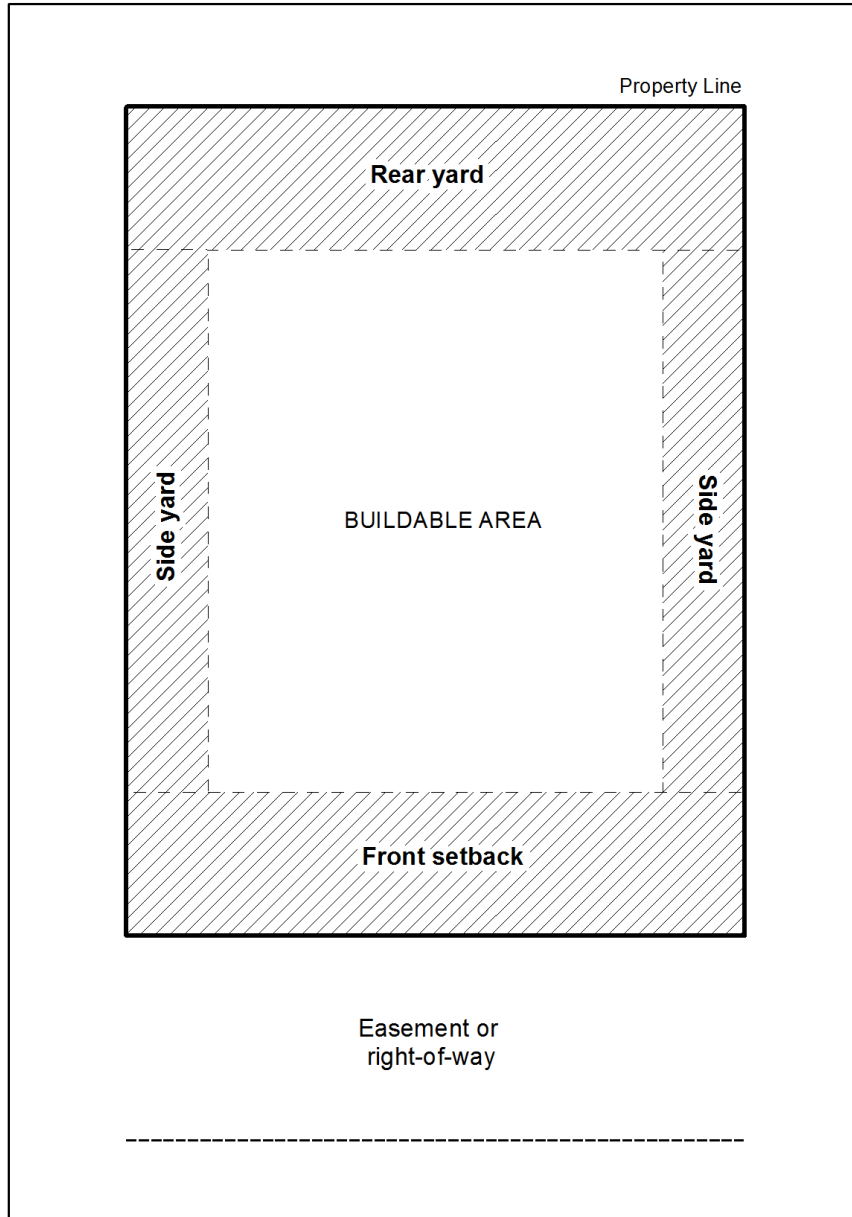
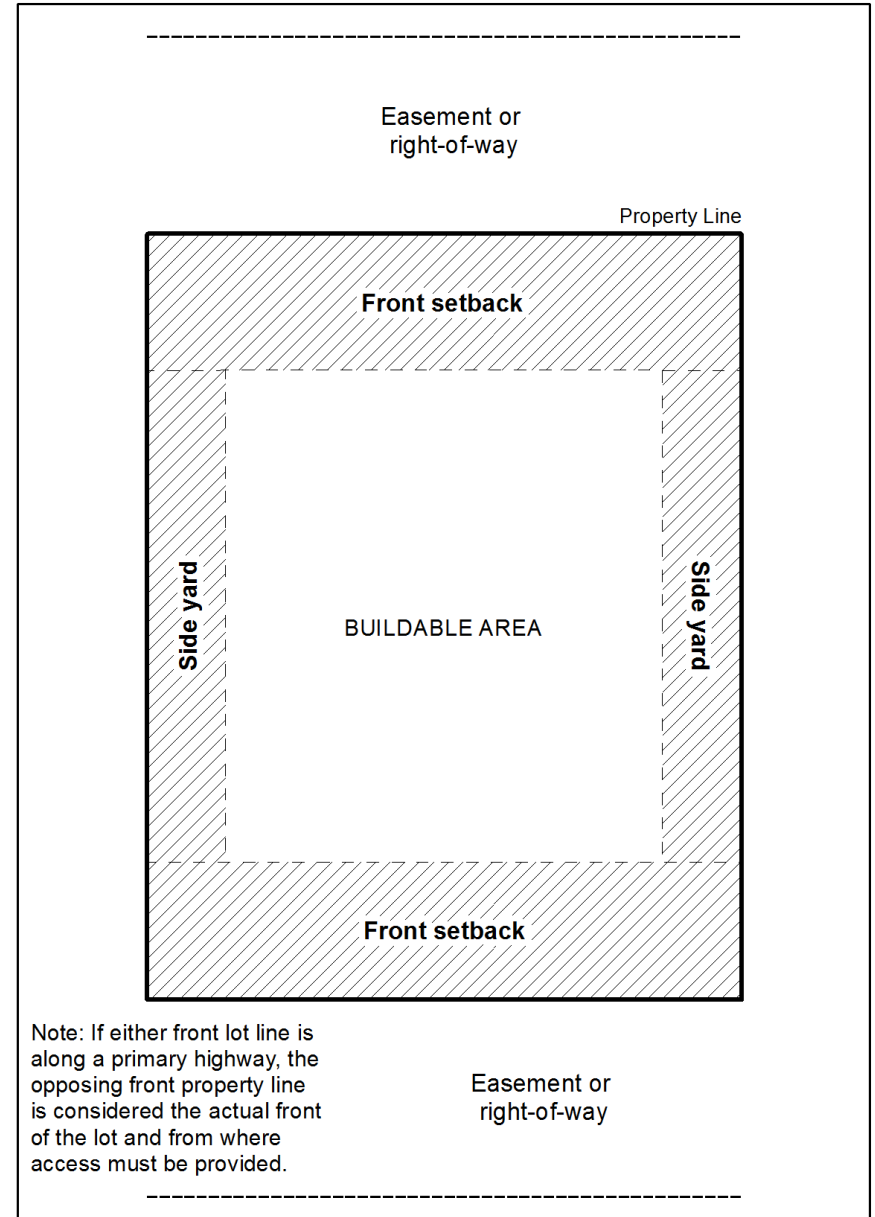


ORANGE COUNTY  
Department of Planning and Zoning

**Guidance for Delineating Minimum Setback Distances and Yards  
on Agricultural and Residential Lots**

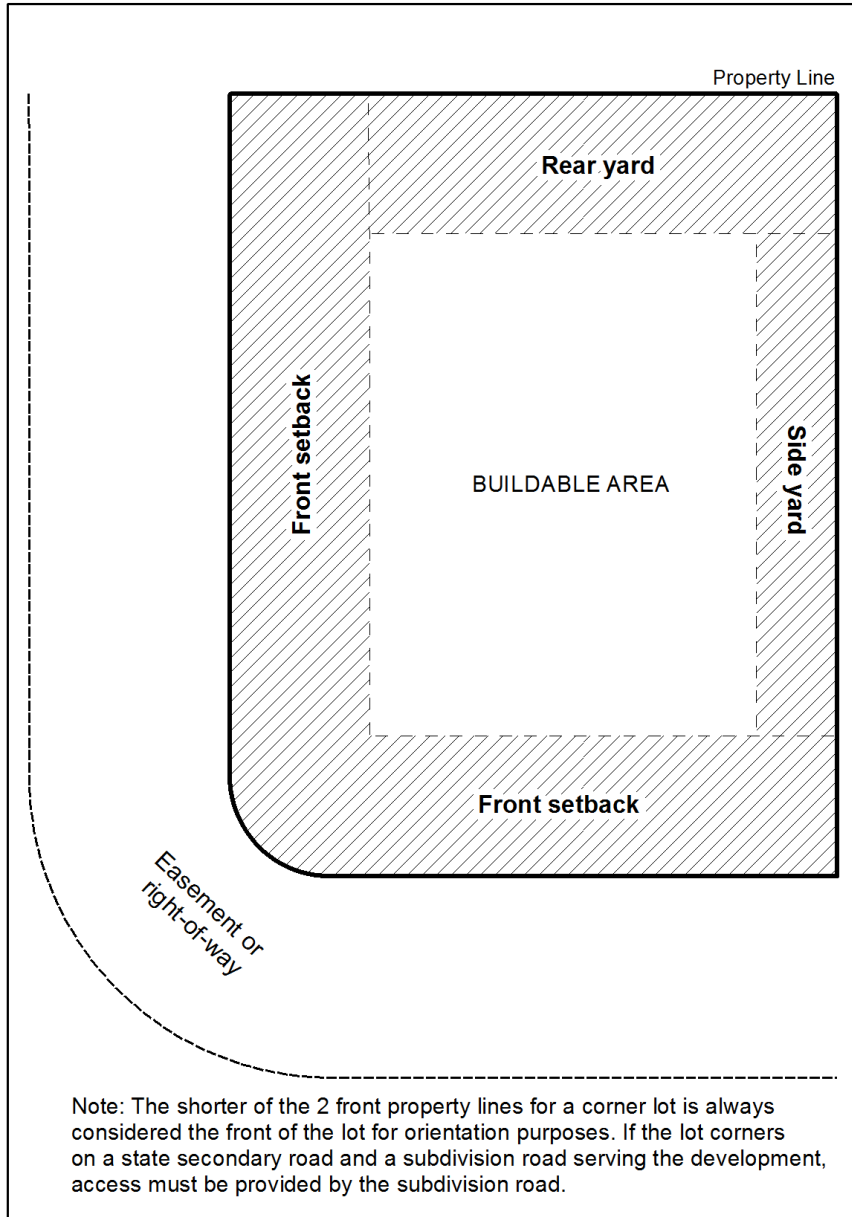


*Rectangular/Square lot*

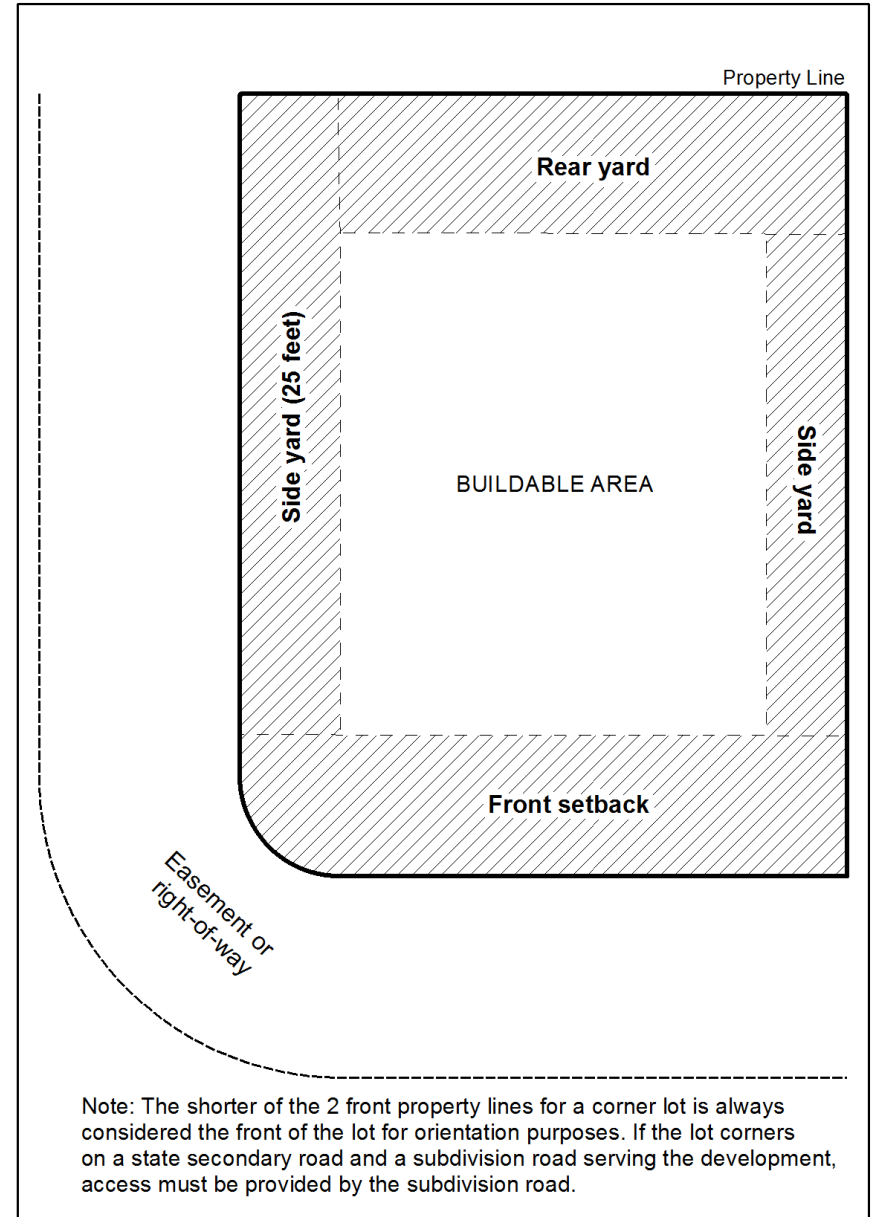


*Double-frontage lot*

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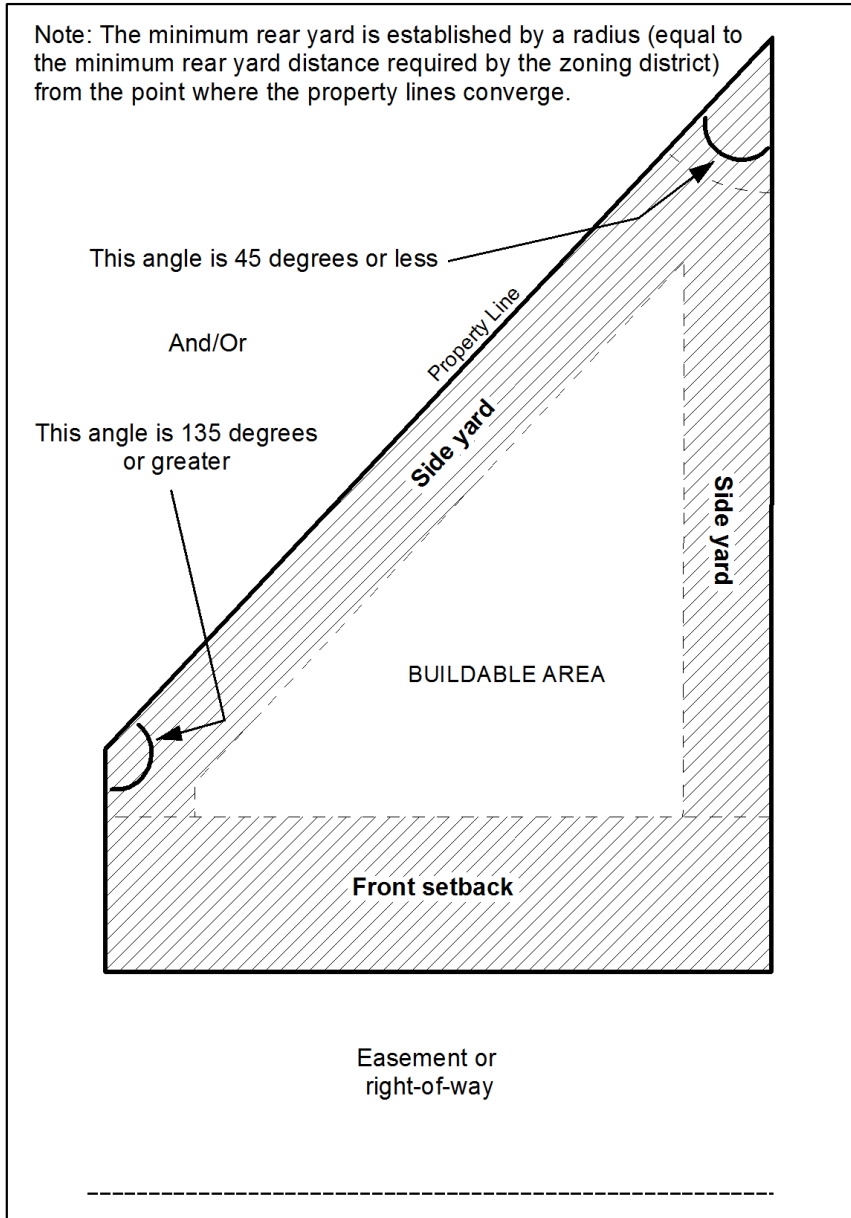
*Corner lot (Agricultural (A) zoning)*



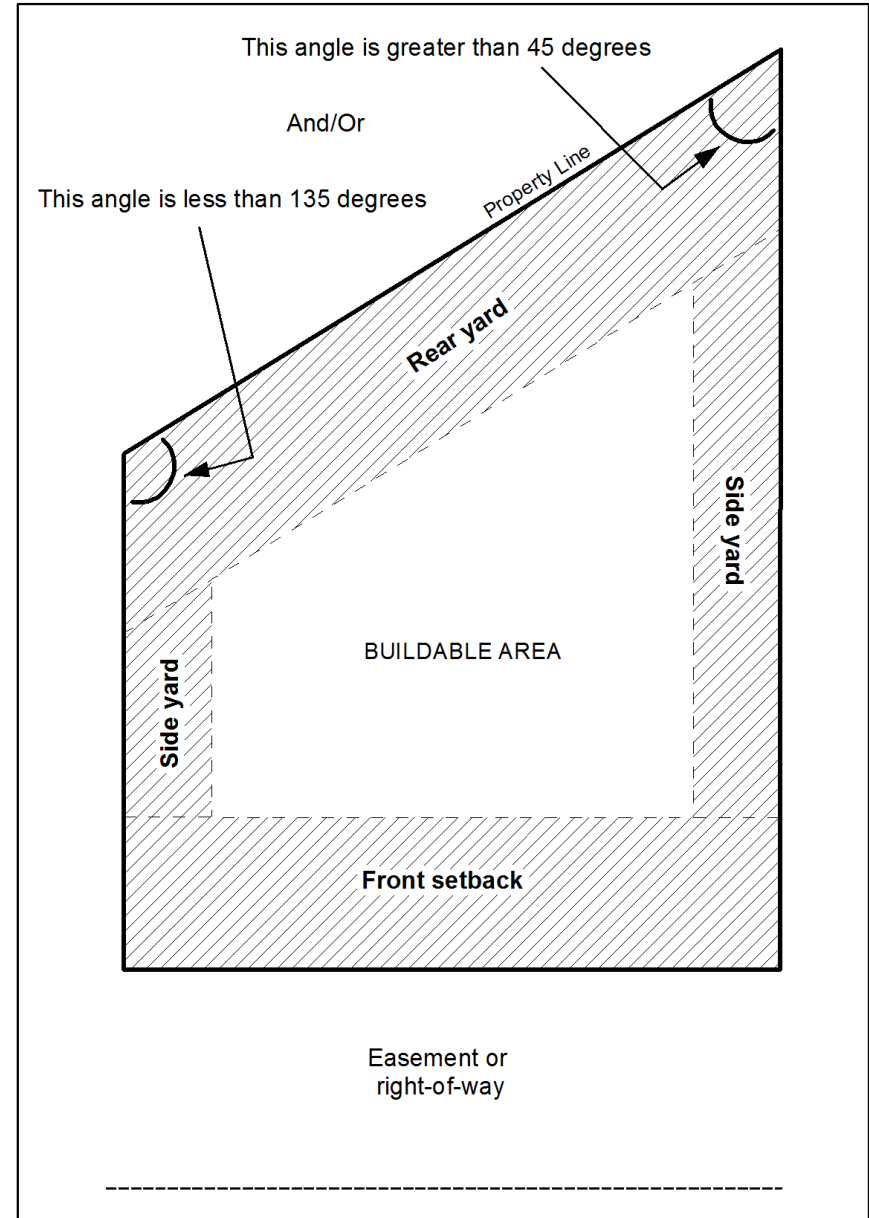
*Corner lot (R-1, R-2, and R-3 zoning)*

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***Triangular lot (narrow convergence point)***

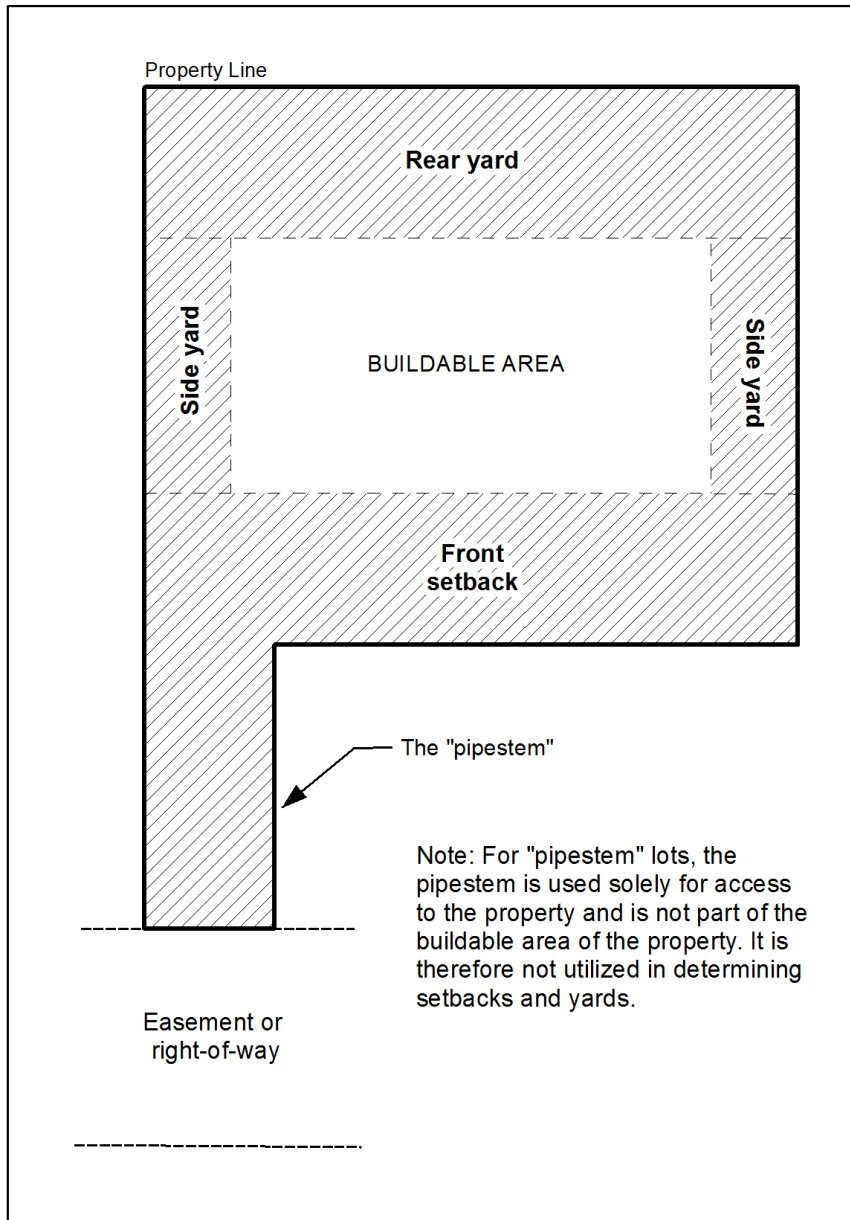


***Triangular lot (wide convergence point)***

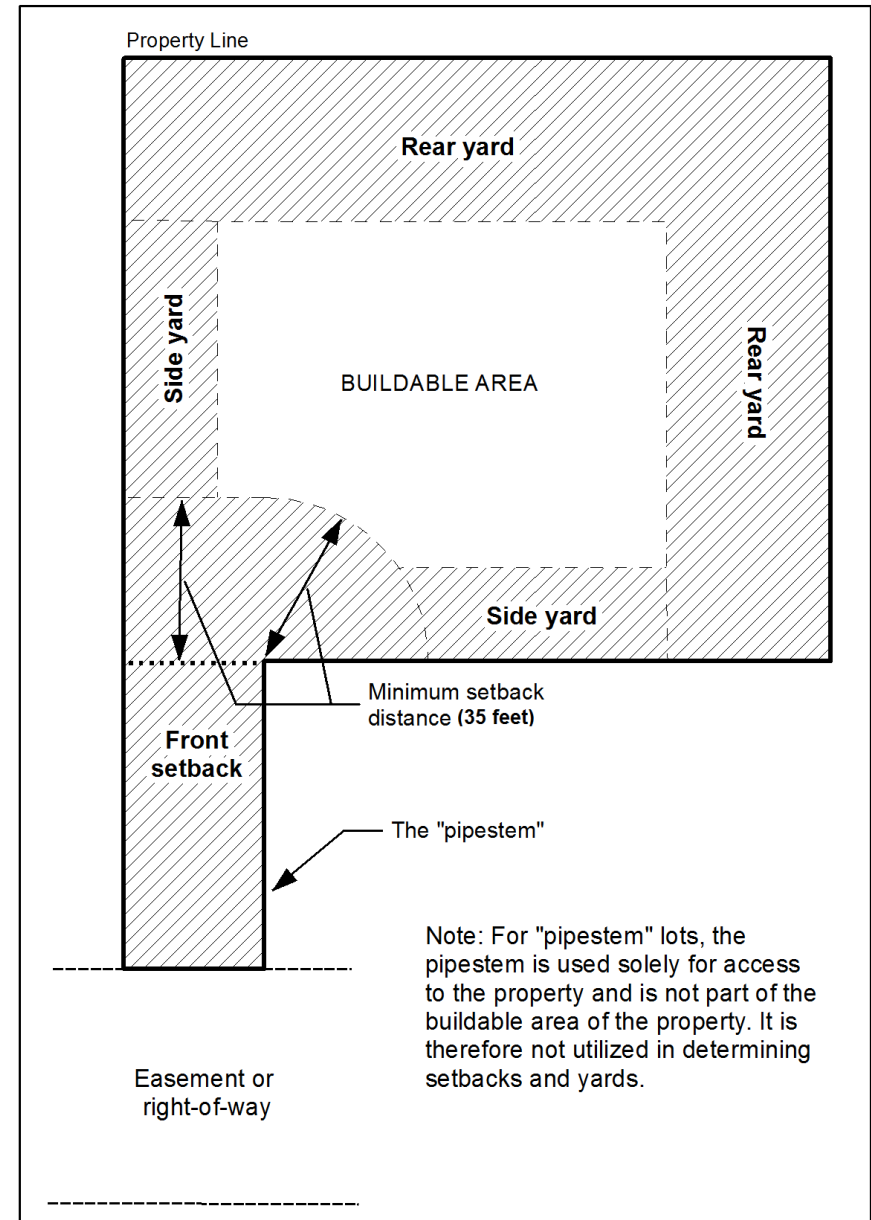
*Note: For triangularly-shaped lots, the angle between the side property line(s) and the front of the lot determines whether the line is considered a side or a rear. If the angle is approximate to 135 degrees (i.e. 45 degrees at the rear convergence point) but is otherwise indeterminable, the Zoning Administrator may allow either option at his/her discretion.*

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*Typical "pipestem" lot (option 1)*

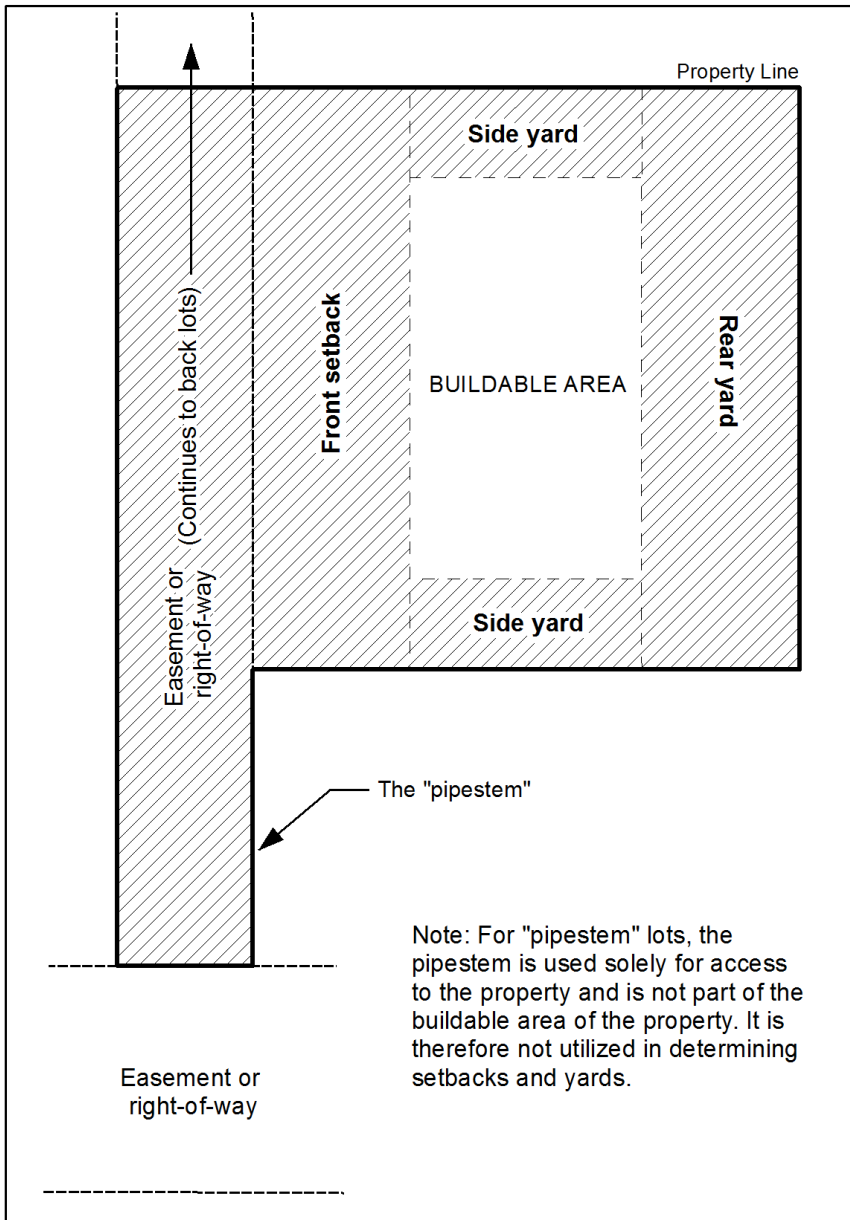


*Typical "pipestem" lot (option 2)*

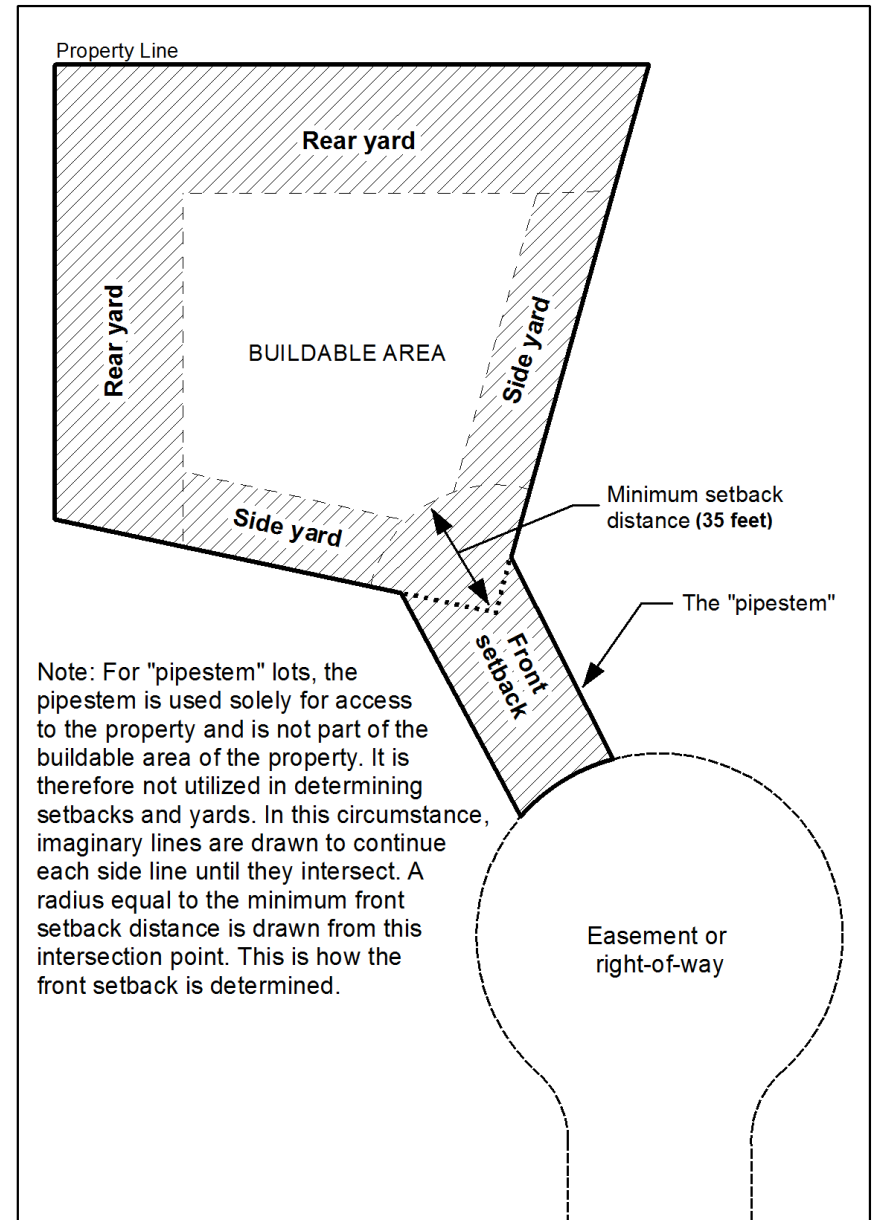
*Note: Either option above may be used to delineate the setbacks and side/rear yards for typical "pipestem" lots (also referred to as "flag" lots). A pipestem lot is characterized by a narrow strip of land, typically no wider than 50', which connects the buildable area of the property to the main road providing access*

# ORANGE COUNTY

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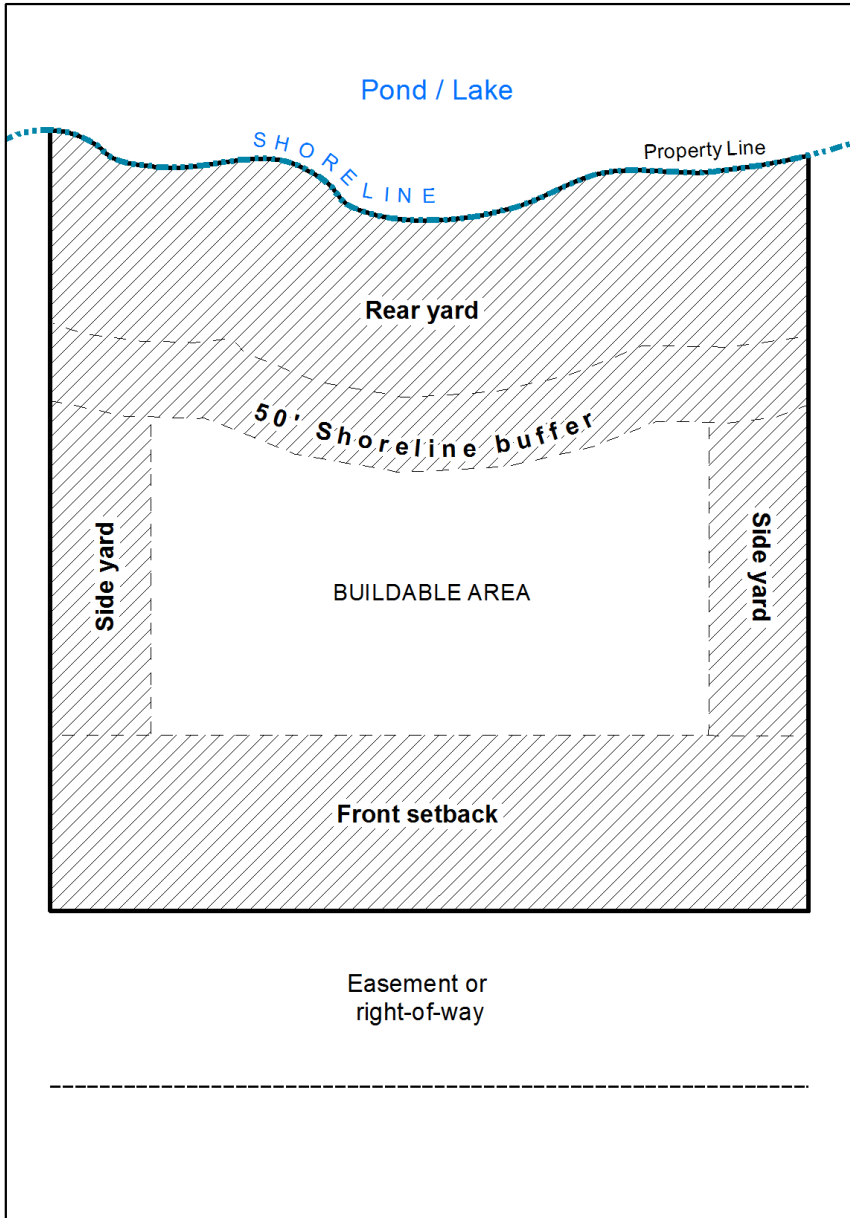
*Typical "pipestem" lot (with a through-easement)*



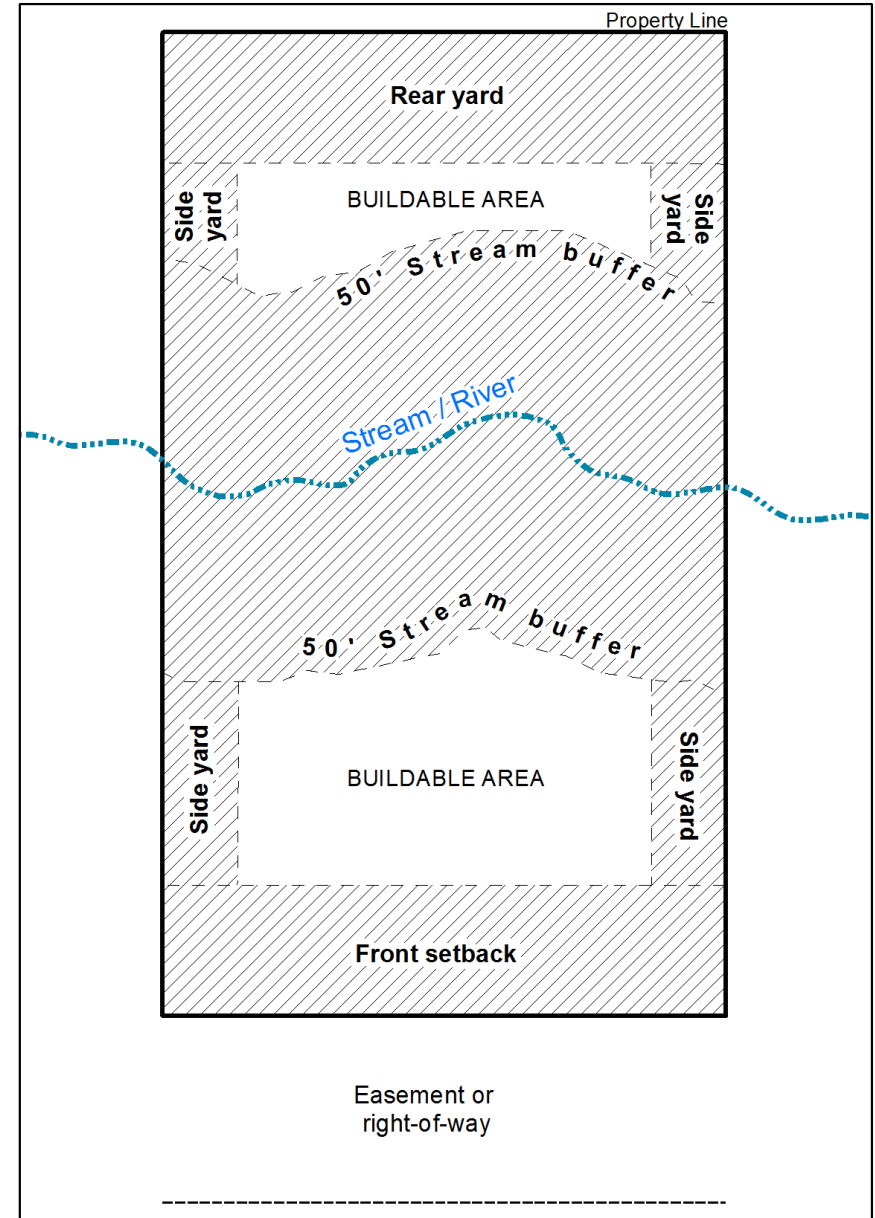
*Irregular "pipestem" lot*

# ORANGE COUNTY

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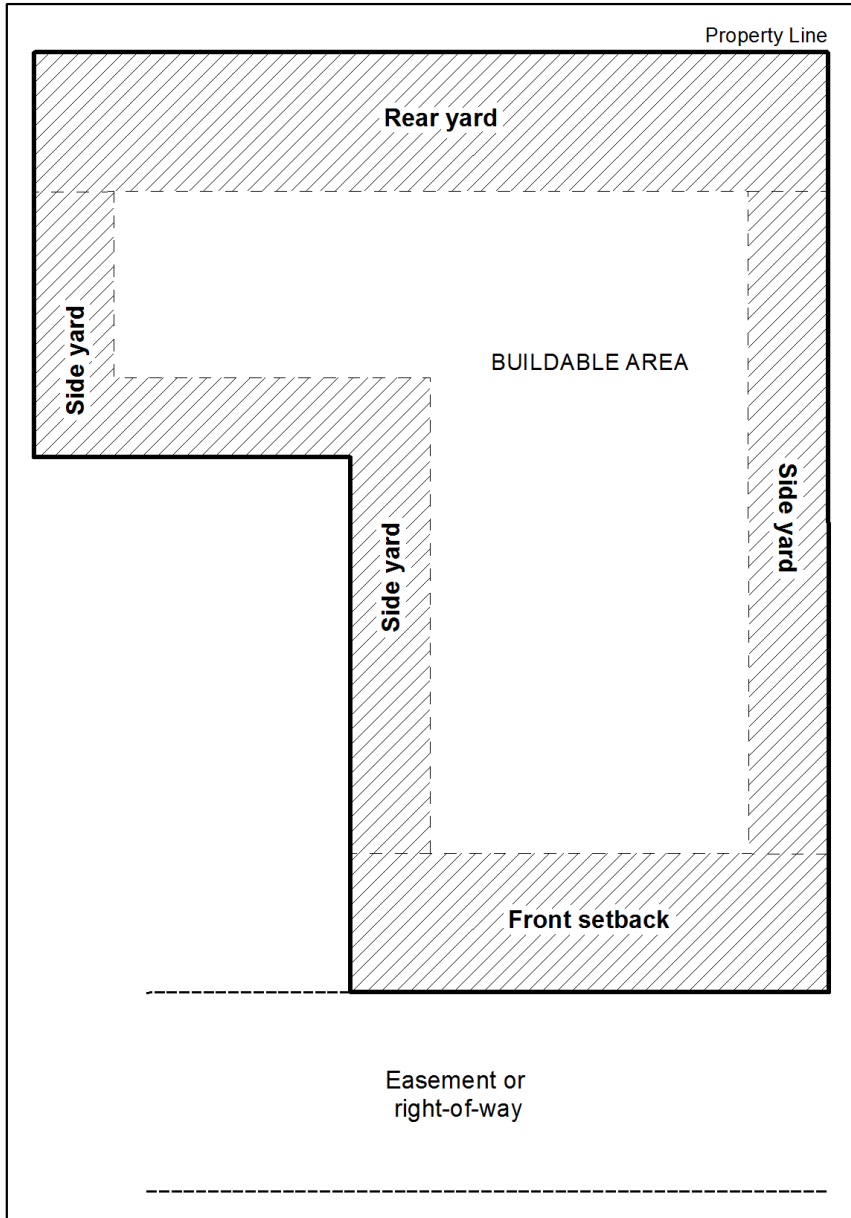
***Lot abutting a pond/lake***



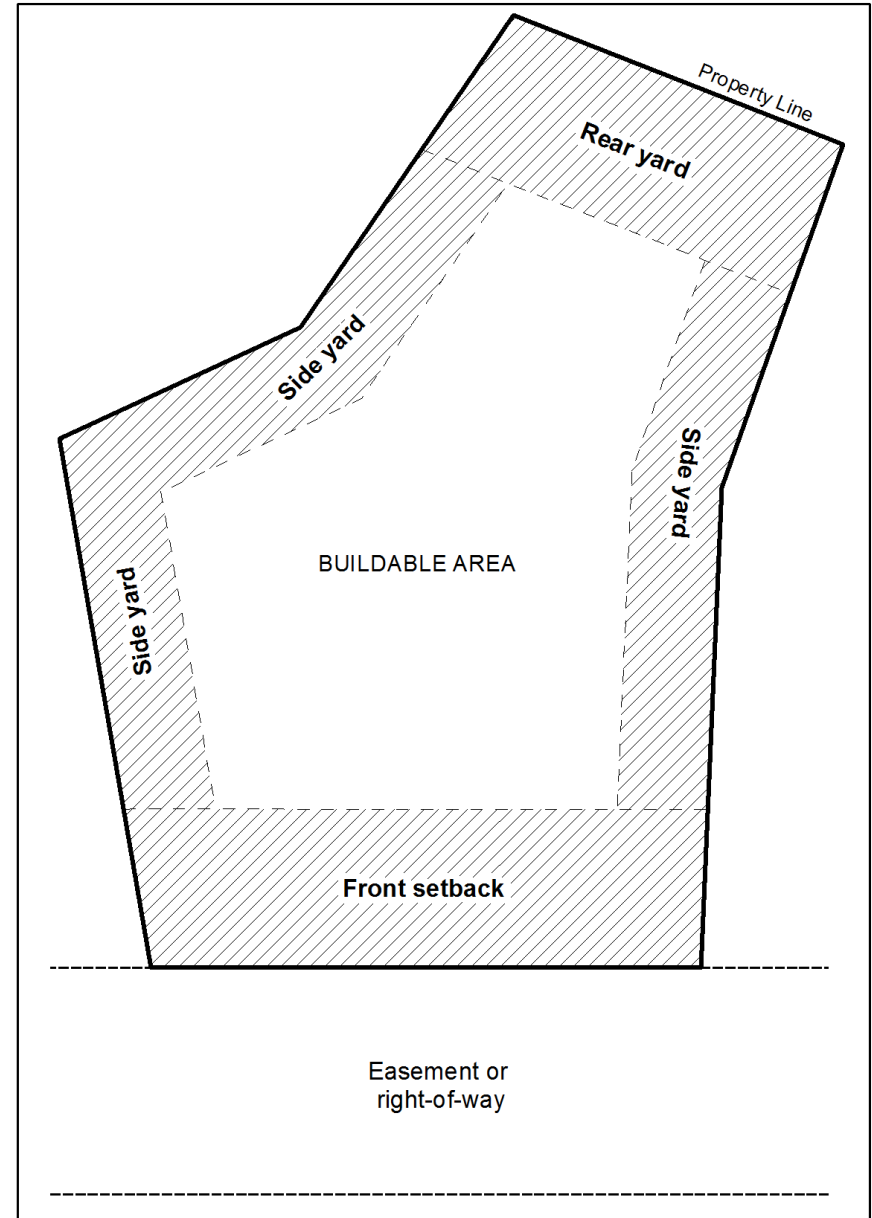
***Lot containing a stream/river***

*Note: The 50' waterbody/stream buffer (25' in Lake of the Woods) applies to principal dwellings and accessory dwellings only. Other accessory structures, such as sheds and garages, must adhere to the minimum yard requirements for the zoning district. Where a waterbody/stream is internal to a property, the buffer requirement still applies to principal dwellings and accessory dwellings, but not to other accessory structures (e.g. sheds and garages).*

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*Irregular lot (example 1)*



*Irregular lot (example 2)*

*Note: As a general rule for irregular lots, the property lines farthest away from the front of the lot are considered the rear, particularly if they are more parallel than perpendicular to the front of the lot. Highly-irregular lots may have multiple rear yards. All property lines between the front setback and the established rear yard are considered sides. **The delineation of side/rear yards for all irregular lots is subject to interpretation by the Zoning Administrator.***

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**General notes and guidelines:**

- Primary highway setbacks. Required setback distances from primary highways (Route 20, Route 3, Route 231, US 15, US 33, and US 522) take precedence over the setbacks and yards required by the individual zoning districts.
- Secondary road/subdivision road setbacks. Required setback distances from secondary state roads and from subdivision streets (easements and rights-of-way) take precedence over yard requirements unless the yard requirement is greater.
- Differentiation between setbacks and yards. The Zoning Ordinance differentiates between setbacks and yards as follows:

Setback:

The minimum distance by which any structure must be separated from a right-of-way and/or access easement serving a lot. Encroachments are prohibited, except for overhangs which may encroach up to 3 feet into any required setback.

Yard:

An area of a lot free of structures from the ground upward. Steps, landings, patios, ground-level decks, and similar structures are not considered to obstruct a required yard as long as they are 30 inches above the ground or less.

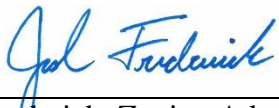
\*Minimum setback distances and yards are measured to/from the foundation of any structure.\*

- Applicability of this document. The diagrams contained in this document, except where noted, apply to principal structures only.

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This document is considered an official interpretation of the Orange County Zoning Ordinance and is construed as such. Where unique situations exist which are not addressed by the Zoning Ordinance and/or where ambiguity of the language of the Zoning Ordinance is present, this guidance document is intended to establish clarity and consistency to how the setback and yard regulations are administered in these instances. Flexibility in interpretation of setbacks and yards is permissible where explicitly stated herein.

Approved:



June 30<sup>th</sup>, 2017

Josh Frederick, Zoning Administrator

Date

Any person aggrieved by a decision by the Zoning Administrator with regards to interpretation and delineation of minimum required setbacks and yards on a specific property may file an appeal to the Orange County Board of Zoning Appeals pursuant to § 15.2-2311 of the Code of Virginia. Such an application must be made within thirty (30) days of the decision, or the decision shall be considered final and unappealable. The application must be made with the appropriate county application form and accompanied by the \$200 appeal fee, per the Orange County adopted fee schedule.