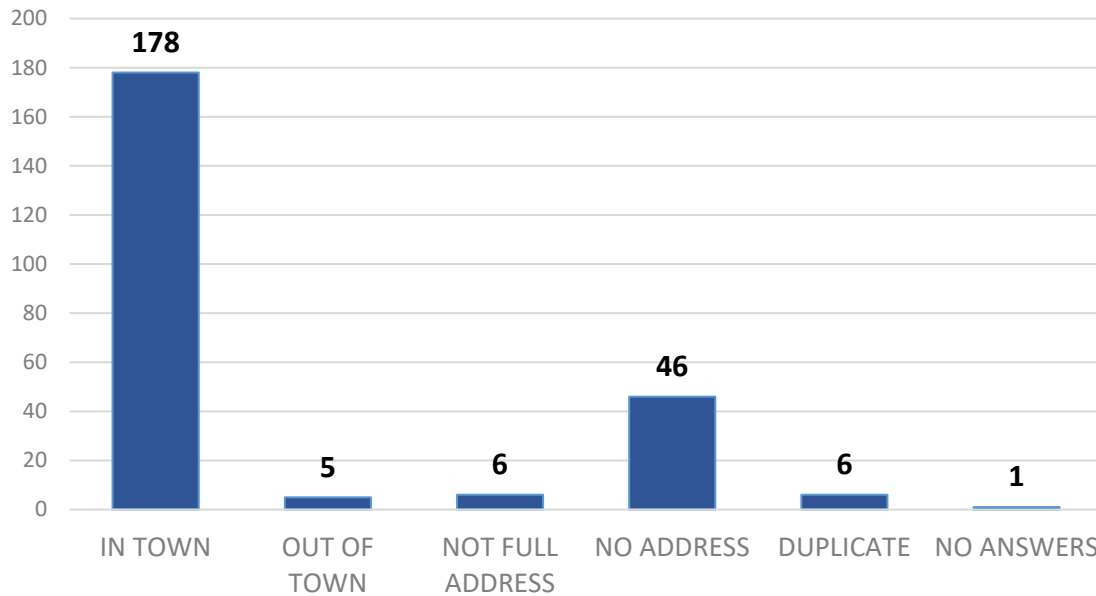


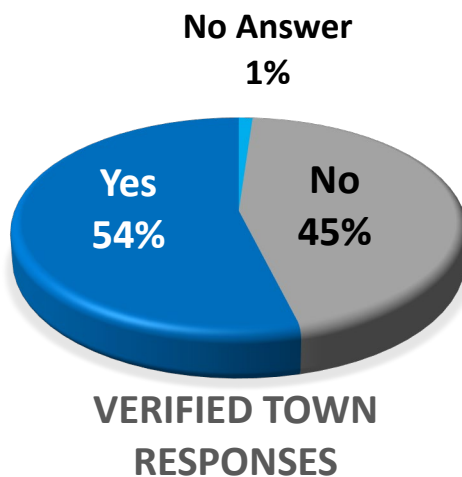
Town of Vienna - Outdoor Living Space Questionnaire Survey Results

April 15, 2020

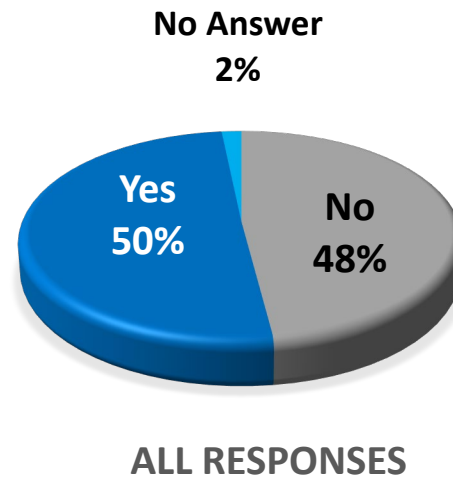
Of the 242 survey responses received through paper submissions, the Town webpage form, and the Google form, 178 were verified responses from Town addresses.



1) Do you think the Town should permit additional outdoor living space above the maximum 25% lot coverage currently allowed?



Reply	Responses	% of Total Responses
No Answer	2	1.1%
No	80	44.9%
Yes	96	53.9%

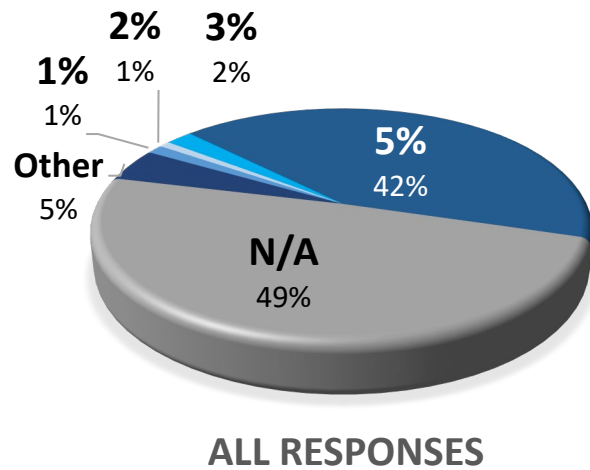
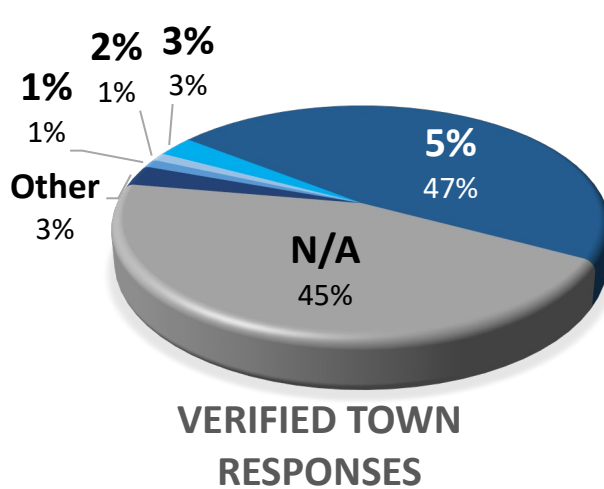


Reply	Responses	% of Total Responses
No Answer	4	1.7%
No	116	47.9%
Yes	122	50.4%

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2) If yes, what amount of additional outdoor living space would you be OK with? (check one)



The "Other" responses were

- 8%
- Up to 10%
- 10%
- 20%
- Enough for people to build terraces, patios, decks on their property for enjoyment and use
- 5%, 5%-7% would be reasonable

- 5%, Maybe 10%
- 5% minimum, but preferably 8%
- 8%
- 10%
- 10%
- 10%
- 10%
- 20%

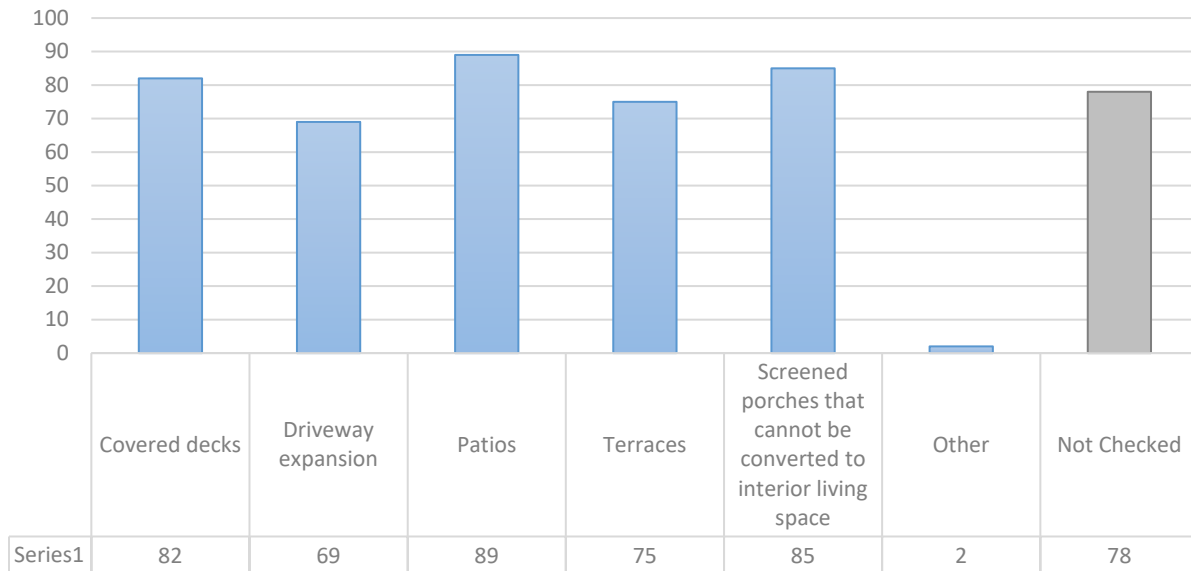
Amount of additional Outdoor Living Space	Responses	%of Total Responses
1%	2	1.1%
2%	2	1.1%
3%	5	2.8%
5%	84	47.2%
N/A	80	44.9%
Other	5	2.8%

Amount of additional Outdoor Living Space	Responses	% of Total Responses
1%	3	1.2%
2%	2	0.8%
3%	5	2.1%
5%	102	42.1%
N/A	119	49.2%
Other	11	4.5%

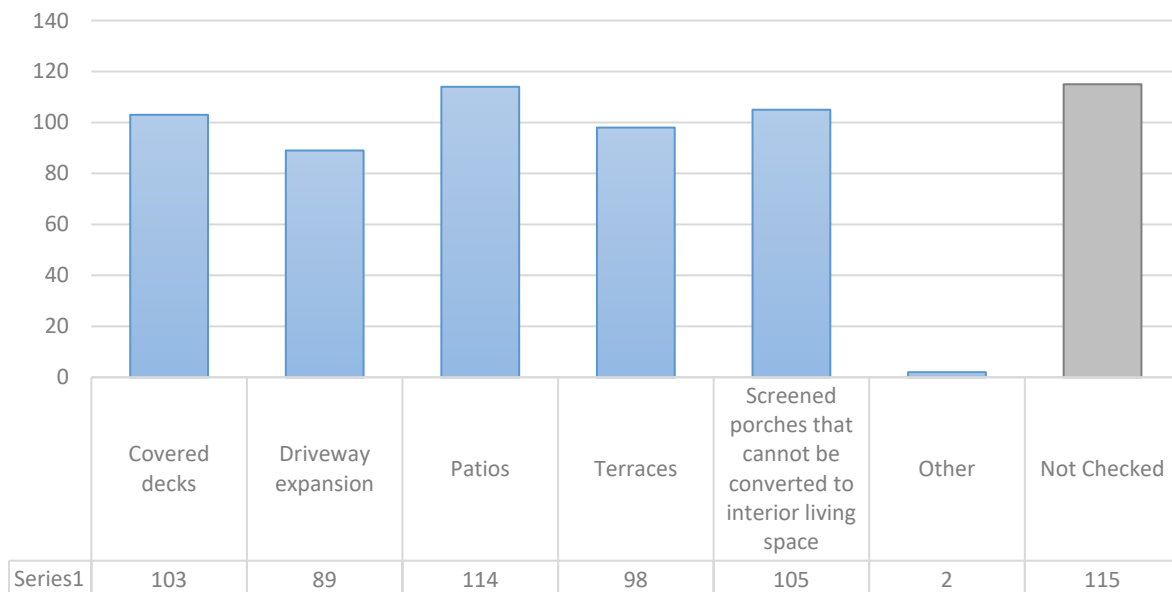
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3) If yes, what do you think should be included in outdoor living space? (check all that apply)



VERIFIED TOWN RESPONSES



ALL RESPONSES

The "Other" responses were

- Perhaps small basketball courts
- Covered front porch
- Pool coping
- Sport court
- Sport court
- Sport courts
- Turn around space. Permeable patio, raised porches not able to be living space.

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Additional comments or questions?

VERIFIED TOWN RESPONSES:

The town should not permit additional outdoor living space beyond the maximum lot coverage currently allowed. This would only benefit those who wish to enlarge their homes even further, and not be beneficial to those who have other issues with setbacks or smaller lots.

Houses are WAY too large already. Builders will always build to the maximum. We cannot increase the maximum! Consider lot coverage AND square footage metrics tracking together.

Let's not engage in Lot Coverage CREEP.

I support the imposition of storm-water runoff offset mitigation as a condition of utilizing the additional allowance.

Another community's zoning for new houses - includes lot coverage but also floor allowance limit and daylight plane requirements. <https://www.menlopark.org/DocumentCenter/View/252/Residential-Single-Family-and-R-2-Zoning-Districts> Here's a Nextdoor thread on this topic which I attempted to summarize.

https://nextdoor.com/news_feed/?post=135700948&comment=338129605&s=&reactor=11975137&ct=-LNIzqa313tbCnkai6oCwEkqfEY2SUCsVdfoAMXG1tqwu4bDI3KrKINNIc-VTqax&ec=0aq8TnLEBDXgXCuYo_4LkQ==&mobile_deeplink_data=eyJhY3Rpb24iOiAidmld19wb3N0IiwgInBvc3QiOiAxMzU3MDA5NDh9&link_source_user_id=1798861&lc=4944

<https://docs.google.com/document/d/1MJ2L9sXmRStJkm4Td7bquOksDPDIHiaX2Q9JxdR66Jw/edit?usp=sharing>

The stormwater systems in Vienna are not designed for the increasing impervious surface and infiltration basins which seem to be working, there is little long term evidence that they last and many homeowners are unaware of their responsibilities associated with them.

25% is already enough coverage, we don't need to lose more green space and permeable surface. If people really want these things, they can move to plenty of larger lots in Oakton and surrounding areas.

The town is sacrificing the quality of life of those who live in original houses for new builds that are towering over them. In addition, problems often caused by new builds are often left to be paid for by original residents. The last thing we need is to encourage even larger homes. I loved the idea of taking into account square footage of the home with the 25% lot coverage! Finally, keep in mind that many of the town people who live in original builds are highly educated economically successful people who are choosing a more modest life in this community. Please don't let the Town of Vienna become just another McLean.

As people purchase homes, they should be informed buyers and know the lot coverage restrictions and understand the percent coverage of the property they are purchasing. If they are custom building, they should take this into consideration in the design phase.

Town residence with large families can't build reasonable sized screened-in porches to for outdoor space which accommodate the entire family. Radiculous!

Hardscape should not be included in lot coverage. Patios and within limits driveways should not be included.

Builders will simply build to the limit. Don't Fool Yourself.

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No - will this affect green space/trees

- and will developers then build house to 255 and "require" homeowner to cover more of lot.

But ONLY if other things are done like impervious driveways, storm-water mgmt, sisterns, etc.

I support the proposal. Perhaps you could grandfather in the 5% and require all builders to disclose lot coverage and drainage reqmts in advance for all new homes from here on int. Also require mitigation for flooding for pre-2016 homes.

Hello Town of Vienna! Please allow more additional outdoor living space above the current log coverage. I would even go so far as to not count water permeable paving material towards coverage area, or increase the lot coverage allowance. My family has owned in Vienna since the mid 60's.

Thanks! Ruffy Zarookian

123 Elm St Vienna VA, 22180

571-334-6364

I think residents should have more flexibility over their property to make Vienna a more livable town.

The current lot coverage is often abused by builders and we already have huge houses taking up most of the green space with no regard for saving large trees. Vienna is fast losing its Tree City label. Let's preserve what little green space remains in the already tiny lots by not building into them or paving them over! Thank you for asking and listening.

I think this idea will lead to ever larger houses and less and less green space and open ground. With all the talk of "saving small town Vienna" going on with regard to the MAC, I think anything that might lead to even greater proliferation of gigantic houses should be resisted.

I believe that simply allowing an increase is likely not the answer. Just like any variance, there are factors that should also be considered. New builds that take up almost 25% do not make sense to approve; older ramblers that could be grandfathered may be more favorable for approval. Simply increasing for everyone will only make the biggest houses even bigger.

It won't let me select more than one for above question. Please include covered decks, driveway expansion, patios, terraces, screened porch in my response

The rule isn't new. I don't understand why it should be changed because builders and homeowners didn't do their homework. Builders and homeowners should just be conscience of the current rule and take it into account as they start the building process. They should have a contingency plan for any possible future patios or decks or driveway expansions that might arise and not build the largest house possible without giving thought to outdoor space. Bigger houses are not always better.

I think the variance procedure has generally worked well in the past as it allows for consideration on a case by case basis. More lot coverage may sometimes be warranted for smaller houses. However, allowing increases across the board for larger houses now close to 25% lot coverage will simply allow builders to continue to build to the maximum and then add on even more for outdoor space, thus reducing the amount of green space so characteristic of Vienna's neighborhoods and leading to potential drainage problems and tree loss.

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I think IF we are seriously considering making this change (I'm not for it but let's say enough are) then we must be VERY specific and narrowly focused on what problem we are attempting to resolve. Otherwise builders will simply build to the max allowed (as they can by right) without regard to future owners. Nothing wrong with that but then the future home owner can't then complain they don't have room to expand their driveway or add a sports court etc. It was built to code. I can only see going back in time and surveying 100+ plats and figuring out a typ % for a house footprint, vs a typ % coverage for everything else (exclusive of decks. I'd bet the smaller lots have larger % for houses and less % for everything else. Just seems like we would have to thread that needle very narrowly to avoid unintended consequences.

This percentage is NOT correct and worded wrong - 1% of 25% is .0025

I believe that the builders will use this as an opportunity to build bigger houses, which will further exacerbate existing SIGNIFICANT water issues in Town and it will also further decrease the tree canopy, which has been destroyed by all of our recent construction.

I have lived in the Town of Vienna since 2007 and built my home. we added a screened in porch afterwards and have enjoyed it immensely. It keeps out the mosquitos and other bugs which in this area, can make outdoor spaces unusable in the summer without spraying chemicals. I think if you allow people to have a deck and screened in porch and max it at 5%, that gives people some flexibility to add what they want to add.

I'd like to see people get their cars off the streets and into (bigger) driveways or garages.

This is inconsistent with where we are going with MAC for so many reasons...A bad idea.

Expanding impervious surface space for residential homes is not a good idea for a variety of reasons. More impervious area creates storm water management problems - the current storm water requirement do not always work and once the homeowner moves in they can tear it out and do whatever they want. Additionally, we will lose beautiful green space and then there is housing affordability. I value diversity and this proposal challenges both biodiversity and economic diversity. There are not enough staff in Vienna to ensure what builders/homeowners say they are going to do in a permit is done and maintained. This opens a can of worms, which is already opened to 24.9999. Who are we becoming - Vienna needs a Vision of our community. On one hand Maple Avenue is stalled and on the other mega houses are going up like crazy. Who has the holistic vision - I am not seeing it.

I hope there would be a way legally to allow more lot coverage for residents in small, old homes only. Many of these folks have a hardship, unable to add a shed or a ramp or deck. But those in the huge new homes should either buy a larger lot or build a smaller home. And the Town should require storm-water resolutions from the developers as the homes are being built - not ask for storm-water management in exchange for a bonus to the owner. Thank you for your consideration and for this opportunity to respond.

Pat Terrell, 205 Talahi Road (2300 square foot house on half-acre lot)

It's unclear why the proposal says it's about outdoor living space when it's really about increasing INDOOR living space.

This should not be a TC priority. This can be updated in regular code like everything else. This is yet another example of how the TC can change rules at will, but apparently has no power to change the rules to mitigate the MAC impact on nearby residents.

I think homeowners should be allowed to use their space as they wish. Needs change and I think the idea of having to move if your life now desires a screened in porch is ludicrous.

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Until the TOV fully documents those properties w/in 5% of the 25% coverage and KNOWS the potential impact of this change, no change should occur. Any increase in outdoor living space will incentivize builders to "push" the 25% envelope.

It will increase property values for ALL residents, not just those making the improvements.

The end result of any such proposal will be larger new homes. As a result, I fully disagree with it. I built my home with the 25% requirement in mind, so should everyone else. The 25% limit is part of what distinguishes Vienna from other neighboring communities and should be preserved.

I don't understand how people that want a "small town" Vienna can even think that this idea is good. Do they want to turn Vienna into Arlington? Huge houses on small lots with no space between houses.

I support the expansion of lot coverage tied to storm-water mgmt & other caveats that ensure the use of additional space is thoughtful. I also advocate for mandating that builders & realtors be transparent about current lot coverage to avoid "surprising" those who buy the home. I live the daily hardship of getting in/out of my own garage because the builder maxed out on coverage and cannot expand even a couple of feet for better function.

Vienna's lot coverage is what keeps us unique in Fairfax County. If we are considering increasing lot coverage, which generally benefits new development, we must also discuss setback in existing homes to allow additional features such as front porches and carports/garages.

Susan Stillman

10 year member of the Conservation and Sustainability Commission Current Chair

The single most-pressing issue that Vienna citizens have approached the CSC for help with over the years is the preservation of trees in Town, particularly mature native trees.

Early in my tenure on the Commission, citizens expressed their concern over single lot redevelopment and the loss of trees in Town. On investigation, we found that the Town Code was silent on tree canopy requirements for single lot redevelopment. This was because Vienna was originally developed as subdivisions. We spent 2 years working with Town Council to rectify that situation. As a result, the Town Code now contains a tree canopy requirement of 20% coverage in 20 years.

Despite this requirement, the Town continues to lose tree canopy. This tree loss is in large part because of the size of the homes being built. Lots are often clear cut and, to achieve the requirement of 20% tree canopy in 20 years, small trees are planted. However, the large, mature trees actually do a better job of erosion control and stormwater management, since they absorb more copious amounts of water in our now heavier rains than do the smaller trees. Large mature trees do a better job of converting carbon dioxide into oxygen than do the smaller trees. Losing our mature tree canopy is an aesthetic loss, as well as harmful to our water and our air. Losing our mature trees is an economic loss as well. Each mature tree adds resale value to a home, not to mention offers money saved in the form of reduced heating and air conditioning costs.

It is not appropriate for additional lot coverage even if the stormwater regulations are adhered to. Additional lot coverage by permeable or impermeable materials will further reduce the area for trees and harm the survivability of the existing trees. Mature, lovely, native trees that support the insects and caterpillars that further support our birds and other wildlife are important to the character of the Town. People often comment on how lovely the trees are in Vienna. We have been proudly designated a Tree City USA for the past 17 years. If we continue to build out to the max and, even worse, permit more lot coverage, we'll lose a big part of what makes Vienna a town we want to live in.

"Not Sure" written in for answer 1; Ad-hoc approval of living space

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Why not decrease the amount of lot coverage the builder is allowed to build & profit from (e.g. 20%), so that the homeowner has 5% allowance for improvements, additional outdoor living space.

Don't Do It! Let's about our zoning update.

Updated my answer that I removed the Driveway expansion just kept the Patios because I thought they may build a bigger house with a smaller driveway (less than normal size) and take advantage of this 5% to expand their driveway to be a normal size.

I think we should distinguish between patios and decks, though. Also, handicap ramps that can be removed should get an automatic exception (not concrete, I mean, but with dirt underneath that can drain).

Yes for extra 5% BUT ONLY if it's not a new build (within the past 7 years) that has used up the majority of the allocation. Otherwise, we are just granting builders 30%. New build home owners need to be made aware of the 25% and if not aware, it is not the town's responsibility to compensate for this. Up to 5% more ONLY if home was not built within the past 7 years. There should be a code that no new homes can occupy more than 20% to help eliminate the issue since builders are seeking to build the largest homes for maximum profit with no regard to future homeowners outdoor space.

The rule is there for a good reason, and has been in place for many years.

Also please make sure this rule applies to the temporary police station on Beulah Road. No paving that lot to park police cars, if that would be over 25% coverage.

I think owners should have the right to use their property and our investment here in Vienna in responsible ways. increasing lot coverage to cover an already existing deck or expand driveway to make things easier for us to park an additional vehicle or even have a patio that is impervious would improve the quality of life / outdoor living here for our homes greatly. Its very frustrating right now with the current restrictions as our homes at many times were purchased without even knowing max lot coverage was at 25% when the house was purchased and the chance for an enhanced outdoor living is impossible. I am flexible on lot coverage increase between 3 to 5 but this absolutely needs to be allowed.

The restrictions should be loosened for outdoor living space.

If the question is intended to be "keeping all other factors in Vienna's zoning equal" then please count my answer to question one as NO. I think these questions are poorly written, non-specific, and loaded in favor of making a decision now on something that does not make sense as an ad hoc or independent zoning update. There is no context given that we are, for instance, already planning to do a comprehensive zoning update. I will send an email to council to the same effect.

The model home at tonight's meeting (3-2-2020) is nowhere near as TALL AS THE HOUSES THAT ARE BEING BUILT ON CABIN RD. SE. Visually, this undersized model IS MISLEADING.

If the Town Council holds desires not to build bigger on Maple Ave, why is it proposing to build bigger on residential property? This is inconsistent.

It doesn't matter what the addition is - for outdoor recreation or as an extra room. The space is the space. Permitting building at a larger rate for anything goes against the Town's commitment to keeping tree canopy and nature, and to having space between households.

I haven't yet heard why this is a good idea.

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I do not support allowing the Town to permit additional outdoor living space above the maximum 25% lot coverage because 25% is already a sufficient amount and I do not want to lose trees in the Town.

I don't support this rule change as it would negatively impact the number of trees and could increase the amount of impermeable surfaces. We need to be protecting our trees and decreasing the run-off we contribute to the Chesapeake Bay.

We are already allowed to have up to 5% for decks -- why not allow people to screen in those decks? As long as water run-off is managed, outdoor patios, terraces, and screened porches increase homeowner satisfaction. Also, it's really uneven to allow someone to put in an in-ground pool that's exempt from the restrictions but not allow a patio, terrace, or a screen porch.

Very interested in this change enabling us to actually use the deck off the back of the house by turning it into a screened area. Due to insects, it is almost unusable for most of the spring, summer, and fall. We very much support water management and canopy coverage/trees and are happy to accommodate needs in those areas to allow us to take the existing deck and have it screened. I was at the event this evening and truly believe that we can strike the right balance between taking the constraints off of some Vienna residents who are "stuck", and the concerns raised. Thank you.

I would also like to see sunrooms included, when they don't actually cover any ground (for example converting a raised deck to a sunroom). I think all of these options should only be available to homeowners after a home is built and lived in for a while, rather than to builders with new homes. Regarding driveways, I think incentives should be given for using permeable surfaces. While I wouldn't like to see lots of huge driveways popping up, I do think it's nice to be able to get more parked cars off of the streets in people's own driveways for pedestrian safety.

Tell the builders to tell their clients that the max is 25% and this means you can't be adding yet more to your land. Vienna laws and ordinances should have been updated years ago. Sad for the homeowners that have older homes and they have so much to deal with. The town seems to want more and more big homes instead of allowing the older homes to stay.

Builders of new homes in Vienna the last 10 years rarely leave any impervious surface for unsuspecting home buyers to add a screen porch. I find that extremely inappropriate and unfair

Town of Vienna Mayor, Town Council and staff, thank you for the opportunity to provide feedback. There are many more benefits to our environment by keeping the maximum lot coverage to 25%. Meeting Chesapeake Bay regulations, minimizing water run-off, keeping tree canopy, minimizing noise are just some of the many benefits of the minimizing the impervious surfaces that come with outdoor living spaces (decks driveways, terraces, patios and porches). They greatly outweigh the benefits to a few who have elected to utilize more space on the interior of their homes. Anecdotally, based on my time on the Planning Commission and Town Council and interaction with the public, I also do not think the majority of citizens wish for the lot coverage to increase for residential living spaces. Thank you for your consideration.

Please ensure that a change does not create a loophole that results in developers subdividing 1/2 acre lots into 2 build able 1/4 acre lots.

I would not permit screened porches. They will essentially result in bigger houses with space that can be used during three seasons.

Can we require SWM to be designed for 10yr storms for quantity

25 percent is enough. hard to believe that town enforces this, given size of houses built in past 5 years. With easements, it is very hard to believe development is contained to 25 percent.

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Church St. NE has no functional parking. Adequate driveway access is critical for safe access to house; access to garages, & for space for visitors. It also would save on tire damage entering narrow driveways

This will result in more trees coming down, more nature destroyed, less privacy for neighbors. The builders will take the full 25% Lot coverage; houses will be more expensive, reduce diversity of housing stock.

Mainly, if I can't see how this benefits the community as a whole.

#1 ", or require a special exception"

Concerned about environmental conditions; take down of MORE trees, lot coverage/drainage - water usage. Big issue! We have SO many cars on our street - - bigger drives will encourage even more cars per family.

With the massive houses currently permitted it could allow for decks to overlook adjacent properties.

Builders need to be constrained to less than 25% to allow for adjustments. Also, builders need to be transparent & disclose restrictions to additions to buyers!

Unless a variance was given to the original builder so they could capitalize the maximum on a property, I say NO. Water drainage is also big issue that the persons on the lower grade has to deal with.

Deficiencies may not show up 1st few years on a property, but overtime, an un-expecting new owner may have to deal with problems caused by his adjoining neighbors.

As an example, My property had a Variance for the developer and was granted reverse frontage easement. So I have 4' yard, 3' sidewalk, and 15' asphalt which is in ingress egress for the rest of the townhouse neighbors to drive on. Not impressed with what the city will allow for the developers.

Thank god PipeStems are no longer suppose to be in the vocabulary.

The city should be stricter on the builders.

The rules have been the rules for a long time. It is unfortunate that the affordable homes in Vienna re the older ramblers that take so much lot coverage. Perhaps we could give some sort of break to those owners for the items mentioned in #3. Virginia is a "buyer beware" state and it is the purchasers responsibility to learn about things like lot coverage.

What does the town do to followup after buyers of new construction move in and live in the house for say a year or two. I see many that have porches, patios, etc that I believe are more than 25%. Does the town just turn the other cheek?

When will this be voted on?

Article 5, Sec. 18-15 recites that not more than 25% of a lot shall be covered by buildings, accessory buildings, automobile parking spaces & access, sport courts, tennis courts, patios and terraces. Decks may not cover more than 5% of the total area of a lot with other restrictions in Sec 18-169 with regard to width. So the only items in 3) above not in Sec 18-15 are driveway expansions, covered decks and screened porches. The problem is that the houses or other allowed structures should be smaller so that these lots can have a patio or deck and 25% is not exceeded. Exceptions should be allowed by petition for elderly and disabled people who need a ramp or porch to enjoy. The builder and buyer should be aware of the rule so that the 25% is maintained.

I think this would be highly beneficial to align with the new build/growth Vienna is currently undergoing as well as helping alleviate some of the pressures some of the existing residents in the older homes were giving feedback on, during the March 2 conversation.

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I am in favor of the increase, however, believe that if swm measures are required to be implemented, not sure that it would be feasible for staff to continuously monitor whether or not they remain functional!

Increasing impervious surfaces increase more rainfall running off the land and less H2O infiltrating onto the ground. Effectively requiring remedied stream restoration efforts. Any increases in lot coverage MUST be natural, via storm-structures or whatever. I've seen ineffective infiltration trenches in Town. Do it right. Make it adequate. Who is responsible for maintaining? Best however, is to keep total Lot coverage at 25%

Great idea

If you build a big house on a lot then you have used the space for the house. Green space is very important in keeping Vienna looking like Vienna.

Please do not increase outdoor living space. We need to preserve trees and open areas in Vienna

I do not think the rules need to be changed. The 25% lot coverage limit is adequate and fair.

Allowing more outdoor space would make living in Vienna that much more enjoyable! Let the landowners decide how they use their outdoor space.

"No" to #1 because losing too much green space & depends on the impact on green space; trees & permeable surface. This is the wrong direction. Future zoning should reduce height as well. Increased outdoor space should require decreased other construction so total is not increased.

Smaller house footprints will permit comfortable outdoor living space while protecting green space and tree canopy

Pools should be added to the coverage. Essentially anything in a backyard.

The Town should reconsider pervious surfaces for driveways and patios. There has been a lot of developments in products available and performance in recent years. If a driveway or patio is composed of an approved pervious material perhaps it could count some percentage (50%?) of the lot coverage. For example a 400 sf driveway of pervious material might count as 200 sf towards the lot coverage. This might resolve some of the concerns about water run off and ever expanding McMansions.

After listening to the presentation and the comments by citizens, I can sympathize with those who say they wish they were able to add living space and value to their homes. However, the stark reality is that nearly every older home sold in Vienna is being torn down in favor of much larger houses, which incidentally must be violating the current zoning laws! Any amendment to Vienna's zoning laws must be extremely careful in its language, because it will undoubtedly be used by developers as another weapon in their ongoing arms race for bigger, and thus more profitable, houses. These developers already fail to protect any existing trees which are far better at stormwater management than forced remedies.

Count me against this proposal.

With all the water issues facing this town- I'm concerned about increasing the 25% coverage.

The Town is already losing trees at a staggering pace--a loss that will only be exacerbated by this ill conceived proposal. The proposal also runs counter to the claimed goal of maintaining a "small town feel". A town that cuts down its majestic trees one by one, slowly but surely eliminates its bird and pollinator habitat, and creates a Town where every street is dominated by look alike McMansions isn't a place I want to live. Let's stop the hypocrisy and deep six this idea.

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zoning regs should be changed to allow multi family dwellings

This proposal favors one type of home use & construction over others. By design it prefers outdoor living/recreation space over enlarging a home's interior space. Why should a deck or sport court receive preferential treatment over adding a 1st floor bedroom and full bath where there is none (to enable aging in place or an inlaw bedroom). Or a home office on the first floor? Both would affect water flow and yet only a deck or shuffleboard court (examples) could use amelioration steps to gain approval. If the 25% rule is important to preserve environmental balance, then it should be left intact for ALL uses. Moreover, the proposal looks tailor made to favor buyers/owners of large/new (more expensive) homes over the smaller homes which are less likely to have 25 % issues. No, all should be treated equally.

Vienna's residential development is already expansive and large. Allowing more lot coverage will further encourage the maximum constructed lot coverage and result in even larger homes and make smaller lots more attractive and expensive for new construction. 25% lot coverage allows for plenty of house with driveway and outdoor living space development. This isn't just about allowing existing maxed houses to add outdoor improvement. It will result in even larger new construction and smaller lots becoming more expensive because they will be better candidates for new construction, more expensive housing and less economic diversity. It will result in less green and more hardscape in a town that prides itself to be green. I am strongly opposed to increasing lot coverage limits for outdoor space development. If someone wants more outdoor living space, they can already build a nice deck under current code. That doesn't count towards lot coverage.

This would be especially welcome on our street, which is zoned R12.5 with lot sizes of just over 10,000SF. Would the setbacks be adjusted at all or would this only pertain to lot coverage?

This issue effects the quality of life of the residents & will affect resale value for the property. The homes just outside of the Town (in Fairfax County) permit greater coverage.

The county has a 30% lot coverage permitted. I believe the Town should as well.

Please include a square footage limit in the zoning. Tree canopy, bird habitat and other natural greenspace has been an important part of the Vienna Neighborhoods overall.

It would make more sense to have 30% total vs. 25% for living spaces & 5% for decks. There should also be considerations for existing houses vs. new construction given the changing dynamics of the town.

I would urge you to consider restrictions to the overall size of the huge homes that are built. I definitely don't want the homes to get even bigger. There has to be a way to add outdoor space without incentivizing bigger homes.

Also - could owners agree to plant additional trees in order to address storm-water concerns, in return for allowing residents to build outdoor living space.

- Could you pass an ordinance requiring builders to be transparent and disclose to the buyer that they understand that there are lot coverage restrictions. Disclosure could allow buyers to demand smaller square footage coverage in order to get outdoor living space.

- I am in support of a square footage matrix also.

Its up to the builder to reduce the home size to allow for outdoor living space. This should be conveyed to the builders that the home size they are building will not allow for xyz and they should consider reducing the 5500 sq foot home down to 5000 sq ft... etc

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The percent lot coverage calculation should not include the following situations as part of the area of impervious coverage:

- Roof area when all rainwater from the roof area is kept on the property: i.e., captured stored or injected into a groundwater recharge basin on the property
- Paths, driveways or patios that are constructed of materials that allow for water infiltration accounting for rain event of 2 inches/hour, and a potential holding capacity and infiltration to fully mitigate the equivalent 8 inches rainfall/day.

I am the owner of Cloud IX Homes and live at 618 Upham Pl NW. This is a tough issue to get right as seen by some of the opinions that came out last night. I'm of the opinion that what Falls Church does in some of their zones may be a decent approach. I believe they are 25% coverage for house and roofed structures and 35% for total impervious allowable (with implementation of proper stormwater management). 10% delta above the 25% house is used for the driveway and other desired outdoor spaces like patios, etc. I interact with many of the clients that are building and moving into the newer homes in Vienna. I have a strong grasp of the pulse of their decisions and general economic factors. Happy to be consult and bring some of that information to you as you shake through this process. Just reach out any time.

- Make Storm-Water Mgmt straight forward.
- Consider making permeable part of the equation, "you can go over by 5% if you use material."

Explore limiting house footprint for future builds to less than 23% and allow for existing properties to be grandfathered in to enable outdoor living spaces.

Would this change rear setback requirements? I.e. 25 feet vs. 35 feet for screened in porches? That change would be necessary for a lot of us.

Houses are already too big with bump outs and cantilevered areas. Wish we could have a variety of sizes, not all built to the max.

Cantilevered houses should not be allowed. If you want bigger decks build a smaller house.

More outdoor living spaces means more cement - even less space for nature. I suggest a swap. Want a 12' X 12' patio? Then convert a 24' X 24' piece of lawn to a bed of native plants/trees. The typical lawn is useless for both wildlife and water retention. Lawns are also a magnet for chemical products like fertilizer, pesticides, and herbicides. And if no chemicals are applied, then lawns are sitting ducks for invasives like Japanese stilt grass, English ivy, vinca, etc. Either way lawns are bad news for the environment.

ALL OTHER COMMENTS

Additionally, the regulations seem randomly enforced. There are neighbors all around us who have violated the rules. We did not violate the rules when making a minor modification to our driveway and stayed within the 25% with a porous substance, but that didn't stop us being penalized by the town and having to spend tens of thousands of dollars redoing the work with a non porous substance (a side note that a porous substance like pea gravel is way more environmentally friendly and assists with runoff). Meanwhile, a neighbor two blocks away, across from the community center has 50% of their backyard covered in sport court and no one has bothered them.

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Allowing this exception would be a tremendous benefit to the TOV residents. The residents want this very badly, and quite frankly other municipalities in our area are already permitting such outdoor spaces.

DO NOT change the lot coverage %!!!

Glad to see the TOV finally looking into this desperately needed exception. There must be a compromise that can satisfy both the town and the residents (e.g. implementation of storm water mgmt. facility, pervious materials, etc.).

I could be in favor of increasing coverage in conjunction with a more comprehensive plan to deal with new construction, cost mitigation, new vs. old housing, size of house

I don't know whether 5% is the right number, but from my understanding of the regulation, if you excluded items like those listed in question 3 above from the restrictions, I would think that helps solve the problem that many residents identify. There seem to be several restrictions that aren't necessarily impermeable surfaces, but are nevertheless restricted. That seems over-reaching.

I think there should be an exemption for temporary PODs for older folks living with their adult children

If you can afford to build a \$1+ million dollar house then you can afford to know the rules and build within the limits set.

In addition to the items mentioned in this survey, the town needs to look at addressing Accessory Dwelling Units such as Arlington County has taken on.

It is the responsibility of the builder to inform the buyer and the responsibility of the buyer/homeowner to find out the current lot coverage restrictions and to not build to the limit. We already are maxed out and have lost too much tree canopy from the over-sized new builds. For smaller homes on smaller lots that face safety or other issues, allow for variances. This smacks of a council member wanting more for herself and couching it in terms of helping other residents. This is also not about "outdoor living space," please!

Nothing above 25%

Please make this a reality Families need it.

seriously look at the mess that is being created. stop the mcmansions. stop the infills that tower over all else and create more mess

Sorry folks, builder should have planned for outdoor space

Stop the builders from using the max coverage on just the house/drive way. Require them to tell buyers they used the max coverage and any buyer of the house can't add anything that increases the coverage.

The Town is WAY behind what other folks are doing in terms of coverage exceptions. Today's buyer demands outdoor living spaces, therefore we'd like to see the Town embrace it and put the proper program in place instead of continuing to ignore it.

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The town of Vienna should not make allowances for builders/homeowners who chose to maximize the square footage of their home without taking the 25% max coverage into account. I'm not sure I understand how the builder plans are passing the approval phase without this being clearly communicated.

For those of us who have lived in Vienna for years, and enjoy the the privacy afforded by that extra buffer, I'd hate the idea that I could one day be sharing it with a neighbor who rallied for the extra 5% allowance on an already maxed out lot. If I wanted to live that close to my neighbors I would have moved into a townhouse or condo.

Vienna needs this provision badly. Long overdue!!!

What other people do on their own property is their business

Whatever preserves the most mature trees. Exceptions close to Maple Avenue if deemed appropriate.

Town of Vienna - Outdoor Living Space Questionnaire Survey Results

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Addit

Town of Vienna Outdoor Living Space Questionnaire

* Required

Email address *

Your email

1) Do you think the Town should permit additional outdoor living space above the maximum 25% lot coverage currently allowed? (check one)

- ☐ Yes
- ☐ No

2) If yes, what amount of additional outdoor living space would you be OK with? (check one)

- ☐ 1%
- ☐ 2%
- ☐ 3%
- ☐ 4%
- ☐ 5%
- ☐ Other: _____

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3)If yes, what do you think should be included in outdoor living space? (check all that apply)

- ☐ Covered decks
- ☐ Driveway expansion
- ☐ Patios
- ☐ Terraces
- ☐ Screened porches that cannot be converted to interior living space
- ☐ Other: _____

Additional comments or questions?

Your answer _____

Name

Your answer _____

Address

Your answer _____

Submit