



## Zoning Districts, Yards, and Setbacks

Regulations in the Zoning Ordinance determine the uses you can have on your lot, as well as the location, types, sizes and heights of structures. Becoming familiar with zoning districts, yards and setbacks is especially helpful when planning to add an improvement, such as a building addition, driveway expansion, fence, shed or play equipment.

**Zoning district** can be found by searching an address in the Zoning District Analyzer at [www.fairfaxcounty.gov/planning-development/how-do-i-find-my-zoning-district](http://www.fairfaxcounty.gov/planning-development/how-do-i-find-my-zoning-district).

Regulations by zoning district are in Article 2 of the Zoning Ordinance, which is available at [www.fairfaxcounty.gov/planning-development/zoning-ordinance](http://www.fairfaxcounty.gov/planning-development/zoning-ordinance). Residential lots are either in a “conventional” or “cluster” subdivision. The latter will likely have a “C” in the zoning district designation and/or note “w/Cluster Dev”. For example, an R-1 cluster subdivision will likely be listed as “R-1C” or “R-1 w/Cluster Dev”.

**Yards** refer to the space between the principal building on a lot (such as a house) and the nearest lot line, and will either be a front, rear or side yard. More information and depictions of yards on different lot types is available at [www.fairfaxcounty.gov/code/sites/code/files/assets/documents/pdf/yard\\_and\\_lot\\_determination.pdf](http://www.fairfaxcounty.gov/code/sites/code/files/assets/documents/pdf/yard_and_lot_determination.pdf).

**Setbacks** are minimum distances structures must be separated from lot lines. Similar to yards, lots have front, side and rear setbacks. For example, a 10-foot side setback means a structure can be located no closer than 10 feet from side lot lines. The dimension of the setback is based on the zoning district and can be found in Article 2 of the Zoning Ordinance, except for planned districts (start with “P”). Setbacks for residential lots in P-Districts can be requested from the Zoning Permits Section: 703-222-1082, TTY 711.



To report a possible violation OR for more information contact:

Fairfax County Department of Code Compliance  
12055 Government Center Parkway, Fairfax, VA 22035  
Phone: 703-324-1300, TTY 711

Web: <https://www.fairfaxcounty.gov/code>



To request this information in an alternate format, call the Department of Code Compliance, 703-324-1300, TTY 711.  
This Fairfax County, Va. Publication (December 2022) summarizes a few regulations. See relevant codes for specific information.