

Article 5B. Development Standards – Public, Institutional, and Community Uses

Proposed Amendments

CORRECTIONS S, R

Section 18-561 Buffer Between Zones

1. **Required Planting Buffer.** The following table sets forth the required screening buffer width between properties:

PROPOSED USE	ABUTTING USE ¹				
	Single Unit Detached (RS-10, RS-12.5, RS-16)	Duplexes, Townhouses, Cottage Courts, or Multi-Unit Attached (RMU)	Commercial or Mixed Use	Industrial	Public, Institutional, or Community Use
Cemetery, Club or Service Organization, Community Garden, Cultural Facility or Museum, Public Community Center, or Religious Assembly	Five (5) ft. min.	Five (5) ft. min.	Five (5) ft. min.	Five (5) ft. min.	Five (5) ft. min.
Government Uses	Ten (10) ft. min.	Ten (10) ft. min.	Five (5) ft. min.	Five (5) ft. min.	Five (5) ft. min.
Outdoor Recreational Uses, Private or Outdoor Parks and Recreational Uses, Public	Fifteen (15) ft. min.	Fifteen (15) ft. min.	Ten (10) ft. min.	Ten (10) ft. min.	Five (5) ft. min.
School, Elementary, Middle, or High	Fifteen (15) ft. min.	Fifteen (15) ft. min.	Ten (10) ft. min.	Ten (10) ft. min.	Five (5) ft. min.
Utility Facility	Fifteen (15) ft. min.	Fifteen (15) ft. min.	Ten (10) ft. min.	Ten (10) ft. min.	Ten (10) ft. min.

¹ Based on chart presented in draft of this article dated March 17, 2023, with updates to include uses added since that date. (presented to PC May 10 2023) missing from draft as early as June 1 2023.

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- A. When a screening buffer is required, a combination of understory trees, canopy trees, and shrubs shall be included on the proposed development’s site along the property line as follows:

Specifications	5 ft. Buffer	10 ft. Buffer	15 ft. Buffer ²
Canopy Trees (per 100 ft along shared lot lines)	Not required	Three (3) min.	Four (4) min.
Understory Trees (per 100 ft along shared lot lines)	Four (4) min.	Three (3) min.	Four (4) min.
Shrubs (per 100 ft along shared lot lines)	Three (3) min.	Four (4) min.	Five (5) min.

2. Wall Required Adjacent to Single-Unit Residential.

- B. Required screening shall be a six (6) foot tall masonry wall constructed of brick or other ornamental masonry of equal ~~accetable~~ acceptable aesthetic quality along the boundary adjacent to the less intensive use.

EDIT No. 19

Section 18-583 Bicycle Parking

4. Long-term bicycle racks shall comply with the following:
- C. Bicycle lockers shall be anchored in place and have an opening clearance of at least ~~five (5)~~ seven (7) feet.

CORRECTION T

Section 18-596 Sign Standards - Temporary Signs

1. Temporary signs are permitted for public, institutional, and community uses in all zoning districts.

STANDARDS FOR TEMPORARY WINDOW SIGNS			
Type of Sign	Sign Area	Number of Signs Permitted	Maximum Duration of Display
Window signs	25% max. of total area of single window	1 sign per window	60 days

² Based on Transitional yard classifications of Fairfax City with minor tweak
<https://www.fairfaxva.gov/home/showpublisheddocument/19644/637957241357900000>

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A-Frame signs	12 sq. ft. max. for any single sign	1 sign per tenant	Unlimited
Banners & yard signs	25 sq. ft. max. for any single sign	50 sq. ft. max. cumulative sign area	60 days
Non-commercial signs (construction, for sale, rent, or lease)	32 sq. ft. max. total sign area	1 sign per frontage max.	During duration of construction, sale, rent or lease

OR, any revisions as recommended by Town Council.