

RESIDENTIAL DISTRICTS HANDOUT

(RL, RM, RH, RT-6, RT, RMF)

Please contact the Zoning Division office (703-385-7820) when considering a STORAGE SHED, PATIO, DRIVEWAY or similar accessory feature to confirm the required measurement from the property line prior to construction or installation.

§3.6 DIMENSIONAL STANDARDS

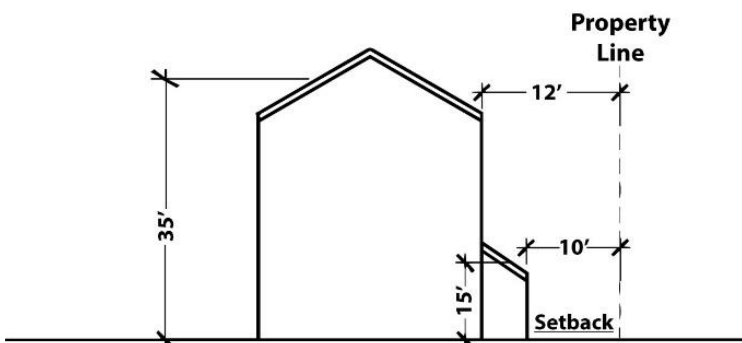
	RL	RM	RH	RT-6	RT	RMF
REQUIRED YARDS, MINIMUM (FT.)						
Front	40	25	20	10	10	25
Side (street)	30	20	15	20	20	25
Side (interior)	15	12 – 10 [2]	12 – 10 [2]	0	0	25
Rear	25	25	25	20	20	35
NARROW STREET ADJUSTMENT [a]						
Front	65	50	45			
Side (street)	55	45	40			
HEIGHT, MAXIMUM (STORIES/FEET) [b]						
Adjacent to RL, RM or RH district	3/35	3/15-35[b]	3/15-35[b]	3/35	3/35	3/35
Not adjacent to RL, RM or RH district	3/35	3/35	3/35	3/35	4/45	4/45
BUILDING COVERAGE						
Maximum (%)		25	35	60	60	60
LOT COVERAGE						
Maximum (%)		40	50	80	80	80

NOTES:

[1] Special building line requirements apply where narrow right-of-way areas are found. If front lot line or side (street) line is less than 25ft from the street centerline, use these setbacks instead and measure from the street centerline §1.5.12. F.1

[2] Some exceptions apply. See §1.5.11. A.2 (a).

[3] Or, an average of 1,800 square feet.



§ 1.5.11.A.2 (a)

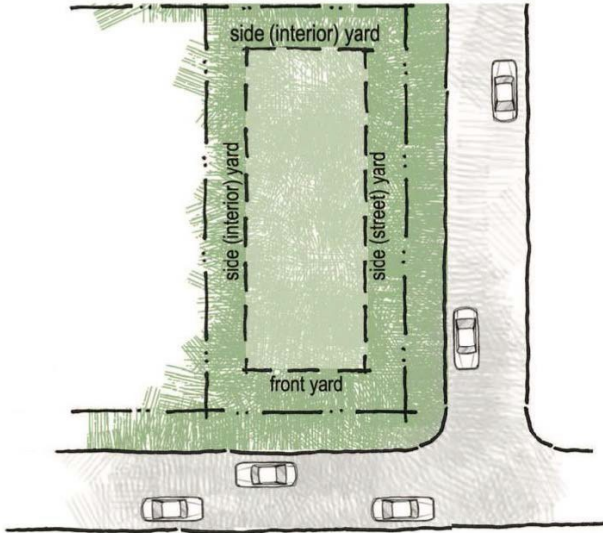
Maximum height shall be reduced to 15 feet on RM and RH district lots between 10 and 12 feet of side (interior) lot lines adjacent to the RL, RM, and RH districts, in accordance with the applicable required, side (interior) yard as specified in §3.6.1.

§1.5.12.E PERMITTED ENCROACHMENTS

PERMITTED REQUIRED YARD ENCROACHMENTS				
OBSTRUCTION/PROJECTION INTO REQUIRED YARD (SETBACKS)	FRONT	SIDE (STREET)	SIDE (INTERIOR)	REAR
Structures				
Accessory structures and buildings (detached garages, play structures, gazebos, etc. as detailed in §3.5.5) up to 12 feet in height, provided such structure or building shall be behind the front and side (street) building line and at least 5 feet from any side (interior) or rear lot line			■	■
Carports may not project more than 3 feet into any required side (interior) or rear yard			■	■
Sheds and similar one-story storage structures accessory to residential uses other than multifamily and not exceeding 80 square feet in area, and not exceeding 8 feet 6 inches in height, may be located in any part of any side (interior) or rear yard behind the rear wall of the principal dwelling			■	■
Architectural/Building Features				
ADA facilities constructed for access to existing buildings may extend a distance as needed into any required yard	■	■	■	■
Basement egress windows	■	■	■	■
Bay windows, eaves, chimneys, covered entryways, awnings, canopies, balconies, decks (covered or uncovered) and similar features of a principal dwelling may not project more than 3 feet into any required yard	■	■	■	■
Patios and terraces, provided that the floor is not more than 18 inches above ground level, shall be at least 5 feet from any side (interior) or rear lot line			■	■
Porches, covered accessory to residential uses other than multifamily may extend a distance of not more than 10 feet into the required front yard, provided that the encroachment may not contain permanent screens or partitions	■			
Sills, cornices and similar ornamental features may project not exceeding 18 inches beyond any required setback, except as otherwise provided herein	■	■	■	■
Steps or walkways used to ascend and descend a porch, stoop, entryway, balcony or deck provided that to the extent practicable, they extend along rather than across the required side (interior) yard	■	■	■	■
Yard Items				
Fences and walls in accordance with §4.7	■	■	■	■
Landscaping in accordance with §4.5	■	■	■	■
Mechanical equipment, such as HVAC units and generators, provided it remains at least 2 feet from the lot line and as long as the equipment is in compliance with the noise requirements of §4.14.4			■	■
Signs in accordance with §4.6	■	■		
Ground-mounted solar energy systems up to 12 feet in height, provided that such systems remain at least 5 feet from the lot line			■	■
Statues, mailboxes, basketball standards or flagpoles accessory to residential uses other than multifamily may encroach into required yards. Sharing boxes may encroach into required yards, provided that no more than one such box is permitted per residential property and that none shall be greater than five cubic feet in size	■	■	■	■
Above-ground tanks for liquids, gasses or similar contents, accessory to residential uses, provided that all such items remain at least 2 feet from the side (interior) and rear lot line			■	■
Driveways				
Driveways may encroach into required yards, provided that to the extent practicable, they extend across rather than along the required yard(s)	■	■	■	■
Driveways for RL, RM and RH district uses may be located within side (interior) yards provided a minimum setback of 5 feet is maintained to the extent practicable			■	

ILLUSTRATION OF YARD LOCATIONS

SEE § 1.5.12 FOR YARD MEASUREMENTS



§1.5.12. B

Front yards

1. Measurement

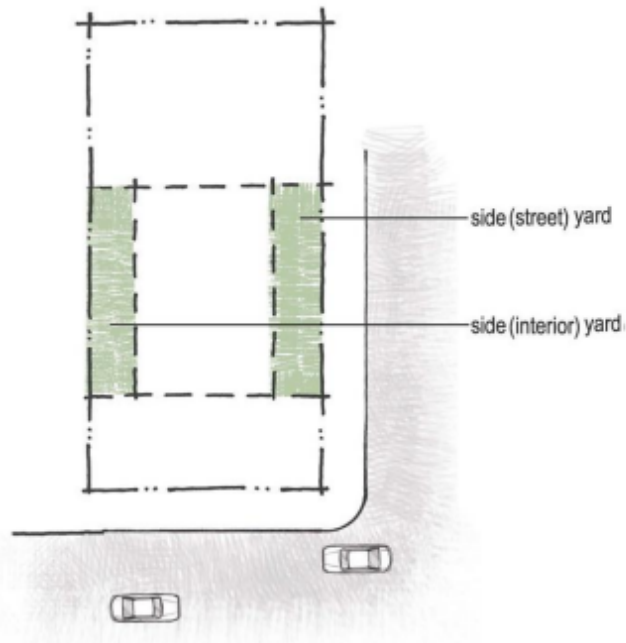
Depth of a required front yard shall be measured at right angles from the edge of the right-of-way to the closest point of the building or structure in such a manner that the yard established is a strip of the minimum depth required by district regulations with its inner edge parallel to the front lot line, and extending along the full length of the street frontage.

2. Corner lots

On corner lots, the front lot line is the lot line with the shortest street frontage.

3. Through lots

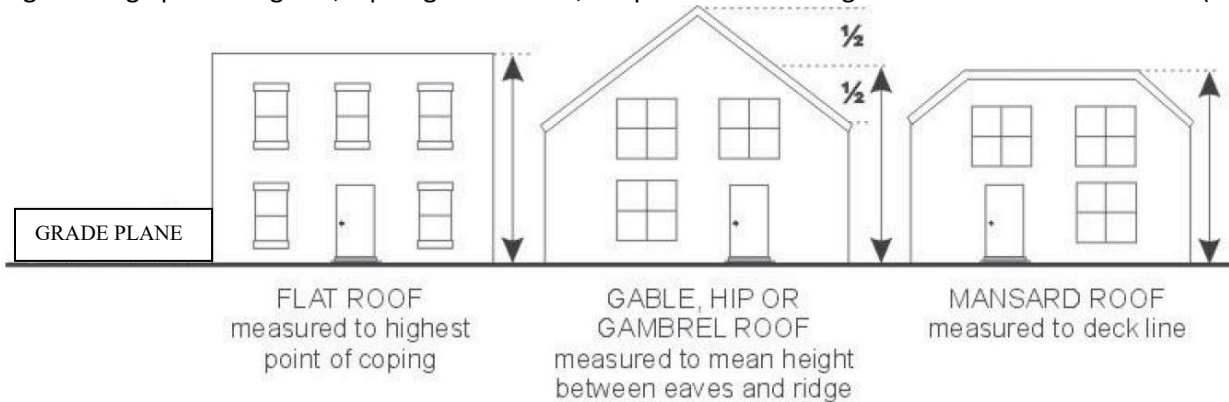
On through lots, the front lot line shall be the lot line abutting the street from which access is taken. The lot line (opposing) that is parallel to the front lot line will be considered a rear lot line.



§1.5.11. A.1

Measurement

Height is the vertical distance from grade plane, as defined in §9.3.1, to the highest point of the roof line of a flat roof, to the deck line of the mansard roof, and to the mean highest level (midpoint) between eaves and highest ridge point for gable, hip or gambrel roof; as specified in the Virginia Uniform Statewide Code (USBC).

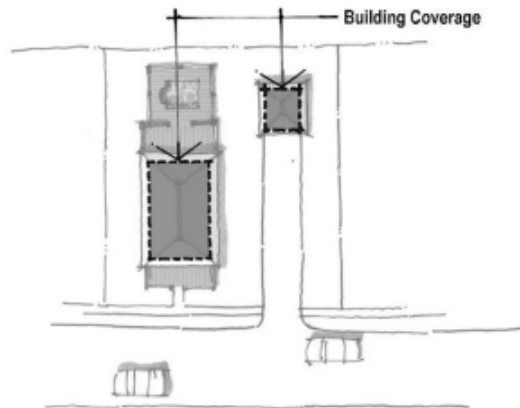


§1.5.7. A

§1.5.7. Coverage

A. Building coverage (footprint)

1. Building coverage is the percentage of lot area that is permitted to be covered by buildings, including both principal structures and accessory buildings.
2. Building coverage does not include paved areas such as driveways, uncovered porches or patios, decks, swimming pools, ground-mounted solar energy systems when mounted on a pervious surface, or roof overhangs of less than three feet.



§1.5.7. B

Lot coverage (impervious)

Lot coverage is the percentage of lot area that may be covered by buildings, including both principal and accessory structures, impervious surfaces such as driveways, uncovered porches or patios, swimming pools, or roof overhangs of more than three feet.

