

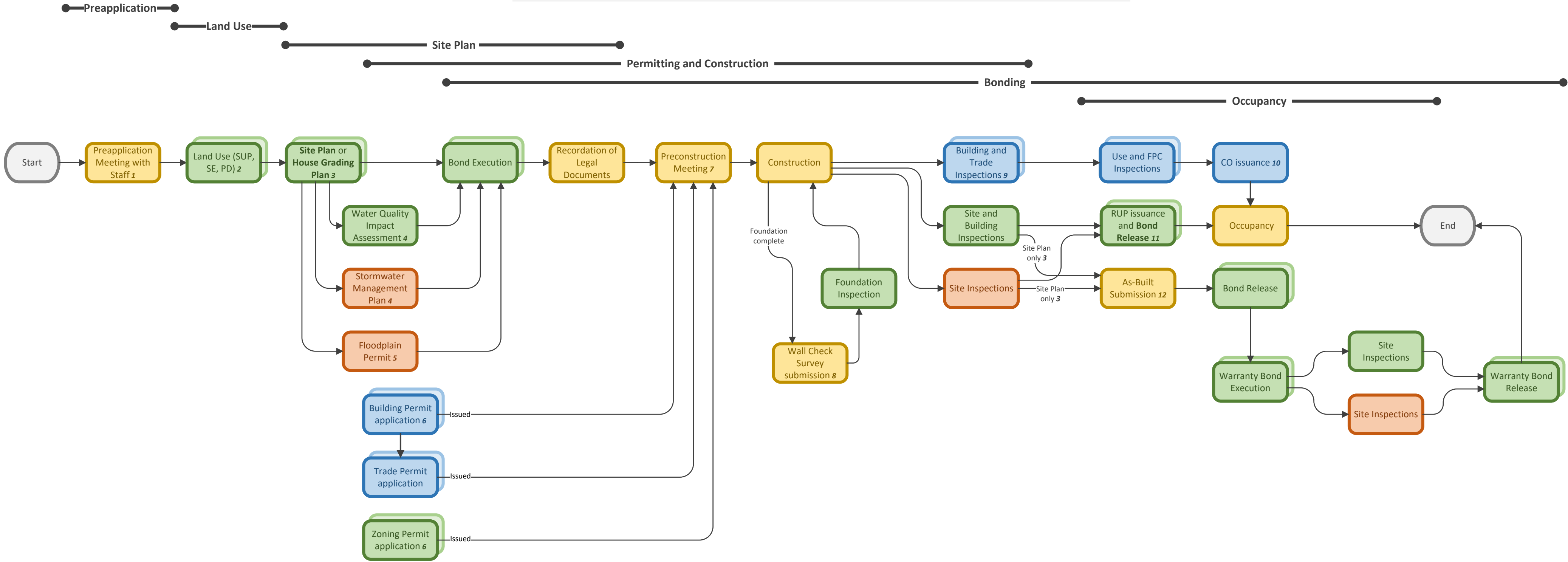


Residential Development Flowchart – Site Plan
Required
Updated 3/20/2025

Symbol Key



Note: The relative length of the development stages illustrated on this chart is NOT indicative of how long each stage or process takes. For a live look at how long different application types and reviews are taking on average, please visit the [Permit Resources Hub](#).



1. To schedule this, email Zoning@fairfaxva.gov.

2. If the development is not by-right, you will need to get a land use approval from either City Council or the Board of Zoning Appeals. This will be determined and communicated to you at the preapplication meeting. Click the box above to open a separate flowchart on that process. If the development is by-right, this step is skipped.

3. A **Site Plan** is typically required for multifamily or townhouse construction. For a single-family house or duplex, a **House Grading Plan** is typically required. This is determined on a case-by-case basis. Please contact Zoning@fairfaxva.gov to determine which application type is relevant for your project.

4. Required if total land disturbance is > 2500 SF.

5. Required if construction will impact the floodplain. See the City's interactive [Floodplain and RPA map](#).

6. Zoning Permits are required to be filed in many cases when a Building Permit is required, unless the work proposed is exclusively interior to a building and does not change the use. For residential construction, both are applied for at the same time through the [Permit Portal](#).

7. Preconstruction meetings can be scheduled as an inspection type in the Permit Portal, or by contacting Code Administration staff: 703-385-7830, CodeAdministration@fairfaxva.gov. See [How To Schedule Inspections](#) guide.

8. Wall check surveys are submitted once the foundation is completed and requires an inspection before construction continues. This should be submitted to Zoning@fairfaxva.gov or directly to the plan coordinator.

9. Building and Trade inspections take place throughout the construction process, and are completed with a Final (Complete) inspection. All associated trade permits must be finalized before the building permit can be finalized.

10. The Certificate of Occupancy (CO) is issued at the end of the Building Permit process. No additional submission is required.

11. The Residential Use Permit (RUP) is issued at the end of the Zoning Permit process. No additional submission is required. For projects involving a **House Grading Plan** (see note 3), this is also when the bond is released.

12. This is only applicable to projects involving a **Site Plan** (see note 3). Download the [As-Built Plan Application](#) here. The As-Built submission is a requirement for Bond Release. Click the Bond Release box to the right to get a more detailed flowchart explaining that process.