


TOWN OF VIENNA TOWN COUNCIL

June 15, 2020

Outdoor Living Space Questionnaire

A survey on outdoor living space was created to collect input from the community as part of the Community Conversation event on March 2, 2020.

Attendees at the event were provided paper surveys to complete and an online survey was available for anyone unable to attend the event in person.



Town of Vienna - Outdoor Living Space Questionnaire

1. Do you think that 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% ___ N/A

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

4. Additional comments or questions?

Your Name _____
Address _____

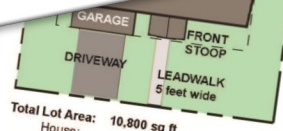
Town of Vienna 127 Center Street S, Vienna, VA 22180 703/255.6341

located in section 18-169, which allows for a maximum of 25% lot coverage. Any additional outdoor living space must cover more than five percent of the total area of a lot.

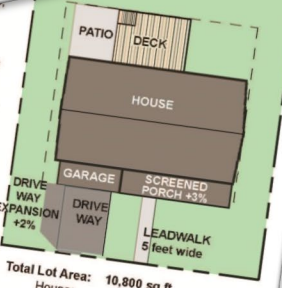
Councilmember Patel's Proposal for Outdoor Living Space

Up to 5% above maximum 25% lot coverage currently allowed

Outdoor living space:
* Covered decks
* Driveway expansion
* Patios
* Terraces
* Screened porches that cannot be converted to interior living space



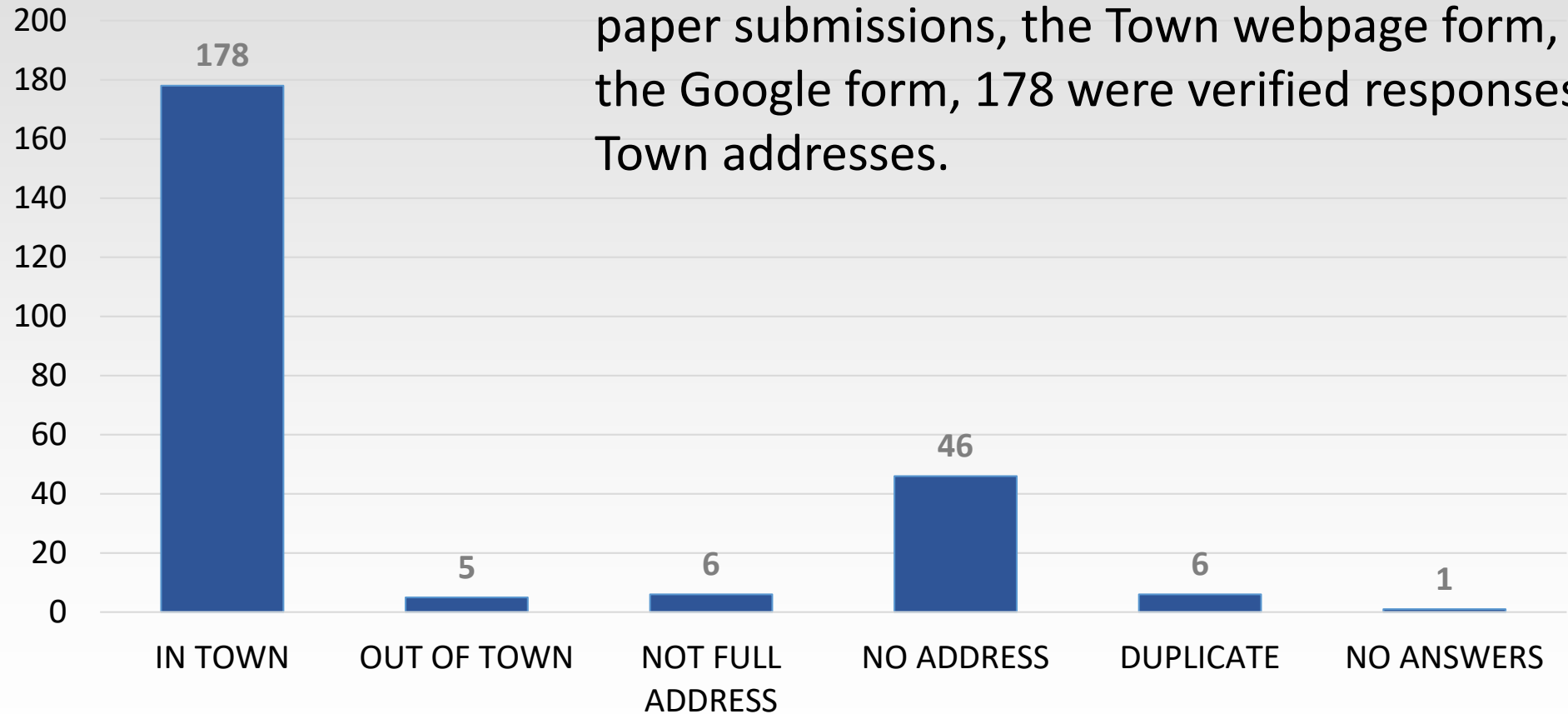
Total Lot Area: 10,800 sq ft	
House:	1,890 sq ft / 17.5%
Front stoop:	90 sq ft / .83%
Driveway:	400 sq ft / 3.7%
Patio:	240 sq ft / 2.22%
Total Lot Coverage:	2,620 sq ft / 24.28%
Deck Coverage:	500 sq ft / 4.6%



Total Lot Area: 10,800 sq ft	
House:	1,890 sq ft / 17.5%
Driveway:	400 sq ft / 3.7%
Patio:	330 sq ft / 3.05%
Total Lot Coverage:	2,620 sq ft / 24.25%
Deck Coverage:	500 sq ft / 4.6%
Driveway Expansion:	216 sq ft / 2.0%
Screened Porch:	309 sq ft / 2.9%
Total Outdoor Living Area:	625 sq ft / 4.9%

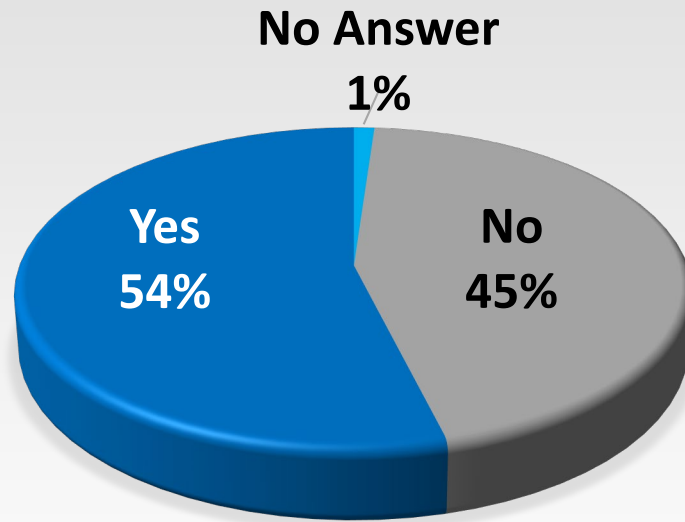
Results

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



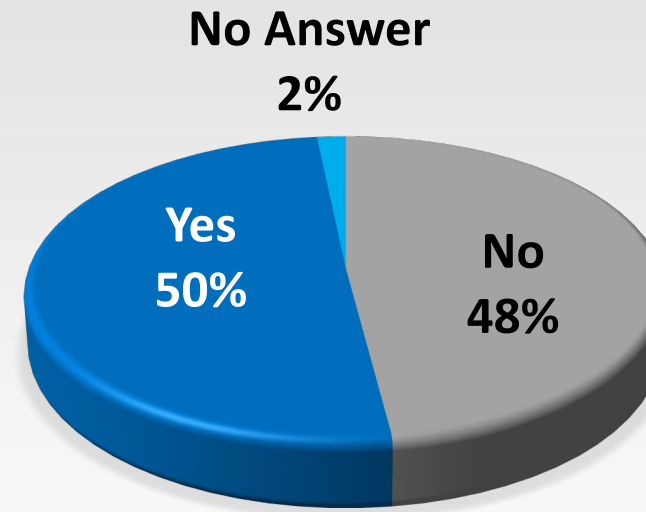
Results

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



VERIFIED TOWN RESPONSES

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

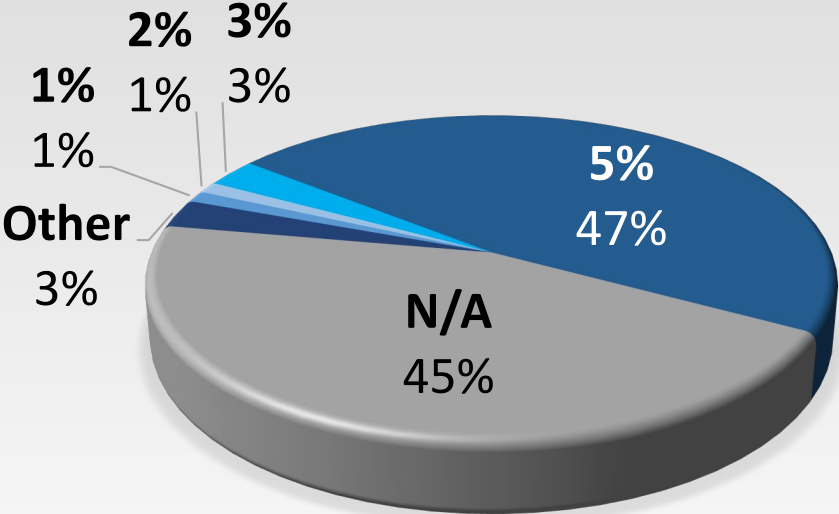


ALL RESPONSES

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

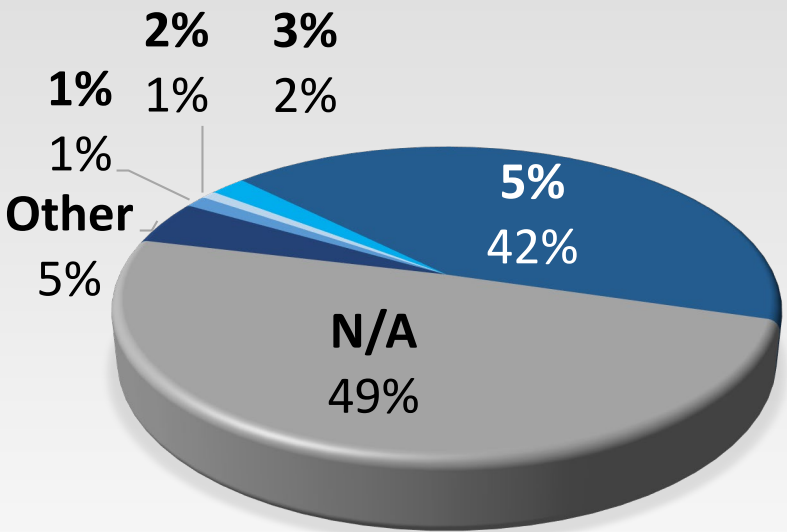
Results

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



VERIFIED TOWN RESPONSES

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%

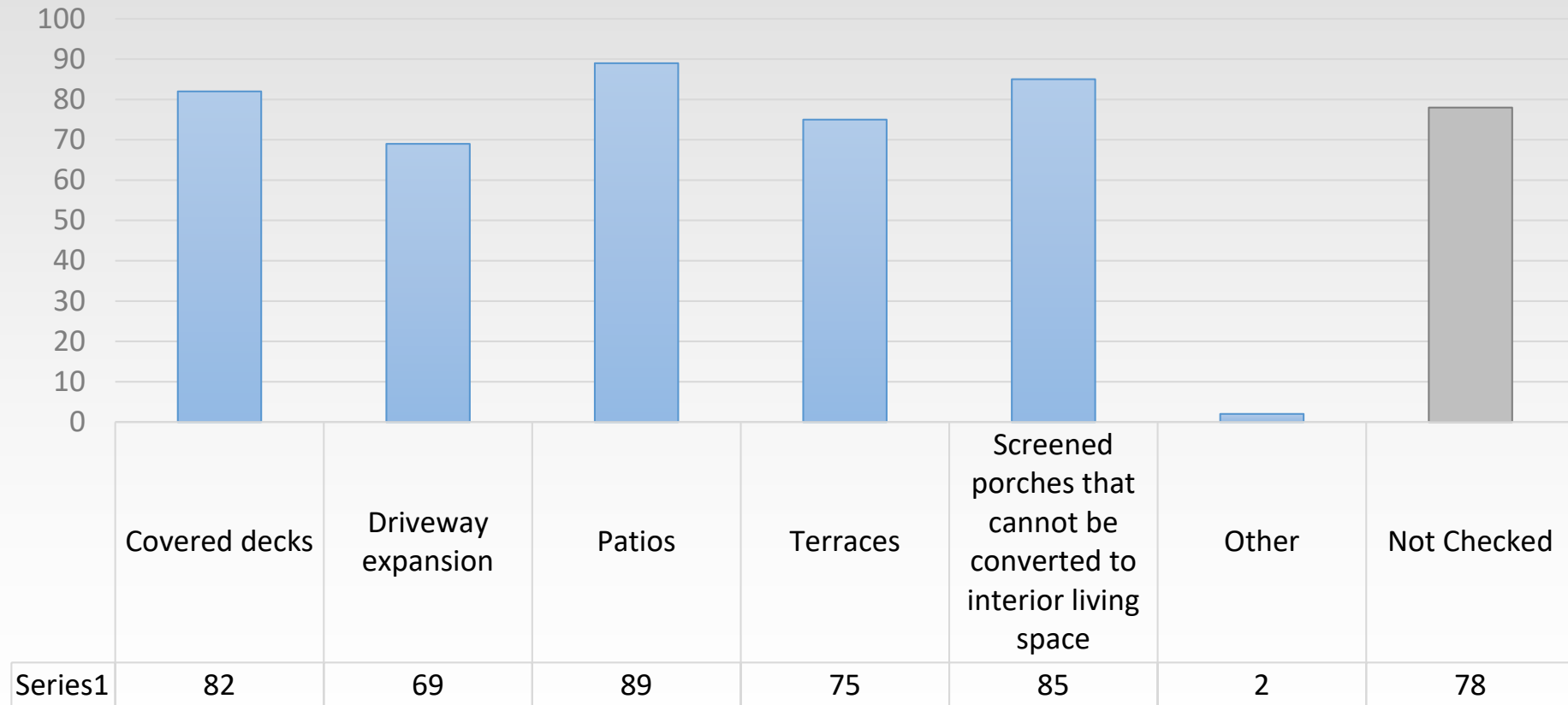


ALL RESPONSES

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%

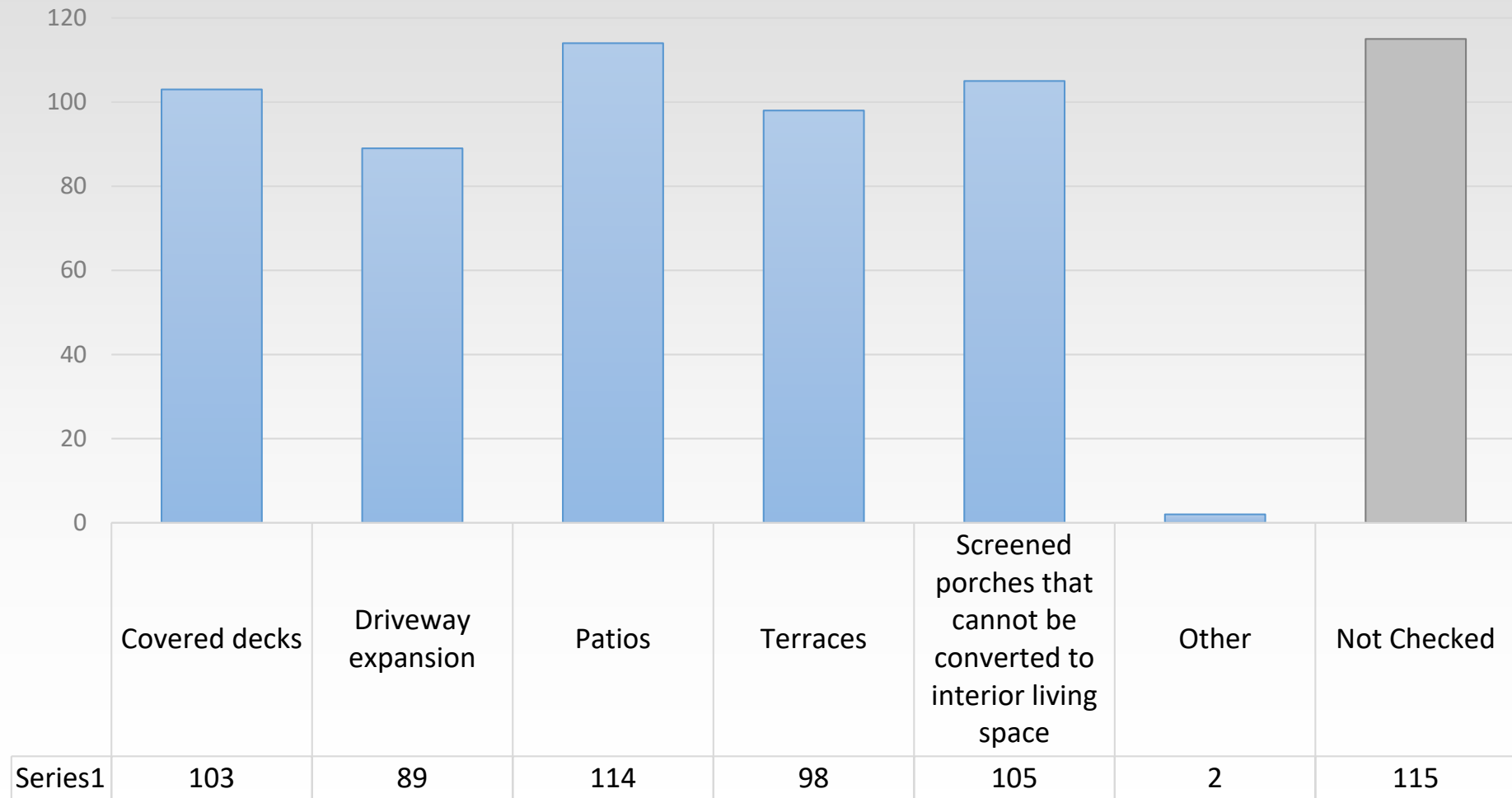
Results

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



Results

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



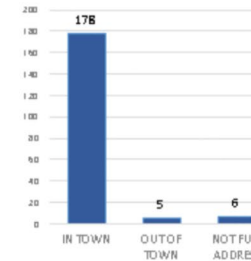
Results

Additional comments and questions provided by respondents are included in the survey results summary report.

Town of Vienna - Outdoor Living Space Questionnaire Survey Results

April 15, 2020

Of the 342 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 25% lot coverage currently allowed?



Reply	Responses	% of Reps
No Answer	2	1%
No	80	45%
Yes	96	54%

VERIFIED TOWN RESPONSES

Town of Vienna - Outdoor Living Space Questionnaire Survey Results

April 15, 2020

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.

Is 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 a lot floor allowance limit and daylight plane requirements. <https://www.mckinpark.com/Documents/CenterView/25%ResidentialSingle-Familyand-2-Zoning-District-Here's-a-Bestlook-thread-on-this-topic-which-latter-upto-summaries>

https://nextdoor.com/news_feed/?post=1357009435&comments=3312060&=&reactor=11975137&ct=LNQoa31314CnlaR0CwEltfY25UQyVf6AMXG1sqw4bD0BKHNHNK

<https://docs.google.com/document/d/1MI21921m8Sd4km4H7bquOksDPDHbX2D9JedP66Jw/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 the 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. Radical too!

Landscaping 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.

