

RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, on June 27, 2023, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS while updates to parking regulations in the Zoning Ordinance have occurred over the years to address specific needs, a comprehensive review of the regulations has not occurred since 1988.

WHEREAS the need to comprehensively update and modernize parking regulations was identified as an important component of the County's overall effort to update and modernize the Zoning Ordinance and was added to the Zoning Ordinance Work Program in 2020.

WHEREAS the scope of such an amendment necessitated the hiring of consultant services to assist County staff in the research and analysis of parking trends both locally and nationwide and to identify best practices.

WHEREAS the County has invested substantial resources in construction of multimodal infrastructure to promote both public transportation—including Metrorail and the Fairfax Connector—and enhanced opportunities for walkability and bikeability and has aligned planning for higher-intensity and -density land development to this infrastructure all with the intent to reduce reliance on auto travel.

WHEREAS since 1988, the County has changed from primarily a low-density, suburban community of single-family homes with shopping centers and office parks to include areas of mixed-use transit-oriented development that serves a growing and increasingly diverse population.

WHEREAS providing dedicated auto parking is still a necessity in Fairfax County, the amount of dedicated parking must be right-sized to address current and future land development activities.

WHEREAS requiring less parking in transit areas supports the strategic plan and One Fairfax Policy to promote dense, transit-oriented, and mixed-use development.

WHEREAS while people still routinely drive and park their cars, changes in technology—such as on-line shopping, remote working, and car sharing—have affected parking demand.

WHEREAS unnecessary auto parking creates direct and indirect costs in the form of higher housing expenditures; the proposed modification of parking requirements for residential uses supports the One Fairfax Policy to encourage development of diverse housing opportunities for residents.

WHEREAS reducing unnecessary parking supports the Strategic Plan and One Fairfax Policy by reducing direct and indirect environmental impacts, such as heat island effects, water runoff issues, lost opportunity costs for green alternatives, and inefficient use of valuable land area.

WHEREAS reducing unnecessary parking supports placemaking as identified in the Strategic Plan and supports places where members of the community want to gather and where businesses can grow.

WHEREAS as identified in the Strategic Plan, streamlining parking requirements and County review of parking proposals will not only improve government efficiency, but also support the County's diverse mix of businesses.

WHEREAS a singular regulatory approach to parking is no longer suitable for a diverse and urbanizing County but rather should be part of a tiered framework that aligns minimum parking requirements with development areas designated in the Comprehensive Plan.

WHEREAS simplification and updating of the loading requirements is essential to ensure adequate facilities are being provided.

WHEREAS bicycle parking is an essential element in a multimodal transportation system. Lack of secure bicycle parking is a common barrier to bicycling as a convenient, healthy, affordable, and environmentally friendly mode of transportation.

WHEREAS the public necessity, convenience, general welfare, and good zoning practice require consideration of the proposed revisions to the Fairfax County Zoning Ordinance relating to parking.

NOW THEREFORE BE IT RESOLVED, for the foregoing reasons and as further set forth in the Staff Report, the Board of Supervisors authorizes the advertisement of the proposed Zoning Ordinance amendment as recommended by staff.

A Copy Teste:



Jill G. Cooper
Clerk for the Board of Supervisors