

# **Article 4. DEVELOPMENT STANDARDS – SINGLE- UNIT DETACHED RESIDENTIAL USES**

### Section 18-71 INTRODUCTION

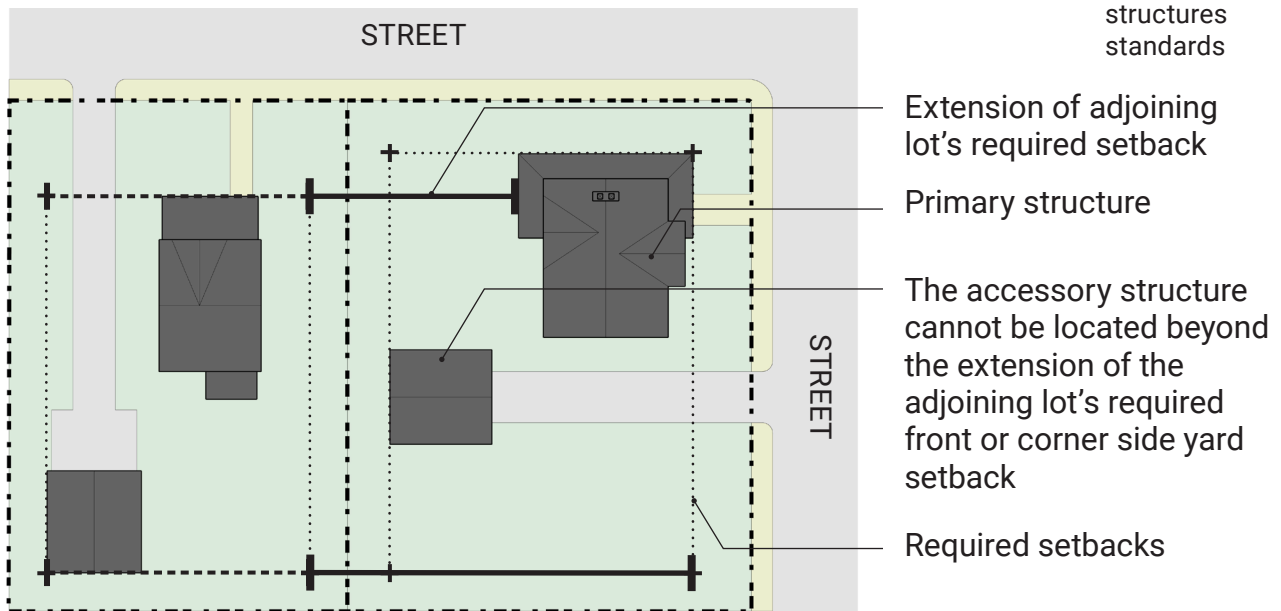
The standards in this Article 4 apply generally to all new construction, additions, and alterations in any RS-10, RS-12.5, or RS-16 zone.

### Section 18-72 ACCESSORY STRUCTURES

1. Accessory structures shall only be located in the rear yard, except as permitted in 18.YY.
2. A two-story accessory building is permitted provided that no part of it shall exceed the height of the principal building.
3. Accessory structures shall be setback a minimum of 10 feet from the principal building.
4. Rear and Interior Side Yard Setbacks:
  - A. Structures 14 ft. height or shorter: 1 ft. min.
  - B. Structures over 14 ft. in height: 10 ft. min.
5. Structure must meet minimum required front setback or corner side yard setback applicable to principal structures on nearest adjacent lot.

No change proposed to existing standard.

FIGURE 4.A  
Accessory structures standards



6. An accessory structure may not occupy more than 30 percent of the area of a rear yard.
7. No accessory structure may be used for dwelling purposes.
8. A private automobile garage having any part of a wall in common with a dwelling is considered a part of a principal building and is not an accessory structure for purposes of this Code.

**Section 18-73 DECKS**

Uncovered decks may encroach into the required rear yard by up to 10 feet and any other required yard by up to 4 feet. See Article 2.

No change proposed to existing standard.

**Section 18-74 DRIVEWAYS AND OFF-STREET PARKING**

1. All driveways and parking areas shall be constructed of permanent materials, with an asphalt, concrete, or grid paver surface. Gravel or grass shall not be permitted surface treatments for driveways or parking areas.
2. A single-unit residential space shall provide for an area with a minimum width of 8 feet and depth of 16 feet .
3. Parking spaces may be located on a driveway, in a garage, or carport.
4. Minimum Off-street parking required:
  - A. 2 spaces for up to 3 bedrooms.
  - B. 3 spaces for 4 bedrooms.
  - C. 4 spaces for 4 bedrooms or more.
5. Ingress and egress to a public street shall maintain a width of not less than 14 nor more than 24 feet at the street right-of-way line.
6. A width of at least 14 feet shall be maintained for the length of the driveway.
7. The width of the driveway shall meet the width of the garage opening for a minimum of 18 feet from the garage.
8. Driveway design must accommodate turning radius for access to the garage.
9. Turn around spaces or additional parking spaces shall be located a minimum of 6 feet from the right of way, except that an apron may be provided at the intersection with a driveway. The apron must maintain a minimum setback of a 5-foot radius from a point that is 1 foot away from the right of way.
10. Lots with two driveway entrances must have a minimum of 15 feet between entrances from interior edge to interior edge at the right of way line.

Clarification to existing standard and added criteria for depth and width.

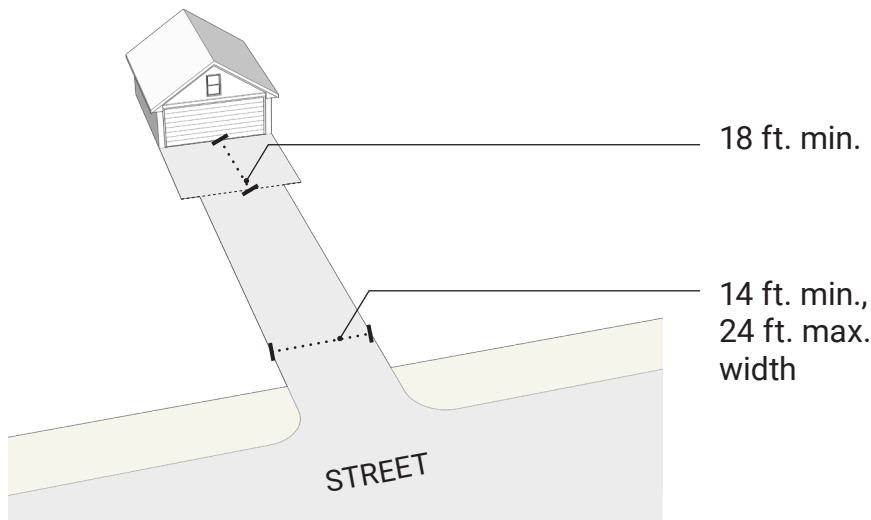


FIGURE 4.B  
Driveway standards

### Section 18-75 EXTERIOR LIGHTING

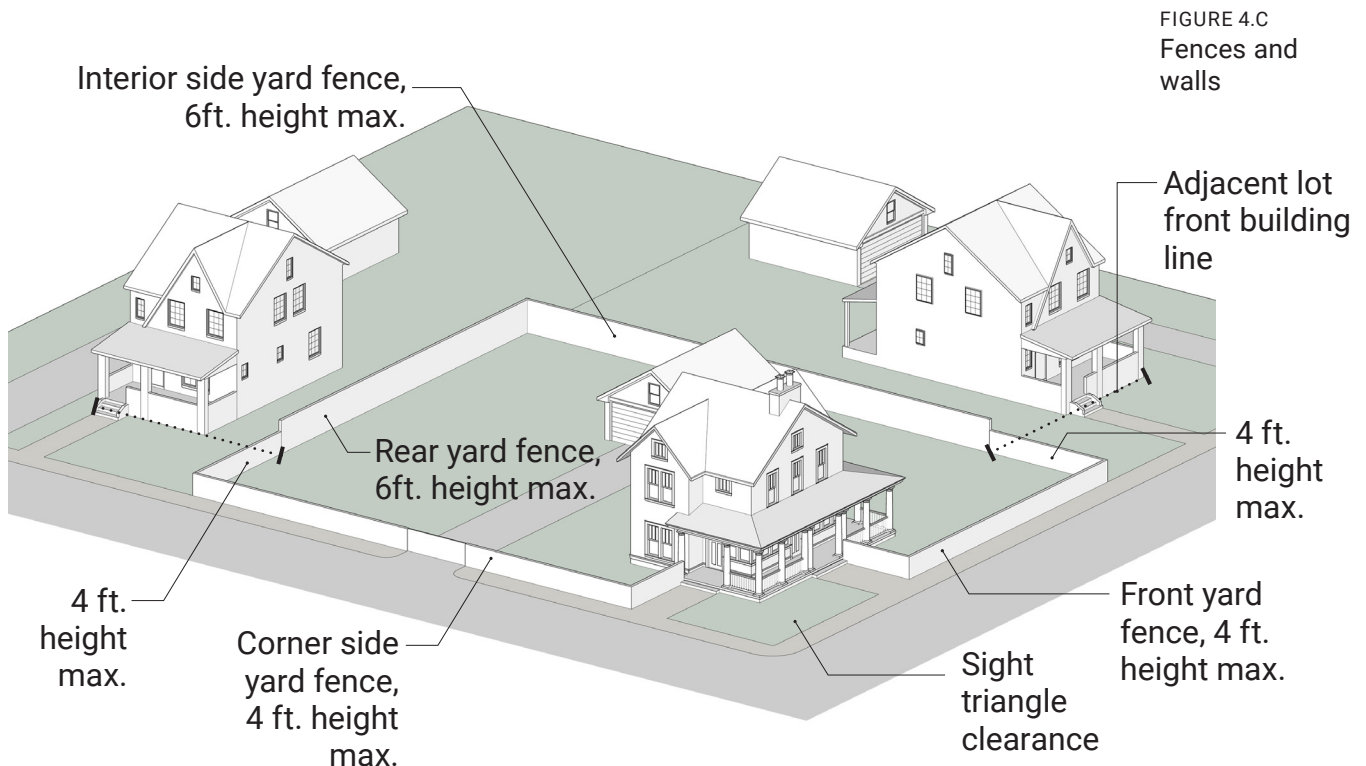
New standards

1. The following lighting must consist of full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light is substantially confined to the object intended to be illuminated and, where necessary, directional control shields must limit stray light and protect motorists and pedestrians from glare:
  - A. Lighting used to illuminate flags, statues, signs, or any other objects mounted on a pole, pedestal, or platform; and
  - B. Spotlighting or floodlighting used for architectural or landscape purposes.
2. High intensity light beams in the form of outdoor search lights, lasers, or strobe lights are prohibited.

### Section 18-76 FENCES AND WALLS

No change proposed to existing standard.

1. Fence height shall be as follows:
  - A. Front Yard: 4 ft. max.
  - B. Interior Side Yard: 6 ft. max.
  - C. Corner Side Yard: 4 ft. max. (Note: See sight triangle 18.63)
  - D. Rear Yard: 6 ft. max.
2. Fences on corner lots may not be greater than 4 feet in height within an extension of the neighbor's front building line. See diagram \_\_\_\_\_
3. All fences or screens shall have the finished side facing the street or adjacent or abutting properties.



4. The use of barbed wire is not permitted.
5. Retaining Walls
  - A. Walls of 5 feet in height or greater must meet building setbacks.
  - B. Walls located within sight triangle may not exceed 3 ft. in height. See sight triangle 18.63.
6. Decorative Walls
  - A. Walls of 4 feet or greater must meet building setbacks.
  - B. Walls located within sight triangle may not exceed 3 ft. in height. See sight triangle 18.63.

**Section 18-77 OVERNIGHT PARKING OF COMMERCIAL VEHICLES**

1. For the purposes of this section, the term “commercial vehicle” shall include the following:
  - A. Any solid waste collection vehicle, tractor truck, or tractor truck/ semitrailer, or tractor truck/trailer combination, dump truck, concrete mixer truck, towing and recovery vehicle with a registered gross weight of 12,000 pounds or more, and any heavy construction equipment, whether located on the highway or on a truck, trailer, or semitrailer;
  - B. Any trailer, semitrailer, or other vehicle in which food or beverage are stored or sold;
  - C. Any trailer or semitrailer used for transporting landscaping or lawn-care equipment, and whether or not such trailer or semitrailer is attached to another vehicle;
  - D. Any vehicle licensed by the commonwealth for use as a common contract carrier or as a limousine.
2. It shall be unlawful to park any commercial vehicle in any residential zone of the Town for more than one hour in any 24-hour period, except that not more than one such vehicle which does not exceed 20,000 pounds gross weight may be parked overnight and on Saturdays, Sundays, and holidays on the property owned or leased by the vehicle owner or custodian; provided that while so parked, such vehicle shall not be moved or operated at any time to further any profit-making business or professional enterprise, and further provided that while so parked between the hours of 7:00 p.m. and 5:00 a.m., such vehicle shall not be operated nor its engine run for any purpose whatsoever, nor may such vehicle be driven from the parked location between the hours of 7:00 p.m. and 5:00 a.m.

No change proposed to existing standard.

**Section 18-78 PATIOS**

Patios may be located in any yard so long as they are set back at least five feet from any property line.

New standard;  
currently no  
minimum setback.

**Section 18-79 SIGHT TRIANGLE**

On any corner lot there shall be no fences, walls, structure, planting, shrubbery, or obstruction to vision more than three feet above the curb level within 25 feet of the intersection of any two street lines.

No change  
proposed to  
existing standard.

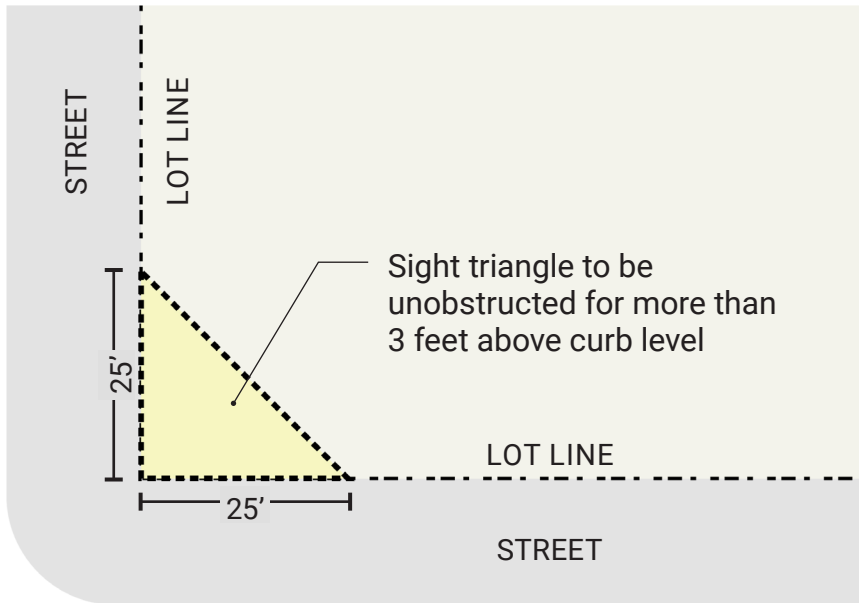


FIGURE 4.D  
Sight triangle

**Section 18-80 SIGNS**

No change proposed to existing standard.

1. Temporary window and yard signs are permitted provided they meet the following standards:

Type of Sign	Maximum Size	Maximum Duration
Window signs	25% of total area of single window	Unlimited
Yard signs	Maximum total sign area of 12 square feet with maximum 4 square feet for any single sign	Unlimited
Yard signs, short duration	Maximum total sign area of 21 square feet with maximum 4 square feet for any single sign	60 days
Yard signs, limited duration	Maximum total sign area of 54 square feet with maximum 6 square feet for any single sign	7 days
Yard signs, non-commercial (construction, for sale, rent, or lease)	Maximum total sign area of 12 square feet	During duration of construction, sale, rent or lease

2. Signs not exceeding 1.5 square feet in area are exempt.

No change proposed to existing standard.

### Section 18-81 SWIMMING POOLS AND OUTDOOR HOT TUBS

1. A swimming pool or hot tub may be located only in the rear yard and shall not be closer than 20 feet to any alley line, and not less than ten feet from any side or rear lot line.
2. A swimming pool or hot tub shall be setback 10 feet from the principal structure.
3. A swimming pool may occupy not more than 25 percent of the area of the rear yard.
4. The front edge of the swimming pool shall be no less than five feet from an extension of the rear wall line of the principal building on the adjacent lots.
5. No swimming pool on a corner lot shall be constructed or installed beyond the building line of any adjoining lot, nor be located nearer than ten feet to the side line of such adjoining lot.

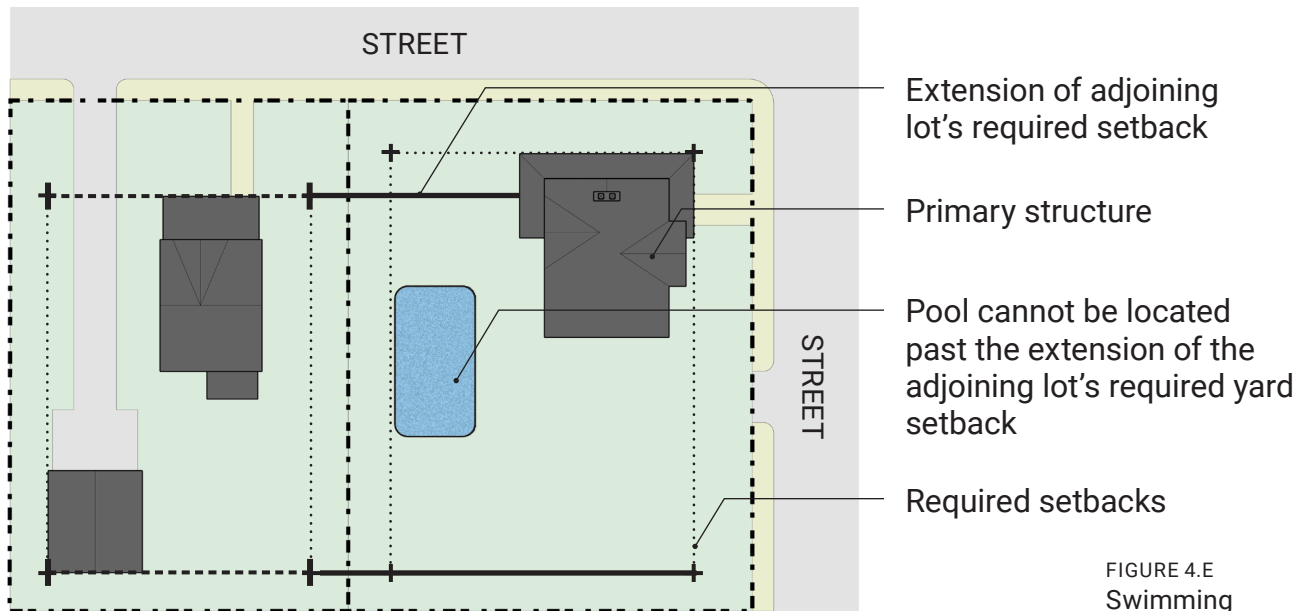


FIGURE 4.E  
Swimming  
pools and  
outdoor hot  
tubs standards

### Section 18-82 TREE CANOPY COVERAGE

1. A plan shall be submitted for the planting and replacement of trees on site such that at a 20% minimum tree canopy or cover will be provided under the following circumstances:
  - A. The development of an undeveloped tract;
  - B. The redevelopment of any existing tract by removal of a dwelling and replacement with a new dwelling; or
  - C. The addition to an existing dwelling that results in an area of disturbed soil exceeding 2,500 square feet

No change proposed to existing standard.



2. All planting and replacement of trees shall be in accordance with Section 17-15-1 and the Town of Vienna Tree Preservation and Planting Specifications Manual, which is available in hardcopy at the Department of Public Works and online available for download at [www.viennava.gov](http://www.viennava.gov).
3. Existing trees which are to be preserved, and with no citations having been issued by the Town of Vienna throughout the duration of the project, may be included in the plan to meet all or part of the canopy requirements if the site plan identifies such trees and the trees meet standards of desirability and life expectancy established by the Town. Town of Vienna staff will perform a minimum of two unannounced site inspections to determine compliance with tree protection and preservation regulations during construction.
4. The Town Council may grant reasonable exceptions or deviations from the requirements of this section when strict application of the requirements would result in unnecessary or unreasonable hardship to the developer, or to allow for reasonable development of the following:
  - A. Areas devoid of woody materials.
  - B. Dedicated school sites.
  - C. Playing fields and other non-wooded areas and uses of a similar nature.
5. Violation of this section shall constitute a Class 3 misdemeanor punishable by fine of not more than \$250.00, and each day after the first during which such violation shall continue shall constitute a separate violation.