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ARTICLE 3

RESIDENTIAL DISTRICT REGULATIONS

PART A 3-A00 R-A RURAL AGRICULTURAL DISTRICT

3-A01 Purpose and Intent

Since there are, within the County, certain lands used for farming and/or the raising of livestock; and since land so used is kept from urban development by these uses; and since the conservation of such land as open rural areas is deemed desirable and needed, this district is established to identify these lands and to distinguish them from urbanized single family residential districts. This district is, therefore, established to separate distinctly different uses so as to promote the general health, safety, and welfare of both the occupants of this district and of other R districts within the County.

3-A02 Permitted Uses

1. Agriculture, as defined in Article 20.
2. Any of the following uses when on the same property with and accessory to agricultural uses as defined in Article 20, provided that the agricultural uses cover not less than seventy-five (75) percent of the total land area.
 - A. Accessory uses and home occupations as permitted by Article 10.
 - B. Dwellings, single family detached and manufactured homes.
3. Public uses.

3-A03 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Home child care facilities
2. Group 6 - Outdoor Recreation Uses, limited to:
 - A. Riding or boarding stables
3. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Temporary mobile and land based telecommunication testing facility

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- C. Temporary portable storage containers
- 4. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Sawmilling of timber
 - B. Veterinary hospitals
 - C. Accessory dwelling units

3-A04 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses, limited to:
 - A. Mobile and land based telecommunication facilities
 - B. Telecommunication facilities
 - C. Utility transmission facilities
- 2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Nursery schools
 - C. Private schools of general education
 - D. Quasi-public parks, playgrounds, athletic fields and related facilities
- 3. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Kennels, animal shelters
 - B. Plant nurseries
- 4. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:

Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors’ Approval, for provisions which may qualify or supplement these district regulations.

3-A05 Use Limitations

- 1. No sale of goods or products shall be permitted except as accessory and incidental to a permitted, special permit or special exception use.

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2. All uses shall comply with the performance standards set forth in Article 14.
3. Manufactured homes shall be permitted only when such homes are placed on a permanent foundation and otherwise comply with all the requirements of this Ordinance or any other ordinance for single family detached dwellings within this district.

3-A06 Lot Size Requirements

1. Minimum lot area: 5 acres
2. Minimum lot width: 200 feet
3. Cluster subdivision provisions shall not apply in this district.

3-A07 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings and manufactured homes: 35 feet
 - B. All other structures: 60 feet
2. Minimum yard requirements
 - A. Single family dwellings and manufactured homes:
 - (1) Front yard: 60 feet
 - (2) Side yard: 50 feet
 - (3) Rear yard: 50 feet
 - B. All other structures: Controlled by a 60° angle of bulk plane
3. Maximum floor area ratio:
 - A. 0.10 for uses other than residential or public
 - B. 0.15 for public uses

3-A08 Maximum Density

One dwelling unit or manufactured home per five (5) acres, or 0.2 dwelling units or manufactured homes per acre

3-A09 Open Space

No Requirement

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3-A10

Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 17 for uses and developments which are subject to site plan provisions.

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PART P 3-P00 R-P RESIDENTIAL-PRESERVATION DISTRICT

3-P01 Purpose and Intent

The R-P District is established to protect water courses, stream valleys, marshes, forest cover in upland areas of watersheds, aquifer recharge areas, rare ecological or geographical areas, and areas of natural scenic vistas; to promote open, rural areas for the growing of crops, pasturage, horticulture, dairying, floriculture, the raising of poultry and livestock, and/or low density residential uses; and otherwise to implement the stated purpose and intent of this Ordinance.

3-P02 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Agriculture, as defined in Article 20.
3. Dwellings, single family detached.
4. Privately-owned dwellings for seasonal occupancy, not designed or used for permanent occupancy, such as summer homes and cottages, hunting and fishing lodges and cabins.
5. Public uses.

3-P03 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
 - C. Home child care facilities
2. Group 4 - Community Uses.
3. Group 6 - Outdoor Recreation Uses, limited to:
 - A. Camp or recreation grounds
 - B. Riding and boarding stables
 - C. Skeet and trapshooting ranges
 - D. Veterinary hospitals, but only ancillary to riding or boarding stables
4. Group 7 - Older Structures, limited to:

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- A. Restaurants
 - B. Summer theatres
5. Group 8 - Temporary Uses, limited to:
- A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary mobile and land based telecommunication testing facility
 - G. Temporary portable storage containers
6. Group 9 - Uses Requiring Special Regulation, limited to:
- A. Home professional offices
 - B. Veterinary hospitals
 - C. Accessory dwelling units

3-P04 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
 - C. Nursery schools
 - D. Private schools of general education

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- E. Quasi-public parks, playgrounds, athletic fields and related facilities
- 3. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Bed and breakfasts
 - B. Golf courses, country clubs
 - C. Kennels, animal shelters
 - D. Marinas, docks and boating facilities, commercial
 - E. Offices
 - F. Plant nurseries
 - G. Veterinary hospitals, but only ancillary to kennels
- 4. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:

Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors’ Approval, for provisions which may qualify or supplement these district regulations.

3-P05 Use Limitations

- 1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
- 2. All uses shall comply with the performance standards set forth in Article 14.

3-P06 Lot Size Requirements

- 1. Minimum lot area: 10 acres
- 2. Minimum lot width: 200 feet
- 3. Cluster subdivision provisions shall not apply in this district.

3-P07 Bulk Regulations

- 1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet
- 2. Minimum yard requirements

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- A. Single family dwellings
 - (1) Front yard: 60 feet
 - (2) Side yard: 50 feet
 - (3) Rear yard: 50 feet
 - B. All other structures: Controlled by a 60° angle of bulk plane
3. Maximum floor area ratio:
- A. 0.10 for uses other than residential or public
 - B. 0.15 for public uses

3-P08 Maximum Density

One (1) dwelling unit per ten (10) acres, or 0.1 dwelling units per acre

3-P09 Open Space

No Requirement

3-P10 Additional Regulations

- 1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
- 2. Refer to Article 11 for off-street parking, loading and private street requirements.
- 3. Refer to Article 12 for regulations on signs.
- 4. Refer to Article 13 for landscaping and screening requirements.
- 5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

RESIDENTIAL DISTRICT REGULATIONS

PART C 3-C00 R-C RESIDENTIAL-CONSERVATION DISTRICT

3-C01 Purpose and Intent

The R-C District is established to protect water courses, stream valleys, marshes, forest cover in watersheds, aquifer recharge areas, rare ecological areas, and areas of natural scenic vistas; to minimize impervious surface and to protect the quality of water in public water supply watersheds; to promote open, rural areas for the growing of crops, pasturage, horticulture, dairying, floriculture, the raising of poultry and livestock, and for low density residential uses; and otherwise to implement the stated purpose and intent of this Ordinance.

3-C02 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Agriculture, as defined in Article 20, but not to include a limited brewery, limited distillery, or a farm winery that was not licensed by the state and operational prior to July 1, 2016; provided, however, that the expansion of existing structures, buildings and/or uses and construction of new buildings or structures associated with any state-licensed farm winery in operation before July 1, 2016 shall be subject to the provisions of Part 6 of Article 9. The development, including construction of new buildings or structures, of any new farm winery, limited brewery, or limited distillery pursuant to a state license that was pending before July 1, 2016, which license must be issued before a special exception may be approved, shall also be subject to the provisions of Part 6 of Article 9.
3. Dwellings, single family detached.
4. Privately-owned dwellings for seasonal occupancy, not designed or used for permanent occupancy, such as summer homes and cottages, hunting and fishing lodges and cabins.
5. Public uses.

3-C03 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues, and other such places of worship
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
 - C. Home child care facilities
2. Group 4 - Community Uses.
3. Group 6 - Outdoor Recreation Uses, limited to:

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- A. Camp or recreation grounds
 - B. Riding and boarding stables
 - C. Skeet and trapshooting ranges
 - D. Veterinary hospitals, but only ancillary to riding or boarding stables
4. Group 7 - Older Structures, limited to:
- A. Restaurants
 - B. Summer theatres
5. Group 8 - Temporary Uses, limited to:
- A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunication testing facility
 - H. Temporary portable storage containers
6. Group 9 - Uses Requiring Special Regulation, limited to:
- A. Home professional offices
 - B. Veterinary hospitals
 - C. Modification to minimum yard requirements
 - D. Accessory dwelling units

3-C04

Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

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1. Category 1 - Light Public Utility Uses.
2. Category 2 - Heavy Public Utility Uses, limited to:
 - A. Regional sewage treatment and disposal facilities
3. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
 - C. Congregate living facilities
 - D. Cultural centers, museums and similar facilities
 - E. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - F. Nursery schools
 - G. Private clubs
 - H. Private schools of general education
 - I. Quasi-public parks, playgrounds, athletic fields and related facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Bed and breakfasts
 - B. Golf courses, country clubs
 - C. Golf driving ranges
 - D. Kennels, animal shelters
 - E. Marinas, docks and boating facilities, commercial
 - F. Offices
 - G. Plant nurseries
 - H. Veterinary hospitals, but only ancillary to kennels
5. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:

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Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors' Approval, for provisions which may qualify or supplement these district regulations.

3-C05 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615.

3-C06 Lot Size Requirements

1. Minimum district size for cluster subdivisions: 50 acres
2. Minimum lot area
 - A. Conventional subdivision lot: 5 acres
 - B. Cluster subdivision lot: 36,000 sq. ft.
3. Minimum lot width
 - A. Conventional subdivision lot: 200 feet
 - B. Cluster subdivision lot:
 - (1) Lot adjacent to a major thoroughfare:
 - (a) Interior lot - 200 feet
 - (b) Corner lot - 200 feet
 - (2) Lot adjacent to a local or collector street:
 - (a) Interior lot - No Requirement
 - (b) Corner lot - 125 feet

3-C07 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet, provided, however, the maximum building height shall be 40 feet, provided there is a minimum required yard of 50 feet from all lot lines for any dwelling with a building height greater than 35 feet.

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- B. All other structures: 60 feet
- 2. Minimum yard requirements
 - A. Except as provided for in Par. 1A above, single family dwellings
 - (1) Front yard: 40 feet
 - (2) Side yard: 20 feet
 - (3) Rear yard: 25 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 50° angle of bulk plane, but not less than 40 feet
 - (2) Side yard: Controlled by a 45° angle of bulk plane, but not less than 20 feet
 - (3) Rear yard: Controlled by a 45° angle of bulk plane, but not less than 25 feet
- 3. Maximum floor area ratio:
 - A. 0.10 for uses other than residential or public
 - B. 0.15 for public uses

3-C08 Maximum Density

- 1. Conventional subdivisions: One (1) dwelling unit per five (5) acres, or 0.2 dwelling unit per acre.
- 2. Cluster subdivisions: 0.22 dwelling unit per acre for cluster subdivisions approved by special exception, and 0.20 dwelling unit per acre for cluster subdivisions that are the result of a proffered rezoning from a district that allows a permitted maximum density of less than one (1) dwelling unit per five (5) acres.

3-C09 Open Space

In subdivision approved for cluster development, 50% of the gross area shall be open space

3-C10 Additional Regulations

- 1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
- 2. Refer to Article 11 for off-street parking, loading and private street requirements.

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3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

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PART E 3-E00 R-E RESIDENTIAL ESTATE DISTRICT

3-E01 Purpose and Intent

The R-E District is established to promote agricultural uses and low density residential uses; to allow other selected uses which are compatible with the open and rural character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-E02 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Agriculture, as defined in Article 20.
3. Dwellings, single family detached.
4. Privately-owned dwellings for seasonal occupancy, not designed or used for permanent occupancy, such as summer homes and cottages, hunting and fishing lodges and cabins.
5. Public uses.

3-E03 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses.
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
5. Group 6 - Outdoor Recreational Uses.
6. Group 7 - Older Structures.
7. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project

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- D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
8. Group 9 - Uses Requiring Special Regulation, limited to:
- A. Barbershops or beauty parlors as a home occupation
 - B. Home professional offices
 - C. Sawmilling of timber
 - D. Veterinary hospitals
 - E. Accessory dwelling units

3-E04 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 2 - Heavy Public Utility Uses, limited to:
 - A. Electrical generating plants and facilities
 - B. Landfills
 - C. Water purification facilities
- 3. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Congregate living facilities

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- F. Cultural centers, museums and similar facilities
 - G. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - H. Independent living facilities
 - I. Medical care facilities
 - J. Private clubs and public benefit associations
 - K. Private schools of general education
 - L. Private schools of special education
 - M. Quasi-public parks, playgrounds, athletic fields and related facilities
4. Category 4 - Transportation Facilities.
5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Baseball hitting and archery ranges, outdoor
 - B. Bed and breakfasts
 - C. Commercial off-street parking in Metro Station areas as a temporary use
 - D. Establishments for scientific research and development
 - E. Funeral chapels
 - F. Golf courses, country clubs
 - G. Golf driving ranges
 - H. Kennels, animal shelters
 - I. Marinas, docks and boating facilities, commercial
 - J. Miniature golf courses ancillary to golf driving ranges
 - K. Offices
 - L. Plant nurseries
 - M. Veterinary hospitals, but only ancillary to kennels
6. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:

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Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors' Approval, for provisions which may qualify or supplement these district regulations.

3-E05 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615.

3-E06 Lot Size Requirements

1. Minimum district size for cluster subdivisions: 20 acres
2. Average lot area: No Requirement
3. Minimum lot area
 - A. Conventional subdivision lot: 75,000 sq. ft.
 - B. Cluster subdivision lot: 52,000 sq. ft.
4. Minimum lot width
 - A. Conventional subdivision lot:
 - (1) Interior lot - 200 feet
 - (2) Corner lot - 225 feet
 - B. Cluster subdivision lot:
 - (1) Interior lot - No Requirement
 - (2) Corner lot - 175 feet

3-E07 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet, provided, however, the maximum building height shall be 40 feet, provided there is a minimum required yard of 50 feet from all lot lines for any dwelling with a building height greater than 35 feet.
 - B. All other structures: 60 feet

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2. Minimum yard requirements

A. Single family dwellings

(1) Conventional subdivision lot

(a) Front yard: 50 feet

(b) Side yard: 20 feet

(c) Rear yard: 25 feet

(2) Cluster subdivision lot

(a) Front yard: 30 feet

(b) Side yard: 15 feet, but a total minimum of 40 feet

(c) Rear yard: 25 feet

Notwithstanding the above, any single family dwelling with a building height greater than thirty-five (35) feet shall be subject to the provisions of Par. 1A above.

B. All other structures

(1) Front yard: Controlled by a 55° angle of bulk plane, but not less than 50 feet

(2) Side yard: Controlled by a 45° angle of bulk plane, but not less than 20 feet

(3) Rear yard: Controlled by a 45° angle of bulk plane, but not less than 25 feet

3. Maximum floor area ratio:

A. 0.15 for uses other than residential or public

B. 0.20 for public uses

3-E08

Maximum Density

1. Conventional subdivisions: One (1) dwelling unit per two (2) acres, or 0.5 dwelling unit per acre.

2. Cluster subdivisions: 0.55 dwelling unit per acre for cluster subdivisions approved by special exception, and 0.50 dwelling unit per acre for cluster subdivisions that are the result of a proffered rezoning from a district that allows a permitted maximum density of less than one (1) dwelling unit per two (2) acres.

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3-E09 Open Space

In subdivisions approved for cluster development, 30% of the gross area shall be open space.

3-E10 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401. The shape factor limitations may be modified by the Board in accordance with the provisions of Sect. 9-626.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

RESIDENTIAL DISTRICT REGULATIONS

PART 1 3-100 R-1 RESIDENTIAL DISTRICT, ONE DWELLING UNIT/ACRE

3-101 Purpose and Intent

The R-1 District is established to provide for single family detached dwellings; to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-102 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Agriculture, as defined in Article 20.
3. Dwellings, single family detached.
4. Public uses.

3-103 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses.
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
5. Group 6 - Outdoor Recreation Uses.
6. Group 7 - Older Structures.
7. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices

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- E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
8. Group 9 - Uses Requiring Special Regulation, limited to:
- A. Barbershops or beauty parlors as a home occupation
 - B. Home professional offices
 - C. Sawmilling of timber
 - D. Veterinary hospitals
 - E. Accessory dwelling units

3-104 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 2 - Heavy Public Utility Uses, limited to:
 - A. Electrical generating plants and facilities
 - B. Landfills
 - C. Water purification facilities
- 3. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Congregate living facilities
 - F. Cultural centers, museums and similar facilities

RESIDENTIAL DISTRICT REGULATIONS

- G. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - H. Independent living facilities
 - I. Medical care facilities
 - J. Private clubs and public benefit associations
 - K. Private schools of general education
 - L. Private schools of special education
 - M. Quasi-public parks, playgrounds, athletic fields and related facilities
4. Category 4 - Transportation Facilities.
5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Baseball hitting and archery ranges, outdoor
 - B. Bed and breakfasts
 - C. Commercial off-street parking in Metro Station areas as a temporary use
 - D. Establishments for scientific research and development
 - E. Funeral chapels
 - F. Golf courses, country clubs
 - G. Golf driving ranges
 - H. Kennels, animal shelters
 - I. Marinas, docks and boating facilities, commercial
 - J. Miniature golf courses ancillary to golf driving ranges
 - K. Offices
 - L. Plant nurseries
 - M. Veterinary hospitals, but only ancillary to kennels
6. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:

FAIRFAX COUNTY ZONING ORDINANCE

Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors' Approval, for provisions which may qualify or supplement these district regulations.

3-105 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615.

3-106 Lot Size Requirements

1. Minimum district size for cluster subdivisions: 10 acres
2. Average lot area: No Requirement
3. Minimum lot area
 - A. Conventional subdivision lot: 36,000 sq. ft.
 - B. Cluster subdivision lot: 25,000 sq. ft.
4. Minimum lot width
 - A. Conventional subdivision lot:
 - (1) Interior lot - 150 feet
 - (2) Corner lot - 175 feet
 - B. Cluster subdivision lot:
 - (1) Interior lot - No Requirement
 - (2) Corner lot - 125 feet
5. The minimum district size requirement presented in Par. 1 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

3-107 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet

RESIDENTIAL DISTRICT REGULATIONS

2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Conventional subdivision lot
 - (a) Front yard: 40 feet
 - (b) Side yard: 20 feet
 - (c) Rear yard: 25 feet
 - (2) Cluster subdivision lot
 - (a) Front yard: 30 feet
 - (b) Side yard: 12 feet, but a total minimum of 40 feet
 - (c) Rear yard: 25 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 50° angle of bulk plane, but not less than 40 feet
 - (2) Side yard: Controlled by a 45° angle of bulk plane, but not less than 20 feet
 - (3) Rear yard: Controlled by a 45° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio:
 - A. 0.15 for uses other than residential or public
 - B. 0.20 for public uses

3-108 Maximum Density

1. Conventional subdivisions: One (1) dwelling unit per acre.
2. Cluster subdivisions: 1.1 dwelling units per acre for cluster subdivisions approved by special exception and one (1) dwelling unit per acre for cluster subdivisions that are the result of a proffered rezoning from a district that allows a permitted maximum density of less than one (1) dwelling unit per acre.

3-109 Open Space

In subdivisions approved for cluster development, 30% of the gross area shall be open space.

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3-110

Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401. The shape factor limitations may be modified by the Board in accordance with the provisions of Sect. 9-626.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

RESIDENTIAL DISTRICT REGULATIONS

FAIRFAX COUNTY ZONING ORDINANCE

PART 2 3-200 R-2 RESIDENTIAL DISTRICT, TWO DWELLING UNITS/ACRE

3-201 Purpose and Intent

The R-2 District is established to provide for single family detached dwellings at a density not to exceed two (2) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed two and four-tenths (2.4) dwelling units per acre; to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-202 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Dwellings, single family detached.
4. Public uses.

3-203 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses.
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
5. Group 7 - Older Structures, limited to:
 - A. Antique shops
 - B. Art and craft galleries
 - C. Rooming houses
 - D. Summer theatres
6. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities

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- B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
7. Group 9 - Uses Requiring Special Regulation, limited to:
- A. Barbershops or beauty parlors as a home occupation
 - B. Home professional offices
 - C. Accessory dwelling units

3-204 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 2 - Heavy Public Utility Uses, limited to:
 - A. Electrical generating plants and facilities
 - B. Landfills
 - C. Water purification facilities
- 3. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities

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- E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities
 - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
4. Category 4 - Transportation Facilities, limited to:
- A. Electrically-powered regional rail transit facilities
 - B. Regional non-rail transit facilities
5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Bed and breakfasts
 - B. Commercial off-street parking in Metro Station areas as a temporary use
 - C. Convenience centers
 - D. Funeral chapels
 - E. Golf courses, country clubs
 - F. Marinas, docks and boating facilities, commercial
 - G. Offices
 - H. Plant nurseries
6. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:

RESIDENTIAL DISTRICT REGULATIONS

Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors' Approval, for provisions which may qualify or supplement these district regulations.

3-205 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 2-421.

3-206 Lot Size Requirements

1. Minimum district size for cluster subdivisions: 2 acres
2. Average lot area
 - A. Conventional subdivision lot: 18,000 sq. ft.
 - B. Cluster subdivision lot: No Requirement
3. Minimum lot area
 - A. Conventional subdivision lot: 15,000 sq. ft.
 - B. Cluster subdivision lot: 13,000 sq. ft., except that if any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density equal to or less than 2 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot area of 15,000 square feet. Notwithstanding the above, when the contiguous development is zoned to the PDH-2 District or to an R-2 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall contain a minimum lot area of 13,000 square feet.
4. Minimum lot width
 - A. Conventional subdivision lot:
 - (1) Interior lot - 100 feet
 - (2) Corner lot - 125 feet
 - B. Except as qualified below, cluster subdivision lot:

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- (1) Interior lot - No Requirement
- (2) Corner lot - 100 feet

If any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that peripheral cluster subdivision's boundary is zoned to a district that permits a maximum density equal to or less than 2 dwelling units per acre and contain a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot width of 100 feet for interior lots and 125 feet for corner lots. Notwithstanding the above, when the contiguous development is zoned to the PDH-2 District or to an R-2 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall have no minimum required lot width for interior lots and shall contain a minimum lot width of 100 feet for corner lots.

3-207

Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet
2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Conventional subdivision lot
 - (a) Front yard: 35 feet
 - (b) Side yard: 15 feet
 - (c) Rear yard: 25 feet
 - (2) Cluster subdivision lot
 - (a) Front yard: 25 feet
 - (b) Side yard: 8 feet, but a total minimum of 24 feet
 - (c) Rear yard: 25 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 45° angle of bulk plane, but not less than 35 feet

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- (2) Side yard: Controlled by a 40° angle of bulk plane, but not less than 15 feet
 - (3) Rear yard: Controlled by a 40° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio:
- A. 0.20 for uses other than residential or public
 - B. 0.25 for public uses

3-208 Maximum Density

Two (2) dwelling units per acre

3-209 Open Space

In subdivisions approved for cluster development, 25% of the gross area shall be open space

3-210 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family detached dwelling units, either in a conventional subdivision or cluster subdivision. Cluster subdivisions shall be subject to the approval of the Director in accordance with Sect. 2-421. In addition, single family attached dwelling units are permitted, provided that no more than thirty-five (35) percent of the total number of dwelling units allowed within the development shall be single family attached dwelling units. The following regulations shall apply to dwelling units in affordable dwelling unit developments:

- 1. Minimum lot area
 - A. Single family detached conventional subdivision lot: 12,000 sq. ft.
 - B. Single family detached cluster subdivision lot: 10,400 sq. ft., except that if any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision and any portion of any lot located outside of the cluster subdivision that is contiguous to that cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density equal to or less than 2 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot area of 12,000 square feet. Notwithstanding the above, when the contiguous development is zoned to the PDH-2 District or to an R-2 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall contain a minimum lot area of 10,400 square feet.
 - C. Single family attached: No Requirement
- 2. Minimum lot width

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A. Single family detached conventional subdivision lot:

- (1) Interior lot - 80 feet
- (2) Corner lot - 105 feet

B. Except as qualified below, single family detached cluster subdivision lot:

- (1) Interior lot - No Requirement
- (2) Corner lot - 80 feet

If any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that peripheral cluster subdivision's boundary is zoned to a district that permits a maximum density equal to or less than 2 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot width of 80 feet for interior lots and 105 feet for corner lots. Notwithstanding the above, when the contiguous development is zoned to the PDH-2 District or to an R-2 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall have no minimum required lot width for interior lots and shall contain a minimum lot width of 80 feet for corner lots.

C. Single family attached dwellings: 14 feet

3. Maximum building height

- A. Single family detached dwellings: 35 feet
- B. Single family attached dwellings: 40 feet

4. Minimum yard requirements

A. Single family detached conventional subdivision lot

- (1) Front yard: 30 feet
- (2) Side yard: 8 feet
- (3) Rear yard: 25 feet

B. Single family detached cluster subdivision lot

- (1) Front yard: 20 feet
- (2) Side yard: 8 feet

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- (3) Rear yard: 25 feet
- C. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
- 5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
- 6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 206 and 207 above.
- 7. Single family attached dwelling units shall be located so to minimize their impact on single family detached dwelling unit developments located adjacent to the ADU development.
- 8. The maximum density shall be two and four-tenths (2.4) dwelling units per acre.
- 9. Open space
 - A. In conventional subdivisions containing both single family detached and attached dwelling units, open space in an amount equivalent to 200 square feet per single family attached dwelling unit shall be provided and such open space shall be located adjacent to the single family attached dwelling units.
 - B. In cluster subdivisions with single family detached dwelling units, 22% of the gross area shall be open space. When such developments also contain single family attached dwelling units, within such 22% open space, 200 square feet of open space per single family attached dwelling unit shall be provided adjacent to the single family attached dwelling units.

3-211 Additional Regulations

- 1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401. The shape factor limitations may be modified by the Board in accordance with the provisions of Sect. 9-626.
- 2. Refer to Article 11 for off-street parking, loading and private street requirements.
- 3. Refer to Article 12 for regulations on signs.
- 4. Refer to Article 13 for landscaping and screening requirements.

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5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

RESIDENTIAL DISTRICT REGULATIONS

FAIRFAX COUNTY ZONING ORDINANCE

PART 3 3-300 R-3 RESIDENTIAL DISTRICT, THREE DWELLING UNITS/ACRE

3-301 Purpose and Intent

The R-3 District is established to provide for single family detached dwellings at densities set forth in Sect. 308 below; to provide for affordable dwelling unit developments; to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-302 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Dwellings, single family detached.
4. Public uses.

3-303 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - C. Convents, monasteries, seminaries and nunneries
 - D. Group housekeeping units
 - E. Home child care facilities
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
5. Group 7 - Older Structures, limited to:
 - A. Antique shops

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- B. Art and craft galleries
 - C. Rooming houses
 - D. Summer theatres
6. Group 8 - Temporary Uses, limited to:
- A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
7. Group 9 - Uses Requiring Special Regulation, limited to:
- A. Home professional offices
 - B. Accessory dwelling units

3-304 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities

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- E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities
 - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
- A. Electrically-powered regional rail transit facilities
 - B. Regional non-rail transit facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Convenience centers
 - C. Funeral chapels
 - D. Golf courses, country clubs
 - E. Marinas, docks and boating facilities, commercial
 - F. Offices
 - G. Plant nurseries
5. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:

RESIDENTIAL DISTRICT REGULATIONS

Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors' Approval, for provisions which may qualify or supplement these district regulations.

3-305 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615 when the cluster subdivision has a minimum district size of two (2) acres or greater but less than three and one-half (3.5) acres, and with the provisions of Sect. 2-421 when the cluster subdivision has a minimum district size of three and one-half (3.5) acres or greater.

3-306 Lot Size Requirements

1. Minimum district size for cluster subdivisions:
 - A. Cluster subdivisions containing a minimum district size of two (2) acres or greater but less than three and one-half (3.5) acres shall be subject to special exception approval.
 - B. Cluster subdivisions containing a minimum district size of three and one-half acres (3.5) acres or greater shall be subject to approval by the Director.
2. Average lot area
 - A. Conventional subdivision lot: 11,500 sq. ft.
 - B. Cluster subdivision lot: No Requirement
3. Minimum lot area
 - A. Conventional subdivision lot: 10,500 sq. ft.
 - B. Cluster subdivision lot approved by the Director: 8,500 sq. ft., except that if any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision and any portion of any lot located outside of the cluster subdivision that is contiguous to that cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density equal to or less than 3 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot area of 10,500 square feet. Notwithstanding the above, when the contiguous development is zoned to the PDH-3 District or to an R-3 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall contain a minimum lot area of 8,500 square feet.
 - C. Cluster subdivision lot approved by special exception: 8,500 sq. ft.

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4. Minimum lot width

A. Conventional subdivision lot:

- (1) Interior lot - 80 feet
- (2) Corner lot - 105 feet

B. Except as qualified below, cluster subdivision lot approved by the Director:

- (1) Interior lot - No Requirement
- (2) Corner lot - 80 feet

If any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that peripheral cluster subdivision's boundary is zoned to a district that permits a maximum density equal to or less than 3 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot width of 80 feet for interior lots and 105 feet for corner lots. Notwithstanding the above, when the contiguous development is zoned to the PDH-3 District or to a R-3 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall have no minimum required lot width for interior lots and shall contain a minimum lot width of 80 feet for corner lots.

C. Cluster subdivision lot approved by special exception:

- (1) Interior lot – No Requirement
- (2) Corner lot – 80 feet

3-307 Bulk Regulations

1. Maximum building height

- A. Single family dwellings: 35 feet
- B. All other structures: 60 feet

2. Minimum yard requirements

A. Single family dwellings

- (1) Conventional subdivision lot
 - (a) Front yard: 30 feet

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- (b) Side yard: 12 feet
- (c) Rear yard: 25 feet
- (2) Cluster subdivision lot
 - (a) Front yard: 20 feet
 - (b) Side yard: 8 feet, but a total minimum of 20 feet
 - (c) Rear yard: 25 feet
- B. All other structures
 - (1) Front yard: Controlled by a 40° angle of bulk plane, but not less than 30 feet
 - (2) Side yard: Controlled by a 35° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 35° angle of bulk plane, but not less than 25 feet
- 3. Maximum floor area ratio:
 - A. 0.25 for uses other than residential or public
 - B. 0.30 for public uses

3-308 Maximum Density

- 1. Conventional subdivisions: Three (3) dwelling units per acre.
- 2. Cluster subdivisions:
 - A. Three (3) dwelling units per acre for cluster subdivisions approved by the Director in accordance with Sect. 2-421, or that are the result of proffered rezoning from a district that allows a permitted maximum density of less than three (3) dwelling units per acre.
 - B. Three dwelling units per acre plus one (1) bonus dwelling unit for cluster subdivisions containing a minimum district size of two (2) acres or greater but less than three and one-half (3.5) acres and approved by special exception.

3-309 Open Space

In subdivisions approved for cluster development, 25% of the gross area shall be open space.

3-310 Affordable Dwelling Unit Developments

FAIRFAX COUNTY ZONING ORDINANCE

Affordable dwelling unit developments may consist of single family detached dwelling units, either in a conventional subdivision or cluster subdivision. Cluster subdivisions shall be subject to the approval of the Director in accordance with Sect. 2-421. In addition, single family attached dwelling units are permitted, provided that no more than forty (40) percent of the total number of dwelling units allowed within the development shall be single family attached dwelling units. The following regulations shall apply to dwelling units in affordable dwelling unit developments:

1. Minimum lot area
 - A. Single family detached conventional subdivision lot: 8,400 sq. ft.
 - B. Single family detached cluster subdivision lot: 6,800 sq. ft., except that if any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision and any portion of any lot located outside of the cluster subdivision that is contiguous to that cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density equal to or less than 3 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot area of 8,000 square feet. Notwithstanding the above, when the contiguous development is zoned to the PDH-3 District or to an R-3 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall contain a minimum lot area of 6,800 square feet.
 - C. Single family attached: No Requirement
2. Minimum lot width
 - A. Single family detached conventional subdivision lot:
 - (1) Interior lot - 70 feet
 - (2) Corner lot - 95 feet
 - B. Except as qualified below, single family detached cluster subdivision lot:
 - (1) Interior lot - No Requirement
 - (2) Corner lot - 70 feet

If any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that peripheral cluster subdivision's boundary is zoned to a district that permits a maximum density equal to or less than 3 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot width of 70 feet for interior lots and 95 feet for corner lots. Notwithstanding the above, when the contiguous development is zoned to the PDH-3 District or to an R-3 District and is developed with and/or approved for a cluster subdivision, all lots within the

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proposed cluster subdivision shall have no minimum required lot width for interior lots and shall contain a minimum lot width of 70 feet for corner lots.

- C. Single family attached dwellings: 14 feet
- 3. Maximum building height
 - A. Single family detached dwellings: 35 feet
 - B. Single family attached dwellings: 40 feet
- 4. Minimum yard requirements
 - A. Single family detached conventional subdivision lot:
 - (1) Front yard: 30 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - B. Single family detached cluster subdivision lot:
 - (1) Front yard: 20 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - C. Single family attached dwellings:
 - (1) Front yard: Controlled by 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by 30° angle of bulk plane, but not less than 20 feet
- 5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
- 6. All other structures shall be subject to lot size requirements and bulk regulations of Sections 306 and 307 above.
- 7. Single family attached dwelling units shall be located so to minimize their impact on single family detached dwelling unit developments located adjacent to the ADU development.
- 8. The maximum density shall be three and six-tenths (3.6) dwelling units per acre.

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9. Open space
 - A. In conventional subdivisions containing both conventional single family detached and attached dwelling units, open space in an amount equivalent to 200 square feet per single family attached dwelling unit shall be provided and such open space shall be located adjacent to the single family attached dwelling units.
 - B. In cluster subdivisions with single family detached dwelling units, 22% of the gross area shall be open space. When such developments also contain single family attached dwelling units, within such 22% open space, 200 square feet of open space per single family attached dwelling unit shall be provided adjacent to the single family attached dwelling units.

3-311

Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401. The shape factor limitations may be modified by the Board in accordance with the provisions of Sect. 9-626.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

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PART 4 3-400 R-4 RESIDENTIAL DISTRICT, FOUR DWELLING UNITS/ACRE

3-401 Purpose and Intent

The R-4 District is established to provide for single family detached dwellings at densities set forth in Sect. 408 below; to provide for affordable dwelling unit developments; to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-402 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Dwellings, single family detached.
4. Public uses.

3-403 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - C. Convents, monasteries, seminaries and nunneries
 - D. Group housekeeping units
 - E. Home child care facilities
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
5. Group 7 - Older Structures, limited to:
 - A. Antique shops
 - B. Art and craft galleries

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- C. Rooming houses
 - D. Summer theatres
6. Group 8 - Temporary Uses, limited to:
- A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
7. Group 9 - Uses Requiring Special Regulation, limited to:
- A. Home professional offices
 - B. Accessory dwelling units

3-404 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities

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- E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities
 - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
- A. Electrically-powered regional rail transit facilities
 - B. Regional non-rail transit facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Convenience centers
 - C. Funeral chapels
 - D. Golf courses, country clubs
 - E. Marinas, docks and boating facilities, commercial
 - F. Offices
 - G. Plant nurseries
5. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:

Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors’ Approval, for provisions which may qualify or supplement these district regulations.

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3-405 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615 when the cluster subdivision has a minimum district size of two (2) acres or greater but less than three and one-half (3.5) acres, and with the provisions of Sect. 2-421 when the cluster subdivision has a minimum district size of three and one-half (3.5) acres or greater.

3-406 Lot Size Requirements

1. Minimum district size for cluster subdivisions:
 - A. Cluster subdivisions containing a minimum district size of two (2) acres or greater but less than three and one-half (3.5) acres shall be subject to special exception approval.
 - B. Cluster subdivisions containing a minimum district size of three and one-half acres (3.5) acres or greater shall be subject to approval by the Director.
2. Average lot area
 - A. Conventional subdivision lot: 8,800 sq. ft.
 - B. Cluster subdivision lot: No Requirement
3. Minimum lot area
 - A. Conventional subdivision lot: 8,400 sq. ft.
 - B. Cluster subdivision lot approved by the Director: 6,000 sq. ft., except that if any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision and any portion of any lot located outside of the cluster subdivision that is contiguous to that cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density equal to or less than 4 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot area of 8,000 square feet. Notwithstanding the above, when the contiguous development is zoned to the PDH-4 District or to an R-4 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall contain a minimum lot area of 6,000 square feet.
 - C. Cluster subdivision lot approved by special exception: 6,000 sq. ft.
4. Minimum lot width

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- A. Conventional subdivision lot:
 - (1) Interior lot - 70 feet
 - (2) Corner lot - 95 feet
- B. Except as qualified below, cluster subdivision lot approved by the Director:

- (1) Interior lot - No Requirement
- (2) Corner lot - 70 feet

If any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision and any portion of any lot located outside of the cluster subdivision that is contiguous to that peripheral cluster subdivision's boundary is zoned to a district that permits a maximum density equal to or less than 4 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot width of 70 feet for interior lots and 95 feet for corner lots. Notwithstanding the above, when the contiguous development is zoned to the PDH-4 District or to an R-4 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall have no minimum required lot width for interior lots and shall contain a minimum lot width of 70 feet for corner lots.

- C. Cluster subdivision lot approved by special exception:
 - (1) Interior lot – No Requirement
 - (2) Corner lot – 70 feet

3-407 Bulk Regulations

- 1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet
- 2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Conventional subdivision lot
 - (a) Front yard: 30 feet
 - (b) Side yard: 10 feet
 - (c) Rear yard: 25 feet

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- (2) Cluster subdivision lot
 - (a) Front yard: 20 feet
 - (b) Side yard: 8 feet
 - (c) Rear yard: 25 feet
- B. All other structures
 - (1) Front yard: Controlled by a 35° angle of bulk plane, but not less than 25 feet
 - (2) Side yard: Controlled by a 30° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 25 feet
- 3. Maximum floor area ratio:
 - A. 0.30 for uses other than residential or public
 - B. 0.35 for public uses

3-408 Maximum Density

- 1. Conventional subdivisions: Four (4) dwelling units per acre.
- 2. Cluster subdivisions:
 - A. Four (4) dwelling units per acre for cluster subdivisions approved by the Director in accordance with Sect. 2-421, or that are the result of proffered rezoning from a district that allows a permitted maximum density of less than four (4) dwelling units per acre.
 - B. Four dwelling units per acre plus one (1) bonus dwelling unit for cluster subdivisions containing a minimum district size of two (2) acres or greater but less than three and one-half (3.5) acres and approved by special exception.

3-409 Open Space

In subdivisions approved for cluster development, 25% of the gross area shall be open space.

3-410 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family detached dwelling units, either in a conventional subdivision or cluster subdivision. Cluster subdivisions shall be subject to the approval of the Director in accordance with Sect. 2-421. In addition, single family

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attached dwelling units are permitted, provided that no more than forty-five (45) percent of the total number of dwelling units allowed within the development shall be single family attached dwelling units. The following regulations shall apply to dwelling units in affordable dwelling unit developments:

1. Minimum lot area
 - A. Single family detached conventional subdivision lot: 6,720 sq. ft.
 - B. Single family detached cluster subdivision lot: 4,800 sq. ft., except that if any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision and any portion of any lot located outside of the cluster subdivision that is contiguous to that cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density equal to or less than 4 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot area of 6,720 square feet. Notwithstanding the above, when the contiguous development is zoned to the PDH-4 District or to an R-4 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall contain a minimum lot area of 4,800 square feet.
 - C. Single family attached: No Requirement
2. Minimum lot width
 - A. Single family detached conventional subdivision lot:
 - (1) Interior lot - 56 feet
 - (2) Corner lot - 76 feet
 - B. Except as qualified below, single family detached cluster subdivision lot:
 - (1) Interior lot - No Requirement
 - (2) Corner lot - 56 feet

If any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that peripheral cluster subdivision's boundary is zoned to a district that permits a maximum density equal to or less than 4 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot width of 56 feet for interior lots and 76 feet for corner lots. Notwithstanding the above, when the contiguous development is zoned to the PDH-4 District or to a R-4 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall have no minimum required lot width for interior lots and shall contain a minimum lot width of 56 feet for corner lots.

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- C. Single family attached dwellings: 14 feet
- 3. Maximum building height
 - A. Single family detached dwellings: 35 feet
 - B. Single family attached dwellings: 40 feet
- 4. Minimum yard requirements
 - A. Single family detached conventional subdivision lot
 - (1) Front yard: 24 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - B. Single family detached cluster subdivision lot
 - (1) Front yard: 16 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - C. Single family attached dwellings
 - (1) Front yard: Controlled by 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by 30° angle of bulk plane, but not less than 20 feet
- 5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
- 6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 406 and 407 above.
- 7. Single family attached dwelling units shall be located so to minimize their impact on single family detached dwelling unit developments located adjacent to the ADU development.
- 8. The maximum density shall be four and eight-tenths (4.8) dwelling units per acre.
- 9. Open space

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- A. In conventional subdivisions containing both single family detached and attached dwelling units, open space in an amount equivalent to 200 square feet per single family attached dwelling unit shall be provided and such open space shall be located adjacent to the single family attached dwelling units.
- B. In cluster subdivisions with single family detached dwelling units, 22% of the gross area shall be open space. When such developments also contain single family attached dwelling units, within such 22% open space, 200 square feet of open space per single family attached dwelling unit shall be provided adjacent to the single family attached dwelling units.

3-411

Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401. The shape factor limitations may be modified by the Board in accordance with the provisions of Sect. 9-626.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

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PART 5 3-500 R-5 RESIDENTIAL DISTRICT, FIVE DWELLING UNITS/ACRE

3-501 Purpose and Intent

The R-5 District is established to provide for a planned mixture of single family dwelling types at a density not to exceed five (5) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed six (6) dwelling units per acre; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-502 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Dwellings, single family detached.
4. Dwellings, single family attached.
5. Dwellings, mixture of those types set forth above.
6. Public uses.

3-503 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - C. Convents, monasteries, seminaries and nunneries
 - D. Group housekeeping units
 - E. Home child care facilities
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
4. Group 8 - Temporary Uses, limited to:

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- A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
5. Group 9 - Uses Requiring Special Regulation, limited to:
- A. Home professional offices
 - B. Accessory dwelling units

3-504 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities

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- H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
- A. Electrically-powered regional rail transit facilities
 - B. Regional non-rail transit facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Convenience centers
 - C. Funeral chapels
 - D. Golf courses, country clubs
 - E. Marinas, docks and boating facilities, commercial
 - F. Offices
5. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:
- Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors’ Approval, for provisions which may qualify or supplement these district regulations.

3-505 Use Limitations

- 1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
- 2. All uses shall comply with the performance standards set forth in Article 14.

3-506 Lot Size Requirements

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1. Minimum district size: 4 acres
2. Minimum lot area
 - A. Single family detached dwellings: 5,000 sq. ft.
 - B. Single family attached dwellings: No Requirement
 - C. Non-residential uses: 14,000 sq. ft.
3. Minimum lot width
 - A. Single family detached dwellings:
 - (1) Interior lot - 50 feet
 - (2) Corner lot - 70 feet
 - B. Single family attached dwellings: 18 feet
 - C. Non-residential uses:
 - (1) Interior lot - 75 feet
 - (2) Corner lot - 100 feet

3-507 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 65 feet
2. Minimum yard requirements
 - A. Single family detached dwellings
 - (1) Front yard: 20 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - B. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet

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- (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
- (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
- (4) A privacy yard, having a minimum area of 200 square feet, shall be provided on each lot.

C. All other structures

- (1) Front yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
- (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
- (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet

- 3. Maximum floor area ratio: 0.35 for uses other than residential
- 4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.
- 5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
- 6. The minimum yard requirements presented in Par. 2B above may be waived by the Board in accordance with the provisions of Sect. 9-613.

3-508 Maximum Density

Five (5) dwelling units per acre

3-509 Open Space

25% of the gross area shall be open space

3-510 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family detached and attached dwelling units. In addition, multiple family dwelling units are permitted, provided that no more than fifty (50) percent of the total number of dwelling units allowed within an affordable dwelling unit development shall be multiple family dwelling units. The following regulations shall apply to dwelling units in affordable dwelling unit developments:

- 1. Minimum lot area

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- A. Single family detached dwellings: 4,000 sq. ft.
 - B. Single family attached dwellings: No Requirement
 - C. Multiple family dwellings: No Requirement
2. Minimum lot width
- A. Single family detached dwellings:
 - (1) Interior lot - 40 feet
 - (2) Corner lot - 56 feet
 - B. Single family attached dwellings: 14 feet
 - C. Multiple family dwellings: No Requirement
3. Maximum building height
- A. Single family detached dwellings: 35 feet
 - B. Single family attached dwellings: 40 feet
 - C. Multiple family dwellings: 50 feet
4. Minimum yard requirements
- A. Single family detached dwellings
 - (1) Front yard: 16 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 20 feet
 - B. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 8 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 16 feet
 - C. Multiple family dwellings
 - (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet

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- (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
- (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
- 5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
- 6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 506 and 507 above.
- 7. The maximum density shall be six (6) dwelling units per acre.
- 8. 20% of the gross area shall be open space.

3-511

Additional Regulations

- 1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401. The shape factor limitations may be modified by the Board in accordance with the provisions of Sect. 9-626.
- 2. Refer to Article 11 for off-street parking, loading and private street requirements.
- 3. Refer to Article 12 for regulations on signs.
- 4. Refer to Article 13 for landscaping and screening requirements.
- 5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

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PART 8 3-800 R-8 RESIDENTIAL DISTRICT, EIGHT DWELLING UNITS/ACRE

3-801 Purpose and Intent

The R-8 District is established to provide for a planned mixture of single family residential dwelling types at a density not to exceed eight (8) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed nine and six-tenths (9.6) dwelling units per acre; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-802 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Dwellings, single family detached.
4. Dwellings, single family attached.
5. Dwellings, mixture of those types set forth above.
6. Public uses.

3-803 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - C. Convents, monasteries, seminaries and nunneries
 - D. Group housekeeping units
 - E. Home child care facilities
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts

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4. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
5. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Home professional offices
 - B. Accessory dwelling units

3-804 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities

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- G. Cultural centers, museums and similar facilities
 - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
- A. Electrically-powered regional rail transit facilities
 - B. Regional non-rail transit facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Convenience centers
 - C. Funeral chapels
 - D. Golf courses, country clubs
 - E. Marinas, docks and boating facilities, commercial
 - F. Offices
5. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:

Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors’ Approval, for provisions which may qualify or supplement these district regulations.

3-805

Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.

RESIDENTIAL DISTRICT REGULATIONS

3-806 Lot Size Requirements

1. Minimum district size: 5 acres
2. Minimum lot area
 - A. Single family detached dwellings: 5,000 sq. ft.
 - B. Single family attached dwellings: No Requirement
 - C. Non-residential uses: 12,000 sq. ft.
3. Minimum lot width
 - A. Single family detached dwellings:
 - (1) Interior lot - 50 feet
 - (2) Corner lot - 70 feet
 - B. Single family attached dwellings: 18 feet
 - C. Non-residential uses:
 - (1) Interior lot - 75 feet
 - (2) Corner lot - 100 feet

3-807 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 65 feet
2. Minimum yard requirements
 - A. Single family detached dwellings
 - (1) Front yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - B. Single family attached dwellings

FAIRFAX COUNTY ZONING ORDINANCE

- (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
- (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
- (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
- (4) A privacy yard, having a minimum area of 200 square feet, shall be provided on each lot.

C. All other structures

- (1) Front yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
- (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
- (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet

- 3. Maximum floor area ratio: 0.55 for uses other than residential
- 4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.
- 5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
- 6. The minimum yard requirements presented in Par. 2B above may be waived by the Board in accordance with the provisions of Sect. 9-613.

3-808 Maximum Density

Eight (8) dwelling units per acre

3-809 Open Space

20% of the gross area shall be open space

3-810 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family detached and attached dwelling units. In addition, multiple family dwelling units are permitted, provided that no more than fifty (50) percent of the total number of dwelling units allowed within an affordable dwelling unit development shall be multiple family dwelling units. The following regulations shall apply to dwelling units in affordable dwelling unit developments:

RESIDENTIAL DISTRICT REGULATIONS

1. Minimum lot area
 - A. Single family detached dwellings: 4,000 sq. ft
 - B. Single family attached dwellings: No Requirement
 - C. Multiple family dwellings: No Requirement
2. Minimum lot width
 - A. Single family detached dwellings:
 - (1) Interior lot - 40 feet
 - (2) Corner lot - 56 feet
 - B. Single family attached dwellings: 14 feet
 - C. Multiple family dwellings: No Requirement
3. Maximum building height
 - A. Single family detached dwellings: 35 feet
 - B. Single family attached dwellings: 40 feet
 - C. Multiple family dwellings: 50 feet
4. Minimum yard requirements
 - A. Single family detached dwellings
 - (1) Front yard: 16 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 20 feet
 - B. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 8 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 16 feet
 - C. Multiple family dwellings

FAIRFAX COUNTY ZONING ORDINANCE

- (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
 6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 806 and 807 above.
 7. The maximum density shall be nine and six-tenths (9.6) dwelling units per acre.
 8. 16% of the gross area shall be open space.

3-811

Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401. The shape factor limitations may be modified by the Board in accordance with the provisions of Sect. 9-626.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

RESIDENTIAL DISTRICT REGULATIONS

FAIRFAX COUNTY ZONING ORDINANCE

PART 12 3-1200 R-12 RESIDENTIAL DISTRICT, TWELVE DWELLING UNITS/ACRE

3-1201 Purpose and Intent

The R-12 District is established to provide for a planned mixture of residential dwelling types at a density not to exceed twelve (12) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed fourteen and four-tenths (14.4) dwelling units per acre; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-1202 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Dwellings, single family attached.
5. Dwellings, multiple family, including accessory service uses as permitted by Article 10.
6. Dwellings, mixture of those types set forth above.
7. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
8. Public uses.

3-1203 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - B. Convents, monasteries, seminaries and nunneries
 - C. Group housekeeping units
 - D. Home child care facilities
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts

RESIDENTIAL DISTRICT REGULATIONS

4. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
5. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Automated teller machines

3-1204 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities

FAIRFAX COUNTY ZONING ORDINANCE

- H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
- A. Electrically-powered regional rail transit facilities
 - B. Regional non-rail transit facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Funeral chapels
 - C. Golf courses, country clubs
 - D. Marinas, docks and boating facilities, commercial
5. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:
- Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors’ Approval, for provisions which may qualify or supplement these district regulations.

3-1205 Use Limitations

- 1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use, or in connection with an accessory service use.
- 2. All uses shall comply with the performance standards set forth in Article 14.

3-1206 Lot Size Requirements

- 1. Minimum district size: 4 acres

RESIDENTIAL DISTRICT REGULATIONS

2. Minimum lot area
 - A. Non-residential uses: 10,000 sq. ft.
3. Minimum lot width
 - A. Single family attached dwellings: 18 feet
 - B. Non-residential uses:
 - (1) Interior lot - 75 feet
 - (2) Corner lot - 100 feet

3-1207 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 65 feet
2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio: 0.70 for uses other than residential

FAIRFAX COUNTY ZONING ORDINANCE

4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.
5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
6. The minimum yard requirements presented in Par. 2A above shall apply to buildings, comprised of single family attached dwelling units, as they relate to peripheral lot lines, streets and to other buildings, but shall not apply to individual single family attached units within a building.

3-1208 Maximum Density

Twelve (12) dwelling units per acre

3-1209 Open Space

25% of the gross area shall be open space

3-1210 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family attached and multiple family dwelling units and the following regulations shall apply to dwelling units in affordable dwelling unit developments:

1. Minimum lot area: No Requirement
2. Minimum lot width
 - A. Single family attached dwellings: 14 feet
 - B. Multiple family dwellings: No Requirement
3. Maximum building height
 - A. Single family attached dwellings: 40 feet
 - B. Multiple family dwellings: 65 feet
4. Minimum yard requirements
 - A. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 8 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 16 feet

RESIDENTIAL DISTRICT REGULATIONS

B. Multiple family dwellings

- (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings. In addition, the minimum yard requirements presented in Par. 4A above shall apply to buildings, comprised of single family attached dwelling units, as they relate to peripheral lot lines, streets and to other buildings, but shall not apply to individual single family attached units within a building.
 6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 1206 and 1207 above.
 7. The maximum density shall be fourteen and four-tenths (14.4) units per acre.
 8. 20% of the gross area shall be open space.

3-1211

Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

PART 16 3-1600 R-16 RESIDENTIAL DISTRICT, SIXTEEN DWELLING UNITS/ACRE

3-1601 Purpose and Intent

The R-16 District is established to provide for a planned mixture of residential dwelling types at a density not to exceed sixteen (16) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed nineteen and two-tenths (19.2) dwelling units per acre; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-1602 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Dwellings, single family attached.
5. Dwellings, multiple family, including accessory service uses as permitted by Article 10.
6. Dwellings, mixture of those types set forth above.
7. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
8. Public uses.

3-1603 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - B. Convents, monasteries, seminaries and nunneries
 - C. Group housekeeping units
 - D. Home child care facilities
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts

RESIDENTIAL DISTRICT REGULATIONS

4. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
5. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Automated teller machines

3-1604 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities

FAIRFAX COUNTY ZONING ORDINANCE

- H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
- A. Electrically-powered regional rail transit facilities
 - B. Regional non-rail transit facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Funeral chapels
 - C. Golf courses, country clubs
 - D. Marinas, docks and boating facilities, commercial
5. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:
- Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors’ Approval, for provisions which may qualify or supplement these district regulations.

3-1605 Use Limitations

- 1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use, or in connection with an accessory service use.
- 2. All uses shall comply with the performance standards set forth in Article 14.

3-1606 Lot Size Requirements

- 1. Minimum district size: 4 acres

RESIDENTIAL DISTRICT REGULATIONS

2. Minimum lot area
 - A. Non-residential uses: 10,000 sq. ft.
3. Minimum lot width
 - A. Single family attached dwellings: 18 feet
 - B. Non-residential uses:
 - (1) Interior lot - 75 feet
 - (2) Corner lot - 100 feet

3-1607 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 65 feet
2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
 - B. All other structures
 - (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio: 0.70 for uses other than residential

FAIRFAX COUNTY ZONING ORDINANCE

4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.
5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
6. The minimum yard requirements presented in Par. 2A above shall apply to buildings, comprised of single family attached dwelling units, as they relate to peripheral lot lines, streets and to other buildings, but shall not apply to individual single family attached units within a building.

3-1608 Maximum Density

Sixteen (16) dwelling units per acre

3-1609 Open Space

30% of the gross area shall be open space

3-1610 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family attached and multiple family dwelling units and the following regulations shall apply to dwelling units in affordable dwelling unit developments:

1. Minimum lot area: No Requirement
2. Minimum lot width
 - A. Single family attached dwellings: 14 feet
 - B. Multiple family dwellings: No Requirement
3. Maximum building height
 - A. Single family attached dwellings: 40 feet
 - B. Multiple family dwellings: 65 feet
4. Minimum yard requirements
 - A. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 8 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 16 feet

RESIDENTIAL DISTRICT REGULATIONS

B. Multiple family dwellings

- (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings. In addition, the minimum yard requirements presented in Par. 4A above shall apply to buildings, comprised of single family attached dwelling units, as they relate to peripheral lot lines, streets and to other buildings, but shall not apply to individual single family attached units within a building.
 6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 1606 and 1607 above.
 7. The maximum density shall be nineteen and two-tenths (19.2) dwelling units per acre.
 8. 24% of the gross area shall be open space.

3-1611

Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

PART 20 3-2000 R-20 RESIDENTIAL DISTRICT, TWENTY DWELLING UNITS/ACRE

3-2001 Purpose and Intent

The R-20 District is established to provide for a planned mixture of residential dwelling types at a density not to exceed twenty (20) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed twenty-four (24) dwelling units per acre; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-2002 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Dwellings, single family attached.
5. Dwellings, multiple family, including accessory service uses as permitted by Article 10.
6. Dwellings, mixture of those types set forth above.
7. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
8. Public uses.

3-2003 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - B. Convents, monasteries, seminaries and nunneries
 - C. Group housekeeping units
 - D. Home child care facilities
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts

RESIDENTIAL DISTRICT REGULATIONS

4. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
5. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Automated teller machines

3-2004 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities

FAIRFAX COUNTY ZONING ORDINANCE

- H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
- A. Electrically-powered regional rail transit facilities
 - B. Regional non-rail transit facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Funeral chapels
 - C. Golf courses, country clubs
 - D. Marinas, docks and boating facilities, commercial
5. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:
- Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors’ Approval, for provisions which may qualify or supplement these district regulations.

3-2005 Use Limitations

- 1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use, or in connection with an accessory service use.
- 2. All uses shall comply with the performance standards set forth in Article 14.

3-2006 Lot Size Requirements

- 1. Minimum district size: 4 acres

RESIDENTIAL DISTRICT REGULATIONS

2. Minimum lot area
 - A. Non-residential uses: 10,000 sq. ft.
3. Minimum lot width
 - A. Single family attached dwellings: 18 feet
 - B. Non-residential uses:
 - (1) Interior lot - 75 feet
 - (2) Corner lot - 100 feet

3-2007 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 90 feet
2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
 - B. All other structures:
 - (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio: 0.70 for uses other than residential

FAIRFAX COUNTY ZONING ORDINANCE

4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.
5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
6. The minimum yard requirements presented in Par. 2A above shall apply to buildings, comprised of single family attached dwelling units, as they relate to peripheral lot lines, streets and to other buildings, but shall not apply to individual single family attached units within a building.

3-2008 Maximum Density

Twenty (20) dwelling units per acre

3-2009 Open Space

30% of the gross area shall be open space

3-2010 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family attached and multiple family dwelling units in accordance with the following regulations:

1. Minimum lot width
 - A. Single family attached dwellings: 14 feet
 - B. Multiple family dwellings: No Requirement
2. Maximum building height
 - A. Single family attached dwellings: 40 feet
 - B. Multiple family dwellings: 90 feet
3. Minimum yard requirements
 - A. Single family attached dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 8 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 16 feet
 - B. Multiple family dwellings

RESIDENTIAL DISTRICT REGULATIONS

- (1) Front yard: Controlled by a 20° angle of bulk plane, but not less than 15 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 20° angle of bulk plane, but not less than 20 feet
4. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 2006 and 2007 above.
 5. The maximum density shall be twenty-four (24) units per acre.
 6. 20% of the gross area shall be open space.

3-2011

Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

FAIRFAX COUNTY ZONING ORDINANCE

PART 30 3-3000 R-30 RESIDENTIAL DISTRICT, THIRTY DWELLING UNITS/ACRE

3-3001 Purpose and Intent

The R-30 District is established to provide for multiple family dwellings at a density not to exceed thirty (30) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed thirty-six (36) dwelling units per acre; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-3002 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Dwellings, multiple family, including accessory service uses as permitted by Article 10.
5. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
6. Public uses.

3-3003 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - B. Convents, monasteries, seminaries and nunneries
 - C. Group housekeeping units
 - D. Home child care facilities
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
4. Group 8 - Temporary Uses, limited to:

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- A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
5. Group 9 - Uses Requiring Special Regulation, limited to:
- A. Automated teller machines

3-3004 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities
 - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls

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- I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
- A. Electrically-powered regional rail transit facilities
 - B. Regional non-rail transit facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Funeral chapels
 - C. Golf courses, country clubs
 - D. Marinas, docks and boating facilities, commercial
 - E. Offices
5. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:
- Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors’ Approval, for provisions which may qualify or supplement these district regulations.

3-3005 Use Limitations

- 1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use, or in connection with an accessory service use.
- 2. All uses shall comply with the performance standards set forth in Article 14.

3-3006 Lot Size Requirements

- 1. Minimum district size: 3 acres

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2. Minimum lot area
 - A. Non-residential uses: 10,000 sq. ft.
3. Minimum lot width
 - A. Non-residential uses:
 - (1) Interior lot - 75 feet
 - (2) Corner lot - 100 feet

3-3007 Bulk Regulations

1. Maximum building height
 - A. All structures: 150 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. All structures
 - (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet
 - (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio: 1.00 for uses other than residential
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

3-3008 Maximum Density

Thirty (30) dwelling units per acre

3-3009 Open Space

40% of the gross area shall be open space

3-3010 Affordable Dwelling Unit Developments

Affordable dwelling unit developments shall consist of multiple family dwelling units in accordance with the following regulations:

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1. Maximum building height

Multiple family dwellings: 150 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607

2. Minimum yard requirements

A. Multiple family dwellings

(a) Front yard: Controlled by a 20° angle of bulk plane, but not less than 15 feet

(b) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet

(c) Rear yard: Controlled by a 15° angle of bulk plane, but not less than 15 feet

3. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 3006 and 3007 above.

4. The maximum density shall be thirty-six (36) dwelling units per acre.

5. 26% of the gross area shall be open space.

3-3011

Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.

2. Refer to Article 11 for off-street parking, loading and private street requirements.

3. Refer to Article 12 for regulations on signs.

4. Refer to Article 13 for landscaping and screening requirements.

5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

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PART M 3-M00 R-MHP RESIDENTIAL DISTRICT, MOBILE HOME PARK

3-M01 Purpose and Intent

The R-MHP District is established to provide for mobile home parks; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-M02 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Churches, chapels, temples, synagogues and other such places of worship.
3. Dwellings, single family detached.
4. Dwellings, mobile home.
5. Public uses.

3-M03 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - B. Convents, monasteries, seminaries and nunneries
 - C. Group housekeeping units
 - D. Home child care facilities
2. Group 4 - Community Uses.
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
4. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project

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- C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
5. Group 9 - Uses Requiring Special Regulation, limited to:
- A. Automated teller machines

3-M04 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities
 - H. Dormitories, fraternity/sorority houses, rooming/boarded houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations

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- L. Private schools of general education
- M. Private schools of special education
- N. Quasi-public parks, playgrounds, athletic fields and related facilities
- 3. Category 4 - Transportation Facilities, limited to:
 - A. Electrically-powered regional rail transit facilities
 - B. Regional non-rail transit facilities
- 4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Funeral chapels
 - C. Golf courses, country clubs
 - D. Marinas, docks and boating facilities, commercial
- 5. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:

Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors’ Approval, for provisions which may qualify or supplement these district regulations.

3-M05 Use Limitations

- 1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
- 2. All uses shall comply with the performance standards set forth in Article 14.
- 3. No space in a mobile home park shall be rented for residential use except for periods of thirty (30) days or more, and no mobile home shall be located in any park unless it can be demonstrated that it meets the requirements of the Mobile Home Manufacturers Association 'Mobile Home Standards for Plumbing, Heating and Electrical Systems'.
- 4. All mobile home parks shall meet the requirements for same as set forth in Chapter 61 of The Code, Buildings.
- 5. Every mobile home lot shall be clearly defined on the ground by permanent monuments.
- 6. Every mobile home lot shall be provided with a mobile home stand so designed to provide adequate support of the maximum anticipated loads during all seasons; and so located as to provide for the practical placement of a mobile home and its appurtenant structures in

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such a manner that such mobile homes shall comply fully with all requirements of this Ordinance.

7. No mobile home lot shall extend into a floodplain.
8. Every mobile home shall be provided with storage facilities located on or conveniently near each mobile home lot. There shall be a minimum of ninety (90) cubic feet of storage space provided for each mobile home. Required storage facilities shall be located no closer to park boundary lines, public streets, private streets or driveways than is permitted for mobile home units.
9. Every mobile home lot shall be provided with a paved surface outdoor patio of at least 180 square feet located to be convenient to the entrance of the mobile home.
10. All mobile home lots shall abut on a driveway or private street, and each lot shall have unobstructed access to a public street. Private streets and driveways within a mobile home park shall be constructed in accordance with the provisions of Chapter 61 of The Code, Buildings, and the Public Facilities Manual.

3-M06 Lot Size Requirements

1. Minimum district size: 15 acres
2. Average lot area
 - A. Mobile home: 4,000 sq. ft.
3. Minimum lot area
 - A. Single family detached dwellings: 5,000 sq. ft.
 - B. Non-residential uses: 10,000 sq. ft.
4. Minimum lot width
 - A. Mobile home park: 70 feet
 - B. Mobile home lot: No dimension shall be less than 50 feet
 - C. Single family detached dwellings:
 - (1) Interior lot - 50 feet
 - (2) Corner lot - 70 feet
 - D. Non-residential uses:
 - (1) Interior lot - 75 feet

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- (2) Corner lot - 100 feet

3-M07 Bulk Regulations

1. Maximum building height
 - A. Residential uses: 35 feet
 - B. All other structures: 90 feet
2. Minimum yard requirements
 - A. Front yard
 - (1) Mobile homes: 35 feet from the front lot line of the park
 - (2) Single family dwellings and all other structures: Controlled by a 30° angle of bulk plane, but not less than 1/4 the width of the right-of-way of the abutting street
 - B. Side yard
 - (1) Mobile homes: 25 feet from the side lot line of the park
 - (2) Single family detached dwellings: 8 feet
 - (3) All other structures: Controlled by a 25° angle of bulk plane, but not less than 10 feet
 - C. Rear yard
 - (1) Mobile homes: 25 feet from the rear lot line of the park
 - (2) Single family detached dwellings: 25 feet
 - (3) All other structures: Controlled by a 25° angle of bulk plane, but not less than 25 feet
 - D. Minimum yard requirements within a mobile home park:

No mobile home shall be located closer than:

 - (1) 15 feet to any other mobile home or building within the park
 - (2) 35 feet to a public street
 - (3) 10 feet to a private street or a common open space area within the mobile home park

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3. Maximum floor area ratio: 0.50 for uses other than residential
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

3-M08 Maximum Density

Six (6) mobile homes or dwelling units per acre

3-M09 Open Space

20% of the gross area shall be open space

3-M10 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.