

Valer Deck & Patio Considers Corner-Lot Fence Limits After County Reminder

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FAIRFAX, VA - November 24, 2026 -
A fence on a corner lot often has more than one street to consider. In the Fairfax, Virginia area, a homeowner may want privacy along both sides of a yard, while the layout near an intersection also needs to preserve a clear view for people using the road and sidewalk.

Valer Deck & Patio installs residential fences throughout the area. On October 7, Fairfax County's Department of Code Compliance reminded property owners that corner lots can have two or more front yards and a sight-distance area where additional limits apply.

The sight-distance area sits near an intersection and is often triangular when viewed from above. It is intended to keep obstructions from blocking the view of people walking, riding, or driving through the corner. A proposed fence may need a different height in that area than it would farther along the yard.

Fairfax County's corner-lot guidance explains how the triangle is determined where two public streets meet.

Its dimensions depend on the property lines and the angle at the intersection. The county notes that a house-location survey, also called a plat, will not show the sight-distance area itself, although the survey can help an owner work out the layout with county guidance.

For a corner lot covered by the county's rules, the guidance lists a 42-inch maximum fence height within the sight-distance triangle. Most front-yard fences outside that area are limited to four feet. Other property characteristics can affect the usual front-yard limits, so the proposed height and location should be checked for the specific lot.

Jurisdiction matters before those numbers are used. The City of Fairfax is separate from Fairfax County and has its own zoning rules. A Fairfax mailing address alone does not establish which office governs a property. Homeowners can confirm the jurisdiction and consult the appropriate zoning office before settling on a fence plan.

Once the property lines and applicable limits are understood, the rest of the design can take shape. A fence may connect to the house, follow part of a side yard, or stop short of an intersection. The best arrangement depends on what the homeowner wants to enclose and how the space is used.

Materials and spacing affect the finished look as well. A solid panel provides a different degree of screening from a picket design, and the choice may influence how the fence fits alongside a porch, landscaping, or a neighboring yard. The design still needs to meet the rules for each part of the property.

Gates deserve space in the plan too. An opening used for lawn equipment needs a different amount of clearance from a narrow walkway, and the gate needs room to swing without interfering with a path or driveway. Those details are easier to resolve before the fence line is finalized.

A survey can also help identify existing features near the proposed route, including property boundaries and easements. Homeowners should check with the appropriate local office about any permits or approvals for their project and review applicable homeowners association requirements. Association rules and government zoning requirements are separate, and one does not replace the other.

The county's reminder puts visibility alongside privacy and appearance as a practical design consideration. A homeowner who understands which part of a corner is affected can have a more useful conversation about where the fence should run and how tall it can be. That conversation can also bring questions about the survey, nearby landscaping, and the property's street frontage into the plan before installation begins.

With the property's jurisdiction and local requirements established, the conversation can turn to the yard itself. Homeowners can bring their priorities for privacy, access, and appearance to Valer Deck & Patio as they consider a fence layout.

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Valer Deck and Patio

Valer Deck & Patio is a custom deck and outdoor living builder serving Fairfax, VA and Northern Virginia. Led by owner Dan Stendeback, who brings 25+ years of Experience

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