

G. DRIVEWAYS

Property Owners seeking to expand or otherwise alter their driveway must provide the following information with the ACR form **before the Association can approve any request for a driveway expansion**: a photo of the property showing the current driveway, a scaled plat map of the property showing the location of the current driveway and proposed expansion, the distance from the current driveway to the side property line, and a **scaled drawing with dimensions and description** of each aspect of the proposed new driveway. The scaled drawing shall label the driveway apron, sidewalk, and driveway area and must include lengths and widths for each component of the driveway area. The scaled drawing submitted for review must be sufficiently large to easily identify and read the lengths and widths of each driveway component. A resident may submit the scaled drawing prepared by the contractor. See Section G.1.f below. A photo (or sample in selected cases) of the new requested material is required (if different from the existing driveway). See attached examples.

1. SINGLE-FAMILY HOMES

- a. Both one (1) and two (2) car driveways may be expanded by one (1) car width (ten (10) feet). Driveways may not come closer than one (1) foot to the side property line including any decorative trim or paved areas (such as a brick-lined edge, sidewalk, or walkway) beside the driveway.
- b. Expansion of the driveway should normally occur on the outside portion of the driveway, away from the front/center of the house. Exceptions will be considered in select cases, such as where utility boxes and/or extremely narrow side yard areas (i.e., less than eight (8) feet to a lot line) exists. Driveways will **ONLY** be expanded in the front/center portion of the house and not on the sides or back of the house.
- c. Driveways on One Lot: Article 11, Section 11-102.8 of the Fairfax County zoning code states that a parking “space shall not encroach into any sidewalk or trail.” If a proposed driveway expansion meets (encroaches on) an area of sidewalk or trail, the Owner will have to expand the driveway apron. If an Owner does not want to expand the existing driveway apron, a taper must be used. The tapered area must begin no closer than three (3) feet from the edge of the sidewalk. See the attached examples. No gravel or other loose materials shall be placed near the public sidewalk to widen the taper.

If an Owner plans to expand the existing driveway apron, the scaled drawing provided to the ARC with the application must show this improvement. The ARC shall not approve an application that does not contain a plat and detailed scaled drawing. The ARC shall not approve a proposal that shows an expanded driveway that encroaches on a sidewalk or trail unless it includes an expanded driveway apron.

Pipe Stems: Some single-family detached homes have a driveway that uses a pipe stem to reach the driveway apron. The pipe stem portion of the driveway cannot be widened if this would encroach on lots that are not part of the common driveway. However, an individual Owner may expand the portion of their driveway connected to a pipe stem that is located solely on their lot and meets the requirements of Sections G.1.a. and G.1.b. above. A taper is not required where the expanded individual driveway meets the pipe stem.

- d. Consideration will be given to requests to change the original driveway from asphalt to concrete or some other appropriate material, such as stamped concrete or exposed aggregate concrete, as long as the entire driveway, including the proposed expanded area, are constructed of the same ARC-approved materials. Once completed, the expanded driveway must be uniform across the entire surface using the same material (all concrete, asphalt or other approved driveway material). Driveways may have a decorative border made of brick or other similar materials (such as pavers) on each side of the driveway, and this feature must be shown on the scaled drawing of the improvement.
- e. The concrete apron and its associated sidewalk and curb and gutter fall under the jurisdiction of VDOT. An Owner should contact VDOT to obtain a permit, if required, to replace or modify these structures. NFCA approval on a Lot does not eliminate the Fairfax County code requirement that prohibits driveway encroachment on sidewalks or trails.
- f. Driveway expansions must adhere to all relevant governmental regulations such as those requiring that only a licensed contractor (with a Class A, B, C license) can install residential driveways.
- g. An ACR form is NOT required to seal, repair, or resurface an existing driveway. An ACR form is NOT required to replace a driveway if it is in the same location and uses the same materials as the existing driveway. An ACR form is also NOT required when a driveway is reduced in size by trimming back the sides of the driveway to straighten its alignment or to eliminate areas that are not being used.

An ACR form is required to widen a driveway, to change the material used to form it (e.g., change from asphalt to concrete), or to place a decorative border or expanded sidewalk along a driveway. The decorative border or sidewalk must have a uniform width along its entire length and shall not be wider in the area where it meets the existing sidewalk.

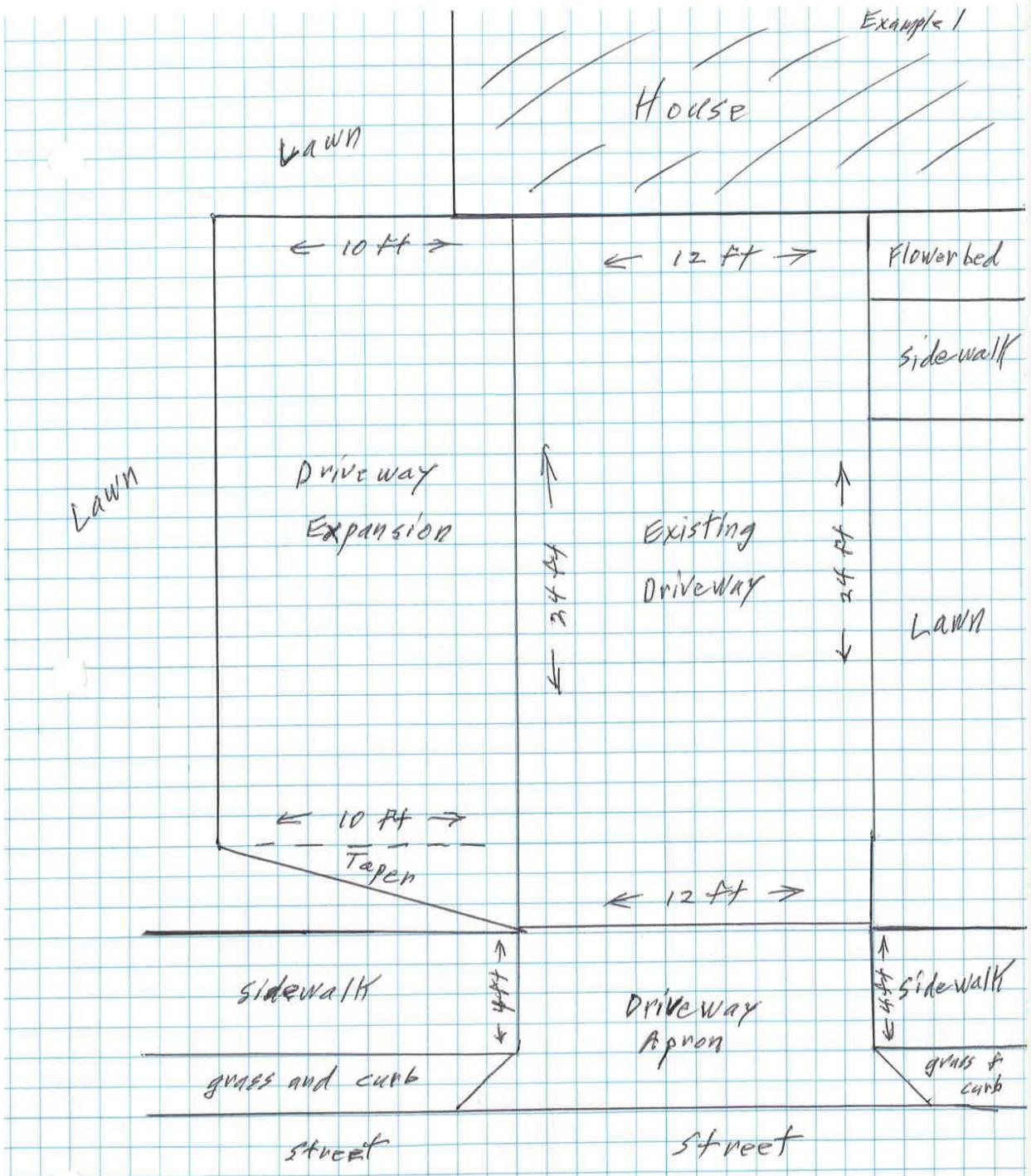
2. TOWNHOMES

- a. Townhomes are not permitted to construct driveways.

2. DRIVEWAY AND TOWNHOUSE AREA MAINTENANCE STANDARDS AND GUIDELINES

- a. Driveways (including pipe stems and townhouse roads and parking areas) must be free from significant defects or other maintenance failures such as open cracks exceeding ½ inch in width, deep depressions, holes, large deep gouges, or deteriorating sections where the surface material is loose and breaking up.
- a. A driveway section that has been vertically displaced (risen or sunken) relative to adjacent hard surface areas by one (1) inch or more must be repaired, resurfaced or replaced.
- b. A driveway that has open cracks ½ inch wide or greater must be filled. A driveway with crumbling loose materials or chunks of broken, loose asphalt must have the damaged areas repaired (resurfaced or replaced). If sections of a driveway have deteriorating areas with numerous cracks (alligatored), but the surface is still stable/firm without depressions or holes, the Owner **MAY** coat the surface of the driveway with materials such as coal tar or other crack filling materials to improve the look of the driveway, but the driveway does not need to be patched or replaced.
- c. Repairs to sections of a driveway (patching) must use the same type of material used to construct the original, remaining portion of the driveway (all concrete, asphalt or other approved driveway material). Driveway sections with dissimilar patch repair materials (e.g., using concrete to repair a hole in an asphalt driveway) must be repaired, resurfaced or replaced.
- d. Driveways with a single large area or with several smaller/scattered areas stained with vehicle leakages or other discolorations must be cleaned and/or resealed.
- e. Grass or other vegetation growing in cracks or moss growing on surfaces must be removed. The Owner should consider using crack fill or other crack filling materials to discourage the growth of vegetation in cracks.

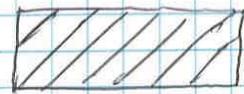
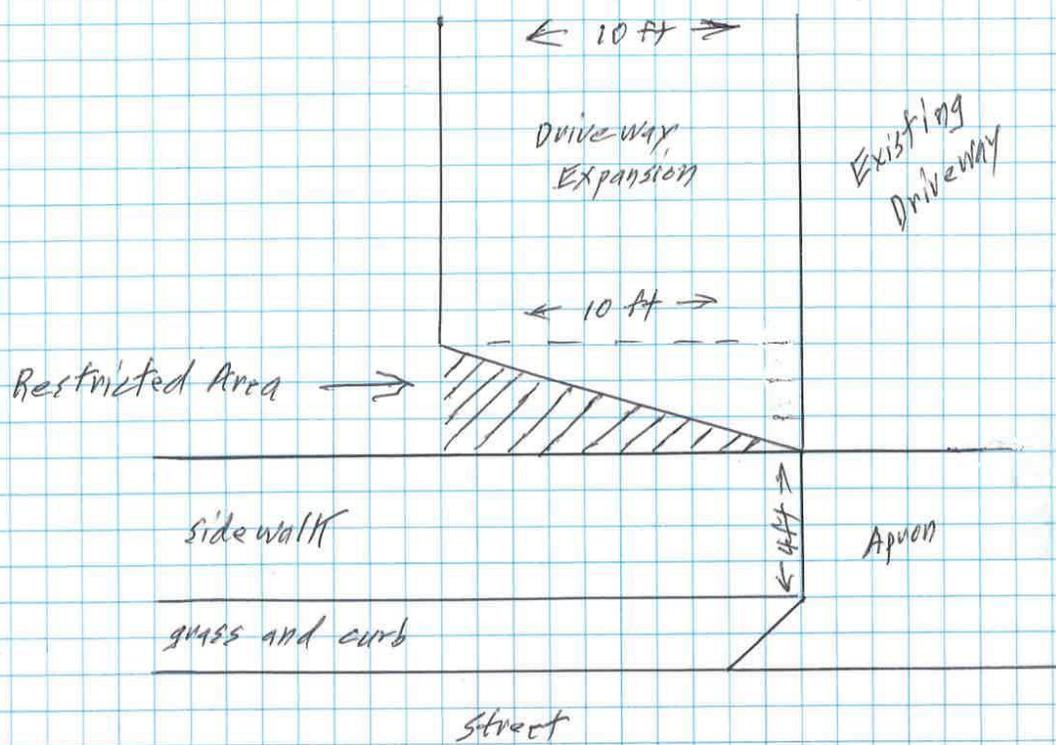
Example 1



scale
 □ 1 sq. ft.

Scaled Drawing Example

Example 2



Do not approve any expansion in the restricted area unless an expanded apron is proposed that matches the width of the expanded driveway at the sidewalk. A curved taper is not allowed to be used within the restricted area.

Restricted Area

Scale = see example 1.