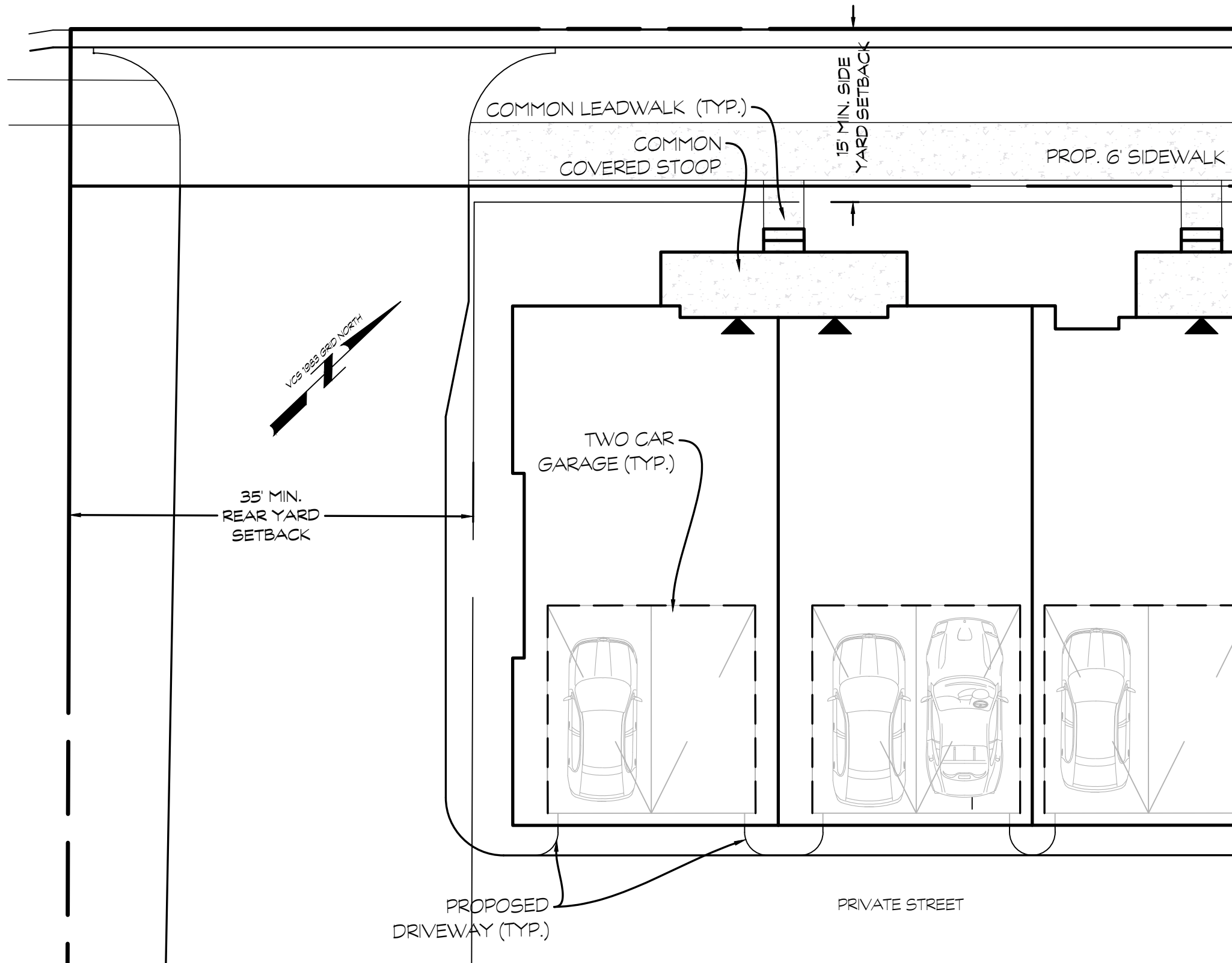


FAIRFAX COUNTY, VIRGINIA

24063-1-0

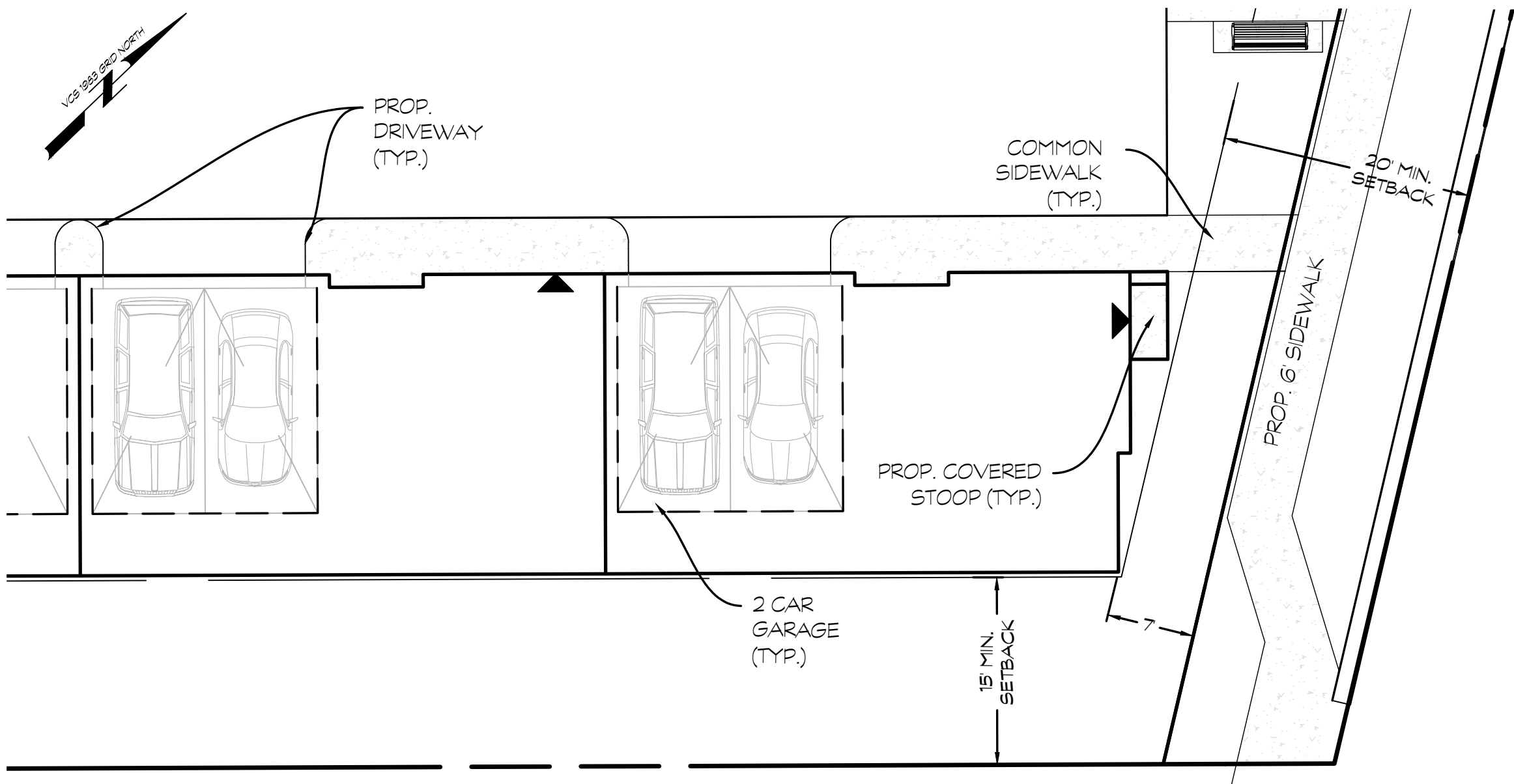
SITE TABULATIONS (PER SEC. 18-220.C TOWNHOUSES)

PROPOSED ZONING:	(RMU) RESIDENTIAL MULTI-UNIT ZONE
SITE AREA:	0.676 ACRES (BEFORE ROW DEDICATION)
	29,534 SF
ADJUSTED SITE AREA:	0.582 ACRES (AFTER ROW DEDICATION)
	25,338 SF
TOTAL UNITS:	9 UNITS
RMU SITE DEVELOPMENT STANDARDS	
REQUIRED DENSITY:	20 UNITS PER ACRE MAX.
PROPOSED DENSITY:	13 UNITS PER ACRE
OPEN SPACE REQUIRED:	30% OF ADJUSTED SITE AREA (7,601 SF)
OPEN SPACE PROVIDED:	±33% (8,400 SF)
TOWNHOMES - BUILDING STANDARDS	
BUILDING HEIGHT:	35 FT. MAX.
NUMBER OF STORIES:	3 MAX.
BUILDING PLACEMENT STANDARDS (TOWNHOUSES)	
FRONT YARD SETBACK:	20 FT. MIN.
SIDE YARD SETBACK:	15 FT. MIN. FOR END UNITS
REAR YARD SETBACK:	35 FT. MIN.
CORNER SIDE YARD SETBACK:	25 FT. MIN.
PARKING STANDARDS	
TOTAL PARKING REQUIRED:	20 SPACES
GARAGE:	18 SPACES (2 PER DU)
VISITOR PARKING:	2 SPACES (1 PER 5 DU)
TOTAL PARKING PROVIDED:	22 SPACES
GARAGE:	18 SPACES
VISITOR PARKING:	4 SPACES
1. SETBACKS AT NUTLEY ST. AND WINDOVER AVE. MEASURED FROM EX. RIGHT-OF-WAY.	
2. THE VISITOR PARKING EXCLUDES THE DELIVERY PARKING SPACE.	
3. OPEN SPACE REQUIRED IS BASED UPON THE ADJUSTED SITE AREA PER THE TOWN.	



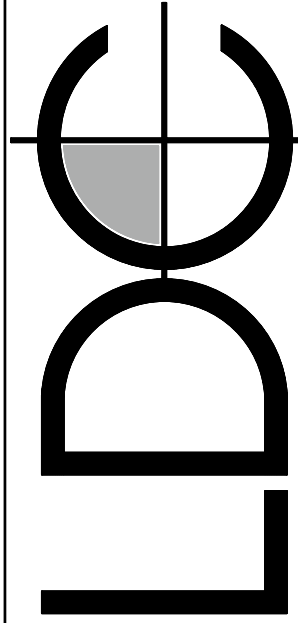
UNIT DETAIL (1-6)

SCALE: 1" = 10'



UNIT DETAIL (7-9)

SCALE: 1" = 10'



4555 DASHY RED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22092
WWW.LDCVA.COM

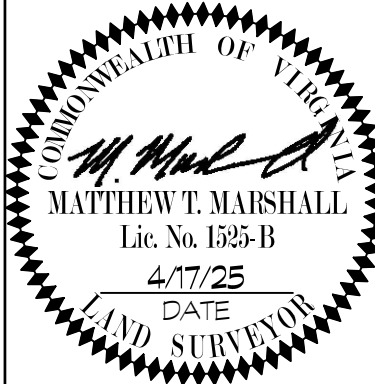
ZONING COMPLIANCE
PLAN

128 NUTLEY STREET NW

TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA

REVISION	DATE	DESCRIPTION	REVIEW BY	APPROVED BY
1	4/17/25	PARKING TABS	JMB	
2	4/17/25	TOWN COMMENTS	MTM	
3	4/17/25	TOWN COMMENTS	MTM	

I HEREBY CERTIFY THAT
OTHER THAN THE REVISIONS
SHOWN HEREON, NO OTHER
CHANGES HAVE BEEN MADE.



SCALE:
AS SHOWN

SHEET: 5
OF 12

DATE: MAY, 2024

DRAFT: JMB CHECK: MTM

FILE NUMBER:
24063-1-0