

# Landscaping & Screening

Proposed Zoning Ordinance Amendment

G-7 Committee  
January 18, 2023



PLANNING & DEVELOPMENT



# Agenda

- Introduction
- Existing Provisions
- Discussion
- Questions



# Introduction

Directive from the Board through the [Zoning Ordinance Work Program](#)

## Landscaping and Screening

Work with an interagency work group to research and conduct outreach on a review of landscaping and screening provisions.

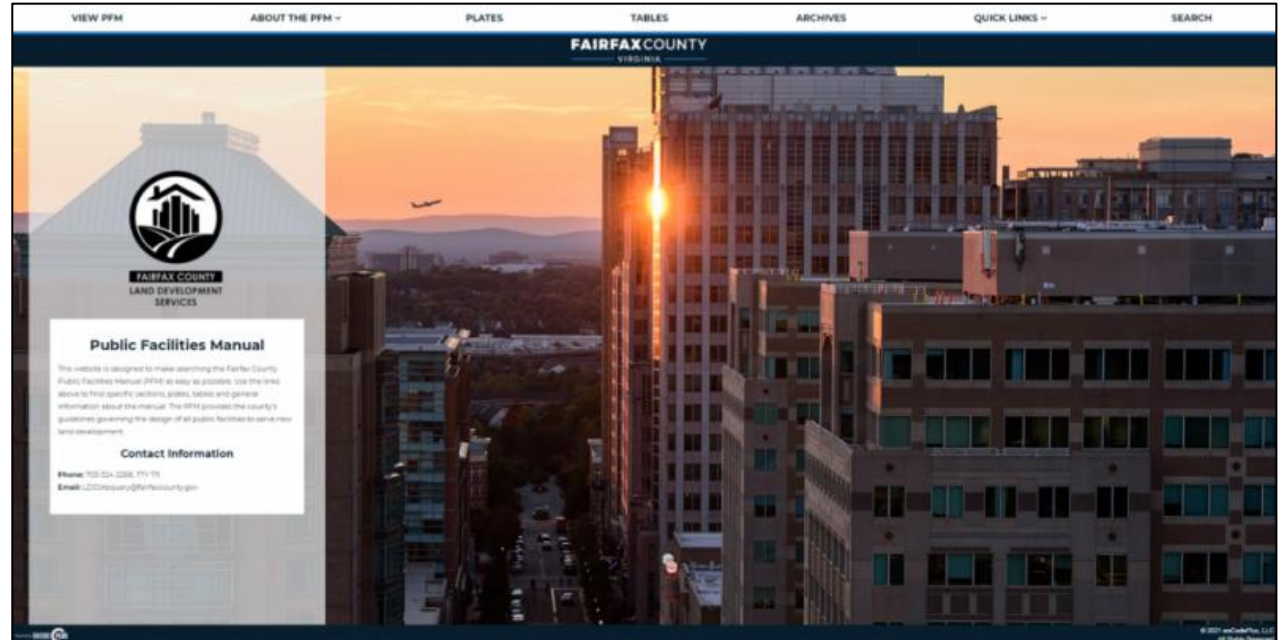


# Existing Provisions

within Section 5108 of the Zoning Ordinance

# General

- Administered by the Department of Land Development Services
- Must also be in accordance with the Public Facilities Manual (PFM)
- Implemented prior to the approval of an occupancy permit



# General Landscaping Standards

- Size and Spacing
  - Trees: minimum of 5 feet in height
  - Plantings: irregular and randomly spaced
- Existing Vegetation
  - Should be used as required planting if suitable
  - Resource Protection Area (RPA) vegetation may be used to meet the requirements

Tree Conservation must be provided under Chapter 122  
of the County Code and PFM

# Maintenance

- Owner is responsible for maintenance, repair, and replacement
- Must be in:
  - Healthy growing condition
  - Replaced when necessary
  - Kept free of refuse or debris
- Substantial conformance with entitlements
- During the site plan process, if removed or replaced without approval, the landscaping must be replaced at owner's expense

# Parking Lot Landscaping

- Any parking lot with 20+ spaces must provide interior and peripheral parking lot landscaping
- Landscaping -
  - Must be in addition to any planting within six feet of a building
  - Can only be used to meet one requirement: interior parking lot landscaping, peripheral parking lot landscaping, or transitional screening
  - Primary landscaping must be shade trees
  - May be modified or waived by the Board, BZA, or Director of Land Development Services (LDS) in certain circumstances



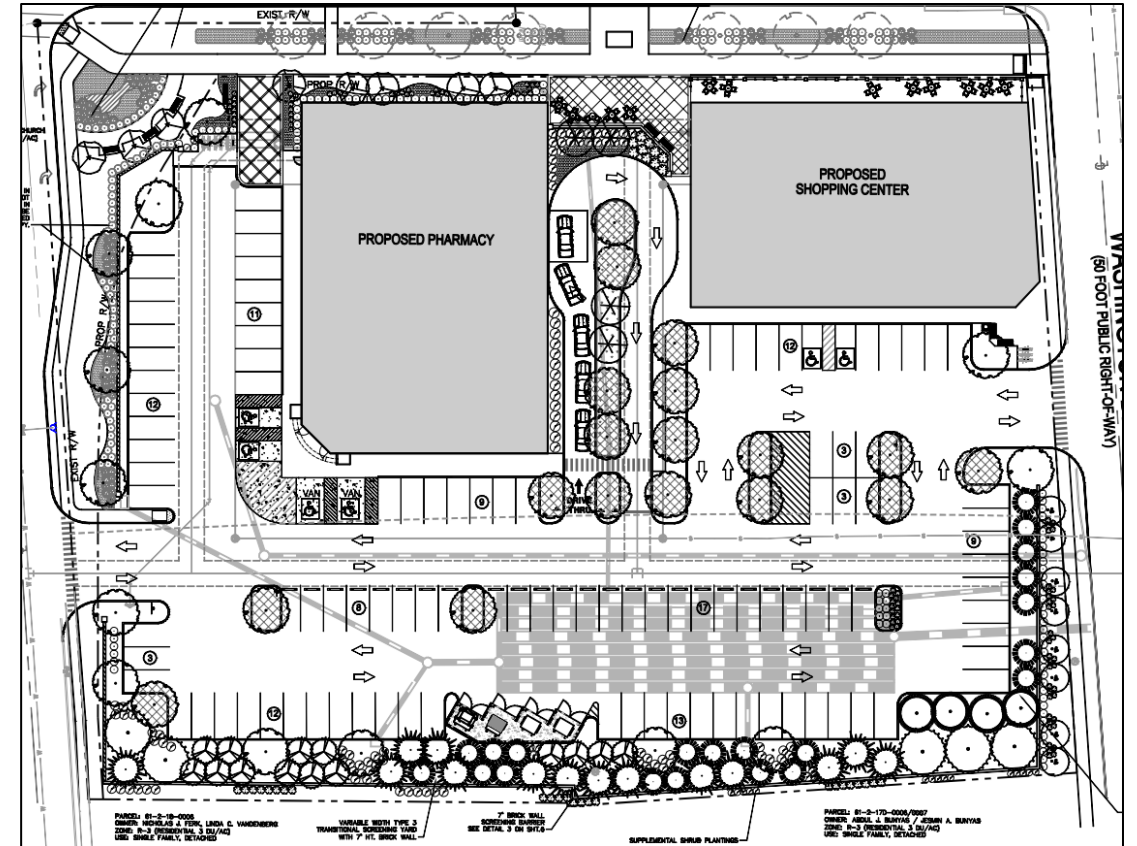
# Interior Parking Lot Landscaping

- Minimum 5% of the parking lot area and dispersed to maximize shade for vehicles
- Planting area dimensions per PFM
- In CRD and PTC Districts, must be provided in accordance with provisions of respective district



# Peripheral Parking Lot Landscaping

- Not required where transitional screening is provided
- Abutting R-O-W:
  - 10' wide landscaping (not including sidewalk)
  - 1 tree/40' (not required to be on center)
  - VDOT regulations supersede
- Not abutting R-O-W:
  - Landscaping strip must be in accordance with the PFM



# Types of Transitional Screening

## Type I

Unbroken strip of open space a minimum of 25 feet wide with plantings of:

- Tree canopy of 75% or greater with evergreen and deciduous trees

## Type II

Unbroken strip of open space a minimum of 35 feet wide with plantings of:

- Tree canopy of 75% or greater with evergreen trees (achieved within ten years)

## Type III

Unbroken strip of open space a minimum of 50 feet wide with plantings of:

- Tree canopy of 75% or greater with evergreen trees (achieved within ten years)

## Applicable to all types of transitional screening:

- At least 70% evergreen trees, and no more than 35% of any single species of evergreen or deciduous tree
- A mixture of predominately medium evergreen shrubs at a rate of three shrubs for every ten linear feet for the length of the transition yard area. Generally located away from the barrier and staggered along the outer boundary of the transition yard.

# Types of Barriers

Barrier Type	Height	Materials	Other Standards
A	42-48 inches	Wall of brick or architectural block	Faced on the side of the existing use; LDS Director may require both sides
B	42-48 inches	Solid wood or otherwise architecturally solid fence	N/A
C	42-48 inches	Evergreen hedge	Planting size min. 36 inches and planted 36 inches on center
D	42-48 inches	Chain link fence	LDS Director may require inserts in the fence fabric, to be coated, or supplemented by trees and shrubs
E	6 feet	Wall of brick or architectural block	Faced on the side of the existing use; LDS Director may require both sides
F	6 feet	Solid wood or otherwise architecturally solid fence	N/A
G	6 feet	Chain link fence	LDS Director may require inserts in the fence fabric or to be coated
H	6 feet	Variety of trees	A row of 6-foot trees averaging 50 feet on center (May be omitted in certain instances)

# Waivers and Modifications

Waivers or modifications could be approved through

- Board approval through the entitlement process
- LDS Director approval through the site plan process

## Note:

*Almost every* entitlement approval includes a waiver and/or modification of the landscaping and screening requirements.





# Discussion

Zoning Ordinance Amendment

# Tentative Timeline



# Possible Changes

- Should we look at a lower number than 20 spaces as the threshold for parking lot landscaping?
- Increase the percentage of parking lot landscaping
- Require landscape island every [#] parking spaces
- Consider shade tree requirements for travel aisles
- Modify the width and planting requirements of transitional screening
- Examine the need for barriers
- Consider the implication of solar canopies

Question:  
*Does anyone have any other suggestions?*





# Questions?

Comments and questions can be emailed to Sara Morgan, [sara.morgan@fairfaxcounty.gov](mailto:sara.morgan@fairfaxcounty.gov)