courses are planned to remain.”³

The Braddock District has Burke Centre, a Planned Residential Community with the motto “Nature and Community in Harmony.” With 1,700-acres in 3.16 square miles,⁴ it has only one homeowners association, named the Burke Center Conservancy.⁵ The HOA name itself implies their dedication to integrating wildlife and the environment with their community.

The third PRC and smallest is in the Springfield District. The Cardinal Forest subdivision,⁶ a condominium community, is nestled into nearly 100 acres of old growth forest.

There are 5 types of Planned Districts in Fairfax County's Planned Development District Regulations,⁷ but it is only the PRC District that requires a comprehensive plan amendment in addition to the Development Plan Amendment (DPA) required for the other 4 types of Districts. This is a very key distinction and one that is not well understood by those who do not specialize in PRC zoning.

“Adequate and well-designed open space for the use of all residents” is one of the defined purposes in the PRC ordinance (see page 24, footnote 7). For those who carefully choose to live in a PRC, it is one of its most important defining characteristics.

¹ As defined under P District: <http://www.fairfaxcounty.gov/planning/glossary.htm>

² http://en.wikipedia.org/wiki/Reston,_Virginia

³ http://www.fairfaxcounty.gov/dpz/reston/staff_documents/20141219_v2working_draft_summary.pdf

⁴ http://en.wikipedia.org/wiki/Burke_Centre,_Virginia and <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/pohick.pdf>

⁵ http://www.burkecentreweb.com/committee_main.asp

⁶ <http://www.cardinalforest.com/> and <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/springfield.pdf>

⁷ <http://www.fairfaxcounty.gov/dpz/zoningordinance/articles/art06.pdf>