



## Residential Paving and Yard Coverage

*Do you know about Fairfax County's rules on paving and coverage?*

- Article 11 of the Zoning Ordinance limits paving and coverage of front yards.
- Surfaced area is defined as that area of a lot covered by asphalt, poured or precast concrete, brick, stone, gravel or other, similar impervious surfaces.

### Front Yard Regulations:

- The amount of surfaced area used for the parking of vehicles is limited in the front yard for lots only in the R-1, R-2, R-3 and R-4 zoning districts; therefore, there are no surfaced area limitations for lots in other residentially zoned districts.
- Lots in R-1 and R-2 zoning districts may have no more than 25% of any front yard surfaced.
- Lots in R-3 and R-4 zoning districts may have no more than 30% of the any front yard surfaced.
- Exceptions for accessibility improvements may be allowable.

### Rear Yard Regulations:

- In addition to meeting the location requirements, Article 10 of the Zoning Ordinance states all uses and structures accessory to single family detached dwellings shall not cover more than 30% of the area of the minimum required rear yard.

**To report a possible violation:**



**Fairfax County Department of Code Compliance**  
**12055 Government Center Parkway, Fairfax, VA 22035**  
**Phone: 703-324-1300, TTY 711**



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

*This Fairfax County, VA Publication (published August 2016) summarizes a few regulations. See relevant codes for specific requirements.*