



**Frederick County Zoning Ordinance**  
**Pattern Book**

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## **Foreword**

This pattern book was developed for the sole purpose of acting as a visual aid for the setbacks and regulations set forth by Frederick County's Zoning Ordinance. The following sections and graphics are inspired by and correspond with the setback requirements dictated by section 165-401.09 in the Frederick County Zoning Ordinance.

A structural location survey may be required per section 165-201.02 in the zoning ordinance:

### **Structural location survey requirements**

The following survey requirements shall be complete for applicable primary and accessory structures within all zoning districts as described:

1. A surveyor licensed in the Commonwealth of Virginia shall establish the location of any primary structure that is located five feet or less from any minimum setback requirement.
2. A surveyor licensed in the Commonwealth of Virginia shall establish the location of any accessory structure occupying an area of 500 square feet or greater that is located five feet or less from any minimum setback requirement.
3. Information verifying the footing location stakeout shall be provided on the appropriate building permit setback report prior to the approval of the footing for the primary or accessory structure. The surveyor of record shall complete the required information on the building permit setback report and affix his or her professional seal containing the appropriate signature and date. The building permit setback report containing the required footing location stakeout surveyor information shall be posted on the construction site with the building permit hard card at the time of the footing inspection.
4. A midconstruction survey shall be prepared by the surveyor of record once the rough framing of the primary or accessory structure is in place. Rough framing shall include the foundation, all exterior walls and the roof system. The surveyor of record shall complete the required information on the building permit setback report and affix his or her professional seal containing the appropriate signature and date. The building permit setback report containing the required midconstruction surveyor information shall be provided to the Department of Engineering and Inspections prior to the issuance of a certificate of occupancy permit by the Building Official.

Secondary or accessory uses or structures are defined in section 165-201.02 within the zoning ordinance:

### **Secondary or Accessory Use**

A use of land or of a building or portion thereof customarily associated with and incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use. A secondary use shall be a use not already permitted by right in a zoning district but may be permitted in conjunction with a permitted use. Ie: detached garages, sheds, pools, and similar features.

**\*\*Fences, freestanding walls and berms shall be exempt from the setback requirements.**

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## **A. Single-family detached rural traditional**

This dwelling type consists of a fully detached, large-lot single-family residence on an individual lot with private yards on all four sides, without public sewer and water. Dimensional requirements shall be as follows:

### **A. Lot Dimensions**

A1 Minimum lot area 100,000 square feet (2 acre lots or larger)

A2 Minimum lot depth to width ratio 1:3

### **B. Building Setbacks**

B1 From road right-of-way 60 feet

B2 Side 15 feet

B3 Rear 50 feet

### **C. Setbacks for unroofed decks, stoops, landings and similar features**

C1 Front from road right-of-way 50 feet

C2 Side 10 feet

C3 Rear 35 feet

### **D. Minimum Parking**

D1 Required off-street parking 2 per unit

### **E. Height**

E1 Principal building (max) 35 feet

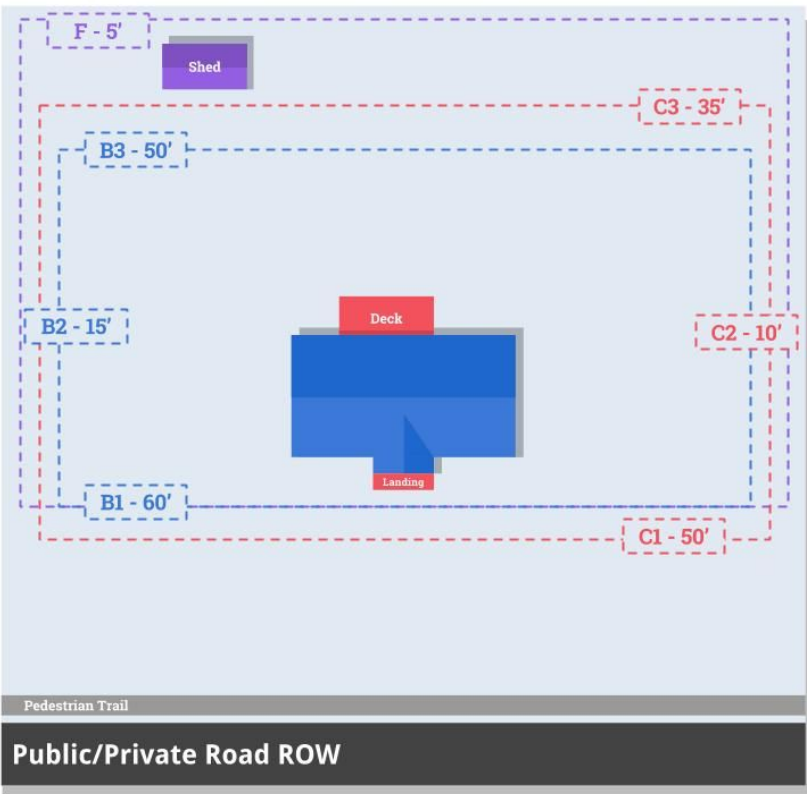
E2 Accessory building (max) 20 feet

### **F. Setbacks for accessory structures**

Accessory structures shall be set back from all property lines a minimum of five feet, except for uses with a required enclosed yard.

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## A. Single-family detached rural traditional



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## **B. Single-family detached traditional**

This dwelling type consists of a fully detached, large-lot single-family residence with private yards on all four sides without required common open space. Dimensional requirements shall be as follows:

### **A. Lot Dimensions**

A1 Minimum lot area 15,000 square feet

A2 Minimum lot width at setback 80 feet

### **B. Building Setbacks**

B1 From road right-of-way 35 feet

B2 Side 10 feet

B3 Rear 25 feet

### **C. Setbacks for unroofed decks, stoops, landings and similar features**

C1 Front from road right-of-way 25 feet

C2 Side 5 feet

C3 Rear 15 feet

### **D. Minimum Parking**

D1 Required off-street parking 2 per unit

### **E. Height**

E1 Principal building (max) 35 feet

E2 Accessory building (max) 20 feet

### **F. Setbacks for accessory structures**

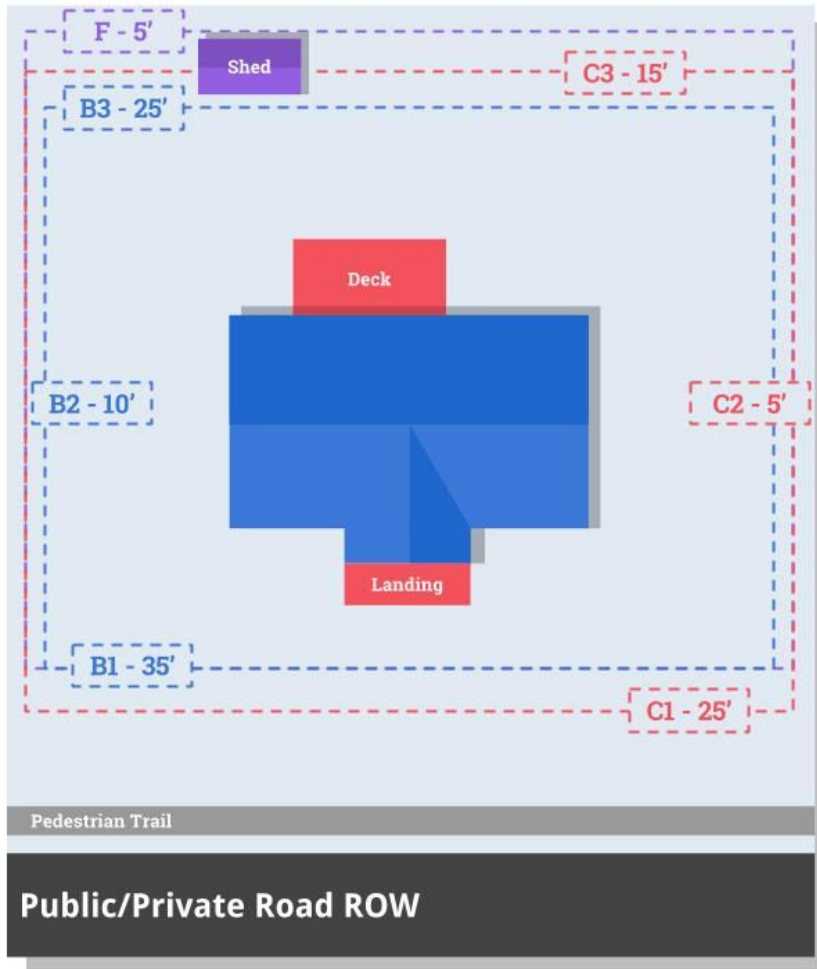
Accessory structures shall be set back from all property lines a minimum of five feet, except for uses with a required enclosed yard.

### **Examples:**

Oakdale Crossing

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### B. Single-family detached traditional



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## C. Single-family detached urban

This dwelling type consists of a fully detached, single-family residence on an individual lot with private yards on all four sides. Dimensional requirements shall be as follows:

### A. Lot Dimensions

- A1 Minimum lot area 12,000 square feet
- A2 Minimum lot width at setback 70 feet
- A3 Minimum lot width at road right-of-way 40 feet

### B. Building Setbacks

- B1 From road right-of-way 35 feet
- B2 Side 10 feet
- B3 Rear 25 feet

### C. Setbacks for unroofed decks, stoops, landings and similar features

- C1 Front from road right-of-way 25 feet
- C2 Side 5 feet
- C3 Rear 15 feet

### D. Minimum Parking

- D1 Required off-street parking 2 per unit

### E. Height

- E1 Principal building (max) 35 feet
- E2 Accessory building (max) 20 feet

### F. Setbacks for accessory structures

Accessory structures shall be set back from all property lines a minimum of five feet, except for uses with a required enclosed yard.

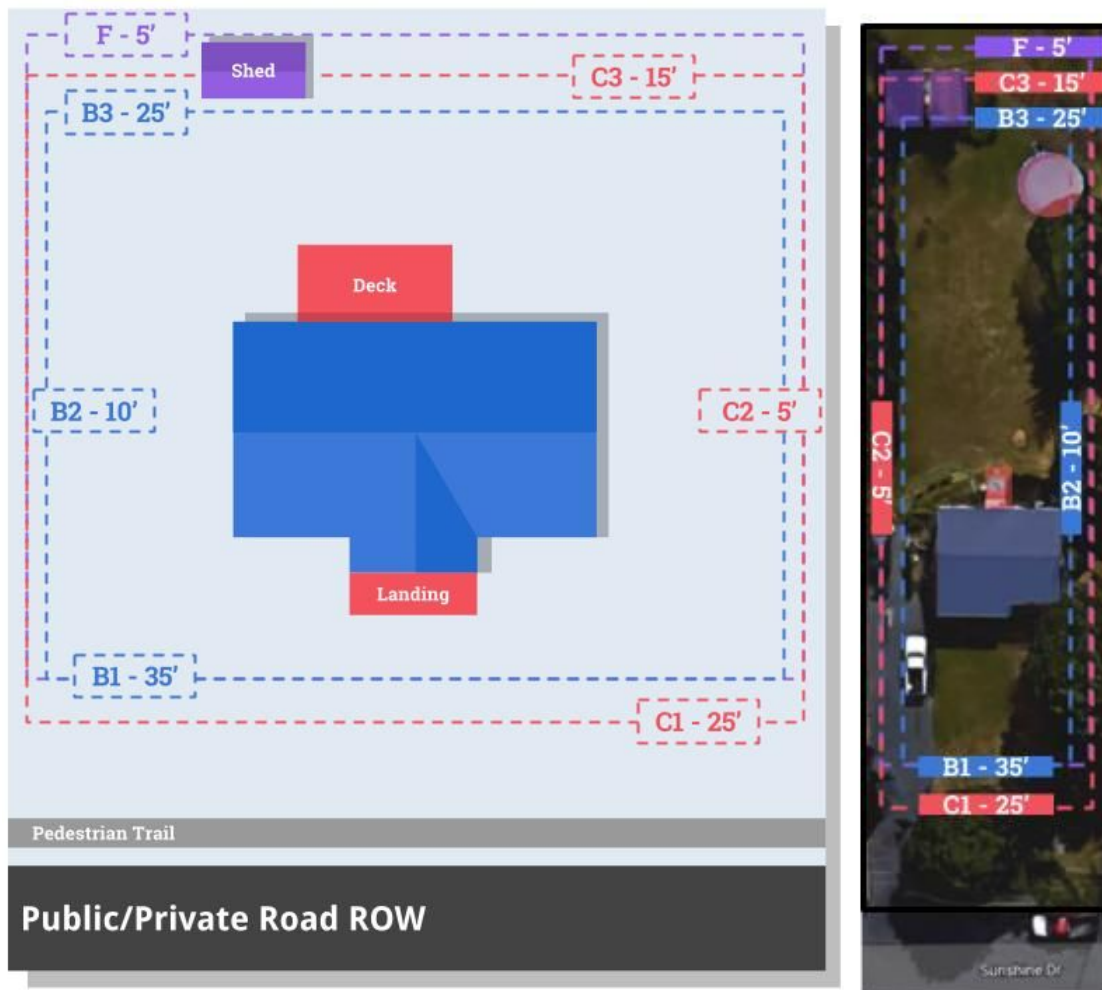
### Examples:

Ravens  
 Canter Estates  
 Briarwood Estates  
 Ravenpointe  
 Abrams Pointe  
 Redbud Run I, II  
 Wakeland Manor  
 Lynnehaven  
 Old Dominion Greens

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## C. Single-family detached urban



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## D. Single-family detached cluster

This dwelling type consists of a fully detached, single-family residence on an individual lot, with private yards on all four sides. Dimensional requirements shall be as follows:

### A. Lot Dimensions

- A1 Minimum lot area 8,000 square feet
- A2 Minimum lot width at setback 60 feet
- A3 Minimum lot width at road right-of-way 30 feet

### B. Building Setbacks

- B1 From road right-of-way 25 feet
- B2 Side 8 feet
- B3 Rear 20 feet

### C. Setbacks for unroofed decks, stoops, landings and similar features

- C1 Front from road right-of-way 15 feet
- C2 Side 5 feet
- C3 Rear 10 feet

### D. Minimum Parking

- D1 Required off-street parking 2 per unit

### E. Height

- E1 Principal building (max) 35 feet
- E2 Accessory building (max) 20 feet

### F. Setbacks for accessory structures

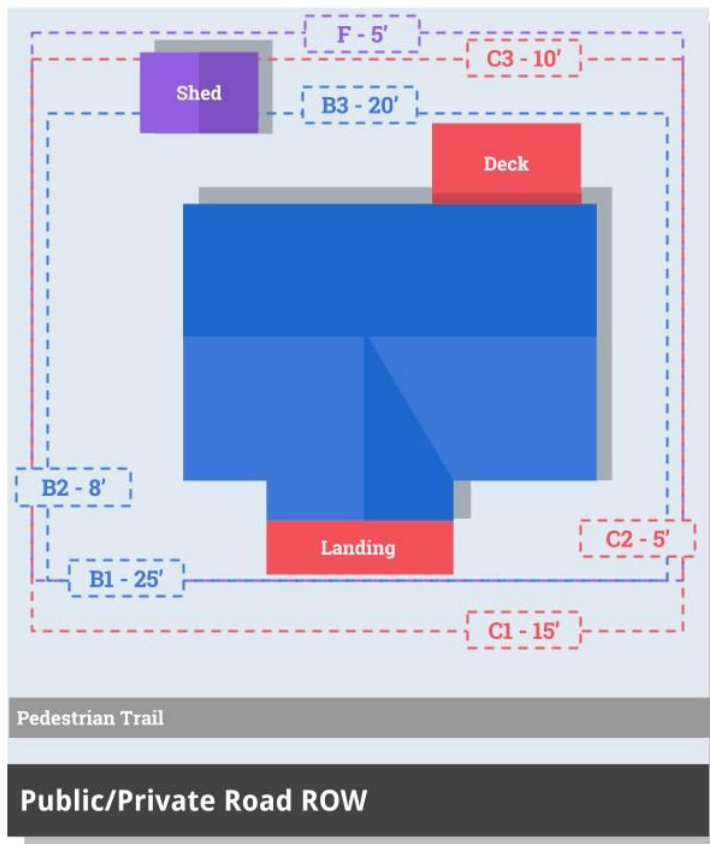
Accessory structures shall be set back from all property lines a minimum of five feet, except for uses with a required enclosed yard.

### Examples:

Redbud Run III

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## D. Single-family detached cluster



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## E. Single-family detached zero lot line

This dwelling type consists of a fully detached, single-family residence on an individual lot. The building is set on one of the side property lines, with a maintenance easement on the adjoining lot. Dimensional requirements shall be as follows:

### A. Lot Dimensions

A1 Minimum lot area 6,000 square feet

### B. Building Setbacks

B1 From road right-of-way 25 feet

B2 Minimum on-site building spacing (side) 25 feet

B3 Rear 25 feet

### C. Setbacks for unroofed decks, stoops, landings and similar features

C1 Front from road right-of-way 15 feet

C2 Side 20 feet

C3 Rear 15 feet

### D. Minimum Parking

D1 Required off-street parking 2 per unit

### E. Height

E1 Principal building (max) 35 feet

E2 Accessory building (max) 20 feet

### F. Supplemental Regulations

F1 A maintenance easement of 10 feet in width must be obtained on the lot adjacent to the zero lot line side.

F2 The opposite side yard must be maintained clear of any obstructions other than a three-foot eaves encroachment, swimming pools, normal landscaping, removable patio covers extending no more than five feet or garden walls or fences. In no case shall any encroachment other than a fence be placed within the required maintenance easement.

F3 The zero lot line side must not be adjacent to a road right-of-way.

### G. Setbacks for accessory structures

Accessory structures shall be set back from all property lines a minimum of five feet, except for uses with a required enclosed yard.

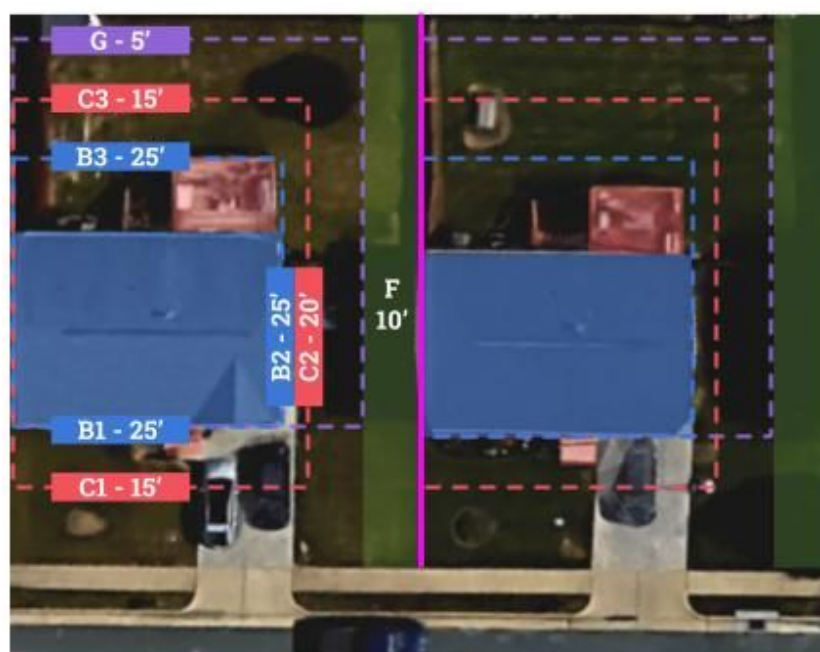
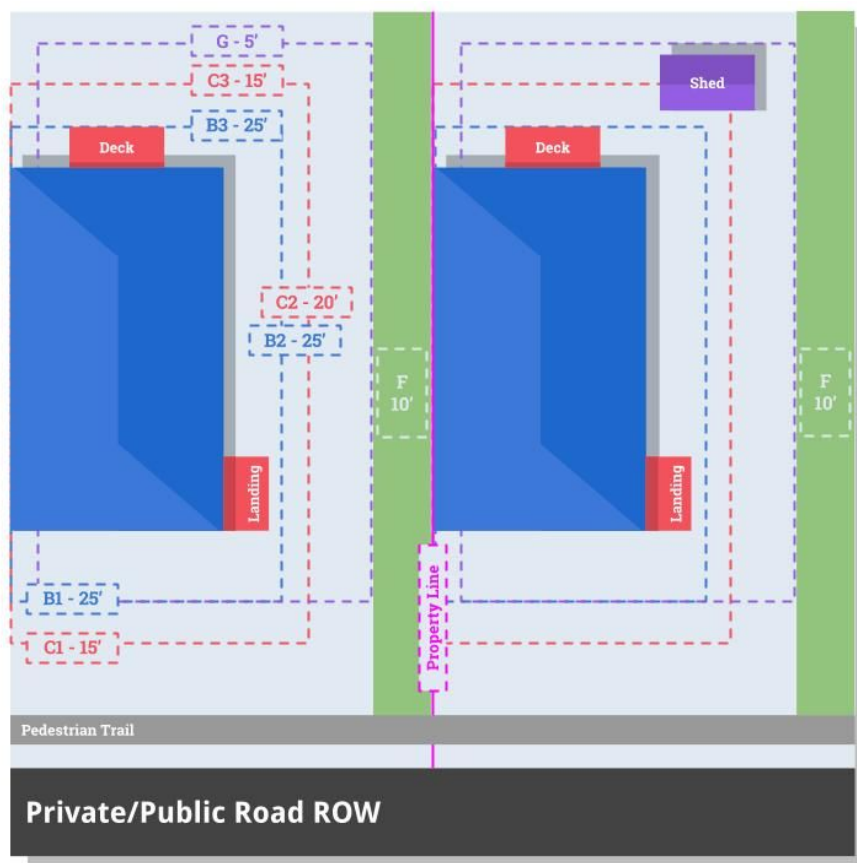
### Examples:

Hampton Chase

Dominion Knolls

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## E. Single-family detached zero lot line



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## F. Single-family small lot

This dwelling type consists of a single-family detached or attached residence on an individual lot. No more than two units may be attached together. Dimensional requirements shall be as follows:

### A. Lot Dimensions

A1 Minimum lot area 3,750 square feet

### B. Building Setbacks

B1 From public or private road right-of-way 25 feet

B2 The front setback may be reduced to 15 feet, provided that the residential unit utilizes a rear alley for access and there are no driveways on the private or public road fronting the residential unit.

B3 Side Detached option: 5 feet Attached option: 10 feet

B4 Rear 15 feet

B5 Minimum building spacing Attached option: 20 feet

### C. Setbacks for unroofed decks, stoops, landings and similar features

C1 Front from private/public road 15 feet Rear alley option: 10 feet

C2 Side (end unit) 5 feet

C3 Rear 10 feet

C4 Rear (from open space) 5 feet

### D. Minimum Parking

D1 Required off-street parking 2 per unit

### E. Height

E1 Principal building (max) 35 feet

E2 Accessory building (max) 20 feet

### F. Supplemental regulations

F1. A minimum of 20 landscape plantings shall be provided on each individual lot. At least 1/4 of the landscape plantings shall be trees, with the remainder being shrubs. The trees shall be a minimum of two inches in caliper at time of planting, and the shrubs shall be a minimum of three.

F2. Detached accessory structures may not exceed 150 square feet.

### G. Setbacks for accessory structures

Accessory structures shall be set back from all property lines a minimum of five feet, except for uses with a required enclosed yard.

### Examples:

Lake Frederick

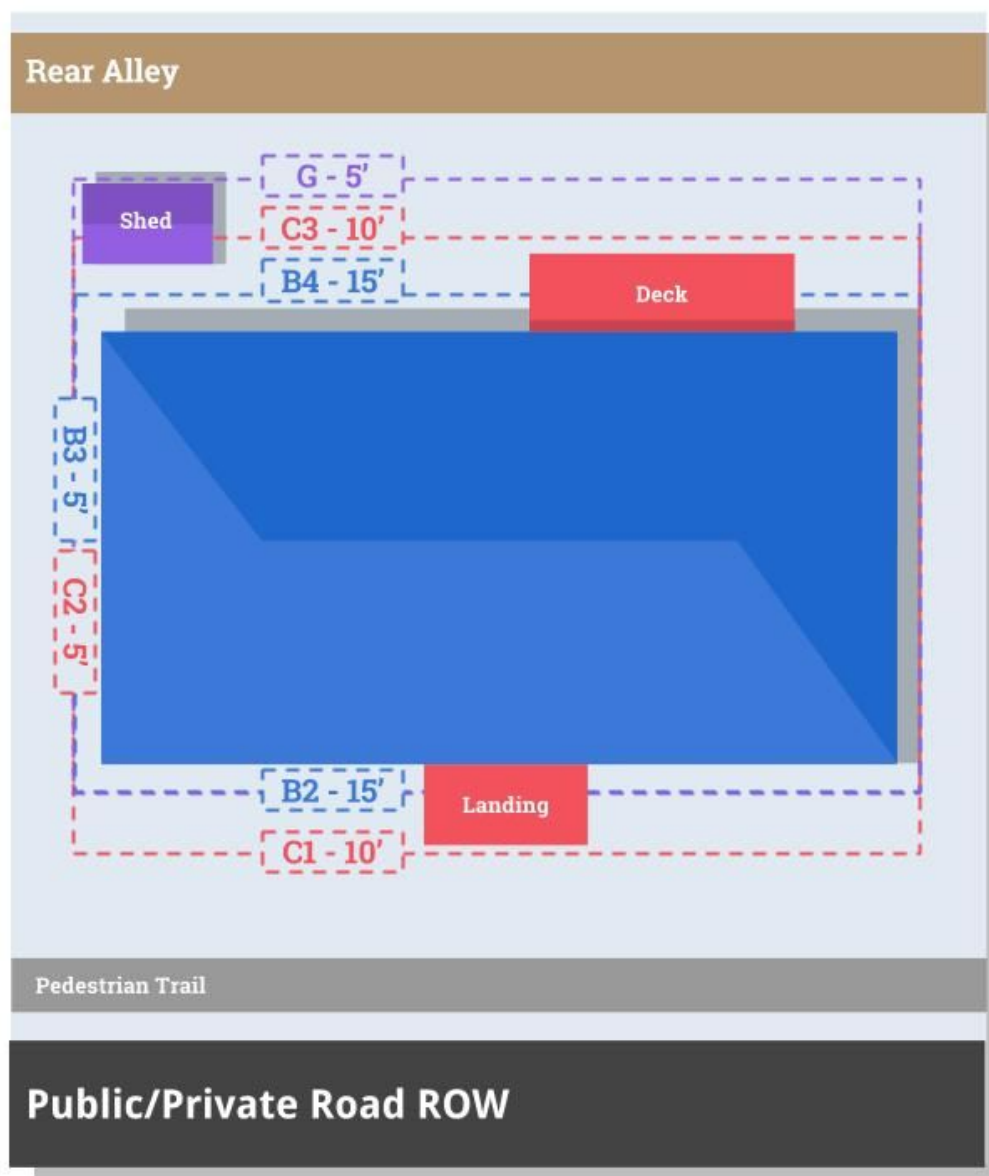
Twin Lakes Overlook

Autumn Glen

Westbury Commons

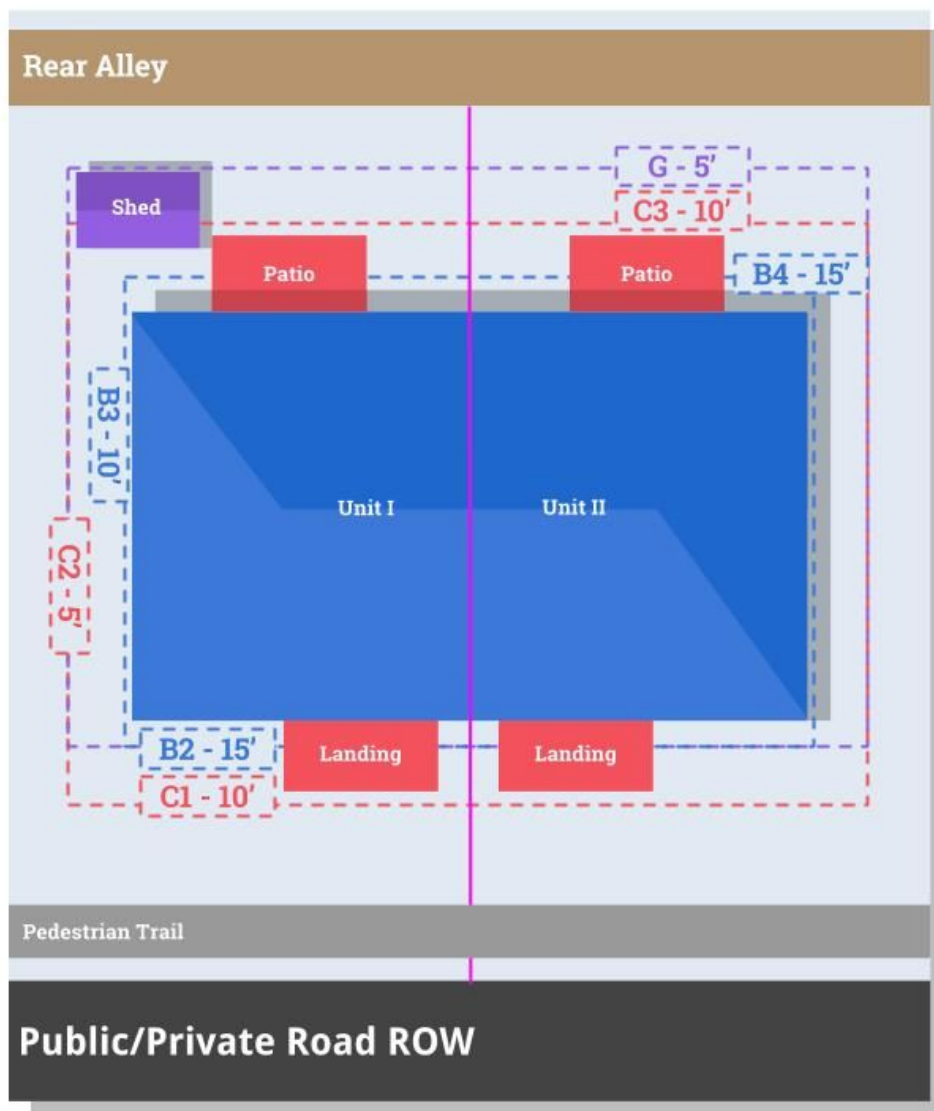
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## F. Single-family small lot (detached w/rear alley)



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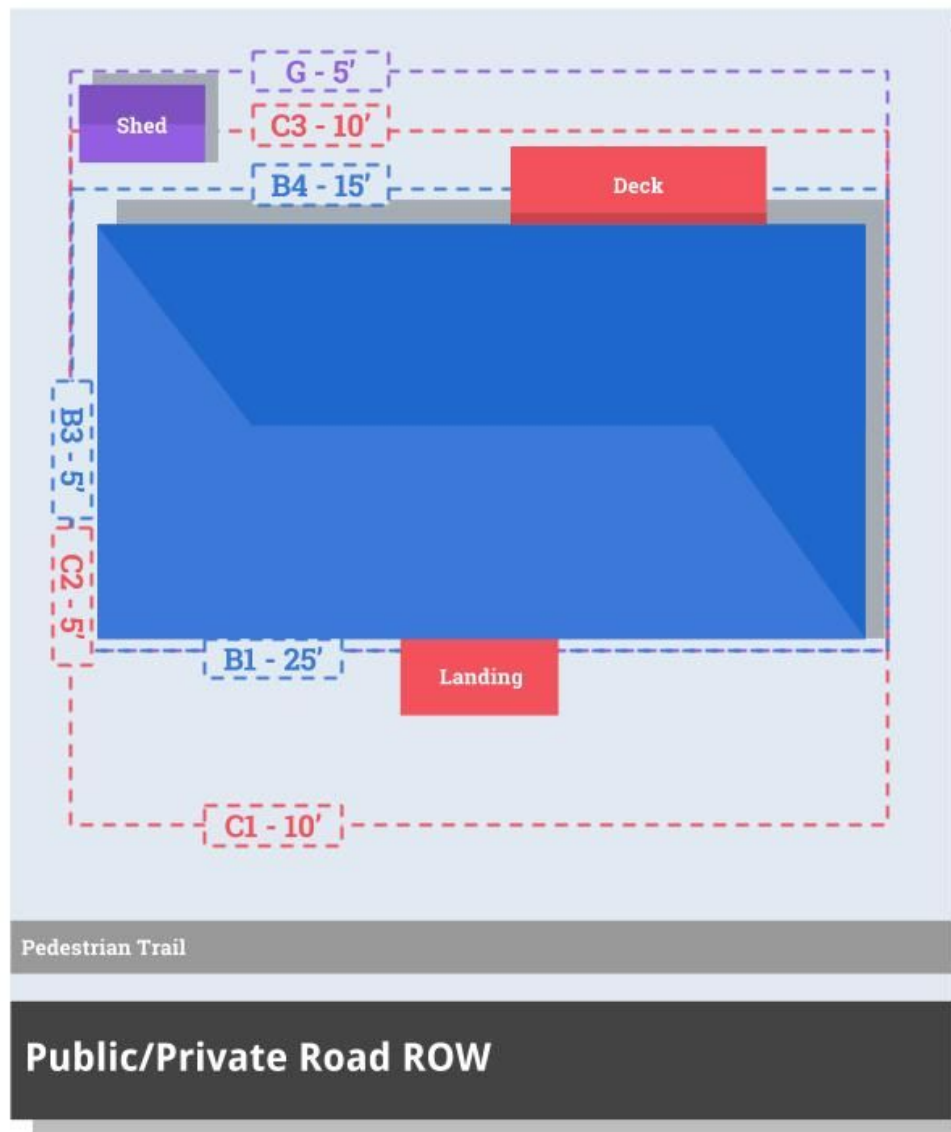
## F. Single-family small lot (attached w/rear alley)



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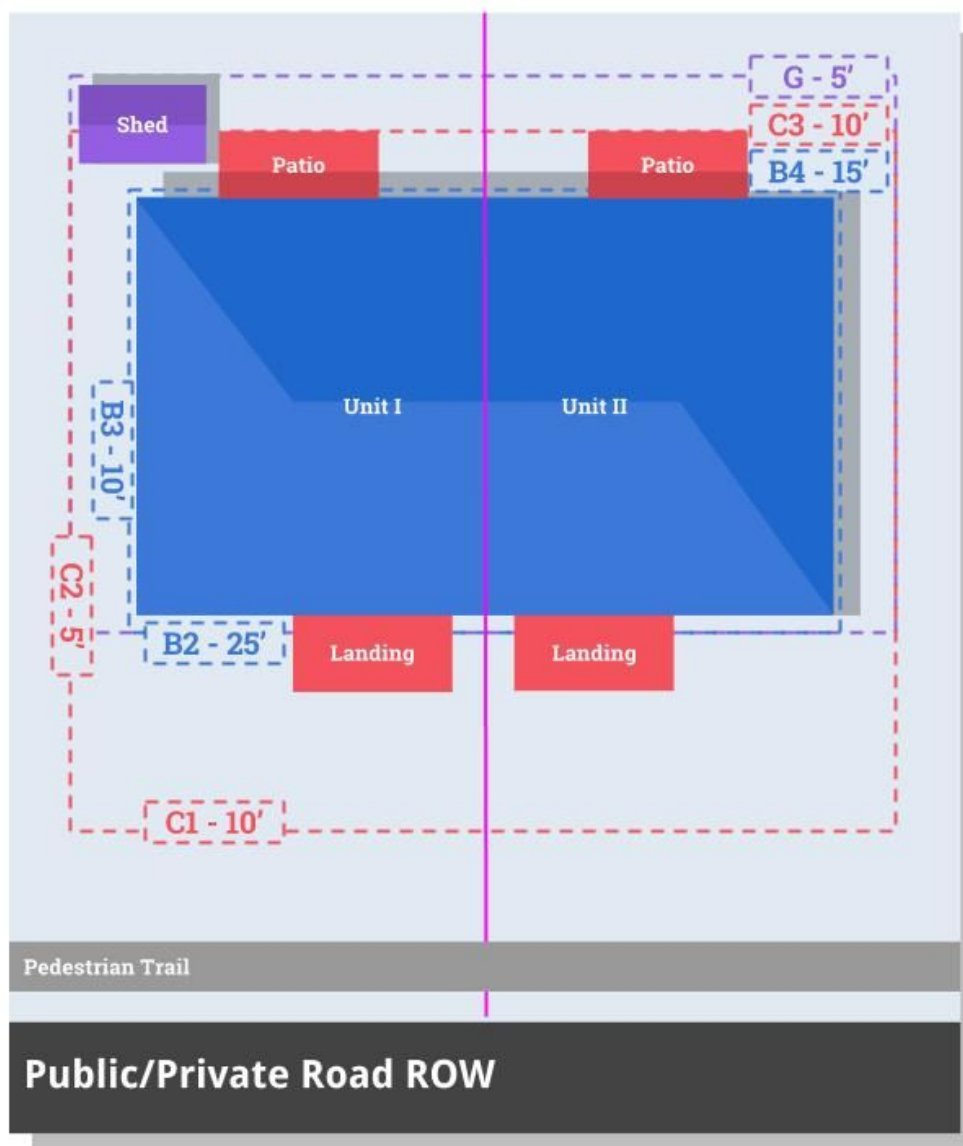


## F. Single-family small lot (detached w/o rear alley)



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## F. Single-family small lot (attached w/o rear alley)



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## G. Multiplex.

A "multiplex" is an attached residence containing three to four dwelling units. Units may or may not have independent outside access. Units within multiplex structures may be arranged side to side, back to back or vertically. Dimensional requirements shall be as follows:

### A. Lot Dimensions

A1 Minimum lot area per unit 3,000 square feet

A2 Maximum site impervious surface ratio 0.50

### B. Building Setbacks

B1 From road right-of-way 35 feet

B2 From parking areas or driveways 20 feet

B3 Side 15 feet from perimeter boundary

B4 Rear 25 feet from perimeter boundary

### C. Setbacks for unroofed decks, stoops, landings and similar features

C1 Front from road right-of-way 25 feet

C2 Front from parking areas or driveways 15 feet

C3 Side 10 feet

C4 Rear 15 feet

### D. Minimum Parking

D1 Required off-street parking 2 per unit

### E. Height

E1 Principal building (max) 35 feet

E2 Accessory building (max) 20 feet

### F. Setbacks for accessory structures

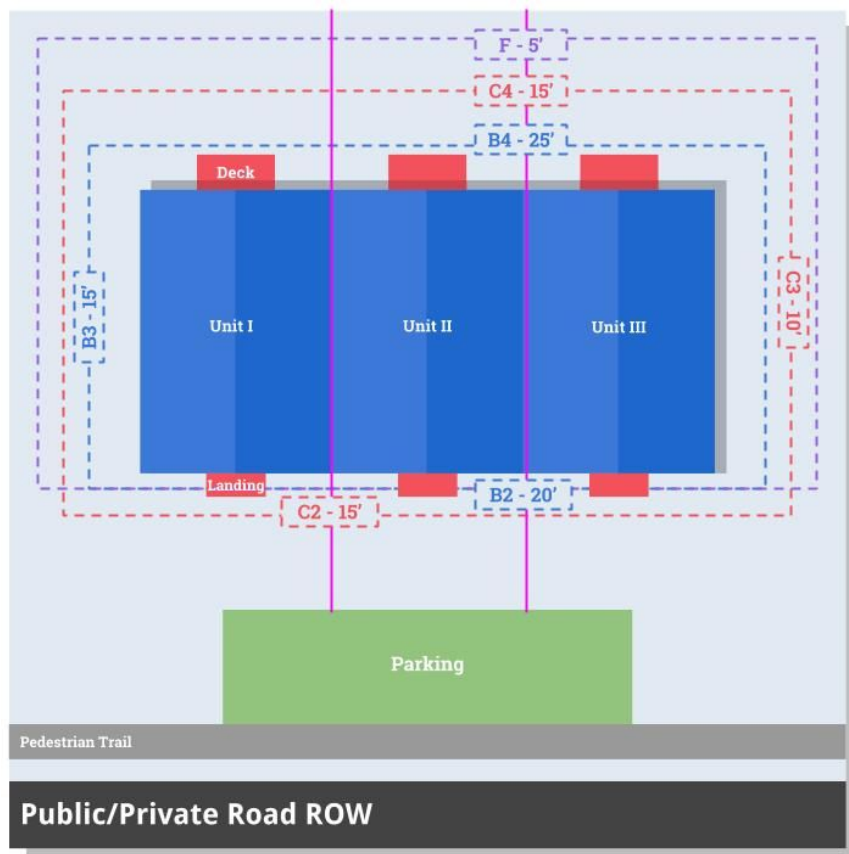
Accessory structures shall be set back from all property lines a minimum of five feet, except for uses with a required enclosed yard.

### Examples:

Woodbrook Village

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## G. Multiplex



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## H. Townhouse; back-to-back townhouse

This dwelling type consists of a single-family attached dwelling unit from ground to roof, with individual outside access. Rows of townhouses shall contain no more than eight dwelling units in a group. Back-to-back townhouses shall contain no more than 16 dwelling units in a group.

Dimensional requirements shall be as follows:

### A. Lot Dimensions

A1 Minimum lot area 1,500 square feet

A2 Minimum lot width End unit: 22 feet Interior unit: 18 feet

### B. Building Setbacks

B1 From public or private road right-of-way

With garage: 25 feet

Without garage: 15 feet

B2 From off-street parking lot 15 feet

B3 Side 10 feet

B4 Rear 20 feet Back-to-back option: N/A

### C. Setbacks for unroofed decks, stoops, landings and similar features

C1 Front from off-street parking lot 10 feet

C2 Front from private/public road 15 feet

C3 Side (end unit) 5 feet

C4 Rear 5 feet

### D. Minimum Parking

D1 Required off-street parking 2 per unit

### E. Height

E1 Principal building (max) 40 feet

E2 Accessory building (max) 20 feet

### F. Setbacks for accessory structures

Accessory structures shall be set back from all property lines a minimum of five feet, except for uses with a required enclosed yard.

### Examples:

Brookland Heights

Windstone

Copperfield

Townes at Tasker

Lake Frederick Townhouses

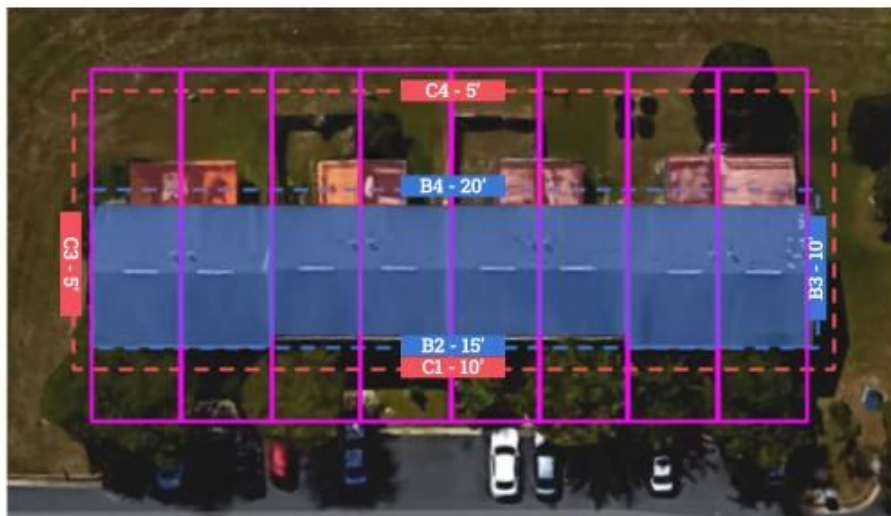
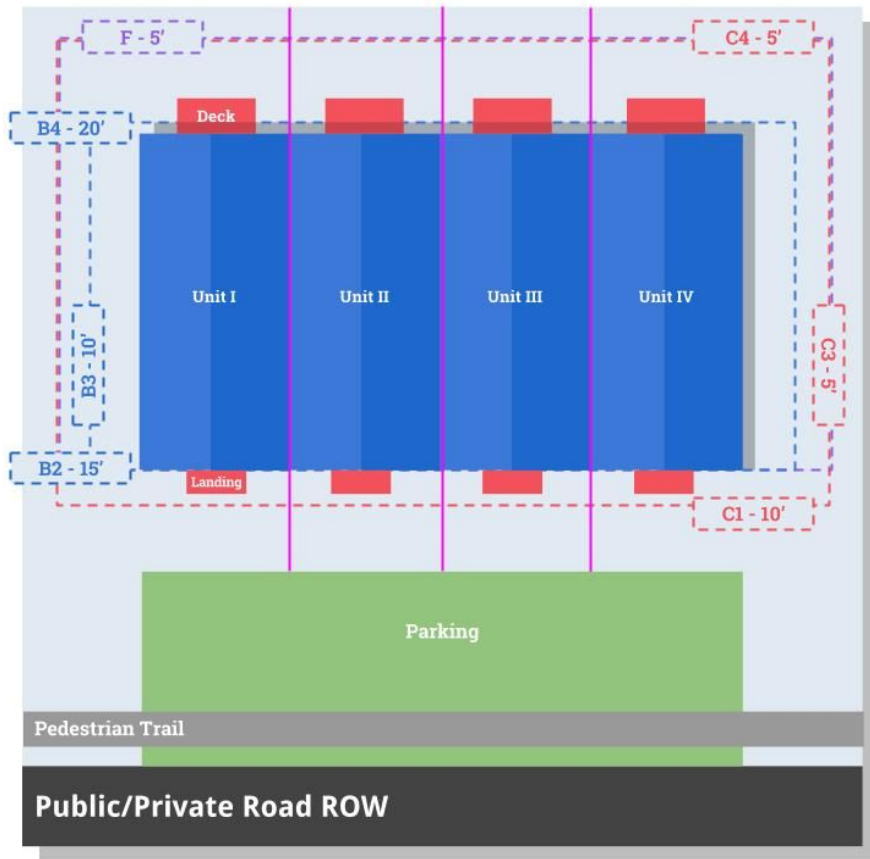
Fieldstone

Wakeland Manor Townhouses

Huntington Meadows

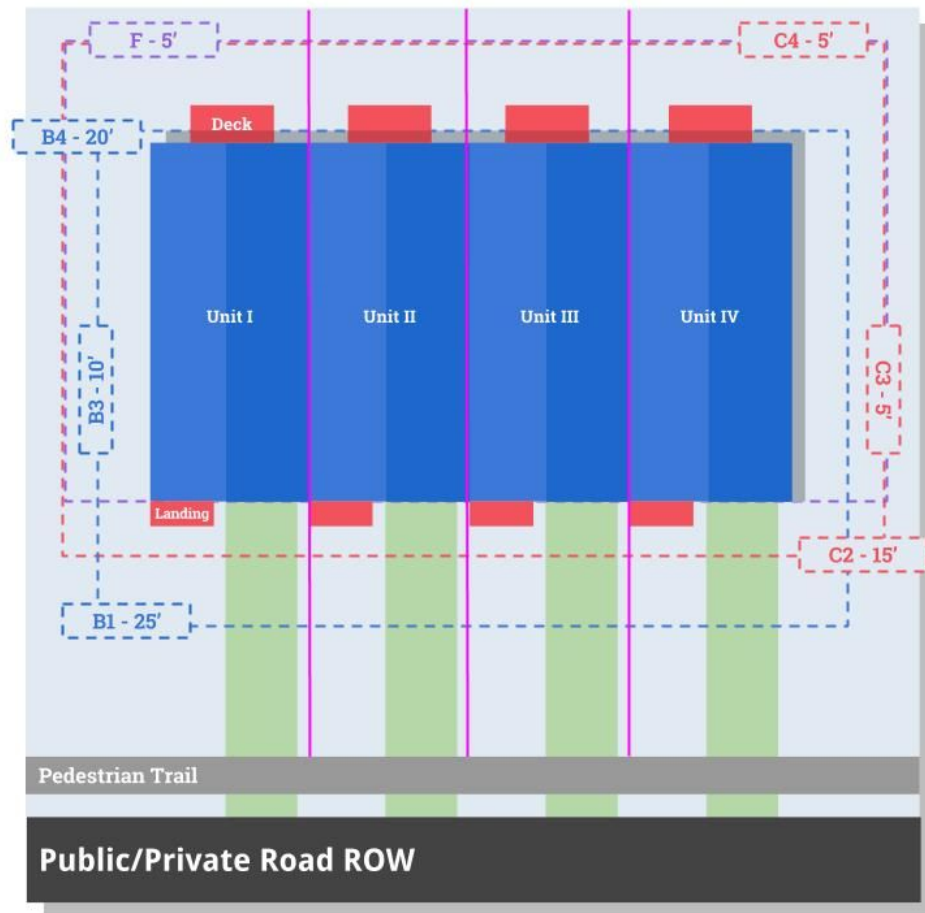
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### H. Townhouse (w/o garage)



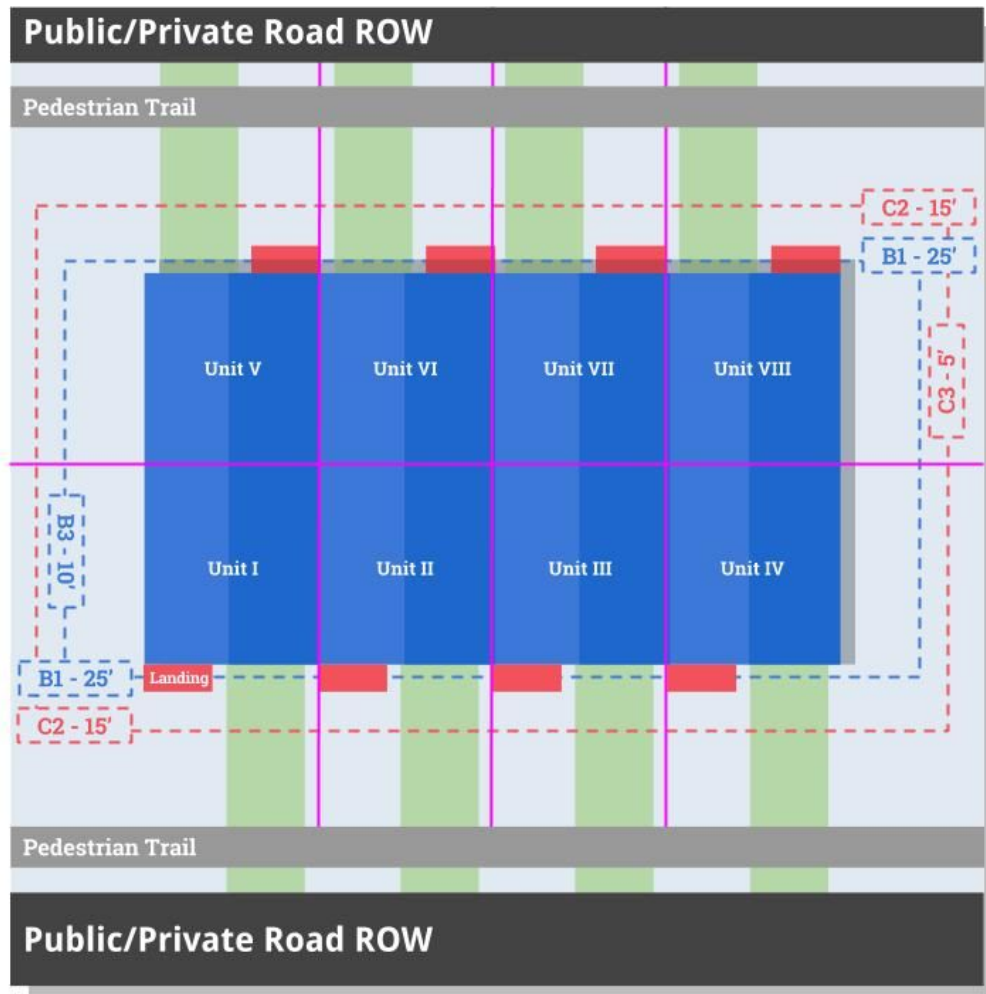
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## H. Townhouse (w/garage)



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## H. Back to Back Townhouse (w/garage)



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## I. Garden apartments

This housing type consists of buildings that contain multiple dwelling units that share a common yard area. The entire dwelling unit does not necessarily have to be on the same floor. Garden apartments shall be at least two stories high but no more than four stories and shall contain six or more units in a single structure, not to exceed 16 units within a single structure. Dimensional requirements shall be as follows:

### A. Lot Dimensions

A1 Maximum site impervious surface ratio 0.60

### B. Building Setbacks

B1 From public road right-of-way 35 feet

B2 From private road right-of-way, off-street parking lot or driveway 20 feet

B3 Side (perimeter) 20 feet

B4 Rear (perimeter) 25 feet

B5 Rear for balconies and decks 20 feet

B6 Minimum on-site building spacing: Buildings placed side to side shall have a minimum distance of 20 feet between buildings; buildings placed side to back shall have a minimum distance of 35 feet between buildings. Buildings back to back shall have a minimum distance of 50 feet between buildings.

### C. Minimum Parking

C1 Required off-street parking 2 per unit

### D. Height

D1 Principal building (max): 55 feet

D2 Accessory building (max) 20 feet

### F. Setbacks for accessory structures

Accessory structures shall be set back from all property lines a minimum of five feet, except for uses with a required enclosed yard.

### Examples:

Hiatt Run

Park Place

Preston Place

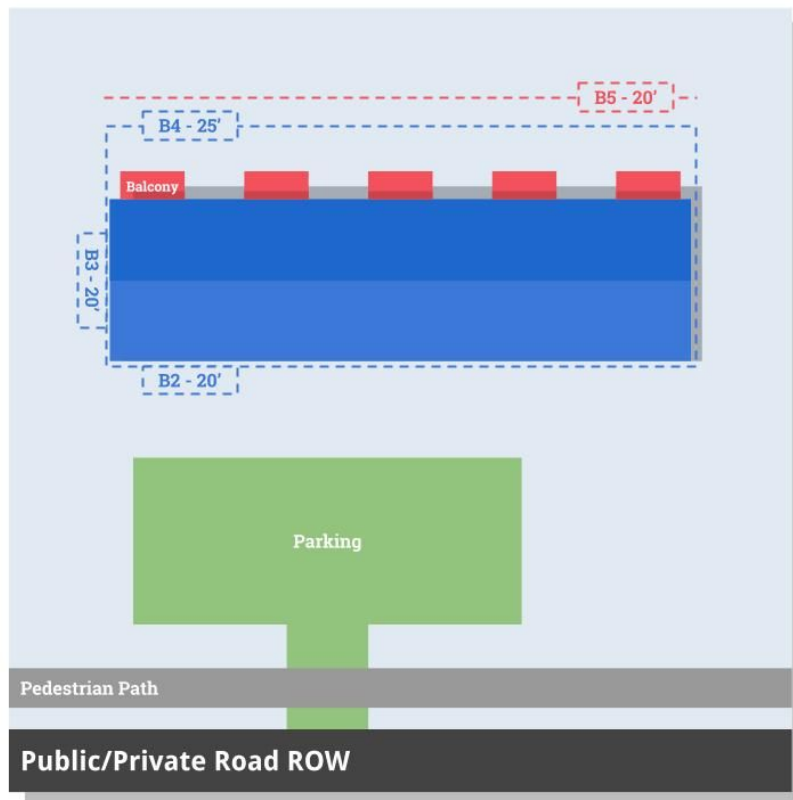
Shawnee Village

Lake Ridge Condos

Conrail Park

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## I. Garden Apartments



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## J. Multifamily residential buildings

This housing type consists of multifamily buildings with a minimum of four dwelling unit entrances sharing an internal corridor per floor. The entire dwelling unit does not necessarily have to be on the same floor. External corridors are not permitted. Multifamily residential buildings shall only be located in areas designated in the Comprehensive Plan as neighborhood villages, urban centers or other areas planned for high-density residential. Dimensional requirements shall be as follows:

### A. Lot Dimensions

A1 Maximum site impervious surface ratio 0.60

### B. Building Setbacks

B1 From public road right-of-way 35 feet

B2 From off-street parking lot or driveway 20 feet

B3 Side (perimeter) 50 feet

B4 Rear (perimeter) 50 feet

B5 Rear for balconies and decks 20 feet

B6 Minimum on-site building spacing: Buildings placed side to side shall have a minimum distance of 20 feet between buildings; buildings placed side to back shall have a minimum distance of 35 feet between buildings. Buildings back to back shall have a minimum distance of 50 feet between buildings.

### C. Minimum Parking

C1 Required off-street parking 2 per unit

### D. Height

D1 Principal building (max): 60 feet, provided that a multifamily residential building may be erected to a maximum of 80 feet if it is set back from road right-of-ways and from lot lines in addition to each of the required minimum yard dimensions, a distance of not less than one foot for each one foot of height that it exceeds the sixty-foot limit.

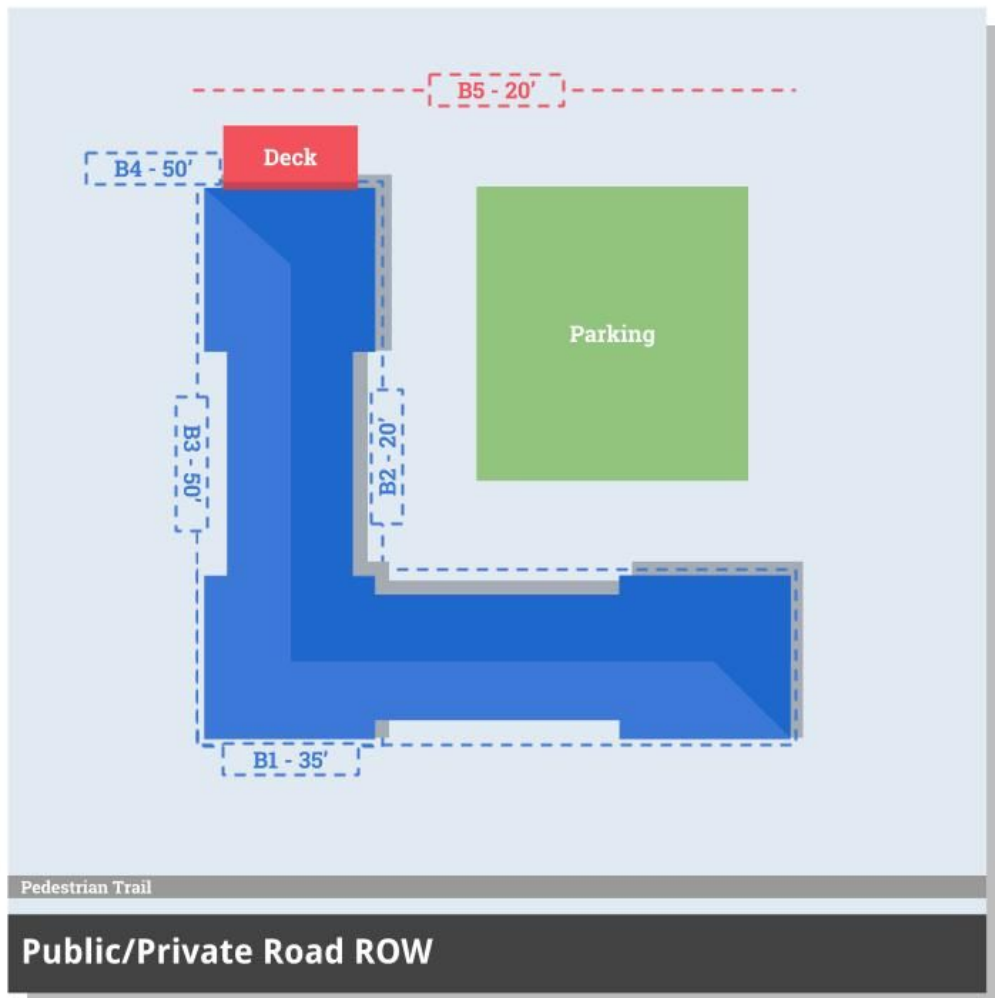
D2 Accessory building (max) 20 feet

### F. Setbacks for accessory structures

Accessory structures shall be set back from all property lines a minimum of five feet, except for uses with a required enclosed yard.

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## J. Multifamily residential buildings



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## K. Age-restricted multifamily housing

"Age-restricted multifamily housing" is multifamily buildings where individual dwelling units share a common outside access. They also share a common yard area, which is the sum of the required lot areas of all dwelling units within the building. Age-restricted multifamily housing shall only be permitted within proffered age-restricted developments. Elevator service shall be provided to each floor of age-restricted multifamily housing structures for use by residents and guests. Dimensional requirements shall be as follows:

### A. Lot Dimensions

A1 Minimum lot area 3 acres

A2 Maximum site impervious surface ratio 0.60

A3 Maximum number of units per building 110

### B. Building Setbacks

B1 From road right-of-way 60 feet

B2 From off-street parking lot or driveway 5 feet

B3 Side (perimeter): 100 feet from the perimeter boundary. An additional two feet from the perimeter boundary shall be added for every foot that the height of the building exceeds 40 feet when the adjacent use is single-family residences.

B4 Rear (perimeter): 100 feet from the perimeter boundary. An additional two feet from the perimeter boundary shall be added for every foot that the height of the building exceeds 40 feet when the adjacent use is single-family residences.

B5 Rear for balconies and decks may extend 10 feet into a perimeter setback

B6 Minimum on-site building spacing: Buildings placed side to side shall have a minimum distance of 20 feet between buildings; buildings placed side to back shall have a minimum distance of 35 feet between buildings. Buildings back to back shall have a minimum distance of 50 feet between buildings.

### C. Minimum Parking

C1 Required off-street parking 1.5 per unit

### D. Height

D1 Principal building (max): The maximum structure height for any principal building shall be 40 feet. The Board of Supervisors may waive the forty-foot height limitation, provided that it will not negatively impact adjacent residential uses. In no case shall any principal building exceed 60 feet in height.

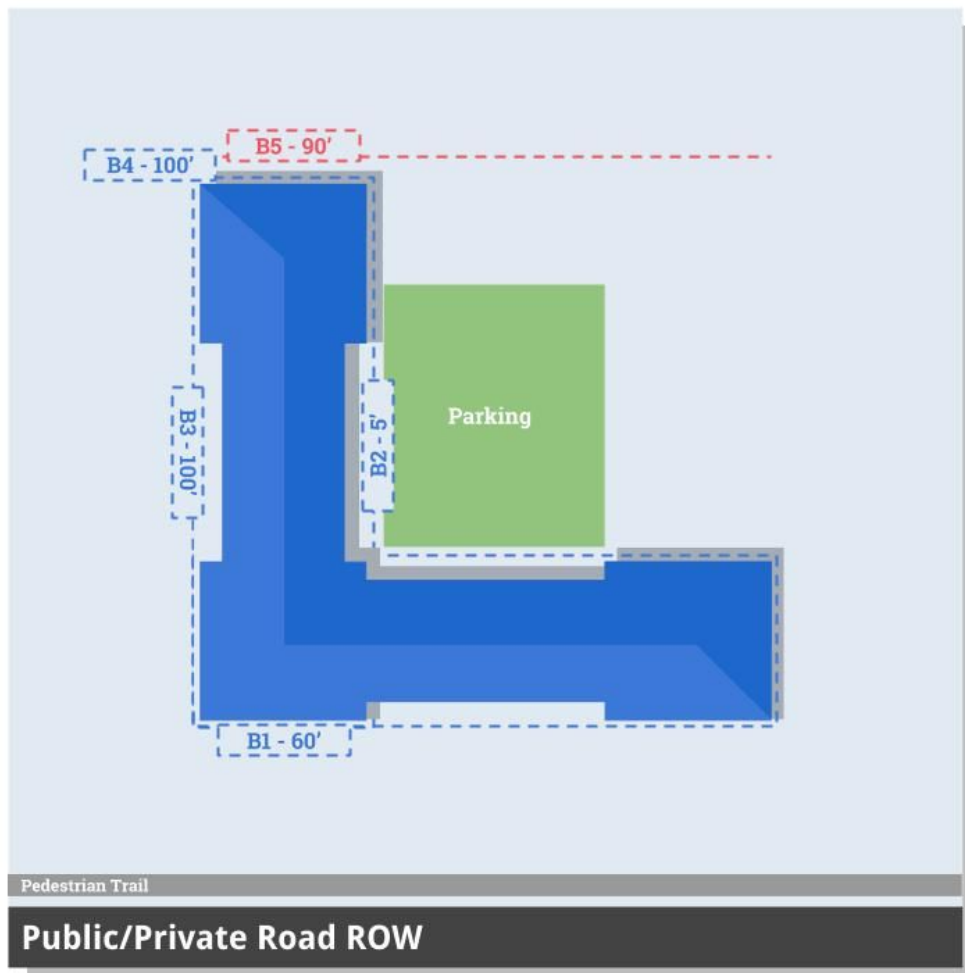
D2 Accessory building (max) 20 feet

### F. Setbacks for accessory structures

Accessory structures shall be set back from all property lines a minimum of five feet, except for uses with a required enclosed yard.

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## K. Age-restricted multifamily housing



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