



City of Fairfax, Virginia
10455 Armstrong Street • Fairfax, VA 22030-3630

Memorandum

DATE: July 29, 2026

TO: City of Fairfax property owners, business owners, residents, contractors, and developers

FROM: Development Review Ombudsman, City Manager's Office

SUBJECT: Notification to Industry – Detached Accessory Dwelling Units

This notice is to inform you of an update regarding adopted amendments to City Code Chapter 110 (Zoning), Section §3.5.5 (Accessory Use Standards) related sections.

Effective July 28, 2026, the City of Fairfax adopted text amendments that permit Detached Accessory Dwelling Units (ADUs).

Prior to these amendments, Fairfax City permitted Accessory Dwelling Units only when attached to a house. These amendments enable property owners to utilize ADUs that are detached from the main house as well.

All Accessory Dwelling Units – whether attached or detached – are considered permitted uses in the RL, RM and RH zoning districts, and are subject to certain standards. In addition to the prior standards for Attached ADUs, Detached ADUs must meet certain height and setback standards as specified by the City Council. Additionally, any property containing an ADU must have at least two off-street parking spaces, which is the minimum parking requirement for detached and duplex homes.

For full text of the City's Zoning Ordinance, please visit www.fairfaxva.gov/Government/City-Codes and select the link for Chapter 110 Zoning Ordinance.

Please see the [City's Permit & License Hub](#) to apply for the permits needed for new construction.

For questions, please contact the Department of Community Development and Planning at 703-385-7820.