

*(Also see Problem Soils Amendment 10-18-107 and  
Public Facilities Manual Amendment 125-18-PFM  
adopted simultaneously on March 6, 2018)*

**ADOPTION OF AN AMENDMENT TO CHAPTER 112  
(ZONING) OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday, March 6, 2018, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,  
VIRGINIA:**

Amend Chapter 112 (Zoning Ordinance), as follows:

**Amend Article 17, Site Plans, Part 1, General Requirements, as follows:**

- **Amend Sect. 17-104, Uses Exempt from a Site Plan or a Minor Site Plan, by revising the introductory paragraph and Par. 16 to read as follows:**

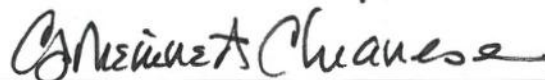
Unless otherwise required by proffered conditions or development conditions of an approved rezoning, special permit, special exception or variance, the following uses shall not be subject to the requirement for a site plan or a minor site plan. Such uses, however, will still be subject to all other applicable provisions of this Ordinance, the Public Facilities Manual and The Code.

16. Antennas and satellite earth stations; accessory outdoor storage and display; and additions and alterations to existing uses and site modifications which may include, but are not limited to, changes or additions to decks, patios, concrete slabs, vestibules, loading docks, mechanical equipment, storage structures, generators, walkways, landscaping, paving, and light poles/lighting fixtures. All such uses or activities must not:
  - A. Exceed 500 square feet of gross floor area or 2500 square feet of disturbed land area as defined in Chapter 104 of The Code;
  - B. Exceed 750 square feet of gross floor area or 2500 square feet of disturbed land area as defined in Chapter 104 of The Code for additions and alterations to provide an accessibility improvement;
  - C. Exceed the maximum floor area ratio of the district in which located or the maximum floor area ratio permitted by any proffered or development conditions;
  - D. Reduce required landscaping, open space, parking, travel aisles or driveways, and transitional screening or barriers; and
  - E. Necessitate the installation or relocation of storm sewer, public water or public sewer.

Any additions or alterations to existing uses that increase the number of required off-street parking spaces requires the submission of a parking tabulation in accordance with Par. 8 above, and any changes to the parking layout requires the submission of a parking redesignation plan in accordance with Par. 9 above.

**This amendment shall become effective on March 7, 2018.**

**GIVEN under my hand this 6<sup>th</sup> day of March, 2018.**



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**CATHERINE A. CHIANESE**  
Clerk to the Board of Supervisors