

## 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. 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

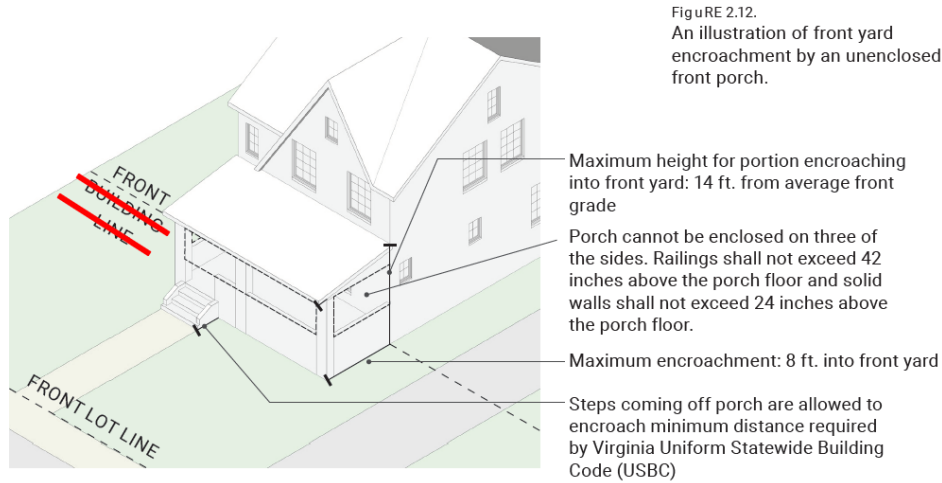
The following table sets forth permitted encroachments into yards and associated standards:

13. Single-story front porch (unenclosed)

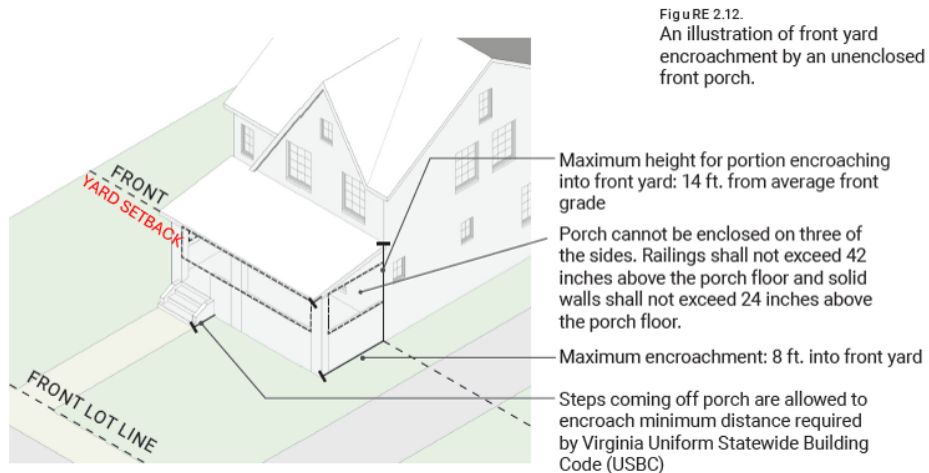
# Article 2. Zones, Districts, and Dimensional Standards

## Proposed Amendments

### 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.



## CORRECTION D

### Section 18-220 Residential - Multi-Unit Zone (RMU)

#### A. Two-unit Attached Dwellings / Duplexes - Dimensional Standards

SITE DEVELOPMENT STANDARDS

Units Per Gross Acre - ~~20 max.~~ 10 max.

## EDIT No. 3

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

See sheet

**OR, any revisions as recommended by Town Council.**

### Section 18-212 Structure Dimensions

#### 1. Building height.

A. For principal structures, building height is the maximum vertical dimension measured from the average finished lot grade at the front of the principal building to the highest point of the roof.

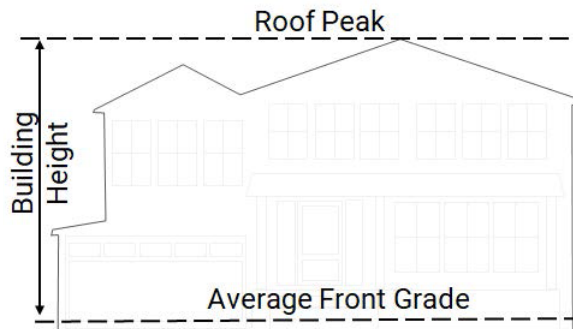


FIGURE 2.11. Illustration of building height.

B. Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, water tanks, silos, or similar structures which are part of the principal building may be erected above the height limits herein described to a maximum of nine (9) feet above the roof level, but no penthouse or roof structure, or any space above the height limit shall be allowed for the purpose of providing additional floor space.

C. Architectural features such as steeples, cupolas, elevator housing, and decorative parapet walls may be erected beyond the nine (9) foot maximum addition above the roof level, with recommendation by the Board of Architectural Review and approval by Town Council.

D. For accessory structures, building height is the maximum vertical dimension measured from the lowest point of grade elevation adjacent to any exterior wall of the structure to the highest point of the roof.

2. **Story.** A story is a portion of a building included between the surface of any floor and the surface of the next floor directly above it, or if there is no floor above it, then the space between such floor and ceiling next above it.

3. **Basement.** A basement is partially or wholly underground and not considered a story. The space shall be considered a story and not a basement if the space is exposed more than an average of seven (7) feet from proposed grade points around the footprint of the building to the next floor elevation.

4. **Half story.** A half-story is fifty percent (50%) or less floor area than the floor below.

### Section 18-213 Lot Coverage

1. **Residential lot coverage.** Percentage of a lot that is measured by the sum of the area covered by buildings, accessory buildings, automobile parking spaces and access, stoops, sport courts, tennis courts, patios and terraces divided by the total lot area.

2. **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. 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 and cannot be converted into conditioned living space;

- B. Cannot be located in the front yard; and
- C. Must provide for stormwater BMPs in accordance with the [Stormwater Manual for Outdoor Living Areas](#) and meet all criteria included in said manual.

**Section 18-214 Open Space**

1. The purpose of open and usable space is to provide areas of trees, shrubs, lawns, pathways and other natural and man-made amenities which function for the use and enjoyment of residents, visitors and other persons.
2. Open space is that portion of a lot at ground level that is:
  - A. Eight (8) feet or more in width;
  - B. One hundred and twenty (120) square feet or more in contiguous area;
  - C. Unoccupied by principal or accessory enclosed structures;
  - D. Not used in whole or in part as roads, alleys, emergency vehicle easement areas, driveways, maneuvering aisles or off-street parking or loading berths.

**Section 18-215 Allowable Encroachments into Required Yard Setbacks**

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

FEATURE	EXTENT AND LIMITATIONS ON ENCROACHMENT
1. Accessibility (ADA) ramp	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.
2. <a href="#">Accessory structures</a>	A. Accessory structures for single-unit detached residential uses are permitted to encroach in the rear and side yard pursuant to <a href="#">§18-403</a> . B. Standards for accessory structures for multi-unit attached residential are found in <a href="#">Article 4B Division 2</a> . C. Standards for accessory structures for commercial, industrial and mixed-uses are found in <a href="#">Article 5A Division 2</a> . D. Standards for accessory structures for public, institutional, and community uses are found in <a href="#">Article 5B Division 2</a> .
3. <a href="#">Architectural features, Major (See definition in Article 9)</a>	A. Such features shall not project more than two and one-half (2.5) feet into any required yard, or exceed two (2) stories in height or ten (10) feet in length. B. The combined length of all such features shall not exceed one-third (1/3) of the total length of the building facade upon which they are located.

**Section 18-215 Allowable Encroachments into Required Yard Setbacks (CONTINUED)**

FEATURE	EXTENT AND LIMITATIONS ON ENCROACHMENT
4. Architectural features, Minor (See definition in Article 9)	Such features shall not project more than four (4) feet into any required yard.
5. Attached carport or garage	<p>A. An unenclosed carport or garage may project no more than five (5) feet into a required side yard; however, any corner side yard shall not be reduced to less than ten (10) feet in width.</p> <p>B. The portion of carport or garage encroaching shall be single story, not to exceed fourteen (14) feet in height as measured from the average front grade.</p>
6. Driveway	Driveways may encroach into required yards, however, they must maintain a one (1) foot setback from interior lot lines.
7. Fence	Fences may encroach into required yards. See §18-410 for Single-Unit Detached Residential Uses; §18-465 for Multi-unit Attached Residential Uses; §18-513 for Commercial, Industrial, and Mixed-Uses; §18-562 for Public, Institutional, and Community Uses
8. Fire Escape	Open fire escapes may not extend into any required yards.
9. Landscaping	Landscaping may encroach into required yards, subject to compliance with Article 4A Division 3 for Single-Unit Detached Residential Uses; Article 4B Division 3 for Multi-unit Attached Residential Uses; Article 5A Division 3 for Commercial, Industrial, and Mixed-Uses; Article 5B Division 3 for Public, Institutional, and Community Uses.
10. Open/uncovered deck	Uncovered decks shall not project more than four (4) feet into any required front or side yard and no more than ten (10) feet into any required rear yard.
11. Patio	Patios are permitted to encroach in all yards up to 5 feet from the property line.
12. Sign	<p>A. Ground-mounted signs are permitted to encroach in required yards provided they are set back from the right-of-way a distance at least equal to the sign height and that they comply with §18-412 and §18-514.</p> <p>B. Temporary signs are permitted to encroach into required yards provided compliance with §18-412 and §18-514.</p>

**Section 18-215 Allowable Encroachments into Required Yard Setbacks (CONTINUED)**

FEATURE	EXTENT AND LIMITATIONS ON ENCROACHMENT
13. Single-story front porch (unenclosed)	<p>A. The portion of the front porch encroaching cannot be fully enclosed on three sides and cannot exceed fourteen (14) feet in height as measured from the average front grade.</p> <p>B. For unenclosed front and sides of porch, railing shall not exceed forty-two (42) inches above the porch floor and solid walls shall not exceed twenty-four (24) inches above the porch floor.</p> <p>C. Steps coming off the porch are permitted to encroach the minimum distance required by the Virginia Uniform Statewide Building Code (USBC).</p> <p>D. Applicable to single-unit detached residential only.</p>
14. Stormwater management facility	Encroachment permitted in any required yard, provided that the facilities are part of a Virginia DEQ approved BMP.
15. Wall	<p>A. Decorative, non-retaining walls under four (4) feet in height are permitted in all required yards with compliance with §18-412 and §18-514.</p> <p>B. Retaining walls under five (5) feet in height are permitted in all required yards with compliance with §18-412 and §18-514.</p>

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

