

RESIDENTIAL DISTRICT REGULATIONS

PART 2 3-200 R-2 RESIDENTIAL DISTRICT, TWO DWELLING UNITS/ACRE

3-201 Purpose and Intent

The R-2 District is established to provide for single family detached dwellings at a density not to exceed two (2) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed two and four-tenths (2.4) dwelling units per acre; to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-202 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Dwellings, single family detached.
4. Public uses.

3-203 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses.
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
5. Group 7 - Older Structures, limited to:
 - A. Antique shops
 - B. Art and craft galleries
 - C. Rooming houses
 - D. Summer theatres
6. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities

FAIRFAX COUNTY ZONING ORDINANCE

- B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
7. Group 9 - Uses Requiring Special Regulation, limited to:
- A. Barbershops or beauty parlors as a home occupation
 - B. Home professional offices
 - C. Accessory dwelling units

3-204

Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 2 - Heavy Public Utility Uses, limited to:
 - A. Electrical generating plants and facilities
 - B. Landfills
 - C. Water purification facilities
- 3. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities

RESIDENTIAL DISTRICT REGULATIONS

- E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities
 - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
4. Category 4 - Transportation Facilities, limited to:
- A. Electrically-powered regional rail transit facilities
 - B. WMATA non-rail transit facilities
5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Bed and breakfasts
 - B. Commercial off-street parking in Metro Station areas as a temporary use
 - C. Convenience centers
 - D. Funeral chapels
 - E. Golf courses, country clubs
 - F. Marinas, docks and boating facilities, commercial
 - G. Offices
 - H. Plant nurseries
6. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:

FAIRFAX COUNTY ZONING ORDINANCE

Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors' Approval, for provisions which may qualify or supplement these district regulations.

3-205 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 2-421.

3-206 Lot Size Requirements

1. Minimum district size for cluster subdivisions: 2 acres
2. Average lot area
 - A. Conventional subdivision lot: 18,000 sq. ft.
 - B. Cluster subdivision lot: No Requirement
3. Minimum lot area
 - A. Conventional subdivision lot: 15,000 sq. ft.
 - B. Cluster subdivision lot: 13,000 sq. ft., except that if any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density equal to or less than 2 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot area of 15,000 square feet. Notwithstanding the above, when the contiguous development is zoned to the PDH-2 District or to an R-2 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall contain a minimum lot area of 13,000 square feet.
4. Minimum lot width
 - A. Conventional subdivision lot:
 - (1) Interior lot - 100 feet
 - (2) Corner lot - 125 feet
 - B. Except as qualified below, cluster subdivision lot:
 - (1) Interior lot - No Requirement

RESIDENTIAL DISTRICT REGULATIONS

(2) Corner lot - 100 feet

If any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that peripheral cluster subdivision's boundary is zoned to a district that permits a maximum density equal to or less than 2 dwelling units per acre and contain a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot width of 100 feet for interior lots and 125 feet for corner lots. Notwithstanding the above, when the contiguous development is zoned to the PDH-2 District or to an R-2 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall have no minimum required lot width for interior lots and shall contain a minimum lot width of 100 feet for corner lots.

3-207

Bulk Regulations

1. Maximum building height

A. Single family dwellings: 35 feet

B. All other structures: 60 feet

2. Minimum yard requirements

A. Single family dwellings

(1) Conventional subdivision lot

(a) Front yard: 35 feet

(b) Side yard: 15 feet

(c) Rear yard: 25 feet

(2) Cluster subdivision lot

(a) Front yard: 25 feet

(b) Side yard: 8 feet, but a total minimum of 24 feet

(c) Rear yard: 25 feet

B. All other structures

(1) Front yard: Controlled by a 45° angle of bulk plane, but not less than 35 feet

(2) Side yard: Controlled by a 40° angle of bulk plane, but not less than 15 feet

FAIRFAX COUNTY ZONING ORDINANCE

- (3) Rear yard: Controlled by a 40° angle of bulk plane, but not less than 25 feet

- 3. Maximum floor area ratio:
 - A. 0.20 for uses other than residential or public
 - B. 0.25 for public uses

3-208 Maximum Density

Two (2) dwelling units per acre

3-209 Open Space

In subdivisions approved for cluster development, 25% of the gross area shall be open space

3-210 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family detached dwelling units, either in a conventional subdivision or cluster subdivision. Cluster subdivisions shall be subject to the approval of the Director in accordance with Sect. 2-421. In addition, single family attached dwelling units are permitted, provided that no more than thirty-five (35) percent of the total number of dwelling units allowed within the development shall be single family attached dwelling units. The following regulations shall apply to dwelling units in affordable dwelling unit developments:

- 1. Minimum lot area
 - A. Single family detached conventional subdivision lot: 12,000 sq. ft.
 - B. Single family detached cluster subdivision lot: 10,400 sq. ft., except that if any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision and any portion of any lot located outside of the cluster subdivision that is contiguous to that cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density equal to or less than 2 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot area of 12,000 square feet. Notwithstanding the above, when the contiguous development is zoned to the PDH-2 District or to an R-2 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall contain a minimum lot area of 10,400 square feet.
 - C. Single family attached: No Requirement
- 2. Minimum lot width
 - A. Single family detached conventional subdivision lot:

RESIDENTIAL DISTRICT REGULATIONS

(1) Interior lot - 80 feet

(2) Corner lot - 105 feet

B. Except as qualified below, single family detached cluster subdivision lot:

(1) Interior lot - No Requirement

(2) Corner lot - 80 feet

If any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that peripheral cluster subdivision's boundary is zoned to a district that permits a maximum density equal to or less than 2 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot width of 80 feet for interior lots and 105 feet for corner lots. Notwithstanding the above, when the contiguous development is zoned to the PDH-2 District or to an R-2 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall have no minimum required lot width for interior lots and shall contain a minimum lot width of 80 feet for corner lots.

C. Single family attached dwellings: 14 feet

3. Maximum building height

A. Single family detached dwellings: 35 feet

B. Single family attached dwellings: 40 feet

4. Minimum yard requirements

A. Single family detached conventional subdivision lot

(1) Front yard: 30 feet

(2) Side yard: 8 feet

(3) Rear yard: 25 feet

B. Single family detached cluster subdivision lot

(1) Front yard: 20 feet

(2) Side yard: 8 feet

(3) Rear yard: 25 feet

C. Single family attached dwellings

FAIRFAX COUNTY ZONING ORDINANCE

- (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet
5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
 6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 206 and 207 above.
 7. Single family attached dwelling units shall be located so to minimize their impact on single family detached dwelling unit developments located adjacent to the ADU development.
 8. The maximum density shall be two and four-tenths (2.4) dwelling units per acre.
 9. Open space
 - A. In conventional subdivisions containing both single family detached and attached dwelling units, open space in an amount equivalent to 200 square feet per single family attached dwelling unit shall be provided and such open space shall be located adjacent to the single family attached dwelling units.
 - B. In cluster subdivisions with single family detached dwelling units, 22% of the gross area shall be open space. When such developments also contain single family attached dwelling units, within such 22% open space, 200 square feet of open space per single family attached dwelling unit shall be provided adjacent to the single family attached dwelling units.

3-211

Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401. The shape factor limitations may be modified by the Board in accordance with the provisions of Sect. 9-626.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.