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

Front Yard Regulations:

Under Article 6 of the Zoning Ordinance, for single-family detached dwellings on lots containing 36,000 square feet or less in the R-1, R-2, R-3, and R-4 Districts, all parking for vehicles or trailers in a front yard must be on a surfaced area. Surfaced area includes asphalt, poured or precast concrete, brick, stone, gravel or other similar impervious surface.

Further, on single-family detached dwelling lots in the R-1, R-2, R-3 and R-4 Districts, surfaced area for a driveway or vehicle or trailer parking area is limited as follows:

- R-1 and R-2 District lots may have no more than 25% of any front yard surfaced.
- R-3 and R-4 District lots may have no more than 30% of any front yard surfaced.
- For information regarding exceptions for accessibility improvements and lots with narrow front yards, please contact the Zoning Administration Division at 703-324-1314, TTY 711.

Rear Yard Regulations:

Residential (R) Districts

Article 4 of the Zoning Ordinance states all uses and structures accessory to single-family detached dwellings in R districts may cumulatively cover no more than 30% of the minimum rear setback, with the option of filing for a special permit to allow up to 60% coverage.

Planned Development (P) Districts

In P districts, all uses and structures accessory to single-family detached dwellings may cumulatively cover no more than 75% of the minimum rear setback on lots that are 5,000 square feet or less, and no more than 50% of the minimum rear setback on lots containing more than 5,000 square feet of area, with the option of filing for a final development plan amendment for an increase in permitted rear setback coverage.

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 July 2021) summarizes a few regulations. See relevant codes for specific requirements.