

Article 2. Zones, Districts, and Dimensional Standards

Proposed Amendments

EDIT No. 1

Section 18-213 Lot Coverage

2. Deck and Outdoor living coverage. Percentage of a lot that is measured by the total area of the lot that is covered by decks divided by the total lot area. ~~The combined deck and outdoor living coverage may not exceed 5% of the total lot area. Deck area includes: 1) any open decking projecting from the principal structure, 2) deck landings or porches extending from stairs or the principal structure, 3) outdoor living structures meeting the criteria. Stairs are excluded from the deck and outdoor living coverage calculation.~~ Up to four hundred (400) sq. ft. of deck may be covered and not count towards lot coverage with the following conditions:

- ~~A.~~ Must be single-story level, with no roof decks or patios below; ~~and cannot be converted into conditioned living space;~~
- ~~B.~~ Cannot have solid walls, except the wall of the principal structure ~~and seating walls no greater than 18" in height. Only railings and screening is permitted;~~
- ~~C.~~ ~~B:~~ Cannot be located in the front yard; and
- ~~D.~~ ~~G:~~ Must provide for stormwater BMPs in accordance with the Stormwater Manual for Outdoor Living Areas and meet all criteria included in said manual.
- ~~E.~~ Must remain as permitted by the Town of Vienna and may not be converted into conditioned living space.

EDIT No. 2

Section 18-215 Allowable Encroachments into Required Yard Setbacks

The following table sets forth permitted encroachments into yards and associated standards:

1. Accessibility (ADA) ramp - ~~ADA ramps in all yards are permitted to encroach the minimum distance required by the Virginia Uniform Statewide Building Code (USBC).~~
 - ~~A.—One exterior ramp meeting current Americans with Disabilities Act standards may be installed on a structure in the RS-10, RS- 12.5 and RS-16 zones for a period not to exceed five (5) years.~~
 - ~~B.—Any such ramp approved by the zoning administrator shall not extend to a point closer than ten (10) feet from the front and rear property lines and five (5) feet from the side property line.~~
 - ~~C.—Any permit issued is non-transferable; however, renewal permits for such ramps may be issued by the zoning administrator.~~

CORRECTION C

Section 18-215 Allowable Encroachments into Required Yard Setbacks

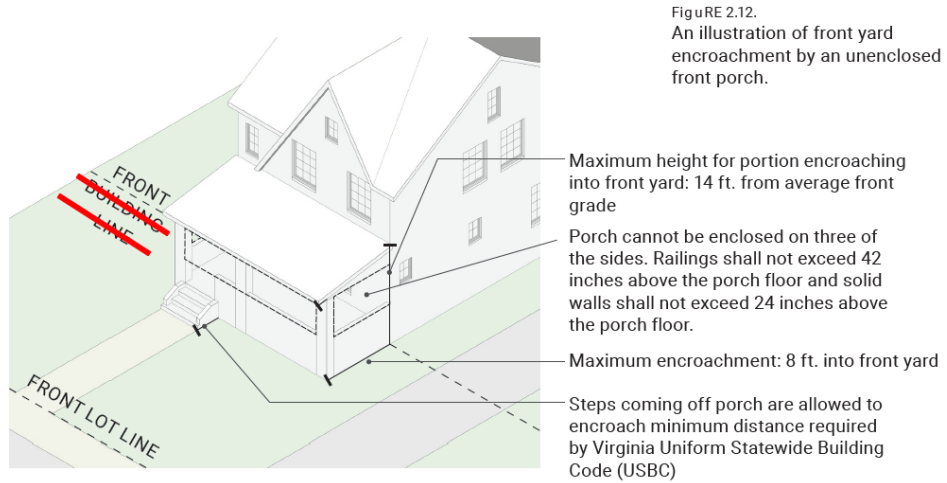
The following table sets forth permitted encroachments into yards and associated standards:

13. Single-story front porch (unenclosed)

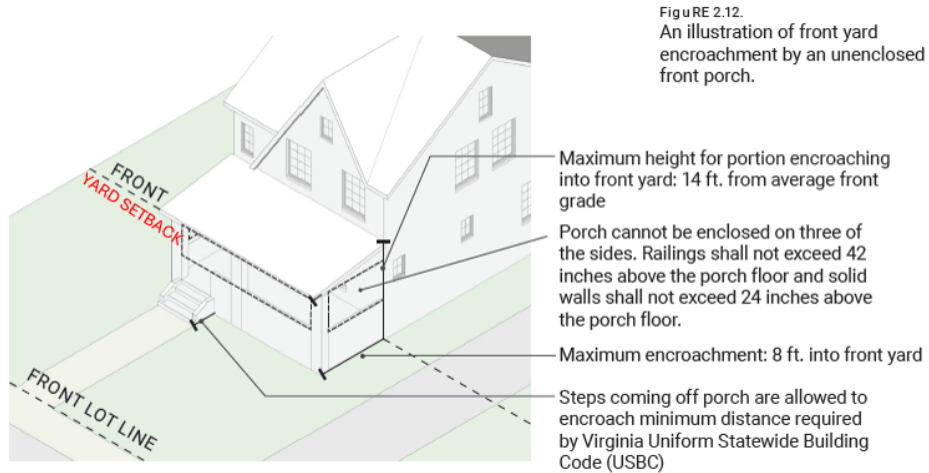
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2.12. An illustration of front yard encroachment by an unenclosed front porch.



Proposed 2.12. An illustration of front yard encroachment by an unenclosed front porch.



EDIT No. 3

Section 18-237 Windover Heights Historic Overlay (WH-O)

See sheet

OR, any revisions as recommended by Town Council.

NOTE: Line-item D was not referred by Town Council on October 7th and is removed.