

## Section 3102. Commercial Revitalization Districts

<https://online.encodeplus.com/regs/fairfaxcounty-va/doc-viewer.aspx?secid=239>

### 3. Standards Applicable to All Commercial Revitalization Districts

#### E. Additional Standards

##### (4) Landscaping and Screening

The landscaping and screening requirements of Section 5108 apply, except as set forth below. When the following provisions require a determination of feasibility of meeting the requirements on a lot, the Director may make the determination through the approval of a site plan, or the Board may make the determination by special exception in accordance with subsection 8100.3.

(a) The interior parking lot landscaping requirements of subsection 5108.5.A apply as follows:

1. When a proposed expansion or enlargement of an existing development results in a parking lot containing 20 or more parking spaces, the interior parking lot landscaping requirements apply to the parking lot unless the Director determines that it is not feasible to meet the requirement or that compliance with the requirement will adversely impact the required off-street parking.
2. The interior parking lot landscaping requirements apply for redevelopments and new developments.

(b) The peripheral parking lot landscaping requirements of subsection 5108.5.B apply as follows:

1. The peripheral parking lot landscaping requirements of subsection 5108.5.B(1) concerning when a property line abuts land that is not the right-of-way of a street do not apply to expansions or enlargements of existing developments.
2. The requirements of subsection 5108.5.B(1) apply to redevelopments or new developments. However, where there are landscaping or design provisions in the Comprehensive Plan that recommend a planting strip or other streetscape treatment with a different width or different plant materials than those required by subsection 5108.5.B, then the standards in the Comprehensive Plan apply.
3. The peripheral parking lot landscaping requirements of subsection 5108.5.B(2) concerning when the property line abuts the right-of-way of a street do not apply for expansions or enlargements of existing developments, redevelopments, and new developments. However, the following are required:
  - a. A ten foot wide landscaping strip, which may not include any sidewalk, trail, or parallel utility easement, must be located on the lot where it abuts a street right-of-way line.
  - b. If there are no existing or proposed overhead utility lines, there must be at least one large deciduous tree planted in the landscaping strip for each 30 feet of length, but the trees are not required to be installed at a spacing of one tree every 30 feet on center. If there are overhead utility lines, at least one small to medium deciduous tree must be planted in the landscaping strip for every 25 feet of length, but the trees are not required to be installed at a spacing of one tree every 25 feet on center. Trees planted in a landscaping strip beneath overhead utility lines must be of a shape and character to avoid interfering with the utility lines.

**c.** All trees must be two and one-half to three inches in caliper at the time of planting.

**d.** If there are landscaping or design provisions in the Comprehensive Plan that recommend a planting strip or other streetscape treatment with a different width or different plant materials than set forth above, then the provisions of the Comprehensive Plan apply.

**e.** The above requirements may be modified or waived for expansions or enlargements of existing developments when it is determined that it is not feasible to meet these requirements on the lot.

**(c)** The transitional screening and barrier requirements of subsection 5108.6.B apply as follows:

**1.** For new development and redevelopment, or for expansions or enlargements of existing developments, the transitional screening and barrier requirements apply. If there are landscaping or design provisions in the Comprehensive Plan that recommend a planting strip or other streetscape treatment with a different width, a different number of plantings, or different plant materials than required by subsection 5108.6, then the provisions of the Comprehensive Plan apply.

**2.** When the peripheral planting requirements of subsection (b)3 above, are required and provided in accordance with that subsection, they are deemed to meet the transitional screening requirement for that portion of the lot.

**3.** In addition to the above and to the provisions of subsection 5108.6.C, transitional screening may be modified or waived when a barrier is provided. The barrier must consist of a decorative brick or block wall, a decorative tubular steel or aluminum fence, or an alternative treatment that is compatible with treatments prevalent in the district or provisions of the Comprehensive Plan. Any alternative treatments must be approved by the Director.

**4.** For all of the above, the requirements may be modified or waived by the Board by special exception in accordance with subsection 8100.3.