



Landscaping & Screening

Proposed Zoning Ordinance Amendment Status Update

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Board of Supervisors' Land Use Policy Committee
May 16, 2023

Scope

Zoning Ordinance Section 5108 Landscaping and Screening

- Review and update
- There are many resources related to this topic

Topic	Resource	Administrating Agency
Conservation of trees during land development	Code of Virginia 15.2-961.1	LDS, UFMD
Tree Conservation Ordinance	FCC Chapter 122	LDS, UFMD
Tree Conservation	PFM Chapter 12	LDS, UFMD
Health and Safety Menaces	FCC Chapter 46	DCC, HD
Heritage, Specimen, Memorial and Street Trees	FCC Chapter 120	UFMD
Chesapeake Bay Preservation Ordinance	FCC Chapter 118	LDS
Stormwater Management Ordinance	FCC Chapter 124	LDS
Storm Drainage	PFM Chapter 6	LDS
Street Trees	Urban Design Guidelines	DPD

Outreach to date

Land Use Committees

- Hunter Mill Land Use Committee
- Franconia Land Use Committee
- Providence District Council
- McLean Citizens Association's Planning and Zoning Committee
- Braddock District Land Use and Environment Committee
- Mason District Council
- Joint Sully District Land Use and Transportation Committee
- South County Federation
- Mount Vernon Council of Citizens
- Springfield District Land Use Committee
- Great Falls Citizens Association Land Use and Zoning Committee
- Mason District Land Use Advisory Committee

Stakeholders/Other Committees

- Environmental Quality Advisory Council (EQAC)
- Tree Commission
- G-7 Committee

Development Community

- Development Process Advisory Committee
- NVBIA/NAIOP
- zMOD Land Use Attorneys Work Group

Work Groups

- Landscaping and Screening Work Group
- Parking Reimagined Work Group

Timeline

September 2022

- Creation of work group
- Shaping amendment

October 2022 to March 2023

- Public Outreach
- Review of Consultant's research and report

April 2023

- Started developing proposal

May 2023

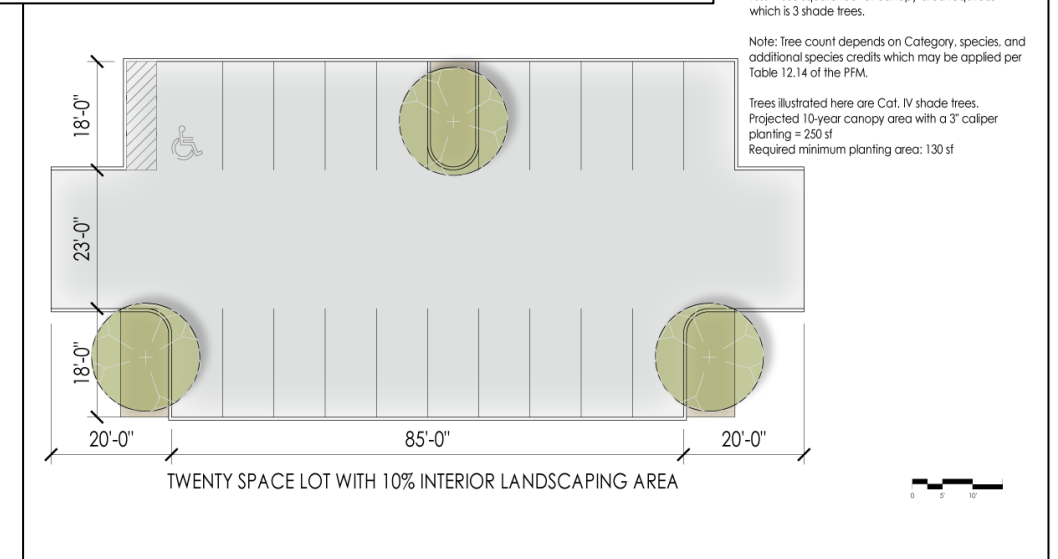
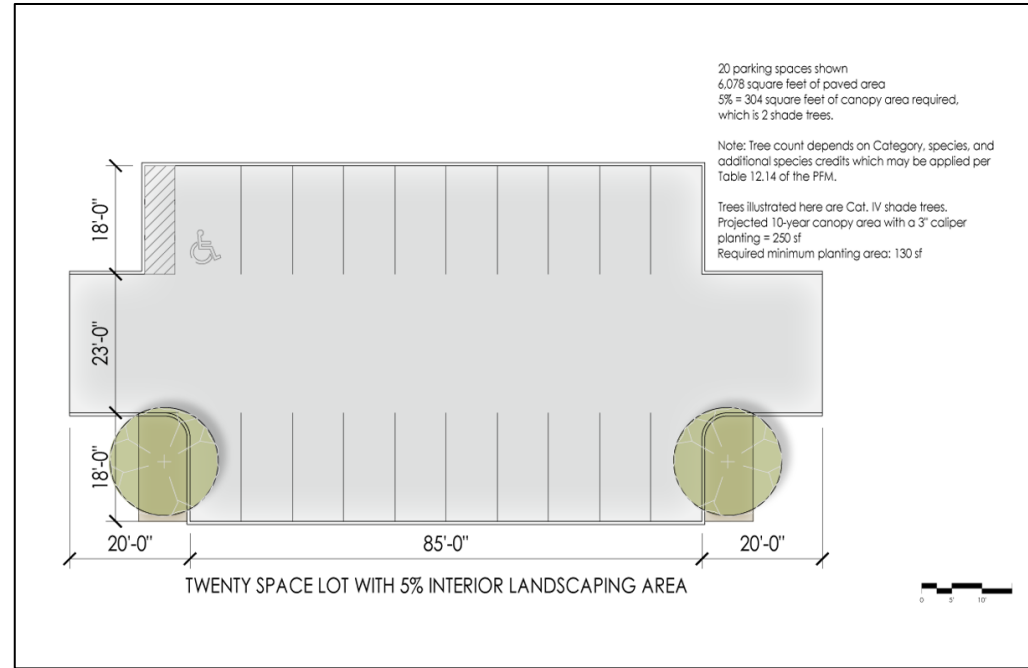
- Board LUPC
- Planning Commission LUPR
- Continue Public Outreach



Possible Changes

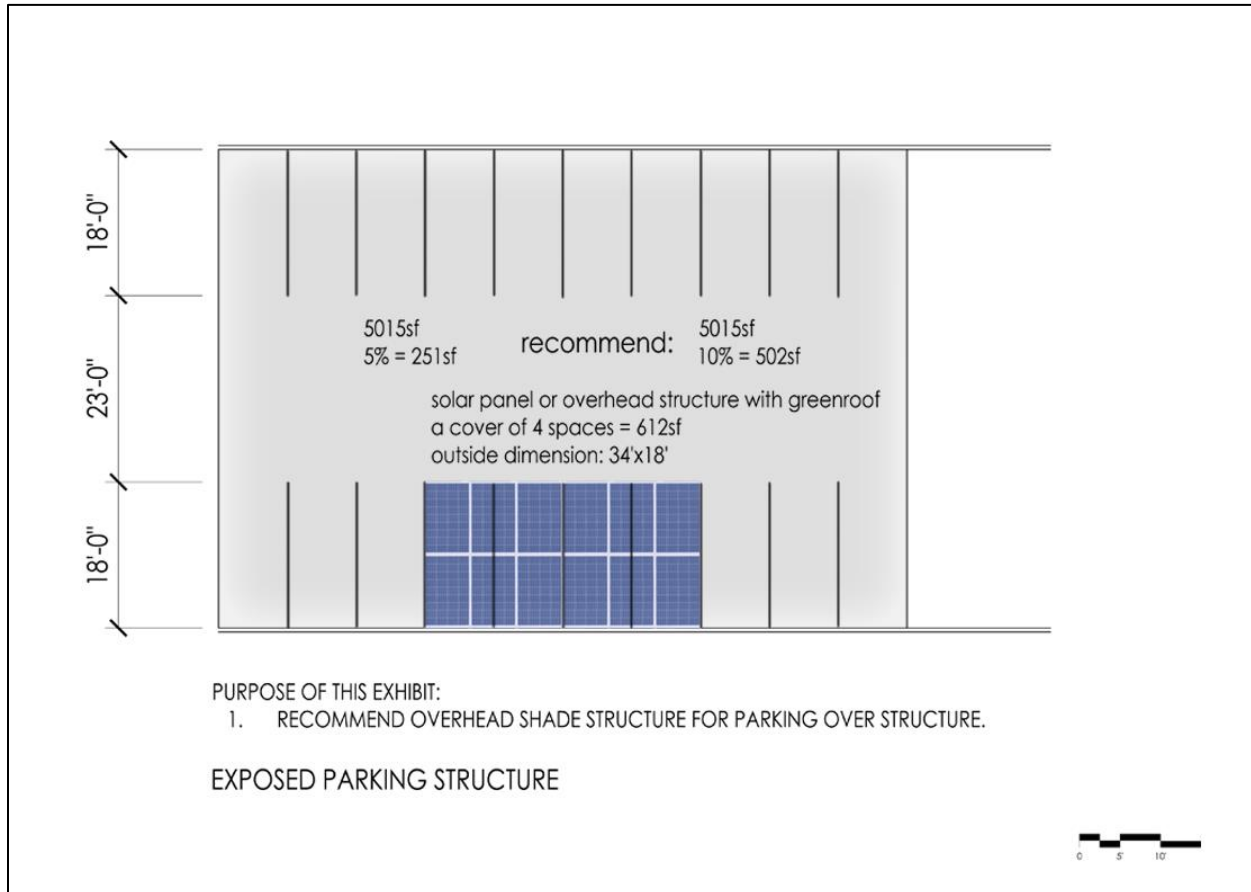
Parking lot landscaping

- Revise applicability from 20 parking spaces to 10 parking spaces
- Interior Parking Lot Landscaping
 - Increase requirement from 5% to 10%
 - Establish a spatial distribution requirement
 - Applies to surface parking lots only



* Exhibits created by LSG Landscape Architecture

Parking lot landscaping (continued)



- Shade Requirements for Parking Decks **(NEW!)**
 - Shade structure must provide shade to 10% of top level of parking deck
 - Incentivize the use of solar canopies


* Exhibit created by LSG Landscape Architecture

Parking lot landscaping (continued)

- Parking Lot Lighting (**NEW!**)
 - Require light poles to be located outside of planting islands
 - Establish distance requirement between light pole and tree planting
- Peripheral Parking Lot Landscaping
 - Add requirement for shrubs within the landscaping strip
 - Add peripheral parking lot requirements for lots not abutting right-of-way back in the Zoning Ordinance



Transitional screening and barriers

- Remove requirement for uses located across the street
- Revise the application of requirements for mixed-use developments within P Districts
- Remove requirement for single-family attached dwellings to provide screening when abutting single-family detached dwellings
- Remove chain link fence as an option 
- Revise transitional screening and barriers table from individual uses to use classifications or categories

Transitional Screening

Type I 25-foot width

Type II 35-foot width

Type III 50-foot width

Barriers

Type	Height	Materials
A	42-48 in.	Wall of brick or architectural block
B	42-48 in.	Solid wood or otherwise architecturally solid fence
C	42-48 in.	Evergreen hedge
D	42-48 in.	Chain link fence
E	6 ft	Wall of brick or architectural block
F	6 ft	Solid wood or otherwise architecturally solid fence
G	6 ft	Chain link fence
H	6 ft	Variety of trees

Transitional screening and barriers (continued)

- 18 different use groups
 - Some groupings are no longer suitable
- Lengthy and challenging to navigate

Portion of Existing Table for reference

Table 5108.2: Transitional Screening and Barrier Types by Use
 Roman numerals in individual cells represent transitional screening type required (I, II, or III)
 Letters in individual cells represent barrier type required (A through H)
 * Denotes "as may be required by the Director"
 See subsection 5108.6.A(1) above for direction on how to read this table.

Use #	Use	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	Dwelling, single-family detached																	
2	Dwelling, single-family attached	I B, A*																
3	Bed and breakfast Dwelling, multifamily Live-work development Manufactured home Stacked townhouse	I D, E or F	I															
4	Adult day care center Adult day support center Child care center Religious assembly Religious assembly with private school, specialized instruction center, or child care center School, private Specialized instruction center	I D, E or F	I D, E or F	H														

Transitional screening and barriers (continued)

Option 1: Redesign table using the Use Classifications

TABLE 5108.2: Transitional Screening and Barrier Types					
Use Classification (See Article 4 Use Tables)	Adjacent Use				
	Single- Family Dwellings	All Other Residential Uses	Public, Institutional, and Community Uses	Commercial Uses	Industrial Uses
Single-Family Dwellings	None	None	None	None	None
All Other Residential Uses	Type I Barrier E or F	None	None	None	None
Public, Institutional, and Community Uses	Type II Barrier E or F	Type II Barrier E or F	None	None	None
Commercial Uses	Type II Barrier E or F	Type II Barrier E or F	Barrier E or F	None	None
Industrial Uses	Type III Barrier E or F	Type III Barrier E or F	Type I Barrier E or F	Type I Barrier A, B, or C	None

* This is for discussion purposes only. The proposed transitional screening and barriers is an ongoing discussion.

Transitional screening and barriers (continued)

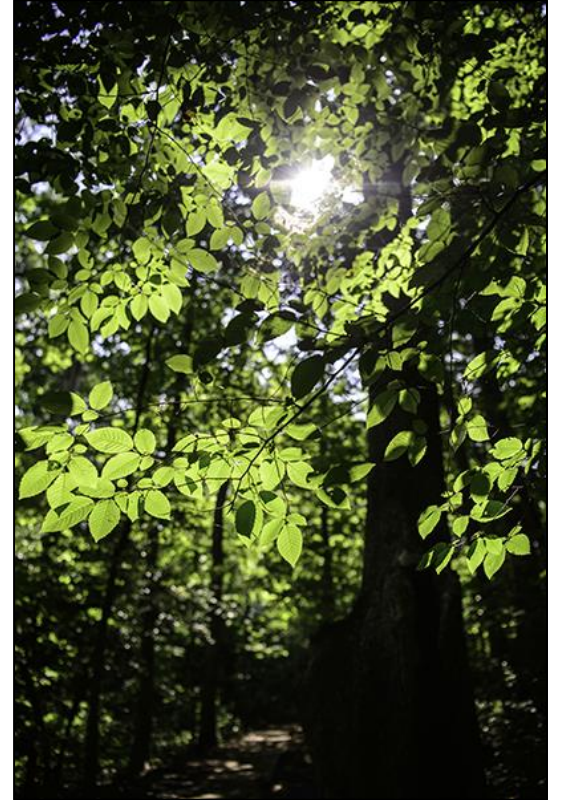
Option 2: Redesign table into four separate tables based on Use Classifications. Requirements would be based on Use Categories.

TABLE 5108.#: Transitional Screening and Barrier Types by Use When Adjacent to Residential Uses				
Use Classification (See Article 4 Use Tables)	Adjacent to Residential Uses			
Use	Dwelling, single-family detached	Dwelling, single-family attached	All other Household Living	Group Living
Residential Uses				
Dwelling, single-family detached	None	None	None	None
Dwelling, single-family attached	None	None	None	None
All other Household Living	Type I; Barrier E or F	Type I	None	None
Group Living	Type II; Barrier E or F	Type II; Barrier E or F	Type II; Barrier E or F	None
Public, Institutional, and Community Uses				
<i>All categories would be listed here</i>				
Commercial Uses				
<i>All categories would be listed here</i>				
Industrial Uses				
<i>All categories would be listed here</i>				

* This is for discussion purposes only. The proposed transitional screening and barriers is an ongoing discussion.

Existing vegetation

- Existing provisions allow for use of existing vegetation
 - Waivers and modifications are common
 - Reviewed on a case-by-case basis
- Further encourage use of existing vegetation
 - Allow a variation in the required mix of evergreen and deciduous trees, if a certain amount of existing vegetation in the transitional screening area is retained.



Street frontage landscaping (NEW!)

- Planting strip required parallel to public and private streets
 - Width: at least 10 feet
 - One tree per 30 feet of linear frontage
 - Not required for
 - Internal drive aisles
 - Lots developed with single-family dwellings
 - Not required when peripheral parking lot landscaping is required



↑
Street Frontage
Landscaping

↑
Street Trees
required by Urban
Design Guidelines

Other changes

Purpose

Broaden purpose statement to support placemaking, encourage mixed-use developments, as well as enhance ecological and social or recreational spaces.

Utility Easements

(NEW!)

Require new utility easements to be located outside of landscaping, except to cross perpendicularly.

Waivers and Modifications

- Consolidate the waiver and modification provisions into the same subsection.
- Simplify the waivers and modifications into broader options.

Maintenance

Add clarifying language that addresses improper pruning of the required landscaping.

Proposed schedule



May 16, 2023

Board's Land Use Policy Committee



May 25, 2023

Planning Commission's Land Use Process Review Committee



June 2023

Continued Outreach



July 18, 2023

Board's Land Use Policy Committee to present draft text

Visit the Landscaping & Screening webpage:

<https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/landscaping-screening>



PLANNING & DEVELOPMENT

