



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

## OVERVIEW Proposed Lot Width Zoning Ordinance Amendment

### What is the Proposed Amendment About?

Minimum lot width is one of the lot size standards employed within the Zoning Ordinance to ensure orderly development and subdivision of land. The proposed amendment clarifies how lot width is measured on lots that have curved frontage, on through lots, and on reverse frontage lots. The purpose of this amendment is to codify longstanding practice and to provide clarity and consistency on the methodology used to determine lot lines and measure lot width.

- **Measuring Lot Width on Lots with Curved Frontage:**
  - Clarify that lot width is to be measured at a line parallel to the front lot line at a distance equal to the minimum required front yard, regardless if the frontage of the lot has a linear or curvilinear orientation. For ease of understanding and applicability, the current reference to “the chord of the arc” language (See below definition of “LOT LINE”) used to measure lot line and lot width will be removed.
- **Measuring Lot Width on Through Lots:**
  - Clarify that, on through lots, lot width may be measured from any street line. Lot width is reviewed at the time of subdivision approval. However, at the time of subdivision approval and given the current provisions, it is not always possible to verify lot width, which requires lot width to be measured from the front lot line in the yard that the building will face.
- **Measuring Lot Width on Reverse Frontage Lots:**
  - Clarify that, on reverse frontage lots, lot width is measured in the yard facing the local street. Although by connecting several current definitions it is implied that lot width on a reverse frontage lot is measured from the local street, it is not clearly stated. The proposed amendment would revise the lot width definition to specifically state that lot width on a reverse frontage lot is measured in the yard fronting on the local street.

### Proposed Changes to Article 20, Part 3, Definitions:

*LOT LINE: Any boundary line of a LOT as defined herein. Where applicable, a lot line ~~shall~~ will coincide with a STREET LINE. ~~Where a lot line is curved, all dimensions related to said lot line shall be based on the chord of the arc.~~*

*LOT WIDTH: The width of a lot along a line parallel to the front street line and lying at a distance from said street line equal to the required minimum front yard on said lot.*

*In the case of a lot which has an area in excess of five (5) acres, the width may be measured at any point where the minimum lot width is at least 200 feet, provided that such point ~~shall~~ is also ~~be~~ where the front yard is established by location of the principal structure. On reverse frontage lots, lot width is measured in the yard facing the local street. On through lots, lot width may be measured from any street line.*



## **Planned Outreach Efforts**

- Fairfax County Land Development Services, Site Development and Inspections Division, Technical Forum: August 28, 2019
- Board of Supervisor's Development Process Committee: September 9, 2019
- Fairfax County Zoning Open House (South County): September 10, 2019
- Northern Virginia Building Industry Association/Commercial Real Estate Development Association (NVBIA/NAIOP); Engineers and Surveyor's Institute: September 19, 2019
- Fairfax County Planning Commission Land Use Process Review Committee: October 10, 2019