



### REQUIRED RESIDENTIAL LOT AND YARD SIZES BY ZONE

R-1A LOW DENSITY RESIDENTIAL (48.238)			
	1-Family Residential	Other Principal or Conditional Uses	Accessory Use Buildings
Lot area:	11,250 sq.	20,000 sq.	
Lot width:	75	100	
Front yard:	30	30	30
Side yard:	15	25	3
Rear yard:	40	40	3
Building height:	35 or 2 ½ stories*	45 or 3 stories*	12
Lot coverage:	25%	30%	≤30% of minimum rear yard area

Note: Driveways, walks and uncovered decks do not count as building coverage.

R-1B MEDIUM DENSITY RESIDENTIAL (48.263)				
	1-Family Residential	2-Family Residential	Other Principal or Conditional Uses	Accessory Use Buildings
Lot area:	7,500 sq.	12,000 sq.	20,000 sq.	
Lot width:	60	100	100	
Front yard:	25	25	25	25
Side yard:	10	10	20	3
Rear yard:	30	30	40	3
Building height:	35 or 2 ½ stories*	45 or 3 stories*	45 or 3 stories*	12
Lot coverage:	25%	25%	30%	≤30% of minimum rear yard area

Note: Driveways, walks and uncovered decks do not count as building coverage.

\*Substandard lot building height shall be determined as a ratio of actual lot area to the required lot area, multiplied by the maximum allowable height in the underlying zoning district, but not less than 25 feet.

- For residential uses, yards are measured from the property line.
- Detached garages and sheds must be in a side or rear yard at least 10 feet from the house and 3 feet off the property line; maximum 12-foot height at the midpoint of the ridge.
- A porch with roof, posts and rails may project 8 feet into a front setback. Consult with staff regarding decks, balconies and enclosed porches before application.
- Historic accessory structure height: (20) feet to peak and 1-1/2 stories.
- Fence height: 4 feet in a front yard, 7 feet in a rear yard, 10 feet in any yard when enclosing a playground, park, schoolyard, etc.

#### EXCEPTION: SUBSTANDARD LOTS (SEC. 48-1102)

- Side yards—reduced to not less than (20%) of the lot width, but not to less than (7½) feet.
- Rear yard— may be reduced to not less than (30%) of the lot depth but not less than (20) feet.
- For demolition and reconstruction of houses that straddle substandard lots after August 1, 2013, see Sec. 48-1102(b) for code revision.

Note: This is a summary of the Code. Please refer to Chapter 48 and the related zoning district sections for specifics & additional information. Online version of the Code is available at [www.fallschurchva.gov](http://www.fallschurchva.gov). In all cases, the official version of Chapter 48 takes precedence.

