



 Town Council Meeting
September 27, 2021

**Lot Coverage Options & Porch Projections
in the Front Yard**

CODE CREATE VIENNA

July 2020
Contract awarded
to consultant

**Sept
2020**

Project kick-off
September 23, 2020
Joint Town Council – Planning
Commission work session

**YOU
ARE
HERE**

Sept/Oct 2021

Residential Lot
Coverage & Front
Porch Encroachments

**Winter
2021**

UPDATED

**ZONING &
SUBDIVISION
CODE**

TOWN OF
VIENNA
Florida

What is Lot Coverage now?

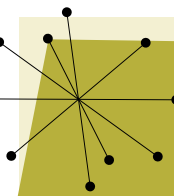
Sec. 18-15. - Area requirements.

The following area requirements shall apply in the RS-16* zone:

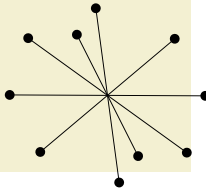
F. *Lot coverage.* Not more than 25 percent of a lot shall be covered by buildings, accessory buildings, automobile parking spaces and access, sport courts, tennis courts, patios and terraces. Decks, as regulated in section 18-169, may not cover more than five percent of the total area of a lot.



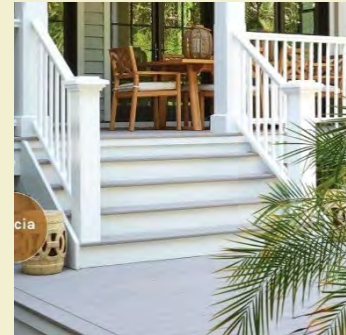
* The way our zoning code is written, this applies to all residential districts...



What Counts Towards Lot Coverage now?



What is excluded from lot coverage?





History of Lot Coverage...

1956

SECTION 12-4.0. RS-20 ZONE: SINGLE FAMILY

Sec. 12-4.23. Lot Coverage: Not more than twenty-five (25) per cent of a lot shall be covered by buildings including accessory buildings, and or automobile parking space. For the purposes of computing lot coverage a minimum of two-hundred (200) square feet of accessory building or automobile parking space shall be required for each family occupying such lot.

CHARACTERISTICS

The homes of Vienna are expensive and proper attention to all of the conditions that inflate their value is important. The 1950 census indicated the average value of residences in Vienna as \$11,395. This is slightly less than the \$12,913 average of value for McLean and the \$12,463 for Fairfax but is above the \$10,696 for Tysons Corner and the \$10,865 for Manassas. The recent construction, however, of more expensive homes in Vienna and in these other communities has made these figures obsolete.

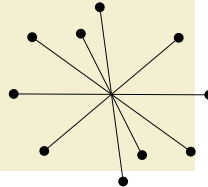
The large wide lots and the open spaces between the residences will be an important attribute in maintaining high values.

1957

1957 Master Plan

POPULATION - ECONOMICS
LAND USE & ZONING

TOWN PLANNING COMMISSION
VIENNA, VIRGINIA
NOVEMBER, 1957



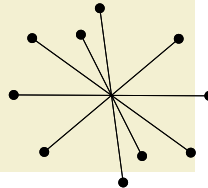
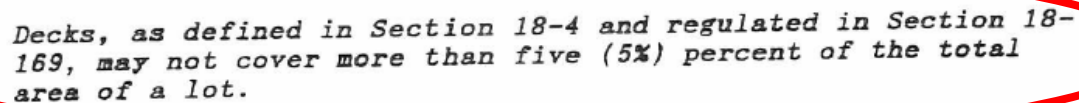


History of Lot Coverage...

1991

F. Lot Coverage: Not more than twenty-five percent (25%) of a lot shall be covered by buildings, including accessory buildings, and/or automobile parking spaces and access, sport courts, tennis courts, patios and terraces. For the purposes of computing lot coverage, ~~all accessory buildings or auto/mobile parking spaces and access shall be included in the coverage.~~

Decks, as defined in Section 18-4 and regulated in Section 18-169, may not cover more than five (5%) percent of the total area of a lot.





Lot Coverage Options



OPTION 1

No change

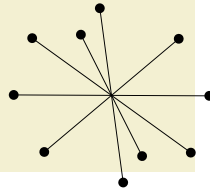
Retain the existing lot coverage definition of no more than 25% of a lot covered by buildings, accessory buildings, driveways, parking spaces, patios and terraces. Up to 5% additional of the total lot area may be covered by open deck, for a total of 30%.



OPTION 2

Existing plus Outdoor Living

Retain the existing lot coverage definition and deck provision and allow an addition of up to 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 for a total of up to 35%.





Lot Coverage Options



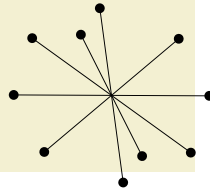
OPTION 3

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 on the property 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 be limited to a percentage of the total land area to be determined. Outdoor living/non-building improvements coverage is the percent of the lot area that is occupied by structures without roofs, including, but not limited to, driveways, uncovered patios, open decks, and sports courts.

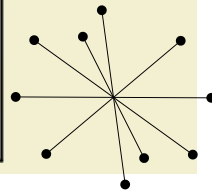
In addition, driveways and parking areas may be restricted to no more than 30% of the front yard.





Lot Coverage Options

Option 1 30% Total Coverage		Option 2 Up to 35% Total Coverage			Option 3 Up to 35% Total Coverage	
25%	5%	25%	5%	5%	22 - 23% (To be determined)	8 - 13% (To be determined)
Lot Coverage	Deck Coverage	Lot Coverage	Deck Coverage	Outdoor Living	Building Coverage	Outdoor living/non-building improvements coverage
House	Uncovered deck	House	Uncovered deck	Single-story covered deck	House	Driveway and parking spaces
Accessory buildings, such as shed or detached garage		Accessory buildings, such as shed or detached garage		Single-story screened porch	Accessory buildings, such as shed or detached garage	Uncovered deck
Driveway and parking spaces		Driveway and parking spaces		Patio	Covered deck	Patio
Patio		Patio			Gazebo	Sport court
Covered deck		Covered deck			Screened porch	
Gazebo		Gazebo				
Screened porch		Screened porch				
Sport Court		Sport Court				

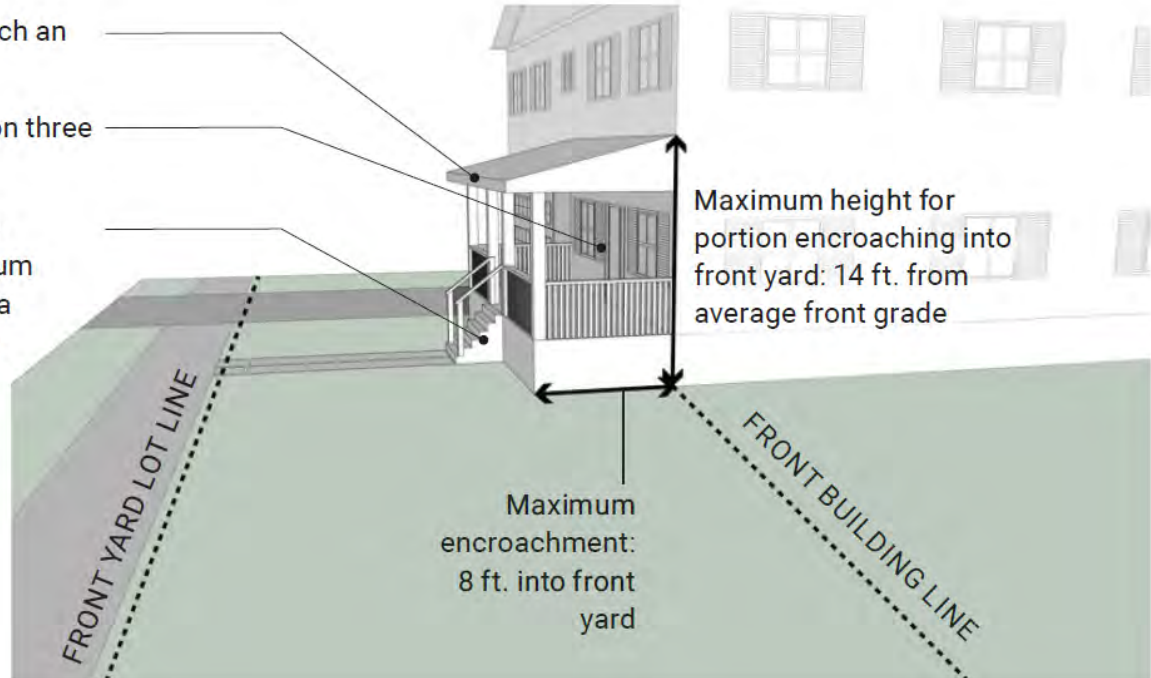


Porch Projection in the Front Yard

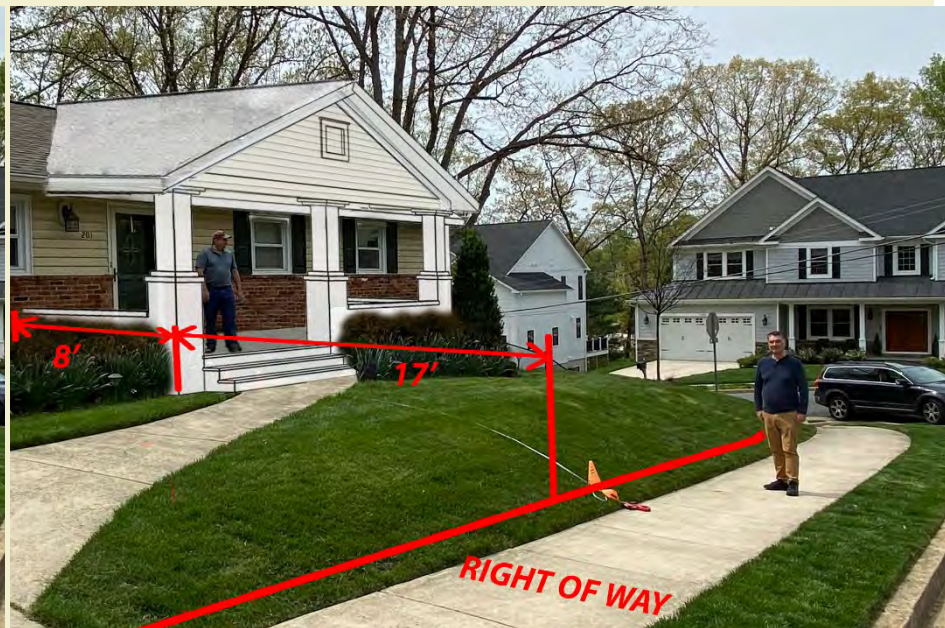
Porch overhang can encroach an additional 18 in.

Porch cannot be enclosed on three of the sides

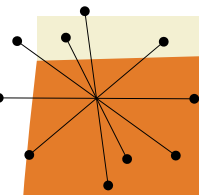
Steps coming off porch are allowed to encroach minimum distance required by Virginia Uniform Statewide Building Code (USBC)



Porch Projection in the Front Yard



Date	Event/Location	Participants
Fri., August 20 6 pm – 8 pm	Chillin' on Church	7
Wed., August 25 10 am – 11 am	Stakeholder meeting with Builders Group on zoom	12
Sat., August 28 9 am – 12 pm	Community Conversation in front of Community Center during Farmers Market	28
Fri., September 10 12 pm – 1pm	Lunch and Learn webinar on zoom	14 participants 38 views after
Sat., September 11 9 am – 12 pm	Community Conversation in front of Community Center during Farmers Market	17
Wed., September 15 4 pm – 7 pm	Community Conversation inside the Community Center	4
Fri., September 17 6 pm – 8 pm	Chillin' on Church	3
Open on Wed., September 1	Opinion Poll - online and paper, also emailed PDF and link to contact list of 802 people plus 64 Board and Commission members	344 responses (as of Sept. 20)



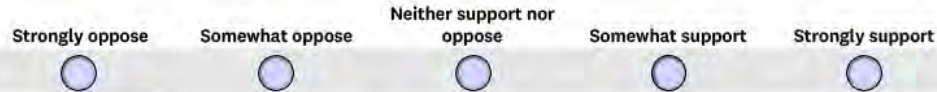
Opinion Poll

www.surveymonkey.com/r/lotcoverage

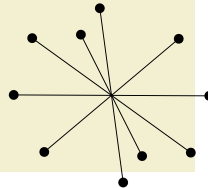


CODECREATEVIENNA-LotCoverageOpinionPoll

* 6. **Option 1** - Retain existing lot coverage and deck coverage definitions with no changes or additions. Total coverage currently allowed is 30%.



7. Please share your thoughts about **Option 1** below.





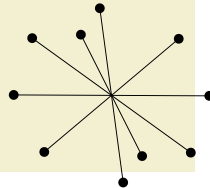
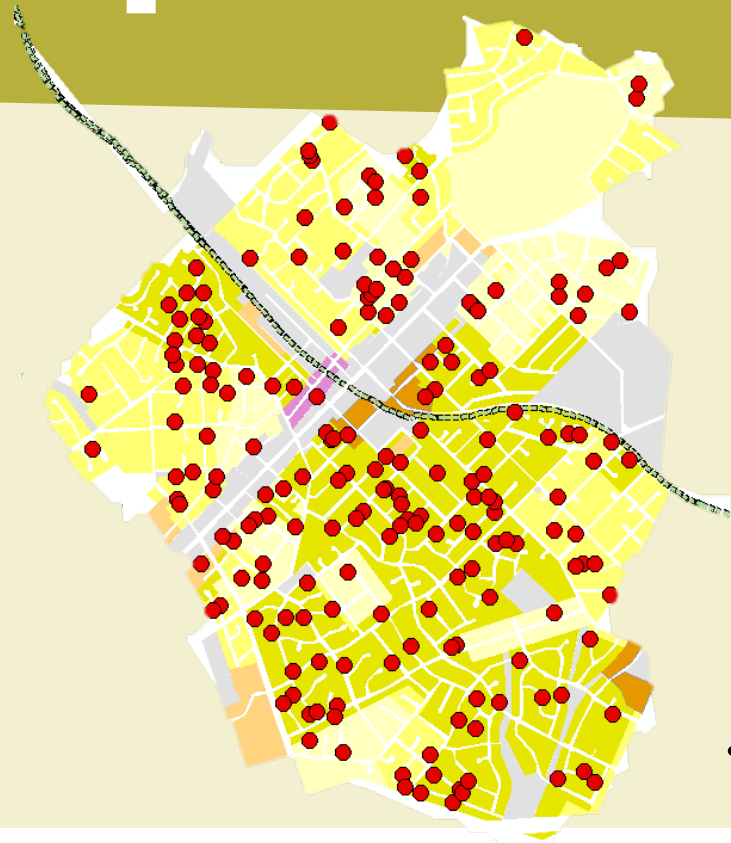
Lot Coverage Opinion Poll

■ 344 responses received

- 339 by online poll, 5 by paper
- Verified using home address provided, e-mail address if provided, IP address
- 4 obvious duplicates were removed
- 3 responses from outside of Town were removed

■ 331 responses verified

- within Town limits and unique responses
- 294 unique addresses in Town
- 202 (69%) of the addresses also took the Residential Standards Visual Survey in Jan-Mar 2021







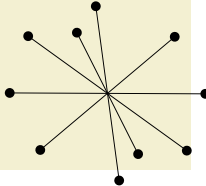
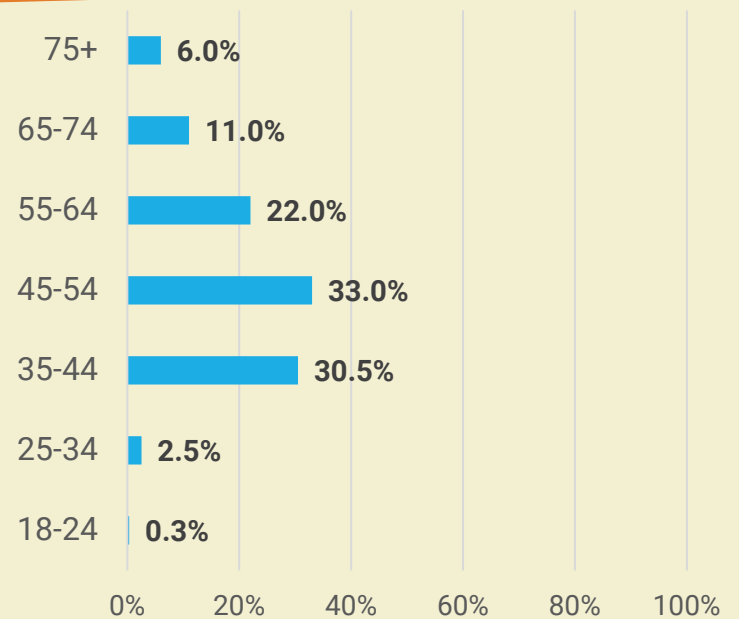
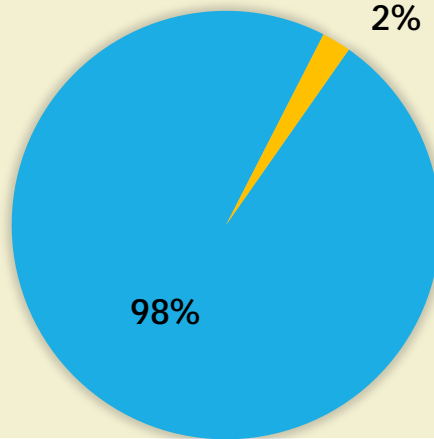
Demographics

Questions 1 – 4 demographic questions

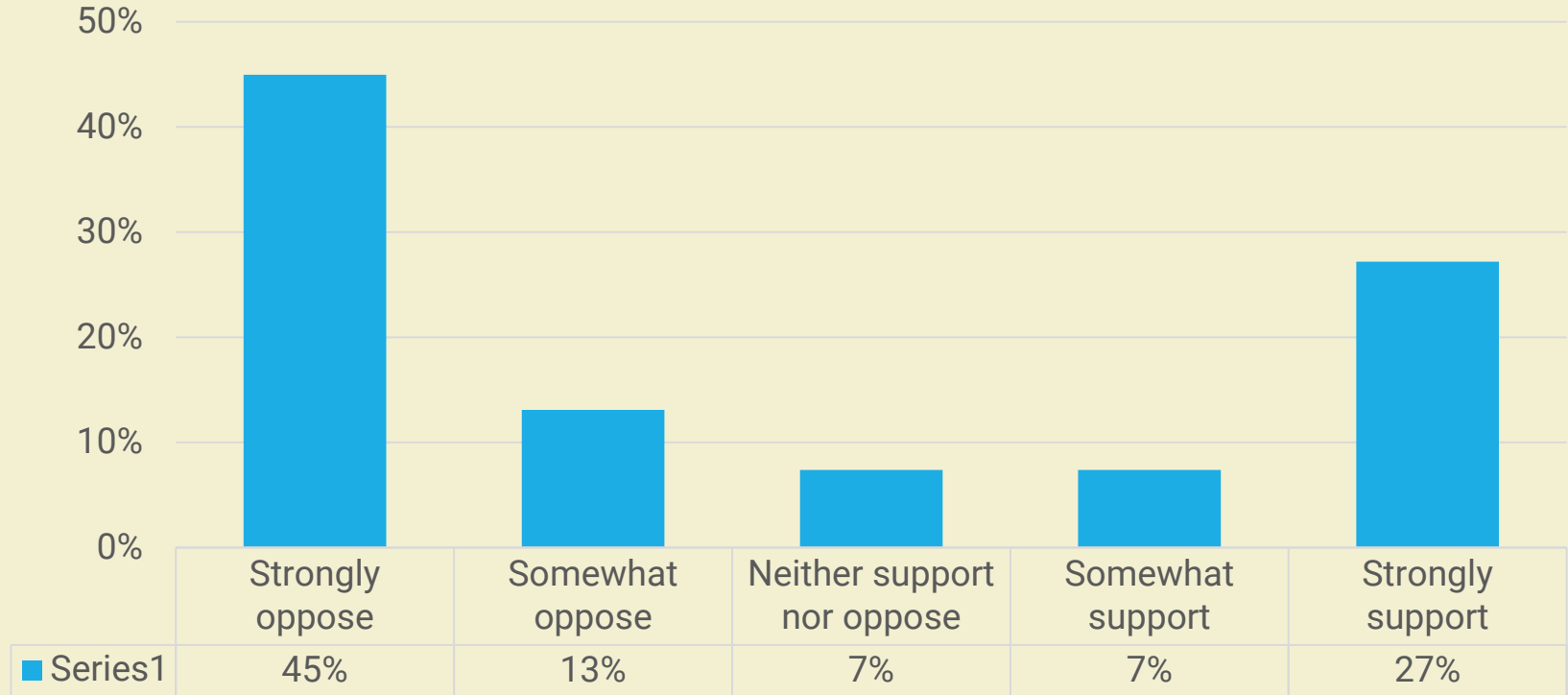
1. Homeowner or renter
2. Home Address
3. Email if interested in receiving updates
4. Age range

 I am a homeowner.

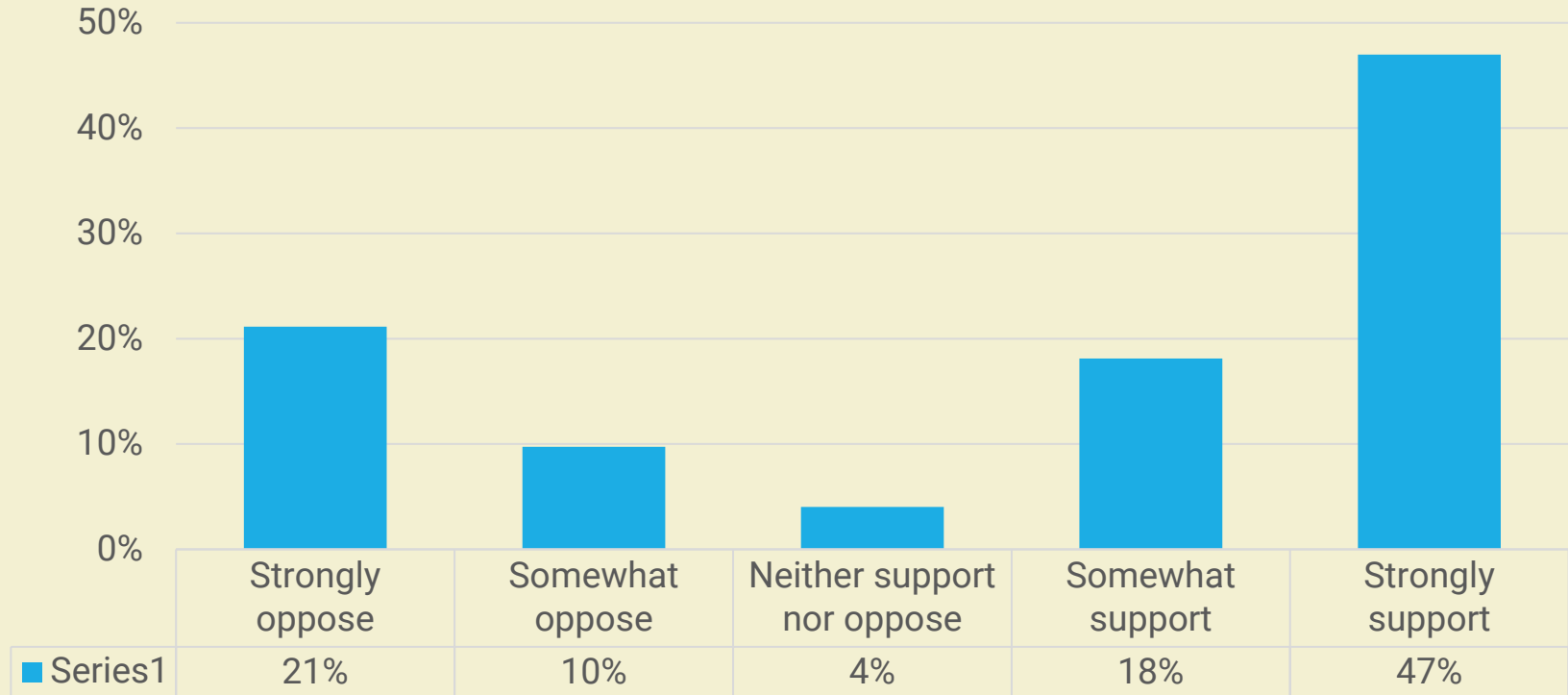
 I am a renter.



Option 1 – Retain existing lot coverage and deck coverage definitions with no changes or additions. Total coverage currently allowed is 30%.



Option 2 – Retain existing lot coverage and deck coverage definitions and add new outdoor living space provision allowing up to 5% of additional outdoor living space. Total coverage proposed is 35%.



Option 3 – Replace existing lot coverage and deck coverage definitions with new definitions for building coverage and outdoor living/non-building improvements coverage. Total coverage proposed is 30% to 35%.

