

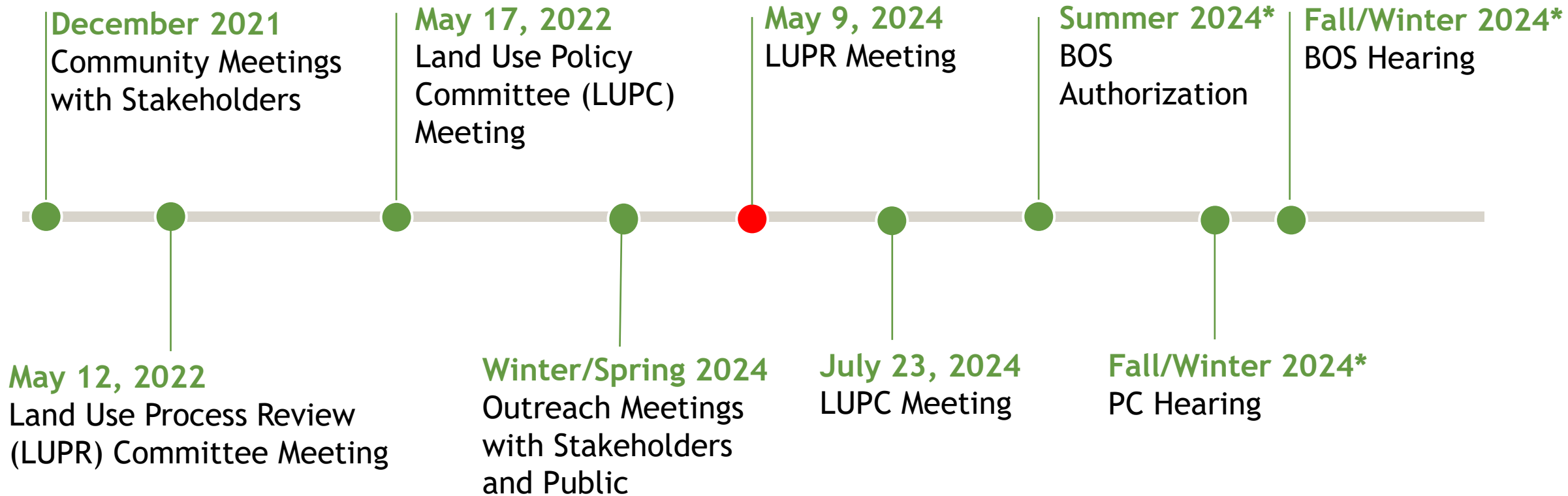


Contractor's Office, Shop, and Construction Vehicles

Land Use Process Review Committee

May 9, 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
- 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

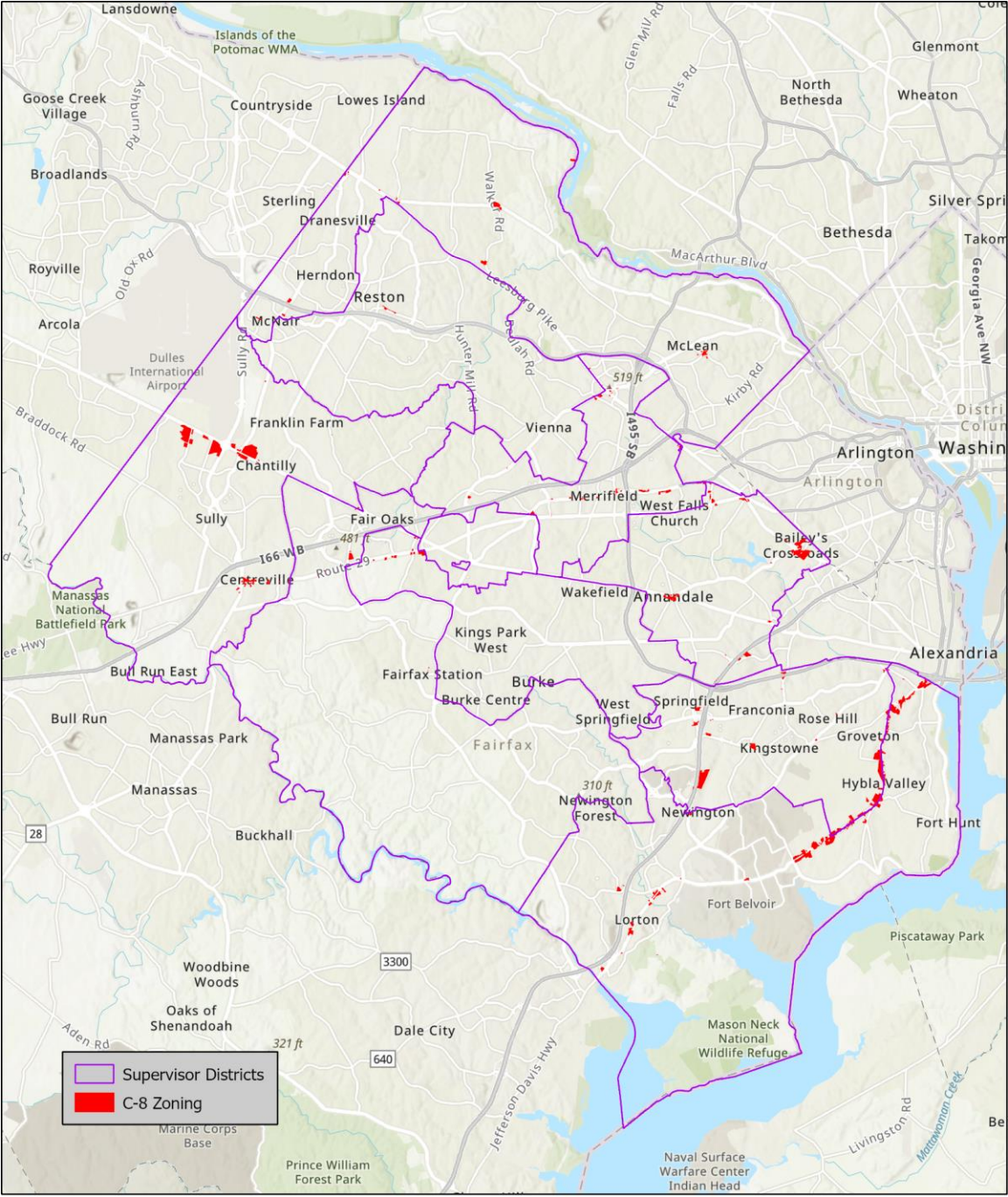
Outdoor storage under the current Zoning Ordinance must be screened from view

Outdoor Storage Comparison



Vicinity Map

C-8 District



C-8 District Example



BURGESS RUN LN
REMBRANDT WAY

LOUISE AVE
LOUISE AVE

LIGHTFOOT ST

LOWE ST

PARKING LOT

LOUISE AVE

VERNACCHIA DR

PICASSO PL
REMBRANDT WAY

OUTLET

REMBRANDT WAY

METROTECH DR

PARKING LOT

CHIANTI CT

METROTECH DR

VERNACCHIA DR

MONET CT

VERNACCHIA DR

VERNACCHIA DR

VERNACCHIA DR

METROTECH DR

50
CE RD

CHIANTI

C-8 District Example



RUSSELL RD

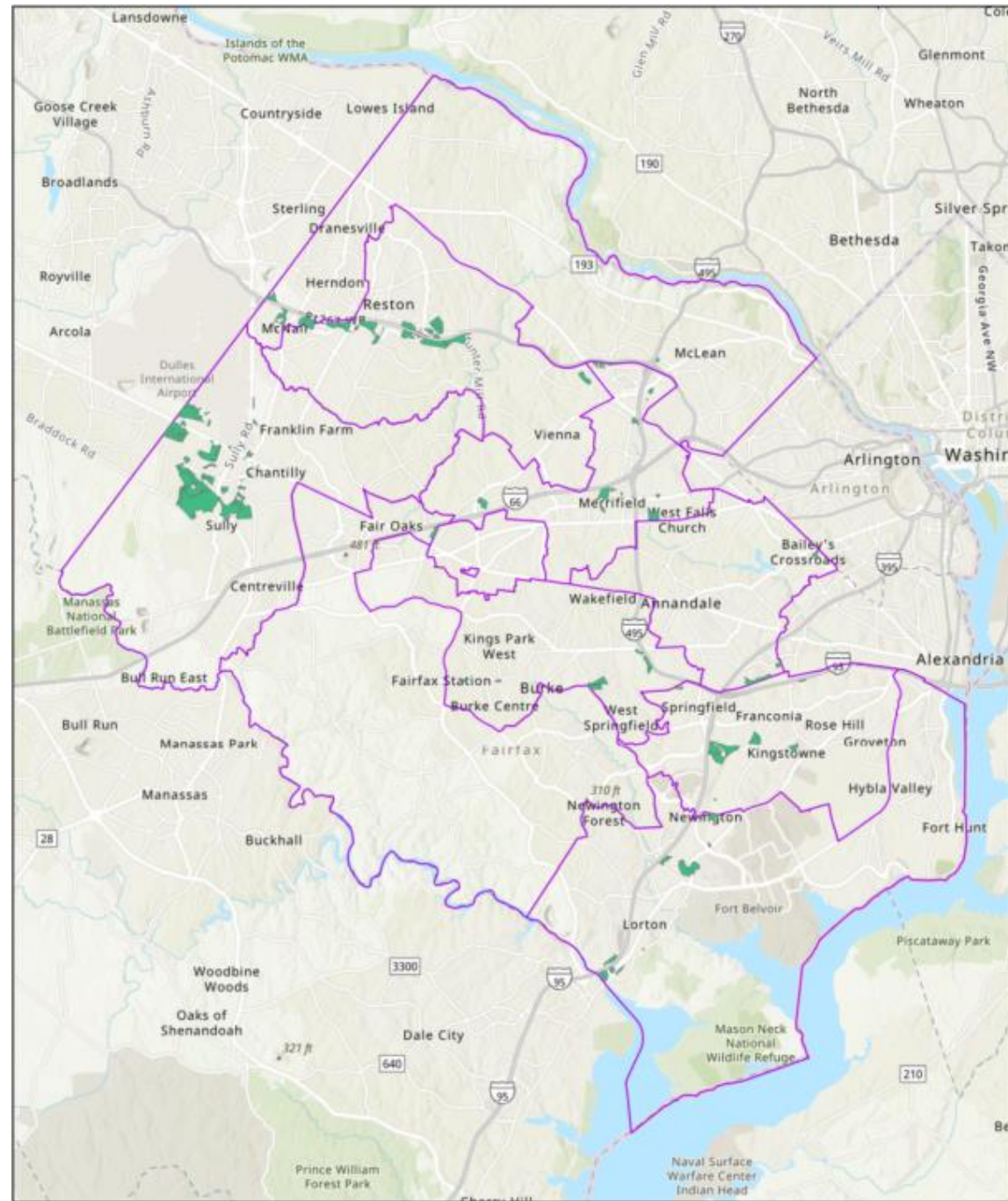
RICHMOND HWY

RUSSELL RD

RICHMOND HWY

RICHMOND HWY

I-3 & I-4 Districts



I-3 District Example



VER

CONFERENCE CENTER DR
CONFERENCE CENTER DR

XXOVER

CONFERENCE CENTER DR
CONFERENCE CENTER DR

CONFERENCE CENTER DR XXOVER

PARKSTONE DR

CONFERENCE CENTER DR
CONFERENCE CENTER DR

CONFERENCE CENTER DR
CONFERENCE CENTER 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



I-5 DISTRICT I-5 RAMP TO RT286 SB

CLUNY CT

ANGUS CT

PARKING L

FULLERTON RD

FULLERTON RD

TWIST LN

CAMERON BROWN CT

DYNATECH CT

CAMERON BROWN CT

RD

Potential Changes re: Permitted Vehicles/Equipment

- Make distinctions 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

Possible Vehicles and Equipment Standards

Light Vehicles and Equipment

- Length of Vehicles and Equipment
- Gross Vehicle Weight Rating (GVWR)
- Height of vehicles or equipment
- Number of tires and/or axles
- Operating capacity (for types of equipment)

Heavy Vehicles and Equipment

- 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.

[REDACTED] TRUCK



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

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Light Vehicle and Equipment Example



Light Equipment Example



Light Vehicle Example



Heavy Equipment Example



Heavy Equipment Example



Possible Light Vehicle Example



Possible Light Equipment Example



Zoning Ordinance Amendment webpage

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



PLANNING & DEVELOPMENT

