



Town of Vienna

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Legislation Text

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Subject:

Presentation on Results of Public Engagement Efforts on Potential Updates to the Zoning Code for Lot Coverage and Porch Projections into the Front Yard

BACKGROUND SUMMARY :

The Mayor and Town Council directed Department of Planning and Zoning (DPZ) staff to engage the community this fall on potential updates to the zoning code for lot coverage and front porch projection provisions separate from the process to update the Town's zoning and subdivision ordinances (CODE CREATE Vienna).

Currently, Sec. 18-15.F. of the zoning code states that not more than 25% of a lot shall be covered by a house, accessory structure, driveway and parking areas, sport courts, patios, and terraces. Open decks without a roof are allowed for an additional 5% of the total area of a lot. Elements that are currently exempt from lot coverage include any walkway less than 5 feet wide, steps, chimneys, cantilevered features, areaways, window wells, and pools.

Currently, porches are not permitted to encroach into the front yard per Sec. 18-168. of the zoning code.

DPZ staff will provide an update on the feedback received to date.