



Increase in R-1 District Residential Building Height

Zoning Administration Division
Department of Planning and Zoning

10/11/16

Background

- ZO-16-445 was adopted on 9/20/16 and allows a maximum building height of 40' for single family detached dwellings in the R-C and R-E Districts, provided that a minimum required yard of 50' is maintained from all lot lines for any dwelling taller than 35'.
- R-1 District was deleted from the amendment.
- Staff was requested to provide additional information concerning the additional height impacts in the R-1 District.

Concerns with Height Increase in the R-1 District

- R-1 is different in character from R-C and R-E
- Large amount of R-1 zoning in the County
- Large number of nonconforming lots in R-1
- Increase in building height could change neighborhood character – particularly in areas with different zoning districts in close proximity
- Possible minimum required yard reductions

Letter to Industry

(soon to be released)

Clarification

The 50' minimum required yard for dwellings taller than 35' in the R-C and R-E Districts applies to:

- Conventional and cluster developments
- All new and existing single family dwellings or portions thereof
- Detached accessory structures
- Permitted extensions (such as decks, bay windows and eaves)

Letter to Industry

(soon to be released)

Height Certifications

- Required for any single family dwelling that is planned for a building height between 33' and 35'. This requirement will continue.
- Required for any single family dwelling taller than 35' in the R-C and R-E Districts.

Letter to Industry

(soon to be released)

Setback Certifications

- Required for any single family dwelling where the proposed dwelling or addition is within 2' of a minimum required yard. This requirement will continue.
- Required for any single family dwelling taller than 35' in the R-C and R-E Districts and is located 52' or less from any property line.

R-1 District Requirements

(conventional subdivisions)

Max. Density: 1 du/ac

Min. Lot Size: 36,000 sq. ft.

Min. Lot Width:

- 150' interior lot
- 175' corner lot

Max. Building Height: 35'

Min. Required Yards:

- Front - 40'
- Side - 20'
- Rear - 25'

Minimum District Lot Size Requirements

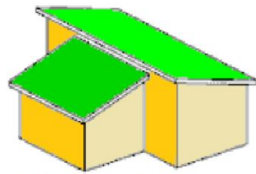
Zoning District	Conventional	Cluster
R-C	5 acres	36,000 sq. ft.
R-E	75,000 sq. ft.	52,000 sq. ft.
R-1	36,000 sq. ft.	25,000 sq. ft.

Residential Building Height

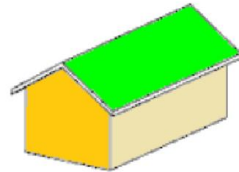
- Building height is measured between average grade and top of building (midpoint of a gabled roof).
- Grade is the lower average grade level of either the pre-existing or finished grade elevation.

Types of Roofs

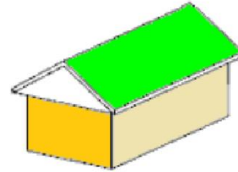
Roof Types



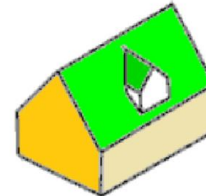
Skillion and Lean-to



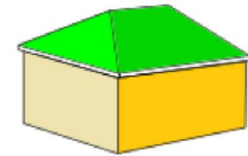
Open Gable



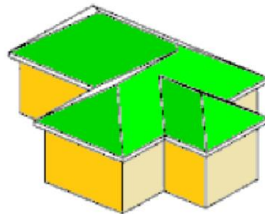
Box Gable



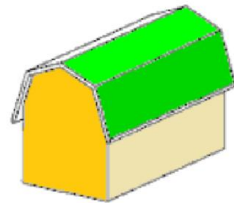
Dormer



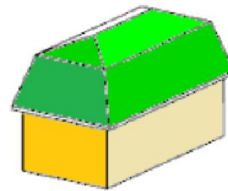
Hip



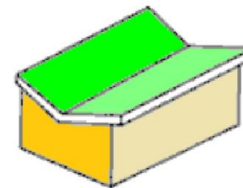
Hip and Valley



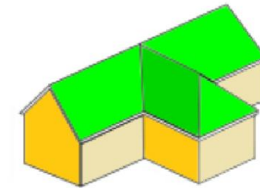
Gambrel



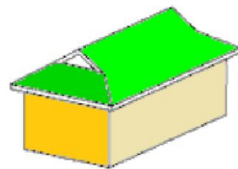
Mansard



Butterfly



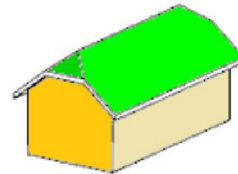
Intersecting /
Overlaid Hip



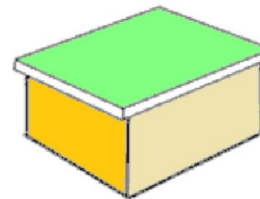
Dutch Gable



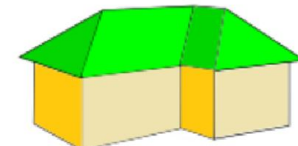
Hexagonal Gazebo



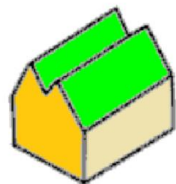
Jerkinhead



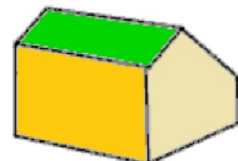
Flat



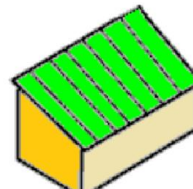
Cross Hipped



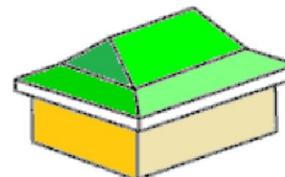
M shaped



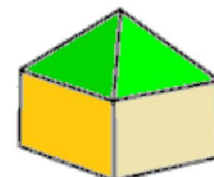
Saltbox



Shed



Combination

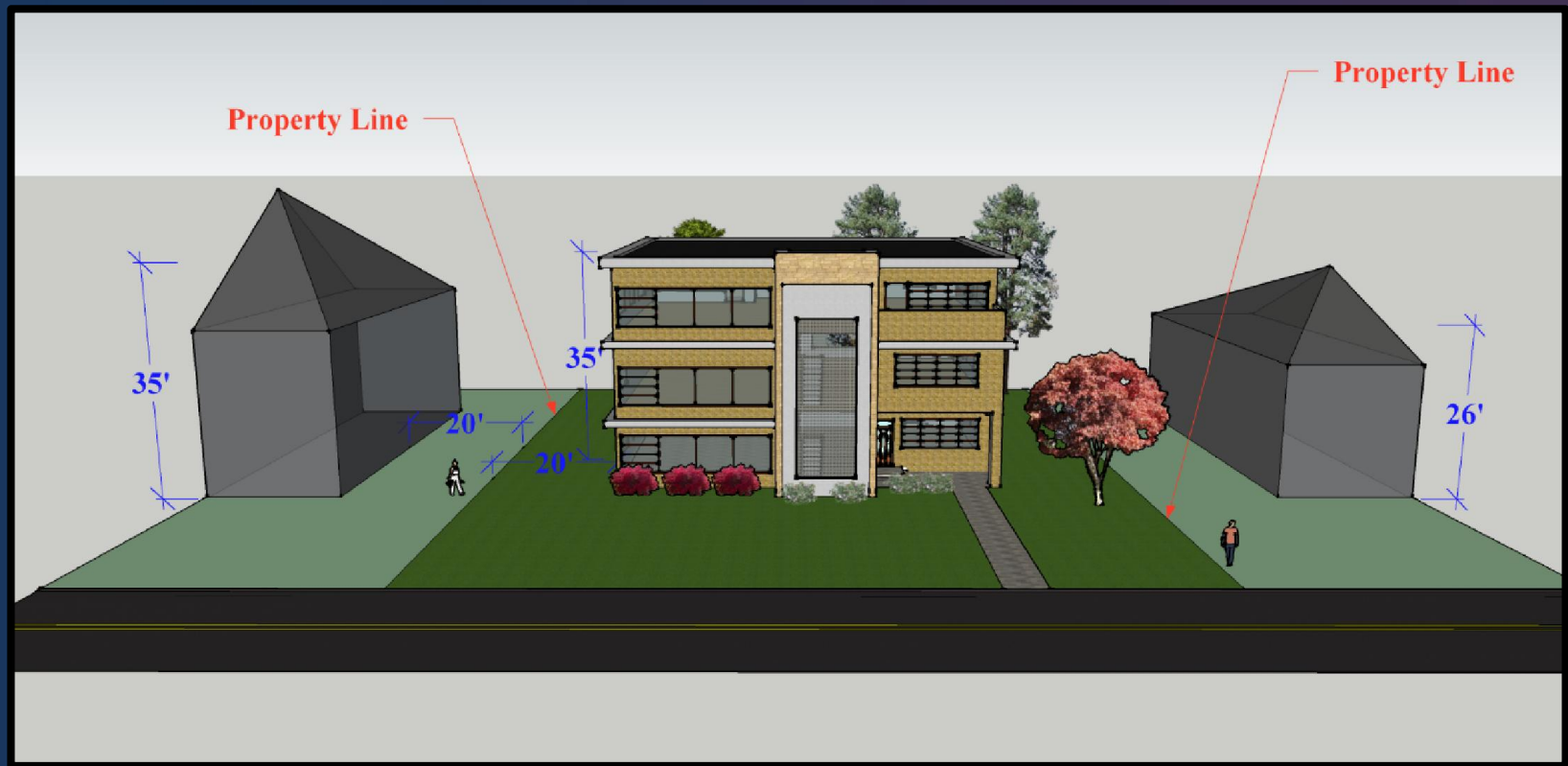


Pyramid Hip

How is Building Height Measured?

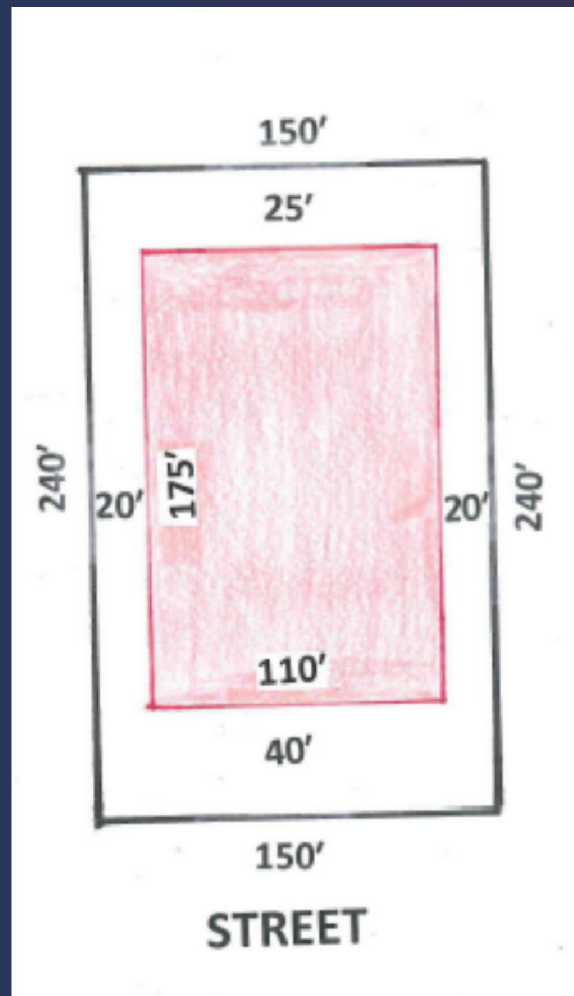


35' Tall Building with 20' Side Yard Setback

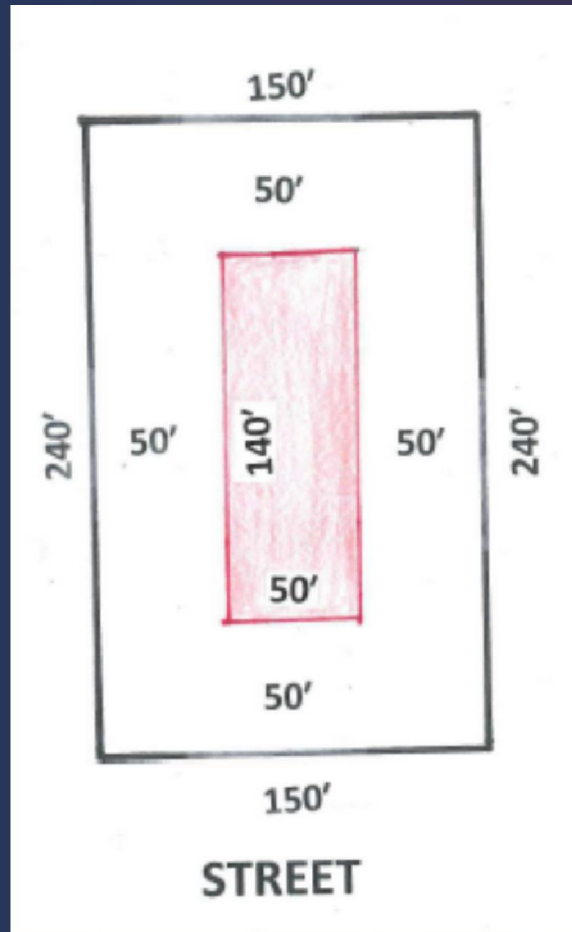


40' Tall Building with 50' Side Yard Setback

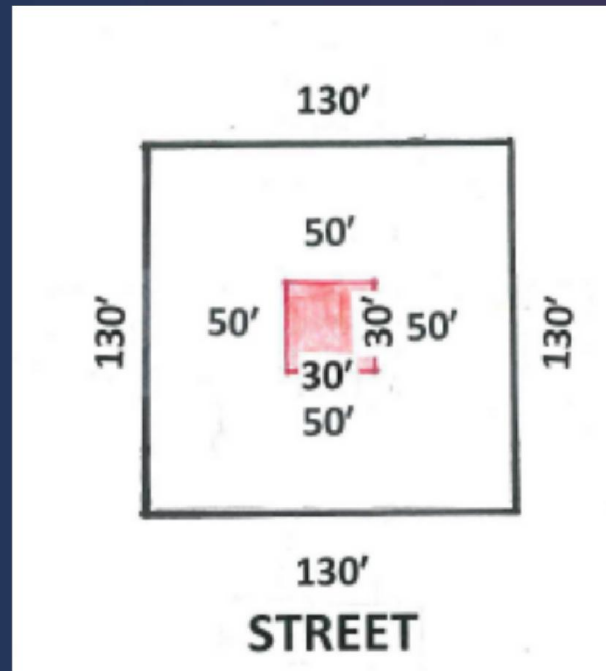




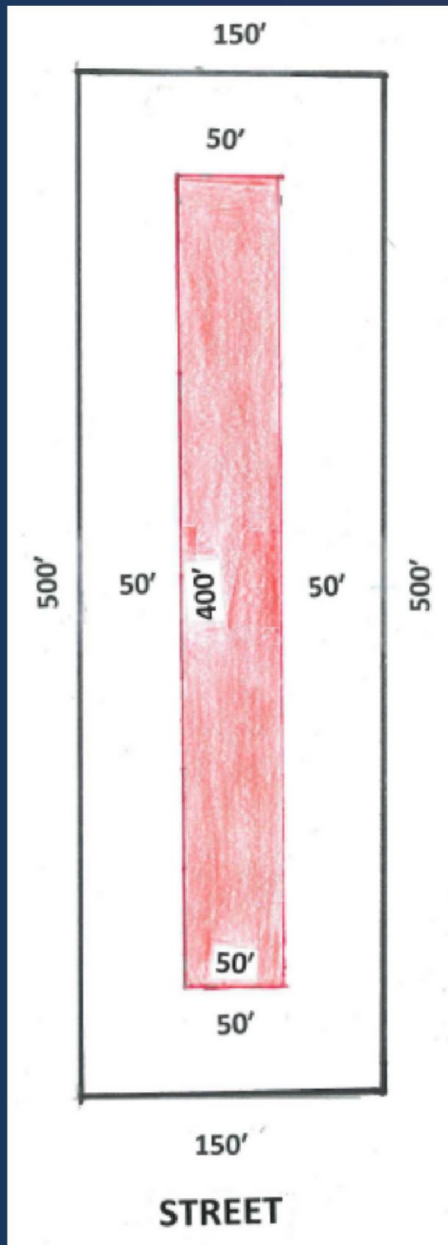
R-1 lot meeting minimum requirements has a building envelope of 19,250 sq. ft.



R-1 lot meeting minimum requirements with proposed increased height and minimum yards has a building envelope of 7,000 sq. ft.



Minimum lot size required to accommodate a dwelling with a 900 sq. ft. footprint and 50' yards is 16,900 sq. ft.

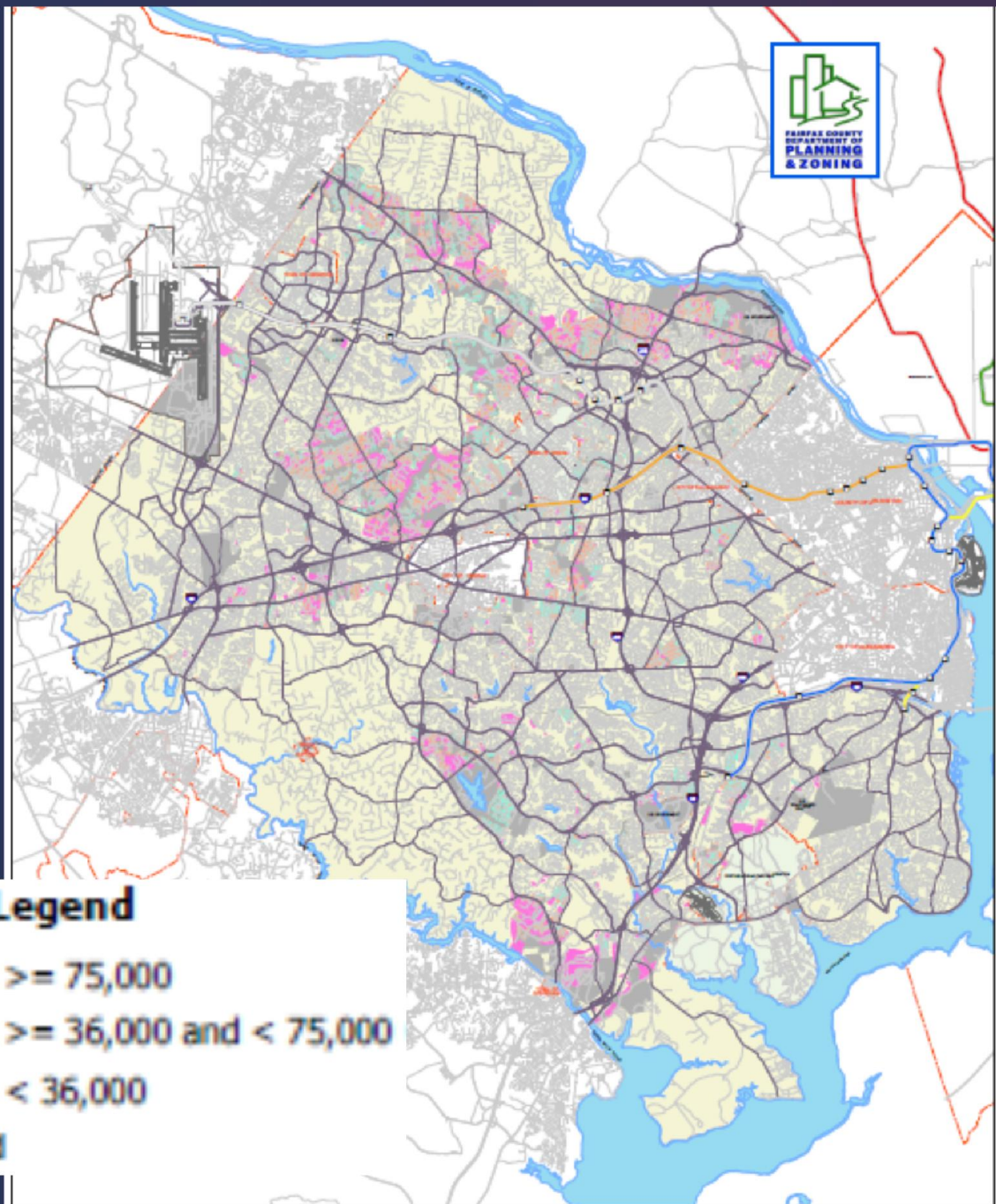


75,000 sq. ft. lot with
a lot width of 150' and
50' minimum required yards
has a building envelope of
20,000 sq. ft.

R-1 Zoned Property in Fairfax County

Lots	Acres	No. of Lots
<36,000 sq. ft.	8,025	14,516
>= 36,000 sq. ft. and < 75,000 sq. ft.	8,288	7,949
>= 75,000 sq. ft.	6,580	1,755
Public Land	30,044	2,144
Total	52,937	26,364

R-1 Zoned Parcels



Building Permits and Height Certifications Issued

4/1/2016 to 9/21/2016

- 376 permits for new Single Family Dwellings (SFD)
- 61 (16%) SFD permits in R-1
- 129 height certs.
- 27 height certs. in R-1
- 44% of SFD permits in R-1 required a height cert.

R-1 District Building Height Where Do We Go From Here?

- Maintain the 35' maximum residential building height.
- Amend Zoning Ordinance to allow a 40' maximum building height for dwellings, provided that a minimum required yard of 50' is maintained from all lot lines for any dwelling taller than 35'.
- Amend Zoning Ordinance to allow a 40' maximum building height for dwellings on lots 75,000 sq. ft. or greater in size, provided that a minimum required yard of 50' is maintained from all lot lines for any dwelling taller than 35'.