



zMOD Follow-On Motion: Landscape Professionals and Contractors

Land Use Policy Committee
May 17, 2022

Sara Morgan, Zoning Administration Division

Agenda

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Contractor's Office and Shop

Restriction of Outdoor Storage and Construction Vehicles

2 Jurisdictional Research

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Vehicles

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Existing Provisions: Contractor's Office and Shop

Definition	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.
Permissions	Allowed by-right in the C-8, I-3, I-4, I-5, and I-6 Districts
Use Specific Standards	Retail sales to the general public are allowed only as an accessory use. A maximum of 10 percent of the gross floor area of the establishment or 1,000 square feet, whichever is smaller, may be accessible to the general public for retail sales.

Existing Provisions: Restriction of Outdoor Storage and Construction Vehicles/Equipment

In the C-5, C-6, C-7, C-8, I-3, and I-4 Districts:

- Outdoor storage and display of goods is limited to 500 square feet
- Outdoor storage and loading areas must be screened from the view
- No outdoor storage or parking of:
 - Construction equipment
 - Construction machinery
 - Vehicles used for transporting construction equipment or materials
 - Other similar vehicles, such as solid waste collection vehicles, dump trucks, cement mixers, tractors, or trailers of tractor-trailer trucks

Jurisdictional Research

- Similar land uses are commonly permitted in industrial districts.
- Montgomery County and Prince George's County, MD have multiple similar land uses that results in a tiered approach.
- Standards related to outdoor storage, screening, and parking of vehicles or equipment are common.
- Only Prince William County defines construction equipment.

Stakeholder Outreach

- Stakeholder Meetings with Landscape Professionals and Contractors
 - Monday, December 13, 2021
 - Wednesday, December 15, 2021
- General feedback
 - Dwindling suitable industrial land
 - Lack of suitable locations that allow for storage of materials and equipment
 - Undersized C-8 properties and may abut residential districts
 - Discussion of vehicles and equipment

Potential Options: Considerations

- Expansion of permissions to additional districts
 - C-3 and C-4 Districts: no outdoor storage and only cars or small vans
 - C-5, C-6, C-7, and C-8 Districts: limited outdoor storage and certain vehicle permitted
 - PRC, PDC, and PRM Districts: Storage of vehicles must be in a parking garage
- Additional use-specific standards
 - Limit the types and number of vehicles stored on-site
 - Limit the amount of outdoor storage
 - Review transitional screening requirements
 - Allow for a Special Exception to exceed certain standards
- Define construction vehicle

Discussion Questions

- Should permissions for contractor's office and shop be expanded to additional Commercial and Planned Districts? Such as the C-3, C-4 PRC, PDC, and PRM Districts with appropriate use-specific standards.
 - Are there specific land use impacts (i.e., outdoor storage) staff should focus on on when crafting associated standards?
- Do you support the establishment of a construction vehicle definition? Are there certain characteristics staff should consider when crafting a definition?
- Should staff proceed with community outreach with the intent of drafting a Zoning Ordinance Amendment?

Questions?

Please contact Sara Morgan at
sara.morgan@fairfaxcounty.gov
or 703-324-1314