

TOWN OF VIENNA TOWN COUNCIL

January 3, 2022

Public Hearing on Text Amendments for
Lot Coverage and Porch Projection in Front Yard

Lot Coverage and Porch Projection in Front Yard

- ❑ Town Council directed Staff this past summer to address lot coverage and porch projection in front yard separate from CODE CREATE process
 - Address residents desire to maximize use of their homes including outdoor space (pandemic effect)
- ❑ Solicit community feedback on three options for lot coverage

Porch Projection in Front Yard – Existing

- ❑ Currently, porches are not permitted to encroach into the front yard per Sec. 18-168 of the zoning code

Sec. 18-168. - Porches; projection into required yard area prohibited.

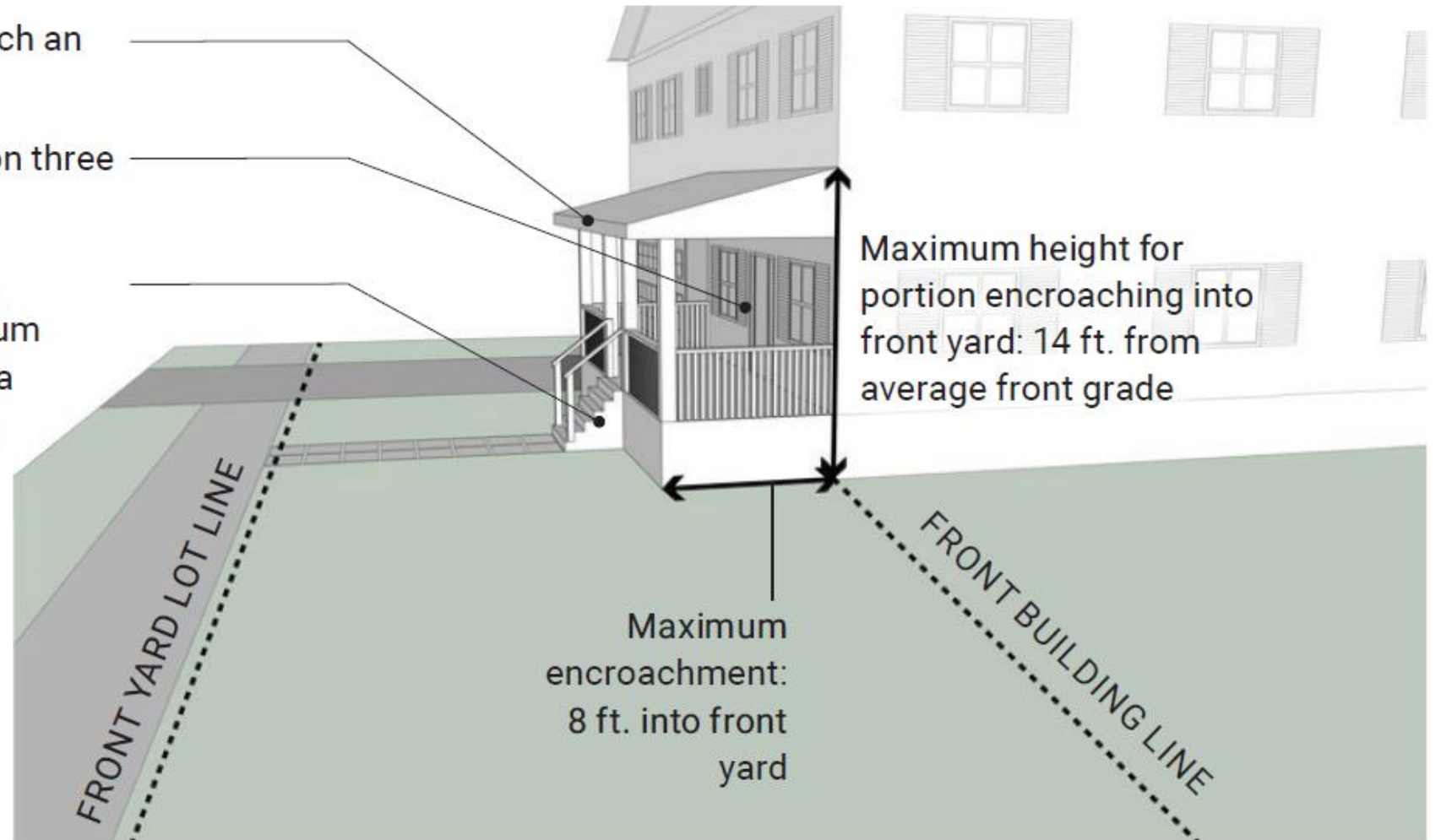
Any one-story or two-story enclosed or unenclosed porch shall be considered a part of the building in the determination of the size of any yard and shall not project into any required front, side, or rear yard.

Porch Projection in Front Yard - Proposed

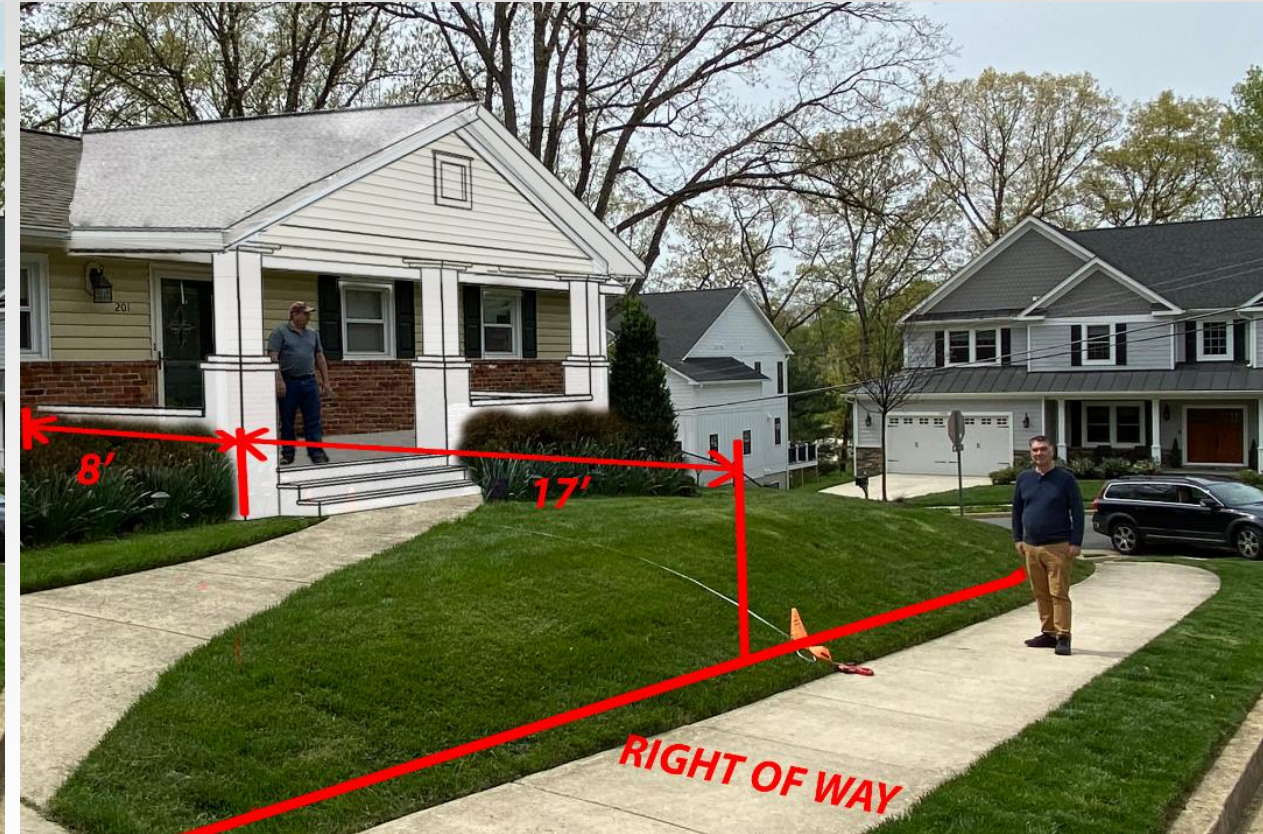
Porch overhang can encroach an additional 18 in.

Porch cannot be enclosed on three of the sides

Steps coming off porch are allowed to encroach minimum distance required by Virginia Uniform Statewide Building Code (USBC)



Porch Projection in Front Yard - Comparison



Porch Projection in Front Yard - Proposed

Sec. 18-168. - Porches; projection into ~~required~~ **front** yard area permitted ~~prohibited~~.

~~Any one-story or two-story enclosed or unenclosed porch shall be~~
permitted to encroach eight feet ~~considered a part of the building~~
~~in the determination of the size of any yard and shall not project~~
~~into~~ ***the*** ~~any required front, side, or rear yard.~~ ***The portion of the***
front porch encroaching cannot be enclosed on three sides and
cannot exceed 14 feet in height as measured from the average
front grade. Steps coming off the porch are permitted to encroach
the minimum distance required by the Virginia Uniform
Statewide Building Code (USBC).

Lot Coverage – 3 Options

OPTION 1

No change

Retain the existing lot coverage definition of not more than 25% of a lot shall be covered by buildings, accessory buildings, driveways, parking spaces, sport courts, tennis courts, patios, and terraces. Decks may not cover more than 5% of the total area of a lot.

25% lot coverage
+ 5% deck coverage
30% Total Coverage

OPTION 2

Existing plus Outdoor Living

Retain the existing lot coverage definition and deck provision and allow an additional 5% for outdoor living space such as single-story covered decks, patios, and single-story screened porches that cannot be converted to interior living space.

25% lot coverage
5% deck coverage
+ 5% outdoor living
35% Total Coverage

Lot Coverage Options

OPTION 3

Building Coverage and Outdoor Living/ Non-Building Improvements

Replace the existing lot coverage definition and deck provision with new definitions for building coverage and outdoor living/non-building improvements coverage. Building coverage would include all structures with roofs including, but not limited to the house, garage, sheds, covered porches, and covered decks. Building coverage would be limited to a percentage of total land area to be determined.

Outdoor living/non-building improvements coverage would include structures without roofs, including, but not limited to, driveways, uncovered patios, open decks, and sports courts. Outdoor living/non-building improvements coverage would be limited to a percentage of total land to be determined.

In addition, driveways and parking areas may be restricted to no more than 30% of the front yard.

up to 22% building coverage
+ up to 13% outdoor living/non-building coverage
= up to 35% Total Coverage



Community Feedback

❑ Opinion Poll

- Open from Sept 1, 2021 to Nov 5, 2021
- 443 verified responses from Town of Vienna residents
- Full results & comments posted on CODE CREATE webpage

❑ Summary of Results

- Option 1 – 62% strongly or somewhat oppose
31% strongly or somewhat support
- Option 2 – 30% strongly or somewhat oppose
66% strongly or somewhat support
- Option 3 – 42% strongly or somewhat oppose
49% strongly or somewhat support

Community Feedback

- ❑ Staff presented opinion poll results to date at Sept 27, 2021 Town Council meeting
- ❑ Council also held a public hearing for preliminary receipt of public input on proposed amendments
- ❑ Council then held a conference session and identified 2 more lot coverage options
- ❑ In referring matter to the Planning Commission on Oct 11, 2021, Council indicated that PC should not be limited to 5 options, may recommend another option

Lot Coverage Options

OPTION 4

Building Coverage and Non-Building/ paved coverage

Replace the existing lot coverage definition and deck provision with new definitions for building coverage and outdoor living/non-building improvements coverage. Building coverage would include all structures, including, but not limited to, the house, garage, sheds, covered and uncovered decks, covered and screened porches. Building coverage would be limited to a percentage of total land area to be determined.

Non-building/paved coverage would include area that is occupied by driveways, uncovered patios, and sports courts. Outdoor living/non-building improvements coverage would be limited to a percentage of total land to be determined.

In addition, driveways and parking areas may be restricted to no more than 30% of the front yard.

Up to 22% building coverage
+ up to 13% non-building/paved coverage
= up to 35% Total Coverage

Lot Coverage – 2 Additional Options

OPTION 5

Existing Definition
but allow decks in 5%
to be covered

Retain the existing lot coverage definition of not more than 25% of a lot shall be covered by buildings, accessory buildings, driveways, parking spaces, sport courts, tennis courts, patios, and terraces. Single-story covered decks, screened porches and uncovered decks can cover additional 5% of the total area of a lot.

25% lot coverage
+ 5% covered/uncovered deck and screened porch coverage
30% Total Coverage

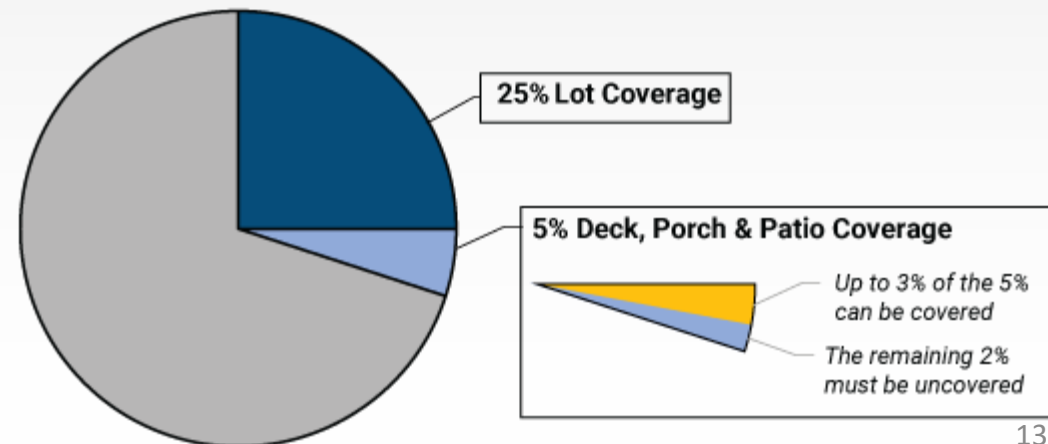
Lot Coverage – 1 More Option

OPTION 5b

Up to 3% of the 5%
for decks, porches
and patios can be
covered

Retain the existing lot coverage definition of not more than 25% of a lot shall be covered by buildings, accessory buildings, driveways, parking spaces, sport courts, tennis courts, patios, and terraces. Uncovered decks can cover 5% of the total area of a lot. Of the 5%, 3% can be covered by single-story covered decks and screened porches.

25% lot coverage
+ 5% uncovered deck (3% covered deck/screen porch)
30% Total Coverage



Planning Commission Recommendation

- ☐ Planning Commission held public hearing on November 10th and continued it to December 8th
- ☐ Voted to recommend porch encroachments as presented (5-2 vote)
- ☐ Voted to recommend Option 5B for revisions to lot coverage (5-2 vote)