

# Landscaping & Screening Zoning Ordinance Amendment

Environmental Quality Advisory Council  
June 14, 2023



PLANNING & DEVELOPMENT



# 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

# 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

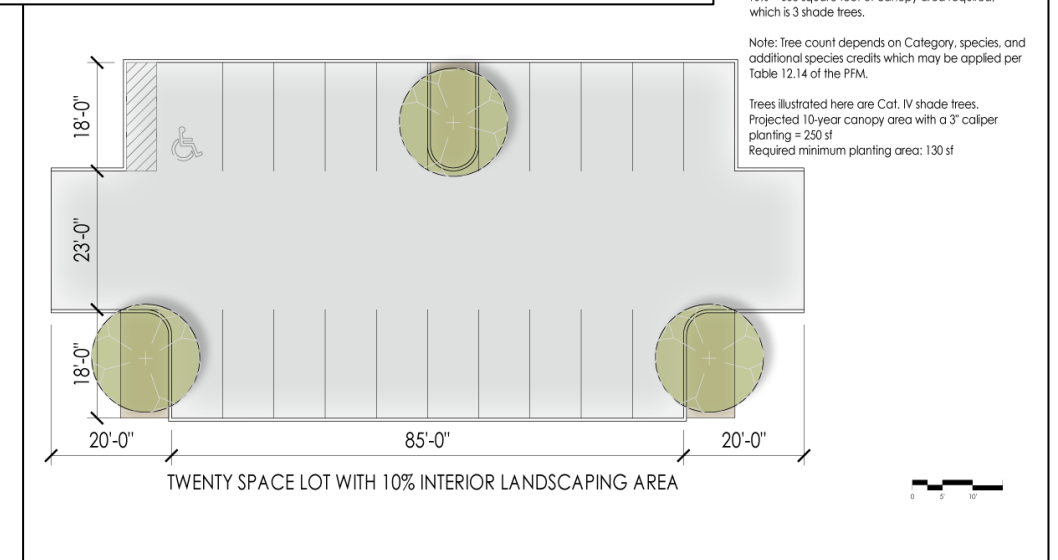
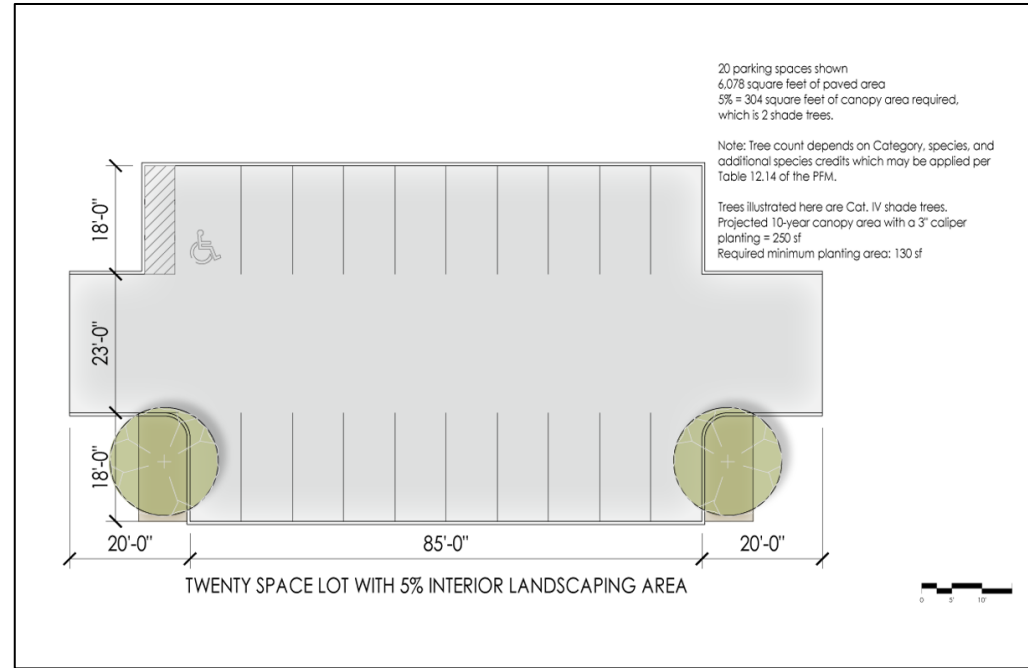
- Board LUPC
- Planning Commission LUPR
- Continue Public Outreach



# 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



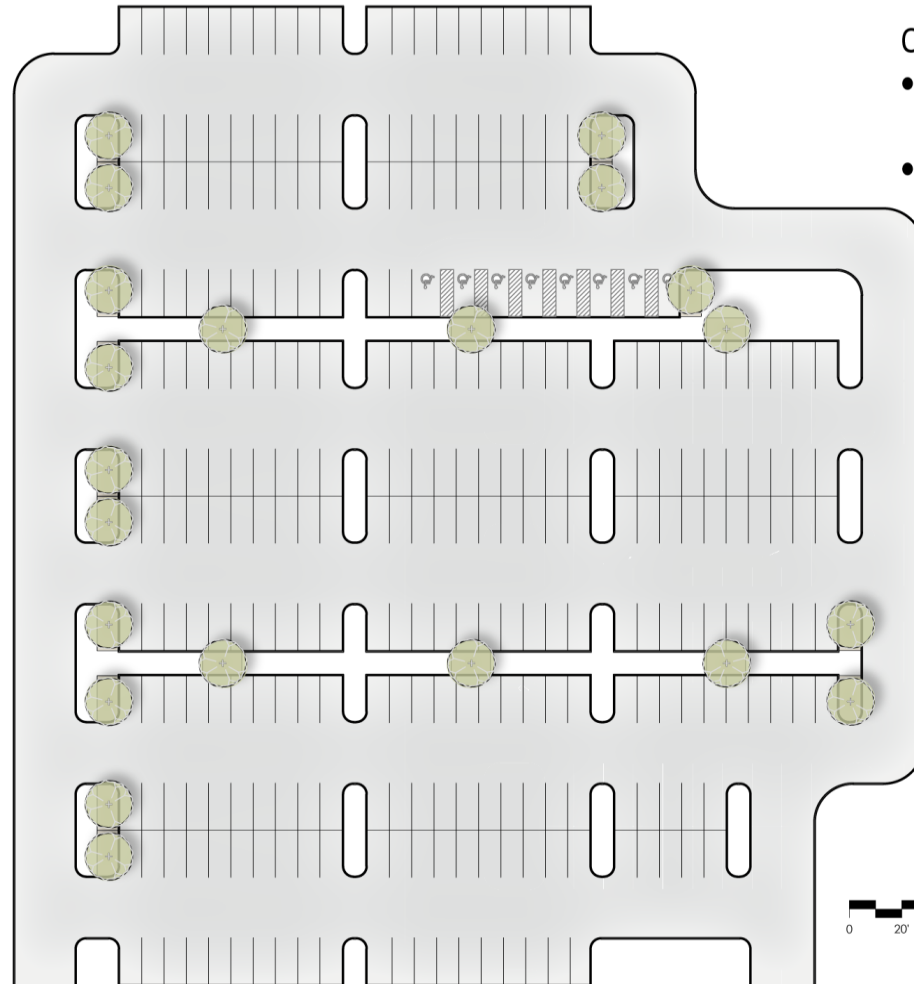
\* Exhibits created by LSG Landscape Architecture

# Current Zoning Ordinance vs. Parking Reimagined and Landscaping & Screening ZOAs

Requirements	Use/Description	Parking Rate	Required Parking	Interior Parking Lot Landscaping
Current	Office with 100,000 square feet of GFA	3 spaces per 1,000 square feet	300 spaces	5%: 5,084 square feet of canopy area required which is 21 shade trees
Proposed ZOAs Requirements	Office with 100,000 square feet of GFA	2 spaces per 1,000 square feet	200 spaces	10%: 6,740 square feet of canopy area required which is 27 shade trees
Current	Retail Sales, General with 5,000 square feet of net floor area and 5,900 square feet of GFA	1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet	29 spaces	5%: 422 square feet of canopy area required which is 2 shade trees
Proposed ZOAs Requirements	Retail Sales, General with 5,000 square feet of net floor area and 5,900 square feet of GFA	4 spaces per 1,000 square feet of GFA	23 spaces	10%: 694 square feet of canopy area required which is 3 shade trees

Note: Tree count depends on the Category, species, and additional species credits which may be applied per Table 12.14 of the PFM. The trees used in this analysis are Category IV shade trees (projected 10-year canopy area with a 3” caliper planting is 250 square feet; Required minimum planting area is 130 square feet).

# Current Zoning Ordinance Requirements for an example office



Office with 100,000 square feet of GFA :

- Existing rate: 3 spaces per 1,000 square feet (*yields 300 spaces*)
- Existing interior parking lot landscaping percentage: 5%

300 parking spaces shown  
7 ADA spaces, 1 van stall  
101,680 square feet of paved area  
5% = 5,084 square feet of canopy area required,  
which is 21 shade trees.

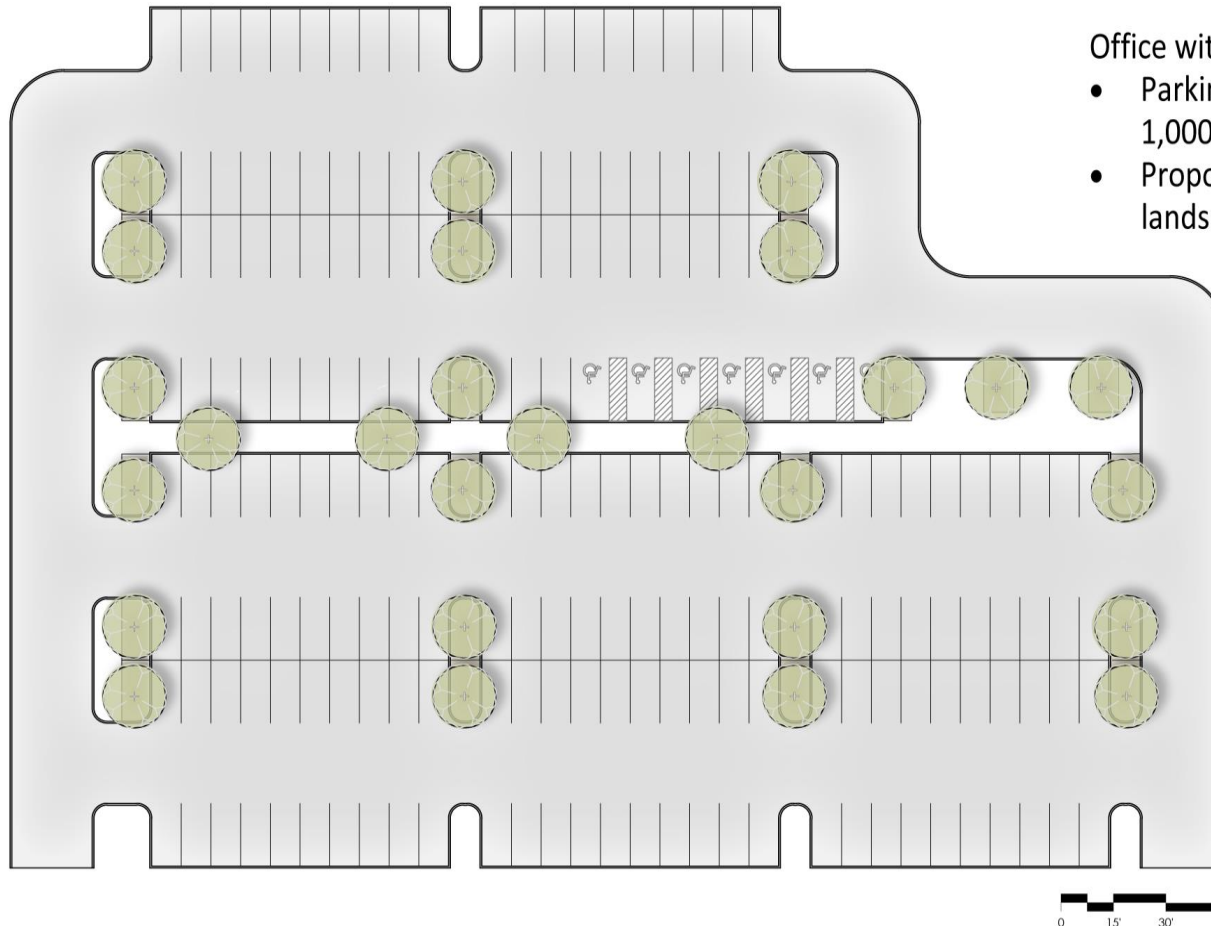
Note: Tree count depends on Category, species,  
and additional species credits which may be  
applied per Table 12.14 of the PFM.

Trees illustrated here are Cat. IV shade trees.  
Projected 10-year canopy area with a 3" caliper  
planting = 250 sf  
Required minimum planting area: 130 sf

Notes:

1. Diagrams depict the shade for when the sun is directly overhead for visualization purposes and consistency. Shade may be dispersed differently depending on the angle of the sun.
2. Length of driveway, and other paved surfaces which count towards the area calculations, may vary. Not all lots with twenty spaces will have the same amount of required interior landscaping. Graphic is provided for illustrative purposes.

# Proposed Zoning Ordinance Amendments for an example Office



- Office with 100,000 square feet of GFA :
- Parking Reimagined rate: 2 spaces per 1,000 square feet (*yields 200 spaces*)
  - Proposed interior parking lot landscaping percentage: 10%

200 parking spaces shown  
6 ADA spaces, 1 van stall  
67,395 square feet of paved area  
10% = 6,740 square feet of canopy area required,  
which is 27 shade trees.

Note: Tree count depends on Category, species,  
and additional species credits which may be  
applied per Table 12.14 of the PFM.

Trees illustrated here are Cat. IV shade trees.  
Projected 10-year canopy area with a 3" caliper  
planting = 250 sf  
Required minimum planting area: 130 sf

Notes:

1. Diagrams depict the shade for when the sun is directly overhead for visualization purposes and consistency. Shade may be dispersed differently depending on the angle of the sun.  
2. Length of driveway, and other paved surfaces which count towards the area calculations, may vary. Not all lots with twenty spaces will have the same amount of required interior landscaping. Graphic is provided for illustrative purposes.

\* Exhibit created by LSG Landscape Architecture



# Current Zoning Ordinance Requirements for an example Retail Sales Establishment

Retail Sales, General with 5,000 square feet of net floor area and 5,900 square feet of GFA:

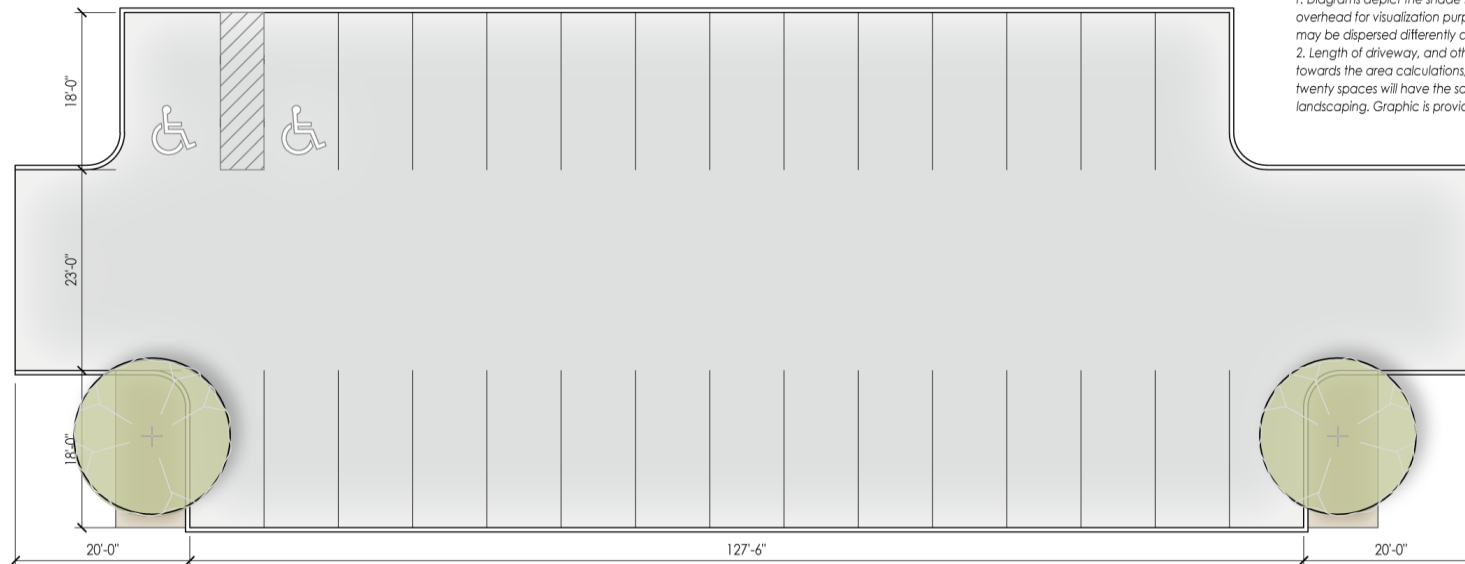
- Existing rate: 1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet (*yields 29 spaces*)
- Existing interior parking lot landscaping percentage: 5%

29 parking spaces shown  
2 ADA spaces, 1 van stall  
8,440 square feet of paved area  
5% = 422 square feet of canopy area required, which is 2 shade trees.

Note: Tree count depends on Category, species, and additional species credits which may be applied per Table 12.14 of the PFM.

Trees illustrated here are Cat. IV shade trees. Projected 10-year canopy area with a 3" caliper planting = 250 sf  
Required minimum planting area: 130 sf

Notes:  
1. Diagrams depict the shade for when the sun is directly overhead for visualization purposes and consistency. Shade may be dispersed differently depending on the angle of the sun.  
2. Length of driveway, and other paved surfaces which count towards the area calculations, may vary. Not all lots with twenty spaces will have the same amount of required interior landscaping. Graphic is provided for illustrative purposes.

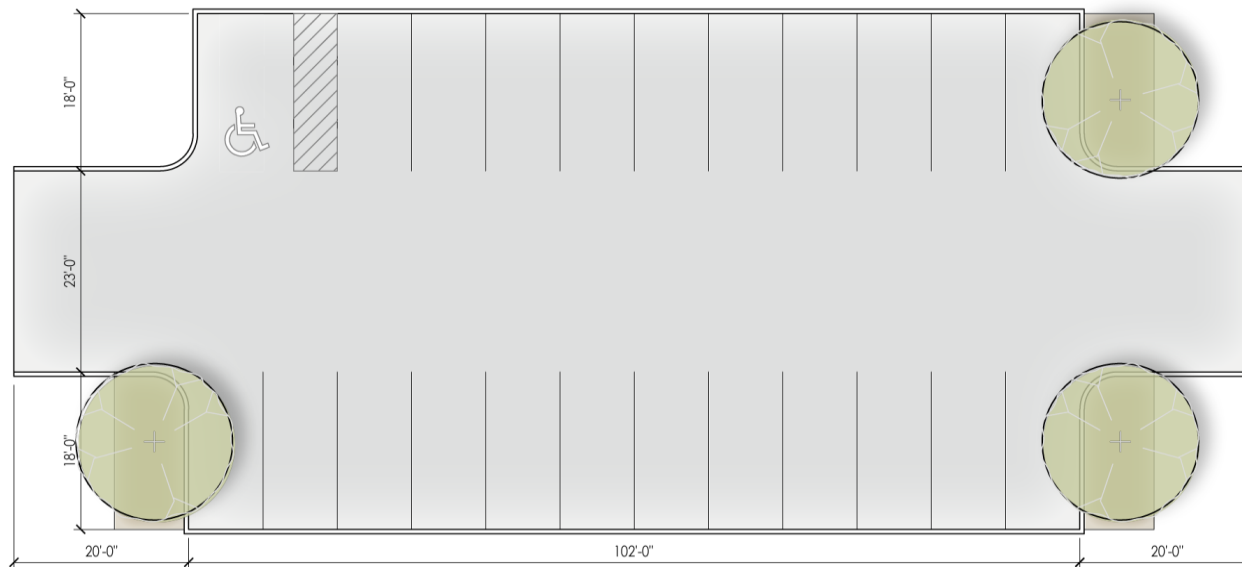


\* Exhibit created by LSG Landscape Architecture

# Proposed Zoning Ordinance Amendments for an example Retail Sales Establishment

Retail Sales, General with 5,000 square feet of net floor area  
and 5,900 square feet of GFA:

- Parking Reimagined rate: 4 spaces per 1,000 square feet of GFA (*yields 23 spaces*)
- Proposed interior parking lot landscaping percentage: 10%



23 parking spaces shown  
1 ADA space, 1 van stall  
6,938 square feet of paved area  
10% = 694 square feet of canopy area required,  
which is 3 shade trees.

Note: Tree count depends on Category, species,  
and additional species credits which may be  
applied per Table 12.14 of the PFM.

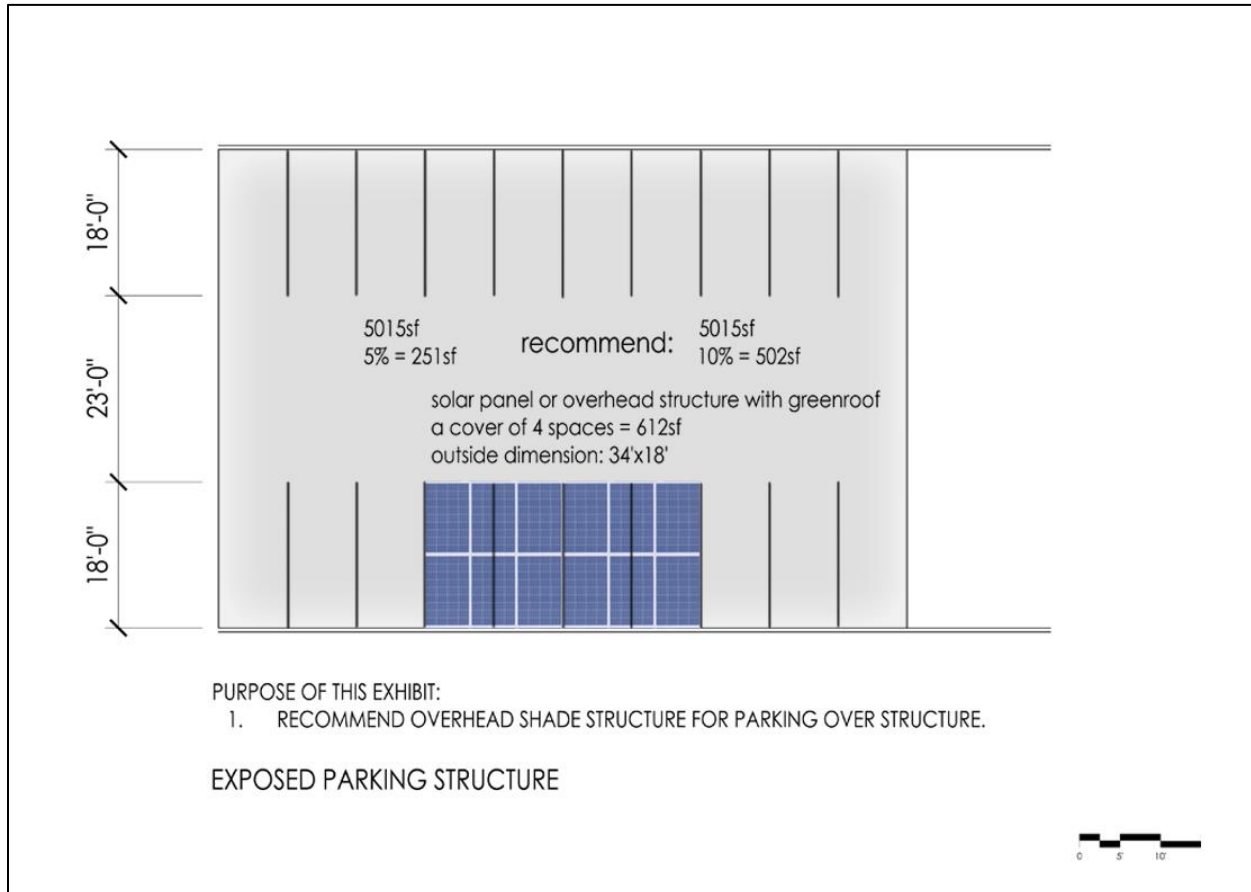
Trees illustrated here are Cat. IV shade trees.  
Projected 10-year canopy area with a 3" caliper  
planting = 250 sf  
Required minimum planting area: 130 sf

Notes:  
1. Diagrams depict the shade for when the sun is directly  
overhead for visualization purposes and consistency. Shade  
may be dispersed differently depending on the angle of the sun.  
2. Length of driveway, and other paved surfaces which count  
towards the area calculations, may vary. Not all lots with  
twenty spaces will have the same amount of required interior  
landscaping. Graphic is provided for illustrative purposes.



\* Exhibit 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.

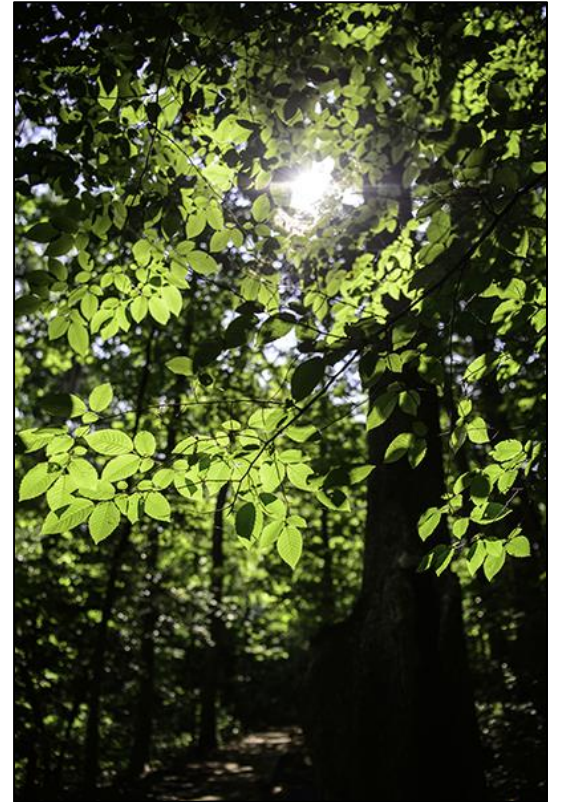
TABLE 5108.#: Transitional Screening and Barrier Types by Use When Adjacent to Residential Uses				
Use Classification (See Article 4 Use Tables)	Adjacent to Residential Uses			
Use	Dwelling, single-family detached	Dwelling, single-family attached	All other Household Living	Group Living
<b>Residential Uses</b>				
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
<b>Public, Institutional, and Community Uses</b>				
<i>All categories would be listed here</i>				
<b>Commercial Uses</b>				
<i>All categories would be listed here</i>				
<b>Industrial Uses</b>				
<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

