



Lot and Yard Determinations

Do you know Fairfax County's lot and yard regulations?

Defining yards is based on the type of lot and its characteristics, but these are rules to consider.

- Article 10, along with the individual district regulations of the Zoning Ordinance, defines types of lots; and regulates the size of/use in different yards within a lot.
- **Types of lots** are defined in Article 20 of the Zoning Ordinances, as follows:
 - ◆ **Corner lot:** A lot at the intersection of two or more streets.
 - ◆ **Interior lot:** Any lot that is not a corner lot. An interior lot may also be one of the following:
 - ◇ **Through lot:** A lot abutting more than one public street, but is not a corner lot.
 - ◇ **Reverse Frontage lot:** Front lot line faces a local street, not a major thoroughfare.
- A **yard** is defined as any open space on a lot lying between the building and the nearest lot line. Article 20 of the Zoning Ordinance defines the different types of yards on a lot, as follows:
 - ◆ **Front yard:** A yard extending across the full width of a lot between the front lot line and principal building; or, on a corner or through lot, any yard that abuts a street.
 - ◆ **Rear yard:** A yard extending across the full width of the lot, lying between the rear lot line and the principal building. On a corner lot, the rear yard is located directly opposite the shorter of the lot lines abutting the street.
 - ◆ **Side yard:** A yard between the side lot line and the principal building, and extending from the front to the rear yard.



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.