COMMON PARKING REDUCTION APPROVAL CONDITIONS

Below are typical conditions that are recommended by staff for approval by the Board of Supervisors.

1. A minimum of XX parking spaces shall be maintained on-site at all times to serve the following mix of land use(s):
   - XX GSF/DUs of [LAND USE 1]
   - XX GSF of [LAND USE 2]
   - XX GSF of [LAND USE 3]

   OR

   Off-street parking accessory to the uses designated below shall be provided on the development site as follows:

   a) Existing Office: A minimum of XX spaces per 1000 square feet of GFA, (a minimum of XXX parking spaces) shall be provided at all times, including during construction, to serve the approximately XXXX square feet of gross floor area (GFA) in the XX existing office buildings.
   b) Proposed Office: A minimum of XX spaces per 1000 square feet of GFA, up to XXX square feet of GFA.
   c) Residential: A minimum of XX spaces per [e.g., multiple family] dwelling unit, up to XX dwelling units.
   d) Retail: A minimum of XX spaces per 1000 square feet of GFA, up to XXX square feet of GFA.
   e) Shopping Center: A minimum of XX spaces per 1000 square feet of GFA, up to XXX square feet of GFA.
   f) Add other uses here (if included in the parking study).

2. Any additional uses not listed in Condition #1 shall provide parking at rates required by the Fairfax County Zoning Ordinance.

3. A minimum of one parking space shall be maintained on the site at all times to serve each residential dwelling unit. Parking spaces for resident use only shall be identified and secured by either controlled access or via signage. The site plan shall clearly identify how parking spaces for residents will be secured for
residential use only. No other parking ancillary to the residential uses may be reserved with the exception of those needed to meet accessibility requirements and/or for electric-vehicle charging stations.

4. At least XX parking spaces of the total provided for the residential uses shall be clearly designated or accounted for as parking for guests of the residential uses, future residents, on-site staff, car-share vendors and/or residential vanpools; access to these spaces need not be controlled.

5. The conditions of approval of this parking reduction shall be incorporated into any site plan or site plan revision submitted to the Director of Land Development Services (Director) for approval.

6. The current owners, their successors or assigns of the parcels identified as Tax Map XXX-X-XX-XXXX shall submit a parking space utilization study for review and approval by the Director at any time in the future that the Zoning Administrator or the Director so requests. Following review of that study, or if a study is not submitted within 90 days after being requested, the Director may require alternative measures to satisfy the property’s on-site parking needs, which may include but not be limited to requiring all uses to comply with the full parking space requirements of the Zoning Ordinance.

7. All parking utilization studies prepared in response to such a request shall be based on applicable requirements of The Code of the County of Fairfax, Virginia and the Zoning Ordinance in effect at the time of its submission.

8. All parking provided shall comply with the applicable requirements of Article 11 of the Zoning Ordinance and the Fairfax County Public Facilities Manual, including the provisions referencing the Americans with Disabilities Act (ADA) and the Virginia Uniform Statewide Building Code.

9. The conditions of approval shall be binding on the current owners, successors, assigns, and/or other applicants and shall be recorded in the Fairfax County Land Records in a form acceptable to the County Attorney. If the conditions have not been recorded and an extension has not been approved by the Director, approval of this parking reduction request shall expire without notice six months from its approval date.