

SECTION 32. BULK, COVERAGE AND PLACEMENT REQUIREMENTS

Virtually every land use requires an appropriate relationship between lot area and intensity of use, and sufficient open space surrounding such use, to secure safety from fire, panic and other dangers; to ensure privacy; to lessen congestion in the streets; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate adequate provision for transportation, drainage and other public requirements; to conserve the value of buildings and encourage the most appropriate use of land.

A. Height.

As specified in the district classification.

B. Lot Area.

As specified in the district classification.

C. Coverage.

The maximum lot coverage percentage shall be as follows:

1. On any one-family dwelling lot in an “R” District (“R” Districts to include “R-20,” “R-10,” “R-8,” “R-6,” and “R-5, but not “R2-7”) the following shall apply:
 - a. Maximum lot coverage shall be as -shown-in the table below;
 - b. When a detached garage is provided in the rear yard, the maximum lot coverage may be increased as shown in the table below (in compliance with the requirements of 32.D.2.e.);
 - c. Maximum main building footprint coverage shall be as shown in the table below.
 - d. When a porch is attached to the front elevation of a one-family dwelling and has an area of at least sixty (60) square feet on the front of the building (exclusive of any wrap-around or side portion), the maximum coverage may be increased as shown in the table below.
 - e. Maximum main building footprint coverage on undersized lots in a zoning district shall be the same square footage as permitted on a standard sized lot (e.g., 6000 square feet in R-6) in the zoning district, subject to all applicable setback requirements.

<i>Categories</i>	<i>R-5</i>	<i>R-6</i>	<i>R-8</i>	<i>R-10</i>	<i>R-20</i>
Maximum Lot Coverage	45%	40%	35%	32%	25%
Maximum Lot Coverage with front porch	48%	43%	38%	35%	28%
Maximum Lot Coverage with rear detached garage	50%	45%	40%	37%	30%
Maximum Lot Coverage with rear garage and front porch	53%	48%	43%	40%	33%
Maximum Main Building Footprint Coverage	34%	30%	25%	25%	16%
Maximum Main Building Footprint Coverage with a front porch	37%	33%	28%	28%	19%
Main Buildings Footprint Cap	2380 sf	2520 sf	2800 sf	3500 sf	4480 sf
Main Buildings Footprint Cap with a front porch	2590 sf	2772 sf	3136 sf	3920 sf	5320 sf

2. Existing main and accessory buildings or structures that, as of November 15, 2005, are not in conformance with the coverage requirements adopted on November 15, 2005, may be rebuilt within the building footprint and height and stories as they existed on November 15, 2005 if such structures are damaged or destroyed by fire, wind, earthquake, or other force majeure. Such rebuilding shall only be permitted if commenced within two (2) years after such damage or destruction.
3. For all lots in "R" Districts that are not used for one-family dwellings, and lots in "R2-7," "RA," "C-1-O" zoning districts, lot coverage shall not exceed fifty-six (56) percent, except as may be specified in the various district classifications, or unless where otherwise permitted to be modified by site plan or use permit.

D. Placement.

The following regulations shall govern the placement on a lot of any building or structure, or addition thereto, hereafter erected, except as may be allowed by site plan approval:

1. *Setbacks:* No structure shall be located closer to the centerline of any street or officially designated street right-of-way (as defined in this ordinance) than fifty (50) percent of the height of the building. For the purpose of determining setbacks, a limited access highway shall be considered as an abutting lot and not as a street or street right-of-way. Structures shall be set back from streets no less than as follows: (8-18-79)
 - a. For all "C" and "M" Districts excepting "C-1," "C-1-O," "C-O," "C-H" and "C-S-C": Forty (40) feet from said centerline except for properties located within the "Clarendon Revitalization District" on the General Land Use Plan and zoned "C-3".
 - b. For all "RA4.8" and "C-O" Districts: Fifty (50) feet from said centerline.
 - c. For all properties that are: (1) located in the "Clarendon Revitalization District" on the General Land Use Plan; and (2) zoned "C-3": 50 feet from the centerline of Fairfax Drive or any street containing more than five lanes, including travel lanes and on-street parking lanes, and 40 feet from the centerline in all other cases. (5-23-06)
 - d. For all residential structures and all structures in all other districts except for one-and two-family dwellings and their accessory structures regulated by subsection 32.D.1.e.: Fifty (50) feet from said centerline but in no case less than twenty-five (25) feet from any street right-of-way line.
 - e. For all one- and two-family dwellings and their accessory structures:
 - (1) No structure shall be located less than twenty-five (25) feet from any street right-of-way line, except that the distance between any street or officially designated street right-of-way line and the front wall of a structure, with the exception of stoops and covered or uncovered but unenclosed porches, may be reduced as follows:
 - (a) The distance shall be at least the average of the distances between the street right-of-way line, and the edges of the front walls of existing structures located on the frontage where the structure is proposed to be located;
 - (b) The distance shall be at least fifteen (15) feet, provided, however, that no parking garage shall be located closer than eighteen (18) feet to the street right-of-way line; and
 - (c) No structure located within twenty-five (25) feet of a street right-of-way line shall exceed two and one-half (2 1/2) stories. (6-9-07)
2. *Side and Rear Yards:* No structure shall be located closer to side or rear lot lines than as follows:
 - a. For all "RA4.8," "C," and "M" Districts, not including "C-1-O": No side or rear yard shall be required except that no wall either on the side or rear of a lot abutting an "R" or "RA" District or containing openings or windows, whether or not they can be opened, shall be located closer to side or rear lot lines than eight (8) feet for the first ten (10) feet of building height, plus two (2) additional feet for each ten (10) additional feet of building height, or fraction thereof.
 - b. For all single-family dwellings and their accessory structures: Ten (10) feet, provided that one (1) side yard may be reduced to eight (8) feet. The aggregate width of both side yards on any

lot shall not be less than thirty (30) percent of the required width of the lot, provided that on interior lots no structure shall be located closer than twenty-five (25) feet from a rear lot line.

- c. For all nonresidential main buildings in "R" and "RA" Districts: Double the side and rear yard requirements for the district in which said structures are located.
 - d. For all other residential buildings and for structures in all other districts: Ten (10) feet plus one (1) additional foot for each two and one-half (2 1/2) feet, or fraction thereof, of building height above twenty-five (25) feet, provided that on interior lots no structure shall be located closer than twenty-five (25) feet from a rear lot line.
 - e. For accessory buildings in "R" Districts:
 - (1) For additions to existing main buildings: No addition shall be located closer than eight (8) feet to any part of an existing accessory building.
 - (2) For new construction of accessory buildings with heights lower than one and one-half (1 1/2) stories or twenty-five (25) feet, whichever is less, and footprint smaller than five hundred and sixty (560) square feet in "R-5" or "R-6" Districts, or six hundred and fifty (650) square feet in any other zoning district: No accessory building shall be located closer than eight (8) feet to any part of a main building; on interior lots, no accessory building shall be located closer than one (1) foot to a side or rear lot line and on corner lots, no accessory building shall be located closer than one (1) foot to any side lot line. The provisions of this subsection shall not apply to air-conditioning units.
 - (3) For accessory buildings of two (2) or more stories, or taller than twenty-five (25) feet, in "R" Districts: No such building shall occupy any part of a required rear yard or be located closer than ten (10) feet to any lot line. In addition, no such accessory building shall be located closer than fifteen (15) feet to a main building.
 - f. For the purpose of side yard regulations, a semidetached dwelling shall be considered as one (1) building occupying one (1) lot. (11-20-76)
3. *Projections Allowed into Yards and Courts:*
- a. No building or structure, or addition thereto, other than walls or fences, shall extend into a required setback area, yard or court; except that chimneys may extend therein eighteen (18) inches, and the following unenclosed uses may extend therein no more than four (4) feet but not nearer than five (5) feet to any property line: Balconies; eaves, trim and fascia boards and similar architectural features; platforms and terraces.
 - b. Air conditioning units are permitted in required side and rear yards, provided that they are in no event less than eight (8) feet from any side lot line or ten (10) feet from any rear lot line. However, air conditioning units screened with fence or vegetation may encroach into a required setback or yard, where it is located no closer than eight (8) feet to any front or rear lot line, and no closer than five (5) feet to any side lot line.
 - c. Except porches, any roofed-over area existing at the time of the adoption of this section which is attached to a main structure and which encroaches on required setback or yard area may not be enclosed. (11-20-76)
 - d. Subsurface parking and subsurface accessory structures may be located anywhere on a property. Nothing in this section shall be construed to abridge the right of the County Board, by site plan approval, to permit the use of air rights over streets and public property, together with inter-building connections or projections into yards associated therewith.
 - e. The setback and yard requirements of this ordinance shall not be deemed to prohibit any otherwise lawful fence or wall which is not more than four (4) feet high; provided, however, that a fence or wall along the rear lot line or along a side lot line to the rear of the required setback line may be erected to a height not exceeding seven (7) feet; provided, further, that in side and rear yards of corner lots, fences up to six (6) feet in height may be erected in the required setback in order to permit the enclosure of the side and rear yards for privacy so long as the requirements of paragraph 32.D.4., below relating to vision clearance are maintained. No fence exceeding four (4) feet in height shall be placed within three (3) feet of any public right-of-way. This provision shall not be interpreted to prohibit the erection of any open mesh type fence enclosing any school or playground. (12-10-77)

- f. The Zoning Administrator shall permit construction of benches and shelters for passengers of public transportation facilities even though such construction would otherwise violate setback and yard requirements of this section of the Zoning Ordinance when he is requested by a public authority to permit such construction, and when satisfactory evidence that such construction would not have an adverse effect on automobile and pedestrian traffic safety is presented to him. (10-24-73)
 - g. The provisions of this section shall not preclude construction, within applicable height limits, of an addition over an existing one-family dwelling encroaching on a required setback or yard area provided there is no more of an encroachment into the required setback or yard than that of the existing wall below it, and providing that new construction may not take place over encroaching garages or porches. (11-20-76)
 - h. Ramps and other structures or equipment provided to comply with the accessibility requirements for individuals with disabilities in the Virginia Uniform Statewide Building Code (VUSBC), or to provide access for individuals with disabilities to any building or structure which is exempt from said accessibility requirements, may extend, to the extent reasonably necessary, into any minimum required setback area, yard or court.
 - i. The setback and yard requirements of this ordinance shall not be deemed to prohibit any otherwise lawful kiosk meeting the requirements of Section 31.A.18.; provided, however, that a kiosk shall not be placed within the vision clearance area as defined in Section 32.D.4.
4. *Vision Clearance:* On any corner lot in an "R" or "RA" District there shall be no planting, structure, retaining wall, fence, shrubbery or obstruction to vision between a height of three (3) feet and a height of ten (10) feet above the curb level within the triangle formed by the street right-of-way lines and a line connecting said street lines twenty-five (25) feet from their intersection. On any corner lot in a "C" or "M" District, no building or obstructions shall be permitted between a height of one (1) foot and a height of ten (10) feet higher than the curb level within the triangle formed by the street right-of-way lines and a line connecting said street lines ten (10) feet from their intersection.
5. *Courts:*
- a. An "outer court" with window openings shall have a depth not more than one and one-half (1 1/2) times its width.
 - b. An "inner court" shall not have any horizontal dimension, measured at right angles to any wall with window openings, which is less than the height of the building above the floor level of the story containing such openings; but in no case shall the width be less than twenty (20) feet. No other dimension of such court shall be less than one-third (1/3) the height of the building above the floor level of the lowest story served by such court, but in no case shall the width be less than ten (10) feet.
6. *Open Spaces for Multiple Building Projects:* For projects having more than one (1) main building, the front setback, side and rear yard requirement shall apply along the boundary lines of the project. The minimum distances between the main buildings within the project shall be the sum of the side yard requirements between the respective buildings for each building as though it were located on a separate lot. Multiple-family dwelling projects which are less than thirty-five (35) feet in building height shall have a minimum distance between main buildings of twenty (20) feet. Except in "R" Districts, these regulations shall also apply to all town house projects and the setback and yard requirements for individual lots within the project are not applicable.

(Ord. No. 82-38, 9-11-82; Ord. No. 94-26, 11-19-94; Ord. No. 00-30, 11-21-00; 3-18-03; Ord. No. __, 07-21-2008)