



Department of Community Development

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Setbacks:

Each Zoning District has their own setback requirements. You can find your zoning district online using our online GIS website: <http://www.onlinegis.net/KingGeorgeCountyVA/Map.html> Setbacks not listed below (i.e. Commercial, Multifamily) are found in the King George County Zoning Ordinance (KGZO) in Article 2.

https://library.municode.com/va/king_george_county/codes/code_of_ordinances?nodeId=APXA_ZOOR

Setbacks are for the primary structure and anything attached to the primary structure. For example a dwelling with an attached deck or porch have the Front, Side and Rear setback requirements.

Accessory structures are defined as anything not attached to the primary structure, for example a shed or detached garage have the same Front Setback but can be 3' from the side and rear property lines.

Wetlands have a 100' Resource Protection Area (RPA) this setback supersedes any other setback in that district. For example if you have a waterfront lot on the Potomac River, the rear setback is now the 100' RPA.

Agricultural:

A-1, A-2 and A-3

Front yard – 35ft

(right of way less than 50' the front setback shall be 45 feet.)

Side yard – 15 feet

Rear yard – 30 feet

Accessory structures:

Front 35ft

Side and Rear 3ft

Residential:

R-1, R-2 and R-3

Front yard – 30 ft.

Side yard – 10 ft.

Rear yard – 25 ft.

Accessory Structures:

Front – 30 ft.

Side and Rear – 3ft.

If your property is located in Fairview Beach Please reference Section 1.10.1 and 3.9 of the KGZO. Cluster Subdivisions such as Hopyard have special setbacks please reference Section 11.6 table.