



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



Office of Comprehensive Planning
Zoning Administration Division
10555 Main Street
Fairfax, Virginia 22030

691-4274

October 19, 1983

Ms. Yvonne Easter
Hickory Cluster Board
11503 Hickory Cluster
Reston, Virginia 22090

RE: Zoning Regulation Inquiry
Letter dated September 1, 1983

Dear Ms. Easter,

In response to your request, Richard Reid of my staff has researched the questions in your inquiry. Hopefully, the following information answers most of your questions.

Hickory Cluster was rezoned to the RPC District (now PRC, Planned Residential Community) as part of the first rezoning in Reston. Application A-502 was a request to rezone a large area of Reston under the then recently adopted Reston Master Plan. The area included Hickory Cluster, Lake Anne Village Center and other residential areas. The Board of Supervisors granted the requested rezoning on October 24, 1962.

The Zoning Ordinance has changed substantially since that time. The most recent change was the adoption of the current Ordinance in 1978. Any changes or new proposal would be required to meet the current Ordinance and the Reston Master Plan.

Question #1. What are the regulations governing Hickory Cluster regarding land/residential unit ratio, particularly maximum limits?

Hickory Cluster is part of an area shown on the Reston Master Plan for Medium Density residential. Medium Density residential may be developed to a maximum of 14 persons per gross acre for all the Medium Density residential areas within the PRC of Reston. The developer, Reston Land Corporation, maintains control of the dwelling units not used within a given Medium Density area. As you will note from the attached copy of the Zoning Ordinance provisions, the density is averaged for all the medium density areas. If a developer wanted to add additional units, Reston Land Corporation would have to agree to the shift in density and a Development Plan Amendment would have to be approved by the Board of Supervisors.

In addition to this population calculation, the Ordinance also states that in each Medium Density area no more than 20 dwelling units per acre are allowed.

The "as built" calculations for Hickory Cluster are:

Total units =	90
Area =	20.5785 acres
Density =	4.37 units/acre
Population =	13.12 persons/acres (90 units X 3.0 persons/unit 20.57 acres)

You can see from the calculations that Hickory Cluster is approaching the maximum population standard but is considerably below the maximum density standard.

Question #2. Does this land/unit ratio apply to all of Reston?

Yes, this regulation applies to all Medium Density areas of Reston. You can see from the Ordinance that there are three residential density areas: High, Medium and Low.

Question #3 Please list other clusters under the same regulations which are the closest to our ratio.

Without extensive research, I do not have available the exact density of each cluster in Reston. The density calculations are averaged for all of the PRC area. The density calculations, in accord with the Ordinance, also include the common open space owned by the Reston Homeowners Association (RHOA). The calculations I have given you for your cluster are based on the land area your cluster owns, but that calculation does not necessarily correspond to the method of calculation dictated by the Ordinance.

Question #4 Which cluster in Reston has the highest land/unit ratio?

Other townhouse and multifamily clusters in Reston may well have a higher density than your cluster because they may reach a maximum density of 20 units per acre within the cluster site, as long as collectively they do not exceed the 14 persons per acre in all the medium density areas in Reston.

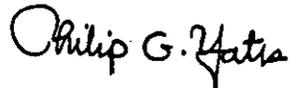
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The pertinent Zoning Ordinance provisions that govern development within the residential areas of Reston are attached. It should be noted that the uses listed with "Category" require approval of a special exception or Development Plan Amendment and those listed with "Group" require approval of a special permit or Development Plan Amendment.

Development in Reston is also controlled by covenants that restrict the use within each of the clusters as well as control the architecture. The County has no involvement in the enforcement of these covenants. They are generally more restrictive than the County ordinances.

I hope this answers your questions, however, if you need elaboration, please contact Richard Reid who is the staff coordinator for Reston. He can be reached on 691-3387.

Sincerely yours,



Philip G. Yates
Zoning Administrator

PGY/RR/wmt

Attachments: A/S

cc: Martha V. Pennino, Supervisor
Centreville District