



7. All off-street parking facilities shall be used solely for the parking of vehicles in operating condition by patrons, occupants or employees of the use to which such parking is accessory. No motor vehicle repair work except emergency service shall be permitted in association with any required off-street parking facilities.
8. All lighting fixtures used to illuminate off-street parking areas shall be designed to comply with performance standards relative to glare of the zoning district in which such area is located. Such areas shall not be lighted at any time other than during the same hours that the use to which the parking is appurtenant is open for business, except for necessary security lighting.
9. Parking spaces required on an employee/person basis in the Sections that follow shall be based on the minimum number of employees/persons on duty or residing, or both, on the premises at any one time or the occupancy load of the building, whichever is greater. Overlapping use of parking areas at shift changes shall be considered.
10. Where a given use or building contains a combination of uses as set forth in the following Sections, parking shall be provided on the basis of the sum of the required spaces for each use.
11. If there is uncertainty with respect to the amount of parking spaces required by the provisions of this Ordinance as a result of an indefiniteness as to the proposed use of a building or of land, the maximum requirement for the general type or use that is involved shall govern.
12. Where the required number of parking spaces is not set forth for a particular use in the following Sections, and where there is no similar general type of use listed, the Director shall determine the basis of the number of spaces to be provided.
13. In the TH and GA Zoning Districts, the distance from each parking space to the nearest entrance to a public street shall not exceed 300 feet (as measured along the centerline of the appropriate aisle).

#### **7-102.1**

#### **Waivers**

The following waivers to the parking requirements may be approved by the Board of Supervisors in conjunction with approval of a special exception, the Board of Zoning Appeals in conjunction with approval of a special permit or the Zoning Administrator in conjunction with approval of a site plan.

1. In those instances where a proposed neighborhood retail commercial use is located with an orientation toward pedestrian or bicycle traffic, the number of parking spaces may be reduced by up to 20 percent of the amount otherwise required.

2. Where multiple uses are located on a parcel or within a project and it can be demonstrated that the same spaces may adequately serve two or more uses by reason of the hours of operation or other characteristics of use, the number of parking spaces may be reduced accordingly.
3. Where there are practical difficulties or where the public safety and/or convenience would be better served by locating parking spaces other than on the same or a contiguous lot, an alternative location may be authorized, provided such alternative location is under the same or joint ownership as the main parcel and further provided that the alternative parking location is no more than 500 feet from the main use.
4. When an applicant can demonstrate through its records, technical studies, shared parking agreements, or other probative evidence, that the parking requirements of this Article are in excess of what is reasonably necessary, the number of spaces may be reduced.

Appeals of the Zoning Administrators' and Board of Zoning Appeals' decisions on the variations authorized by this section shall be taken to the Planning Commission which will have the final decision making authority.

7-103

**Minimum Required Spaces for Residential and Lodging Uses**

Minimum off-street parking spaces accessory to the uses hereinafter designated shall be provided as follows:

1. Dormitory, Fraternity or Sorority House or Other Residence Hall Located Off Campus:  
  
One (1) space per two (2) sleeping accommodation based on the occupancy load of the building, plus one (1) additional space for each house-mother, manager or employee.
2. Dwelling, Single Family Detached:  
  
Two (2) spaces per unit, provided that only one (1) such space must have convenient access to a street.
3. Dwelling, Single Family Attached:
  - A. Two (2) spaces per unit, provided that only one (1) such space must have convenient access to a street.
  - B. Plus one (1) space, on or off-street, per each two (2) units for visitors.
  - C. Plus one (1) per each five (5) units for parking of residents' boats, recreational vehicles, etc. One-half (1/2) of such spaces shall not be less than 12 feet by 30 feet.
4. Dwelling, Multi-Family:

- A. Two (2) spaces per unit.
  - B. Plus one (1) space, on or off-street, per each three (3) units for visitors.
  - C. Plus one (1) space per each five (5) units for parking of residents' boats, recreational vehicles, etc. One-half (1/2) of such spaces shall be not less than 12 feet by 30 feet.
5. Hotel, Motel:
- One (1) space per rental unit, plus such spaces as are required for restaurants, assembly rooms and affiliated facilities as determined by the Director.
6. Mobile Home:
- One and one-half (1 1/2) spaces per unit.
7. Nursing or Convalescent Facility:
- One (1) space per three (3) residents plus one (1) additional space for each employee.
8. Tourist House, Boarding House, Rooming House:
- One (1) space for guest accommodations.

7-104

**Minimum Required Spaces for Commercial and Related Uses**

Minimum off-street parking spaces accessory to the uses hereinafter designated shall be provided as follows:

- 1. Automobile Service Station:

Two (2) spaces per bay, plus one (1) space per employee, but never less than five (5) spaces.

- 2. Bowling Alley:

Four (4) spaces per alley, plus one (1) space per employee, plus such additional spaces as may be required herein for affiliated uses such as restaurants.

- 3. Business Service and Supply Service Establishments:

One (1) space per 300 square feet of gross floor area.

- 4. Car Wash:

Four (4) spaces per bay/stall, plus one (1) space per employee for self-service establishment or one (1) space per employee, plus sufficient area for ten (10) stacking spaces per bay/stall for an automated establishment.

5. Eating Establishments:

One (1) space per four (4) seats, plus one (1) space per two employees where seating is at tables, and/or one (1) space per two (2) seats, plus one (1) space per two (2) employees where seating is at a counter.

6. Eating Establishments, Drive-In with No Seating Facilities:

One (1) space per sixty (60) square feet of net floor area with a minimum of ten (10) spaces.

7. Financial Institutions with Drive-In Windows:

One (1) space per 250 square feet of net floor area, plus sufficient area for eight (8) stacking spaces for the first drive-in window and two (2) stacking spaces per each additional window.

8. Financial Institutions:

One (1) space per 250 square feet of net floor area.

9. Furniture or Carpet Store:

One (1) space per 500 square feet of new floor area, plus one (1) space for each employee.

10. Medical or Dental Clinic:

Four (4) spaces per examination or treatment room, plus one (1) space for each doctor and employee.

11. Medical, Dental Practitioner's Office:

Six (6) spaces per practitioner.

12. Office:

Four and one-half (4 1/2) spaces per 1000 square feet of gross floor area, plus one (1) space per company vehicle.

13. Outdoor sales/display area other than Vehicle Sales, Rental and Service Establishments:

One (1) space per 500 square feet of open sales/display area plus one (1) space per employee.

14. Personal Service Establishment:

One (1) space per 200 square feet of gross floor area.

15. Recreational Facility Other Than Theater, Auditorium, Stadium, Bowling Alley or Swimming Pool:

One (1) space per three (3) seats or three (3) persons based on the occupancy load, plus one (1) space per employee.

16. Repair Service Establishment:

One (1) space per 200 square feet of gross floor area.

17. Retail Sales Establishment Except Furniture or Carpet Store:

One (1) space per 200 square feet of net floor area for the first 1000 square feet, plus six (6) spaces per each additional 1000 square feet.

18. Shopping Center:

One (1) space per 200 square feet of gross floor area for the first 1000 square feet, plus six (6) spaces per each additional 1000 square feet, plus additional spaces, as required herein, for associated offices and theaters.

19. Swimming Pool, Commercial:

One (1) space per four (4) persons lawfully permitted in the pool at one time, plus one (1) space per employee.

20. Theater, Auditorium or Stadium:

One (1) space per four (4) seats or similar vantage accommodation provided, plus one (1) space per two (2) employees.

21. Vehicle Sale, Rental and Service Establishments:

One (1) space per 500 square feet of enclosed sale/rental floor area, plus one (1) space per 2500 square feet of open sales/rental display lot area, plus two (2) spaces per service bay, plus one (1) space per employee, but never less than five (5) spaces

22. Wholesale Trade Establishment:

One (1) space per 1.5 employees, plus one (1) space per company vehicle, but with a minimum of one (1) space per 1000 square feet of gross floor area.

23. Convenience Store:

Same as paragraph 17 above, plus for any such store on or within 1000 feet of U.S. Routes 17, 29, 50 and 211, Interstate Route 66, and Virginia Route

28 (except streets designated as Business Routes by the VDOT), space for parking not less than two (2) tractor/semi-trailer units, including adequate entrances and circulation provisions for such vehicles.

**7-105**

**Minimum Required Spaces for Industrial and Related Uses**

Minimum off-street parking spaces accessory to the uses hereinafter designated shall be provided as follows:

1. Manufacturing establishment or establishment for production, processing, assembly, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and business offices accessory thereto:

One (1) space per 1.5 employees on major shift, plus one (1) space per company vehicle and piece of mobile equipment.

2. Scientific Research and Development Establishment:

Four and one-half (4 1/2) spaces per five (5) employees based on the occupancy load, plus one (1) space per company vehicle.

3. Warehousing, Heavy Equipment Storage Yard, Lumber and Building Material Yard, Motor Freight Terminal or Junkyard:

One (1) space per 1.5 employees on major shift, plus one (1) space per company vehicle, plus sufficient space to accommodate the largest number of visitors that may be expected at any one time, but with a minimum of one (1) space per 1000 square feet of gross floor area.

**7-106**

**Minimum Required Spaces for Other Uses**

Minimum off-street spaces accessory to the uses hereinafter designated shall be provided as follows:

1. Airport, Air Park or Airfield:

One (1) space per employee, plus one (1) space for each vehicle used in connection with the facility, plus sufficient space to accommodate the largest number of vehicles that may be expected at any one time.

2. Ambulance Service or Rescue Squad:

Adequate space to accommodate all motor vehicles operated in connection with such use and two (2) additional parking spaces per each such vehicle.

3. Church, Chapel, Temple, Synagogue or Other Place of Worship:

One (1) space per four (4) seats in the principal place of worship, provided that the number of spaces thus required may be reduced by not more than fifty (50) percent if the place of worship is located within 500 feet of any

public parking lot or any commercial parking lot where sufficient spaces are available by permission of the owner(s) without charge during the time of service to make up the additional spaces required.

4. College or University:

Based on a review by the Director of each proposal including such factors as the occupancy load of all classroom facilities, auditoriums and stadiums, the availability of mass transportation and the availability of areas on site that can be used for auxiliary parking in times of peak demand, but in no instance less than one (1) space per faculty and staff member and other full-time employees, plus a sufficient number of spaces to accommodate the anticipated number of students and visitors who will drive to the institution at any one time.

5. Cultural Center, Museum or Similar Facility:

One (1) space per 300 square feet of gross floor area.

6. Country Club:

One (1) space per four (4) members based on maximum anticipated membership.

7. Funeral Chapel, Funeral Home:

One (1) space per four (4) seats in the main chapel or parlor, plus one (1) space per two (2) employees, plus one (1) space for each vehicle used in connection with the business.

8. Group Day Care Facility, Day Care Center, Nursery School, School of General Education or School of Special Education:

Two (2) spaces per each three (3) employees, plus a sufficient number of spaces to accommodate all persons who may be at the establishment at any one time under normal operating conditions.

9. Heliport:

One (1) space per employee, plus one (1) space for each vehicle used in connection with the facility, plus sufficient space to accommodate the largest number of visitors that may be expected at any one time.

10. Helistops:

A minimum of five (5) spaces per commercial helistops and a minimum of two (2) spaces for noncommercial helistops.

11. Hospital:

One (1) space per two (2) beds, plus 1.5 spaces per each emergency room examination table or bed, plus one (1) space per employee on the major shift other than doctors, plus one (1) space per doctor assigned to the staff.

12. Institution Providing Intensive Special Medical/Mental Care or Welfare Institution:

One (1) space per two (2) patients based on the occupancy load, plus one (1) space per employee or staff member on a major shift.

13. Library:

One (1) space per 2.5 patrons based on the occupancy load, plus one (1) space per employee on a major shift.

14. Private, Civic, Fraternal Club or Lodge:

One (1) space per three (3) members based on maximum anticipated membership.

15. Public Utility Establishment:

One (1) space per 1.5 employees on the major shift, plus one (1) space per company vehicle.

16. School, Elementary or Intermediate:

Based on a review by the Director of each proposal including such factors as the occupancy load of all classroom facilities, auditoriums and stadiums, proposed special education programs and student-teacher ratios and the availability of areas on site that can be used for auxiliary parking in times of peak demand, but no less than one (1) space per faculty and staff member and other full-time employee, plus four (4) spaces for visitors.

17. School, Secondary:

Based on a review by the Director of each proposal including such factors as the occupancy load of all classroom facilities, auditoriums and stadiums, proposed special education programs and student-teacher ratios, and the availability of areas on site that can be used for auxiliary parking in times of peak demand, but no less than one (1) space per faculty and staff member and other full-time employee, plus one (1) space per eight (8) students, based on the maximum number of students attending classes at any one time.

18. Swimming Pool, Community:

One (1) space for every seven (7) persons lawfully permitted in the pool at one time, plus one (1) space per employee, subject to a lesser number

determined by the Director in accordance with the number of members who are within a reasonable walking distance of the pool.

19. Tennis Club:

Four (4) spaces per court, plus such additional spaces as may be required herein for affiliated uses such as restaurants.

**PART 2**

**7-200**

**OFF-STREET LOADING**

**7-201**

**Applicability**

In all districts, all structures built and all uses established hereafter shall provide accessory off-street loading spaces in accordance with the following regulations. When an existing structure or use is expanded, accessory off-street loading spaces shall be provided in accordance with the following regulations for the area or capacity of such expansion.

**7-202**

**General Provisions**

1. All off-street loading facilities shall be designed to conform with the standards set forth in Section 304 of the Fauquier County Design Standards Manual.
2. All required off-street loading spaces shall be located on the same lot as the use served, provided that the Director may waive such location requirement in those instances where the provisions of Paragraph 2 are satisfied.
3. Required off-street loading spaces may be provided cooperatively for two or more uses, subject to arrangements that will assure the permanent availability of such spaces to the satisfaction of the Director.
4. All required off-street loading spaces and their appurtenant aisles and driveways shall be deemed to be required space on the lot on which the same are situated and shall not be encroached upon or reduced in any manner except upon approval by the Director in either of the following circumstances:
  - A. Such space may be reduced by the amount to which other space, conforming to the provisions of this Ordinance, is provided for the use that is involved, or
  - B. Such space may be reduced in an amount justified by a reduction in the need for such space by reason of a reduction in size or change in the nature of the use to which such is appurtenant.
5. No loading space or berth shall be located in a required front yard, and any loading space or berth located in the required rear yard shall be either underground or open to the sky.

6. No motor vehicle repair work, except emergency service, shall be permitted in association with any required off-street loading facility.
7. All lighting fixtures used to illuminate off-street loading areas shall be designed to comply with the performance standards relative to glare of the zoning district in which such area is located.
8. Where a given use or building contains a combination of uses as set forth in the following Sections, loading facilities shall be provided on the basis of the sum of the required spaces for each use.
9. If there is uncertainty with respect to the amount of loading space required by the provisions of this Ordinance as a result of an indefiniteness as to the proposed use of a building or land, the maximum requirements for the general type of use that is involved shall govern.
10. Uses for which off-street loading facilities are required by this Part, but which are located in buildings that have a gross floor area that is less than the minimum above which off-street loading facilities are required shall be provided with adequate receiving facilities as determined by the Director.
11. Notwithstanding the standards set forth in Section 203 below, in no instance shall more than five (5) off-street loading spaces be required for a given use or building except as may be determined by the Director.

7-203

**Minimum Required Spaces**

Minimum off-street loading spaces accessory to the uses hereinafter designated shall be provided in accordance with the following schedule:

**Standard A:** One (1) space for the first 5000 square feet of gross floor area, plus one (1) space for each additional 30,000 square feet or major fraction thereof.

**Standard B:** One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 15,000 square feet or major fraction thereof.

**Standard C:** One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof.

**Standard D:** One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 25,000 square feet or major fraction thereof.

**Standard E:** One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 30,000 square feet or major fraction thereof.

**Standard F:** One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.

**Standard G:** One (1) space for the first 25,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.

1. Bowling Alley and Other Similar Commercial Recreational Establishment: Standard F.
2. Business Service and Supply Establishment: Standard C.
3. College or University: Standard F.
4. Dwelling, Multiple Family: Standard G.
5. Eating Establishment: Standard D.
6. Financial Institutions: Standard C.
7. Funeral Chapel, Funeral Home: Standard F.
8. Hospital: Standard F.
9. Hotel, Motel: Standard F.
10. Manufacturing establishment or establishment for production, processing, assembly, compounding, preparation, cleaning, testing, repair or storage of materials, goods or products, and business offices accessory thereto: Standard A.
11. Nursing or Convalescent Facility: Standard F.
12. Office: Standard C.
13. Personal Service Establishment: Standard B.
14. Repair Service Establishment: Standard C.
15. Retail Sales Establishment: Standard B.
16. School: Standard F.
17. Scientific Research and Development Establishment: Standard C.
18. Vehicle Sale, Rental and Service Establishment: Standard A.
19. Warehousing Establishment: Standard A.

20. Wholesale Trade Establishment: Standard E.

**PART 3**

**7-300**

**PUBLIC AND PRIVATE STREETS**

**7-301**

**General Requirements**

The provisions of Part 3 of Article 7 of this Ordinance shall apply to all street design and construction in Fauquier County. Public streets shall be required to provide access for all development; however, there may be instances where private streets are more appropriate or better serve the proposed development. Sections 7-303 and 7-304 below identify where public or private streets, respectively, are applicable.

**7-302**

**Public and Private Street Limitations**

1. No dead-end street shall be shorter in length than 100 feet exclusive of the turnaround.
2. All dead-end streets shall provide a functional terminal turnaround design providing for safe and convenient reverse of traffic movement as approved by the Director.
3. Length shall be measured as illustrated in Figures 1 and 2.
4. No public or private dead-end street shall extend to a length greater than 700 feet within Service Districts or 1,320 feet outside of Service Districts exclusive of a turnaround.
5. No dead-end street shall serve more than twenty (20) lots. The Director may waive this requirement for family subdivisions or administrative subdivisions on existing private streets.
6. Waivers to Section 7-302.4-5 may be approved as follows:
  - A. The Board of Supervisors may grant waivers for all application types.
  - B. The Director may grant waivers up to 1,320 feet in length within Service Districts and up to 5,000 feet outside Service Districts for Family Transfer, Large Lot, Public and Administrative Divisions; for Boundary Line Adjustments and for Site Plans.
  - C. No waiver shall be granted by the Board or Director unless the applicant can demonstrate that:
    1. Properties through which access is planned will not be unreasonably affected;
    2. To not modify the limitation would constitute a hardship not allowing reasonable use of the property; and that either:
    3. a.) Plausible alternatives have been exhausted and no other remedy

is realistically feasible or,

- b.) Plausible alternatives are less desirable because of impacts on steep slopes, floodplain, wetlands, historic resources or other environmental, cultural or historic features.

- 7. The following limitations shall apply solely to private streets:
  - A. The private street shall connect directly to a state maintained street.
  - B. No proposed private street shall be approved which traverses a lot except along the boundaries of such lot or except where the portions of the lot on either side of the new street satisfy the minimum requirements of this Ordinance for the creation of lots.
- 8. The limitations in Section 7-302.7 may be modified by the Director in conjunction with a site plan approval, construction plan approval, or subdivision approval if the applicant can demonstrate that:
  - A. No other remedy is realistically feasible; and
  - B. Plausible alternatives have been exhausted; and
  - C. To not so modify the applicable limitation(s) would place an unreasonable restriction on the use of the property; and/or
  - D. Public safety standards require the street location; and/or
  - E. Properties through which access is planned will not be unreasonably affected.

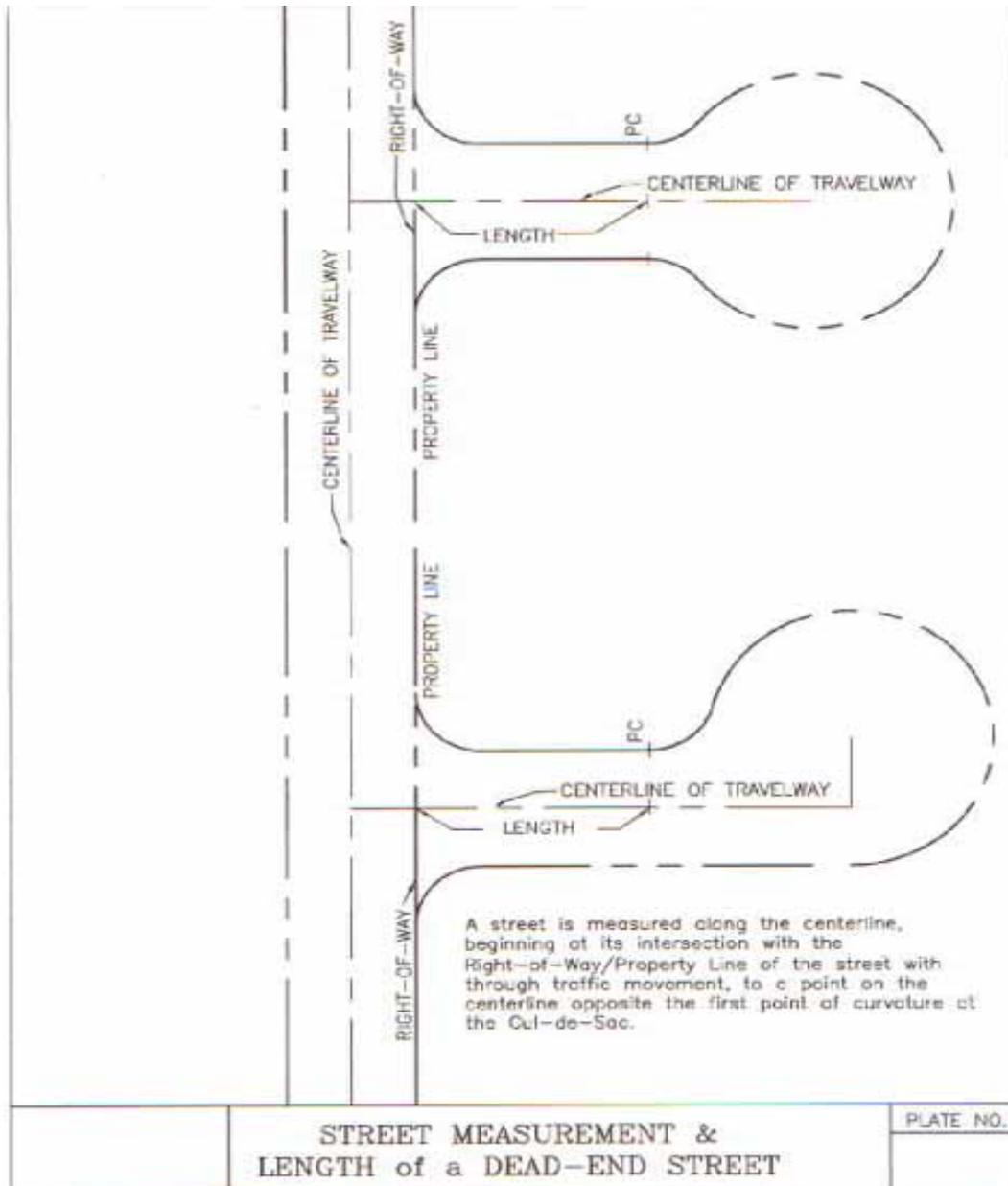


Figure 1. Street Measurement and Length of a Dead-End Street

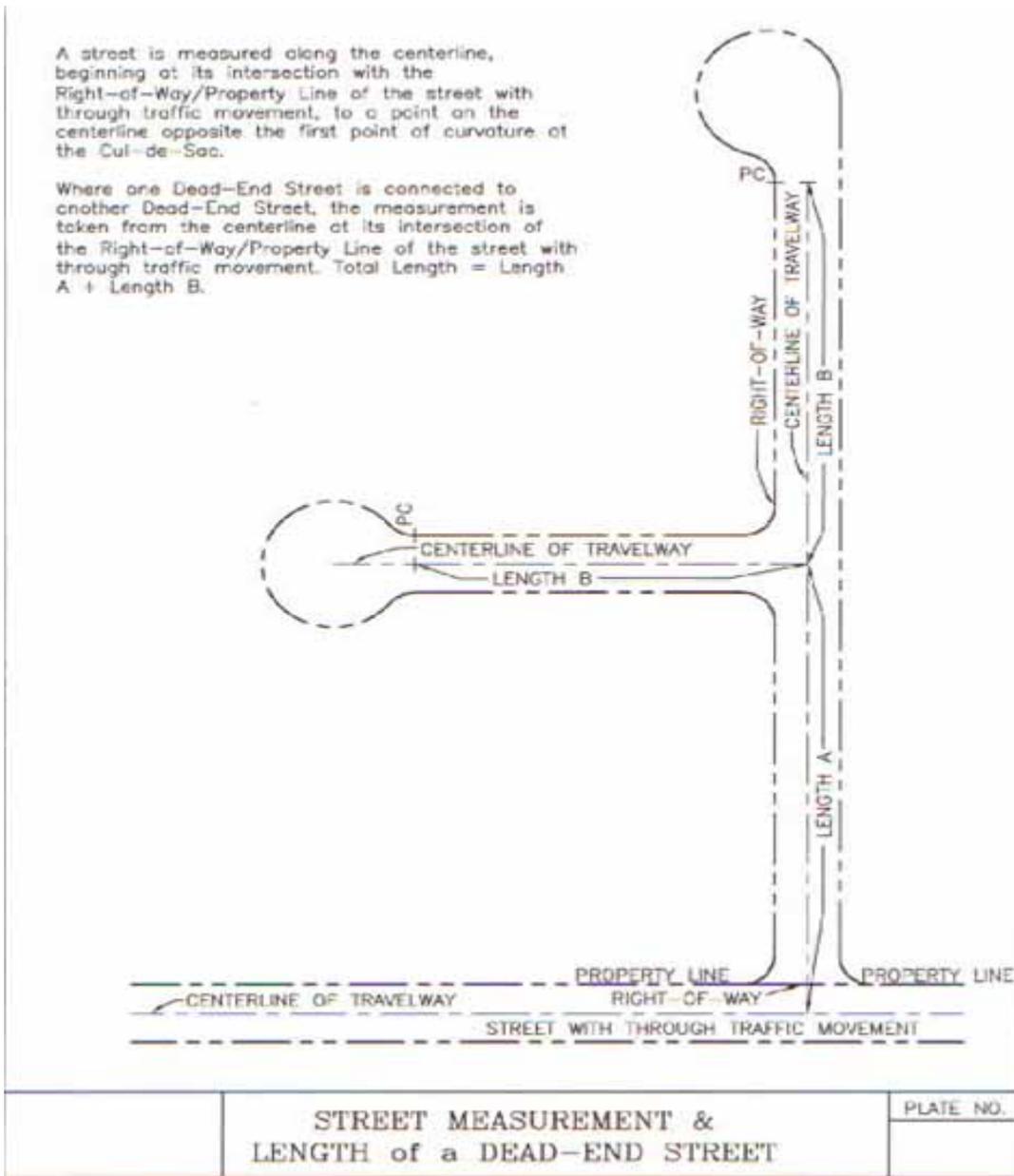


Figure 2. Street Measurement and Length of a Dead-End Street

7-303

**Public Street Applicability**

Public streets shall be required for all development as indicated in Table 7-303.1. Public streets shall meet the minimum applicable requirements of the Virginia Department of Transportation (VDOT) and dedicated to public use unless a special exception waiving this requirement is granted by the Board in accordance with Part 29 of Article of this Ordinance.

**Table 7-303.1: Proposed Streets for Residential Subdivisions**

Location	Type of Residential Division	Number of Residential Units	Type of Street	Minimum Road Standard
Outside Service District	Any Residential Subdivision <sup>1</sup>	≥ 3	Public Street	VDOT Standard
Inside Service District	Any Residential Subdivision <sup>1</sup>	≥ 3	Public Street <sup>2</sup>	VDOT Standard

<sup>1</sup> Family, Administrative, or Large Lot Subdivisions refer to the chart in Section 7-304 of this Ordinance

<sup>2</sup> In TH, GA, and Marshall Residential Zoning Districts private streets are allowed with administrative approval in conjunction with Site Plan or Construction Plan approval.

**7-304**

**Private Street Applicability**

1. Private streets are not appropriate in the approximate location where the Comprehensive Plan provides for a public street.
2. Private streets are permitted in the Commercial and Industrial zones when constructed to the VDOT standard.
3. Proposed private streets for residential subdivisions are permitted as indicated in Table 7-304.1.

**Table 7-304.1: Proposed Private Streets for Residential Subdivisions**

Location	Type of Residential Division	Number of Residential Units	Type of Street	Minimum Road Standard
Outside Service District	Family, Admin, or Large Lot Subdivisions	≤ 2	Private Street By Right	Typical Standard (Private), Reduced Private Street Standard with Administrative Approval
		3-10	Private Street By Right	Typical Standard (Private)
		≥ 11	Private Street by Right, Built to a Public Street Standard	Private Street Constructed to VDOT Standard
	All Other Residential Subdivisions	2	Private Street By Right where no further density is available <sup>3</sup>	Typical Standard (Private)
		3-6	Private Street w/ Category 29 SE	Typical Standard (Private)
Inside Service District	Family or Admin Subdivisions	≤ 6	Private Street By Right	Typical Standard <sup>4</sup> (Private)
	All Other Residential Subdivisions	2	Private Street By Right where no further density is available <sup>3</sup>	Typical Standard (Private)

<sup>3</sup> If additional density is available, the private street shall be built to a public street standard.

<sup>4</sup> Family or Administrative Subdivision with no additional density on the Residue can request a Reduced Private Street Standard with Administrative Approval.

4. Residential subdivisions creating one (1) or more new lot(s) on an existing private street are permitted as indicated in Table 7-304.2.

**Table 7-304.2: Existing Private Streets Adding One or More Lots for Residential Subdivisions**

Location	Type of Residential Division	Type of Street	Minimum Road Standard
Outside or Inside Service District	Family, Admin, or Large Lot Subdivisions	Private Street By Right	N/A
Outside or Inside Service District	All Other Residential Subdivisions	Private Street w/ Category 29 SE	Existing private street will be evaluated for any necessary improvements as part of the SE process

5. Private streets are permitted for resubdivision of substandard subdivisions in accordance with Sections 10-205 and 10-206 of this Ordinance.

**7-305**

**Private Street Design and Construction Standards**

1. The following design and construction standards shall apply to proposed private streets:
  - A. The private street shall be located in an ingress/egress easement and shall meet the requirements of Section 7-306 of this Ordinance.
  - B. Private streets shall meet the minimum design and construction standards in Table 7-305.1 and Figure 3. “No Parking” signs shall be posted on private streets as required in Section 12-608 of this Ordinance.
  - C. Roadways located within soils containing a high water table, high plasticity, or high micaceous, identified by the *Interpretive Guide to the Type 1 Soils of Fauquier County, VA* shall provide a field determination of CBR values based on actual subgrade. Based on the CBR value, the depth of stone shall be increased to meet VDOT requirements. Refer to Figure 3 and Table 7-305.1 for the typical private street section.

**Table 7-305.1: Typical Private Street Section**

Type of Street		Typical Private Street
Easement		50 feet <sup>5</sup>
Total Clear Width		20 feet
Minimum Road	Width	18 feet
	Base	6 inches aggregate <sup>6</sup>
	Surface	2 inches stone or 2 inches bituminous surface
	Cross Slope	5% (stone surface) or 2% (bituminous surface)
Minimum Shoulder	Width	1 foot each side
	Base	4 inches aggregate <sup>6</sup>
	Cross Slope	5%
Vertical Clearance		14 feet
Max. Grade		10%

<sup>5</sup> Refer to Section 7-306.2

for easement width.

<sup>6</sup> Refer to Section 7-305.1.C for minimum depth of aggregate.

- D. Where the private street intersects an existing public street the private street shall have a  $\pm 2\%$  slope for the first twenty (20) feet as shown in Figure 4. The Director may approve a modification of this standard when requested by the applicant.
- E. Private streets shall meet the length limitations pursuant to Section 7-302.1-4 of this Ordinance.
- F. Private streets shall be constructed in accordance with approved plans and profiles and shall meet the requirements of this Ordinance.
- G. A performance bond shall be required to ensure proper and complete construction for all private streets unless the private street is created solely to serve a family subdivision or administrative subdivision lot.

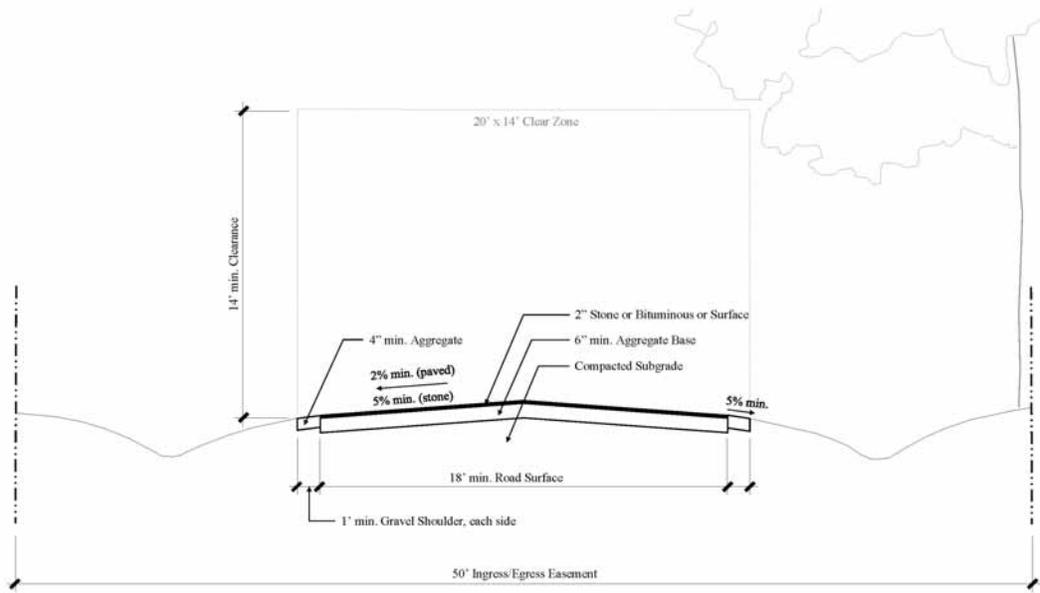


Figure 3. Typical Private Street Section

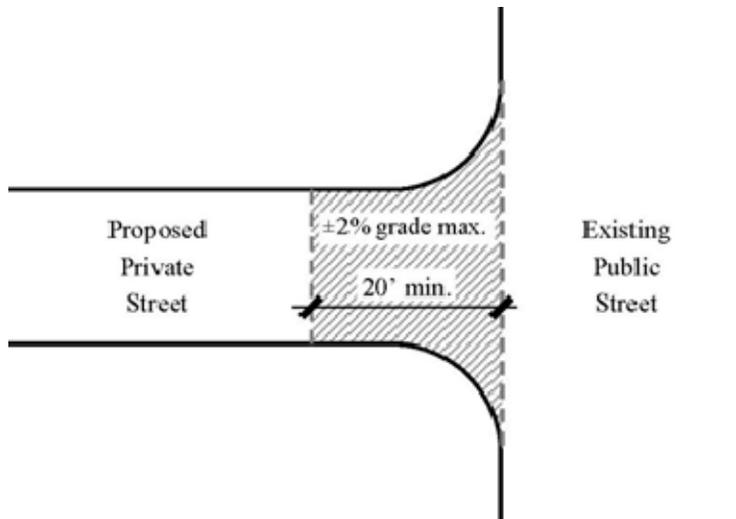


Figure 4. Private Street Intersection with Existing Public Street

7-306

**Private Street Ingress and Egress Easements**

1. Ingress and Egress Easements for public emergency and maintenance vehicles shall be granted to the County for all private streets within a development. Such easements shall be recorded with the instruments which create the private streets.
2. The ingress/egress easement for all proposed private streets shall be a minimum of fifty (50) feet wide unless a lesser width is allowed in Section 3-2 of the Subdivision Ordinance or a reduction in easement width is approved with a Special Exception in Part 29 of Article 5 of the Zoning Ordinance.

7-307

**Private Street Maintenance**

1. All proposed private streets are required to have a road maintenance agreement to include the following:
  - A. Each homeowner's responsibility for repair, maintenance and improvement to the private street;
  - B. Access for emergency vehicles and maintenance vehicles.
  - C. Provision for street sign maintenance;
  - D. Snow removal;
  - E. Mowing; and
  - F. A legal description of each property.

2. The following statements shall be boldly printed on the plat of any subdivision containing a private street(s) and be included as a covenant in each deed for a lot in the subdivision:

**THE PRIVATE STREET IN THIS SUBDIVISION WILL NOT BE PAVED OR MAINTAINED WITH FUNDS OF FAUQUIER COUNTY OR FUNDS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT OWNERS OF LOTS IN THE SUBDIVISION SUBSEQUENTLY DESIRE THE ADDITION OF SUCH PRIVATE STREETS TO THE SECONDARY SYSTEM OF STATE HIGHWAYS FOR MAINTENANCE, THE COST TO UPGRADE IT TO THE PRESCRIBED STANDARDS MUST BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR FAUQUIER COUNTY. PRIVATE STREETS IN THIS SUBDIVISION ARE NOT DEDICATED FOR PUBLIC USE.**

**STREET SIGNS FOR THE PRIVATE STREET(S) IN THIS SUBDIVISION WILL NOT BE MAINTAINED WITH FUNDS FROM THE COUNTY OF FAUQUIER. SIGN MAINTENANCE FOR PRIVATE ROADS AND STREETS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF RECORD.**

**INGRESS AND EGRESS EASEMENT FOR PUBLIC EMERGENCY AND MAINTENANCE VEHICLES IS HEREBY GRANTED TO FAUQUIER COUNTY FOR ALL PRIVATE STREET(S) WITHIN THIS SUBDIVISION.**

7-308

**Alleys**

1. Alleys may be provided in the rear of all commercial and industrial properties unless other provisions are made for parking and service. Alleys shall also be permitted in the following residential districts: V, R-1, R-2, R-3, R-4, TH, and GA; the following overlay districts: PRD, PDMU, and MU-Bealeton; and the following Marshall zoning districts: Marshall Gateway, Marshall Town, and Marshall Residential. Alleys shall be permitted as a secondary means of vehicular access to properties but are not intended for general traffic circulation.
2. Proposed alleys shall meet the following design standards:
  - A. Easements for alleys in residential districts shall be a minimum of twenty (20) feet in width including appropriate sight distance, drainage, and radius for emergency vehicles. Alley easements shall be owned, controlled, and maintained by a homeowners association (HOA) or similar association or owned by individual property owners with control and maintenance by a HOA or other association. Notation on both the plat and deeds shall be provided that clearly and boldly states the ownership, maintenance, and control responsibility of the alleys. The County shall be granted emergency ingress and egress to alleys, but

shall have no maintenance or ownership responsibilities. Homeowners' association covenants, which provide for the maintenance and upkeep of the alleys, shall be submitted with the subdivision plat for review.

- B. A minimum setback of ten (10) feet shall be required from the edge of the easement to any accessory structure, garage or other structure unless reduced through the Code of Development. All structures shall also comply with the underlying zoning district rear and side yard setbacks.
  - C. No parking shall be permitted on paved travelway; however, parking may be permitted within the alley easement if additional easement width is provided to accommodate such parking. All required off-street parking shall be provided on each lot, either with parallel or perpendicular parking at the rear of each lot or with parking accessed from the front of the property. Garages shall not count toward off-street parking requirements.
  - D. No dead end alleys of any kind shall be allowed unless an adequate turnaround is provided as approved by the Director.
  - E. A performance bond shall be required to ensure proper and complete construction of all alleys.
3. Proposed alleys shall meet the following construction standards:
- A. Alleys shall meet the minimum design and construction standards in Table 7-308.1 and Figure 5.
  - B. Alleys located within soils containing a high water table, high plasticity, or high micaceous, identified by the *Interpretive Guide to the Type 1 Soils of Fauquier County, VA* shall provide a field determination of CBR values based on actual subgrade. Based on the CBR value, the depth of stone shall be increased to meet VDOT requirements. Refer to Table 7-308.1 and Figure 5 for the typical alley section.
  - C. Where the alley intersects a street the alley shall have a  $\pm 2\%$  slope for the first twenty (20) feet as shown in Figure 4. The Director may approve a modification of this standard when requested by the applicant.
  - D. The alley length shall be no more than 1,200 feet.

**Table 7-308.1: Typical Alley Section**

Type of Street		Alley (1-way)	Alley (2-way)
Easement		20 feet	
Minimum Road	Width	12 feet	16 feet
	Base	6 inches aggregate <sup>7</sup>	
	Surface	2 inches bituminous surface	
	Cross Slope	2%	
Vertical Clearance		14 feet	
Max. Grade		10%	

<sup>7</sup> Refer to Section 7-308.3.B for minimum depth of aggregate.

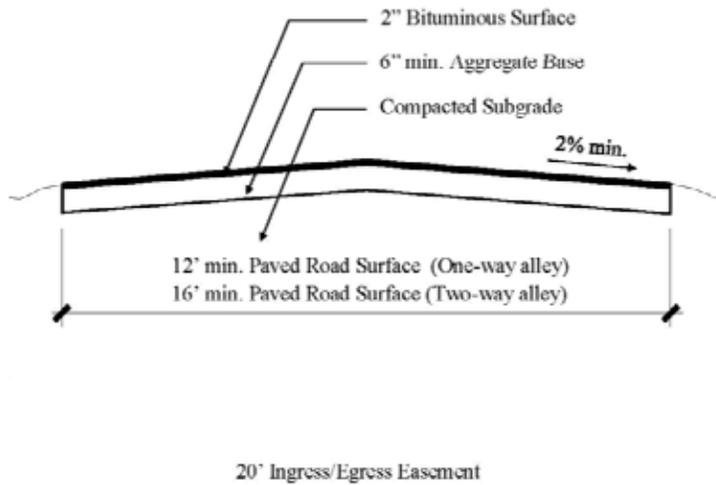


Figure 5. Typical Alley Section

**PART 4**

**7-400**

**SECTION DELETED**

**PART 4.5**

**7-450**

**SECTION DELETED**

Figure 1

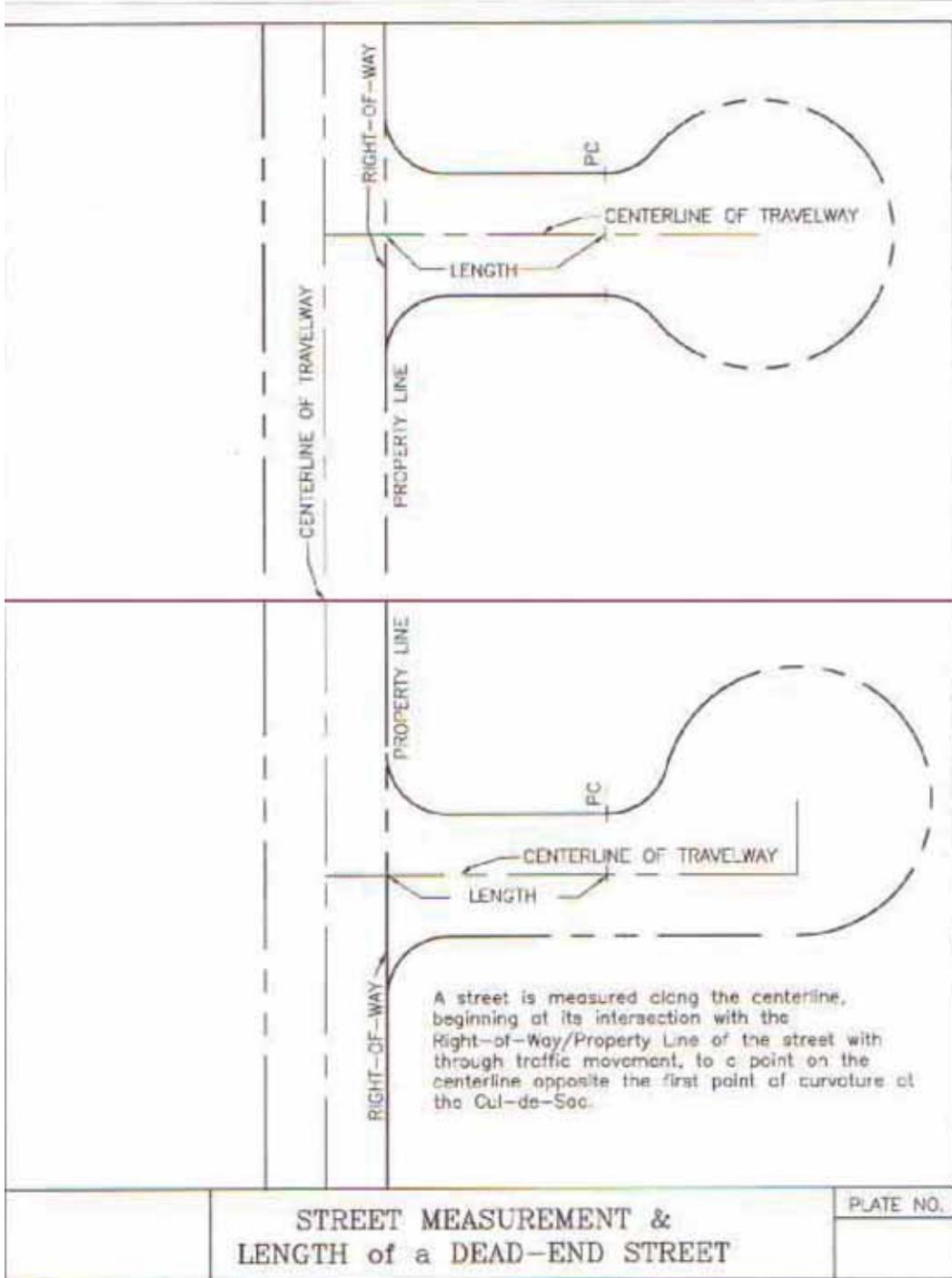
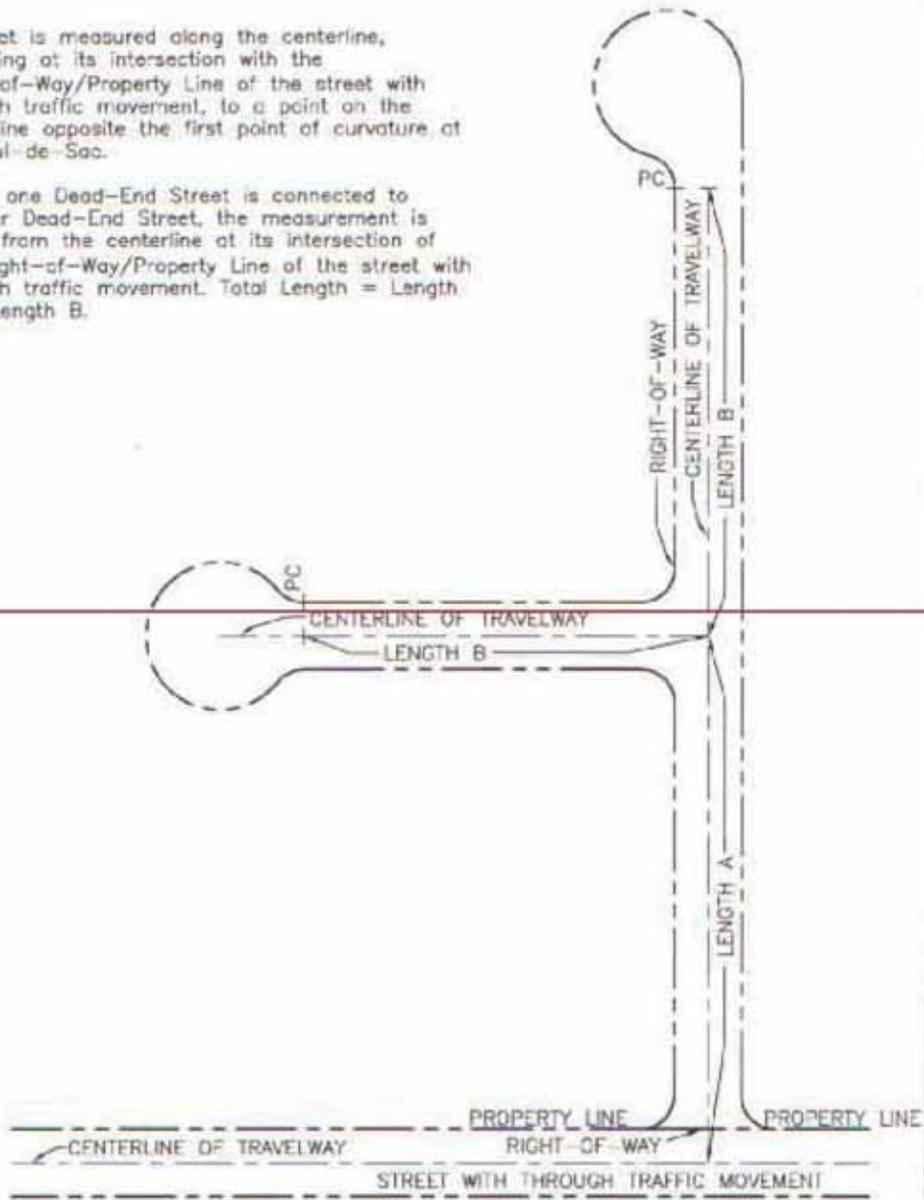


Figure 2

A street is measured along the centerline, beginning at its intersection with the Right-of-Way/Property Line of the street with through traffic movement, to a point on the centerline opposite the first point of curvature at the Cul-de-Sac.

Where one Dead-End Street is connected to another Dead-End Street, the measurement is taken from the centerline at its intersection of the Right-of-Way/Property Line of the street with through traffic movement. Total Length = Length A + Length B.



STREET MEASUREMENT &  
LENGTH of a DEAD-END STREET

PLATE NO.

**PART 5**

**7-500 WATER AND SEWER REQUIREMENTS**

**7-501**

**Applicability**

The provisions of Part 5 of Article 7 of this Ordinance shall apply to the development and subdivision of all lots and parcels within Fauquier County. The requirements of Part 5 may be waived or modified only where specifically allowed as stated below. All terms are used as defined in Article 15 of this ordinance.

**7-502**

**Water Supply Systems**

**A. Individual Water Supply System Required**

1. An individual water supply system, consisting of a privately-owned water well permitted through the Virginia Department of Health, is required to serve all lots and parcels of record except where a central water supply system is required as specified in this ordinance.
2. An individual water supply system may serve multiple uses and/or structures under common ownership that are located on a single parcel of record.
3. Any individual water supply system that meets the triggering threshold of a Public Water System as defined by the Environmental Protection Agency or a Waterworks as defined by the Virginia Water Works Regulations must be permitted through the Virginia Department of Health – Office of Drinking Water.

**B. Central Water Supply System Required**

1. Rural and Residential Uses and Zoning Districts
  - a. A central water supply system is required for all subdivisions of seven or more lots, and all multifamily or townhouse developments.
  - b. A central water supply system is required for all subdivisions with lots of less than one acre in size.
  - c. Within service districts, all lots must be served by a municipal water supply system except in those areas that are designated as non-public water growth areas in the Comprehensive Plan and those lots where water service is not contemplated as a part of the Warrenton service district Master Water and Sewer Plan.
  - d. Within service districts, where any building or structure that requires water service is located within 300 feet of an existing municipal water supply system, that building or structure shall be required to connect to the municipal water supply system per Chapter 19 of the County Code.
  - e. For lots created through the Administrative Division or Family Division process as regulated by Section 3 of the

Subdivision Ordinance, the requirement for a non-municipal central water supply system shall not apply.

2. Commercial and Industrial Uses and Zoning Districts
  - a. Within the Catlett, Bealeton, Marshall, New Baltimore and Remington service districts, all commercial or industrial zoned properties must be served by a municipal water supply system.
  - b. Within the Warrenton service district immediately adjacent to the Town limits, a municipal water supply system shall be required to serve all commercial zoned properties provided that the Master Water and Sewer Plan contemplates water service to that property.
  - c. Where any existing or proposed structure that requires water service is located within 300 feet of an existing municipal water supply system, that structure shall be required to connect to the municipal water supply system per Chapter 19 of the County Code.
  
3. Waivers to the Central Water Supply System Requirement
  - a. The requirement for a central water supply system may be removed within all zoning districts with approval of a special exception per Section 5-3100.
  - b. For an existing residential or commercial lot of record the landowner may install an individual water supply system with the approval of an Administrative Permit where the following conditions are met:
    1. There are no municipal or non-municipal water supply systems within 300 feet of the lot *or* the water supply system provider does not currently have the capacity to permit the connection *or* the lot is located within a non-public water growth area of a designated service district *or* water service is not contemplated as a part of the Warrenton service district Master Water and Sewer Plan; and
    2. There are no current plans for water supply system expansion or improvements within the immediate area of the lot that would allow for the connection; and
    3. Upon recordation of an agreement that the individual water supply system shall be abandoned, and connection shall be made to the central water supply system when it is available.
  - c. The requirement for a central water supply system may be removed for subdivisions of six or less lots to allow individual wells on individual lots with approval of an Administrative Permit where the following conditions are met:
    1. The lots are one acre or greater in size; and
    2. There are no municipal or non-municipal water supply systems within 300 feet of the proposed subdivision *or*

the existing water supply system currently does not have capacity to allow the connection; and

3. There are no current plans for water supply system expansion within the immediate area of the subdivision; and
4. No further density for future subdivision remains; and
5. All easements and conveyances are provided so as to allow the connection of the lots to the central water supply system in the future; and
6. Upon recordation of a well agreement that the individual wells shall be abandoned, and connection shall be made to the central water supply system when it is available.

7-503

### **Sanitary Sewer Systems**

#### **A. Individual Sanitary Sewer System Required**

1. An individual sanitary sewer system, consisting of a privately-owned sewage disposal system that serves one lot or parcel of record as permitted through the Virginia Department of Health, is required to serve all lots and parcels of record except where a central sanitary sewer system is required or allowed as specified in this ordinance.
2. An individual sanitary sewer system may serve multiple uses and/or structures under common ownership that are located on a single parcel of record, where that system does not meet the definition of a Sewage Treatment Facility as found in Article 15.
3. An individual sanitary sewer system that discharges effluent to surface waters shall be allowed solely for remediation purposes. Where no on-site repair or non-discharging system can be located, and no municipal sanitary sewer system is available, a discharging system may be permitted with approval of a special exception per Section 5-2000.

#### **B. Central Sanitary Sewer System Required**

1. Connection to a central sanitary sewer system is required for all rural and residential subdivisions with lots of less than one acre in size.
2. Connection to a municipal sanitary sewer system is required for all lots and structures located in any service district or sewer remediation district where public sewer is available. However, connection to a municipal sanitary sewer system is not required in the following circumstances:
  - a. Within the Midland service district; and
  - b. In any area of a service district that is designated as a non-sewered growth area in the Comprehensive Plan.
3. Non-municipal central sanitary sewer systems shall not be permitted outside of any service district, nor permitted inside designated non-sewered areas within service districts of the

Comprehensive Plan, except in the following circumstances and with the approval of a special exception per Section 5-3000 and 5-2000:

- a. As a last resort for clustered failures affecting 15 or more lots, in order to correct existing health problems on developed lots when necessary to remediate a failed drainfield serving an existing use, which has been certified by the Virginia Department of Health to pose a real or potential health threat, and a multiple-use system is the only alternative for repair; or
- b. To serve existing commercial and residential structures located within the Village (V) or Commercial-Village (CV) districts, within the defined boundary of a village area as shown in the Comprehensive Plan, to be limited to the following: Bristersburg, Calverton, Casanova, Delaplane, Goldvein, Hume, Markham, Morrisville, New Baltimore, Orlean, Paris, Rectortown, Sumerduck and Upperville.

C. Waivers to the Central Sanitary Sewer Requirement

1. The requirement to connect to a central sanitary sewer system may be removed within all zoning districts by approval of a special exception per Section 5-3000.
2. For an existing residential or commercial lot of record the landowner may install an individual sanitary sewer system with the approval of an Administrative Permit where the following conditions are met:
  - a. There are no municipal or non-municipal sanitary sewer systems within 300 feet of the lot *or* the sewer system provider does not currently have the capacity to permit the connection *or* the lot is located within a non-sewered growth area of a designated service district *or* sewer service is not contemplated as a part of the Warrenton service district Master Water and Sewer Plan; and
  - b. There are no current plans for sanitary sewer system expansion or improvements within the immediate area of the lot that would allow for the connection; and
  - c. Upon recordation of an agreement that the individual sanitary sewer system shall be abandoned, and connection shall be made to the central sanitary sewer system when it is available.
3. The requirement to connect to central sanitary sewer system may be removed for subdivisions of six or less lots to allow individual sanitary sewer systems on individual lots with approval of an Administrative Permit, where the following conditions are met:
  - a. The lots are one acre or greater in size; and
  - b. There are no municipal or non-municipal central sanitary sewer systems within 300 feet of the proposed subdivision

or the existing sanitary sewer system currently does not have capacity to allow the connection; and

- c. There are no current plans for sanitary sewer system expansion or improvements within the immediate area of the subdivision that would allow the connection to be made; and
- d. No further density for future subdivision remains; and
- e. All easements and conveyances are provided so as to allow the connection of the lots to the central sanitary sewer system in the future; and
- f. Upon recordation of an agreement that the individual sanitary sewer systems shall be abandoned, and connection shall be made to the central sanitary sewer system when it is available.

7-504

### **Water and Sewer Design and Construction Requirements**

All central water or sewer facilities shall be designed and constructed to meet any applicable requirements of the Virginia Department of Environmental Quality, Virginia Department of Health, Fauquier County Water and Sanitation Authority, the Fauquier County Code, the Subdivision Ordinance, and this ordinance.

#### A. Water Supply Systems

1. All proposed central water supply systems shall conform to the hydrogeologic testing requirements as found in Section 18 of the Subdivision Ordinance.
2. In subdivisions located in the Agriculture (RA) or Conservation (RC) zones with 25 or more lots, the required central water supply system shall be designed and constructed to provide adequate fire flows to all lots and dwellings.
3. For residential subdivisions of seven to twenty-five lots to be served by a non-municipal central water supply system, the distribution lines shall be sized to provide adequate fire flows.
4. For all non-municipal water supply systems where adequate fire flows are required, fire flow data shall be submitted with the applicable site plan or construction plan, and shall be reviewed for adequacy by the Virginia Department of Health.

#### B. Sanitary Sewer Systems

1. An individual sanitary sewer system must be located on the same lot or parcel as the use or structure that the system serves, except for repair of existing systems as allowed by Chapter 17 of the County Code, Section 17-7.9.
2. Individual sanitary sewer systems shall be designed and permitted with the following reserve capacity:
  - a. A reserve capacity equal to 100% of the primary area for all lots located within a designated service district area; or

- b. A reserve capacity equal to 200% of the primary area for all lots located outside of a designated service district area.
- 3. Central sanitary sewer systems shall be designed and permitted with the following reserve capacity:
  - a. Non-municipal central sanitary sewer systems shall have a reserve capacity equal to 200% of the primary area; and
  - b. Municipal sanitary sewer systems shall be allowed a reduced reserve capacity equal to 100% of the primary area upon confirmation that site soils, facility design, and other characteristics are suitable to allow the reduced reserve capacity.
- 4. The owner of a non-municipal central sanitary sewer system must be registered with the State Corporation Commission as a Public Utility.
- 5. Any sanitary sewer facility where the operating characteristics meet the definition of a Sewage Treatment Facility as defined in Article 15 requires the approval of a special exception per Section 5-2000.
- 6. Where a non-municipal central sanitary sewer system is allowed per this ordinance to correct existing health problems on developed lots outside of a service district when necessary to remediate a failed drainfield serving an existing use, the central sanitary sewer system shall be designed to provide advanced wastewater treatment capable of biological nutrient removal designed to the Community Wastewater System Standards, Utility Standards and Rules and Regulations of the Fauquier County Water and Sanitation Authority (WSA) for the specified watershed location.

**PART 6**

**7-600**

**TREE CANOPY, LANDSCAPE AND BUFFER REQUIREMENTS**

**7-601**

**Purpose and Intent**

- 1. The Tree preservation and landscaping plans shall be provided as part of the site plan and subdivision plat stages. The section's intent is to improve the appearance of areas reserved for parking, property abutting public rights-of-way, to require buffering between land use activities, and to protect, preserve and promote the environmental benefits including shade, temperature reduction, air purification, protection of soils, water quality, as well as scenic beauty, character and quality of life within the service districts and villages designated within the comprehensive plan.
- 2. Landscaping may include plant materials such as trees, shrubs, ground covers, and other materials such as rocks, water, walls, berms and fences.

**7-602**

**General Standards**

- 1. All trees to be planted shall meet the specifications of the American Landscape and Nursery Association.

2. The planting trees shall be done in accordance with either the standardized landscape specifications jointly adopted by the Virginia Nurserymen's Association, the Virginia Society of Landscape Designers, and the Virginia Chapter of the American Society of Landscape Architects, or the road and bridge specifications of the Virginia Department of Transportation. The County shall maintain current copies of these specifications available to the public.
3. The minimum caliper of all deciduous trees planted shall be 2¼ inch, and the minimum height of all evergreen trees shall be six (6) feet.

7-603

**Tree Canopy Requirements**

1. **Site Planning.** Clearcutting of trees for non-residential and residential projects requiring site plans shall be limited to only those essential areas necessary for required loading, parking, public and private streets, stormwater management facilities, and buildings. Preservation of existing tree stands is a priority, with planting credits provided herein. All Major and Minor site plans shall include the planting and replacement of trees to the extent that, at maturity of twenty (20) years, a minimum tree canopy shall be provided as follows:
  - a. Ten (10) percent tree canopy for properties zoned commercial or industrial in the C-1, C-2, C-3, CV, I-1, I-2, PCID, PRD, PDMU or any subsequent zoning district established with these associated use categories.
  - b. Fifteen (15) percent tree canopy for nonresidential uses allowable in RC, RA, RR-2, V, R-1, R-2, R-3, R-4, TH, GA and MDP districts, as well as for garden apartments (GA), townhouses (TH), manufactured dwelling park (MDP), PRD, PDMU or any other planned unit development including these latter use categories.
2. **Residential Subdivision.** Clearcutting of existing trees for parcels planned for residential development shall be limited to those areas necessary for the planned house pad, yard, drainfields, if applicable, new streets, stormwater management facilities, and recreation areas and associated facilities. The requirements contained herein apply to residential subdivision proposals not requiring site plans in any zoning district, excluding Administrative and Family Subdivisions.

Unless the property is excluded as described in Paragraph c. below, then a landscape plan shall be included at the Record Plat or construction drawings phase, whichever occurs first. The landscape plan shall provide for the planting or replacement of trees on site to the extent that, at maturity of 20 years, a minimum tree canopy will be provided as follows:

- a. The plan shall provide for the preservation, or planting and replacement of trees on site to result in a tree canopy of at least 15%, calculated at 20 years maturity.

- b. Special attention is encouraged for plantings at the project entry points and street tree plantings along areas abutting and planned for public street dedication or as private streets. Trees shall be planted at a density of one tree per 50 linear feet along all areas dedicated for use for vehicular access. Such trees shall have a minimum 2¼ inch caliper at planting and a height at maturity of 15 feet or more. Such trees shall be counted toward meeting the minimum canopy requirements.
  - c. The Zoning Administrator may grant a waiver or modification for those parcels eligible under Section 15.2-961 of the Code of Virginia for reasonable exceptions or deviations for reasonable development of farm land or other areas devoid of woody material, preservation of wetlands or when the strict application of the requirements would result in unnecessary or unreasonable hardship to the developer. The Zoning Administrator may attach conditions to any waiver or modification to assure the results of the waiver or modification will be in accord with the intent of this ordinance
3. **Calculation Exclusions.** In calculating the area of a site for the purpose of determining tree canopy coverage requirements, the following areas shall be excluded: areas reserved or dedicated for future street construction or other public improvements; ponds and wetlands which are not wooded; properties reserved or dedicated for schools, playing fields and other non-wooded recreation areas, and other facilities and areas similar in nature.
  4. **Credits for Existing Conditions.** Existing trees can be counted as part of the tree canopy calculation under specific conditions. The number, type and location of trees to be preserved are identified in the landscape plan. The site plan or construction plans also identify the tree to be preserved on site and the methods of protection to be used during site development to assure survival. If the protected trees are part of a wooded preserve, then an easement must be provided with the applicable record plan and/or site plan. Note that trees planted pursuant to the Landscape and Buffering Requirements also qualify toward meeting the tree canopy coverage standards.

7-604

**Landscape and Buffering Requirements**

1. **Landscape Plan.** A landscaping plan, including a building, parking lot landscape and screening plan, shall be submitted as part of every minor and major site plan application. This plan shall be drawn to scale (1"=20'), or other more appropriate scale as approved by the Director, include dimensions and distances, and shall delineate existing and proposed buildings, parking spaces or other vehicle areas, access aisles, driveways, include the applicable tree canopy and planting calculations (e.g., required and provided) and the locations, size and description of all landscaping materials (e.g., tree and shrubs) the installation schedule if materials are to be installed in phases extending beyond 90 days from the date of occupancy of the building or structure to which they are appurtenant.

2. **Bonding.** The landscaping measures, as required by this section, shall be shown on the initial plan and shall be completed or bonded in accordance with the current County policy according to specifications prior to approval of any Certificate of Occupancy.
3. **Planting and Installation Standards.** The following standards shall apply to the planting, installation and maintenance of all trees and shrubs required by the provisions of this ordinance.
  - a. The planting and maintenance of all trees and shrubs shall be done in accordance with the procedures established by the American Landscape and Nursery Association.
  - b. At the time of planting, all deciduous trees shall have a minimum caliper of 2¼ inch dbh, while all evergreen trees shall have a minimum height of 6 feet. Evergreen shrubs shall have a minimum height of thirty inches, while dwarf deciduous shrubs shall have a minimum height of eighteen inches.
  - c. Existing vegetation may and should be used as required planting to provide buffering and screening in accord with the purpose and intent of this ordinance.
  - d. The Board of Supervisors or the Board of Zoning Appeals may require more stringent requirements as part of special exception, special permit, variance, or as part of a rezoning application.
  - e. All landscaping shall permit sight distances consistent with current code requirements of Fauquier County and VDOT.
  - f. When non-residential parking lots, loading areas, alleys, travelways and similar use adjoin land zoned or planned for residential use, there shall be an opaque barrier constructed to provide a separation between the two uses. The objective is to screen cars from offsite view. This referenced separation can be achieved by the provision of a:
    - (1) Solid type of fence no less than 6 feet in height. The fence option is encouraged only when space limitations do not allow a landscape option; or
    - (2) Berm, serving as a visual barrier, with densely planted shrubs. The berm shall not exceed a slope of 2:1.
  - g. Interior Parking Lot Landscape Standards.
    - (1) Any parking lot, except a single bay parking lot of 20 spaces or less, shall be provided with a landscaped open space along the perimeter of the parking area (s) with the minimum amount of one (1) canopy/deciduous tree per ten (10) spaces. No parking space may be more than 80 feet from a portion of the landscaped open space or a canopy tree.

- (2) The primary landscaping materials used in parking lots will be deciduous/canopy trees. The primary objective is the even distribution of tree planting to encourage and maximize shade. Shrubs and other live planting materials may be used to complement the tree landscaping. Landscape areas between the parking lot and building are not considered interior landscaping.
  - (3) Landscaping areas within the parking lot shall be reasonably dispersed and shall have a minimum width of 6 feet, measured from the back of curb. There shall be a curbed landscape island at the end of each row of parking, equal in length to the adjoining parking space (6 feet in width, measured from the back of curb to the back of curb).
  - (4) There shall be 1 canopy tree per required landscape island. Where more than one island is combined in a linear configuration, canopy trees shall be provided at a minimum equal to the number of required landscape islands.
  - (5) The interior dimensions of any planting area shall be sufficient to protect all landscaping materials; a landscape island shall be protected with a 6 inch curb minimum.
  - (6) Areas used principally for the storage of vehicles do not require interior islands if such areas are screened from adjacent properties and public streets in accordance with Section 3.h (1).
- h. Property Line Abuts Street Right-of-Way. Except as otherwise stated in this ordinance, a landscaping strip 10 feet in width, exclusive of a required sidewalk or trail, shall be located between the parking lot and right-of-way line. The following requirements will also apply:
- (1) Parking and traffic circulation lanes shall be screened with either berming, landscaping, or a combination of both to a minimum height of 30 inches. Options are presented in h (4). Berming shall not have a slope steeper than 2:1, and the berm must be at least 30 inches higher than the finished elevation of the parking lot.
  - (2) All service and loading areas shall be screened from view through the use of dense evergreen tree screen and plant materials.
  - (3) All utility equipment (i.e., meters, pedestals, transformers, etc.) not within the screened service area shall have a natural evergreen planting screen provided. Such planting shall be planned and installed so as to not hinder the installation or maintenance of such utility equipment.
  - (4) Options.
    - (a) Landscape Strip Option: minimum of 1 canopy tree and 10 shrubs for each 35 linear feet, excluding driveway openings, of

land abutting any right-of-way shall be planted in the referenced planting strip, which is 10 feet in width. However, this requirement shall not be construed as requiring the planting of trees on 35-foot centers; flexibility is afforded to the overall project design; or

- (b) Berm Option: minimum of 1 canopy tree and 5 shrubs per 35 linear feet, excluding driveway openings. The berm must be at least 30 inches higher than the finished grade of the parking lot; berming shall not have a slope steeper than 2:1; or
  - (c) Woodlands Preservation Options: preservation of an existing woodlands strip with a minimum of 35 feet in width. No additional tree or shrub plantings will be required. Must be placed in easement, and the landscape plan must demonstrate techniques to be used for removing underbrush, pruning and to protect the existing trees from any damage during site development.
  - (d) Where the peripheral landscaping required in this Section conflicts with the street planting regulations of VDOT, the more restrictive standards shall apply.
  - (e) For all Category 17 Industrial Uses, the front yard landscaping shall, at a minimum, be consistent with the levels set forth in 7-604.3.i.(2).(a.), below, notwithstanding any lesser requirements established by this subsection 7-604.3.h(4).
- i. Non-Residential Lot Buffer Area Minimum Planting Requirements.

(1) Buffer Yard Location. Buffer yards will be located along the perimeter of a lot or parcel, except that no side or rear buffer yard shall be required where an industrially zoned property abuts another industrially zoned property unless specifically required in conjunction with special permit or special exception approval or required pursuant to subsection (j)(2) below. Where a parcel extends to the center line of an existing road, the buffer yard shall begin at and extend inward from the ultimate right-of-way of that road alignment. Buffer yards shall extend to the lot line, parcel boundary or rights-of-way line, except where easements, covenants or natural features may require the buffer yard to be set back from the property line, in that event the buffer yard shall be in addition to such easements, covenants or natural features.

Buffer yards shall be provided within the required minimum yard setback areas. If the minimum buffer width is larger than the yard setback, the minimum buffer width must be provided, with the exception of the parking lot which must meet the requirements identified in 3.g (1)-(6) and h.

- (2) Planting Requirements. Existing trees qualifying as canopy and understory trees can be substituted and meet the stated requirements, as long as they are located within the designated buffer yard area.

Buffer Yard Width

Number of Plants per 100 Linear Feet

(a) Front Buffer Yard:

Landscaped Option: 20 feet

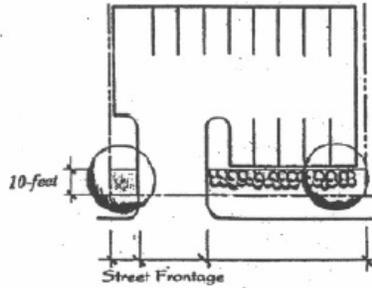
3 Canopy Trees

3 Understory Trees

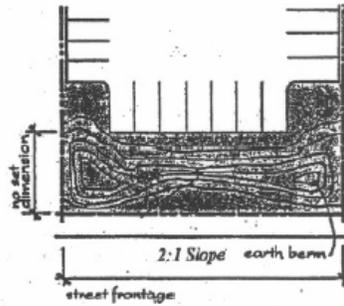
24 Shrubs

Graphic Examples of Options

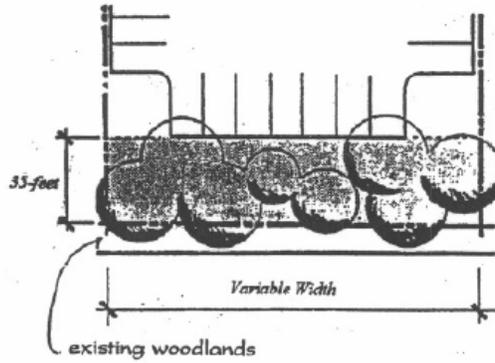
**LANDSCAPE STRIP OPTION A**  
(1 Canopy Tree & 10 Shrubs/35 Linear Feet)



**BERM OPTION B**  
(1 Canopy Tree & 5 Shrubs/35 Linear Feet)



**WOODLAND PRESERVATION OPTION C**  
(Preservation of Existing Trees: No Additional Plantings Required)



Woodland Option: 35 feet	No Additional Plantings Required; Must Comply with Criteria in 3.h.(4)(c)
(b) Rear Buffer Yard: 25 feet	4 Canopy Trees 7 Understory Trees 30 Shrubs (75% must be Evergreens)
(c) Side Buffer Yard: 20 feet	2 Canopy Trees 5 Understory Trees 20 Shrubs

Rear or Side Yard Adjoining Rural or Residential Districts Unless the Property Is Designated for Commercial or Industrial Use in the Comprehensive Plan:

30 Feet Dense Evergreen Tree Screen; or

Combination Berm 2:1 Slope and Evergreen Tree Screen

**Non-Residential Property Line Abuts Interstate 66:**

- (a) Any portion of the use except buildings shall be completely screened from view from the interstate highway by vegetation consisting of a double staggered row of evergreen trees planted 15 feet on center; and
- (b) Existing woodlands abutting the interstate highway right-of-way may be preserved, so as to comply with criteria in 3.h.(4)(c); or
- (c) A reforestation buffer shall be established parallel to the interstate highway and outside of any required easement or accessway, of at least 25 feet in width encompassed within an easement, and planted to meet the following minimum requirements:
  1. Minimum planting density equal to 200 saplings per acre of reforestation buffer area;
  2. Saplings shall be at least 1 inch in diameter at the time of planting;
  3. All species shall be indigenous to Virginia;
  4. Saplings shall be of evergreen species, and at least 50% of the total number of saplings shall consist of overstory species;

5. Saplings shall be planted in appropriate protective tree shelters, according to the manufacturer's instructions;
6. Planting shall be between March 15 and May 1, or between October 1 and November 15;
7. The landscaping plan shall include installation details, inspection and maintenance activities according to the manufacturer's instructions;
8. Cost of the reforestation and all required inspection and maintenance activities shall be included in a performance bond;
9. If sapling die-off exceeds 25% then an equal number of saplings shall be replaced prior to bond release or reduction; and
10. Maintenance and removal of tree shelters as specified by the manufacturer shall be the responsibility of the developer and/or individual lot owner(s).

(3) Use of Buffer Yards. A buffer yard can include a sidewalk, bike path, as well as utility easements. The latter easements may be included provided that the utility requirements and buffer yard requirements are compatible and canopy or understory trees are not planted within those easements. Vehicular entrances may cross a buffer yard.

(4) Recommended Plant Species. Trees planted to meet evergreen screening and buffering requirements should be chosen from the following list of recommended species. To avoid monoculture, a variety of trees shall be planted, so that no more than 30% of the selected plants are from the same family, and no more than 10% of the selected plants are of the same species.

(a) Large Evergreen Trees (60+ feet tall)

California Incense Cedar – *Calocedrus decurrens*

Atlantic White Cedar\* – *Chamaecyparis thyoides*

Southern Magnolia\* - *Magnolia grandiflora*

Serbian Spruce – *Picea omorika*

Eastern White Pine\* – *Pinus strobus*, including 'Fastigiata'

Loblolly Pine\* – *Pinus taeda*

Virginia Pine\* – *Pinus virginiana*

Himalayan Pine – *Pinus wallichiana*

(b) Medium Evergreen Trees (30-60 feet tall)

American Holly\* – *Ilex opaca*

Eastern Red Cedar\*‡ - *Juniperus virginiana*

Lacebark Pine – *Pinus bungeana*

Western Arborvitae Hybrids – *Thuja* cultivars, including  
‘Green Giant’, ‘Grovepli’ & ‘Steeplechase’  
Eastern Arborvitae\* – *Thuja occidentalis*  
Western Red Cedar – *Thuja plicata*, including ‘Plicata’ &  
‘Atrovirens’

- (c) Small Evergreen Trees (up to 30 feet tall)
  - Common Boxwood – *Buxus sempervirens*
  - Hinoki Falsecypress – *Chamaecyparis obtusa*
  - White Cypress\* – *Chamaecyparis thyoides*
  - Foster’s Holly – *Ilex x attenuata* ‘Fosteri’
  - Nellie R. Stevens Holly – *Ilex* ‘Nellie R. Stevens’
  - Chinese Juniper† – *Juniperus chinensis* cultivars, including  
‘Robusta Green’ & ‘Torulosa’
  - Mountain Laurel\* – *Kalmia latifolia*

\* *Indicates Virginia native.*

† *Eastern Red Cedar and other Juniper species are not recommended in the northwestern portions of the County within one mile of any apple production area.*

- j. In addition to landscaping otherwise required herein, where a use is required by any provision of this Zoning Ordinance or any condition of approval to be:

(1) “Completely Screened from View”:

Any portion of the use (except buildings) visible from a public street, park or adjoining residential property shall be screened by vegetation consisting of a double staggered row of evergreen trees planted 15 feet on center, or a double staggered row of evergreen shrubs planted 10 feet on center. Vegetation shall be of sufficient height at time of planting to actually screen the items required to be screened. If the items being screened are less than 6 feet in height, a minimum 6’ high solid fence and/or wall may be utilized in lieu of the required screening vegetation. A chain link fence with slats shall not be utilized to satisfy the solid wall requirement.

(2) “Substantially Screened from View”:

Any portion of the use (except buildings) visible from a public street or adjoining residential property shall be screened by a minimum 6’ high solid fence or wall. A chain link fence with slats shall not be utilized to satisfy the solid wall requirement. In addition, the buffer yards required by subsection (i), above, shall be provided between the fence and the adjoining residential properties with such visibility.

Alternative methods of screening that achieve the same results may be approved by the Zoning Administrator in conjunction with site plan approval.

#### 4. **Buffer Yard Waivers and Modifications.**

Buffer yard requirements may be waived or modified by the Zoning Administrator in the following circumstances. The Zoning Administrator may attach conditions to any waiver or modification in order to assure that the results of the waiver or modification will be in accord with the intent of this ordinance.

- a. Where the strict provisions of this section would reduce the usable area of a lot configuration or size to a point which would preclude a reasonable use of the lot, buffer yards may be waived, reduced and/or modified by the Zoning Administrator, upon showing that the building and/or yard has been designed to minimize adverse impact through a combination of architectural, landscape and/or other design techniques; or
- b. The Zoning Administrator may waive, reduce and/or modify buffer yard requirements:
  - (1) If the topography of the lot providing the buffer yard and the lot being protected is such that the required buffer yard would not be effective; or
  - (2) For any public use when it has been specifically designed to minimize adverse impacts on adjacent properties; or
  - (3) When a land use is proposed adjacent to a lake, pond, wetland, or other natural area, which is to remain undeveloped, and which is at least 300 feet in width; or
- c. The Zoning Administrator may waive, reduce and/or modify buffer yard requirements in RA and RC districts when, in the opinion of the Zoning Administrator, reasons or factors for employing buffers are not present; or
- d. In cases where similar uses adjoin each other, the Zoning Administrator may approve a reduction in the buffer requirements between such similar uses. As appropriate and reasonable, the Zoning Administrator may require increased landscaping elsewhere on the site. The increased landscaping shall be focused in areas adjacent to potentially conflicting land uses, if such exist; or
- e. The Zoning Administrator may waive, reduce and/or modify buffer/landscaping requirements for commercial property where such property abuts recorded open space when, in the opinion of the Zoning Administrator, reasons or factors for employing buffers are not present. However, the Zoning Administrator shall not make any decision under this subsection until twenty-one days after written notice to all adjoining property owners of the open space advising them of the request to reduce and/or modify such buffer/landscaping requirements. As appropriate

and reasonable, the Zoning Administrator may require increased landscaping elsewhere on the site.

**5. Maintenance.**

The owner, or his agent, shall be responsible for the maintenance, repair and replacement of all required landscape materials, screening and buffering as may be required by the provisions of this section. All plant material shall be tended and maintained in a healthy growing condition, replaced when necessary and kept free of refuse and debris. Fences shall be maintained in good repair. Openings within the barriers may be required by the Zoning Administrator for accessibility to an area for necessary maintenance.

**6. Appeals.**

Any person aggrieved by a decision of the Zoning Administrator may appeal such decision before the Board of Zoning Appeals pursuant to the provisions of Section 13-300.