



Infill Lot Regulations & Recommendations

Discussion of Possible Tree, Stormwater, and Zoning Code revisions

Presented to the Mt. Vernon Infill Development Task Force

May 26, 2022



FAIRFAX COUNTY
LAND DEVELOPMENT SERVICES



Dept. of Public Works &
Environmental Services



PLANNING & DEVELOPMENT

Tree Preservation Revisions

- Require more rigorous tree condition assessment
- Add shade tree planting requirement
- Add tree preservation plan submittal earlier in review process
- Extend time that conservation escrow is held



Stormwater Management Revisions

- Enhance site inspections
- Require As-Built Surveys
- Track impervious cover over time: cumulative land disturbance
- Remove single family home exemption
- Add mitigation requirements (Focus on Sheet Flow & Overland Relief)
- Enhance coordination with VDOT



Zoning Code Revisions

- Eliminate bay window extensions into setbacks
- For substandard lots, consider:
 - Lower building heights
 - Increasing side setbacks with adjacent existing homes

