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.

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**Lot and Yard Determinations**

*Do you know Fairfax County’s lot and yard regulations?*

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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](http://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.*