

PRINCE GEORGE'S COUNTY

(i) TABLE VIII - ACCESSORY BUILDINGS<sup>10,16</sup>

	ZONE									
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20	
Coverage (Maximum Percentage of Yard)	25	25	25	25	25	25	25	25	25	
<b>Setback (Minimum in Feet), in general:</b>										
From front street line	60	60	80	60	60	60	60	60	60	
From side lot line	2	2	15	2	2	2	2	2	2 <sup>12</sup>	
From rear lot line	2	2	10	2	2	2	2	2	2 <sup>12</sup>	
From alley line	5	5	10	5	5	5	5	5	5	
If building <sup>13</sup> used for housing or sale of animals or fowl except homing pigeons: <sup>1</sup>										
From side or rear lot line	25	25	25	25	25	25	25	25	25	
From dwelling on adjoining lot	50	50	50	50	50	50	50	50	50	
<b>If building<sup>13</sup> used for homing or racing pigeons:<sup>1</sup></b>										
From side or rear lot line	10	10	25	10	10 <sup>7</sup>	-	10 <sup>15</sup>	-	-	
From dwelling on adjoining lot (CB-45-1987; CB-36-1991)	25	25	50	25	25 <sup>7</sup>	-	25 <sup>15</sup>	-	-	
If a corner lot: <sup>1</sup>										
From side street line (along which an abutting lot fronts) <sup>2</sup>	30	30	50	30	30	30	30	30	30	
From side street line (along which an abutting lot does not front) <sup>4</sup>	15	15	25	15	15	15	15	15	15	
From rear lot line <sup>2</sup>	10	10	12 <sup>6</sup>	10 <sup>3</sup>	10 <sup>3</sup>	10 <sup>3</sup>	10 <sup>3</sup>	10 <sup>3</sup>	10 <sup>3</sup>	
Height (Maximum in Feet above the Ground) (CB-114-1989; CB-129-1989)	15 <sup>5,8</sup>	15 <sup>5,8</sup>	15 <sup>5,8</sup>	15 <sup>5,8</sup>	15 <sup>5,8</sup>	15 <sup>5</sup>	15 <sup>5</sup>	15 <sup>5</sup>	15 <sup>5</sup>	

# HOWARD COUNTY

1. The following maximum limitations shall apply:

\* a. Height

(1) Principal structure .....34 feet  
However, the maximum height for single-family attached dwellings  
with gable, hip or gambrel roofs shall be 40 feet.

\* (2) Accessory structures.....15 feet

b. Lot coverage for structures within single-family attached projects  
developed with one dwelling unit per lot ..... 60 percent

c. Density ..... 4.0 dwelling units per net acre

d. Units per structure - single-family attached dwelling units..... 8 units per structure

e. Building length - single-family attached ..... 120 feet  
However, the Director of the Department of Planning and Zoning may  
approve a greater length, up to a maximum of 200 feet, based on a  
determination that the design of the building will mitigate the  
visual impact of the increased length.

2. Minimum lot size - single-family detached dwellings .....6,000 sq. ft.

3. Minimum lot width at building restriction line single-family detached dwellings .....60 feet

4. Minimum setback requirements

a. From arterial or collector public street right-of-way

(1) Structures

(a) Front or side .....30 feet

(b) Rear

(i) Accessory structures on single-family  
detached lot .....10 feet

(ii) Other.....50 feet

(2) Uses (other than structures) in all development projects except  
single-family detached .....30 feet

b. From other public street right-of-way

(1) Structures

(a) Front or side .....20 feet

(b) Rear

(i) Accessory structures on single-family detached lot .....10 feet

(ii) Other.....40 feet

(2) Uses (other than structures) excluding uses in single-family  
detached development projects and parking for single-family  
attached dwellings .....20 feet

# FAIRFAX COUNTY

## FAIRFAX COUNTY ZONING ORDINANCE

2. All accessory uses and structures shall comply with the use limitations applicable in the zoning district in which located.
- \* 3. All uses and structures accessory to single family detached dwellings, to include those extensions permitted by Sect. 2-412, shall cover no more than thirty (30) percent of the area of the minimum required rear yard.
- \* 4. All accessory uses and structures shall comply with the maximum height regulations applicable in the zoning district in which they are located, except as may be qualified by Sect. 2-506.
5. The following use limitations shall apply to fences:
  - A. Barbed wire fences are prohibited in all zoning districts except on lots exceeding two (2) acres or more in size in the R-A through R-1 Districts. Barbed wire strands may be used to enclose storage areas, other similar industrial or commercial uses or

ACCESSORY USES, ACCESSORY SERVICE USES AND HOME OCCUPATIONS

- (2) Nearer to the side street line than a distance equal to the minimum required front yard on the lot to the rear.
11. Solid waste and recycling storage containers may be located in any yard, provided that any container located in a minimum front yard shall be located no closer than fifteen (15) feet to a front lot line and shall be screened from view from the abutting street by either plantings or solid fencing. Notwithstanding the provisions of Par. 3 above, the maximum height of such solid fencing shall not exceed one (1) foot above the solid waste and recycling storage containers. In addition, no containers shall be located in any required parking space, driveway, parking aisle, open space or landscaped area.
12. The following regulations shall apply to the location of all freestanding structures or uses except those specifically set forth in other paragraphs of this Section:
  - A. For purposes of determining height, the height of an accessory structure shall be measured from the highest point of the structure.
  - B. An accessory structure or use, which does not exceed seven (7) feet in height, may be located in any part of any side or rear yard, except as qualified in Sect. 2-505.
  - C. No accessory structure or use, except a statue, basketball standard or flagpole, shall be located (a) in any minimum required front yard on any lot or (b) in any front yard on any lot containing 36,000 square feet or less. When located in a front yard, basketball standards shall not be located closer than fifteen (15) feet to a front lot line or twelve (12) feet to a side lot line, and shall not be used between the hours of 8:00 PM and 8:00 AM.
  - D. No accessory structure or use which exceeds seven (7) feet in height shall be located in any minimum required side yard.
  - E. No accessory structure or use which exceeds seven (7) feet in height shall be located closer than a distance equal to its height to the rear lot line or located closer than a distance equal to the minimum required side yard to the side lot line.
  - F. On a corner lot, the rear lot line of which adjoins a side lot line of a lot to the rear, no accessory structure or use which exceeds seven (7) feet in height shall be located:
    - (1) Nearer to any part of the rear lot line that adjoins the side yard on the lot to the rear than a distance equal to the minimum required side yard on such lot to the rear, or
    - (2) Nearer to the side street line than a distance equal to the minimum required front yard on the lot to the rear.
13. Except as may be qualified by Sect. 2-505, conventional television antennas and satellite dish antennas designed to receive television or video programming with a diameter or diagonal measurement of 39 inches (one meter) or less shall be permitted in any yard on any lot.

10. The following regulations shall apply to the location of freestanding accessory storage structures:
- A. For purposes of determining height, the height of an accessory storage structure shall be measured from the highest point of the structure.
  - B. An accessory storage structure shall not be located (a) in any minimum required front yard on any lot or (b) in any front yard on any lot containing 36,000 square feet or less.
  - C. An accessory storage structure which does not exceed eight and one-half (8 ½) feet in height may be located in any part of any side yard or rear yard, except as qualified in Sect. 2-505.
  - D. An accessory storage structure which exceeds eight and one-half (8 ½) feet in height shall not be located in any part of any minimum required side yard.
  - E. An accessory storage structure which exceeds eight and one-half (8 ½) feet in height shall not be located closer than a distance equal to its height to the rear lot line or located closer than a distance equal to the minimum required side yard to the side lot line.

# ARLINGTON COUNTY

## SECTION 32. BULK, COVERAGE AND PLACEMENT REQUIREMENTS

Virtually every land use requires an appropriate relationship between lot area and intensity of use, and sufficient open space surrounding such use, to secure safety from fire, panic and other dangers; to ensure privacy; to lessen congestion in the streets; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate adequate provision for transportation, drainage and other public requirements; to conserve the value of buildings and encourage the most appropriate use of land.

### \* A. Height.

As specified in the district classification.

### B. Lot Area.

As specified in the district classification.

### \* C. Coverage.

For the purpose of securing open space for the exclusive use of pedestrians, except by site plan approval, no building or structure in "R," "RA," and "C-1-O" Districts, including accessory buildings and all areas for parking, driveways, maneuver and loading space, shall cover more than fifty-six (56) percent of the area of the lot, except as may be specified in the various district classifications.\*

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\*Note--"RA7-16" and "RA4.8" Districts have separate coverage requirements.  
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### D. Placement.

The following regulations shall govern the placement on a lot of any building or structure, or addition thereto, hereafter erected, except as may be allowed by site plan approval:

1. **Setbacks:** No structure shall be located closer to the centerline of any street or officially designated street right-of-way than fifty (50) percent of the height of the building. For the purpose of determining setbacks, a limited access highway shall be considered as an abutting lot and not as a street or street right-of-way. Structures shall be set back from streets no less than as follows: (8-18-79)
  - a. For all "C" and "M" Districts excepting "C-1," "C-1-O," "C-O," "C-H" and "C-S-C": Forty (40) feet from said centerline.
  - b. For all "RA4.8" and "C-O" Districts: Fifty (50) feet from said centerline.
  - c. For all residential structures and all structures in all other districts except for one- and two-family dwellings and their accessory structures regulated by subsection 32.D.1.d.: Fifty (50) feet from said centerline but in no case less than twenty-five (25) feet from any street right-of-way line.
  - d. For all one- and two-family dwellings and their accessory structures:
    - (1) No structure shall be located less than twenty-five (25) feet from any lot frontage, except that the distance between any street or officially designated street right-of-way line and the front wall of a structure, with the exception of stoops and covered or uncovered but unenclosed porches, may be reduced as follows:
      - (a) The distance shall be at least the average of the distances between the lot frontage and the edges of the front walls of existing structures located on the frontage where the structure is proposed to be located;
      - (b) The distance shall be at least fifteen (15) feet, provided, however, that no parking garage shall be located closer than eighteen (18) feet to the street right-of-way line; and
      - (c) No structure located within twenty-five (25) feet of a street right-of-way line shall exceed two and one-half (2 1/2) stories.
2. **Side and Rear Yards:** No structure shall be located closer to side or rear lot lines than as follows:
  - a. For all "RA4.8," "C," and "M" Districts, not including "C-1-O": No side or rear yard shall be required except that no wall either on the side or rear of a lot abutting an "R" or

- "RA" District or containing openings or windows, whether or not they can be opened, shall be located closer to side or rear lot lines than eight (8) feet for the first ten (10) feet of building height, plus two (2) additional feet for each ten (10) additional feet of building height, or fraction thereof.
- b. For all single-family dwellings and their accessory structures: Ten (10) feet, provided that one (1) side yard may be reduced to eight (8) feet. The aggregate width of both side yards on any lot shall not be less than thirty (30) percent of the required width of the lot, provided that on interior lots no structure shall be located closer than twenty-five (25) feet from a rear lot line.
  - c. For all nonresidential main buildings in "R" and "RA" Districts: Double the side and rear yard requirements for the district in which said structures are located.
  - d. For all other residential buildings and for structures in all other districts: Ten (10) feet plus one (1) additional foot for each two and one-half (2 1/2) feet, or fraction thereof, of building height above twenty-five (25) feet, provided that on interior lots no structure shall be located closer than twenty-five (25) feet from a rear lot line.
  - e. For accessory buildings in "R" Districts:
    - (1) For additions to existing main buildings: No addition shall be located closer than eight (8) feet to any part of an existing accessory building.
    - (2) For new construction of accessory buildings with heights lower than one and one-half (1 1/2) stories or twenty-five (25) feet, whichever is less, and footprint smaller than five hundred and sixty (560) square feet in "R-5" or "R-6" Districts, or six hundred and fifty (650) square feet in any other Zoning District: No accessory building shall be located closer than eight (8) feet to any part of a main building; on interior lots, no accessory building shall be located closer than one (1) foot to a side or rear lot line and on corner lots, no accessory building shall be located closer than one (1) foot to any side lot line. The provisions of this subsection shall not apply to air-conditioning units.
    - (3) For accessory buildings of two (2) or more stories, or taller than twenty-five (25) feet, in "R" Districts: No such building shall occupy any part of a required rear yard or be located closer than ten (10) feet to any lot line. In addition, no such accessory building shall be located closer than fifteen (15) feet to a main building.
  - f. For the purpose of side yard regulations, a semidetached dwelling shall be considered as one (1) building occupying one (1) lot. (11-20-76)
  - g. For the purpose of side yard regulations, a semidetached dwelling shall be considered as one (1) building occupying one (1) lot. (11-20-76)
3. *Projections Allowed into Yards and Courts:*
- a. No building or structure, or addition thereto, other than walls or fences, shall extend into a required setback area, yard or court; except that chimneys may extend therein eighteen (18) inches, and the following unenclosed uses may extend therein no more than four (4) feet but not nearer than five (5) feet to any property line: Balconies; eaves, trim and fascia boards and similar architectural features; platforms and terraces.
  - b. Air conditioning units are permitted in required side and rear yards, provided that they are in no event less than eight (8) feet from any side lot line or ten (10) feet from any rear lot line. However, air conditioning units screened with fence or vegetation may encroach into a required setback or yard, where it is located no closer than eight (8) feet to any front or rear lot line, and no closer than five (5) feet to any side lot line.
  - c. Except porches, any roofed-over area existing at the time of the adoption of this section which is attached to a main structure and which encroaches on required setback or yard area may not be enclosed. (11-20-76)
  - d. Subsurface parking and subsurface accessory structures may be located anywhere on a property. Nothing in this section shall be construed to abridge the right of the county board, by site plan approval, to permit the use of air rights over streets and public property, together with inter-building connections or projections into yards associated therewith.