

**TOWN OF VIENNA, VIRGINIA • BUILDING SETBACK SUMMARY**

| TOWN ZONING DISTRICT    | SETBACKS (in feet)*   |  |                      | MAX. HEIGHT LIMIT<br>*** <i>(Revised 4-14-2011)</i>  | MAXIMUM LOT COVERAGE | LOT WIDTH ST / BLDG / MID (in feet)                 | MINIMUM LOT AREA                                    |
|-------------------------|---|--|----------------------|--|----------------------|---|---|
|                         | FRONT   | SIDE/CORNER  | REAR                 |  |                      |   |   |
| RS-10                   | A. Minimum of 50 feet from centerline (C/L) if street right-of-way is of "variable width" or is less than 50 feet in total width.<br>B. 25 feet from street line if right-of-way is 50 feet or greater in width | 12* / 25<br><br>*Minimum setback of 40 feet for buildings other than dwellings and accessory buildings | 35 feet in all cases | 2-1/2 stories but not to exceed 35 feet as measured from finished grade at the front wall of the principal building closest to front building line.# | 25%                  | 45 / 60 / 75  | 10,000 SQ FT  |
| RS-12.5                 | A. Minimum of 55 from C/L;<br>B. 30   | 15* / 25<br><br>*Minimum setback of 30 feet for buildings other than dwellings and accessory buildings | 35*                  | 2-1/2 stories but not to exceed 35 feet# (see measurement location in RS-16 zone above)^   | 25%                  | 50 / 65 / 80  | 12,500 SQ FT  |
| RS-16                   | A. Minimum of 60 from C/L;<br>B. 35   | 15* / 25<br><br>*Other buildings: same as RS-12.5 zone   | 35*                  | 2-1/2 stories but not to exceed 35 feet# (^)   | 25%                  | 50 / 65 / 90  | 16,000 SQ FT  |
| RTH                     | Minimum setback: 20/Average setback 25  | End lot: 10<br>Corner lot: 20  | 40*                  | # Same as RS zones (^)   | N / A                | 20 / 30 / 40<br>INT / END / CORNER                  | 1 ACRE**<br>5 ACRES**                               |
| RM-2                    | Minimum of 60 from C/L; or 35   | 15 / 25  | 35*                  | 3 stories but not to exceed 35 feet (^)  | 25%                  | 40 / 70   | 8,000 SQ FT***                                      |
| T-Trans                 | Same as least restrictive abutting residential zone   | Same as least restrictive abutting residential zone  | 35                   | # Same as RS zones   | 25%                  | Same as least restrictive abutting residential zone | Same as least restrictive abutting residential zone |
| PR-Parks                | 15  | 15/15  | 25                   | # Same as RS zones   | 40%^                 | 75 (if bldg on lot)                                 | N / A   |
| PC- Park & Conservation | 15  | 15/15  | 25                   | # Same as RS zones   | 10%                  | 75 minimum  | 5 acres   |
| C-1                     | 15  | 0 = if no window; if window = 5 + 1 per story above first; 8 if adjoins residential lot                | 25                   | 3 stories but not to exceed 35 feet.<br>** <i>(See also Lot Grade Definition)</i>  | N / A                | N / A   | N / A   |
| C-1A                    | 15  | 0 = no window if window = 5 + 1 per story above first  | 10                   | ** Same as C-1 zone  | N / A                | N / A   | N / A   |
| C-1B                    | 15  | 0 = no window if window = 5 + 1 per story above first  | 10                   | ** Same as C-1 zone  | N / A                | N / A   | N / A   |
| C-2                     | 15  | 0 = no window if window = 5 + 1 per story above first  | 10                   | ** Same as C-1 zone  | N / A                | N / A   | N / A   |
| CMP                     | 50 @@   | 50 / 50  | 50                   | 45   | 25%                  | 150   | 2 ACRES   |
| CM                      | 15  | 0  | 10                   | 45   | N / A                | N / A   | N / A   |

**Lot coverage** includes the house, garage, driveway, sheds, accessory buildings, patios and sports courts; does not include basement areaways, decks or “lead walk” from driveway or street to house. **PR zone** lot coverage includes principal buildings, enclosed accessory buildings, parking areas and driveways. (See also §§ 18-15F, 18-24F, 18-33F, 18-58.I., and 18-126.1.E. of the Vienna Town Code.<sup>§§</sup>)

**All driveways** must be paved with permanent materials—concrete, asphalt, or grid paver surface—in accordance with V.T.C. §§ 18-134A and B. The entirety of the driveway area will be included in the lot coverage calculations.

**Decks** may encroach not more than four (4) feet into any required front, or side setback area with exception of the rear-yard setbacks in the residential zones as noted herein. **The minimum rear setback for decks is 25 feet in the RS-10, RS-12.5 and RS-16 zones; and 28 feet in the RTH zone. (New: 10-7-2002).** (See V.T.C. §§ 18-15F, 18-24F, 18-33F, 18-49 and 18-169.)

**Unenclosed Carports—not exceeding 14 feet in height and one (1) story only—may encroach no more than five (5) feet beyond a required side yard setback.** Unenclosed carports must meet the minimum required front and rear setbacks, and no yard on the side street of a corner lot shall be reduced to less than ten (10) feet in width. Walls other than that of the principal structure may not exceed eighteen (18) inches in height. (See V.T.C. §§ 18-4 and 18-167.)

**Attached garages (defined as a shelter for automotive vehicles)—one (1) story only and not exceeding 14 feet in height—may be constructed to the same side setback line as unenclosed carports.** The minimum side-yard setback for interior lots in the RS-16 and RS-12.5 zones is 10 feet, and 7 feet in the RS-10 zone. Garages must meet the minimum required front and rear setbacks, and no yard on the side street of a corner lot shall be reduced to less than ten (10) feet in width. (See V.T.C. §§ 18-4 and 18-167.)

**Handicapped Ramps:** Ramps meeting ADA requirements may be constructed to point ten (10) feet from the front and rear property lines, and five (5) feet from side property lines. Time/necessity limitations apply. (See V.T.C. § 18-11; new 4-14-2011.)

**Porches attached** to the principal structure must meet the setbacks as set out in the table on page 1 of this document. (See also V.T.C. §§ 18-4 and 18-168.)

**Freestanding garages and free-standing accessory buildings may be placed only in the rear yard of any residential lot.** When erected to a height of fourteen (14) feet or less—and located on interior lots only—any such building may be located no closer than one (1) foot from a rear or side line of the subject parcel, and at least five (5) feet from an alley. If the garage or accessory building is two stories, or taller than fourteen (14) feet in height, it must be setback a minimum of ten (10) feet from any side or rear line and shall not exceed the height of the principal structure. **On a corner lot**, any such building shall not be constructed beyond the building line of any adjoining lot, nor be located closer than five (5) to any side line of an adjoining lot. When said garage or accessory building is situated in the rear yard behind the principal structure it must be at least ten (10) feet therefrom; when placed in the rear yard and off to the side of the principal structure, it must be 15 feet therefrom. In all cases, the structure may not cover more than thirty (30) percent of the required rear yard area and driveway access—if desired—must be provided by a driveway constructed of permanent materials, such as asphalt or concrete (see Article 17, Chapter 18 of the Vienna Town Code). **NOTE:** The **RTH zone** has a separate set of restrictions for accessory buildings and private parking areas (see also V.T.C. § 18-51.)

Building permits are not required for **one-story accessory structures** used for tool and storage sheds provided the floor area does not exceed 200 square feet; area does count in lot coverage, however. (New: 3-1-2011.) Building permits are NOT required nor is lot coverage calculated for **tree houses** that do not exceed 200 square feet in area or more than 14 feet in height. Drawings must be submitted for anything “larger or taller” for further evaluation by Town staff.

A **swimming pool** (or family pool) shall not occupy more than twenty-five (25) percent of the area of the actual rear yard (its location is restricted to the rear yard only). Said pool shall be no less than ten (10) feet from the rear of a principal building (if not located directly to the rear thereof, then no less than five [5] feet from the principal building), and not less than twenty (20) feet from any alley line or ten (10) feet from any side or rear property line. Placement on a corner lot is further restricted to not less than ten (10) feet from the side line of any adjoining lot nor in front of the building line thereof. (See also V.T.C. Article 17 of Chapter 18, and Chapter 19.)

**Other zoning notes: NEW LEGISLATION PERTAINING TO LOT SHAPE FACTOR, ARCHITECTURAL PROJECTIONS AND LOT GRADES REQUIRES MORE DETAILED CONVERSATIONS THAN AVAILABLE SPACE PERMITS HERE.**

**\*\*Town Group Development:** Minimum parcel size one (1) acre with eight (8) dwelling units per acre maximum; Minimum 2,000 square foot per dwelling unit, 2,400 average; 600 square feet must be incorporated into a common greenway at rear.

**\*\*Town House Cluster:** Minimum parcel size five (5) acres with ten (10) dwelling units per acre maximum; Minimum 2,000 square foot per dwelling unit, 2,400 average; ten (10) units per series maximum.

**\*\*\*Multi-Family:** 8,000 square foot minimum site with 2,000 square feet per dwelling unit.

**@@Industrial Park:** 50 feet from the property line; 100' from any residential property line; 75' from a freeway or expressway; 75' from a primary highway; 75' from an arterial; 50' from an internal local street; see ordinance for parking setbacks.

**Chesapeake Bay Preservation Areas:** The zoning map depicts the location of Resource Management Areas (RMA) and Resource Protection Areas (RPA) in accordance with the Chesapeake Bay Preservation Act as set forth by V.T.C. Article 21.1, Chapter 18. Development activity on any property within either an RMA or an RPA requires a review of certain performance criteria that may include a “Water Quality Impact Assessment.” Specific forms—based upon the type of development activity—are available from the Department of Planning & Zoning and would be submitted for evaluation along with the application for a building permit.

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QUESTIONS? PLEASE CONTACT THE DEPARTMENT OF PLANNING AND ZONING AT (703) 255-6341.

EFFECTIVE DATE: 4/4/2013

**NOTE:** This summary is not intended to replace, amend, or supersede the adopted zoning ordinance (Chapter 18, Code of the Town of Vienna, Virginia). For more specific information, a copy of the zoning ordinance is: 1) available for sale from the Town Clerk in Vienna Town Hall; and/or, 2) the following link: [http://www.viennava.gov/Town\\_Departments/Town\\_Clerk\\_code.htm](http://www.viennava.gov/Town_Departments/Town_Clerk_code.htm).