



# Residential Paving and Yard Coverage

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

## Front Yard Regulations:

- Article 11 of the Zoning Ordinance limits surfaced areas in front yards. Surfaced area is defined as area covered by asphalt, poured or precast concrete, brick, stone, gravel or other impervious surfaces.
- Surfaced area used for the parking of vehicles is limited for lots only in the R-1, R-2, R-3 and R-4 zoning districts; therefore, there are no surfaced area limitations for lots in other residentially zoned districts.
- Lots in R-1 and R-2 zoning districts may have no more than 25% of any front yard surfaced.
- Lots in R-3 and R-4 zoning districts may have no more than 30% of the any front yard surfaced.
- Exceptions for accessibility improvements may be allowed.

## Rear Yard Regulations:

### Residential "R" Districts

Article 10 of the Zoning Ordinance states all uses and structures accessory to single family detached dwellings in "R" Districts shall not cover more than 30% of the area of the minimum required rear yard, with the option of filing for a Special Permit to allow up to 60%. For single family attached dwellings, there is no limitation on minimum rear yard coverage.

### Planned Development "P" Districts

Residential properties in "P" Districts are limited to 50% minimum rear yard coverage for lots greater than 5,000 square feet in size, with the option of filing for a Special Permit to allow up to 60%. Lots less than or equal to 5,000 square feet are limited to 75%, with the option of filing for a Final Development Plan amendment to allow for coverage up to 100%.



**To report a possible violation:**

**Fairfax County Department of Code Compliance  
12055 Government Center Parkway, Fairfax, VA 22035**



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

*This Fairfax County, VA Publication (published October 2018) summarizes a few regulations. See relevant codes for specific requirements.*