



Multiple Occupancy

Do you know about Fairfax County's zoning rules related to limitations on the occupancy of a dwelling unit?

- Sect. 2-502 of the Fairfax County Zoning Ordinance establishes that a dwelling unit may be occupied by not more than one (1) of the following:
 - ◆ One family, which may consist of one (1) person OR two (2) or more persons related by blood or marriage with any number of natural children, foster children, step children or adopted children, plus no more than two (2) roomers or boarders unrelated to the family.
 - ◆ Two (2) single parents with not more than a total of six (6) of their dependent children.
 - ◆ Up to four (4) persons not related by blood or marriage.
 - ◆ A group residential facility.
 - ◆ A group housekeeping unit, which may consist of not more than ten (10) persons, which requires approval of a special permit by the Board of Zoning Appeals.
 - ◆ A bed and breakfast, which requires approval of a special exception by the Board of Supervisors.
- A Home Occupation Permit is required when rooms are rented by boarders in a home. To apply for that permit, please contact the Zoning Permit Review Branch: 703-222-1082.

To report a possible violation:



Fairfax County Department of Code Compliance
12055 Government Center Parkway, Fairfax, VA 22035
Phone: 703-324-1300, TTY 711
Web: www.fairfaxcounty.gov/code



To request this information in an alternate format, call the Department of Code Compliance.

This Fairfax County, VA Publication (published August 2016) summarizes a few regulations. See relevant codes for specific requirements.