

## 2. R-C Residential-Conservation District

### A. Purpose

The R-C District protects water courses, stream valleys, marshes, forest cover in watersheds, aquifer recharge areas, rare ecological areas, and areas of natural scenic vistas. The R-C District also minimizes impervious surface and protects the quality of water in public water supply watersheds by encouraging open areas for agriculture and large lot single-family subdivisions.

Figure 2102.3: R-C District Aerial Example



### B. R-C Lot and Building Dimensional Standards

Table 2102.2: R-C Lot and Building Standards

	Conventional	Cluster
District size, minimum	No requirement	50 acres

**Table 2102.2: R-C Lot and Building Standards**

	Conventional		Cluster	
			Approved by special exception: 0.22 du/ac If the result of a proffered rezoning from a district that allows a density of less than 1 du/5 acres: 0.20 du/ac	
Density, maximum	1 du/5 ac			
Open space, minimum [1]	No requirement		50 percent of the gross area	
Lot area, minimum	5 acres		36,000 square feet	
	Interior	Corner	Interior	Corner
<b>A</b> Lot width, minimum	200 feet [2]	200 feet [2]	Adjacent to a major thoroughfare: 200 feet; adjacent to a local or collector street: no requirement	Adjacent to a major thoroughfare: 200 feet; adjacent to a local or collector street: 125 feet
	Single-family dwellings		Other principal uses	
	Conventional	Cluster		
<b>B</b> Front setback, minimum	40 feet or 50 feet [3, 4]		See Table 2102.2a below	
<b>C</b> Side setback, minimum	20 feet or 50 feet [3, 4]		Setback equal to building height, but at least 20 feet	
<b>D</b> Rear setback, minimum	25 feet or 50 feet [3, 4]		Setback equal to building height, but at least 25 feet	
<b>E</b> Building height, maximum	35 feet or 40 feet [3]		60 feet	
Floor area ratio, maximum	No requirement		0.15 for public uses; 0.10 for uses other than residential or public	

**Notes:**

- [1] Open space is calculated in accordance with subsection 5100.3.A(3).
- [2] Lot width may be modified in accordance with subsection 5100.2.K.
- [3] A dwelling may be taller than 35 feet, up to a maximum of 40 feet, with a minimum 50-foot setback.
- [4] If a proposed dwelling or addition to a dwelling on a lot rezoned to the R-C District on July 26, 1982 or August 2, 1982 and that lot was (a) the subject of a final plat approved before July 26, 1982, or (b) recorded with a final consent decree entered in Chancery No. 78451 by the Fairfax County Circuit Court on September 17, 1985, or (c) recorded with a final consent decree entered in Chancery Nos. 78425, 78452, 78454, 78461, 78462 and 78465 by the Fairfax County Circuit Court on September 17, 1985, as amended by a final consent decree entered on November 25, 1991 by the Fairfax County Circuit Court in Chancery No. 123887, then the setbacks are those applicable to the lot on July 25, 1982.
- [5] Freestanding accessory structures are regulated by subsection 4102.7.A.

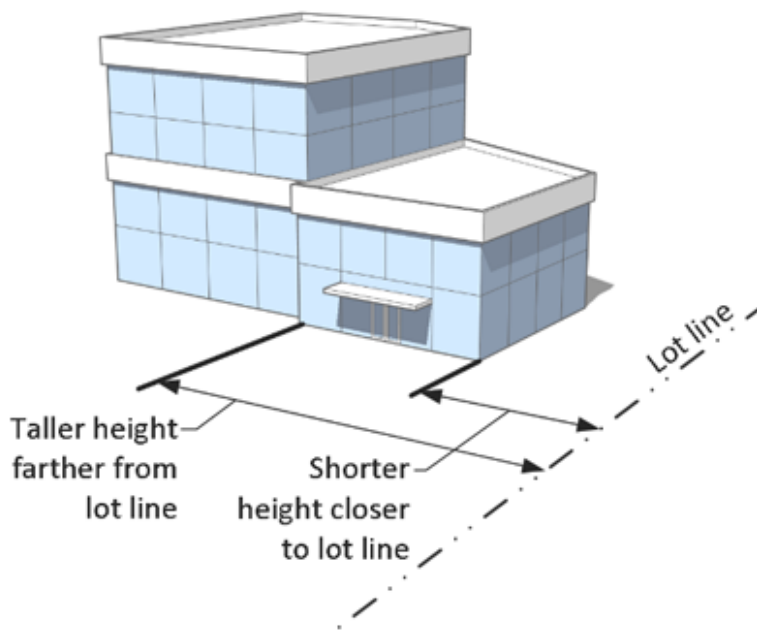
**Figure 2102.4: R-C District Lot and Building Dimensional Standards**



**Table 2102.2a: R-C Setback Relative to Height**

Other principal uses	
Building height, maximum (feet) [1]	Front setback, minimum (feet)
35	40
40	43
45	49
50	55
55	61
60	67

**Notes:**  
 [1] Maximum height of the portion of the building at the specified minimum setback.



**C. Reference to Other Standards**

General regulations that may supplement the regulations above:

<u>Use regulations</u>	<u>Article 4</u>
<u>Lot, bulk, and open space regulations</u>	<u>Article 5, Section 5100</u>
<u>Shape factor limitations</u>	<u>Article 5, subsection 5100.2.H</u>
<u>Off-street parking, loading and private street requirements</u>	<u>Article 6</u>
<u>Signs</u>	<u>Article 7</u>
<u>Site plan provisions</u>	<u>Article 8, subsection 8100.7</u>