

**PROPOSED AMENDMENT  
TO  
CHAPTER 112 (ZONING ORDINANCE)  
OF  
THE CODE OF THE COUNTY OF FAIRFAX VIRGINIA**

*This proposed Zoning Ordinance amendment is based on the Zoning Ordinance in effect as of September 10, 2013 and there may be other proposed amendments which may affect some of the numbering, order or text arrangement of the paragraphs or sections set forth in this amendment, which other amendments may be adopted prior to action on this amendment. In such event, any necessary renumbering or editorial revisions caused by the adoption of any Zoning Ordinance amendments by the Board of Supervisors prior to the date of adoption of this amendment will be administratively incorporated by the Clerk in the printed version of this amendment following Board adoption.*

1 **Amend Article 17, Site Plans, as follows:**

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3 **- Amend Part 1, General Requirements, as follows:**

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5 **- Amend Sect. 17-105, Minor Site Plans, by revising Par. 2H to read as follows:**

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7 2. A minor site plan shall be submitted on six (6) copies of a form provided by the  
8 Director and shall be accompanied by six (6) copies of a plan depicting the  
9 existing and proposed uses and improvements. Minor site plans shall be subject to  
10 the fees set forth in Sect. 109 below and each plan shall be accompanied by a  
11 receipt evidencing the payment of all such required fees. Minor site plans shall  
12 include, when applicable, the following information:

13  
14 H. Delineation of any Resource Protection Area and Resource Management  
15 Area, description of existing/proposed outfall system and how stormwater  
16 quality, quantity and detention will be accommodated in accordance with the  
17 Public Facilities Manual and Chapter 44§ 124 of The Code.

18  
19 **- Amend Sect. 17-106, Required Information on Site Plans, by revising Par. 30 to**  
20 **read as follows:**

21  
22 All site plans shall contain a cover sheet as prescribed by the Director and the following  
23 information, where applicable, unless the Director determines, based upon written  
24 justification submitted with the plan, that the information is unnecessary for a complete  
25 review of the site plan. Site plans shall also be prepared in accordance with the  
26 provisions of the Public Facilities Manual and shall be submitted in metric  
27 measurements or the English equivalent to metric measurements; provided, however,

1 that in the event of any discrepancy between the English and metric measurements used  
2 to express any standard in this Ordinance, the English measure shall control.  
3

4 30. Provisions for the adequate disposition of natural and storm water in accordance  
5 with Chapter ~~448~~ 124 of The Code and the Public Facilities Manual, indicating the  
6 location, size, type and grade of ditches, catch basins and pipes and connections to  
7 existing drainage systems, existing and proposed storm drainage easements, and  
8 on-site storm water detention and water quality control facilities where deemed  
9 appropriate and necessary by the Director.  
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11 - **Amend Part 2, Required Improvements, Sect. 17-201, Improvements to be Provided,**  
12 **by revising Par. 8 to read as follows:**  
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14 In furtherance of the purposes of this Ordinance and to assure the public safety and general  
15 welfare and except as provided for in the Commercial Revitalization District provisions, no  
16 site plan or minor site plan shall be approved unless the Director is assured that the  
17 following improvements either exist or will be made or the Director has established that the  
18 requirement for the improvements may be modified or waived, based on information  
19 provided by the applicant, and a determination by the Director that such improvements are  
20 unnecessary, and such modification or waiver will not adversely affect other required  
21 improvements and compliance with all other applicable requirements. The Director may  
22 attach conditions to any such modification or waiver to assure that the results of the  
23 modification or waiver will be in accordance with the purpose and intent of this Part:  
24

25 8. Installation of an adequate drainage system for the disposition of storm and natural  
26 water in accordance with the provisions of Chapter ~~448~~ 124 of The Code and the Public  
27 Facilities Manual. Appeals of decisions made pursuant to Chapter ~~448~~ 124 of The Code  
28 which are appealable shall be processed in accordance with Article ~~8~~ 7 of Chapter ~~448~~  
29 124.