



STANDARD PARKING ADJUSTMENT CONDITIONS

Introduction:

Typically, approval conditions are included with a parking adjustment. These conditions are to be recorded in the Land Records for the adjustment to be fully effective. Listed below are standard conditions used with adjustments. Depending on the circumstances of an individual request, additional non-standard conditions may be added.

1. These conditions apply to the current owner, their successors and assigns (hereinafter "owner") of the parcels identified on 20xx Tax Map and Parcel Number(s).
2. **DEFINE RATES. EXAMPLE:** Off-street parking for residential multifamily uses must be provided at a minimum of 1.25 spaces per dwelling unit.
3. Parking for any uses not listed in Condition #2 must be provided at no less than the minimum rates required by the Zoning Ordinance (Ordinance).
4. The developers of either site may, at their discretion, utilize parking rates required by the Ordinance in effect at the time the uses are constructed.
5. If the site is developed in substantial conformance with the approved development plan and associated rezoning application, then this parking reduction will remain in effect. With any amendments to the rezoning, a revision to this parking reduction may be required and be subject to approval by the Board.
6. The conditions of approval of this parking reduction must be incorporated into any site plan or site plan revision submitted to the Director of Land Development Services (Director) for approval.
7. The owner must submit a parking space utilization study for review and approval by the Director promptly upon request by the Zoning Administrator or the Director at any time in the future. Following review of that study, or if a study is not submitted within 90 days after its request, the Director may require alternative measures to satisfy the on-site parking needs of the property. Such measures may include, but are not limited to, compliance with the full parking requirements specified in the Ordinance.
8. All parking utilization studies prepared in response to a request by the Zoning Administrator or the Director must be based on applicable requirements of The Code of the County of Fairfax, Virginia, and the Ordinance in effect at the time of the study's submission.
9. All parking provided must comply with the applicable requirements of the Ordinance and the Fairfax County Public Facilities Manual, including the provisions referencing the Americans with Disabilities Act and the Virginia Uniform Statewide Building Code.
10. These conditions of approval are binding on the Owners and must be recorded in the Fairfax County Land Records in a form acceptable to the County Attorney.