



Lot and Yard Determinations

Do you know how Fairfax County designates lots and yards?

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

Types of lots are as follows:

- ◆ **Corner lot:** A lot at the junction of and abutting on two or more intersecting streets when the interior angle of intersection does not exceed 135 degrees.
- ◆ **Interior lot:** Any lot other than a corner lot.
- ◆ **Through lot:** A lot abutting on two or more public streets, but not including an alley.
Note: A through lot is not a corner lot.
- ◆ **Reverse frontage lot:** A lot designed so that the front lot line faces a local street rather than a parallel major thoroughfare.

A **yard** is any open space on a lot lying between the building and the nearest lot line. The specific types of yards are as follows:

- ◆ **Front yard:** A yard extending across the full width of a lot and lying between the front lot line and principal building. Note: Corner lots have two or more front yards.
- ◆ **Rear yard:** The 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 on the opposite side of the building from the front lot line (the shortest street line). Please see corner lot example at the top of this page.
- ◆ **Side yard:** The yard between the side lot line of the lot and the principal building and extending from the front yard 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 July 2021) summarizes a few regulations. See relevant codes for specific requirements.