

R. SHEDS

1. SINGLE-FAMILY DETACHED HOMES

- a. Sheds cannot exceed one hundred and fifty (150) gross square feet in floor area, unless a special exception is granted for unique reasons.
- a. Only one shed is normally allowed per lot, although a secondary shed may be considered provided that the total size of both sheds (when added together) would encompass no more than one hundred and fifty (150) square feet. Note that although a special exception may be granted for a larger shed, a Fairfax County permit must first be obtained for any single-family shed located closer than seven (7) feet from a property line, if that shed would be higher than eight and a half (8.5) feet and larger than one hundred and fifty (150) gross square feet.
- c. Sheds may be erected only in the rear yard.
- d. Sheds must be constructed on a stable foundation.
- e. Color and material must match or complement the house colors and materials.
- f. Sheds must be used for storage or for non-business craftwork (e.g., carpentry, painting, etc.); no home business or other repair work for hire may be conducted in the shed.
- g. Sheds in disrepair must be removed, replaced or repaired.

2. TOWNHOMES

- a. When installed, sheds cannot exceed eight and a half (8.5) feet in height and one hundred (100) gross square feet in floor area, unless a special exception is granted for unique reasons (or unless exactly like a 'Ryan-style' shed).
- b. Sheds may only be erected in the rear yard; special exceptions may be considered and allowed for end unit townhomes whose side yards are completely enclosed by fences.
- c. Sheds must be constructed on a stable foundation.
- d. Color and material must match or complement the house colors and materials.

e. Sheds must be used for storage or for non-business craftwork (e.g. carpentry, painting, etc.); no home business or other repair work for hire may be conducted in the shed.

a. Sheds in disrepair must be removed, replaced or repaired.

