

The Town of Vienna has strict lot coverage regulations for residential development. The Town Code states that only 25% of the lot can be covered in residential zones RS-10, RS-12.5 and RS-16. Lot coverage includes the area of buildings, accessory buildings, automobile parking spaces and access, sport courts, tennis courts, patios and terraces. Areaways, window wells, steps, lead walkways, fireplaces, chimneys and any cantilevered features are not included in lot coverage. Lot coverage should be listed and broken down by the different features on the grading plan. Please note that lot coverage calculations are different from impervious surface area calculations. Impervious surface area calculations should also be included on the grading plan and includes all impervious surfaces.

Decks have their own separate deck coverage calculations. Decks can only take up 5% of the entire lot area. Deck coverage does not include steps. Like the lot coverage calculations, the deck coverage calculations must be shown on the site/grading plan. Examples of lot coverage and deck coverage calculations are shown below.

Current Code:

18-15.F Lot Coverage: not more than 25% of lot shall be covered by buildings, accessory buildings, automobile parking spaces and access, sport courts, tennis courts, patios and terraces. Decks, as regulated in Section 18-169, may not cover more than five percent of the total area.

Any existing or new construction shall be allowed an additional 5% of lot coverage for driveway expansion, decks, patios, tennis courts or other outdoor sports courts, terraces, screened in porches not encased in 4 walls, leadwalks, and pools, classified as outdoor living space and improvements, as long as a current storm water management system is implemented, functional and in compliance with the current required standards and approved by the department of public works. Failure to implement or update a storm water management system voids the additional 5% of allowable lot coverage for outdoor living space and improvements.