



**City of Fairfax, Virginia**  
10455 Armstrong Street • Fairfax, VA 22030-3630

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## Memorandum

**DATE:** April 12, 2024

**TO:** Design Professionals, Developers, Development Consultants, Builders, Contractors, and any others submitting site plan and permit applications to the City of Fairfax

**FROM:** Department of Community Development & Planning

**SUBJECT:** Notification to Industry – Adopted amendments to City Code Chapter 110 (Zoning), Section 4.5 Landscaping

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This notice is to inform you of an important update regarding adopted amendments to City Code Chapter 110 (Zoning), Section §4.5 Landscaping and related sections and definitions.

Effective January 23, 2024, the City of Fairfax adopted text amendments strengthening tree conservation requirements during land development by adding and modifying related requirements, standards, and definitions.

New requirements added include a 10 percent tree canopy requirement for the Commercial Urban (CU) zoning district and a tree conservation plan required with site plans. Standards modified and added include nursery stock and planting standards, existing vegetation eligible for preservation, and understory street trees when overhead power lines are present. Definitions for plant types were expanded and other terms updated to better meet industry best practices. Minor portions of Zoning Ordinance articles and sections were amended to reflect these changes including, Site Development Standards, Development Review, and Defined Terms.

For full text of Chapter 110 section 4.5 Landscaping, please visit <https://www.fairfaxva.gov/government/city-clerk/city-code> and select the link for [Chapter 110 Zoning Ordinance](#). In addition, the [Site Plan Package](#), available at <https://www.fairfaxva.gov/government/community-development-planning/applications-for-download> has been revised to include a new submission Tree Conservation Plan checklist and an updated Landscape Plan checklist to assist in meeting code requirements.

Additional guidance and updates to the Public Facilities Manual are upcoming and on-going to support these submission requirements.

For questions, please contact the Department of Community Development and Planning at 703-385-7820.