

RESIDENTIAL DISTRICT REGULATIONS

PART C 3-C00 R-C RESIDENTIAL-CONSERVATION DISTRICT

3-C01 Purpose and Intent

The R-C District is established to protect water courses, stream valleys, marshes, forest cover in watersheds, aquifer recharge areas, rare ecological areas, and areas of natural scenic vistas; to minimize impervious surface and to protect the quality of water in public water supply watersheds; to promote open, rural areas for the growing of crops, pasturage, horticulture, dairying, floriculture, the raising of poultry and livestock, and for low density residential uses; and otherwise to implement the stated purpose and intent of this Ordinance.

3-C02 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Agriculture, as defined in Article 20, but not to include a limited brewery, limited distillery, or a farm winery that was not licensed by the state and operational prior to July 1, 2016; provided, however, that the expansion of existing structures, buildings and/or uses and construction of new buildings or structures associated with any state-licensed farm winery in operation before July 1, 2016 shall be subject to the provisions of Part 6 of Article 9. The development, including construction of new buildings or structures, of any new farm winery, limited brewery, or limited distillery pursuant to a state license that was pending before July 1, 2016, which license must be issued before a special exception may be approved, shall also be subject to the provisions of Part 6 of Article 9.
3. Dwellings, single family detached.
4. Privately-owned dwellings for seasonal occupancy, not designed or used for permanent occupancy, such as summer homes and cottages, hunting and fishing lodges and cabins.
5. Public uses.

3-C03 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues, and other such places of worship
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
 - C. Home child care facilities
2. Group 4 - Community Uses.
3. Group 6 - Outdoor Recreation Uses, limited to:
 - A. Camp or recreation grounds

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- B. Riding and boarding stables
 - C. Skeet and trapshooting ranges
 - D. Veterinary hospitals, but only ancillary to riding or boarding stables
4. Group 7 - Older Structures, limited to:
- A. Restaurants
 - B. Summer theatres
5. Group 8 - Temporary Uses, limited to:
- A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Farmers markets
 - G. Temporary portable storage containers
 - H. Community gardens
6. Group 9 - Uses Requiring Special Regulation, limited to:
- A. Home professional offices
 - B. Veterinary hospitals
 - C. Modification to minimum yard requirements
 - D. Accessory dwelling units

3-C04 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.

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2. Category 2 - Heavy Public Utility Uses, limited to:
 - A. Regional sewage treatment and disposal facilities
3. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
 - C. Congregate living facilities
 - D. Cultural centers, museums and similar facilities
 - E. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - F. Nursery schools
 - G. Private clubs
 - H. Private schools of general education
 - I. Quasi-public parks, playgrounds, athletic fields and related facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Bed and breakfasts
 - B. Golf courses, country clubs
 - C. Golf driving ranges
 - D. Kennels, animal shelters
 - E. Marinas, docks and boating facilities, commercial
 - F. Offices
 - G. Plant nurseries
 - H. Veterinary hospitals, but only ancillary to kennels
5. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:

Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors’ Approval, for provisions which may qualify or supplement these district regulations.

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3-C05 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615.

3-C06 Lot Size Requirements

1. Minimum district size for cluster subdivisions: 50 acres
2. Minimum lot area
 - A. Conventional subdivision lot: 5 acres
 - B. Cluster subdivision lot: 36,000 sq. ft.
3. Minimum lot width
 - A. Conventional subdivision lot: 200 feet
 - B. Cluster subdivision lot:
 - (1) Lot adjacent to a major thoroughfare:
 - (a) Interior lot - 200 feet
 - (b) Corner lot - 200 feet
 - (2) Lot adjacent to a local or collector street:
 - (a) Interior lot - No Requirement
 - (b) Corner lot - 125 feet

3-C07 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet, provided, however, the maximum building height shall be 40 feet, provided there is a minimum required yard of 50 feet from all lot lines for any dwelling with a building height greater than 35 feet.
 - B. All other structures: 60 feet
2. Minimum yard requirements
 - A. Except as provided for in Par. 1A above, single family dwellings

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- (1) Front yard: 40 feet
 - (2) Side yard: 20 feet
 - (3) Rear yard: 25 feet
- B. All other structures
- (1) Front yard: Controlled by a 50° angle of bulk plane, but not less than 40 feet
 - (2) Side yard: Controlled by a 45° angle of bulk plane, but not less than 20 feet
 - (3) Rear yard: Controlled by a 45° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio:
- A. 0.10 for uses other than residential or public
 - B. 0.15 for public uses

3-C08 Maximum Density

1. Conventional subdivisions: One (1) dwelling unit per five (5) acres, or 0.2 dwelling unit per acre.
2. Cluster subdivisions: 0.22 dwelling unit per acre for cluster subdivisions approved by special exception, and 0.20 dwelling unit per acre for cluster subdivisions that are the result of a proffered rezoning from a district that allows a permitted maximum density of less than one (1) dwelling unit per five (5) acres.

3-C09 Open Space

In subdivision approved for cluster development, 50% of the gross area shall be open space

3-C10 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

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PART E 3-E00 R-E RESIDENTIAL ESTATE DISTRICT

3-E01 Purpose and Intent

The R-E District is established to promote agricultural uses and low density residential uses; to allow other selected uses which are compatible with the open and rural character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-E02 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Agriculture, as defined in Article 20.
3. Dwellings, single family detached.
4. Privately-owned dwellings for seasonal occupancy, not designed or used for permanent occupancy, such as summer homes and cottages, hunting and fishing lodges and cabins.
5. Public uses.

3-E03 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses.
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
5. Group 6 - Outdoor Recreational Uses.
6. Group 7 - Older Structures.
7. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project

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- D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Farmers markets
 - G. Temporary portable storage containers
 - H. Community gardens
8. Group 9 - Uses Requiring Special Regulation, limited to:
- A. Barbershops or beauty parlors as a home occupation
 - B. Home professional offices
 - C. Sawmilling of timber
 - D. Veterinary hospitals
 - E. Accessory dwelling units

3-E04

Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 2 - Heavy Public Utility Uses, limited to:
 - A. Electrical generating plants and facilities
 - B. Landfills
 - C. Water purification facilities
- 3. Category 3 - Quasi-Public Uses, limited to:
 - A. Adult day care center
 - B. Alternate uses of public facilities
 - C. Child care centers and nursery schools
 - D. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - E. Colleges, universities
 - F. Congregate living facilities

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- G. Cultural centers, museums and similar facilities
 - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
4. Category 4 - Transportation Facilities.
5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Baseball hitting and archery ranges, outdoor
 - B. Bed and breakfasts
 - C. Commercial off-street parking in Metro Station areas as a temporary use
 - D. Establishments for scientific research and development
 - E. Funeral chapels
 - F. Golf courses, country clubs
 - G. Golf driving ranges
 - H. Kennels, animal shelters
 - I. Marinas, docks and boating facilities, commercial
 - J. Miniature golf courses ancillary to golf driving ranges
 - K. Offices
 - L. Plant nurseries
 - M. Veterinary hospitals, but only ancillary to kennels
6. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:

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Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors' Approval, for provisions which may qualify or supplement these district regulations.

3-E05 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615.

3-E06 Lot Size Requirements

1. Minimum district size for cluster subdivisions: 20 acres
2. Average lot area: No Requirement
3. Minimum lot area
 - A. Conventional subdivision lot: 75,000 sq. ft.
 - B. Cluster subdivision lot: 52,000 sq. ft.
4. Minimum lot width
 - A. Conventional subdivision lot:
 - (1) Interior lot - 200 feet
 - (2) Corner lot - 225 feet
 - B. Cluster subdivision lot:
 - (1) Interior lot - No Requirement
 - (2) Corner lot - 175 feet

3-E07 Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet, provided, however, the maximum building height shall be 40 feet, provided there is a minimum required yard of 50 feet from all lot lines for any dwelling with a building height greater than 35 feet.
 - B. All other structures: 60 feet

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2. Minimum yard requirements

A. Single family dwellings

(1) Conventional subdivision lot

(a) Front yard: 50 feet

(b) Side yard: 20 feet

(c) Rear yard: 25 feet

(2) Cluster subdivision lot

(a) Front yard: 30 feet

(b) Side yard: 15 feet, but a total minimum of 40 feet

(c) Rear yard: 25 feet

Notwithstanding the above, any single family dwelling with a building height greater than thirty-five (35) feet shall be subject to the provisions of Par. 1A above.

B. All other structures

(1) Front yard: Controlled by a 55° angle of bulk plane, but not less than 50 feet

(2) Side yard: Controlled by a 45° angle of bulk plane, but not less than 20 feet

(3) Rear yard: Controlled by a 45° angle of bulk plane, but not less than 25 feet

3. Maximum floor area ratio:

A. 0.15 for uses other than residential or public

B. 0.20 for public uses

3-E08

Maximum Density

1. Conventional subdivisions: One (1) dwelling unit per two (2) acres, or 0.5 dwelling unit per acre.

2. Cluster subdivisions: 0.55 dwelling unit per acre for cluster subdivisions approved by special exception, and 0.50 dwelling unit per acre for cluster subdivisions that are the result of a proffered rezoning from a district that allows a permitted maximum density of less than one (1) dwelling unit per two (2) acres.

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3-E09 Open Space

In subdivisions approved for cluster development, 30% of the gross area shall be open space.

3-E10 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401. The shape factor limitations may be modified by the Board in accordance with the provisions of Sect. 9-626.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.