

TABLE H-5 RESIDENTIAL DEVELOPMENT STANDARDS

Zoning Designation	RS-6	RS-7.5	RD 5.5-7	UR-7	UR-10	RM	SF-RMP	PDD	O-A	CL	CC
Max. Density (du/ac)	6	5	12	0.25 <sup>14</sup>	0.25 <sup>10</sup>	10	Determined during MP	See Note 3	No Maximum	No Maximum	
Min. Lot Size (sq. ft.) (10% slope or less)	6,000 sq ft	7,500 sq ft	5,500 sq ft (single-family) 7,000 sq ft (duplex)	7 acres	10 acres	7,500 sq ft	Determined during MP	5 acres	5 acres	20,000 sf	No Minimum
Min. Lot Size (sq. ft.) (10%-15% slope)	+300 sq ft per 1% slope increase	+300 sq ft per 1% slope increase	+300 sq ft per 1% slope increase	7 acres	10 acres	+600 sq ft per 1% slope increase	Determined during MP	5 acres	5 acres	20,000 sf	No Minimum
Min. Lot Size (sq. ft.) (15% slope or more)	+1,000 sq ft per 1% slope increase	+1,200 sq ft per 1% slope increase	+1,000 sq ft per 1% slope increase	7 acres	10 acres	10,500 sq ft	Determined during MP	5 acres	5 acres	20,000 sf	No Minimum
Minimum Lot Width (ft.)	60 ft	75 ft	60 ft	60 ft	60 ft	60 ft	Determined during MP	See Note 3	100 ft	75 ft	No Minimum
Min. Lot Width (10%-15%) (ft)	60 ft	75 ft	60 ft	60 ft	60 ft	+8 ft for each 600 sq ft	Determined during MP	See Note 3	100 ft	75 ft	No Minimum
Min. Lot Width (15% slope or more) (ft)	60 ft	75 ft	60 ft	60 ft	60 ft	100 ft	Determined during MP	See Note 3	100 ft	75 ft	No Minimum
Front Yard (ft.) (10% slope or less)	6 ft	10 ft	6 ft	6 ft	6 ft	10 ft <sup>1</sup>	Determined during MP	See Note 3	6 ft <sup>4</sup>	0 ft	0 ft
Front Yard (ft.) (10% slope or more)	6 ft	6 ft	6 ft	6 ft	6 ft	10 ft <sup>1</sup>	Determined during MP	See Note 3	6 ft <sup>5</sup>	0 ft	0 ft
Side Yard (ft.) (10% slope or less)	5 ft	5 ft	5 ft	5 ft	5 ft	10 ft <sup>2</sup>	Determined during MP	See Note 3	5 ft <sup>6</sup>	0 ft	0 ft
Side Yard (ft.) (10% slope or more)	5 ft	10 ft	5 ft	5 ft	5 ft	10 ft <sup>2</sup>	Determined during MP	See Note 3	5 ft <sup>7</sup>	0 ft	0 ft
Rear Yard (ft.) (10% slope or less)	6 ft	10 ft	6 ft	6 ft	6 ft	10 ft <sup>1</sup>	Determined during MP	See Note 3	6 ft <sup>4</sup>	0 ft	0 ft
Rear Yard (ft.)	12 ft	15 ft	10 ft	10 ft	10 ft	10 ft <sup>1</sup>	Determined	See	12 ft <sup>5</sup>	0 ft	0 ft

**TABLE H-12 INVENTORY OF SITES WITH POTENTIAL FOR RESIDENTIAL DEVELOPMENT**

Site Name	APN	Acreage	Zoning	GP Land Use	Allowed Density	Proposed Capacity	Current Use
<b>Vacant Sites</b>							
001-150-12		68.05	UR-10	UR-10	<u>.25.10</u> du/acre	6 above moderate units	Vacant
001-160-09		18.45	UR-10	UR-10	<u>.25.10</u> du/acre	2 above moderate units	Vacant
001-251-31		11.5	UR-10	UR-10	<u>.25.10</u> du/acre	1 above moderate unit	Vacant
002-071-01		<u>99.04</u>	UR-7	UR-7	<u>.25.14</u> du/acre	1 above moderate unit	Vacant
002-181-03		4.78	UR-10	UR-10	<u>.1025</u> du/acre	1 above moderate unit	Vacant
002-181-04		4.58	UR-10	UR-10	<u>.25.10</u> du/acre	1 above moderate unit	Vacant
002-181-12		11.21	UR-10	UR-10	<u>.25.10</u> du/acre	1 above moderate unit	Vacant
002-181-20		6.79	UR-10	UR-10	<u>.1025</u> du/acre	1 above moderate unit	Vacant
002-181-21		11	UR-10	UR-10	<u>.25.10</u> du/acre	1 above moderate unit	Vacant
002-181-22		.74	UR-10	UR-10	<u>.25.10</u> du/acre	1 above moderate unit	Vacant
174-290-01		2.11	RS-6	Residential 1-6 du/acre	1-6 du/acre	1 above moderate unit	Vacant
174-290-03		1.69	RS-6	Residential 1-6 du/acre	1-6 du/acre	1 above moderate unit	Vacant

**TABLE H-3. GENERAL PLAN LAND USE CATEGORIES PERMITTING RESIDENTIAL USE**

General Plan Land Use Category	Zoning District(s)	Maximum Density (Units per Acre)	Typical Housing Type(s)
Central Commercial	CC	No maximum	Mixed-Use Development
Light Commercial	CL	No maximum	--
Service Commercial	CS	No maximum	--
Recreational Commercial	CR	No maximum	Second unit
Residential .25 du/acre	R-2, R-3, PUD	.25 du/acre	
Residential 1-6 du/acre	R-6	1-6 du/acre	
Residential 7-12 du/acre	SF-RMP	7-12 du/acre	
UR-7/UR-10	UR-7/UR-10	<del>.1425</del> - <del>.10</del> du/acre	Single-family dwelling
Planned Development District	PDD	No maximum	
Public Domain	PD	No maximum	

Source: Town of Fairfax Land Use Element, 2012; Town of Fairfax 2013.