E. MODIFICATION STANDARDS

The following standards reflect the most frequently requested exterior modifications. It is not a complete list of possible modifications to a Burke Centre property. Residential standards apply to individual dwellings, while non-residential standards apply to commercial, public, and non-profit properties. The general criteria identified in Section C apply to all modifications contained herein and to those not specifically addressed in this document. Cluster Supplemental Architectural Standards may address any of the standards - refer to Section K for general information and the CS-ARB staff for a complete listing of Cluster Supplemental Architectural Standards. Applications for residential and non-residential properties must comply with all applicable Commonwealth of Virginia and Fairfax County codes and permit requirements.

E.1. AIR CONDITIONERS, HEAT PUMPS & POWER GENERATORS

A. REQUIREMENT

- 1. An application is not required to replace a like unit in the same location.
- 2. An application and approval are required for adding a unit or relocating an existing unit.
- 3. An application and approval are required for a window or wall unit.

B. RESIDENTIAL STANDARDS

- 1. Air conditioner compressors, heat pumps and power generators shall be located in rear yards, unless originally installed in a side yard. Relocation to a side yard will be considered on a case-by-case basis due to extenuating circumstances.
- Ground-mounted units visible from the street or parking lot shall be screened from view (see E.47 Screening).
- 3. Window or wall mounted air conditioning units shall be considered for approval under the following circumstances:
 - a. The owner has independent certification that the existing heating/ventilating/air conditioning (HVAC) is not performing at an acceptable level as defined by standard commercial practices; and
 - b. The owner has certification from an independent licensed physician that cooling by air conditioning supplementary to the existing HVAC is required for treatment of an occupant of the home.
 - c. Window or wall mounted air conditioning units will be located only on the side or rear of the home and will be removed when no longer required.
- 4. Power generator applications shall include:
 - a. Size (physical dimensions including length, width and height), color and location.
 - b. Technical specifications (decibel level, fuel source etc.).
 - c. External fuel tank size and location (if required see E.27 Exterior fuel tank).
 - d. Screening (see E.47 Screening).

C. NON-RESIDENTIAL STANDARDS

- 1. Air conditioner compressors, heat pumps and power generators servicing a building shall be located in rear of the building unless originally installed on the side.
- 2. Ground-mounted units visible from the street or parking lot must be screened from view in accordance with E.47 Screening.
- 3. Where roof mounted equipment may be seen by neighbors screening is desired, however, it will not be required for existing units/equipment due to potential structural limitations. Applications for new construction must provide for screening of roof-mounted equipment.
- 4. Power generator applications shall include:
 - a. Size (physical dimensions including length, width and height) color and location.
 - b. Technical specifications (decibel level, fuel source, etc.).
 - c. External fuel tank size and location (if required see E.27 Exterior fuel tank).
 - d. Screening (see E.47 Screening).

E.2. ANTENNAS & SATELLITE DISHES

A. REQUIREMENT

- 1. An application is not required for satellite dishes less than one meter (39.37 inches) in diameter in the longest dimension, or other multi-point media distribution systems (MMDS) antennas and multiple element dipole (MED) antennas, provided the standards (see standards in B and C below) are met.
- 2. An application and approval are required for all other antennas of any kind.

B. RESIDENTIAL STANDARDS

- 1. TV broadcast reception antennas and satellite dish antennas should be located on that part of the dwelling's roof least visible from the nearest street or parking lot, as applicable, unless this precludes adequate signal reception. When installed on Multiple Dwelling Units the equipment will not overhang a neighboring unit.
- Ground-mounted satellite dish antennas should only be located in the rear yard.
- 3. All external wiring and cabling shall be inconspicuous, routed along the natural edge lines of the dwelling (e.g., roof peaks, roof edges, side wall corners, overhang joints, soffit lines) and fastened to the structure at points no more than ten feet apart.
- 4. TV broadcast reception antennas and satellite dish antennas that are no longer in service are not authorized and shall be removed.

C. NON-RESIDENTIAL STANDARDS

- An application is required for all satellite dishes greater than (39.37 inches) in diameter in the longest dimension or other multi-point media distribution systems (MMDS) antennas and multiple element dipole (MED) antennas. Satellite dishes and antennas will be located on rear walls or that part of the roof least visible to the street, parking lot or adjacent properties.
- 2. All external wiring and cabling shall be inconspicuous, routed along the natural edge lines of the dwelling (e.g., roof peaks, roof edges, side wall corners, overhang joints, soffit lines) and fastened to the structure at points no more than ten feet apart.

E.3. ARBORS, PERGOLAS & GAZEBOS (See illustrations in G.1)

A. REQUIREMENT

- 1. An application and approval are required for all arbors, pergolas and gazebos.
- 2. Color should be compatible with the color scheme of the dwelling or deck, as appropriate.

B. RESIDENTIAL STANDARDS

1. Arbors:

- Arbors shall be made of wood, wrought iron or composite materials that resemble wood.
- b. Arbors shall not exceed 8 feet in height, 4 feet in width and 3 feet in depth.
- c. Arbors shall only be located in the rear or side yard; if located in the side yard arbors shall be no closer to the front than the mid-point of the foundation.

2. Pergolas:

- a. Pergolas shall be made from wood or composite material that has the appearance of wood.
- b. Pergolas shall be located only in the rear or side yard or on a deck.
- c. Freestanding pergolas shall not exceed 9 feet in height and 12 feet in length and width. Pergolas integral with a deck or patio shall not exceed 9 feet in height and the dimensions of the deck or patio.

Gazebos:

- a. Gazebos shall be made of wood, or composite material that resembles wood.
- b. Gazebos shall be located only in the rear yard or on a deck; the size and location shall be proportional to the lot size and configuration.
- c. Gazebos integral or built into the deck shall be of the same or compatible materials as the deck, and of the same color as the deck.
- d. Gazebo roof shingles may be wood shake shingles or composite material that resembles wood shake shingles, or asphalt shingles that match the house shingles in material, design, size and color.

C. NON-RESIDENTIAL STANDARDS

An application and approval are required for all arbors, pergolas and gazebos.

1. Arbors:

- a. Arbors shall be made of wood, wrought iron or composite materials that resembles wood
- b. Arbors shall not exceed 8 feet in height, 4 feet in width and 3 feet in depth.
- c. Arbors shall only be located in the rear or side of the property.

2. Pergolas:

- Pergolas shall be made from wood or composite material that has the appearance of wood.
- b. Pergolas shall be located only in the rear or side of the property.
- Freestanding pergolas shall not exceed 9 feet in height and 12 feet in length and width

Gazebos:

- a. Gazebos shall be made of wood, or synthetic materials that resemble wood.
- b. Gazebos size and location shall be proportional to the lot size and configuration.
- c. Gazebo roof shingles may be wood shake shingles or composite material that resembles wood shake shingles, or asphalt shingles.

E.4. ATTIC VENTILATION (See E.10 Chimneys, Caps, Flues and Vents)

A. REQUIREMENT

- 1. An application is not required to replace a vent in the same location and of similar size, color and design provided that it meets the standards (see standards in B. and C. below).
- 2. An application and approval are required for the installation of a new gable vent, ridge vent or roof vent fans.
- 3. An application is required for installation of any vent which incorporates fans (i.e., attic fans)

B. RESIDENTIAL STANDARDS

- 1. Gable Vent: (See illustrations in Section G)
 - a. Shall be of metal, plastic or wood.
 - b. Openings shall be louvered.
 - c. The color shall match the siding, trim or roof color.
- 2. <u>Ridge Vent</u>: Shall be covered with a plastic or metal housing which matches the roof color, or shall be covered with shingles exactly matching the roof shingles.

Roof Vent:

- a. Shall not be visible from the nearest street or parking lot.
- b. Shall not extend more than four inches above the roof ridge line.
- c. Shall be gray galvanized metal or stainless steel, painted black, or painted to match the roof color. (See E.10 Chimneys, Caps, Flues and Vents)

Roof Vent Fan:

- a. Shall not be visible from the nearest street or parking lot.
- b. Color shall match the roof shingles.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is not required to replace/repair an existing vent in the same location with one of similar size, color and design.
- 2. An application and approval are required for the installation of any new gable vent, ridge vent, or roof vent. All items shall be installed in a professional manner and comply with all applicable codes.

E.5. AWNINGS & CANOPIES

A. REQUIREMENT

An application and approval are required for all awnings and canopies.

- 1. Awnings and canopies shall be located only in the rear of the dwelling.
- Awning:

- Awning color and style shall be compatible with the colors of the dwelling, including siding/brick, shutters and/or trim.
- b. Awning frame shall be a color compatible with the dwellings trim or siding color
- c. Awning frames shall be removed and stored when the fabric is removed.
- d. For a retractable awning the casing color shall be compatible with the dwelling's siding color. In cases where the entire dwelling is brick, the casing color shall be compatible with the dwelling's trim or brick color.

3. Canopy:

- a. Canopy shall be earth tone in color
- b. Canopy frame shall be a color compatible with the color of the deck, patio or porch upon which it is erected including black.
- c. Canopy height shall not exceed 9.5 feet.
- 4. Corrugated fiberglass components are prohibited.

C. NON-RESIDENTIAL STANDARDS

- 1. Awnings shall be located in the front of non-residential buildings. Locations in other than the front of a building will be considered on a case-by-case basis.
- 2. An application and approval are required for all awnings and canopies and will be reviewed on a case-by-case basis. The review will focus on design (including materials, size and scope), impact and location.
- 3. Awnings shall not be used for advertising; however corporate name and logo are allowed.

E.6. BALCONY (See E.37 Major Modification)

A. REQUIREMENT

- 1. An application is not required to replace an existing balcony in the same location and of the same dimensions, color and design as the one being replaced provided the standards are met (see B).
- 2. An application and approval are required for all new balconies or changes to existing balconies including extension of the balcony, change in materials and/or railing style, removal or color change.

B. RESIDENTIAL STANDARDS

- 1. Balconies shall be constructed of wood or composite materials that resemble wood.
- 2. Color shall be compatible with the color scheme of the dwelling.
- Balcony posts, balusters (railings) and cap rails may be constructed of wood, composite
 materials that resembles wood, metal or vinyl and shall be a color compatible with the balcony
 or with the dwelling color scheme (to include black or white).

E.7. BARBECUE GRILLS

A. REQUIREMENT

- 1. An application is not required for a portable barbecue grill.
- 2. An application and approval are required for all permanent (built-in) barbecue grills.
- 3. An application and approval are required for permanent barbecue grill gas lines.

B. RESIDENTIAL STANDARDS

- 1. Grill shall be located in the rear yard.
- 2. Any permanent fuel lines shall be concealed from view, and must be installed by a licensed installer.

C. NON-RESIDENTIAL STANDARDS

- 1. An application and approval are required for all permanent (built-in) grills and will be reviewed on a case-by-case basis. The review will focus on design (including materials, size and scope), impact and location.
- 2. An application and approval are required for permanent barbeque grill gas lines.
- 3. All items shall be installed in a professional manner and comply with all applicable Commonwealth of Virginia and Fairfax County codes and permit requirements.

E.8. BIRD HOUSES, BATHS, FEEDERS & BAT HOUSES

A. REQUIREMENT

An application and approval are required for <u>all</u> birdhouses, bird feeders, bird baths and bat houses, that are not located in the rear of the property, regardless of size, design or material, OR that are located in the rear of the property and do not meet the standards.

B. RESIDENTIAL STANDARDS

- 1. Bird/bat house dimensions shall not exceed 12" X 12" X 18".
- 2. Birdbaths shall not be more than 30 inches in diameter.
- 3. Birdbaths shall be concrete gray or earth-tone, wrought iron, copper, or an earth-tone resin or composite material.

C. NON-RESIDENTIAL STANDARDS

An application and approval are required for all birdhouses, bird baths and bat houses. Applications will be reviewed on a case-by-case basis. The review will focus on design (including materials, size and scope), impact and location.

E.9. CAR COVERS

A. REQUIREMENT

An application and approval are not required for car covers that meet the standard (see standards in B. below).

B. RESIDENTIAL STANDARDS

- 1. Car covers shall be commercially manufactured car covers.
- 2. Car covers shall be brown, tan, sand, light green, or medium to dark gray in color.

E.10. CHIMNEYS, CAPS, FLUES and VENTS (See E.4 Attic Ventilation)

A. REQUIREMENT

- 1. An application is not required to replace chimneys, flues or vents in the same location and of the same size, color and design. Installation of chimney caps that are gray galvanized metal or stainless steel and are painted black or a color to match the roof require no application.
- An application and approval are required for the installation of new chimneys, flues or vents.
- 3. All new exterior venting, such as exterior dryer vents, radon exhaust venting, stove exhaust venting, or gas venting require an application and approval.

B. RESIDENTIAL STANDARDS

- 1. Chimney, flue or vent style and size shall be appropriate for the dwelling.
- 2. A color, other than black or color matching the roofing materials shall be compatible with the dwelling's existing colors and materials.
- 3. External fuel lines shall be routed along natural-edged lines of the dwelling to minimize visual impact.
- 4. Venting for gas energy conversion shall be located at the rear or side of the dwelling when possible. Those vents that must be located at the front of the dwelling will be appropriately screened.
- 5. Exterior vents shall be painted to match the exterior façade surrounding the vent, such as the siding, trim, brick or deck color.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is not required to replace/repair an existing chimney/vent in the same location with one of similar size, color and design.
- 2. All commercial grade venting must comply with all applicable Commonwealth and County codes and permitting.

E.11. CLOTHES LINES

A. REQUIREMENT

An application and approval are required for any permanently installed clothes line.

B. RESIDENTIAL STANDARDS

- Clothes lines shall be located in the rear yard and stored when not in use.
- 2. Clothes lines shall be reachable from ground level.
- 3. Retractable clothes line canisters attached to the dwelling or deck shall be painted to match the color of the adjoining structure.

C. NON-RESIDENTIAL STANDARDS

Exterior clothes lines at non-residential properties are prohibited.

E.12. COMPOST CONTAINERS

A. REQUIREMENT

- 1. An application and approval are required for all compost containers.
- All compost piles shall be enclosed in a container and must be maintained in strict accordance with all applicable Fairfax County Health Code rules and regulations.

B. RESIDENTIAL STANDARDS

- 1. Compost containers are for yard waste only.
- 2. Compost containers shall be located in rear yards, and not be adjacent to a pathway.
- 3. Compost containers shall not be visible from the street or parking lot.
- 4. Compost containers shall maintain structural integrity.
- 5. Chicken wire containers are prohibited.
- 6. Exterior dimensions shall not exceed 4' wide x 3' high x 3' deep.

C. NON-RESIDENTIAL STANDARDS

- 1. An application and approval are required for all compost containers.
- 2. Compost containers for non-residential properties are generally not allowed, however, applications will be reviewed on a case-by-case basis. The review will focus on design (including materials, size and scope), impact and location. Applications must comply with all applicable Commonwealth of Virginia and Fairfax County codes and permit requirements.

E.13. DECKS (See E.37 Major Modifications and Illustration G.10)

A. REQUIREMENT

- 1. An application is not required to replace an existing deck in the same location and of same dimensions and the same color and design as the one being replaced provided the standards are met (see standards in B. and C. below).
- 2. An application and approval are required for all new decks or modifications to existing decks (including extension of the deck), change in materials and/or railing style, removal or color change. Decks comprise decking, rails, stairs, support structure, and any other integral components. (See G.11 Deck Components, M.6 Tree and Landscape Management, and E.59 Tree Removal, as they apply to deck construction.)
- 3. Decks shall be located in rear yards. Side yard decking will be considered on a case-by-case basis due to unique lot configurations, but should not, with the exception of a quadruplex, extend beyond the midpoint side elevation of the dwelling foundation.

- 1. Decks (including all deck components and deck support structure) shall be constructed of pressure-treated wood, natural redwood or a comparable composite material that resembles wood (see B.3.c. below for exception).
- 2. Decks (including deck support structure) for Multiple Dwelling Units (townhouse, duplex, quadruplex):
 - a) Shall be left to weather naturally, or stained with a semi-transparent, natural wood tone stain (no red-hued or red-colored stain). Other earth tone, semi-transparent, wood stain colors will be considered on a case-by-case basis.
 - b) Decks on Multiple Dwelling Units may not be painted unless allowed by an approved cluster supplemental architectural standard.

3. Decks (including deck support structure) for Single Family Homes:

- a) May be left to weather naturally, or stained with a semi-transparent, natural wood tone stain. Other earth tone, semi-transparent, wood stain colors will be considered on a case-by-case basis.
- b) May be painted to match the dwelling's trim or siding if the color is white, tan, beige, light gray or brown.
- c) Deck balusters, (railings) cap rails and post may be constructed of wood, composite material that resembles wood, metal or vinyl, and shall be of a color compatible with the deck or with dwelling color scheme (to include black or white).
- 4. Areas under the deck used for storage shall be screened with framed lattice. The lattice and framing shall be the same color as the deck.
- 5. Doorways in under-deck lattice screening shall be constructed of framed lattice, and shall be the same color as the lattice and deck.
- 6. Privacy walls or screens constructed as part of, or attached to, a deck shall be the same color as the deck. Lattice screening shall be constructed of framed lattice.
- Corrugated panels installed under upper deck flooring require an ARB application, and must be screened from view or be an earth-tone color, or clear in color to blend with the decking materials.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is not required to replace an existing deck in the same location and of same dimensions and similar color and design as the one being replaced.
- 2. An application and approval are required for all new decks or changes to existing decks including extension of the deck, change in materials and/or railing style, removal or color change. Decks comprise decking, rails, stairs, support structure, and any other integral components. The review will focus on design (including materials, size and scope), impact and location. Applications must comply with all applicable Commonwealth of Virginia and Fairfax County codes and permit requirements.

E.14. DECORATIVE OBJECTS (See also E.8 Bird Houses, Baths, Feeders, and Bat Houses)

A. REQUIREMENT

- 1. All objects in the front or side yard require an application and approval with the exception of objects removed within 30 days and holiday decorations, which may be in place no longer than 30 days prior to and 30 days after a holiday.
- 2. Exterior decorative objects may include but are not limited to: wagon wheels, sculptures, fountains, statuaries, ponds, shepherds hooks, boulders, and items attached to the dwelling, such as weather vanes, and holiday decorations.
- 3. No application is required for up to three earth tone flower pots provided the standards are met (see standards in B. and C. below).

B. RESIDENTIAL STANDARDS

- Prohibited items:
 - a) Windmills
 - b) Wishing wells or other type of wells
- 2. Decorative objects, to include statues, shall be earth tone or black in color.
- 3. Decorative objects (except weather vanes, ponds, garden pools or fountains) shall not exceed 4 feet in any dimension.
- 4. Flower boxes are permitted in or as part of flower gardens on rear and front porches and patios and on rear decks or rear balconies. They may be composed of metal, plastic, wood, wood composite or clay and must be compatible in size, shape and color with the dwelling. Window flower boxes are only permitted in rear windows.
- 5. All fountains, ponds, garden pools or other water-based decorative objects shall have a means to preclude stagnant water accumulation.
- 6. All power cords, cables and any other operational accessories shall be concealed.
- 7. All fountains, ponds, garden or other water-based decorative objects shall be sized proportionately to the property.
- 8. Natural quartz landscaping boulders with earth-toned veining will be considered on a case-by-case basis as part of a landscaping plan/design.

C. NON-RESIDENTIAL STANDARDS

- 1. All permanently installed decorative objects require an application and approval. The review will focus on design (including materials, size and scope), impact and location. Applications must comply with all applicable Commonwealth and County codes and permitting.
- 2. Seasonal and holiday decorations that are in place no longer than 30 days prior and 30 days after a holiday do not require an application.
- All fountains, ponds, garden pools or other water-based decorative objects shall have a means to preclude stagnant water accumulation.
- 4. All power cords, cables and any other operational accessories shall be concealed.
- All fountains, ponds, garden or other water-based decorative objects shall be sized proportionately to the property.
- 6. Natural quartz landscaping boulders with earth-toned veining will be considered on a case-by-case basis as part of a landscaping plan/design.

E.15. DOG HOUSES/ANIMAL HOUSES

A. REQUIREMENT

An application and approval are required for all dog houses and animal houses.

B. RESIDENTIAL STANDARDS

- Dog and animal houses are to be located in the rear yard, will be compatible with the color scheme and design of the dwelling, and will be proportional in size to the lot size and configuration.
- 2. Pens/runs are prohibited.
- 3. No animal houses will be used for feral cats or other wild animals.

C. NON-RESIDENTIAL STANDARDS

- 1. Prohibited with the exception of Veterinary practices and pet businesses.
- 2. An application and approval are required for all dog houses, animal houses, pens and runs for Veterinary practices and pet businesses. The review will focus on design (including materials, size and scope), impact and location. Applications must comply with all applicable Commonwealth and County codes and permitting.

E.16. DOORS, ENTRY (See E.33 Kick Plates & Door Knockers; and Illustration G.6)

A. REQUIREMENT

- 1. An application is not required to replace an entry door in the same location with a door of a similar color and design, or a raised- or flat-panel design provided the standards are met (see standards in B. and C. below).
- 2. An application and approval are required to replace entry doors that are different in appearance to the one being replaced, including sliding glass and French style doors.

B. RESIDENTIAL STANDARDS

- 1. The door design/style shall be compatible with the architectural style of the dwelling.
- 2. Doors with decorative sidelites (glass panes) that are compatible with the architectural style of the dwelling (e.g., colonial, traditional) are allowable.
- Contemporary style doors will be considered on a case-by-case basis for contemporary style homes.
- 4. Door color shall be compatible with the color scheme of the dwelling.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is not required to replace entry doors in the same location with similar color and design. Entry door must remain uniform in style, size and finish as existing doors found on the remainder building (e.g. shopping centers, office buildings).
- An application and approval are required to replace entry doors that are different in appearance to the one being replaced or, to install new entrance doors. The review will focus on design (including materials, size and scope), impact and location. Applications must comply with all applicable Commonwealth and County codes and permitting.

E.17. DOORS, GARAGE

A. REQUIREMENT

1. An application is not required for replacing a garage door with one of the same dimension,

- color and design provided the standards are met (see standards in B. and C. below). The door may have flat, raised or recessed panels and glass panes/lites in one horizontal row.
- 2. An application and approval are required to replace a garage door with a door of different style, design, color or dimension.

B. RESIDENTIAL STANDARDS

- Door color must be consistent with the color of the dwelling's siding or trim.
- 2. Ornamentation must be consistent with architectural style of the dwelling.
- 3. All garage doors of a dwelling (single family, townhouse, duplex) with more than one garage door, must be identical in style, design, materials and color.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is not required to replace garage doors in the same location with similar color and design. Garage door must remain uniform in style, size and finish as existing doors found on the remainder building (e.g. shopping centers, office buildings).
- 2. An application and approval are required to replace garage doors that are different in appearance to the one being replaced, or to install new garage doors. The review will focus on design (including materials, size and scope), impact and location. Applications must comply with all applicable Commonwealth and County codes and permitting.

E.18. DOORS, SECURITY

A. REQUIREMENT

- 1. An application is not required to replace a security door in the same location with a door of the same size, color and design provided the standards are met (see standards in B. and C. below).
- An application and approval are required for all new or replacement security doors that are dissimilar to the one being replaced.

B. RESIDENTIAL STANDARDS

- Design shall consist of primarily straight vertical and horizontal members with minimal ornamentation or scroll work.
- Security doors shall be painted the same color as the entry doors to minimize the visual impact.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is not required to replace security doors in the same location with similar color and design. Security door must remain uniform in style, size and finish as existing doors found on the remainder building (e.g. shopping centers, office buildings).
- 2. An application and approval are required to replace security doors that are different in appearance to the one being replaced, or to install new security doors. The review will focus on design (including materials, size and scope), impact and location. Applications must comply with all applicable Commonwealth and County codes and permitting.

E.19. DOORS, STORM (See E.33 Kick Plates & Door Knockers; and Illustration G.5)

A. REQUIREMENT

- 1. An application is not required to replace a storm door in the same location with a door of the same size, color and design, or to replace a storm door with an unetched full-view design provided the standards are met (see standards in B. and C. below).
- 2. An application and approval are required for all new or replacement storm doors that are dissimilar to the one being replaced.

- 1. Storm doors shall be full-view, half-view or half-view cross-buck and compatible with the architectural style of the dwelling and the entry door.
- 2. Storm door colors shall match the color of the entry door, the trim around the entry door or the trim around the windows.
- Storm doors may include decorative scrollwork, mullions or bars installed on the inside of the
 door only when the storm door color is the identical color of the entry door. The architectural
 style of the door shall be compatible with the architectural style of the dwelling.
- 4. For entry doors that are stained hardwood or contain decorative windows, only full-view storm

doors shall be installed with a color matching the trim or the entry door.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is not required to replace storm doors in the same location with similar color and design. Storm door must remain uniform in style, size and finish as existing doors found on the remainder building (e.g. shopping centers, office buildings).
- An application and approval are required to replace storm doors that are different in appearance to the one being replaced, or to install new storm doors. The review will focus on design (including materials, size and scope), impact and location. Applications must comply with all applicable Commonwealth of Virginia and Fairfax County codes and permit requirements.

E.20. DRAINAGE SYSTEM

A. REQUIREMENT

- 1. An application and approval are required for all alterations to storm water drainage on lots.
- 2. Applications shall include (as applicable):
 - a. Plat showing the relation of the proposed drainage system (drawn to scale) to the applicant's dwelling and property lines and to adjacent properties, as appropriate.
 - b. Landscaping details.
 - c Drainage system details including materials, color, location, dimensions, buried or unburied, etc..

B. RESIDENTIAL STANDARDS

- Water drained from residential lots shall not have an adverse impact on adjacent lots or properties.
- 2. Authorized drainage systems include buried drain pipe, French drain, dry creek bed, dry well, wet well and rain garden.
- 3. Visible components of drainage systems must be earth tone (does not apply to PVC pipe connecting components to dwelling HVAC or sump pump systems).
- 4. All drain pipes shall be installed below-grade, or below-grade on a bed of crushed gravel when the pipe is perforated, such as a French drain.
- 5. Drain pipes connected to a downspout shall be installed below grade (buried), with no more than 18 inches of the drain pipe(s) exposed above ground.
- 6. Drainage systems shall not divert water to adjacent lots or properties, including open space, so as to create an adverse affect on said properties.
- 7. Below grade drainage systems connected to a downspout may show no more than 18 inches of the connection material, which may be white, black, green, brown or a color compatible with the dwelling's color scheme.

C. NON-RESIDENTIAL STANDARDS

An application and approval are required for all alterations to storm water drainage on lots. Drainage systems shall not divert water to adjacent properties or open space so as to create an adverse effect on drainage of the property or adjacent properties and be installed in a professional manner.

E.21. DRIVEWAYS

A. REQUIREMENT

- An application is not required to repair or replace a driveway in the same location and of the same size and materials as the existing driveway provided the standards are met (see standards in B. and C. below).
- 2. An application and approval are required for expanding a driveway, creating a parking pad or driveway or changing materials, including the addition of any drainage system.

- 1. A driveway extension or parking pad shall be of the same material as the existing driveway, shall blend with the existing driveway, topography and landscaping and shall comply with Fairfax County setback or size (not to exceed 25% of the front yard) requirements.
- 2. An application is required for any change to the material of an existing driveway and/ or parking pad. Materials such as, but not limited to; concrete, asphalt, brick pavers, stamped concrete, exposed aggregate concrete, will be considered on a case-by case basis.

C. NON-RESIDENTIAL STANDARDS

- An application and approval are required for expanding a driveway, parking lot of creating a
 parking pad or driveway or changing materials, including the addition of any drainage system.
- 2. Applications will be reviewed on a case-by-case basis. The review will focus on design (including materials, size and scope), impact and location. Applications must comply with Fairfax County Zoning codes, including Parking Codes.

E.22. EDGING

A. REQUIREMENT

- 1. An application is not required for edging less than 12 inches high and extending for less than 10 feet in length provided it meets the standards (see standards in B. and C. below).
- 2. An application is required for edging that exceeds 12 inches in height or 10 feet in length.

B. RESIDENTIAL STANDARDS

- 1. Manmade edging materials shall be earth tone or a red brick color. White, light gray or any other light colored edging is prohibited.
- 2. Natural wood (or composite material designed to resemble wood) timbers used as edging shall be installed with top edge no more than 12 inches above ground level. Timbers installed more than 12 inches above ground are considered a wall and must meet the requirements of E.44 Rock Gardens, Walls, and Retaining Walls.
- 3. Dark earth tone brick shall be installed horizontally or on the diagonal (Construction-grade brick, i.e., bricks with holes through them are prohibited (see E.64 Prohibited Items).
- 4. Plastic barrier edging (only black, brown or dark green) shall be installed so that no more than 2 inches is above ground level.
- 5. Scalloped edging shall be installed so that only the rounded portion is above grade.
- 6. Edging style, material and color in the front and side yards of a dwelling must be the same.

C. NON-RESIDENTIAL STANDARDS

- 1. An application and approval are required for all manmade landscaping or edging materials e.g., concrete, plastic or brick, and for natural material edging over 12 inches high or that extends for more than 10 feet in length. For modifications that exceed 12 inches in height (see E.44 Rock Gardens, Walls & Retaining Walls).
- Applications will be reviewed on a case-by-case basis. The review will focus on design (including materials, size and scope), impact and location. Applications must comply with all applicable Commonwealth of Virginia and Fairfax County code and permit requirements.

E.23. FENCES (See illustration G.2)

Within our neighborhoods, open space provides each residential lot with the atmosphere and perspective of being part of a larger community. Fencing, if carelessly used, encroaches upon this atmosphere of openness and may even negate it. Residents who want fencing should give careful consideration to the prevailing fence styles and sizes in their cluster and neighborhood, particularly in the case of multiple dwelling units. When selecting a fence, owners and residents should consider a balance between their needs and the visual and physical impacts on the property, adjacent properties, the cluster and the neighborhood. Style, location, material, size, and color are the primary factors for consideration.

In accordance with Fairfax County policy, homeowners with utility or storm drainage easements on their property are responsible for the repair or replacement of fences or fence components removed by County personnel to gain access to the aforementioned easement(s).

A. REQUIREMENT

- 1. An application and approval are required for removing or replacing all fences even if the fence is in the same location and the same dimension, height, color and design.
- 2. An application and approval are required for the construction of a new fence.
- 3. Tree removal necessary for the installation of a fence shall be described in the application according to the requirement standards for tree removal (E.59 Tree Removal).
- 4. An application is not required for an invisible fencing system, provided all components and wiring are below grade and not visible, includes no signage or markers, and is contained within the homeowner's property boundaries.

B. RESIDENTIAL STANDARDS

- 1. Fences are generally permitted only in rear yards.
- 2. Side-yard fences may be considered if site conditions warrant, but normally shall not extend beyond the midpoint of the side elevation of the house foundation.
- 3. Front-yard fencing may be permitted only under the unique situation where, due to lot configurations, the applicant's fence appears to be in a **neighbor's front yard.**
- 4. There are six (6) styles of fencing that may be approved installation in Burke Centre: split-rail (two or three rail), paddock (three-board), solid board, board-on-board style, picket, and Mount Vernon fencing style (see F, Glossary of Terms and G, Illustrations). Finials are permitted on fences other than split rail and paddock.
- Stockade fencing is prohibited, and replacement of an existing stockade fence is prohibited.
 An exception allowing stockade fencing will be considered for an individual lot containing a permanent swimming pool.
- All fencing shall be constructed of wood or composite materials that resemble wood.
- 7. Fencing finished on one side (solid-board, paddock, picket or Mount Vernon style fencing) shall be installed with the finished side facing out.
- 8. Fencing within a lot shall be a consistent style and size (e.g., 2-rail or 3-rail split-rail; board-on-board or solid-board). An exception to consistent style and size may be considered for a barrier fence along a major roadway, or in the case of unusual lot configurations.
- 9. Gates shall be compatible with fencing in design, material, height and color. Gate hardware shall be unobtrusive and rust resistant (See Illustrations G.3)
- Wire-mesh screening used to increase security as part of a split-rail or paddock fence will be considered. The wire mesh shall be attached on the inside of the fence and shall not extend above the top rail.
- 11. The top of the fence shall parallel the contour of the ground. Depending on fence style, the bottom of the fence shall be no more than four inches above grade at any point (except for split-rail and paddock).
- 12. Fencing material shall not be fastened to natural objects such as trees, bushes or rocks -- fencing shall box around these objects, with the box located on the applicant's property.
- 13. Fencing shall generally be no higher than four (4) feet for single family homes and six (6) feet for Multiple Dwelling Units. Two-rail spilt-rail fencing is limited to four (4) feet in height and three-rail split-rail fencing is limited to four and a half (4.5) feet in height. Exceptions to the four (4) foot and six (6) foot height restriction may be approved by the ARB in situations where the specific lot/lot line borders a major, high volume, public road, where unique safety or security circumstances (e.g., permanent swimming pools) exist, or where original builder-installed fencing justify an exception.
- 14. Vertical members shall be plumb.
- Single family and duplex fences shall be left to weather naturally or coated with a clear sealant.
- 16. Townhouse and quadruplex fences may be left to weather naturally or coated with a clear sealant. Other earth tone, semi-transparent stain colors, consistent with the dwelling's existing deck or cluster supplemental architectural standard, may be considered on a case-by-case basis
- 17. Fencing for Multiple Dwelling Units shall match in height, material, style, color and dimension (except for stockade fence replacement).
- 18. Evergreens installed along a lot line are considered fencing. Evergreens may exceed the height restrictions in B.13 (above), and shall be planted such that when mature the evergreens do not extend beyond the applicant's property/lot line.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is required for removing or replacing all fences even if the fence is in the same location and the same dimension, height, color and design.
- 2. An application and approval are required for the construction of a new fence. Generally, the residential standards apply, however, applications for chain-link or chicken-wire will be considered on a case-by-case basis. The review will focus on design (including materials, size and scope), impact and location. The use of barbed wire, razor wire, and concertina is prohibited. Applications must comply with all applicable Commonwealth and County codes and permitting.
- 3. Tree removal necessary for the installation of a fence shall be described in the application according to the requirement standards for tree removal.
- 4. An ARB application is not required for an invisible fencing system, provided all components and wiring are below grade and not visible, and there is no additional signage or markers, and

E.24. FIREWOOD & FIREWOOD STANDS

A. REQUIREMENT

- 1. An application is not required for firewood stands or stacks that do not exceed 4' in height or depth and are 16' or less in length provided the standards are met (see standards in B. and C. below).
- An application and approval are required for a firewood stand or stack that exceeds the above dimensions.

B. RESIDENTIAL STANDARDS

- 1. Firewood shall be neatly stacked, no debris.
- 2. Firewood stand or stacks shall be located in the rear yard only.
- 3. Firewood stands or stacks may be covered with canvas, or other earth tone solid colored fabric. Brightly colored coverings are prohibited.
- 4. Loose fire wood stacks are prohibited

C. NON-RESIDENTIAL STANDARDS

- 1. An application and approval are required for a firewood stand that exceeds the above dimensions. The firewood stand must comply with all residential standards noted above as well all applicable codes.
- 2. Stands may be located in the rear or side of the structure only.
- Loose fire wood stacks are prohibited

E.25. FLAGS & FLAGPOLES

A. REQUIREMENT

- 1. An application is not required for a United States or U.S. State flag mounted on the dwelling and that meets the standards (see standards in B. and C. below). An application and approval are required for any other flag mounted on the dwelling.
- An application and approval are required for all permanent, free-standing flagpoles. A
 permanent, free-standing flagpole is one which is permanently installed on the property.

B. RESIDENTIAL STANDARDS

- No more than one flag may be mounted on a dwelling without an application and approval.
- 2. Displayed flags shall be no larger than 6 feet in any dimension.
- 3. Flagpoles shall be made of wood, fiberglass or metal and be no more than 6 feet in height when mounted on the dwelling. Free-standing flagpoles shall be no more than 20 feet high, and will be compatible in height and location with the respective lot size and configuration.
- 4. Flagpoles may be white, black, brown or silver in color.
- 5. If the flagpole is to be lighted, an application is required and shall include lighting and wiring information. Please note that flag etiquette stipulates that U.S. flags left up after dusk should be lighted unless lighted by exterior dwelling lights.

C. NON-RESIDENTIAL STANDARDS

- 1. **FLAGS** An application is not required for a United States or U.S. State flag mounted on a non-residential property that complies with the residential standards. An application and approval are required for any other flag mounted on the property.
- 2. **FLAGPOLES:** An application and approval are required for all permanent flagpoles. A permanent free-standing flagpole is one which is permanently placed on the property.
- Non-residential flags and flagpoles will be considered on a case by case basis. The review will focus on design (including materials, size and scope), impact and location. Applications must comply with all applicable Commonwealth and County codes and permit requirements.

E.26. FLOWER & VEGETABLE GARDENS (See E.29 Ground Cover and Landscaping)

A. REQUIREMENT

- 1. An application is not required for flower or vegetable gardens that are located in rear or side yards, comply with the standards (see standards in B. and C. below), and whose total size is less than 25% of the lot excluding the dwelling.
- 2. Flower gardens/beds located in the front yard do not require an application unless the beds'

B. RESIDENTIAL STANDARDS

- Vegetable plants and/or vegetable gardens are not permitted in front yards or on front porches or stoops.
- 2. Gardens may consist of portable planters/flower pots containing vegetables, flowers or decorative trees (e.g., whiskey barrel halves, pots, etc.)
- 2. Gardens shall not adversely impact or damage adjacent property in terms of weed growth, unsightliness, adverse drainage etc.
- 3. Gardens may use protective screening, no more than 24 inches in height, to enclose the garden area.
- 4. Gardens shall not encroach on any Conservancy or cluster open space.
- 5. At the end of the growing season dead plants, support stakes, cages, screens, nets, and protective and wire fencing must be removed. Empty containers left in place after the growing season must have dead plantings removed.

C. NON-RESIDENTIAL STANDARDS

- 1. The garden must comply with all residential standards noted above, as well all applicable Fairfax County codes for non-residential property.
- 2. Flower beds must adhere to all residential standards for location and size limitations.
- 3. Vegetable gardens may be located in the rear of the structure only.

E.27. FOUNTAINS & FISH PONDS (See E.14 Decorative Objects)

E.28. FUEL TANKS (EXTERIOR)

A. REQUIREMENT

An application and approval are required for any exterior fuel tank, and associated screening, added to or relocated on any property.

B. RESIDENTIAL STANDARD

- 1. Fuel tanks shall be located in the rear or side yards. Any tank visible from the street, parking lot or adjacent homes shall be screened (see E.47 Screening).
- 2. Fuel tanks must comply with all applicable Fairfax County code and permit requirements.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is required for any exterior fuel tank and associated screening, added to or relocated on any property.
- 2. Tanks will be located in the rear or side of the property only and must be screened from view.
- 3. Installation of fuel tanks must comply with all applicable Fairfax County codes and permit requirements.

E.29. GROUND COVER AND LANDSCAPING

A. REQUIREMENT

- 1. An application is not required when less than 25% of the open area of a property lot is being landscaped with natural ground cover, i.e., ivy, myrtle, pachysandra, low growing junipers, stone, shredded hard wood mulch or a combination of natural and manmade materials.
- 2. The planting of English Ivy or other fast growing invasive vegetation requires an application, should be done sparingly, and shall be properly maintained to prevent growth into neighboring properties or open space.
- An application and approval are required when more than 25% of the open area for a single family dwelling, or front yard of a multiple dwelling unit, are to be landscaped with other than turf grass.

- 1. All stone groundcover must be a natural earth tone, such as buff, brown, etc. No white stone or gray construction-grade gravel is permitted.
- 2. Synthetic or carpet-like materials e.g., Astroturf, indoor-outdoor carpet are prohibited.
- 3. Bamboo is prohibited.
- 4. Ground cover, including ivy, is not permitted on fences, structures, or adjacent trees or plants.

5. Large natural quartz landscaping boulders, with earth tone veining, will be considered on a case-by-case basis as part of a landscaping plan/design (see E.14 Decorative Objects).

C. NON-RESIDENTIAL STANDARDS

Must comply with the residential standards noted above.

E.30. HAND-RAILINGS

A. REQUIREMENT

- 1. An application is not required to replace a hand-railing in the same location and of the same size, materials, color and design, provided the standards are met (see standards in B. and C. below).
- 2. An application and approval are required for any new hand-railing or to extend or change an existing hand-railing.
- 3. An application and approval are required to permanently remove existing hand-railing.

B. RESIDENTIAL STANDARDS

- Hand-railings may be constructed of black wrought iron, wood or wood composite material.
 Wood and wood composite material shall only be used when proximate to an existing wood handrailing.
- 2. Hand-railing color should be compatible with the color scheme of the residence, and the size and scale should be appropriate to the location.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is not required to replace a hand-railing in the same location and of the same size, materials, color and design, provided the standards are met.
- 2. An application and approval are required for any new hand-railing or to extend or change an existing hand-railing, or to remove an existing hand railing. The review will focus on design (including materials, size and scope), impact and location. Applications must comply with all applicable Commonwealth and County codes and permitting.

E.31. HOUSE NUMBERS

A. REQUIREMENT

- 1. An application is not required for house numbers that are Arabic numerals, are of uniform size between 2 and 6 inches and that comply with the standards (see standards in B. and C. below).
- 2. House numbers shall be positioned adjacent to an entry door and/or garage door.
- 3. An application and approval are required for numbers that do not conform to the above requirement.

B. RESIDENTIAL STANDARDS

- 1. All dwellings shall be clearly marked with individual numbers that are visible from the nearest street, property edge or parking lot closest to the front of the dwelling.
- 2. Both units of a duplex and all units of a quadruplex shall have the identical style, type, size, material, font and color of numbers.
- Numbers shall be metal, polished or anodized brass, wood or plastic, and shall be of a solid color against a contrasting background, the color of which is compatible with the color scheme of the dwelling.
- 4. Lighted numbers may be installed if they employ subdued lighting contained within the numerals. Backlit numbers are prohibited.
- Numbers must be three-dimensional. Decals, press-on or painted numbers are prohibited.
- 6. All numbers on a dwelling must be identical in size, material, design and color.

C. NON-RESIDENTIAL STANDARDS

- 1. Must comply with the residential standards listed above.
- 2. All properties shall be clearly marked with individual numbers that are visible from the nearest street, property edge or parking lot closest to the front of the property.
- 3. Decals, press-on or painted numbers are to be clearly visible and uniform (location, size, color) if the property has multiple addresses (mall, office building, etc.). Decals, press-on or painted numbers may be applied to glass doors only.
- 4. Numbers mounted on all units of a multi-unit property (e.g. mall, office buildings) shall be

identical in style, type, size, material, font and color. Numbers shall be metal, polished or anodized brass, wood or plastic, and shall be of a solid color against a contrasting background, the color of which is consistent with the color scheme of the property.

E.32. IRRIGATION SYSTEMS

A. REQUIREMENT

- 1. An application is required for installation of new irrigation systems or replacement of systems
- in a different layout or configuration.
- 2. Applications shall include a plat that indicates the locations and types of all equipment to be installed.

B. RESIDENTIAL STANDARDS

- 1. All irrigation lines shall be installed below grade.
- 2. Sprinkler heads shall be flush with the ground when not in operation.
- 3. Damaged sprinkler heads resulting in "geysers" should be immediately repaired or replaced.
- Applications shall include any tree or landscaping removal required for irrigation system installation.
- 5. Damage to landscaping/grass/drainage resulting from system installation shall be repaired.

C. NON-RESIDENTIAL STANDARDS

Must comply with the residential standards.

E.33. KICK PLATES & DOOR KNOCKERS

A. REQUIREMENT

- 1. An application is not required for brass kick plates that are no higher than 12 inches from the bottom of the door.
- 2. An application is not required for entry door knockers made of brass, wrought iron or other metal that are no greater than eight inches in height.
- 3. An application and approval are required for all other kick plates and door knockers.

E.34. LANDSCAPING (See E.29 Ground Cover and Landscaping)

E.35. LIGHTING

A. REQUIREMENT

- An application is not required to replace existing exterior or security lighting in the same location with lighting of the same design, material, size and color, provided the standards are met (see standards in B. and C. below).
- 2. An application is not required for landscaping lighting provided the standards are met (see standards in B. and C. below).
- 3. An application and approval are required for any new exterior or security lighting, or replacement of exterior or security lighting with a different type, style, color, etc.

- 1. Lighting fixtures shall be uniform (same style, material and color) across the front of the dwelling including the garage.
- Exterior and security light fixtures on all duplexes shall be uniform and identical for every unit of the dwelling.
- 3. Ground level (landscaping) lights shall be non-obtrusive in design, not exceed 18 inches in height and all lights shall be the same style/design and color.
- 4. Exterior house, ground-mounted or freestanding (pole-mounted) light fixtures shall be either black or white plastic, metal, or brass. Poles for freestanding fixtures shall not exceed 6 feet in height and be plain in design, with no ornamentation.
- 5. House-mounted security light fixtures shall be metal or plastic and of a color that matches the color of the portion of the house to which the fixture is mounted.
- Exterior and security lighting shall be directed so that light intensity creates no impact outside
 the applicant's property. Security lighting shall not create a nuisance or hazard by shining in
 the eyes of a passerby or individuals operating motor vehicles on adjacent streets or in
 parking lots.
- 7. Free standing security lighting is prohibited.
- 8. Security lighting fixtures shall be residential in nature; commercial-style fixtures shall not be

used.

- 9. Security lighting fixtures shall not be installed in place of decorative lighting (e.g., as stoop/porch/garage lights).
- 10. Lighting other than approved exterior or security lighting is considered holiday lighting and will only be installed and illuminated during appropriate holidays.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is not required to replace existing exterior or security lighting in the same location with fixtures of the same size, color and design
- 2. An application and approval are required for any new exterior or security lighting and any physical changes to existing, approved and changes in exterior or security lighting. Commercial lighting may be used on a case-by-case basis. The review will focus on design (including materials, size and scope), impact and location. Applications must comply with all applicable Fairfax County codes and permit requirements.
- 3. See E.52 Signs.

E.36. MAILBOXES (See Illustration G.4)

A. REQUIREMENT

1. An application is not required to replace mailboxes that are USPS-approved, black-metal or plastic rural mailbox style (approx. 19"L x 9"H x 6.5"W), provided the standards are met (see standards in B. and C. below)..

B. RESIDENTIAL STANDARDS

- Mailboxes will be USPS-approved, black-metal or plastic rural mailbox style (approx. 19"L x 9"H x 6.5"W), or USPS-approved, metal cluster box units (CBU) approved by the ARB. (Mailboxes painted Martin Senour, #1071 George Davenport House Green in accordance with previous architectural standards are exempt from this standard until such time when the mailbox(es) are replaced.)
- 2. Posts will be made of pressure-treated wood and left to weather naturally or coated with a clear sealant. (Posts painted Martin Senour, #1071 George Davenport House Green in accordance with previous architectural standards are exempt from this standard until such time when the post(s) are replaced.)
- Other mailbox and post colors may be specified in approved cluster supplemental architectural standards.
- 4. Replacement mailboxes shall be placed in the same location as the mailbox(es) being replaced.
- 5. The mailbox front shall be placed even with the back of the curb.
- 6. The mailbox shall not obstruct sidewalks or sight lines in accordance with postal regulations.
- 7. Numbers shall be white and between 1 and 1-1/2 inches high and without background. Acceptable fonts include Helvetica, Arial and Universal. Numbers shall be placed horizontally on the front of the mailbox, horizontally on the right side of the mailbox, or on both the front and the right side for free-standing boxes. For mailbox stands with two or more mailboxes numbers shall be placed horizontally on the front of each mailbox. Numbers are prohibited from being placed on the wood support stand. Mailbox replacement numbers are available for sale at the Conservancy office front desk.
- 8. Decorated mailboxes or permanent covers for mailboxes are prohibited.

C. NON-RESIDENTIAL STANDARDS

- 1. Replacement mailboxes shall be placed in the same location with fixtures of the same size, color and design.
- 2. The mailbox shall not obstruct sidewalks or sight lines in accordance with postal regulations.
- 3. Applications for alternative mailbox styles (other than black rural style mailboxes) will be reviewed on a case-by-case basis. The review will focus on design (including materials, size and scope), impact and location.

E.37. MAJOR MODIFICATIONS

A. REQUIREMENT

- 1. An application and approval are required for all major modifications.
- 2. Major modifications include, but are not limited to, construction or removal of decks, driveways, garages, sunrooms, porches, rooms, fireplaces, sheds, or other additions or

modifications that substantially alter the physical configuration of a dwelling or property.

- 3. Applications shall include (as applicable):
 - a. Site plan showing the relation of the proposed alteration (drawn to scale) to the applicant's dwelling and property lines and to adjacent properties, as appropriate.
 - Detailed drawings and plans showing front, side, plan and three-quarter elevations, including all exterior dimensions. If depicting an addition to a main dwelling, all elevations shall show the proposed addition in relationship to the existing dwelling.
 - c. Roofing material color and description (existing and proposed roofing).
 - d. Identification of the style and pitch of the roof.
 - e. Identification of the color of the existing dwelling and proposed addition. This shall be a manufacturer's color name or color number.
 - f. Location and color of existing and proposed gutters and downspouts.
 - Location, materials, style and color of existing and proposed windows, shutters and doors.
 - h. Materials and color of existing and proposed trim.
 - Color, style and location of existing and proposed exterior lighting, including lighting required for exterior stairs.
 - j. Screening details.
 - k. Landscaping details.
 - Drainage details.

B. RESIDENTIAL STANDARDS

- 1. Design, color, style and texture of exterior materials of an addition to, or extension of, an existing dwelling shall match the materials on the existing dwelling.
- 2. The design shall be consistent with the applicant's dwelling, and compatible with the lot size and surrounding properties.
- 3. Pitched roofs on major modifications shall match as closely as possible the slope of the roof on the existing dwelling.
- 4. The design shall anticipate and incorporate plans to minimize changes in grade that will adversely affect drainage. The design shall not adversely affect adjoining properties due to changes in grade.
- 5. Windows, doors and other major modifications shall be located to balance the existing structure in scale, size, color and design.
- 6. With the exception of wooden decks and wooden porches, additions to the ground-level shall be placed on a base that is consistent with that of the existing structure.
- 7. Sunrooms, or three-season rooms, constructed of prefabricated aluminum/metal framing, will be considered on a case-by-case basis. Roofing shall match the existing structure roof materials. Metal roof color and structure framing shall be one consistent color which matches the dwelling siding color.
- 8. Porches shall be constructed of materials consistent with the materials and color scheme of the dwelling. Porch flooring may be concrete, natural wood or composite material resembling natural wood. Porch steps will be constructed of identical materials so as to match the porch flooring. Porch railing and cap rails shall be natural wood, composite materials resembling wood, or vinyl, and of a natural wood tone color or a color that matches the dwelling siding or trim; balusters shall be natural wood, composite materials resembling natural wood matching the railing and cap rail, or black aluminum.
- 9. The construction site shall be kept neat and orderly throughout the construction period.
- 10. Excess materials shall be removed immediately upon completion of the project. (Burke Centre's trash collection contract does not cover the pickup of demolition materials.)

C. NON-RESIDENTIAL STANDARDS

- 1. Must comply with the residential standards listed above.
- 2. Review of the application will focus on design (including materials, size and scope), impact and location. Applications must comply with all applicable Commonwealth and County codes and permitting.
- 3. Exterior changes to multi-unit properties (e.g. malls, office buildings) must be consistent throughout the property

E.38. PAINTING

A. REQUIREMENT

- An application is not required for repainting or re-staining to match existing color(s) approved by the ARB (see also E.13 Decks and E.23 Fences).
- 2. An application and approval are required for any change to existing exterior colors.
- 3. The application shall include a description of all existing exterior colors of the dwelling and a sample of paint or stain proposed.
- 4. Uniform design multiple dwelling units shall maintain consistent color schemes for all exterior structural elements. (see also E.51 Siding, Fascia, Trim and Gutters)

B. RESIDENTIAL STANDARDS

Color changes must maintain consistency with the overall color scheme of the dwelling and comply with any applicable standards, including cluster supplemental architectural standards.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is not required for repainting or re-staining to match existing colors (see also E.13 Decks and E.23 Fences).
- 2. An application and approval are required for any change to existing exterior colors.
- 3. Application shall include a description of all existing exterior colors of the unit/property and a sample of paint or stain proposed. All units of a multi-unit property (e.g. mall, office buildings) shall be the same in style, type, size, material, and colors. The review will focus on design (including materials, size and scope), impact and location. Exterior changes to multi-unit properties (e.g. malls, office buildings) must be consistent throughout the property.

E.39. PATIOS

A. REQUIREMENT

- 1. An application is not required to replace a patio of similar size in the same location using identical materials, color and design, provided the standards are met (see standards in B. and C. below).
- An application and approval are required for any new patio.
- 3. Applications shall include:
 - a. Plat depicting the location of the proposed patio (drawn to scale) to the applicant's dwelling and property lines and to adjacent properties, as appropriate.
 - Detailed drawings and plans depicting the patio and all components, including all exterior dimensions.
 - c. Description and color of proposed materials.
 - f. Color, style and location of any proposed lighting.
 - j. Drainage plan details, as applicable.

B. RESIDENTIAL STANDARDS

- 1. Patios shall be located only in rear yards.
- 2. Materials shall be a natural-colored or earth-tone concrete, brick, wood, slate, fieldstone, or earth-tone color stone or pavers.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is not required to replace a patio of similar size in the same location using identical materials, color and design, provided the standards are met.
- 2. An application and approval are required for any new patio. Review of the application will focus on design (including materials, size and scope), impact and location. Applications must comply with all applicable Commonwealth and County codes and permit requirements.

E.40. PORCHES (See E.37 Major Modifications)

E.41. FRONT PORCH SWINGS & BENCHES

A. REQUIREMENT

- 1. An application is not required to replace a front porch swing or bench in the same location and of similar size, color and design provided the standards are met (see standards in B. and C. below).
- An application and approval are required for all other swings or benches.

- Swings and benches shall be made of wood or composite material resembling wood and may have a metal frame.
- 2. Swings and benches may be left to weather naturally, be an earth tone natural wood color, or painted to match the dwelling trim or siding; Metal frames may be earth tone or black in color.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is not required to replace a swing or bench in the same location with one of similar size, color and design.
- An application and approval are required for installation of new swings or benches. Review of the application will focus on design (including materials, size and scope), impact and location.
 Applications must comply with all applicable Commonwealth and County codes and permitting.

E.42. RAIN BARRELS

A. REQUIREMENT

An application and approval are required for all rain barrels.

B. RESIDENTIAL STANDARDS

- 1. Rain barrels may be located only in rear or side yards.
- 2. Landscaping shall screen all rain barrels from view at grade level.
- 3. Rain barrels shall be cylindrical or semi-cylindrical in shape, with a sealed top covering.
- 4. Rain barrels shall be made of wood, plastic or fired clay (pottery), and earth tone in color.
- 5. Rain barrel dimensions shall not exceed 60" in height and 36" in diameter.
- 6. Rain barrels shall not empty water onto adjacent property so as to create an adverse effect on adjacent properties.

C. NON-RESIDENTIAL STANDARDS

Must comply with the residential standards listed above.

E.43. RECREATION & PLAY EQUIPMENT

A. REQUIREMENT

- 1. An application is not required to replace previously approved recreation and play equipment/structures in the same location and of similar size, color and design provided the standards are met (see standards in B. and C. below).
- 2. An application and approval are required for all non-portable recreation and play equipment/structures, to include, but not limited to playsets, playhouses, tree houses and basketball goals.
- An application is not required for portable basketball goals and trampolines that meet the standards (see standards in B. and C. below).

- 1. Recreation and play equipment shall be placed in rear yards. Location in front yards is prohibited, except for basketball goals.
- 2. Metal play equipment shall be maintained in a rust-free condition.
- 3. Play equipment designed of materials that are painted, stained or left to weather, shall be properly maintained.
- 4. Basketball goals shall comply with the following:
 - a. Backboards may be mounted to the roof or wall of a dwelling or garage, and the mounting parts shall be painted the same color as the surface to which they are attached.
 - b. Backboards mounted on structures may be left white, or a neutral color, or painted to match the background surface.
 - Freestanding goals may be placed in the front yard, when adjacent to the property driveway.
 - d. All goals are subject to Fairfax County Residential Setback Requirements; 1) goals located in a front yard shall be located no closer than 15 feet to the front lot line or 12 feet to a side lot line, 2) goals located in a side or rear yard shall be located no closer than 12 feet to a side lot line and no closer than a distance equal to its height to the rear lot line.
 - e. Portable basketball goals shall be weighted internally (sand or water) in accordance

- with manufacturer's instructions.
- f. Privately owned basketball goals are prohibited from being located on Conservancy open space or on streets.
- 5. Playhouses may be placed in the back yard or in trees in the back yard. Playhouses placed in trees (tree houses) shall have adequate safety features to prevent injury to occupants. ARB approval of tree houses is based strictly on architectural considerations. **Design safety of the tree house is the responsibility of the property owner.**
- 6. Playhouse and play set size shall be proportionate to the size of the dwelling on the property and the size of the back yard.
- 7. Playhouses tree house color shall be natural earth tone so as to blend with surrounding terrain and vegetation.
- 8. Tree house size shall be no greater than 20% of the width of the tree canopy at the widest point.
- 9. Trampolines shall be located in the rear yard only, no larger than 15' in diameter and be black, grey or blue in color.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is not required to replace previously approved recreation and play equipment/structures in the same location and of similar size, color and design
- 2. An application and approval are required for all permanently installed recreation and play equipment/structures, to include, but not limited to playsets, playhouses, trampolines, tree houses and basketball goals (to include portable basketball goals). Generally the residential standards apply. Applications will be reviewed on a case-by-case basis. Review of the application will focus on design (including materials, size and scope), impact and location. Applications must comply with all applicable Commonwealth and County codes and permitting.
- 3 Recreation and play equipment shall be placed in rear of the structure unless prohibited by lot configuration.
- 4. Backboards mounted on structures may be left white, or a neutral color, or painted to match the background surface.
- 5. Playhouses may be placed in the rear of the structure unless prohibited by lot configuration. Playhouses placed in trees (tree houses) shall have adequate safety features to prevent injury to occupants. ARB approval of tree houses is solely based on architectural considerations. Safety of the tree house is the sole responsibility of the property owner.
- 6. Playhouse size shall be proportionate to the size of the structure on the property and the size of the lot.
- 7. Playhouse and tree house color shall be natural earth tone so as to blend with surrounding terrain and vegetation.
- 8. Tree house size shall be no greater than 20% of the width of the tree canopy at the widest point.

E.44. ROCK GARDENS, WALLS AND RETAINING WALLS

A. REQUIREMENT

- 1. An application and approval are required for any rock garden, wall, or retaining wall. Timbers more than 12 inches in height above ground level are considered a wall.
- 2. Applications shall include:
 - a. Site plan showing the relation of the garden or wall (drawn to scale) to the applicant's dwelling and property lines.
 - b. Drawings / plans showing design, dimensions, etc. of all rock garden or retaining wall elements.
 - c. Description of materials including color, and material(s) sample, picture or brochure.
 - Color, style and location of any proposed lighting.

- 1. Bright-colored materials and white marble, rocks, chips or stones prohibited (see E.65 Prohibited Items, letter I).
- 2. Rock gardens shall be natural rock or stone (or manmade material indistinguishable from natural rock or stone).
- 3. Landscaping walls and/or retaining walls shall be constructed of natural rock, stone or brick (or manmade materials or stamped concrete that resembles natural materials), natural wood timbers or earth tone brick pavers.

4. The rock garden or wall shall not adversely change the grade, or adversely affect drainage on the property or adjacent properties.

C. NON-RESIDENTIAL STANDARDS

Must comply with the residential standards.

E.45. ROOFING (See Illustration G.9-10)

A. REQUIREMENT

- 1. An application is not required to replace the entire roof of a dwelling with a similar material, color and design, or for a repair that exactly matches the existing roof material, color and design, provided the standards are met (see standards in B. and C. below).
- An application and approval are required for all roof replacements when the material, color or design is being changed or for a partial replacement on a multi unit dwelling.

B. RESIDENTIAL STANDARDS

1. <u>Single-Family Detached</u>

Roofing may be standard shingles or architectural (three-dimensional; sometimes known as pseudo-shakes) shingles, except if the dwelling is in a cluster, street or neighborhood where all the dwellings must have cedar shake shingles.

Duplex.

Roofing may be standard shingles or architectural (three-dimensional; sometimes known as pseudo-shakes) shingles, but must be identical for the entire dwelling

- a. When both owners of a duplex agree and are submitting their ARB application jointly, the application will be processed as a Single-Family Detached dwelling..
- b. When one owner is submitting an application:
 - 1) When an exact replacement of the existing roofing is desired, and the color, profile, style dimension or material is not available, consideration may be given on a case-by-case basis,to roofing materials that are as near a match to the original as possible.
 - 2) When one half a duplex has had roofing replaced, and the remaining half subsequently needs replacement roofing, the remaining half shall match the new roofing in material, color, profile, style and dimension.

3. Townhouse (Uniform Design) (See Illustration G.8).

A uniform design is a building/row originally designed to appear as one structure composed of complementary units. Examples include a continuous façade, continuous roof, common color, common material, common style and common siding dimension.

- a. Roofing shall be standard shingles. Architectural style shingles are prohibited.
- b. Roofing material, color, design and profile will be identical for the entire dwelling
- c. When exact replacement of existing roofing to include color, profile, style, dimension and material is not available, consideration may be given on a case-by-case basis to roofing materials that are as near a match to the existing as possible.
- d. Architectural style shingles are prohibited.

4. Townhouse (Non-uniform Design) (See Illustration G.8).

A non-uniform design is a building/row not originally designed to appear as one structure, but rather a collection of individual units.

- a. Roofing shall be standard shingles or architectural style shingles.
- b. Roofing materials' color shall be compatible with the color scheme of the siding and trim, and surrounding dwellings.

Quadruplex.

- a. Roofing material, color, design and profile will be identical for the entire dwelling.
- b. Roofing shall be standard shingles, Architectural style roofs and/or a change in color will be considered on a case-by-case basis if in compliance with Cluster Supplemental Standards and all four (4) adjoining quadruplex owners are jointly submitting applications to simultaneously replace their respective sections of the roof.
- c. Individual (one unit of a quadruplex) roof replacement shall match the existing roofing material in material, color, profile, style and dimension. When the original or existing roofing color, profile, style dimension or material is not available, consideration may be given on a case-by-case basis to roofing materials that are as near a match to the existing as possible.
- 6. Solar shingles may be considered on a case-by-case basis provided the applicable standards for the type dwelling (above) are met. Solar shingle color must be consistent with color of the

dwelling's roof shingles, and solar shingles must be installed so as to blend in with the traditional roof shingles. (See E.54 Solar Panels and Solar Shingles)

C. NON-RESIDENTIAL STANDARDS

- An application is not required to replace the entire roof of a property, either a single unit or a multi-unit, with a similar color and design or for a repair that exactly matches the existing color and design.
- 2. An application and approval are required for all roof replacements when the color or design of the materials is being changed or is a partial replacement, one section only of a multi-unit property. Applications will be reviewed on a case-by-case basis. Review of the application will focus on design (including materials, size and scope). Applications must comply with all applicable Commonwealth and County codes and permitting.
- 3. Exterior changes to multi-unit properties (e.g. malls, office buildings) must be consistent throughout the property
- **E.46. SATELLITE DISHES** (See E.2 Antennas and Satellite Dishes)
- **E.47.** SCREENING (See also E.1 Air Conditioners, Heat Pumps, Power Generators And Other Mechanical Equipment, E.10 Chimneys, Caps, Flues And Vents, E.12 Compost Containers, E.13 Decks, E.28 Fuel Tanks (Exterior), E.37 Major Modifications, E.42 Rain Barrels, E.49 Sheds, E.55 Spas & Hot Tubs, E.56 Storage Boxes, E.65 Prohibited Items)

Screening is typically required for mechanical equipment, structures or items that are not part of the primary dwelling. The purpose of screening is to mitigate the visual impact of the installed item from an adjoining property and/or street-view perspective. Properly installed and adequate screening serves to render an item inconspicuous - not readily discernible or not readily perceived by sight.

A. REQUIREMENT

- 1. An application is not required for replacement of screening in the same location and of similar size, material, color and design.
- 2. An application is not required for screening around heat pumps, air conditioner units or power generators installed in a side yard, and where screening material is vegetation or framed lattice that meets the respective screening standards.
- 3. An application and approval are required for all other screening.

B. RESIDENTIAL STANDARDS

- 1. Screening material may be:
 - Natural evergreen vegetation (vegetation used for screening shall be replaced in the case of die off).
 - b) Diagonally crossed lattice (wood, wood-composite, or vinyl with grain resembling wood), framed and mounted on 2" by 2" support posts; lattice color must be compatible with the immediate surroundings, lattice adjacent to a dwelling may match the dwelling color, or its trim color.
 - Trees or shrubs are acceptable screening as long as the trees or shrubs adequately screen the item.
 - d) In some situations fencing on fenced lots is acceptable screening (see applicable standard).
- 2. Screening not near a lot line, around mechanical equipment, rain barrels, compost containers and small storage containers shall be evergreen vegetation or framed lattice.
- 3. Screening placed along or near lot lines constitutes fencing and requires a fence application (see E.23 Fences).
- 4. Lattice screening in the front of a dwelling for screening of trash containers and/or recycling containers is prohibited (see M.3 Storage and Use of Trash and Recycling Containers).

C. NON-RESIDENTIAL STANDARDS

Must comply with the residential standards.

E.48. SECURITY DEVICES, CAMERAS and ALARMS

A. REQUIREMENT

- 1. An approved application is not required for security alarms when the exterior alarm control box/keypad (no larger than 6" x 4" x 1") and noise generation device are located on the rear of the dwelling, and the system has an automatic deactivation after 15 minutes (or less if zoning codes so specify).
- An application and approval are required for all other exterior mounted or exterior security devices and alarms.

B. RESIDENTIAL STANDARDS

- 1. Alarm warning signs shall be placed only by entry doors, and within three feet of the dwelling walls. No more than one sign per entry door is permitted.
- 2. Security cameras may be metal or plastic, and shall be installed under the dwelling's eaves so as to be inconspicuous.

C. NON-RESIDENTIAL STANDARDS

Must comply with the residential standards.

E.49. SHEDS (See E.37 Major Modifications)

Shed design, location, size, materials and color are important considerations. The design of a storage shed is directly related to its location. As the distance between the house and the shed changes, so does the visual and physical impact on the property, adjacent properties, the cluster and the neighborhood.

A. REQUIREMENT

An application and approval are required for all sheds (new or replacement). Any necessary tree removal shall be described in the application (see E.59 Tree Removal.)

B. RESIDENTIAL STANDARDS

Refer to any applicable Cluster Supplemental Guidelines.

- Sheds may be used for the storage of resident's property, but shall not be used for the storage of motor vehicles or boats.
- 2. Sheds shall be located in the rear yard, or in the side yard adjacent (within three (3) feet) to the dwelling and behind the midpoint of the side elevation of the house foundation.
 - a. Located in the rear yard:

Sheds shall have a footprint no greater than the smaller of:

- 1. One hundred and fifty (150) square feet, or
- 2. Fifteen (15) percent of the rear yard.
- b. Located in side yard adjacent to the dwelling

Sheds shall have a footprint no greater than twenty (20) square feet

- 3. Sheds shall be constructed of wood, wood-like composite, metal, vinyl, or T-111. Stained or painted plywood sheathing (e.g. CD or CD-X grade) as the outer surface of a shed is not permitted.
- 4. Roll roofing material is prohibited except for sheds located under a deck. Corrugated fiberglass or plastic panels shall not be used as roofing unless integrated into a deck structure and not visible.
- 5. Shed Attached to or Proximate to the Dwelling (within 3 feet).
 - a. The design and size shall be consistent in material and color with the dwelling.
 - b. If the proposed shed has shingled roofing, it shall match the dwelling roofing in material, color and style.
 - c. Shed height shall be no higher than 8.5 feet.
 - d. Adequate screening shall be provided. Sheds located on fenced lots need not be additionally screened if fencing provides adequate screening (See E.47 Screening).

6. Shed Integral With, or Attached to a Fence

- a. Design and color shall be consistent with the fence design and color.
- b. The peak of the shed roof shall be no higher than 16 inches above the fence.
- The roof shall be the same style, material and color as that of the dwelling's roof.

7. Free-Standing Shed

Design, style and color shall be consistent with the design, style and color scheme of

- the dwelling.
- b. Screening may be required on lots without fences or natural vegetation.
- c. Shed height shall be no higher than 9.5 feet.
- d. In accordance with applicable Fairfax County Code, sheds that exceed 8.6 feet in height must be no closer to the rear and side lot lines than a distance equal to the shed's height.

8. Shed Integral with Deck

- Design and finish materials shall be consistent with the deck, or the dwelling.
- b. A design consistent with the dwelling will be considered a major modification. (see E.37 Major Modifications)
- c. Shed roofing materials shall match the dwelling roof materials and color. Roll or corrugated roofing may be used if the roof is covered by the deck and not visible.

C. NON-RESIDENTIAL STANDARDS

- 1. An application and approval are required for all new or replacement sheds. Any necessary tree removal shall be described in the application according to the requirements of standards for tree removal. Generally, the residential standards and restrictions of use will be applied to applications. Applications will be reviewed on a case-by-case basis. Review of the application will focus on design (including materials, size and scope) impact and location. Applications must comply with all applicable Commonwealth and County codes and permitting.
- 2. Sheds will not be used for cold storage or food storage.

E.50. SHUTTERS (See Illustration G.7)

A. REQUIREMENT

- 1. An approved application is not required for replacement of shutters in the same location, and of the same size, color and design provided the standards are met (see standards in B. and C. below). Louvered or 50/50 raised panel shutters are considered of same/similar design, unless the dwelling is a duplex, quadruplex, or uniform design townhouse row, where all shutters must match in style, color and design along the front façade of adjoining residences.
- 2. An application and approval are required for all changes to the color and size of shutters, to permanently remove existing shutters or to install shutters on a dwelling that has no shutters.

B. RESIDENTIAL STANDARDS

- 1. Shutters on a dwelling shall be identical in style, design and color.
- 2. Shutters shall be plastic, wood or composite material.
- 3. Shutters shall be painted or stained, and NOT be allowed to weather naturally.
- 4. Phased installation of shutters is prohibited.
- 5. Shutters shall not be placed adjacent to garage doors unless done so originally.
- 6. Shutters will be of the same height as the adjacent window or doorframe.

C. NON-RESIDENTIAL STANDARDS

- Applications for new shutters or changes to existing shutters must comply with the residential standards.
- 2. Exterior changes to multi-unit properties (e.g. malls, office buildings) shall be consistent throughout the property.

E.51. SIDING, FASCIA, TRIM AND GUTTER (See Illustration G.7)

A. REQUIREMENT

- An application is not required to replace siding, fascia, trim or gutters when the replacement is
 of the same material, color and design, and provided the standards are met (see standards in
 B. below).
- 2. An application and approval are required for any changes in the color or material of the fascia, trim, gutters, or siding, or the siding style, design or size.
- 3. In cases where the initial half of a duplex, the initial quarter of a quadruplex or the initial townhouse of a uniform design townhouse row establishes a precedent in color, profile, style, size, dimension or material, that precedent shall be followed by all remaining owners of that dwelling or row.
- In cases where the application for duplexes, quadruplexes and uniform design townhouses involves changes to the existing color, profile, style, size, dimension or material, the proposed changes must be acknowledged and agreed to by all other

affected owners in Block 10 of the Application. An owner's signature in Block 10 indicates acknowledgement of, and agreement to comply with the proposed change in color, profile, style, size, dimension and/or material.

5. Applications shall include material and color samples, including manufacturer name and color code for all exterior elements (foundation, siding, trim, gutters, fascia, downspouts, and windows).

B. RESIDENTIAL STANDARDS

- Fascia, trim and gutter materials may be vinyl, aluminum, wood or composite materials resembling wood. Fascia and trim may be capped with vinyl or aluminum. Color is to be compatible with the color of the dwelling.
- Authorized siding replacement equivalents are aluminum, wood, vinyl, hardiplank or composite materials.
- 3. Repair or partial replacement of siding shall exactly match existing siding in terms of color, profile, style, dimension and material (including mortar), with no visual differentiation between new and existing siding.
- 4. Siding shall be replaced all at one time with the exception of townhomes having only two sides. In those cases, either the front, back or both may be replaced at one time.
- 5. <u>Single-Family Detached</u> (SFD).
 - a. Respective siding, fascia, trim and gutter materials and colors shall be identical for the entire dwelling.
 - b. Existing clapboard may be replaced with clapboard having an individual board width between 3-3/4 inches and 7 inches.
 - c. Existing clapboard may be replaced with dutchlap having an individual board width between 3-3/4 inches and 5 inches and a lap width no greater than 1-3/4 inch.
 - d. Existing bead board may be replaced with either 6 to 6-1/2 or 8 inch bead board, with a bead width of no more than 1 inch.
 - e. Existing dutchlap may be replaced with either clapboard having an individual board width between 3-3/4 inches and 7 inches or dutchlap having an individual board width between 3-3/4 inches and 5 inches and a lap width no greater than 1-3/4 inch.
 - f. All other changes shall be considered on an exception basis.

6. Duplex.

The following apply when both owners of the adjoining duplex who are in agreement and are submitting their applications jointly with identical color, size, style, design and materials to be installed simultaneously.

- a. Respective siding, fascia, trim and gutter materials and colors shall be identical for the entire dwelling.
- b. Existing clapboard may be replaced with clapboard having an individual board width between 3-3/4 inches and 7 inches.
- c. Existing clapboard may be replaced with dutchlap having an individual board width between 3-3/4 inches and 5 inches and a lap width no greater than 1-3/4 inches.
- d Existing bead board may be replaced with either 6, 6-1/2, or 8 inches bead board, with a bead width of no more than 1 inch.
- e. Existing dutchlap may be replaced with either clapboard having an individual board width between 3-3/4 inches and 7 inches, or dutchlap having an individual board width between 3-3/4 inches and 5 inches and a lap width no greater than 1-3/4 inch.
- 7. Half a Duplex (Only one owner is requesting a change).
 - a. An exact replacement of the existing siding to include color, profile, style, design, size, dimension and material is required. When the original or existing siding color, profile, style, design, size, dimension or material is not available, consideration will be given on a case-by-case basis, to requests which are as near a match to the original as possible.
 - b. In cases where one half a duplex has had original siding replaced, and the remaining half a duplex subsequently needs replacement siding, the remaining half a duplex shall have siding match the other half duplex in color, profile, style, design, dimension and material.
 - Dutchlap shall not be substituted for any other siding.
- 8. Townhouse (Uniform Design). (See Illustration G.8)
 - a. A uniform design exists when a building/row was originally designed to appear as one structure composed of complementary units. Examples of uniform design include a continuous façade, common color, common material, common style and common siding dimension. Exact replacement of existing siding is to include color, size, profile,

- style, dimension and material.
- b. Respective siding, fascia, trim and gutter materials and colors for all units shall be consistent with the uniform design of the townhouse row. Exact replacement of existing siding includes color, size, profile, style, dimension and material.
- c. Vinyl or aluminum are appropriate materials for siding replacement.
- d. A siding panel with an individual board width of 4 or 4-1/2 inches is an appropriate replacement for existing siding with an individual board width of 3-3/4 inches. Vertical vinyl siding replacement is an option when it matches the original builder-installed style siding within a cluster.
- e. Dutchlap and clapboard are not replacement equivalents.
- f. Dutchlap shall not be substituted for any other siding.
- 9. <u>Townhouse (Non-Uniform Design)</u>. (See Illustration G.8)

A non-uniform design exists when a building/row was not originally designed to appear as one structure, but rather a collection of individual units.

- a. Existing clapboard may be replaced with clapboard having an individual board width between 3-3/14 inches and 7 inches.
- b. Existing clapboard may be replaced with dutchlap having an individual board width between 3-3/4 inches and 5 inches and a lap width no greater than 1-3/4 inches.
- c. Existing bead board may be replaced with either 6, 6 ½ or 8 inch bead board, with a bead width of no more than 1 inch.
- d. Existing dutchlap may be replaced with either clapboard having an individual board width between 3-3/4 inches and 7 inches or dutchlap having an individual board width between 3-3/4 inches and 5 inches and a lap width no greater than 1-3/4 inch.

10. Quadruplex.

- a. Respective siding, fascia, trim and gutter materials and colors shall be identical for the entire dwelling
- b. Replacement siding must match existing siding to include color, profile, size, style, dimension and material. When the original or existing siding color, profile, size, style dimension or material is not available, consideration will be given on a case-by-case basis to requests that are as near a match to the original as possible.
- c. In cases where one or more of the four homes defining the quadruplex has replaced the original siding, the remaining owners of the quadruplex shall, upon undertaking siding replacement, match the other adjoining quadruplex homes' siding in material, color, profile, size, style and dimensions (see A.4. above).
- d. Vinvl or aluminum are appropriate materials for siding replacement.
- e. Dutchlap and clapboard are not replacement equivalents.
- f. Dutchlap shall not be substituted for any other siding.

C. NON-RESIDENTIAL STANDARDS

- 1. An application is not required to replace siding, fascia, trim or gutters when the replacement is of the exact same color and design.
- 2. An application and approval are required if there is to be a change in the color or material of the fascia, trim, gutters, or the siding style, design or size. Applications will be reviewed on a case-by-case basis. Review of the application will focus on design (including materials, size and scope)and location and impact. Applications must comply with all applicable Commonwealth and County codes and permitting.
- 3. Exterior changes to multi-unit properties (e.g. malls, office buildings) must be consistent throughout the property.

E.52. SIGNS

A. REQUIREMENT

- 1. An application and approval are required for all permanent signs.
- 2. An application is not required for a temporary sign that complies with the standards (see standards in B. and C. below).

- 1. A permanent sign is a sign having a function with no fixed end time. The only permanent residential signs that may be approved are security system signs, Private Street No Parking signs, No Trespassing signs and pet control signs.
- 2. A temporary sign is a sign having a function with a fixed end time. Temporary signs include, but are not limited to: cluster notices, open house/real estate signs and rentals, yard sales,

etc

- 3. Commercial advertising signs (e.g., contractor signs, vendor signs) are prohibited.
- 4. The sign shall not exceed two (2) square feet (permanent sign) nor eight (8) square feet (temporary sign) in area, nor exceed six (6) feet in height above grade.
- 5. The sign shall be made from materials suitable for the purpose intended, and use colors that are compatible with natural surroundings.
- 6. Signs shall be self-supporting and not attached to structures, lamp posts, trees, mailbox posts, fences, state traffic or utility poles or Conservancy sign posts.
- 7. Temporary signs, other than real estate and political campaign signs, my be displayed for no more than fourteen (14) days, and shall be removed upon termination of the purpose (e.g., after the yard sale, etc.).
- 8. Political campaign signs may be displayed (a) 30 days before the primary election, general election or vote on the proposition and up to (b) seven days after the primary election, general election, or vote on the proposition (in accordance with Virginia state law).
- Real estate signs shall meet Fairfax County regulations regarding size, content and removal.
- 10. Real estate signs shall be removed when the property is sold.

C. NON-RESIDENTIAL STANDARDS

- 1. Must comply with the residential standards and signs must comply with all Commonwealth and County ordinances to include building and zoning.
- 2. Permanent non-residential signs include, but are not limited to, parking control, Conservancy facility usage, and jurisdiction required signage.
- 3. Non-residential signage shall be under the control of the Conservancy.
- 4. Signage along Burke Centre Parkway should have a brick/rock design with earth-tone colors.
- 5. Commercial signage should only be illuminated during hours of darkness when the business is open. In multi-unit properties (e.g. malls, office buildings), all signage should be darkened when the last business closes.
- 6. Cluster or neighborhood signs may be illuminated during darkness for directional purposes.
- 7. Commercial signage within multi-unit structures (malls...) should be uniform in size, location design and color. Consideration may be given to different sign design and color that is based on corporate brand design, but the overall visual appearance shall be compatible with structure color scheme; logos may occupy no more than 25% of the area of the signage.
- 8. Commercial signs should not overhang their background. In general the signage in front of an establishment should occupy no more than 60% of the height and 60% of the width (i.e. 36% of square footage this includes logo/branding) where the sign is to be hung e.g., area where the sign can be hung is 10 ft. x 20 ft. (200 SqFt.) therefore the max size of the sign is 6 ft. x 12 ft. (72 SqFt or 36%).
- 9. Commercial signage will be internally illuminated.
- 10. Non-residential signage will not flash, change colors, nor scroll.

E.53. SKYLIGHTS

A. REQUIREMENT

- 1. An application is not required to replace skylights in the same location and of the same size, color and design provided the standards are met (see standards in B. and C. below).
- An application and approval are required to install new skylights and any changes to approved skylights.

B. RESIDENTIAL STANDARDS

- 1. Any exposed flashing or trim shall match the roof color.
- 2. Skylight panes may be clear, opaque, or tinted bronze or smoke gray.
- 3. Corrugated fiberglass panels are prohibited.
- 4. New skylights may only be located on side or rear roofs.
- 5. Tubular style skylights require an approved application, and may only be located on side or on rear roofs.

C. NON-RESIDENTIAL STANDARDS

Must comply with the residential standards.

E.54 SOLAR PANELS AND SOLAR SHINGLES

A. REQUIREMENT

- An application and approval are required for installation of new solar panels or solar shingles, or replacement of existing solar panels or solar shingles. Design, size and location are of paramount importance in the consideration of an application for the installation of solar panels or solar shingles.
- 2. Applications shall include:
 - a. Detailed drawings and plans, to scale, showing front and side elevations, proposed location of solar panels/shingles on the dwelling roof,, and exterior dimensions of the roof and all solar panel equipment/ or solar shingles to be installed.
 - b. Solar panel or solar shingle material(s), color(s) and description(s).
 - c. Color of existing roofing material.

B. RESIDENTIAL STANDARDS

- 1. Solar panels shall only be located on the dwelling's roof; ground mounted solar panels, or any other mounting configurations, are prohibited.
- 2. Solar panels should be located on that part of the dwelling's roof least visible from the nearest street or parking lot, as applicable, unless this precludes adequate sunlight reception.
- 3. All external wiring and cabling shall be inconspicuous, routed along the natural edge lines of the dwelling (e.g., roof peaks, roof edges, side wall corners, overhang joints, soffit lines) and fastened to the structure at points no more than ten feet apart.
- 4. Solar shingles may be considered on a case-by-case basis provided the applicable standards for the type dwelling (see E.45 Roofing) are met. Solar shingle color must be consistent with color of the dwelling's roof shingles, and solar shingles must be installed so as to blend in with the traditional roof shingles.
- 5. Installation of solar panels or solar shingles is not a valid basis for tree removal, tree topping, or significant (more than 25%) tree trimming.
- 6. Solar panels that are no longer in service are not authorized and shall be removed.

C. NON-RESIDENTIAL STANDARDS

Must comply with the residential standards.

E.55. SPAS & HOT TUBS

A. REQUIREMENT

- 1. An application is not required to replace spas and hot tubs in the same location and of the same size, color and design provided the standards are met (see standards in B. and C. below).
- An application and approval are required for all new spas or hot tubs except a spa that is
 integral to a swimming pool. A spa integral to a swimming pool shall be included in the
 swimming pool application.
- Compliance with County, State and U.S. code and permit requirements for pools and spas are required.

B. RESIDENTIAL STANDARDS

- 1. Spas and hot tubs shall be located only in the rear yard or on the back deck.
- Spa and hot tub size shall be compatible with the size of the dwelling and the back yard or deck.
- 3. Screening for spas and hot tubs is required and shall be included in the application in accordance with the requirements and standards for Major Modifications (E.37) and Screening (E.47).
- 4. If the mechanical unit is not self-contained, screening is required and shall be included in the application.
- 5. Any fencing for spas or hot tubs shall be described in the application according to the requirements and standards for Fences (E.23).
- 6. Any tree removal necessary to install a spa or hot tub shall be described in the application according to the requirements and standards for Tree Removal (E.59).

C. NON-RESIDENTIAL STANDARDS

Non-residential spas and hot tubs that are level or approximately level and/or filled with any solid or liquid are prohibited.

E.56. STORAGE BOXES

A. REQUIREMENT

An application and approval are required for all new, or replacement, storage boxes, with the exception of a storage box located on a rear deck and that complies with the standards (see standards in B. and C. below).

B. RESIDENTIAL STANDARDS

- 1. Storage boxes shall not be used in lieu of trash containers and shall not be used for the storage of hazardous or flammable materials.
- 2. A storage box shall be no taller than four (4) feet, no wider than five (5) feet and no deeper than three (3) feet, and constructed of wood, vinyl or a resin composite.
- 3. Storage boxes shall be compatible in design and color with the house, fence, or deck, whichever is applicable for the storage box location.
- 4. Storage boxes may be located in the rear yard, or side yard if within three (3) feet of the dwelling and behind the mid-point of the dwelling foundation.
- 5. Storage boxes located in rear or side yards must be adequately screened (see E.47 Screening).

C. NON-RESIDENTIAL STANDARDS

- 1. Must comply with residential standards.
- 2. Storage boxes shall not be used in lieu of trash containers and shall not be used for the storage of hazardous/flammable materials.
- 3. Cold storage facilities will only be located in the rear of the facility, be adequately screened and meet all applicable Commonwealth and County ordinances.

E.57. SCREENED PORCH (See E.37 Major Modifications)

E.58. SWIMMING POOLS

A. REQUIREMENT

- 1. An application and approval are required for all permanent swimming pools.
- 2. An application is not required for a temporary pool that complies with the standards (see standards in B. ad C. below).
- 3. A spa or hot tub that is integral to a swimming pool shall be included in the swimming pool application.

B. RESIDENTIAL STANDARDS

- 1. Swimming pools shall be located only in the back yard.
- 2. Permanent swimming pools:
 - a. Shall be permanently installed in-ground.
 - b. All permanent swimming pools shall have security fencing installed in accordance with Fairfax County and any other existing jurisdictional codes.
 - c. Required fencing shall comply with the requirements and standards for Fences (E.23), and must be included with the pool application.
 - d. Any lighting shall comply with the requirements and standards for lighting (E.35).
 - e. Any walkways shall comply with the requirements and standards for Walkways (E.61).
 - f. Any drainage shall comply with the requirements and standards for Drainage Systems (E.20).
 - g. Water supply system, drainage and water disposal shall comply with Fairfax County requirements.

3. Temporary pools:

- Above-ground pools (defined as any pool installed on grade) are considered temporary.
- b. Temporary pools greater than 12 inches high or 8 feet in diameter are prohibited. Temporary pools shall be emptied and properly stored out of sight after each use.

C. NON-RESIDENTIAL STANDARDS

Non-residential permanent outdoor swimming pools are prohibited with the exception of Burke Centre Conservancy.

E.59. TREE REMOVAL

A. REQUIREMENT

- Trees that pose an imminent hazard to persons or property may be removed prior to the approval of an ARB application. Imminent hazard is defined as trees that are uprooted and leaning or have large limbs or branches that are splintered or otherwise damaged resulting in debris that may fall without warning. (Homeowners removing hazard trees before obtaining ARB approval shall include written documentation and/or photographs of the hazard prior to removal.)
- 2. An application and approval are required for the removal of any standing tree, dead or alive, that measures four (4) or more inches in diameter measured across at a height of twelve (12) inches above grade AND located more than ten (10) feet from the foundation of the main dwelling, attached garage, detached garage or deck. Where a detached garage exists, the same criteria shall be applied with respect to it.
- 3. Any tree, which is located within (10) feet of the foundation of the main dwelling, to include attached garage, detached garage or deck, when measured at the base of the tree trunk (at grade) AND creates a negative impact on the use of the dwelling or structure may be removed without prior approval, contingent on the stump being removed or ground below grade level, and the area restored.

B. RESIDENTIAL STANDARDS

- 1. Trees shall be considered for removal only if:
 - The tree trunk is too close to a structure or the tree is too large for the space it occupies.
 - b. The tree is diseased, dying, or dead.
 - c. The tree's continued presence would cause physical intrusion or damage, by the branches or root system, to a structure or paved area.
- 2. Trees approved for removal shall include stump removal or ground below grade level.

C. NON-RESIDENTIAL STANDARDS

- 1. Must comply with the residential standards.
- 2. On BCC common ground trees approved for removal within 10 (ten) feet of private property or a trail, shall include stump removal or ground below grade level.

E.60. TRELLISES (See Illustration G.1)

A. REQUIREMENT

- 1. An application is not required to replace a trellis in the same location and of the same size, color and design provided the standards are met (see standards in B. and C. below).
- 2. An application and approval are required for any new trellis and will include a drawing showing the proposed location and color.

B. RESIDENTIAL STANDARDS

- 1. Trellis shall be wood, composite or plastic material that resembles wood, or wrought iron.
- 2. Trellis shall be no greater than six feet in height
- Trellis shall be located in side or rear yards, and installed next to the dwelling or attached to a deck or fence.
- 3. Trellis, unless wrought iron (black), shall match the color of the dwelling behind it. A wooden trellis attached to a deck or fence shall match the materials and color of the deck or fence to which it is attached.

C. NON-RESIDENTIAL STANDARDS

Must comply with the residential standards.

E.61. WALKWAYS & PATHWAYS

A. REQUIREMENT

- An application is not required to replace walkways or pathways in the same location and of similar size, materials and design provided the standards are met (see standards in B. and C. below).
- 2. An application and approval are required for all new walkways (front of dwelling) and pathways (side and rear of dwelling) or changes to location or alignment of existing walkways

- and pathways, including on common areas.
- Applications for walkways and pathways adjacent to open space, county walkways or parking lots will clearly identify these properties/features in relation to the proposed walkway.

B. RESIDENTIAL STANDARDS

- 1. Walkway materials shall be brick, slate, stone, or concrete, and of a natural, earth tone color.
- 2. Brick color shall be consistent with existing walkways, pathways, or dwelling, if applicable.
- 3. Walkway installation shall not adversely affect drainage.
- 4. Pathway materials shall be slate, stepping stones, natural concrete paving stones, concrete, wood bark, mulch, river or pea gravel, pressure treated timbers, or brick. Brick color shall be consistent with brick color on dwelling, if applicable.
- 5. Pathways shall be no wider than four (4) feet.
- 6. Installation shall be confined to the owner's lot and shall not extend onto Burke Centre Open Space.

C. NON-RESIDENTIAL STANDARDS

- 1. Must comply with the residential standards.
- 2. Open Space pathways may be of different materials and dimensions than those listed herein.

E.62. WINDOWS

A. REQUIREMENT

- 1. An application is not required for window replacement in the same location and of the same size, color and design provided the standards are met (see standards in B. and C. below).
- 2. An application and approval are required to replace an existing window(s) with a window(s) that is (are) a different style, color, design, size or location or to add a new window.

B. RESIDENTIAL STANDARDS

- All windows in a dwelling (single family and multiple dwelling units) shall be consistent in design, style, materials and color, with some variance in size permitted due to window location. Exceptions for consistency in style include bay windows, garden windows in kitchens, ingress/egress windows in basements and "bathroom light" windows.
- 2. Window replacement shall be for all windows of the dwelling, and accomplished as one modification. Consideration will be reviewed on a case-by-case basis for basement windows and the replacement of a single window where the style is changed (e.g., bay window, garden window in the kitchen).
- 3. Replacement of a single damaged window shall match the existing windows.
- 4. Removal or addition of all mullions/grids on all windows of a dwelling/residence will be considered on a case-by-case basis.

C. NON-RESIDENTIAL STANDARDS

Must comply with residential standards.

E.63. WINDOWS: SECURITY

A. REQUIREMENT

- 1. An application is not required to replace security windows in the same location and of the same size, color and design provided the standards are met (see standards in B. and C. below).
- An application and approval are required for all new security windows, or to replace an
 existing security window(s) with a window(s) that is (are) a different style, color, design, size or
 location.

B. RESIDENTIAL STANDARDS

- 1. The owner shall identify a specific need that cannot be satisfied by other security measures, such as security glass/plastic or interior alarms.
- Design shall consist of primarily straight vertical and horizontal security bars/members with minimal ornamentation or scroll work shall match existing windows in color and shall comply with any Cluster-Established Architectural Standards.

C. NON-RESIDENTIAL STANDARDS

Must comply with residential standards.

E.64. WINDOWS: STORM

A. REQUIREMENT

- 1. An application is not required for storm-window replacement in the same location and of the same size, color and design.
- 2. An application and approval are required for all new storm windows, or to replace an existing window(s) with a window(s) that is (are) a different style, color, design, size or location.

B. RESIDENTIAL STANDARDS

- Window replacement shall be for all windows of the dwelling, and be accomplished as one modification.
- 2. A replacement window for a single damaged window shall match the existing windows.

C. NON-RESIDENTIAL STANDARDS

Must comply with residential standards.

E.65. PROHIBITED ITEMS

Prohibited items include, but are not limited to the following:

- a. Non-residential clotheslines. (see E.11 Clotheslines).
- b. Chicken wire (see E.12 Compost Containers, E.23 Fences).
- Corrugated fiberglass panels (except as stated in E.13 Decks and E.49 Sheds).
- d. Residential animal pens or runs (see E.15 Doghouses/Animal Houses).
- e. White scalloped edging (see E.22 Edging).
- f. White concrete edging (see E.22 Edging).
- g. Construction-grade brick, i.e., bricks with holes through them (see E.22 Edging).
- h. Stockade fencing (An exception may be considered for an individual lot containing a permanent swimming pool) (see E.23 Fences).
- i. Vinyl fencing (see E.23 Fences.)
- j. The use of barbed wire, razor wire, and concertina (see E.23 Fences).
- k. Permanent tarpaulins used for any other purpose than as a covering provided for in the standards (see E.24 Firewood & Firewood stands).
- I. Construction grade gray rocks (see E.29 Ground Cover and Landscaping, E.39 Patios and E.44, Rock Gardens, Walls and Retaining Walls).
- m. Bright-colored materials and white marble, rocks, chips or stones (see E.29 Ground Cover and Landscaping and E.44 Rock Gardens, Walls and Retaining Walls).
- n. Bamboo (see E.29 Ground Cover and Landscaping).
- o. Non-residential pools, spas & hot tubs with the exception of BCC (see E.55 Spas & Hot Tubs and E.58 Swimming Pools)
- p. Above-ground, temporary swimming pools more than 12 inches high or 8 feet in diameter (see E.58 Swimming Pools).
- q. Carports (unless part of the original structure) (see E.37 Major Modifications).
- r. Residential windmills, functional or decorative (see E.14 Decorative Objects).
- s. Wells, functional or decorative that have a structure above grade level (see E.14 Decorative Objects).
- t. Framed lattice screening in the front of a dwelling for screening trash containers (see E.47 Screening).
- Non-residential dog houses, animal houses, pens and runs are prohibited with the exception
 of Veterinary practices and pet businesses with outdoor commercial pet requirements (see
 E.15 Dog houses/Animal houses).
- v. Vegetable plants and/or gardens in front yards or on front porches or stoops (see E.26 Flower and Vegetable Gardens).
- w. Parking or storage of inoperable automobiles on property lots (see M.5 Storage).