ZONING AND PERMIT INFORMATION
MANUFACTURED (MOBILE) HOME PARKS

Building an Addition or Deck?

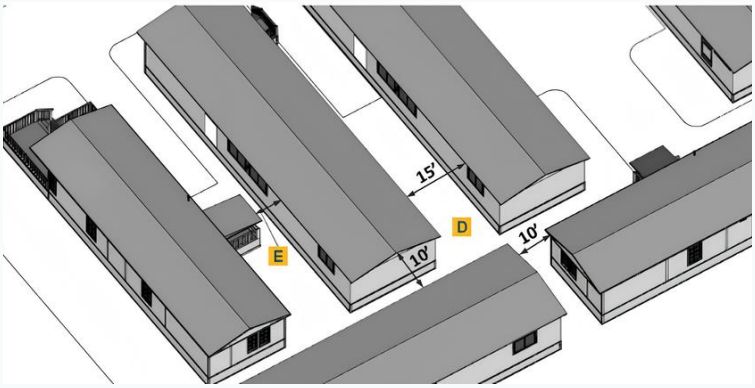
Which permit do you need?

Standard (By Right): The addition or room meets minimum distance requirements and a building permit is required

Special Permit (SP): If the addition or room requires a smaller minimum separation distance, then a special permit is needed

- An SP may allow an addition/room to be closer than the minimum required distances
- An SP requires a public hearing and approval from the Board of Zoning Appeals
- For more information on the Special Permit process, visit: bit.ly/3QcTo4j

Separation distance is the minimum required space between homes.



D **15 feet** minimum between the sides of homes
10 feet minimum between the end of one home and the side or end of another

E **5 feet** minimum between a roofed deck (including a carport or canopy) and adjacent structure

Next Steps

- A building permit is required for all additions and decks
- Submit a building permit application in the online PLUS system: bit.ly/4vAwZ0N
- For any addition, building plans may need to be designed and sealed by a Virginia Certified Architect or Engineer
- For more information on residential additions, visit bit.ly/4upUzfA
- For information on impacts to HUD certification, visit bit.ly/4d2BBEE

Contact Information

For questions on Zoning requirements, contact the **Zoning Administration Division at 703-324-1314** or by email at ordadmin@fairfaxcounty.gov

For questions on the special permit process, contact the **Zoning Evaluation Division at 703-324-1290** or by email at dpzzed@fairfaxcounty.gov

For questions about Building Permits, contact the **Permit Application Center at 703-222-0801**

Interpretation services are available. Please call ahead to schedule these services.

We are also available in-person between 8 a.m. and 4 p.m. Monday - Friday at 12055 Government Center Pkwy, Fairfax, VA 22035

PLANNING & DEVELOPMENT

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