ZO-14-443

(See also Stormwater Management Ordinance Amendment 08-14-124,
Pollution of State Waters Amendment 05-14-105,
Stormwater Drainage Amendment 06-14-106,
Subdivision Ordinance Amendment 03-14-101,
Erosion and Sedimentation Control Amendment 04-14-104,
Chesapeake Bay Preservation Ordinance Amendment 07-14-118,
and Land Development Fee Amendment 09-14-Q)

ADOPTION OF AN AMENDMENT TO CHAPTER 112

(ZONING) OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday, January 28, 2014, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA:

Amend Chapter 112 (Zoning Ordinance), as follows:

Amend Article 17, Site Plans, as follows:

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

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

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

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

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

    All site plans shall contain a cover sheet as prescribed by the Director and the following information, where applicable, unless the Director determines, based upon written justification submitted with the plan, that the information is unnecessary for a complete review of the site plan. Site plans shall also be prepared in accordance with the provisions of the Public Facilities Manual and shall be submitted in metric measurements or the English equivalent to metric measurements; provided, however, that in the event of any discrepancy between the English and metric measurements used to express any standard in this Ordinance, the English measure shall control.

    30. Provisions for the adequate disposition of natural and storm water in accordance with Chapter 124 of The Code and the Public Facilities Manual, indicating the location, size, type and grade of ditches, catch basins and pipes and connections to existing drainage systems, existing and proposed storm drainage easements, and on-site storm water detention and water quality control facilities where deemed appropriate and necessary by the Director.

- **Amend Part 2, Required Improvements, Sect. 17-201, Improvements to be Provided, by revising Par. 8 to read as follows:**

  In furtherance of the purposes of this Ordinance and to assure the public safety and general welfare and except as provided for in the Commercial Revitalization District provisions, no site plan or minor site plan shall be approved unless the Director is assured that the following improvements either exist or will be made or the Director has

established that the requirement for the improvements may be modified or waived, based on information provided by the applicant, and a determination by the Director that such improvements are unnecessary, and such modification or waiver will not adversely affect other required improvements and compliance with all other applicable requirements. The Director may attach conditions to any such modification or waiver to assure that the results of the modification or waiver will be in accordance with the purpose and intent of this Part:

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

This amendment shall become effective on July 1, 2014, at 12:01 a.m.

GIVEN under my hand this 29th day of January, 2014.

Catherine A. Chianese

CATHERINE A. CHIANESE
Clerk to the Board of Supervisors