



Residential Paving and Yard Coverage

Do you know about Fairfax County's rules on paving and coverage?

Front Yard Regulations:

Under Article 6 of the Zoning Ordinance, in the R-1, R-2, R-3, and R-4 Districts, for any single-family detached dwelling on a lot no larger than 36,000 square feet, all parking for vehicles or trailers in a front yard must be on a surfaced area and limited to the following maximum coverage percentage:

- R-1 and R-2 Districts: 25 Percent; and
- R-3 and R-4 Districts: 30 Percent.

Permitted parking surface materials include asphalt, poured or precast concrete, brick, stone, gravel, any other impervious surface, and grasscrete or other similar pervious surface.

For information regarding exceptions for accessibility improvements and lots with narrow front yards, please contact the Zoning Administrator Division at 703-324-1314, TTY 711.

Rear Yard Regulations:

Residential (R) Districts

Article 4 of the Zoning Ordinance states all uses and structures accessory to single-family detached dwellings in R districts may cumulatively cover no more than 30% of the minimum rear setback, with the option of filing for a special permit to allow up to 60% coverage.

Planned Development (P) Districts

In P districts, all uses and structures accessory to single-family detached dwellings may cumulatively cover no more than 75% of the minimum rear setback on lots that are 5,000 square feet or less, and no more than 50% of the minimum rear setback on lots containing more than 5,000 square feet of area, with the option of filing for a final development plan amendment for an increase in permitted rear setback coverage.



To report a possible violation OR for more information contact:

Fairfax County Department of Code Compliance
12055 Government Center Parkway, Fairfax, VA 22035

Phone: 703-324-1300, TTY 711

Web: www.fairfaxcounty.gov/code



To request this information in an alternate format, call the Department of Code Compliance, 703-324-1300, TTY 711.
This Fairfax County, Va. Publication (January 2024) summarizes a few regulations. See relevant codes for specific information.