



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

MAY 10, 2022

zMOD FOLLOW-ON MOTION: LANDSCAPE PROFESSIONALS AND CONTRACTORS

The FY [2022/2023 Zoning Ordinance Work Program \(ZOWP\)](#), endorsed by the Board of Supervisors (Board) on October 5, 2021, listed Construction Vehicles as a Priority 1 item. This item was added to the ZOWP in response to a [follow-on motion](#) approved by the Board following the adoption of the new Zoning Ordinance (zMOD). The ZOWP item calls for the establishment of a stakeholder group of landscape professionals to discuss topics related to their operations that might make it difficult for them to find appropriate locations in the County to establish their businesses and whether the use standards related to the type of vehicles stored on the site could be modified to be less restrictive and open up opportunities for finding suitable locations. The focus of the follow-on motion was the C-8 Highway Commercial District where contractor's offices and shops are permitted by right, but the use standards restrict outdoor storage and parking of construction vehicles.

EXISTING PROVISIONS

The existing Zoning Ordinance provisions regulating contractor's office and shop include a definition, use-specific standards, and general standards for the commercial and industrial districts. The Fairfax County Zoning Ordinance defines contractor's office and shop as,

Establishments that provide services and store necessary vehicles, equipment, or materials for the installation and servicing of items which may include, but are not limited to, air conditioners, electrical equipment, flooring, painting, plumbing, roofing, tiling, and heating and ventilating equipment. This use also includes establishments for the planting and maintenance of gardens, grounds, and yards, such as landscape contractors and lawn maintenance services. This use cannot include retail sales to the general public, except as an accessory use.

This definition has been broadly interpreted to include uses that provide services such as lawn and landscaping services, building contractors, pest control, residential and commercial cleaning services, pet waste collection, etc.

Currently, a contractor's office and shop is allowed by-right in the C-8 Highway Commercial District, the I-3 Light Intensity Industrial District, the I-4 Medium Intensity Industrial District, the I-5 General Industrial District, and the I-6 Heavy Industrial District as well as the PTC Planned Tysons Corner District subject to the general standards for all commercial and industrial



PLANNING & DEVELOPMENT

Department of Planning and Development
Zoning Administration Division
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035-5507
Phone 703-324-1314
Fax 703-803-6372

www.fairfaxcounty.gov/planning-development

uses contained in [subsections 4102.1.C](#) and [4102.1.D](#), and the use standards in [subsection 4102.5.F](#). In the C-5, C-6, C-7, C-8, I-3, and I-4 Districts, the general standards for commercial and industrial uses prohibit the outdoor storage vehicles, dump trucks, cement mixers, tractors, or trailers of tractor-trailer trucks. Additionally, the specific use standards limit retail sales to the general public as an accessory use to a maximum of 10 percent of the gross floor area of the establishment or 1,000 square feet, whichever is smaller. In the PTC Planned Tysons Corner Urban District, a contractor's office and shop and all associated operations and activities, including the storage of materials and company vehicles, is permitted only when contained within a building or parking structure.

In responding to requests for information concerning permitted locations for contractor's office and shop, staff have heard concerns that the restriction on the ability to park construction vehicles used for transporting construction equipment or materials on site (office/shop) or the requirement that these vehicles to be located within a building are particularly limiting, especially in the C-8 Districts and lower intensity industrial districts. Many contractors would like to co-locate their offices with their vehicles, equipment, and materials which may or may not be permitted based on the general standards for the district. Contractor's, particularly those providing landscape services, believe these restrictions make it difficult to find appropriate locations in the County for their businesses. While the Zoning Ordinance does not define what constitutes a construction vehicle, the Zoning Administrator has previously interpreted that term. For instance, a utility business involved in sewer line inspections was deemed a contractor's office and shop and the vehicles associated with the business included larger trucks with pumping equipment and storage tanks that were deemed to be construction vehicles. Due to the limitations on outdoor storage of construction vehicles in the C-8, I-3 and I-4 Districts which permit contractor's office and shop, the contractor would not be able to locate in these districts. Additionally, trailers and trenching equipment associated with a proposed contractor's office and shop have been deemed construction equipment and, except in the I-5 and I-6 District, are prohibited from being stored outside. In general, staff has permitted transit vans, cargo vans, and pick-up trucks (up to $\frac{3}{4}$ ton capacity) in association with a contractor's office and shop. Trenching equipment, flatbed trucks, jetting trucks, certain heavy-duty trailers, chassis cab trucks with side panels, stake bodies, and high-capacity beds are deemed construction vehicles and are not permitted to be stored outside.

Construction vehicles/equipment and contractor's office and shop are a common complaint type received by the [Department of Code Compliance](#) (DCC) leading to notices of violation. Due to the intake and coding process for complaints, DCC does not specifically track the number of complaints attributable to contractor's office and shops; however, DCC has indicated that most complaints related to contractor's office and shops are those operating in residential districts. A contractor is allowed to have an office use in the home as a Home-Based Business, but often the business also locates construction equipment and vehicles on the property or has employees come to the home to pick up materials or work orders, which is not permitted. In the commercial and industrial districts, the violations are typically related to the types of commercial vehicles,

construction vehicles and equipment being stored on the property, and the absence of a NonResidential Use Permit (NonRUP) or site plan approval.

JURISDICTIONAL RESEARCH

Staff has researched the zoning regulations relating to contractor's office and shop in neighboring jurisdictions including Arlington County, Loudoun County, Prince William County, City of Fairfax, and City of Falls Church as well as Montgomery County and Prince George's County, Maryland. A summary of these regulations can be found in Attachment 1.

Generally, land uses similar to a contractor's office and shop are permitted by right in industrial zoning districts in the peer jurisdictions. Meanwhile, the use is largely not permitted in commercial districts. Loudoun County and Prince William County also regulate the amount of outdoor storage associated with this use. However, both counties regulate the amount of outdoor storage by percentage of lot area rather than a specific square footage. Additionally, Loudoun County requires outdoor storage of equipment, supplies, and construction trailers to be fully screened from public roads and adjacent lots. The City of Fairfax and City of Falls Church do not define or mention contractor's office and shop (or variation thereof).

Prince William County is the only peer jurisdiction that defines "construction equipment." Prince William County defines this equipment to include heavy equipment or vehicles used by the construction industries. The definition also provides examples of equipment and vehicles such as bulldozers, cement trucks, dump trucks, excavators, tank trucks, etc.

STAKEHOLDER OUTREACH

In accordance with the follow-on motion, staff convened virtual meetings of landscape professionals and contractors to discuss topics related to their operations on December 13, 2021, and December 15, 2021. Staff presented the same information at both meetings, which were scheduled at different times to accommodate varying schedules. Recordings of these meetings and a list of participants is available upon request.

The stakeholders expressed concern with the current restriction on parking construction vehicles on site in the C-8 District and lower intensity industrial districts. The group expressed frustration with dwindling industrial land that would be suitable for their operations. Many industrial sites have large buildings with little parking when these contractors need a small building with ample parking for vehicles and equipment. It was also noted that potential sites zoned to the C-8 District are undersized and may abut residential districts, leading to land use conflicts. Lastly, participants discussed the vehicles and equipment contractors need to store/park on site.

There was acknowledgement by the stakeholders that contractor's office and shop can have associated impacts such as the storage of gravel or mulch, noise, and parking of vehicle and

equipment that are undesirable to neighboring businesses and residents. It should also be noted that some of the stakeholders in attendance felt as though they, as commercial operations, receive unfair blame and criticism from residential owners due to a few bad actors. They acknowledged that some landscape professionals operate from their residential dwellings in a manner that creates land use conflicts with neighboring properties. Additionally, they noted that landscape contractors located outside the County do not have a vested interest in the community. When those contractors travel to the County to conduct their business, they do not always hold themselves to the same professional standards as do those who are vested in the County. Some of the stakeholders believe this has led to an unfavorable representation of the landscaping community.

Finally, one of the stakeholders suggested that a construction vehicle be defined based on whether a Commercial Driver's License (CDL) to operate the vehicle is required. However, after researching the types of vehicles that would be permitted, staff has concerns with that approach as it may not be compatible outside an industrial area.¹

CONSIDERATIONS

Contractor's office and shop is a general use description that encompasses a variety of contractor operations including those performing HVAC, plumbing, electrical, painting, building, roofing, landscaping, pest control, residential and commercial cleaning services, and pet waste collection. Some contractors, such as those providing pest control services and cleaning services, are primarily office-based and do not need the on-site outdoor storage of materials or heavy-duty trucks and equipment on site that is typically associated with contractors providing utility services or hardscape/landscape services. Due to the varying types of services these contractors provide, the type and scale of operations can have diverse impacts on the surrounding community. These impacts can include noise; parking and storage of vehicles and equipment; and outdoor storage of gravel, mulch, scaffolding, raw building materials, etc. These impacts should be considered when determining the appropriate permissions for contractor's office and shop.

In evaluating where there might be additional opportunities for contractors to locate within the County, staff reviewed the existing provisions for other land uses which have characteristics in common with contractor's office and shop, such as the need for storage of vehicles, equipment and materials like mulch, plants etc. See Table 1. These uses include garden center; goods distribution hub; truck rental establishments; and vehicle sales, rental and service. The permissions and related standards for these uses are detailed below.

¹ A CDL would generally be required for vehicles that has a Class 7 GVWR (between 26,001 to 33,000 pounds) and higher. <https://www.fmcsa.dot.gov/registration/commercial-drivers-license/drivers#Classes-Licenses-Commercial-Learners-Permits>

- Garden centers often provide landscape contracting services as an accessory use and are permitted by right in the C-5, C-6, C-7, and C-8 Districts. All outdoor storage and loading areas must be completely enclosed by screening.
- Goods distribution hub is permitted by right in the C-3, C-4, C 5, C-6, C-7, PDC, and PTC Districts with an unlimited number of vehicles 21 feet or less in length, and five vehicles 21 to 28 feet in length. The Board may increase the number of vehicles longer than 21 feet through the special exception process.
- Truck rental establishments (i.e., U-Haul and Penske) are limited to vehicles with no more than two axles, a maximum box length of 17 feet, a maximum height of 12 feet. This use is allowed by special exception in the C-5, C-6, C-7, C-8, I-4, and PRC Districts.
- Vehicle sales, rental and services allow a maximum of 15 rental vehicles (cars and vans) to be stored on site for those allowed by-right in the C-3, C-4, C-6, C-7, and C-8 Districts. However, a maximum of 25 rental vehicles may be stored on site when a special exception is approved in the C-3, C-4, I-3, I-4, and I-5 Districts.

Use	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6	Use-Specific Standards
Contractor’s Office and Shop								P			P	P	P	P	4102.6.F
Garden Center					P	P	P	P							4102.5.GG
Goods Distribution Hub			P SE	P SE	P SE	P SE	P SE	P SE							4102.6.B
Truck Rental Establishment					SE	SE	SE	SE				SE	P	P	4102.5.MM
Vehicle Sales, Rental, and Service			P SE	P SE		P SE	P SE	P SE			SE	SE	SE		4102.5.PP

Table 1. Existing Permissions

Expansion of Permissions

The following considerations result from that review:

- Contractor’s offices and shops that do not have outside storage and that use cars or small vans for services, could appropriately be locate in the C-3 and C-4 Districts. There are other types of office uses such as insurance adjusters, medical labs, and artist’s studios which use similar company vehicles that are currently permitted as office uses in the C-3 and C-4 Districts.
- Contractor’s offices and shops with limited outdoor storage and vehicles could be acceptable in the C-5, C-6, C-7, and C-8 Districts.

- Contractor's offices and shops may be appropriate in the PRC, PDC, and PRM Districts, if they restrict the use, like the PTC District, where storage of vehicles must be in a parking garage.

By expanding the permissions and allowing contractor's office and shop in additional zoning districts, with appropriate use-specific standards, residentially based contractors would have additional opportunities to find a suitable location in a commercial district, thereby reducing the existing land use conflicts with these uses illegally locating in residential districts. Additionally, expanding the permissions gives existing contractors the ability to grow within Fairfax County rather than being forced to locate in our neighboring jurisdictions due to lack of suitable locations, which could result in a lack of service to our County residents or an increase in cost for these services.

Additional Use-Specific Standards

If permissions were expanded, the land use impacts of contractor's office and shop on adjacent properties are often associated with the type of vehicle or equipment located on the property, along with the amount of outdoor storage and whether it is screened. Impacts to abutting properties and the surrounding community could be alleviated through use-specific standards. The type of contractor's office and shop could be distinguished by type of operation and associated impacts into light versus heavy contractor's office and shop. Those with a light intensity, such as office-based contractors with no outside storage, could be compatible with other commercial uses permitted in certain commercial office and retail districts, such as the C-3 or C-4 Districts, while those with a heavier impact could be permitted in the retail districts with appropriate use standards and the industrial districts like the I-3 and I-4 Districts that currently do not allow outdoor storage of equipment or vehicles. Some example standards are provided below:

- Limit the types and number of vehicles stored on-site.
 - Limit the number and type of vehicles depending on zoning district, to be stored on-site. (Similar to the Vehicle Sales, Rental and Services use-specific standards)
 - Limit storage of commercial vehicles that longer than 21 feet to on-site surface parking lots. (Similar to the Goods Distribution Hub use-specific standards)
 - Restrict commercial vehicles over 28 feet in length. (Similar to the Goods Distribution Hub use-specific standards)
 - Limit number, size and type of trailers permitted on site.
 - Require all vehicles stored outdoors to be in operating condition. (Similar to the Vehicle Sales, Rental and Services use-specific standards)
- Limit the amount (percentage or square feet) of outdoor storage.

- Review associated transitional screening requirements and consider expanding permissions.²
- Allow for an increase in the number, size, or type of vehicles through special exception process. When allowed by special exception, require all vehicles associated with the use to be stored on site and only on the portion of the site designated on the plat.

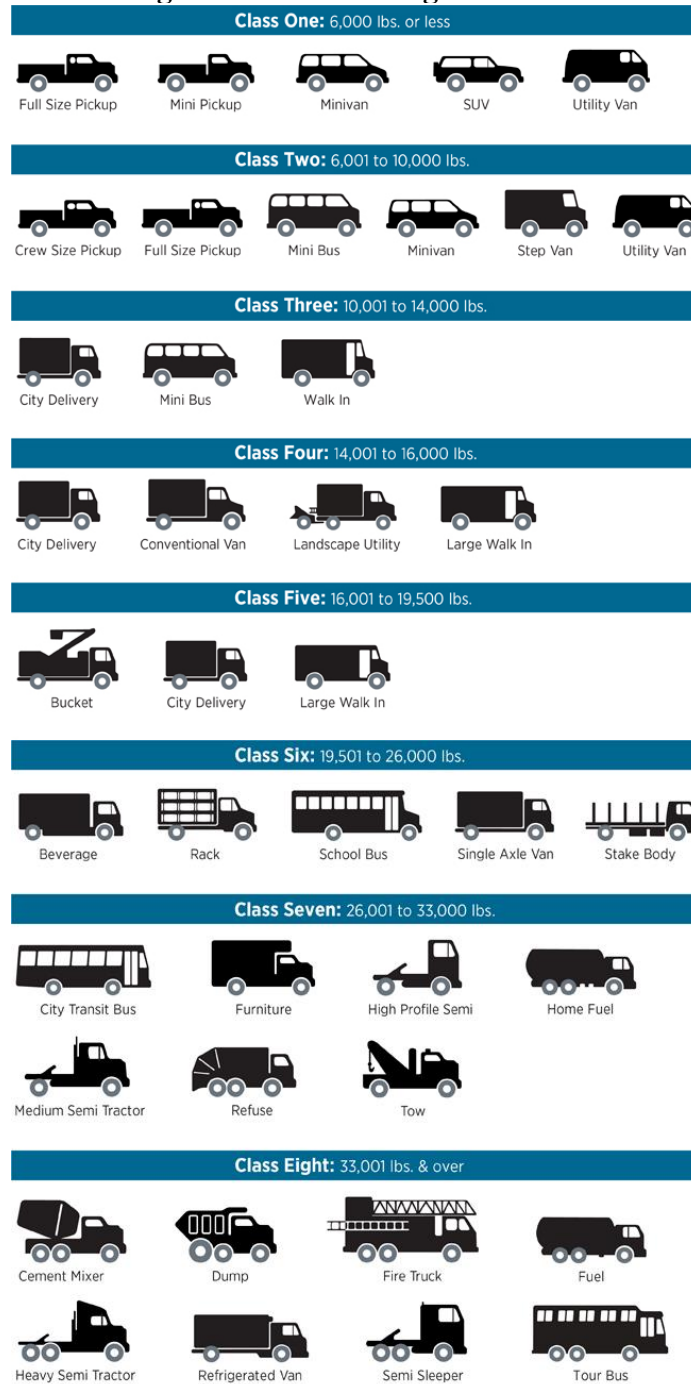
Construction Vehicles Definition

Adding a construction vehicle definition would be beneficial for the regulation of existing and future uses. Vehicles could be defined by height, length, vehicle weight classification, and/or type.

The [Federal Highway Administration \(FHWA\)](#) defines the vehicle classes by weight. The classes of vehicles are based on gross vehicle weight rating (GVWR), which is the weight determined by the manufacturer ([Section 571.3 – Definitions, Title 49 -Transportation, Code of Federal Regulations](#)). See Figure 1. The GVWR is the maximum weight of a loaded vehicle and includes when the vehicle contains fluids, passengers, and cargo. The GVWR can be found on every vehicle's safety compliance certification label. In addition to identifying types of vehicles permitted staff believes it is worth exploring the possibility of incorporating the class designation into the definition, as it would be a tool for the Department of Code Compliance to use when investigating a complaint. It may be appropriate to allow Class One and Two vehicles in less intense commercial districts; whereas Class One through Class Five or Class Six could be permitted in more intense commercial districts. Vehicles not permitted in a commercial district would only be permitted in an industrial district. It should be noted that staff has reservations about certain vehicles-- such as mini bus (Class Two and Class Three), large walk-in (Class Four and Class Five), and bucket (Class Five), see below, as they are more industrial in nature which reflects a more intense contractor operation that may not be appropriate in the commercial districts.

² Please note that the transitional screening requirements are found in Article 5, and not the use-specific standards.

Figure 1. Vehicle Weight Classes³



³ U.S. Department of Energy, Energy Efficiency & Renewable Energy; Maps and Data – Types of Vehicles by Weight Class <https://afdc.energy.gov/data/10381>

Next Steps

If a Zoning Ordinance Amendment is pursued, staff would hold public outreach meetings to inform the public on the topic and obtain feedback to assist staff in shaping the amendment.

- Town Halls.
- Magisterial district specific land use committees.
- Additional types of contractors such as those providing HVAC, plumbing, painting, and cleaning services.
- Other outreach as identified by the Board.

Following this outreach, staff would return to the [Land Use Policy Committee](#) to discuss feedback received and further refine the direction of an amendment. Questions and comments can be directed to Sara Morgan, Senior Planner at sara.morgan@fairfaxcounty.gov or 703-324-1314.

ATTACHMENTS

1. Jurisdictional Research

TABLE 1. SIMILAR LAND USES

JURISDICTION	USE/DEFINITIONS	PERMISSIONS	STANDARDS
Arlington County ¹	Building, Heating, Plumbing or Electrical Contractors (Light Industrial Service use)	Permitted in the C-3, General Commercial District	N/A
	Contractors and Others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site (Light Industrial Service use)	Permitted in the CM, Limited Industrial District, M-1, Light Industrial District, and M-2, Service Industrial District	N/A
	Note: Neither of these uses are defined in their ordinance		
Loudoun County ²	Contractor Service Establishment: Establishment for the installation and servicing of such items as air conditioners, electrical equipment, flooring, heating, painting, plumbing, roofing, tiling, ventilation, establishment for the planting and maintenance of gardens, grounds and yards, such as landscape contractors and lawn maintenance services, and construction and demolition services. Retail sales to the general public are not permitted except as an accessory use.	Permitted in the GB, General Business District, MR-HI, Mineral Resource – Heavy Industry District (with accessory outdoor storage), PD-IP, Planned Development – Industrial Park District (with outdoor storage up to 20% of lot area), PD-GI, Planned Development – General Industry District (excluding retail sales) as well as the Village Center – Commercial and Workplace Areas (without outdoor storage) by-right. However, the use requires a special exception in the CLI, Commercial Light Industry District and Planned Development – Industrial Park District (outdoor storage in excess of 20% of lot area) as well as the Rural Village Center – Commercial and Workplace Areas (with accessory storage)	Applicable standards include the requirement that retail sales to the general public shall not exceed 10% of the gross floor area devoted to the contractor service establishment. Also, outdoor storage of equipment, supplies, and construction trailers are permitted, provided such are fully screened from public roads and adjacent lots where contractor service establishments are permitted.
Prince William County ³	Contractor or tradesman's ⁴ shop (limited) shall mean a shop that does not involve millwork, operation of heavy equipment, furnaces or heating pots, or the dipping of furniture. Cabinetmaking, floor work, duct work, framing and other similar light work on or off-site is permitted.	Contractor or tradesman's shop, limited is permitted in the M-1, Heavy Industrial District, M-2, Light Industrial Zoning District, and M/T, Industrial/Transportation District.	<ul style="list-style-type: none"> Outdoor storage of motorized vehicles shall be limited to company vehicles. When equipment other than or in addition to company vehicles is stored, the storage area shall be located at the rear or side of the principal structure. Outside storage shall be limited to 20 percent of the lot area. Storage of refuse, waste, junk or inoperative motor vehicles or the accumulation of inoperative equipment shall be prohibited. The storage area shall meet all setback requirements applicable to principal buildings and shall be screened in accordance with section 800 of the Design and Construction Standards Manual.
	Contractor or tradesman's shop (unlimited) shall mean contracting or trade operations involving millwork with industrial lathe, heavy equipment, furnaces or heating pots, automated tools, or the dipping or refinishing of furniture, or similar processes.	Contractor or tradesman's shop, unlimited is permitted in the M-1, Heavy Industrial District and M/T, Industrial/Transportation District.	See above
City of Fairfax ⁵	Their Zoning Ordinance does not define or mention contractor's office and shop (or variation thereof).	Not applicable	Not applicable
City of Falls Church ⁶	Their Zoning Ordinance does not define or mention contractor's office and shop (or variation thereof).	Not applicable	Not applicable

¹ <https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/38/2019/10/ACZO.pdf>

² <https://www.loudoun.gov/DocumentCenter/View/99645/Revised-1993-Zoning-Ordinance?bidId=>

³ https://library.municode.com/va/prince_william_county/codes/code_of_ordinances?nodeId=CH32ZO

⁴ Contractor or tradesman shall mean building or service industry contractors, including but not limited to plumbing, heating, air conditioning, carpentry, electrical, masonry, and metal working.

⁵ <https://www.fairfaxva.gov/home/showpublisheddocument/16424/637311839570470000>

⁶ https://library.municode.com/va/falls_church/codes/code_of_ordinances?nodeId=PTIICOOR_CH48ZO

JURISDICTION	USE/DEFINITIONS	PERMISSIONS	STANDARDS
Montgomery County, Maryland ⁷	Landscape Contractor means the business of designing, installing, planting, or maintaining lawns, gardens, hardscapes, water features, outdoor structures, decorative features, stormwater and drainage features, or other activities intended to enhance the appearance or usefulness of outdoor areas. Landscape Contractor also means providing snow removal services with vehicles, equipment, and supplies that are stored, parked, serviced, or loaded at the business location. Landscape Contractor includes tree installation, maintenance, or removal. Landscape Contractor does not include Lawn Maintenance Service (see Section 3.5.14.G, Lawn Maintenance Service).	Landscape Contractor is a conditional use in the agricultural district, rural residential districts, and some of the residential detached districts. Additionally, it is a limited use or permitted use in their industrial districts. Landscape Contractor is not permitted in the commercial/residential districts or employment districts.	<ul style="list-style-type: none"> • Where Landscape Contractor is allowed as a limited use and the lot or parcel on which the use is located abuts a residential detached zone, screening under Section 6.5.3.C.7, Option B is required, without regard to applicability under Section 6.5.2.B. • Where Landscape Contractor is allowed as a conditional use, it may be permitted by the Hearing Examiner under Section 7.3.1, Conditional Use, and the following standards: <ul style="list-style-type: none"> ○ In the Agricultural, Rural Residential, and Residential Detached zones the minimum lot area is 2 acres. The Hearing Examiner may require a larger area if warranted by the size and characteristics of the inventory or operation. ○ Building and parking setbacks, including loading areas and other site operations, are a minimum of 50 feet from any lot line. ○ The number of motor vehicles and trailers for equipment and supplies operated in connection with the contracting business or parked on-site must be limited by the Hearing Examiner to avoid an adverse impact on abutting uses. Adequate parking must be provided on-site for the total number of vehicles and trailers permitted. ○ Sale of plant materials, garden supplies, or equipment is prohibited unless the contracting business is associated with a Nursery (Retail) or Nursery (Wholesale). <p>The Hearing Examiner may regulate hours of operation and other on-site operations to avoid adverse impact on abutting uses.</p>
	Lawn Maintenance Service means a home-based business of cutting grass, raking leaves, snow removal, and other activities associated with maintaining a yard. Lawn Maintenance Service does not include Landscape Contractor (see Section 3.5.5, Landscape Contractor).	Lawn Maintenance Service is a limited use in all zoning districts except the industrial districts. This use is not permitted in the industrial districts.	<ul style="list-style-type: none"> • The Lawn Maintenance Service must satisfy the use standards for all Home Occupations under Section 3.3.3.H.2, the use standards for a Home Occupation (Low Impact) under Section 3.3.3.H.4.b, and the registration requirements under Section 3.3.3.H.4.c. • The loading and unloading of tools and equipment from not more than 2 single axle trailers or trucks is allowed. <p>Equipment or facilities are limited to lawn maintenance service equipment.</p>

⁷ https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md_zone2014/0-0-0-1

JURISDICTION	USE/DEFINITIONS	PERMISSIONS	STANDARDS
Montgomery County, Maryland (Continued)	Contractor Storage Yard means a parcel or lot for storing construction equipment or building materials and supplies.	Contractor Storage Yard is only allowed in two of the industrial districts where it is either a limited use or a permitted use.	<ul style="list-style-type: none"> • Where a Contractor Storage Yard is allowed as a limited use, and the subject parcel or lot abuts or confronts a property zoned Residential Detached that is vacant or improved with a residential use, it must satisfy the following standards: <ul style="list-style-type: none"> ○ The minimum site is 20,000 square feet. Access to the site from a street with a residential classification is prohibited.
Prince George's County, Maryland ⁸	Landscaping Contractor's Business is not defined in their Zoning Ordinance.	A Landscaping Contractor's Business is permitted with special exception approval in five Residential Zones. This use is not permitted in the Commercial Zones and Industrial Zones.	<ul style="list-style-type: none"> • The subject property shall contain at least twenty-five (25) contiguous acres. The District Council may reduce this area requirement to no less than five (5) contiguous acres provided: <ul style="list-style-type: none"> ○ In addition to the justification statement, the applicant files an impact statement explaining the scope of the business, including without limitation, the number of employees, the number and type of trucks and other vehicles and the provisions to protect adjoining and adjacent residential properties from noise, vibration, visual, odor, or other adverse effects; and ○ The District Council determines, from the impact statement and evidence in the record, that landscaping, screening, buffering, green area, or special conditions on the subject property will adequately protect adjoining and adjacent residential properties. • The subject property shall have frontage on, and direct vehicular access to, an existing street with sufficient capacity to accommodate the type and amount of traffic to be generated by the business; • Vehicular access to the subject property shall not be by means of streets internal to residential subdivisions; • All business operations (except the outdoor growing of nursery stock) shall be located at least two hundred (200) feet from any abutting land in any Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan. The District Council may waive this setback requirement if it determines that the buffer yard required in the Landscape Manual will adequately protect abutting residential land. These operations shall be screened from the view of the abutting residential land in accordance with the Landscape Manual; and Outdoor storage of equipment and materials (except nursery stock) shall not be visible from a street.

⁸ https://library.municode.com/md/prince_george's_county/codes/code_of_ordinances?nodeId=PTIITI17PULOLAPRGECOMA_SUBTITLE_27ZO

JURISDICTION	USE/DEFINITIONS	PERMISSIONS	STANDARDS
Prince George's County, Maryland (Continued)	Contractor's Office is not defined in their Zoning Ordinance.	Contractor's Office is permitted in one Residential Zone, all but two Commercial Zones, and all Industrial Zones. Depending on the operational characteristics of the Contractor's Office they are permitted by-right or through special exception approval.	<ul style="list-style-type: none"> • Contractor's office, which may include outdoor storage and parking of heavy vehicles and equipment • Contractor's Office, which may include wholly-enclosed storage, as a permanent use • Contractor's office, which may include outdoor storage and parking of heavy vehicles and equipment • Contractor's Office, which may include wholly-enclosed storage, as a permanent use • Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping and the like, with buildings, and uses accessory to the business (as well as the office) use: <ul style="list-style-type: none"> ○ With no outdoor storage of materials or equipment ○ With outdoor storage of materials, located only in a side or rear yard; enclosed by a slightly, opaque wall or fence at least 6 feet high; with no storing of material higher than the fence; but excluding the use or outdoor storage of earthmoving or other heavy equipment, or outdoor storage of machinery ○ Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry and lighting (and the like) parts for installation off the site • Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use: <ul style="list-style-type: none"> ○ With storage of materials or equipment: <ul style="list-style-type: none"> ▪ Indoors ▪ Outdoors ○ Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off site Including the retails sales of parts and supplies as an accessory use
	Contractors' Plant or Storage Yard is not defined in their Zoning Ordinance.	Contractors' Plant or Storage Yard are permitted in all but one Industrial Zone. This use is not permitted in Residential Zones and Commercial Zones. Generally, a Contractors' Plant or Storage Yard is permitted by-right. However, in the Urban Light Industrial Zone, those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight require special exception approval while all other Contractors' Plant or Storage Yards require special permit approval.	

TABLE 2. CONSTRUCTION EQUIPMENT

JURISDICTION	DEFINITION	STANDARDS	OTHER
Prince William County	Construction equipment shall mean heavy equipment or vehicles of a type used primarily by the construction industries. Such equipment may include, but is not limited to, bulldozers, backhoes, cement trucks, concrete mixers, construction tractors, cranes, derricks, dredging machinery, dump trucks, excavators, graders, hoists, pavers, power shovels, road construction and maintenance machinery, scaffolds, tank trucks, trenching machines, and water well drilling machinery.	None	Section 32-400.13 regulates the storage of trucks prohibited. Cement trucks, construction equipment, dump trucks, garbage, refuse or recycling trucks, passenger buses (excluding school buses), tow trucks, and tractor or trailers of a tractor-trailer truck are prohibited in all B, Commercial Districts and O, Office Districts as well as the M-2, Light Industrial Zoning District, except when actively engaged in loading or unloading operations. Except as permitted by section 13-327 of the County Code and unless essential to the nature of the use, such as commercial parking, or otherwise permitted in the Zoning Ordinance. Additionally, box trucks, flat bed trucks, stake bed trucks, step vans, and trailers are prohibited in all B, Commercial Districts and O, Office Districts, except when actively engaged in loading or unloading operations. Except as permitted by section 13-327 of the County Code, vehicles, such as box trucks, flat bed trucks, stake bed trucks, step vans, and trailers, registered with the Virginia Department of Motor Vehicles or any other state or government agency as having a gross vehicle weight of 10,100 pounds or more are prohibited in all B and O Districts, except when actively engaged in loading or unloading operations.

Note: Other jurisdictions referenced in Table 1 do not define construction vehicles or equipment.