



Occupancy of a Dwelling

Do you know about Fairfax County's zoning regulations on the occupancy of a dwelling unit?

- Article 4 of the Fairfax County Zoning Ordinance establishes that a dwelling unit may be occupied by no more than one of the following:
 - ◆ Two or more persons related by blood or marriage and any number of natural children, foster children, stepchildren, adopted children, or children in kinship care, and with no more than two roomers or boarders;
 - ◆ One or two persons with their dependent children, including natural children, foster children, stepchildren, adopted children, or children in kinship care; functioning as a single household;
 - ◆ Up to four persons not related by blood or marriage; functioning as a single household;
 - ◆ A group residential facility;
 - ◆ A group household (only permitted when approved by special permit in certain conventional districts or when shown on an approved final development plan or special exception in planned districts); or
 - ◆ A dwelling unit that includes an accessory living unit occupied in accordance with Article 4, which requires approval of an administrative permit from the Zoning Administration Division or a special permit from the Board of Zoning Appeals.



To report a possible violation:

Fairfax County Department of Code Compliance
12055 Government Center Parkway, Fairfax, VA 22035
Phone: 703-324-1300, TTY 711
Web: www.fairfaxcounty.gov/code



To request this information in an alternate format, call the Department of Code Compliance.

This Fairfax County, VA Publication (published July 2021) summarizes a few regulations. See relevant codes for specific requirements.