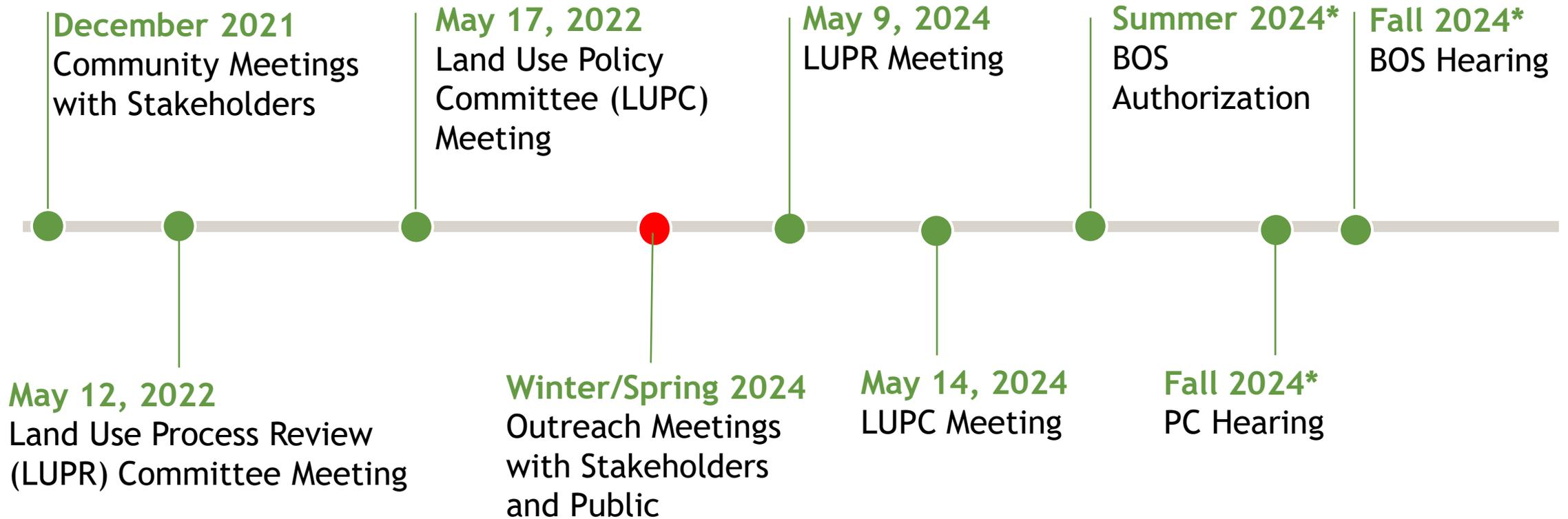




Contractor's Office and Shop, and Construction Vehicles

Community Meetings
March 2024

Project Timeline



* Represents tentative date

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	Permitted in the C-8, I-3, I-4, I-5, and I-6, and PTC Districts (when shown on a final development plan)

Existing Provisions: Outdoor Storage and Construction Vehicles/Equipment

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

- Outdoor storage and display of goods is limited to 500 square feet
- Retail sales allowed only as an accessory use.
- Outdoor storage and loading areas must be screened from the view
- No outdoor storage or parking of:
 - Construction equipment or 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

Potential Changes re: Outdoor Storage associated with Contractor's Office and Shops

- Establish a Special Exception (SE) process to permit increased outdoor storage in the C-8 District
- Screen outdoor storage of materials or equipment in C-8 Districts*
 - May not be located in a front yard
- Allow 10,000 square feet of screened outdoor storage in Industrial Districts, through site plan approval

*Outdoor storage under the current Zoning Ordinance must be screened from view

Potential Changes re: Permitted Vehicles/Equipment

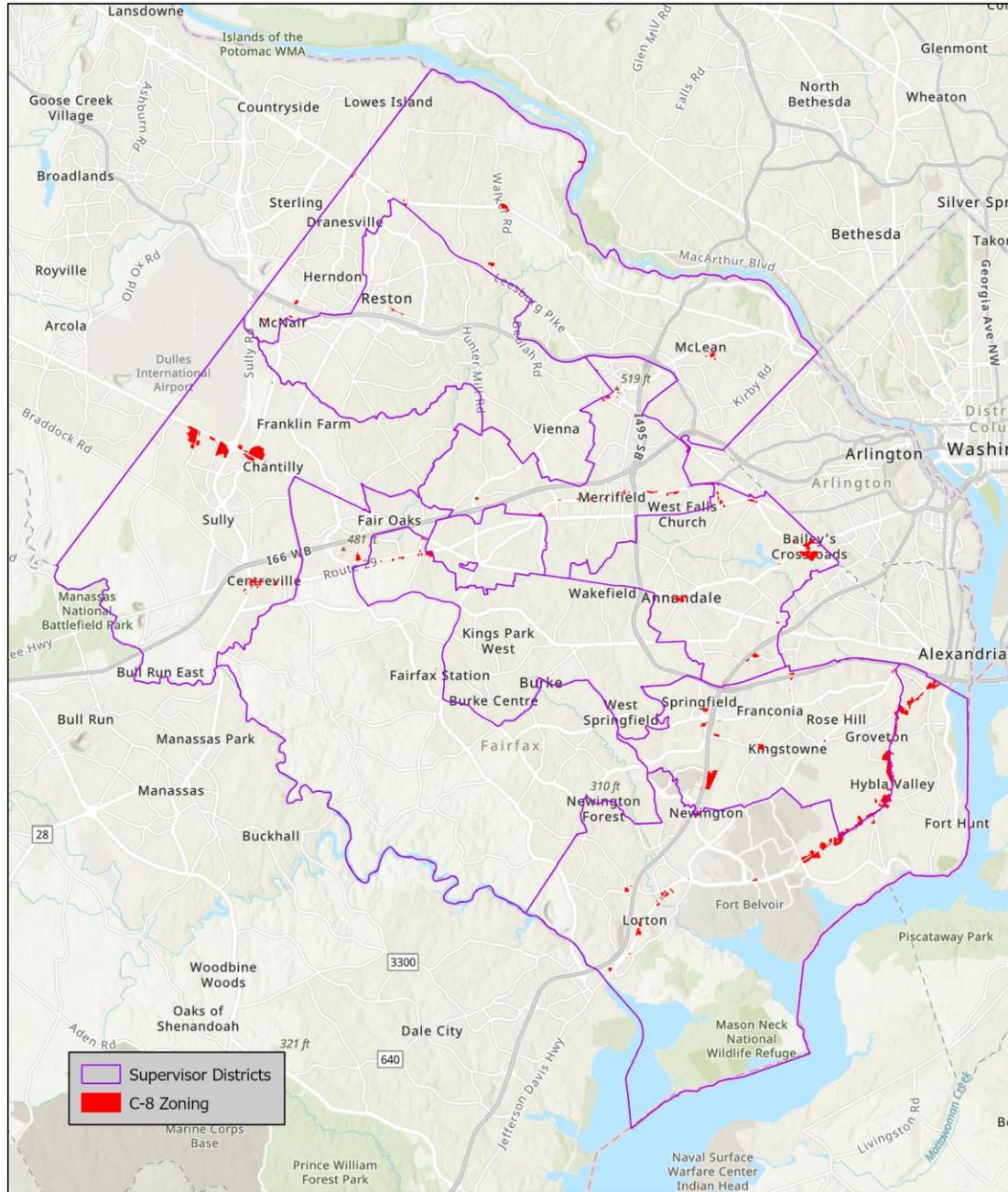
- Make distinction between Light vs. Heavy Vehicles and Equipment
 - Limit the number of Light Vehicles and Equipment in C-8 Districts
 - Allow Heavy Vehicles and Equipment in Industrial Districts
 - Prohibit Heavy Vehicles and Equipment in C-8 District
 - Unless approved through SE process
- Create use standards regulating where, how many, and what type of vehicles and equipment could be stored in C-8 Districts.

Outdoor Storage Comparison



Vicinity Map

C-8 District



C-8 District Example



C-8 District Example



FORDSON RD

RICHMOND

ARLINGTON

ARLINGTON

RICHMOND

C-8 District Example



RUSSELL RD

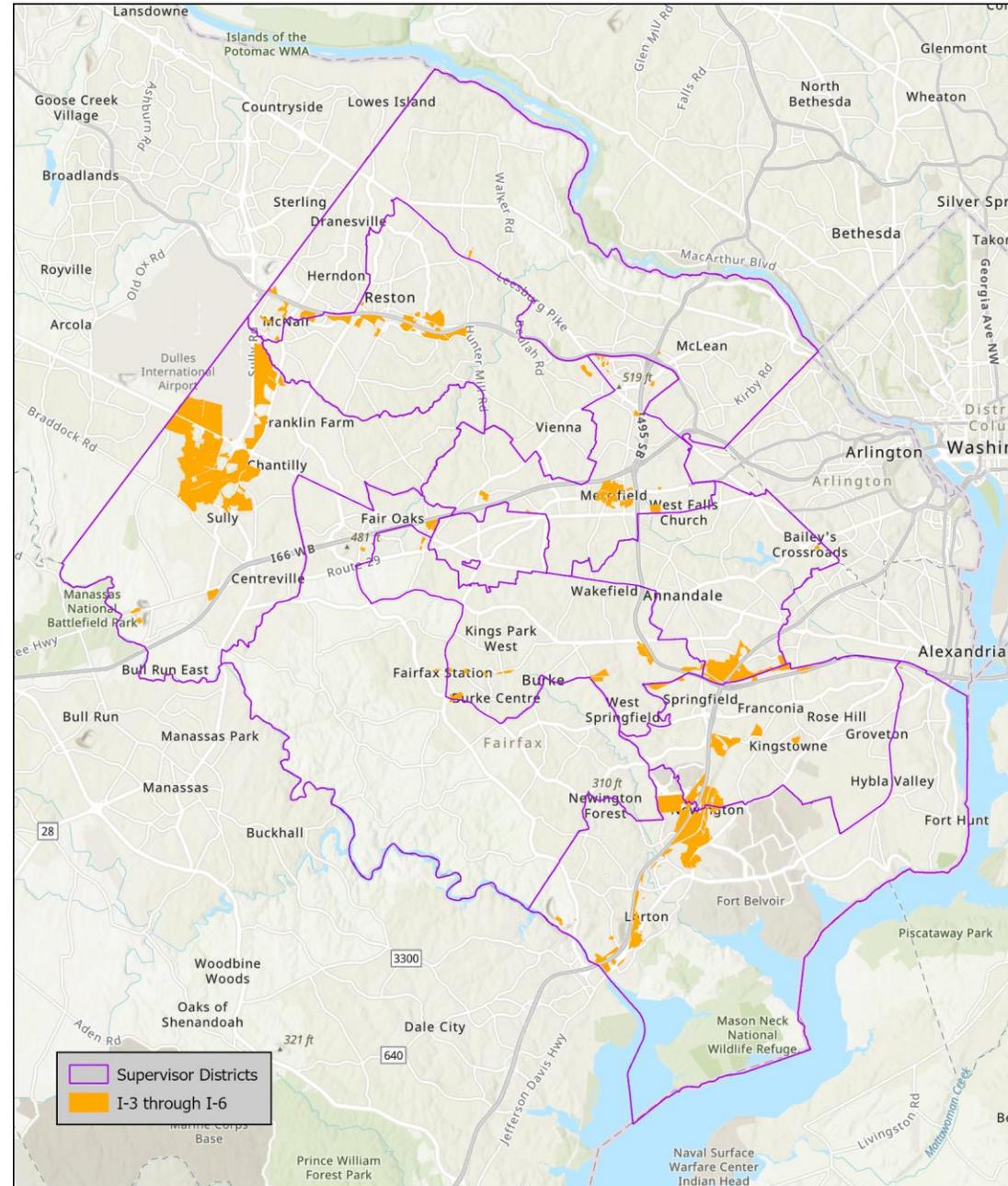
RICHMOND HWY

RUSSELL RD

RICHMOND HWY

RICHMOND HWY

I-3 thru I-6 Districts



I-3 District Example



CONFERENCE CENTER DR
CONFERENCE CENTER DR

XXOVER

CONFERENCE CENTER DR
CONFERENCE CENTER DR

CONFERENCE CENTER DR XXOVER

CONFERENCE CENTER DR
CONFERENCE CENTER DR

CONFERENCE CENTER DR
CONFERENCE CENTER DR
CONFERENCE CENTER DR

PARKSTONE DR

DRIVEWAY

PARKSTONE DR

RIDGEVIEW RETREAT DR

RIDGEVIEW RETREAT DR

RIDGEVIEW RETREAT DR

CONFERENCE C

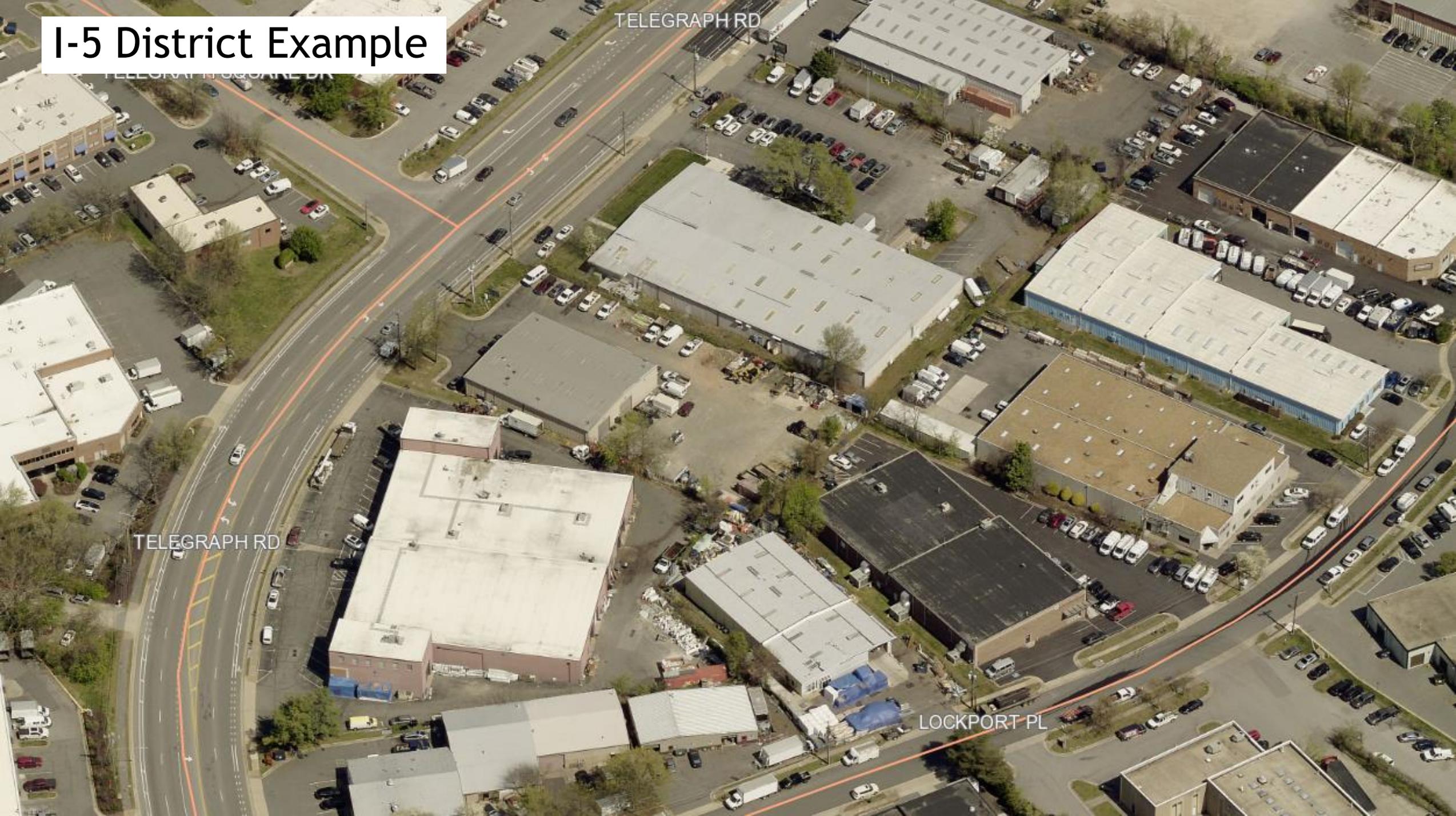
I-4 District Example



CINDER BED RD

ALLEN PARK RD

I-5 District Example



TELEGRAPH RD

TELEGRAPH RD

LOCKPORT PL

I-5 District Example



I-5 DISTRICT
I-5

RD

CLUNY CT

ANGUS CT

PARKING L

FULLERTON RD

FULL

FULLERTON RD

FULLERTON RD

CAMERON BROWN CT

TWIST LN

DYNATECH CT

CAMERON BROWN CT

Possible Vehicles and Equipment Standards

- Length of Vehicles and Equipment
- Gross Vehicle Weight Rating (GVWR)
- Height of vehicles or equipment
- Number of tires and/or axels
- Operating capacity (for types of equipment)
- Heavy Vehicles
 - Exceeds Light standards
 - Dump trucks
 - Solid waster collection vehicles
 - Cement-mixer trucks
 - Towing and recovery vehicles

Gross Vehicle Weight (GVWR)

04/13

MADE BY: TOYOTA MOTOR MANUFACTURING, TEXAS, INC.

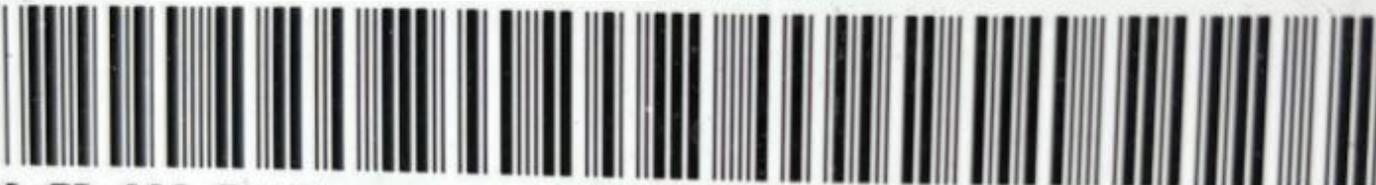
GVWR: 3125KG (6900LB)

GVWR: FR. 1810KG (4000LB) WITH P255/70R18 TIRES;
18X8J RIMS, AT 210KPA (30PSI) COLD.

RR. 1855KG (4100LB) WITH P255/70R18 TIRES;
18X8J RIMS, AT 230KPA (33PSI) COLD.

THIS VEHICLE CONFORMS TO ALL APPLICABLE FEDERAL MOTOR
VEHICLE SAFETY AND THEFT PREVENTION STANDARDS IN EFFECT ON
THE DATE OF MANUFACTURE SHOWN ABOVE.

██████████ TRUCK



C/TR: 202/FH13 UPK56L-CRTSKA
A/TM: A01A/A760H MADE IN U.S.A. 308

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Heavy Equipment Example



Heavy Equipment Example



Zoning Ordinance Amendment webpage

<https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/construction-vehicles>

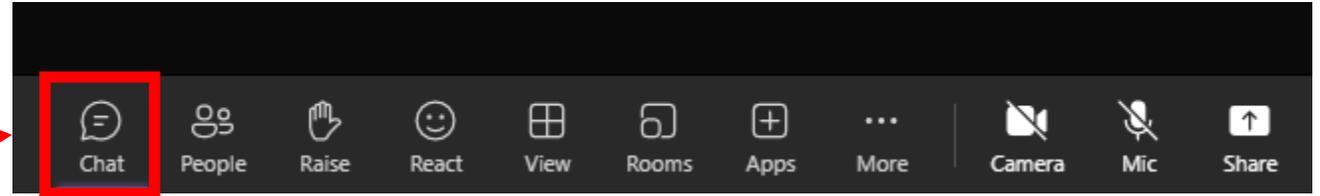


PLANNING & DEVELOPMENT



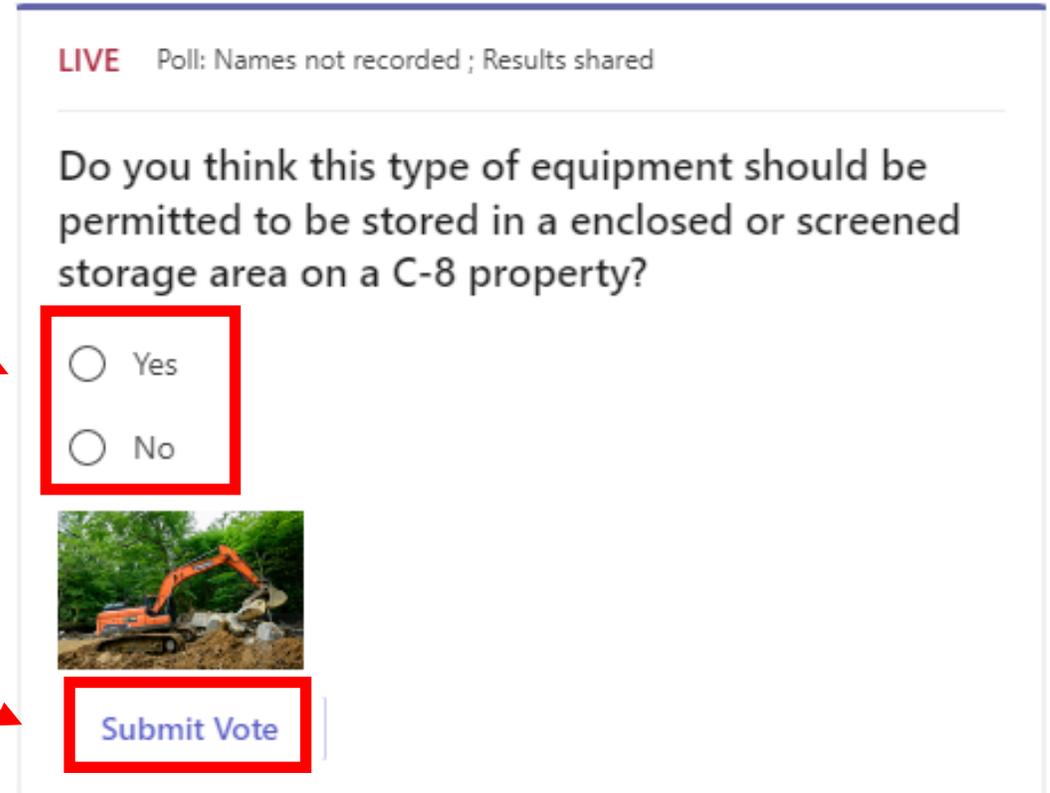
Survey Poll Instructions

- Survey poll questions will appear in the chat box.



- Please respond to the question by clicking “Yes” or “No.”

- After making a selection click “Submit Vote.”



Questions

What do you think an appropriate height limitation should be for Light Vehicles and Equipment?

How many Light Vehicles or Equipment should be permitted on a property zoned C-8?

If increased outdoor storage is allowed, what type of screening would be appropriate? (Fencing, vegetation, etc.)