



Landscaping & Screening

Land Use Process Review Committee
October 26, 2023

Sara Morgan, Zoning Administration Division

Timeline

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- **October 2022 - March 2023**
Initial outreach
 - **April 2023**
Started developing proposal
 - **May 2023**
Board Land Use Policy Committee
Planning Commission Land Use Process Review Committee
 - **June - August 2023**
Additional Outreach
 - **August 2023**
Release draft text
 - **Late 2023/Early 2024**
Authorization and Public Hearings

Outreach to date



**Includes 27 public meetings*

Updates since May Land Use Process Review Committee



Parking Lot Landscaping



Transitional Screening & Barriers



Street Frontage Landscaping



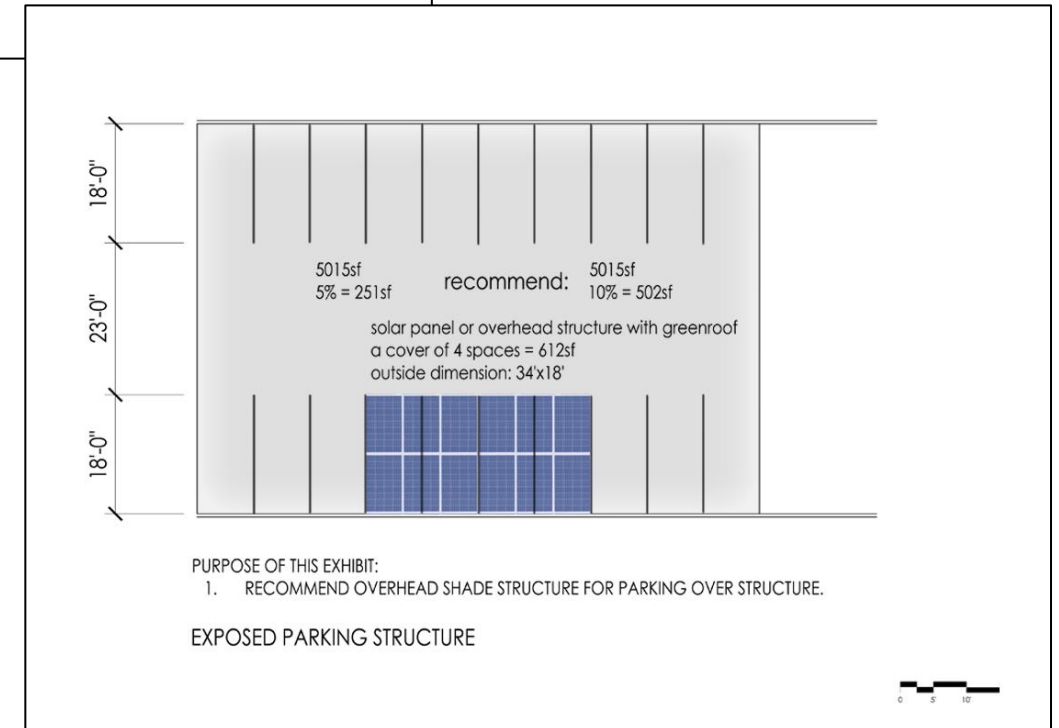
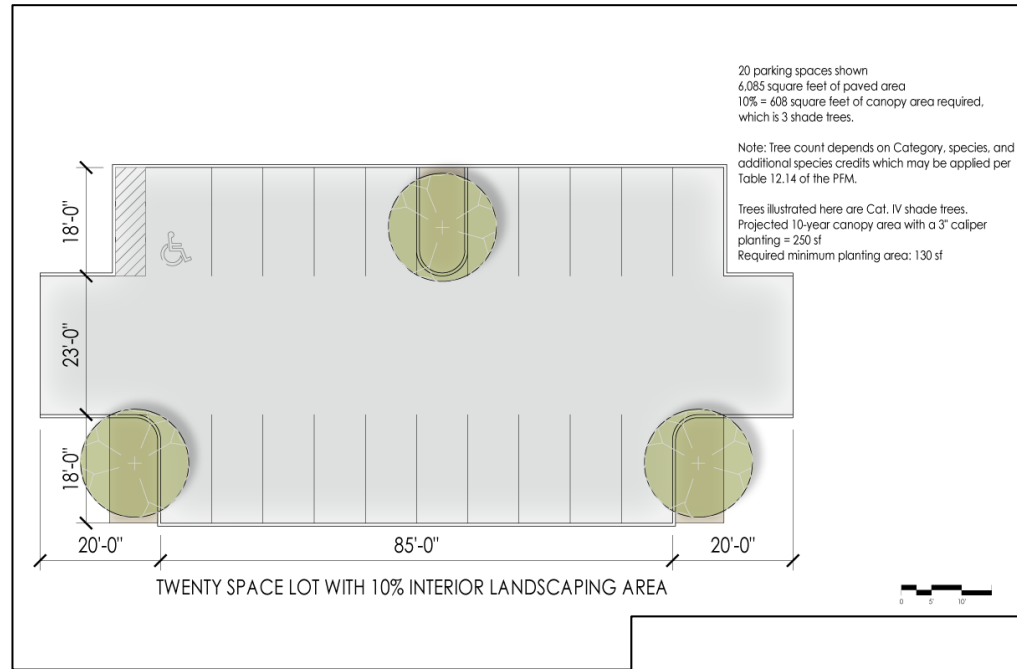
Utility Easements



Waivers & Modifications

Parking lot landscaping

- Shade structures for parking structures
 - Materials
 - Use of shade trees
- Peripheral Parking Lot Landscaping
 - Increase ratio
- ADA compliant parking spaces



Use Classification	Adjacent Use								
	Single-Family Dwelling, Attached and Detached	All Other Residential Uses	Solar Power Facility	Utility Facility, Heavy	All Other Public, Institutional, and Community Uses	Vehicle Repair and Maintenance, Heavy	All Other Commercial Uses	Craft Beverage Production Establishment	All Other Industrial Uses
Residential Uses									
Single-Family Dwelling, Attached and Detached	None	None	None	None	None	None	None	None	None
All Other Residential Uses	Type 1 Barrier D or E	None	None	None	None	None	None	None	None
Public, Institutional, and Community Uses									
Solar Power Facility	Type 3 Barrier D or E	Type 2 Barrier D or E	None	None	Barrier D or E	None	Barrier D or E	Barrier D or E	None
Utility Facility, Heavy	Type 3 Barrier D or E	Type 3 Barrier D or E	None	None	Type 1 Barrier A, B or C	None	Barrier D or E	Barrier D or E	None
All Other Public, Institutional, and Community Uses	Type 2 Barrier D or E	Type 2 Barrier D or E	None	None	None	None	None	None	None
Commercial Uses									
Vehicle Repair and Maintenance, Heavy	Type 3 Barrier D or E	Type 3 Barrier D or E	Barrier D or E	Barrier D or E	Type 1 Barrier D or E	None	Type 1 Barrier D or E	Barrier D or E	Barrier A, B or C
All Other Commercial Uses	Type 2 Barrier D or E	Type 2 Barrier D or E	None	None	Barrier D or E	None	None	None	None
Industrial Uses									
Craft Beverage Production Establishment	Type 2 Barrier D or E	Type 2 Barrier D or E	None	None	Type 1 Barrier A, B or C	None	None	None	None
All Other Industrial Uses	Type 3 Barrier D or E	Type 3 Barrier D or E	Barrier D or E	Barrier D or E	Type 1 Barrier D or E	Type 1 Barrier D or E	Type 1 Barrier A, B or C	Type 1 Barrier D or E	None

Transitional screening & barriers

- Native species and environmentally tolerant landscaping
- Option #1 selected for the table
 - Use Classifications
 - Specific uses called out
 - Single-Family Dwelling, Attached and Detached
 - Solar Power Facility
 - Utility Facility Heavy
 - Vehicle Repair and Maintenance, Heavy
 - Craft Beverage Production Establishment

Street frontage landscaping

- Not required for
 - Internal drive aisles
 - Lots developed with single-family dwellings
 - Update: No enabling legislation



Utility easements

- Additional outreach
 - Land surveyors
 - Fairfax County Land Acquisition Division
 - Fairfax County Department of Transportation
- Limit unintended consequences
- Revised language to add flexibility and a modification option

Waivers and modifications

- Who has the authority to approve a modification or waiver?
 - Subjective criteria: Board or BZA can approve
 - Objective criteria: Board, BZA, or Director can approve
- Revised subsection structure
- General waiver option
 - If seeking approval of a waiver/modification during site plan process that is not within the Director's authority, a general waiver can be pursued from the Board

Next steps

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- **October 24, 2023**
Authorization
 - **October 26, 2023**
Planning Commission Land Use Process
Review Committee
 - **December 6, 2023**
Planning Commission Public Hearing
 - **January 23, 2024**
Board of Supervisors Public Hearing



PLANNING & DEVELOPMENT



Questions?

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