ILLUSTRATION 1

ANGLE OF BULK PLANE

Plate 1

\[ \theta : \text{Angle of bulk plane} \]
\[ LL : \text{Lot line} \]
\[ MYR : \text{Minimum yard requirement} \]
\[ EBH : \text{Effective building height} \]
\[ MBH : \text{Maximum building height} \]
\[ G : \text{Grade (finished)} \]

\[ MYR = EBH \tan \theta \]
\[ EBH = \frac{MYR}{\tan \theta} \]
Note: For the convenience of the reader, Table 1, presented on the following page, sets forth the minimum yard requirements for given effective building heights at varying prescribed angles.
# TABLE 1

## MINIMUM YARD REQUIREMENTS

<table>
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<tr>
<th>Angle of Bulk Plane (degrees)</th>
<th>Effective Building Height (feet)</th>
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</tr>
</tbody>
</table>
ILLUSTRATION 2

BUILDING HEIGHT

Gable Roof

Gambrel Roof

Hip Roof

Deck Line

Mansard Roof

End View

Side View

ILLUSTRATION 3

LOT LINES AND YARDS

Rear Lot Line

Rear Yard

Side Yard

Corner Lot

Front Yard

Interior Lot

*For single family detached dwellings in the R-E through R-8 districts the minimum required rear yard on a corner lot may equal but shall not be less than the minimum side yard requirement for the district.

FAIRFAX COUNTY ZONING ORDINANCE
ILLUSTRATION 4
LOTS THAT ARE CONTIGUOUS TO OUTLOTS THAT ABUT A STREET
PLATE 1

Key
X = Side yard dimension
Y = Depth of outlot(s)

Notes:
(1) $X+Y$ (or $X+Y^1+Y^2$) - must be equal to or greater than the required front minimum yard of the district in which located.
(2) $X$ - must be equal to or greater than the minimum required side yard of the district in which located.
ILLUSTRATION 4
LOTS THAT ARE CONTIGUOUS TO OUTFLOTS THAT ABUT A STREET
PLATE 2

Key
A = shortest distance between house and outlot property line
B = shortest distance between house and street line

Notes: (1) A must be equal to or greater than the minimum required side yard of the district in which located.
(2) B must be equal to or greater than the minimum required front yard of the district in which located.
ILLUSTRATION 5
FULL CUT-OFF OUTDOOR LIGHTING FIXTURE
PLATE 1

No light output is emitted at or above horizontal plane drawn through bottom of light fixture.

ILLUSTRATION 5
ARCHITECTURAL/LANDSCAPE LIGHTING EXAMPLES
PLATE 2

Lighting used for architectural/landscaping lighting shall be aimed and controlled so that light is confined, as much as possible, to the objects that are intended to be lit.
ILLUSTRATION 5
EXAMPLES OF DIRECTIONALLY SHIELDED LIGHT FIXTURES
PLATE 3

A plan view example of a non-uniform light distribution pattern. This effect can be achieved by using optical lenses within a fixture (full cut off type, or other) or by fixture shielding devices.

ILLUSTRATION 5
HOUSE - SIDE SHIELDING
PLATE 4

Outdoor light fixtures are allowed with no additional "House-Side" shielding* in accordance with the following formula:

\[ \text{HEIGHT} \leq 3 + \left( \frac{D}{3} \right) \]

Where \( D \) = Distance (ft.) from light source to nearest residential lot line (extended vertically)

*Additional house-side shielding shall be added in all cases where height \( > 3 + \left( \frac{D}{3} \right) \). Such shielding devices shall prevent the lamp portion of light fixture from being directly viewed from abutting residential property.
ILLUSTRATION 5
EXAMPLES OF SOME COMMON OUTDOOR LIGHTING FIXTURES
PLATE 5

GOOD GLARE CONTROL
(Full cut-off fixtures)

POOR GLARE CONTROL

RESIDENTIAL

YARD AND WALKWAY

WALL PACK AND WALL MOUNT TYPE

PARKING LOT TYPE

CANOPY

Flush Mounted Canopy Fixtures

Drop-Lens Canopy Fixtures

Security Light

Dual Flood Lights

SECURITY/FLOOD LIGHTING

PAR Floodlights

Security Light
Illustration 6
Plate 3

Coverage Limitation for Minimum Required Rear Yards

Horizontal Projections from Principal Dwelling

Illustration 6
Plate 4

Coverage Limitation for Minimum Required Rear Yards

Minimum Required Rear Yard consists of hatched area only.

Minimum Required Rear Yard area = (25 times 100) minus (10 times 10) = 2500 sf minus 100 sf = 2400 sf

Minimum Required Rear Yard with Previously Approved Encroachment Excluded