

ORDINANCE NO. 2022-20

AN ORDINANCE AMENDING CHAPTER 86 (SUBDIVISIONS) TO AMEND PORTIONS OF ARTICLES AND SECTIONS CONTAINED THEREIN, INCLUDING DESIGN AND IMPROVEMENTS AND ADMINISTRATION.

BE IT ORDAINED, by the City Council of the City of Fairfax, Virginia, that Chapter 86, Article 2, §2.1, of the Code of the City of Fairfax, Virginia, is hereby amended as follows:

§2.1. Construction Standards and Plans

- A. All site-related improvements shall be designed and constructed in accordance with the requirements of this article and the City of Fairfax Public Facilities Manual (public facilities manual).
- B. All streets and pedestrian facilities, water, sanitary sewer and storm drainage facilities shall be designed and constructed to and through the property in question.
- C. Where the public facilities manual does not specifically cover a design or construction issue, the zoning administrator shall have the authority to enforce other nationally recognized standards.
- D. Construction plans for required improvements (§2.10.1) shall be submitted in the format and scale specified in the public facilities manual prior to approval of the final plat.
- E. All subdivision shall minimize flood damage.
- F. All subdivision proposals shall be consistent with the need to minimize flood damage.

BE IT FURTHER ORDAINED, by the City Council of the City of Fairfax, Virginia, that Chapter 86, Article 2, §2.6, of the Code of the City of Fairfax, Virginia, is hereby amended as follows:

§2.6 Drainage

§2.6.1 General

- A. Drainage plans, to the extent practical, will attempt to follow the principle that the water falling on a given site should be absorbed to the extent that after development the quantity and rate of water leaving the site would not exceed predevelopment conditions. In part, the intent of the plan should be to minimize the adverse cumulative effects of development in an area on drainage.
- B. Low impact development (LIDs) techniques that capitalize on and are consistent with natural resources and processes will be used whenever possible, including but not limited to:
 - 1. Rain catchment and harvesting for on-site irrigation purposes; and
 - 2. Rain gardens (shallow depressions or swells) that slow storm runoff and reduce the impact of what is found in storm water as it enters storm drainage control systems.

C. All subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.

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BE IT FURTHER ORDAINED, by the City Council of the City of Fairfax, Virginia, that Chapter 86, Article 2, §2.7, of the Code of the City of Fairfax, Virginia, is hereby amended as follows:

§2.7 Underground Utilities

§2.7.1 General

Each utility shall be placed underground and located, to the extent practicable, in a manner that conforms to the topography, minimizes the disturbance of critical slopes and natural drainage areas, and allows vehicular and pedestrian interconnections within the subdivision and existing or future development on adjoining lands. All subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

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BE IT FURTHER ORDAINED, by the City Council of the City of Fairfax, Virginia, that Chapter 86, Article 2, §2.8, of the Code of the City of Fairfax, Virginia, is hereby amended as follows:

§2.8 Sewer and Water

Sanitary sewers and water mains shall be provided as needed, which conform with the standards and specifications of the city and Fairfax County Water Authority, and shall be designed to serve all lots in proposed subdivisions with provisions for future extensions to adjacent properties as required and shall be installed and connected with the municipal systems. All subdivisions shall have public utilities and facilities such as sewer and water systems located and constructed to minimize flood damage.

BE IT FURTHER ORDAINED, by the City Council of the City of Fairfax, Virginia, that Chapter 86, Article 3, §3.3, of the Code of the City of Fairfax, Virginia, is hereby amended as follows:

§3.3 Major Subdivisions

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§3.3.3 Final Plats

A. Application requirements

1. Final plats shall be submitted in accordance with §3.1.6, Application requirements.
2. The final subdivision plat submitted for approval and subsequent recording shall conform to the approved preliminary plat. Any departure from the approved preliminary plan shall be noted by a separate statement, and presented to the zoning administrator with the final plat.
3. Final plats shall be prepared by a certified professional engineer or land surveyor, who shall endorse upon the final plat a certificate signed by him setting forth the source of the title of the owner of the land subdivided, and the place of record of the last

instrument in the chain of title. When the plat is of land acquired from more than one source of title, the outlines of the several tracts shall be indicated upon such plat.

4. Engineered construction plans shall be submitted for the required improvements.

5. Each final plat shall include the delineation of:

(a) Resource protection area and resource management area boundaries, if any, including notations of the following specific state requirements:

(1) To retain an undisturbed and vegetated 100-foot wide buffer area, as specified in subdivision 3 of 9VAC25-830-140;

(2) The permissibility of only water dependent facilities or redevelopment in resource protection areas, including the 100-foot wide buffer area;

(3) The delineation of the buildable areas that are allowed on each lot, based on the performance criteria specified in Part IV (9VAC25-830-120 et seq.); and

(b) All required yards (setbacks); and any other relevant easements or limitations regarding lot and building coverage in accordance with the requirements of this chapter.

6. Final plats shall meet the standard for plats as adopted under Virginia Code § 42.1-82, which is part of the Virginia Public Records Act, Virginia Code § 15.2-2241(1) and § 15.2-2258. Final plats shall include base flood elevation data, if any, obtained from other sources or developed using detailed methodologies, hydraulic and hydrologic analysis, comparable to those contained in a Flood Insurance Study for subdivision proposals and other proposed development proposals (including subdivisions) that exceed 50 lots or five acres, whichever is lesser.

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This ordinance shall become effective upon adoption.

INTRODUCED: September 13, 2022

PUBLIC HEARING: October 25, 2022

ENACTED: October 25, 2022

ATTEST:


City Clerk



Mayor



Date

VOTE:

Mayor Meyer	Aye
Councilmember Harmon	Aye
Councilmember Lim	Aye
Councilmember Miller	Aye
Councilmember Ross	Aye
Councilmember Stehle	Aye
Councilmember Yi	Aye