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](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_country/codes/code_of_ordinances?nodeId=APXAZOOR](https://library.municode.com/va/king_george_country/codes/code_of_ordinances?nodeId=APXAZOOR)

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 - 35 ft
  - Side yard - 15 feet
  - Rear yard - 30 feet
  - Accessory structures:
    - Front 35 ft
    - Side and Rear 3 ft

**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 - 3 ft.

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.