



*A Citizens Guide to
Residential Zoning
Districts & Regulations*

*Zoning Administration Division
Department of Community Development*

City of Richmond, Virginia

Purpose of Zoning

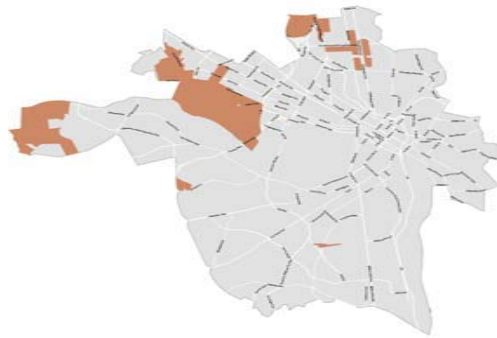
The purpose of zoning is to guide and control land and building uses. The intent of zoning regulations is to allow property owners reasonable use of their property as long as it is not incompatible or detrimental to abutting properties. Zoning is an implementation tool of the City's Master Plan, which is a general document that guides future development of the locality. The Master plan is general in nature and is not static as it is required to be updated every five (5) years.

Implementation of the City's Master Plan and the Downtown Plan are accomplished through the Zoning Ordinance (Chapter 114 of the City Code) and the zoning maps. Every property in the City is mapped and located within a specific zoning classification and each classification incorporates regulations that also govern the density and physical layout of uses within the district. Zoning regulates private property, it cannot regulate City streets, alleys or sidewalks; the Department of Public Works and the Police Department regulate use of these public spaces.

Purpose of this Guidebook

This guidebook is an overview of residential zoning and the most common residential requirements and applications of the requirements in the City of Richmond. It is intended to be a tool for citizens, businesses, developers and City employees who want to have a better understanding of the City's zoning process. This handbook explains how the zoning processes work and how property is rezoned. The handbook also features illustrations and descriptions of each zoning district supplemented by tables to compare the different districts.

This guidebook is not a legal document. It is intended to be a guide to interested citizens and others who wish greater familiarity with zoning in Richmond. The Zoning Ordinance (Chapter 114 of the City Code) is the actual legal document that establishes and describes the zoning districts and requirements in the City of Richmond; not this guide. Whenever a discrepancy exists between this guide and the Ordinance; the Ordinance prevails.



Single-Family Residential

The district is intended to promote and preserve residentially-oriented uses. Large lots result in a lower population density and the principal land use is single-family housing. Dwellings and other uses that are incidental or accessory thereto, together with required recreational, religious and educational facilities, are permitted.



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R-1



Minimum Lot Requirements

- Lot Area: 20,000 sq. ft.
- Lot Width: 100 ft.

Minimum Yard (Setback) Requirements

- Front Yard 35 ft.
- Side Yard 10 ft.
- Rear Yard 10 ft.

Other Lot Requirements

- Lot Coverage 20%

Height Requirements

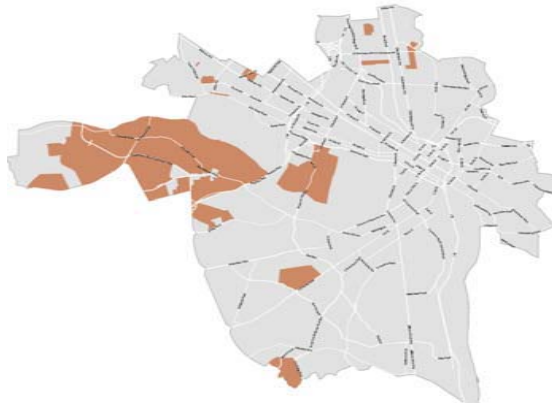
- Main Building 35 ft.
- Accessory Building 20 ft.
- Fence or Wall 6½ ft.

Permitted principal uses:

- Single-family detached dwellings;
- Churches and other places of worship;
- Libraries, museums, schools, parks and recreational facilities owned or operated by a governmental agency;
- Private elementary and secondary schools;
- Private noncommercial parks, recreational facilities, country clubs, swimming pools, athletic fields, community center buildings;
- Rights-of-way, easements and appurtenances necessary for the provision and maintenance of public utilities and public transportation;.
- Public and private noncommercial forest, wildlife preserves and conservation areas;
- Propagation and cultivation of crops, flowers, trees and shrubs which are not offered for sale on the premises;
- Antennas and support structures for communication systems operated by or for the city;
- Wireless communications facilities and microwave relay facilities, including support structures, on city-owned property.

Permitted accessory uses and structures:

- Private garages, garden, tool and storage buildings, boathouses, piers and docks;
- Swimming pools, tennis courts and similar recreational facilities;
- Day nurseries located in churches or other places of worship, community centers or school buildings;
- Adult day care facilities located within churches, other places of worship or community centers;
- Parking areas (serving permitted uses);
- Temporary structures, trailers and equipment and material storage incidental to construction activities occurring on the premises;
- Raising or keeping of domestic animals for non-commercial purposes;
- Home occupations;
- Accessory lodging units (within single-family dwellings);
- Temporary housing of not more than 30 homeless individuals within churches or other places of worship;
- Wireless communication facilities, microwave relay facilities, and radio broadcast antennas, on alternative support structures.



Single-Family Residential

The district is intended to promote and preserve residentially-oriented uses. Large lots result in a lower population density and the principal land use is single-family housing. Dwellings and other uses that are incidental or accessory thereto, together with required recreational, religious and educational facilities, are permitted.



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R-2



Minimum Lot Requirements

- Lot Area: 15,000 sq. ft.
- Lot Width: 90 ft.

Minimum Yard (Setback) Requirements

- Front Yard 30 ft.
- Side Yard 9 ft.
- Rear Yard 9 ft.

Other Lot Requirements

- Lot Coverage 25%

Height Requirements

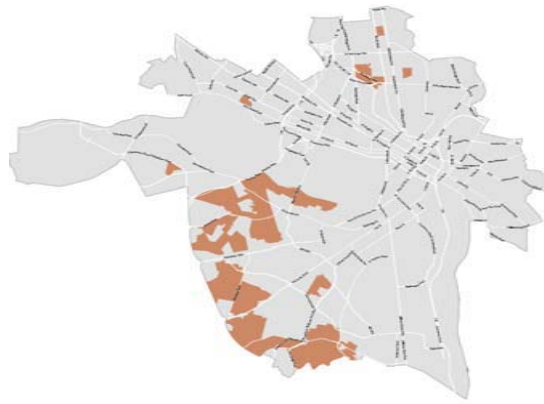
- Main Building 35 ft.
- Accessory Building 20 ft.
- Fence or Wall 6½ ft.

Permitted principal uses:

- Single-family detached dwellings;
- Churches and other places of worship;
- Libraries, museums, schools, parks and recreational facilities owned or operated by a governmental agency;
- Private elementary and secondary schools;
- Private noncommercial parks, recreational facilities, country clubs, swimming pools, athletic fields, community center buildings;
- Rights-of-way, easements and appurtenances necessary for the provision and maintenance of public utilities and public transportation;
- Public and private noncommercial forest, wildlife preserves and conservation areas;
- Propagation and cultivation of crops, flowers, trees and shrubs which are not offered for sale on the premises;
- Antennas and support structures for communication systems operated by or for the city;
- Wireless communications facilities and microwave relay facilities, including support structures, on city-owned property.

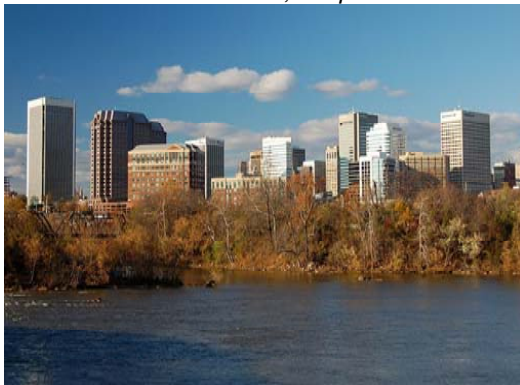
Permitted accessory uses and structures:

- Private garages, garden, tool and storage buildings, boathouses, piers and docks;
- Swimming pools, tennis courts and similar recreational facilities;
- Day nurseries located in churches or other places of worship, community centers or school buildings;
- Adult day care facilities located within churches, other places of worship or community centers;
- Parking areas (serving permitted uses);
- Temporary structures, trailers and equipment and material storage incidental to construction activities occurring on the premises;
- Raising or keeping of domestic animals for non-commercial purposes;
- Home occupations;
- Accessory lodging units (within single-family dwellings);
- Temporary housing of not more than 30 homeless individuals within churches or other places of worship;
- Wireless communication facilities, microwave relay facilities, and radio broadcast antennas, on alternative support structures.



Single-Family Residential

The district is intended to promote and preserve residentially-oriented uses. Large lots result in a lower population density and the principal land use is single-family housing. Dwellings and other uses that are incidental or accessory thereto, together with required recreational, religious and educational facilities, are permitted.



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R-3



Minimum Lot Requirements

- Lot Area: 10,000 sq. ft.
- Lot Width: 75 ft.

Minimum Yard (Setback) Requirements

- Front Yard 25 ft.
- Side Yard 7.5 ft.
- Rear Yard 7.5 ft.

Other Lot Requirements

- Lot Coverage 25%

Height Requirements

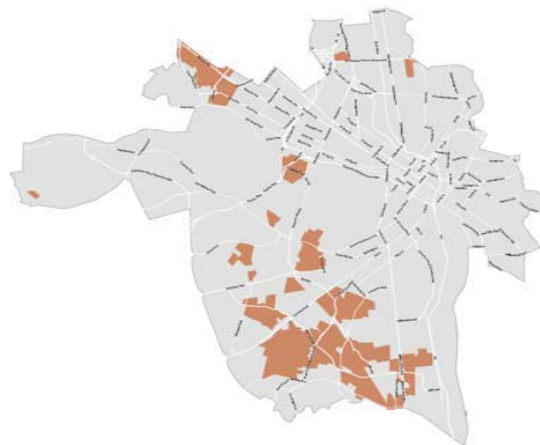
- Main Building 35 ft.
- Accessory Building 20 ft.
- Fence or Wall 6½ ft.

Permitted principal uses:

- Single-family detached dwellings;
- Churches and other places of worship;
- Libraries, museums, schools, parks and recreational facilities owned or operated by a governmental agency;
- Private elementary and secondary schools;
- Private noncommercial parks, recreational facilities, country clubs, swimming pools, athletic fields, community center buildings;
- Rights-of-way, easements and appurtenances necessary for the provision and maintenance of public utilities and public transportation;.
- Public and private noncommercial forest, wildlife preserves and conservation areas;
- Propagation and cultivation of crops, flowers, trees and shrubs which are not offered for sale on the premises;
- Antennas and support structures for communication systems operated by or for the city;
- Wireless communications facilities and microwave relay facilities, including support structures, on city-owned property.

Permitted accessory uses and structures:

- Private garages, garden, tool and storage buildings, boathouses, piers and docks;
- Swimming pools, tennis courts and similar recreational facilities;
- Day nurseries located in churches or other places of worship, community centers or school buildings;
- Adult day care facilities located within churches, other places of worship or community centers;
- Parking areas (serving permitted uses);
- Temporary structures, trailers and equipment and material storage incidental to construction activities occurring on the premises;
- Raising or keeping of domestic animals for non-commercial purposes;
- Home occupations;
- Accessory lodging units (within single-family dwellings);
- Temporary housing of not more than 30 homeless individuals within churches or other places of worship;
- Wireless communication facilities, microwave relay facilities, and radio broadcast antennas, on alternative support structures.



Single-Family Residential

The district is intended to promote and preserve residentially-oriented uses. Large lots result in a lower population density and the principal land use is single-family housing. Dwellings and other uses that are incidental or accessory thereto, together with required recreational, religious and educational facilities, are permitted.



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R-4



Minimum Lot Requirements

- Lot Area: 7,500 sq. ft.
- Lot Width: 60 ft.

Minimum Yard (Setback) Requirements

- Front Yard 25 ft.
- Side Yard 6 ft.
- Rear Yard 6 ft.

Other Lot Requirements

- Lot Coverage 30%

Height Requirements

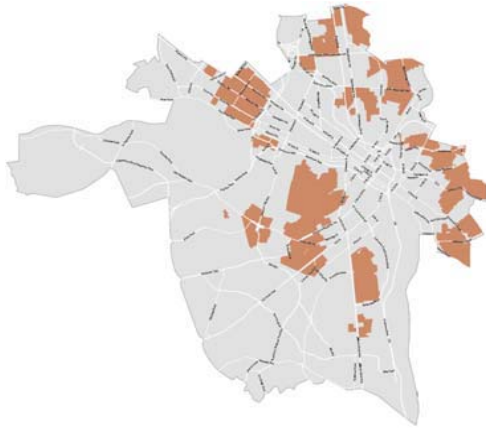
- Main Building 35 ft.
- Accessory Building 35 ft.
- Fence or Wall 6½ ft.

Permitted principal uses:

- Single-family detached dwellings;
- Churches and other places of worship;
- Libraries, museums, schools, parks and recreational facilities owned or operated by a governmental agency;
- Private elementary and secondary schools;
- Private noncommercial parks, recreational facilities, country clubs, swimming pools, athletic fields, community center buildings;
- Rights-of-way, easements and appurtenances necessary for the provision and maintenance of public utilities and public transportation;.
- Public and private noncommercial forest, wildlife preserves and conservation areas;
- Propagation and cultivation of crops, flowers, trees and shrubs which are not offered for sale on the premises;
- Antennas and support structures for communication systems operated by or for the city;
- Wireless communications facilities and microwave relay facilities, including support structures, on city-owned property.

Permitted accessory uses and structures:

- Private garages, garden, tool and storage buildings, boathouses, piers and docks;
- Swimming pools, tennis courts and similar recreational facilities;
- Day nurseries located in churches or other places of worship, community centers or school buildings;
- Adult day care facilities located within churches, other places of worship or community centers;
- Parking areas (serving permitted uses);
- Temporary structures, trailers and equipment and material storage incidental to construction activities occurring on the premises;
- Raising or keeping of domestic animals for non-commercial purposes;
- Home occupations;
- Accessory lodging units (within single-family dwellings);
- Temporary housing of not more than 30 homeless individuals within churches or other places of worship;
- Wireless communication facilities, microwave relay facilities, and radio broadcast antennas, on alternative support structures.



Single-Family Residential

The district is intended to promote and preserve residentially-oriented uses. Large lots result in a lower population density and the principal land use is single-family housing. Dwellings and other uses that are incidental or accessory thereto, together with required recreational, religious and educational facilities, are permitted.



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R-5



Minimum Lot Requirements

- Lot Area: 6,000 sq. ft.
- Lot Width: 50 ft.

Minimum Yard (Setback) Requirements

- Front Yard 25 ft.
- Side Yard 5 ft.
- Rear Yard 5 ft.

Other Lot Requirements

- Lot Coverage 35%

Height Requirements

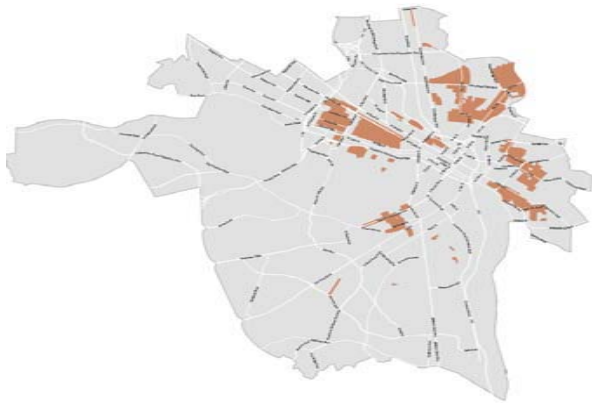
- Main Building 35 ft.
- Accessory Building 20 ft.
- Fence or Wall 6½ ft.

Permitted principal uses:

- Single-family detached dwellings;
- Churches and other places of worship;
- Libraries, museums, schools, parks and recreational facilities owned or operated by a governmental agency;
- Private elementary and secondary schools;
- Private noncommercial parks, recreational facilities, country clubs, swimming pools, athletic fields, community center buildings;
- Rights-of-way, easements and appurtenances necessary for the provision and maintenance of public utilities and public transportation;
- Public and private noncommercial forest, wildlife preserves and conservation areas;
- Propagation and cultivation of crops, flowers, trees and shrubs which are not offered for sale on the premises;
- Antennas and support structures for communication systems operated by or for the city;
- Wireless communications facilities and microwave relay facilities, including support structures, on city-owned property.

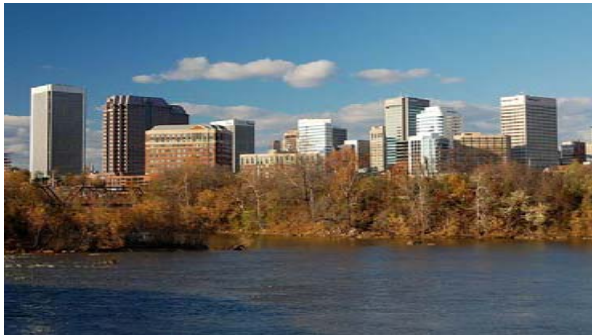
Permitted accessory uses and structures:

- Private garages, garden, tool and storage buildings, boathouses, piers and docks;
- Swimming pools, tennis courts and similar recreational facilities;
- Day nurseries located in churches or other places of worship, community centers or school buildings;
- Adult day care facilities located within churches, other places of worship or community centers;
- Parking areas (serving permitted uses);
- Temporary structures, trailers and equipment and material storage incidental to construction activities occurring on the premises;
- Raising or keeping of domestic animals for non-commercial purposes;
- Home occupations;
- Accessory lodging units (within single-family dwellings);
- Temporary housing of not more than 30 homeless individuals within churches or other places of worship;
- Wireless communication facilities, microwave relay facilities, and radio broadcast antennas, on alternative support structures.



Single-Family Attached Residential

This single- and two-family district is intended to preserve and enhance the established character of older residential neighborhoods located in various parts of the city and characterized by a mixture of detached single- and two-family dwellings situated on modest sized lots.



R-6



Permitted principal uses:

- All R-1 permitted principal uses;
- Single-family attached dwellings;
- 2-family detached dwellings;
- 2-family attached dwellings (lawfully existing prior to the date of this section)

Permitted accessory uses and structures:

- All R-1 permitted accessory uses;
- One dwelling unit located in an accessory building, containing two or more stories (lawfully existing prior to the date of this section), with conditions.

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Minimum Lot Requirements

Lot Area:

- Single-Family Detached: 5,000 sq. ft.
- Single-Family Attached: 2,200 sq. ft.
- 2-Family Attached and Detached: 6,000 sq. ft.

Lot Width:

- Single-Family Detached: 50 ft.
- Two-Family Attached and Detached: 50 ft.

Minimum Yard (Setback) Requirements

Single-Family & 2-Family Attached Dwellings:

- Front Yard: 15 ft.
 - Side Yard: 3 ft.*
- (* = 10 ft. @ end of series - attached units)

Uses other than Attached Dwelling:

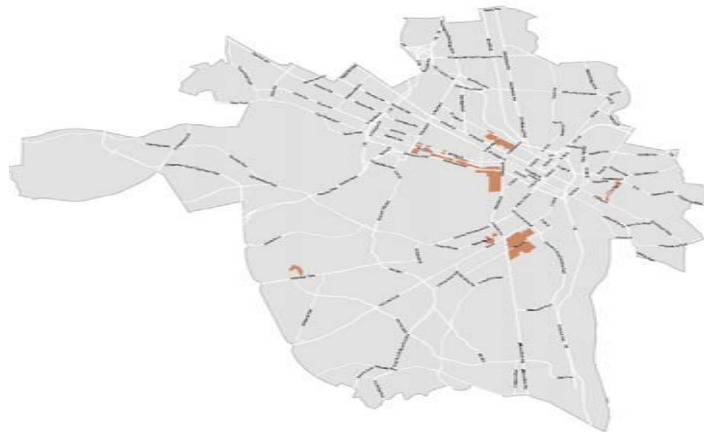
- Front Yard: 15 ft.
- Side Yard: 5 ft.
- Rear Yard: 5 ft.

Other Lot Requirements

- Density: 10 dwelling units/acre
- Lot Coverage: 55%

Height Requirements

- Main Building: 35 ft.
- Accessory Building: 20 ft.
- Fence or Wall (Side & Rear Yard): 6½ ft.
- Fence or Wall (Front Yard): 4 ft.



Single- & 2-Family Urban Residential

This single- and two-family district is intended to preserve and enhance the established character of older urban residential neighborhoods in the inner areas of the city and characterized by a mixture of detached single- and two-family dwellings situated on small lots with narrow yards and modest setbacks.



R-7



Permitted principal uses:

- All R-1 permitted principal uses plus the following:
- Single-family attached dwellings with certain conditions;
- Two-family detached dwellings;
- Two-family attached dwellings lawfully existing prior to the date of this section.

Permitted accessory uses and structures:

- All R-1 permitted accessory uses plus the following:
- One dwelling unit located in an accessory building, containing two or more stories with certain conditions.

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Minimum Lot Requirements

Lot Area:

- Single-Family Detached: 5,000 sq. ft.
- Single-Family Attached: 2,200 sq. ft.
- 2-Family Attached and Detached: 6,000 sq. ft.

Lot Width:

- Single-Family Detached: 50 ft.
- Two-Family Attached and Detached: 50 ft.

Minimum Yard (Setback) Requirements

Single-Family & 2-Family Attached Dwellings:

- Front Yard: 15 ft.
 - Side Yard: 3 ft.*
- (* = 10 ft. @ end of series - attached units)

Uses other than Attached Dwelling:

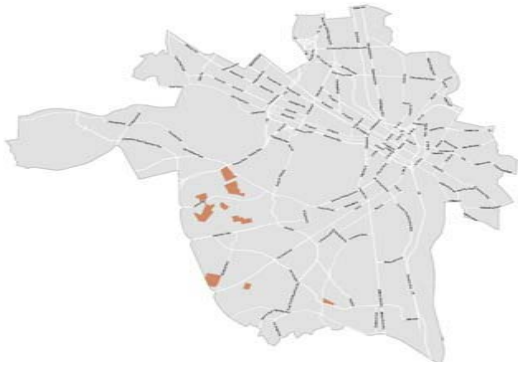
- Front Yard: 15 ft.
- Side Yard: 5 ft.
- Rear Yard: 5 ft.

Other Lot Requirements

- Density: 10 dwelling units/acre
- Lot Coverage: 55%

Height Requirements

- Main Building: 35 ft.
- Accessory Building: 20 ft.
- Fence or Wall (Side & Rear Yard): 6½ ft.
- Fence or Wall (Front Yard): 4 ft.



Multifamily-Residential

This district is designed to accommodate low density apartment developments of the type commonly found in the outlying sections of the city and to encourage a compatible intermixing of housing types.



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Permitted principal uses:

- Any principal use permitted in the R-1 district as set forth in section 114-402.1;
- Single-family attached dwellings;
- Two-family detached dwellings;
- Multifamily dwellings;
- Day nurseries;
- Adult day care facilities

Permitted accessory uses and structures:

- Any accessory use or structure permitted in the R-1 district as set forth in section 114-402.2.
- Guest units in multifamily developments.

Minimum Lot Requirements

Lot Area:

- Single-Family (Detached) 5,000 Sq. Ft.
- Single-Family (Attached) 2,200 Sq. Ft.
- 2-Family 6,000 Sq. Ft.
- Multi-Family 3,000 Sq. Ft.

Density: 10 units/acre

Lot Width: 50 ft.

Minimum Yard (Setback) Requirements

- Front Yard (Public Street) 35 ft.
- Front Yard (Private Street) 15 ft.
- Side Yard (1 & 2-Family: Detached) 5 ft.
- Side Yard (1 & 2-Family: Attached) 3 ft.
- Side Yard (All Other Uses) 15 ft.
- Rear Yard (1 & 2-Family) 5 ft.
- Rear Yard (All Other Uses) 15 ft.
- Between Buildings (Dwelling) 20 ft.
- Between Buildings (Non-Dwelling) 10 ft.

Other Lot Requirements

- Usable Open Space 60%
- Lot Coverage 40%

Height Requirements

- Main Building 35 ft.
- Accessory Building (1 & 2-Family) 20 ft.
- Accessory Building (Other Uses) 35 ft.
- Fence or Wall 6½ ft.



Multifamily-Residential

This district is intended to encourage townhouse or garden-type apartments in many sections of the City where traffic and utility systems accommodate such density.



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Permitted principal uses:

- Any principal use permitted in the R-1 district as set forth in section 114-402.1;
- Single-family attached dwellings;
- Two-family detached dwellings;
- Multifamily dwellings;
- Day nurseries;
- Adult day care facilities

Permitted accessory uses and structures:

- Any accessory use or structure permitted in the R-1 district as set forth in section 114-402.2.
- Guest units in multifamily developments.
- Dwelling Unit in Accessory Building, with conditions.

Minimum Lot Requirements

Lot Area:

- Single-Family (Detached) 3,600 Sq. Ft.
- Single-Family (Attached) 2,200 Sq. Ft.
- 2-Family 4,400 Sq. Ft.
- Multi-Family 2,200 Sq. Ft.

Lot Width:

- Single-Family (Detached) 30 ft.
- Single-Family (Attached) 18/21 ft.
- 2-Family (Detached) 42 ft.
- 2-Family (Attached) 36 ft.

Minimum Yard (Setback) Requirements

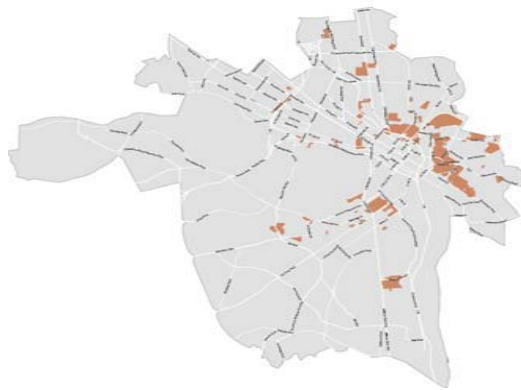
- Front Yard (1 & 2-Family Dwellings) 15 ft.
- Front Yard (All Other Uses) 25 ft.
- Side Yard (1 & 2-Family; Detached) 3 ft.
- Side Yard (1 & 2-Family (Attached) 0 ft.
- Side Yard (All Other Uses) 15 ft.
- Rear Yard (1 & 2-Family) 5 ft.
- Rear Yard (All Other Uses) 15 ft.
- Between Buildings (Dwelling) 15 ft.
- Between Buildings (Non-Dwelling) 10 ft.

Other Lot Requirements

- Usable Open Space 50%
- Lot Coverage 50%

Height Requirements

- Main Building 35 ft.
- Accessory Building (1 & 2-Family) 20 ft.
- Accessory Building (Other Uses) 35 ft.
- Fence or Wall 6½ ft.



Multi-family Residential

This district is intended for application in the inner-city areas where multi-family is firmly established. This district permits only residential and related uses and the amount of open space is substantially less than required in other low-rise districts.



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R-53



Permitted principal uses:

- Any principal use permitted in the R-1 district as set forth in section 114-402.1;
- Single-family attached dwellings;
- Two-family detached dwellings;
- Multifamily dwellings;
- Day nurseries;
- Adult day care facilities

Permitted accessory uses and structures:

- Any accessory use or structure permitted in the R-1 district as set forth in section 114-402.2.
- Guest units in multifamily developments.
- Dwelling Unit in Accessory Building, with conditions.

Minimum Lot Requirements

Lot Area:

- Single-Family (Detached) 3,600 Sq. Ft.
- Single-Family (Attached) 2,200 Sq. Ft.
- 2-Family 4,400 Sq. Ft.
- Multi-Family 2,200 Sq. Ft.

Density: 10 units/acre

Lot Width:

- Single-Family (Detached) 30 ft.
- Single-Family (Attached) 18/21 ft.
- 2-Family (Detached) 42 ft.
- 2-Family (Attached) 36 ft.

Minimum Yard (Setback) Requirements

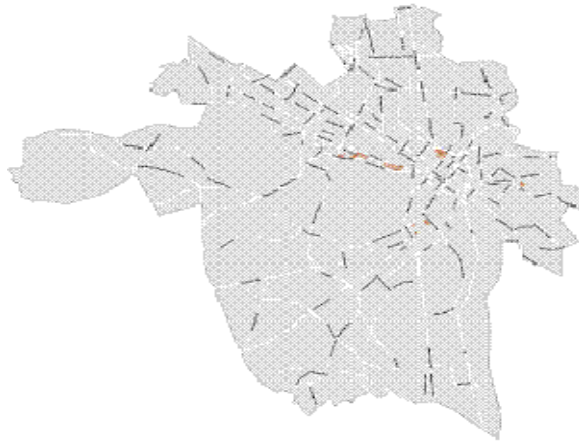
- Front Yard (1 & 2-Family Dwellings) 15 ft.
- Front Yard (Private Street) 15 ft.
- Side Yard (1 & 2-Family: Detached) 5 ft.
- Side Yard (1 & 2-Family: Attached) 3 ft.
- Side Yard (All Other Uses) 15 ft.
- Rear Yard (1 & 2-Family) 5 ft.
- Rear Yard (All Other Uses) 15 ft.
- Between Buildings (Dwelling) 20 ft.
- Between Buildings (Non-Dwelling) 10 ft.

Other Lot Requirements

- Usable Open Space 60%
- Lot Coverage 40%

Height Requirements

- Main Building 35 ft.
- Accessory Building (1 & 2-Family) 20 ft.
- Accessory Building (Other Uses) 35 ft.
- Fence or Wall 6½ ft.



Multi-Family Urban Residential

The intent of the R-63 Multi-Family Residential district is to encourage development of a medium-density neighborhood comprised of a mix of residential uses while promoting a pedestrian-oriented urban environment. It is intended to be primarily residential in character, but includes limited non-residential uses that serve the day-to-day conveniences for residents.



R-63



Minimum Lot Requirements

Lot Area:

• Single-Family (Detached)	3,000 sq. ft.
• Single-Family (Attached)	2,200 sq. ft.
• 2-Family (Detached)	3,200 sq. ft.
• 2-Family (attached)	2,600 sq. ft.
• Multi-Family	4,000 sq. ft. (Min) 1,000 sq. ft./unit

Lot Width:

• Single-Family (Detached)	5 ft.
• Single-Family (Attached)	18 ft. (Min) 21 ft. (Avg)
• 2-Family (Detached)	27 ft.
• 2-Family (Attached)	20 ft. (Min) 23 ft. (Avg)

Minimum Yard (Setback) Requirements

• Front Yard	NONE/15 ft. (Max)
• Side Yard (1 & 2-Family)	3 ft.
• Side Yard (All Other Uses)	5 ft.
• Rear Yard (1- & 2-Family)	5 ft.
• Rear yard (All Other Uses)	15 ft.
• Between Buildings (Dwelling)	15 ft.
• Between Buildings (Non-Dwelling)	10 ft.

Other Lot Requirements

• Usable Open Space (Multi-Family)	30%
• Lot Coverage (Other Uses)	65%

Height Requirements

• Main Building	24 ft. (Min) 35 ft.*
• Main Building (Corner lot)	24 ft. (Min) 48 ft. (Max)
• Accessory Building (1- & 2-Family)	20 ft.

*= Additional height permitted on sites, with conditions.

Permitted principal uses:

- Any principal use permitted in the R-1 district as set forth in section 114-402.1;
- Single-family attached dwellings;
- 2-family detached dwellings;
- 2-family attached dwellings;
- Multi-family dwellings;
- Dwelling units located in the same building as permitted principal uses on corner lots;
- Live/work units;
- Day nurseries;
- Adult day care facilities;
- Tourist homes situated on federal highways.

Permitted principal uses on corner lots, subject to being located on the ground floor with a maximum of 2,500 sq. ft. of floor area at the street corner):

- Art galleries, including custom framing;
- Barber shops & beauty, manicure, spa and tanning salons;
- Grocery, convenience, food and beverage stores, including bakeries;
- Laundromats and laundry and dry cleaning pick-up stations;
- Restaurants, cafes, delis, ice cream parlors and similar food and beverage service establishments, including catering in conjunction therewith, and excluding live entertainment;
- Video rental stores.

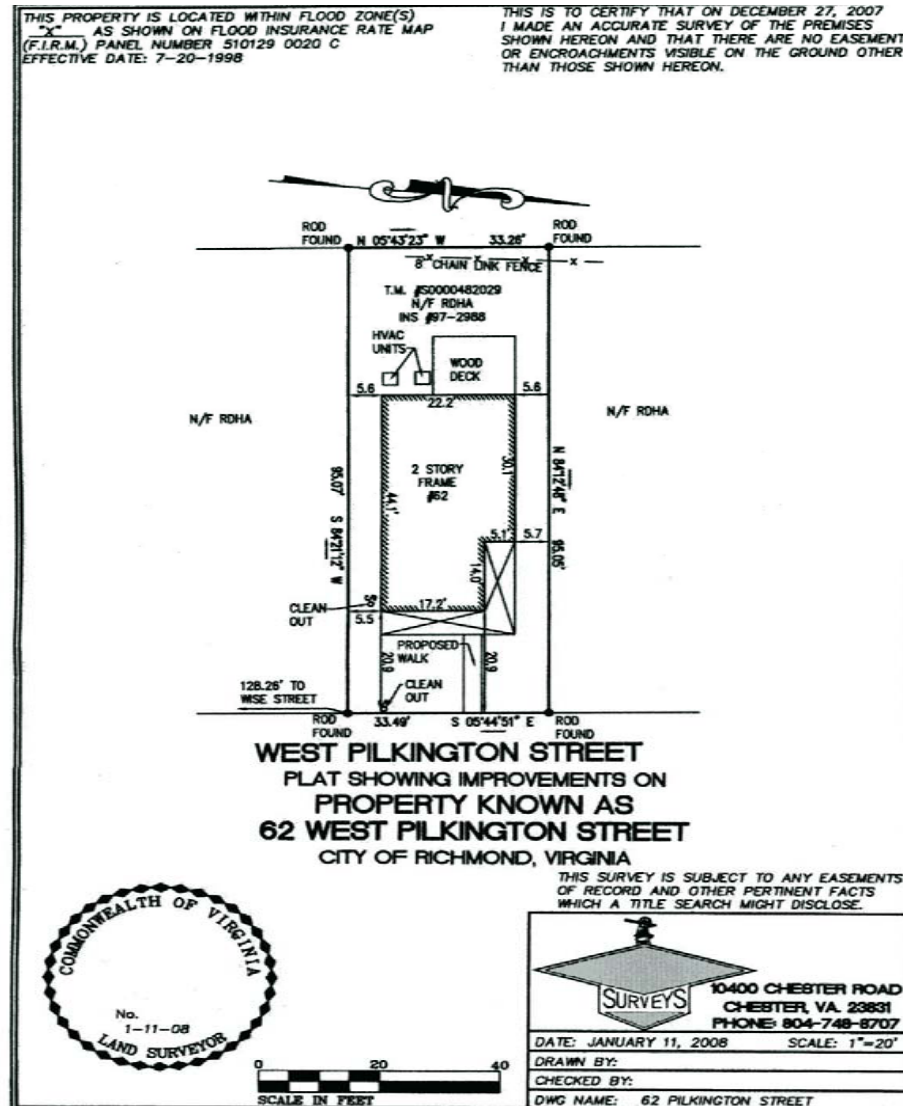
Permitted accessory uses and structures:

- Any accessory use or structure permitted in the R-1 district as set forth in section 114-402.2;
- One dwelling unit located in an accessory building, with conditions;
- Guest units in multifamily developments;
- Parking areas & Parking decks;
- ATM's located within interior of buildings.

Disclaimer: This document is provided for the user's convenience. It is not the official zoning land use requirements For the City of Richmond. The official Zoning requirements can be viewed at: <http://municipalcodes.lexisnexis.com/codes/richmondva/> or by visiting Room 110 in City Hall, 900 East Broad Street.

Survey

Survey – A document certified and stamped by a licensed land surveyor that depicts a particular property that typically shows address and tax number, property lines and dimensions, existing property improvements, distances of improvements to property lines, adjacent properties and ownership, scale, north arrow and date drawn. This type of document may also be called a certified or registered land survey, certificate of survey or survey plat.

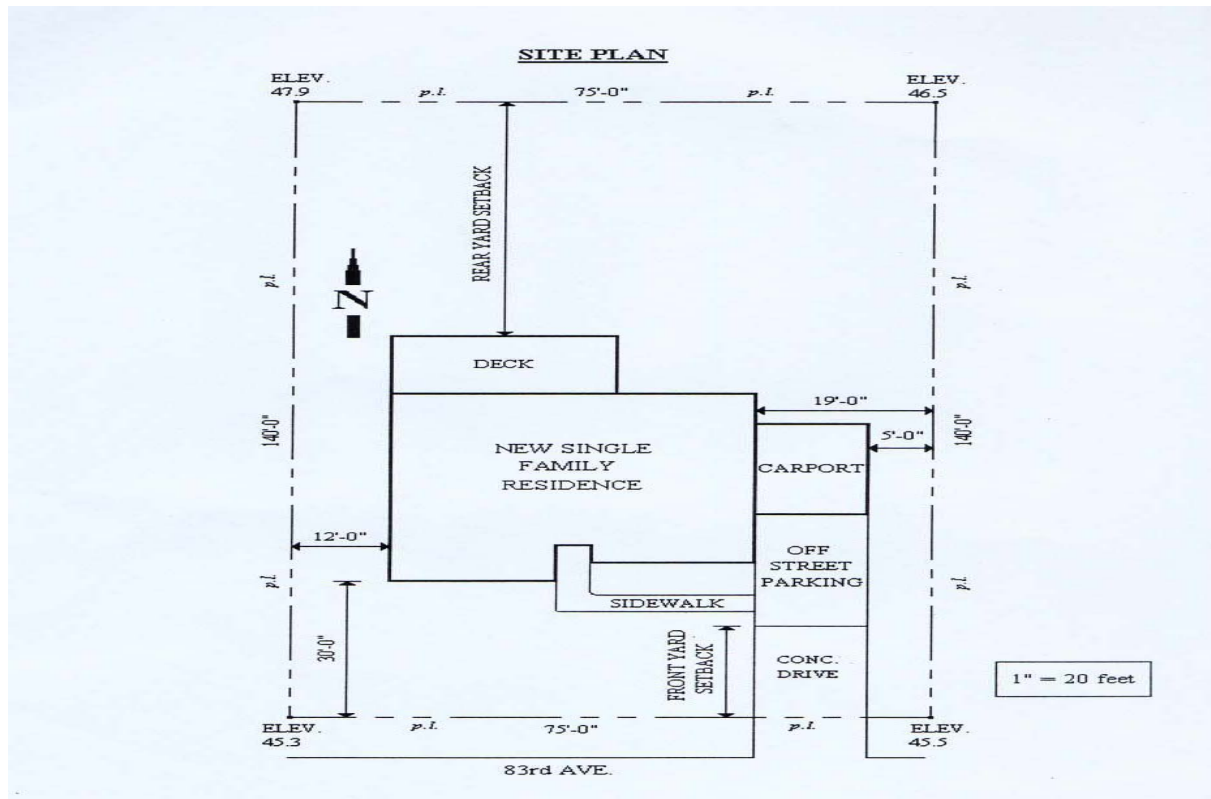


Site Plan (Residential)

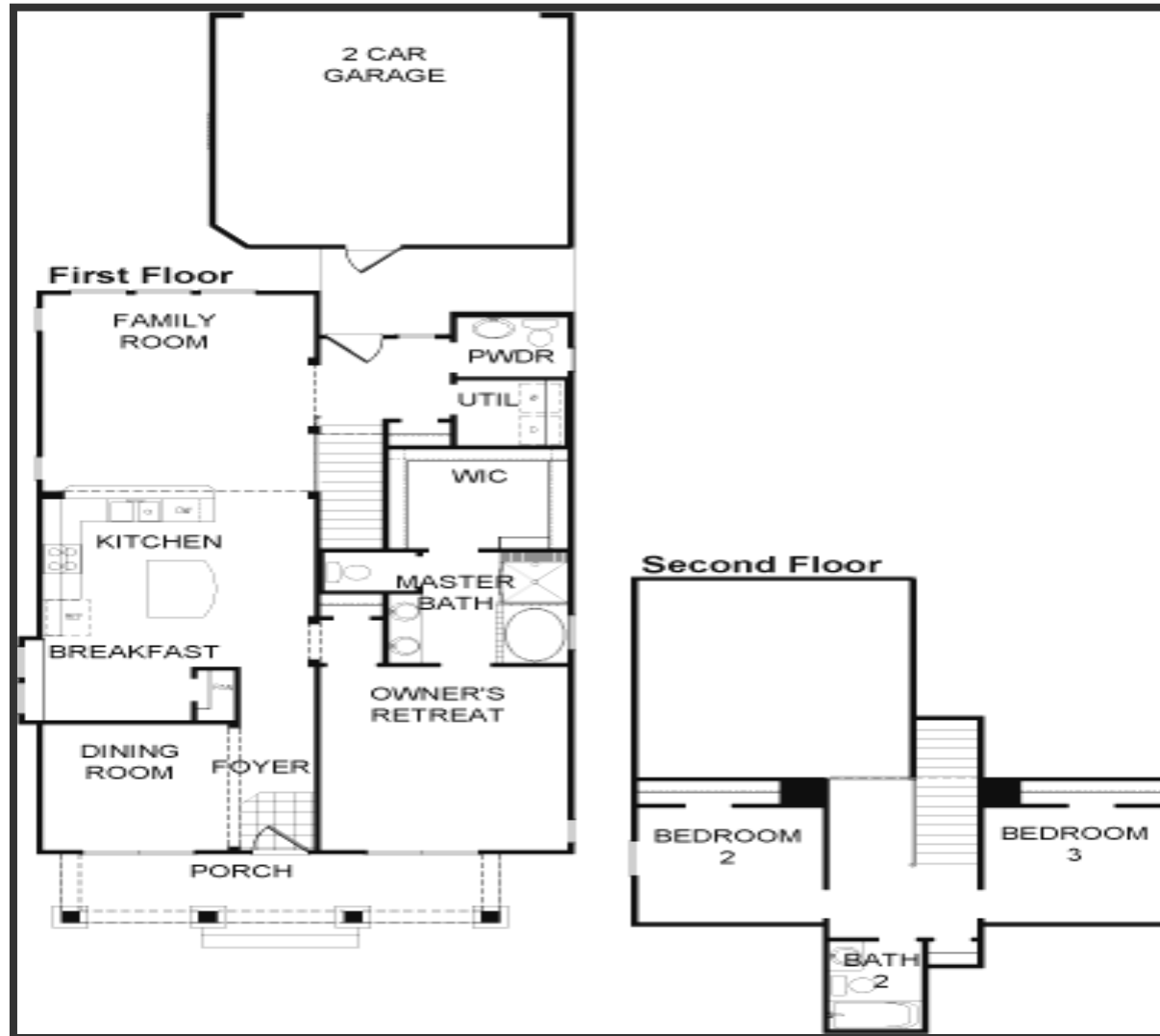
A **site plan** is a drawing of your property showing the property lines and any structures that currently exist on that land (house, garage, fence, etc) and where your proposed addition, deck, porch, garage, fence, etc is to be located.

What needs to be shown on a residential site plan?

- An arrow indicating north
- The scale of the drawing
Draw the site plan to the most appropriate scale, for example, 1" = 10', 1" = 20', 1/4" = 1'.
- Property lines – For most additions, property lines will need to be physically located. Additionally, a certificate of survey, signed by a licensed surveyor, will be required in some cases.
- Adjacent streets and any easements.
- The distance between buildings and between buildings and property lines.
- The dimensions of the existing buildings.
- A clear indication of the proposed addition or alteration.
- Other appropriate items for your project.



Floor Plans (Residential)



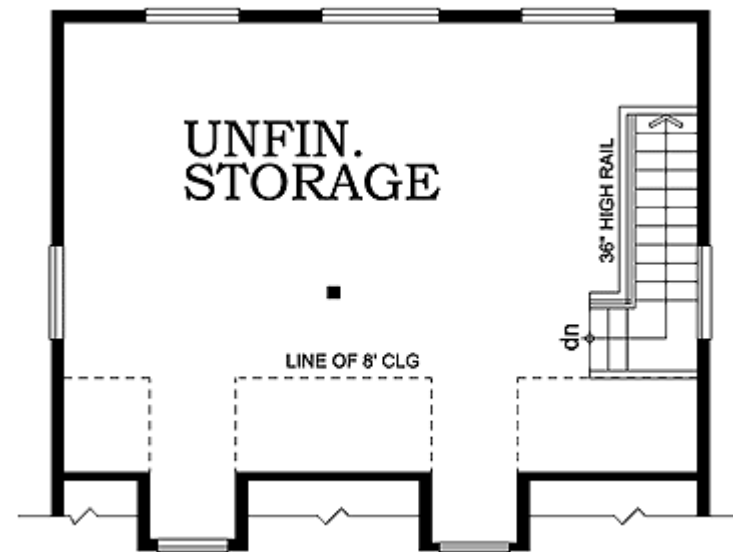
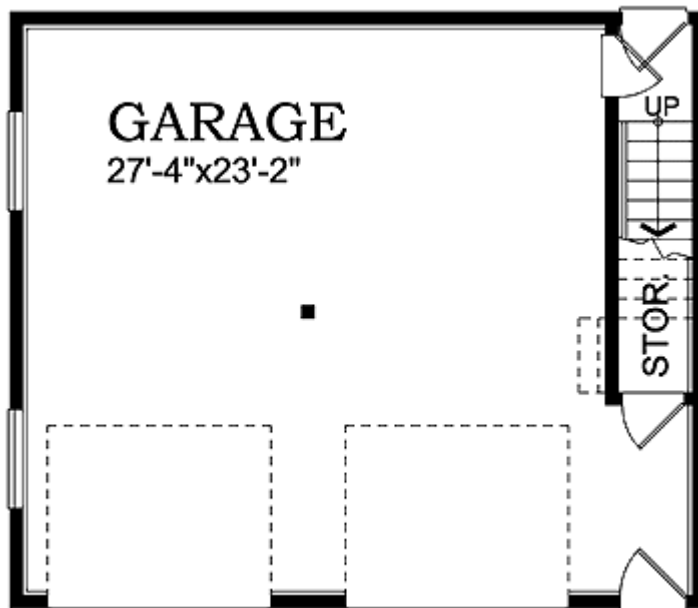
Floor Plans (Residential)

Floor plan means a diagram or drawing, usually to scale, showing rooms and other interior spaces and other physical features on different floors, stories or levels of a building or structure. Dimensions may be drawn between the walls to specify room sizes and wall lengths and they may also include details of certain improvements and fixtures (sinks, water heaters, furnaces, etc.). A floor plan is important as it specifies the use of the property and is also needed in certain calculations for floor area in order to provide parking requirements for uses as well as floor area ratios (FAR's), if needed.

Floor Plans (Accessory Structure)

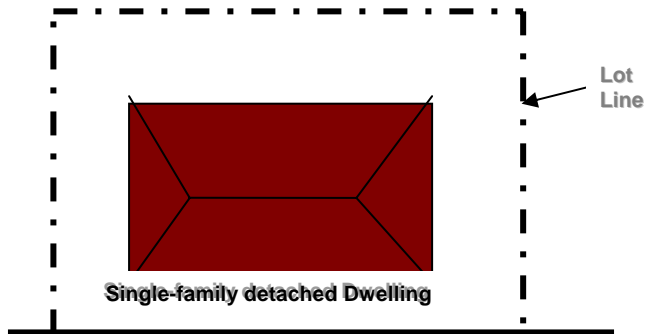
Accessory structure and accessory building mean a structure or building used for purposes incident and subordinate to the principal use of the premises.

It is important to have floor plans for accessory structures so it can be determined if the proposed accessory use is for purposes incident and subordinate to the principal use of the premises. It also important the accessory structure is not to be used as a dwelling unit, because most residential districts only permit one dwelling unit in single-family district may be located on a legal lot of record. A dwelling unit means a room or group of rooms within a building constituting a separate and independent unit occupied or intended for occupancy by one family and containing one kitchen and provisions for living, sleeping, eating and sanitation, all of which are generally accessible to all occupants of the unit, and which is not available for occupancy for periods of less than one month.

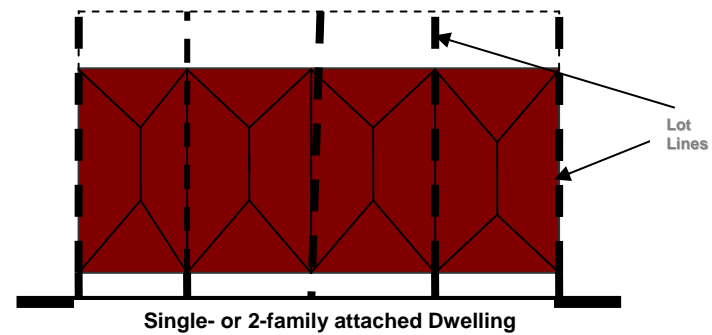


Dwelling Types (Single- and 2-Family Detached and Attached & Multi-Family)

Dwelling unit means a room or group of rooms within a building constituting a separate and independent unit occupied or intended for occupancy by one family and containing one kitchen and provisions for living, sleeping, eating and sanitation, all of which are generally accessible to all occupants of the unit, and which is not available for occupancy for periods of less than one month.

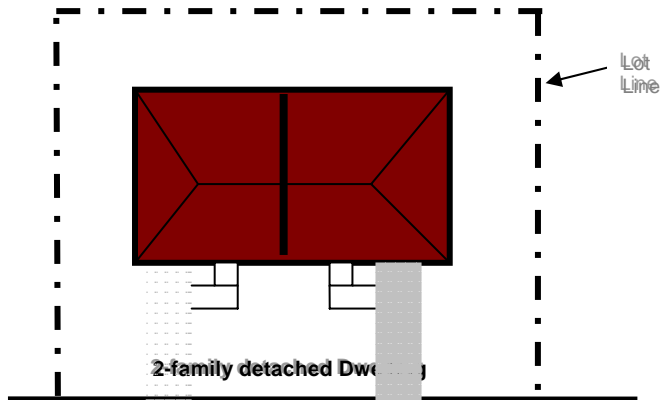


Dwelling, single-family detached means a building containing one dwelling unit, which is located on an individual lot of record.

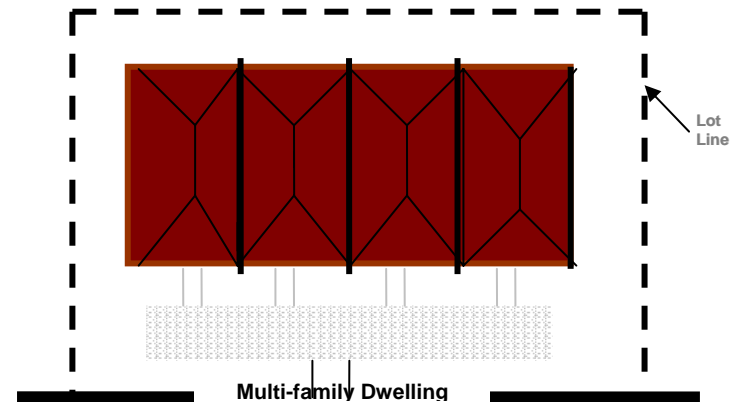


Dwelling, single-family attached means a building which contains one dwelling unit and which is attached by means of party walls to another main building, each of which is located on an individual lot of record.

Dwelling, two-family attached means a building containing two dwelling units and which is attached by means of party walls to another main building, each of which is located on an individual lot of record.



Dwelling, two-family (detached) means a building containing two dwelling units, which is located on an individual lot of record.



Dwelling, multifamily means a building containing three or more dwelling units located on a single lot.

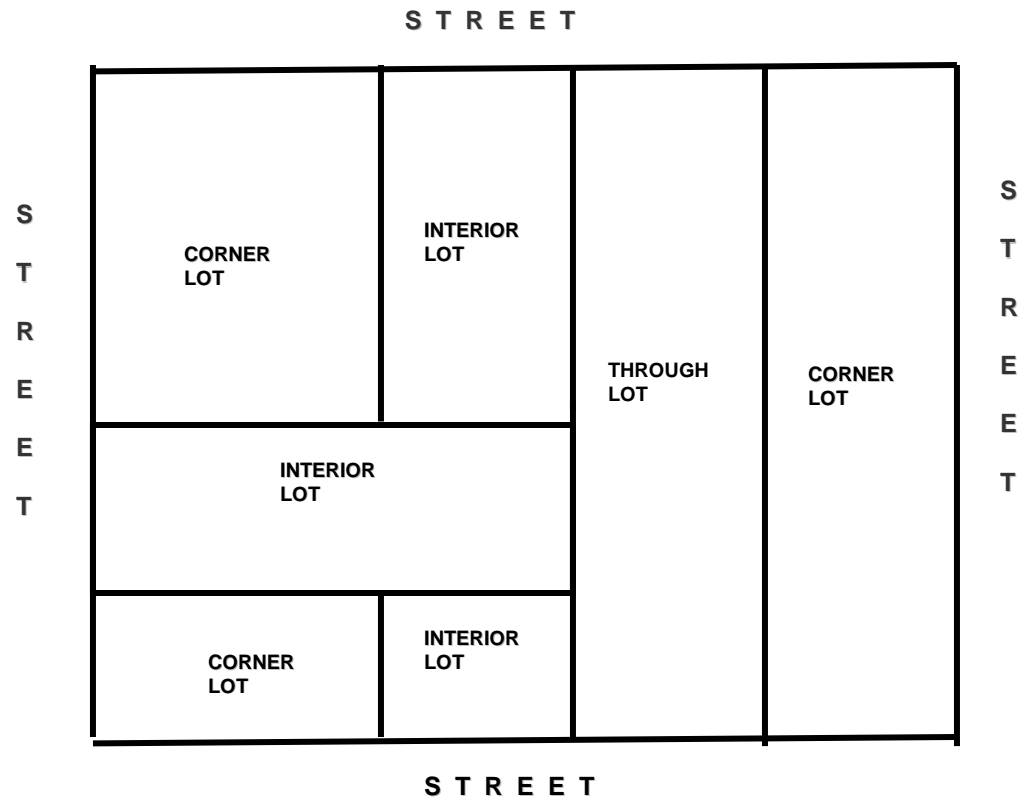
Lot Types

Lot means a parcel of land occupied or intended for occupancy by buildings or uses permitted by this chapter and including such area, yards and other open spaces as are required in this chapter. A lot may consist of a single lot of record or a combination of contiguous lots of record.

Lot (corner) means a lot located at the intersection of two or more streets or a lot bounded entirely by streets. In addition, a lot abutting on a curved street shall be considered a corner lot if straight lines drawn from the intersections of the side lot lines with the street line to the midpoint of the street frontage meet at an interior angle of 135 degrees or less.

Lot (interior) means a lot having only one street frontage.

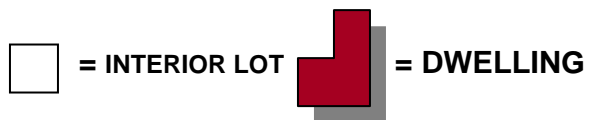
Lot (through) means a lot other than a corner lot having more than one street frontage.



Lot Types



(Interior Lot)

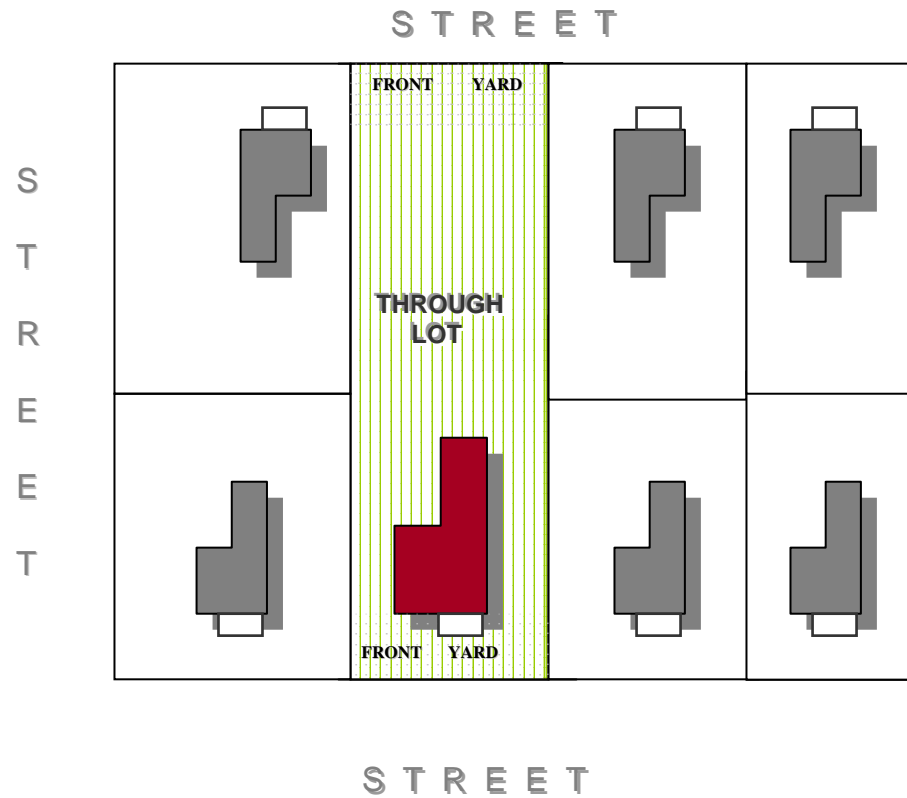
Lot, interior, means a lot having only one street frontage



Lot Types (Through Lot)

Lot, through, means a lot other than a corner lot having more than one street frontage

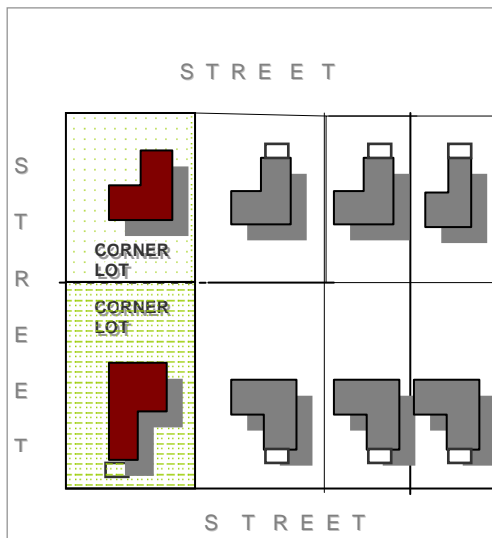
 = THROUGH LOT  = DWELLING



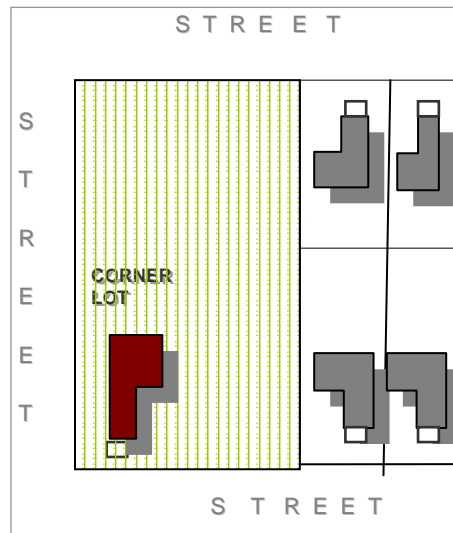
Lot Types

(Corner Lot)

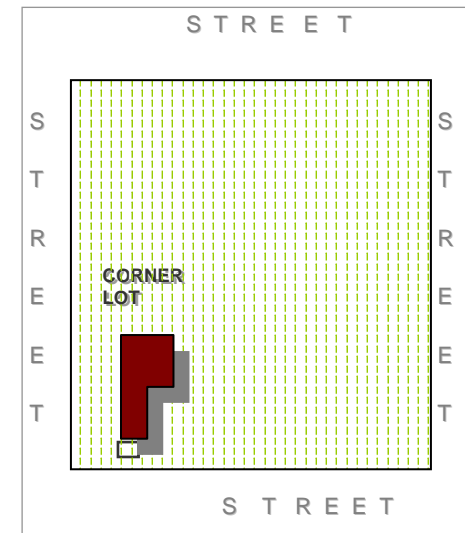
Lot, corner, means a lot located at the intersection of two or more streets or a lot bounded entirely by streets. In addition, a lot abutting on a curved street shall be considered a corner lot if straight lines drawn from the intersections of the side lot lines with the street line to the midpoint of the street frontage meet at an interior angle of 135 degrees or less.



Intersecting 2-Streets



Intersecting 3-Streets



Bounded Entirely by Streets

Yards

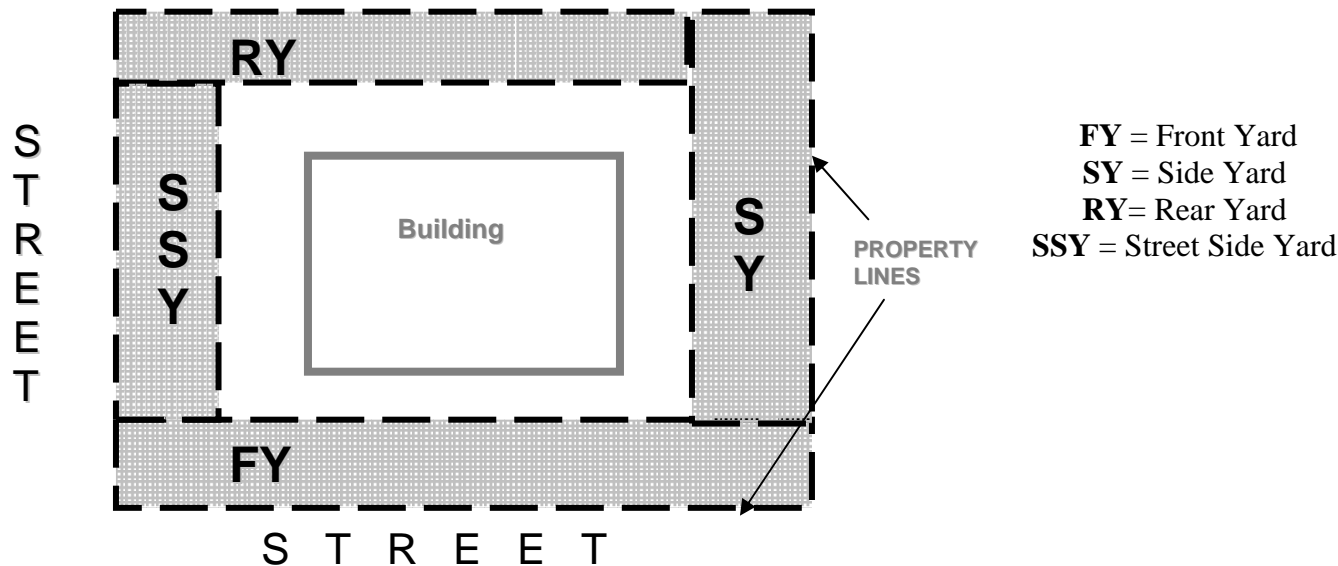
Yard (Setback) means an open space, other than an enclosed court, unoccupied and unobstructed by any structure or portion of a structure from three feet (3') above the ground level upward. A yard is measured perpendicular from the closest point of the structure (building foundation walls, eaves, overhangs, decks, etc.) to the lot line or parcel boundary. Any building improvement that is above 36" off the ground must be included in the measurement of yards, however, certain components (porches, steps, chimneys, roofs, eaves, cantilevers and other appurtenances) may project and encroach into certain yards for specified distances. [NOTE: Permitted projections and encroachments are listed in Section 114-630.9 of the City's Zoning Ordinance.] The types of yards are dependant on the lot orientation and configuration.

Yard (front) is a yard extending the length of the street frontage of a lot and being the minimum horizontal distance between the street line and the building.

Yard (rear) is a yard extending across the rear of a lot between the minimum required side yard lines and being the minimum horizontal distance between the rear lot line and the main building.

Yard (side) is a yard parallel to the side lot line and extending from the rear of the required front yard or the street line, if no front yard is required, to the rear lot line and being the minimum horizontal distance between the side lot line and the main building. On irregular shaped lots, any yard to which the definitions contained in this article are not clearly applicable shall be deemed a side yard.

Yard (street side) is a side yard adjacent to a street.



Principal Structure Yard (Setback) Requirements

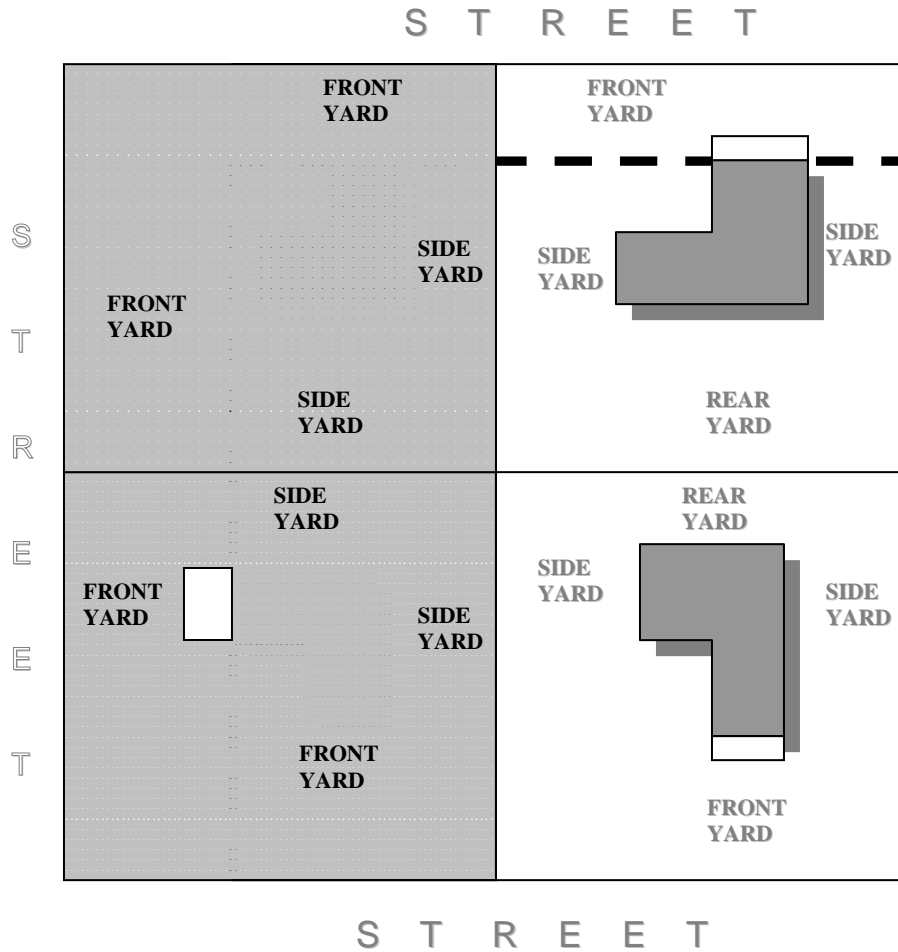
Zoning District	Front Yard	Rear Yard	Side Yard(s)
R-1	35'	10'	10' *
R-2	30'	9'	9' *
R-3	25'	7½'	7½' *
R-4	25'	6'	6' *
R-5 Encroachment	25'	5'	5' *
R-6 (Single- & 2-family Detached Dwelling and Other Uses)	15'	5'	5' *
R-6 (Single- & 2-family Attached)	15'	5'	3' (Detached) 0' (Attached)
R-7 (Single-family Attached and 2-family Attached and Detached)	15'	5'	10' (End of a Series) 3' (Detached) 0' (Attached)
R-7 (Other than Dwelling Uses)	15'	5'	5'

* = Existing legal lots of less than fifty feet (50') in width may have a side yard (setback) of not less than ten percent (10%) of the width, but never less than three feet (3').

Yards (Corner Lot with Two Front Yards)

On a corner lot:

- (1) There shall be a front yard along any street frontage adjacent to or across an alley from a side lot line of another lot located in any district in which a front yard is required. The depth of such yard shall be not less than the minimum required depth of the front yard on the adjacent lot.
- (b) Where more than one front yard is required on a corner lot, yards other than those along street frontages shall be considered side yards, and no rear yard shall be required.

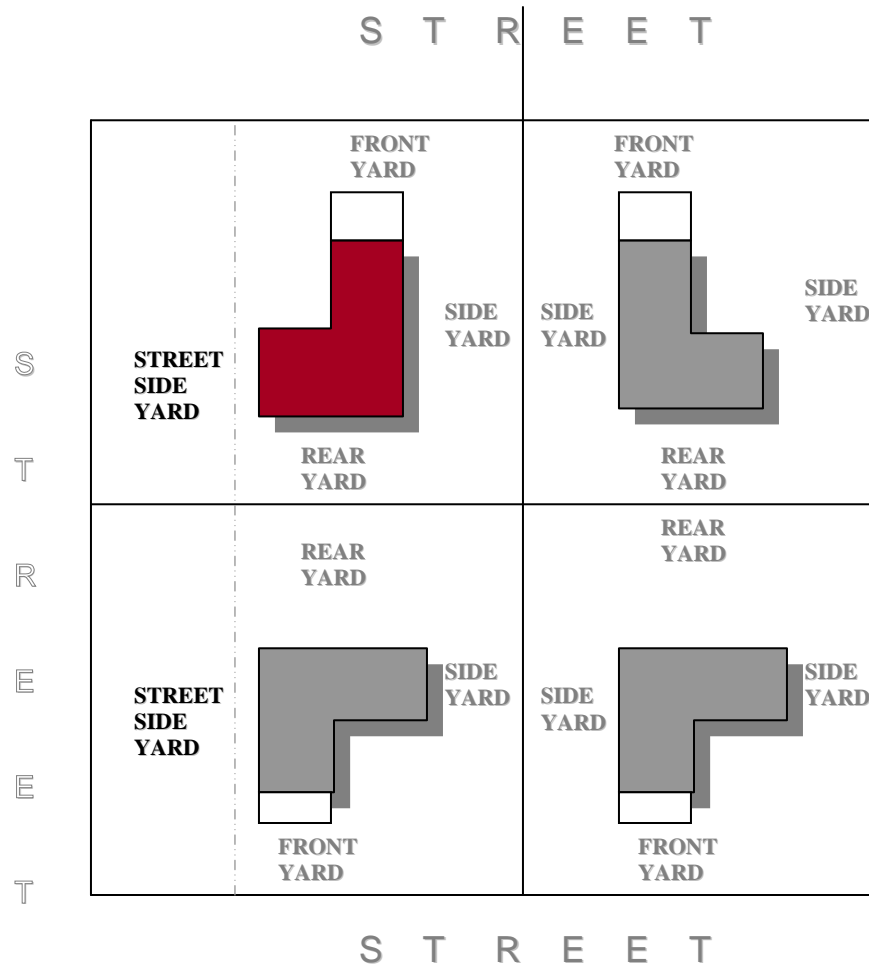


Yards (Corner Lot with a Single Front Yard)

On a corner lot:

There shall be a front yard along any street frontage adjacent to or across an alley from a side lot line of another lot located in any district in which a front yard is required. The depth of such yard shall be not less than the minimum required depth of the front yard on the adjacent lot.

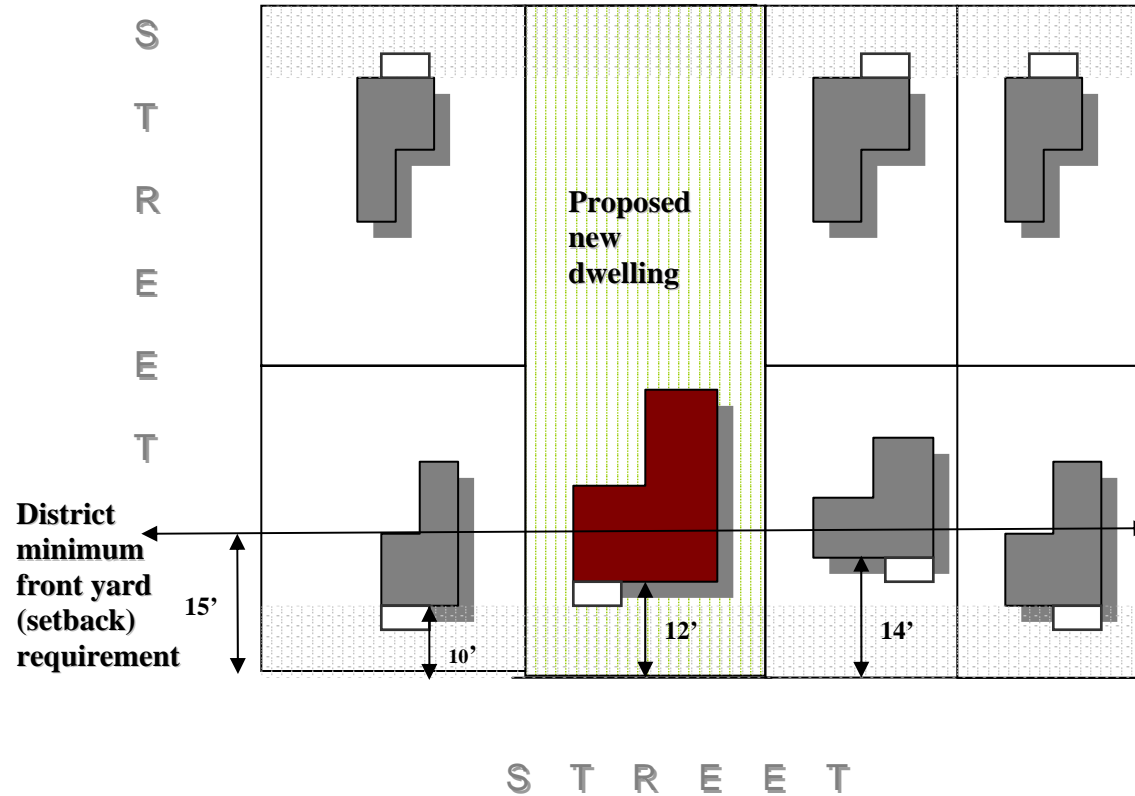
Where only one front yard is required on a corner lot having frontage on two streets, a rear yard as required in the district shall be provided at the opposite end of the lot from the front yard.



Yards (Yard Averaging)

A building or addition thereto erected within 100 feet of an existing main building adjacent on each side thereof shall have a front yard as required by the following: **On any lot on which a front yard is required and where one or both adjacent buildings have a nonconforming front yard, a building or addition thereto erected on such lot shall have a front yard with a minimum depth of not less than the average depth of the front yards of the adjacent buildings.**

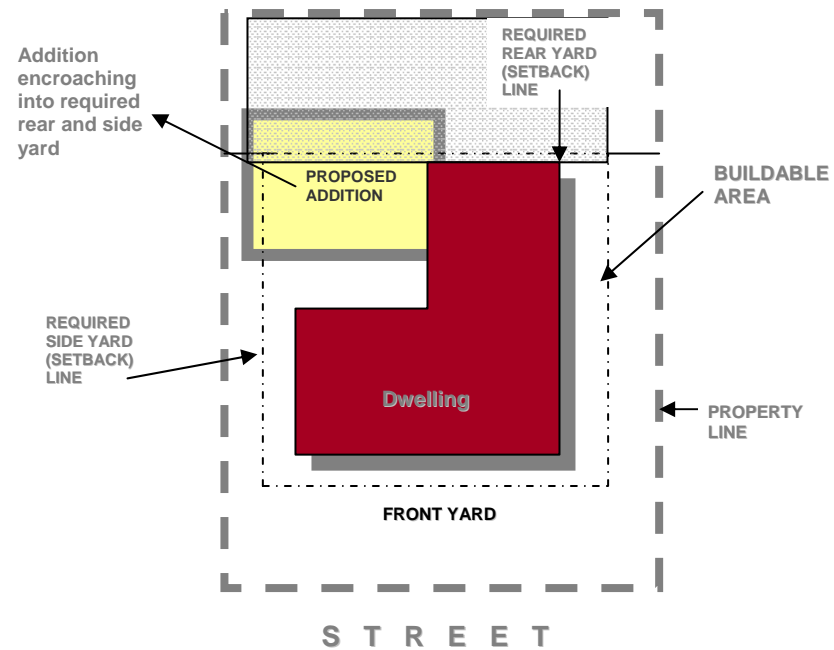
(Setbacks for nonconforming lots where adjacent dwellings have nonconforming front yards)



Yards (Additions, Porches and Decks)

Building Addition Rules

In this example, the proposed addition is encroaching into the required yard (setback). A change in the plans and/or design would be required to meet the required setbacks. Another alternative may be that an *Administrative Variance* could be requested from the Zoning Administrator.

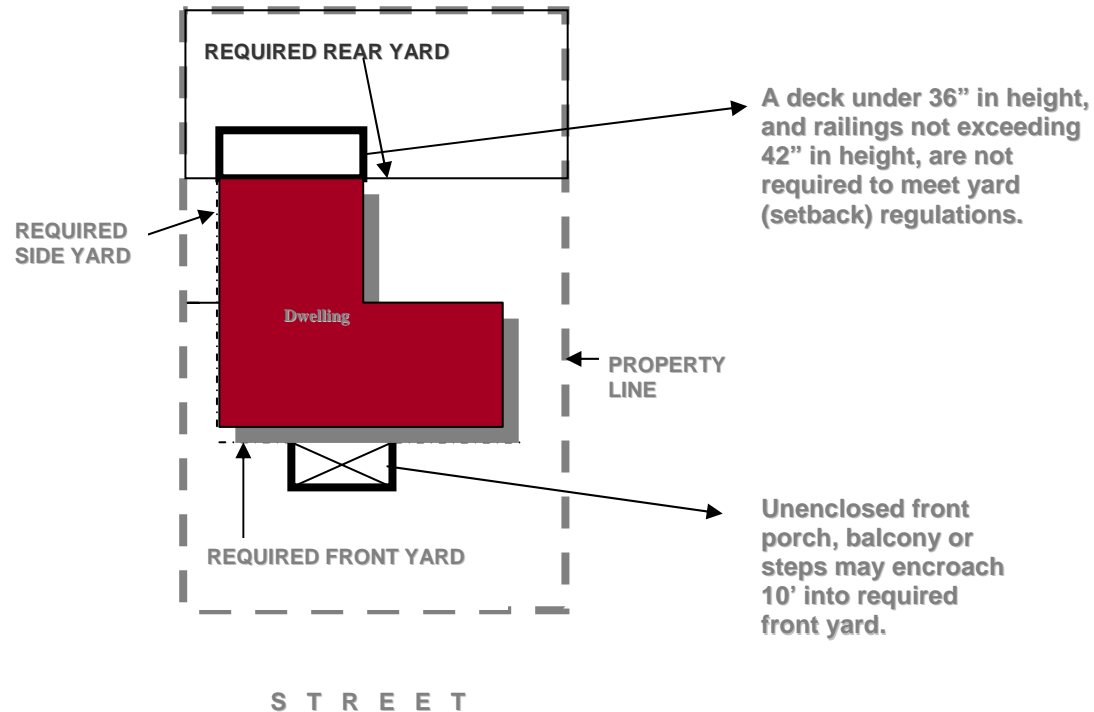


Yards (Additions, Porches and Decks)

Porch and Deck Rules

Porches and decks must meet normal yard (setback) requirements, but may encroach in certain situations.

- Decks less than 36" high can project into side and rear yards.
- Decks, in certain instances, may project into side yards if the existing building location is nonconforming and the deck does not extend more than ten feet (10') nor be located within six feet (6') of a window on the adjacent dwelling.
- Railings for decks and porches are exempt, provided they do not exceed 42" in height.
- Unenclosed porches, balconies or steps can project ten feet (10') into a front yard, provided it does not extend beyond the side building walls.
- Open balconies and uncovered porches can project into side and rear yards not more than ten percent (10%) of the required yard.

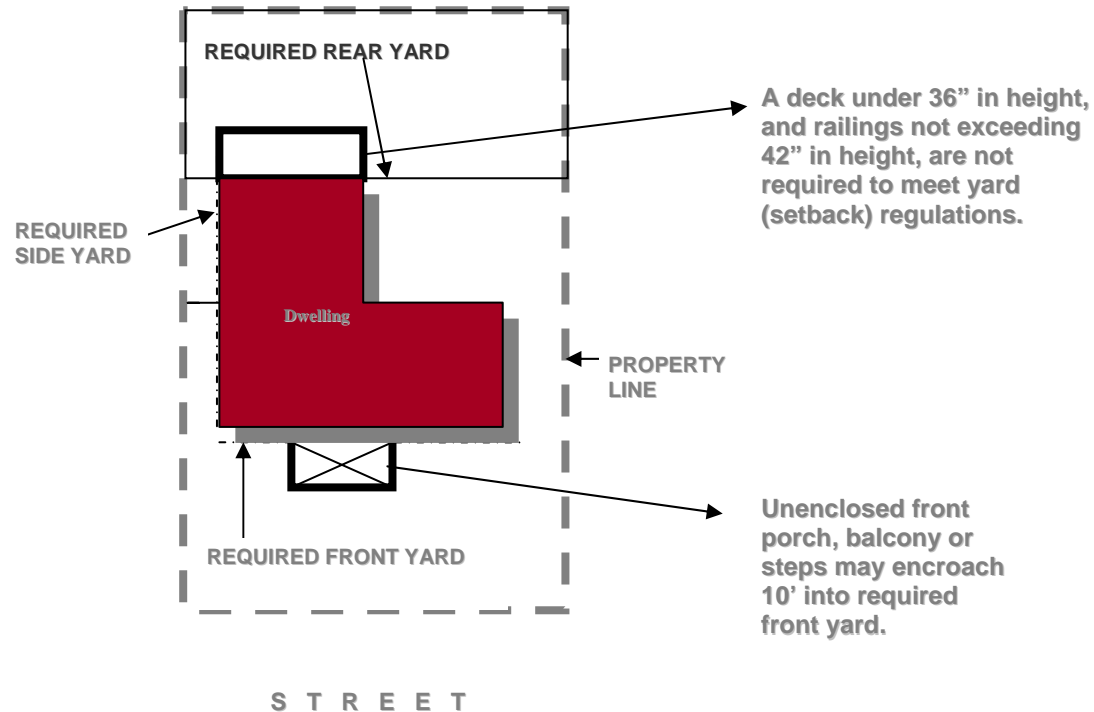


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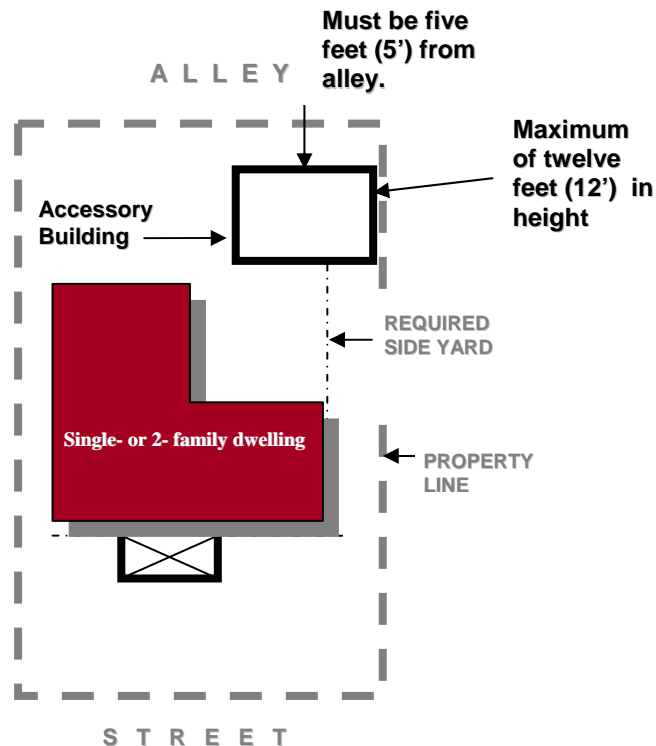


Yards & Height (Accessory Buildings)

Accessory structure and accessory building mean a structure or building used for purposes incident and subordinate to the principal use of the premises.

No building accessory to a single-family or two-family dwelling shall exceed 20 feet in height, nor shall the building area of all accessory buildings on any lot devoted to single-family or two-family dwelling use exceed the building area of the main building on the lot.

- In any zoning district except R-6 and R-Z, a building accessory to a single-family or two-family dwelling and not exceeding 12 feet in height may be located within a required rear yard, but not within five feet of an alley.



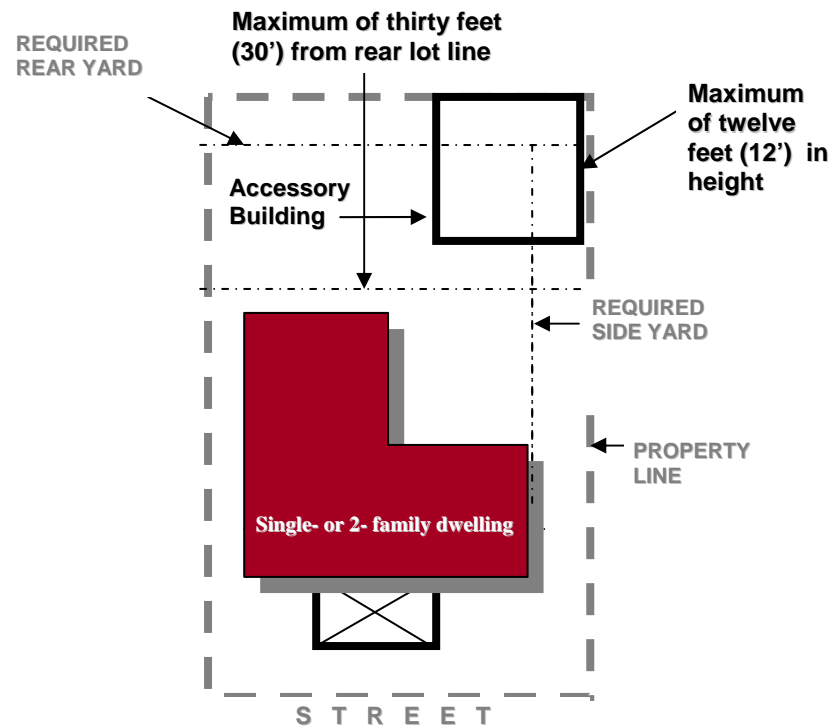
Example: The property contains a single- or 2-family dwelling use and is located in an R-district, other than an R-6 or R-7. The side and rear yard requirements are contingent on the underlying district and may range from 5' – 10'. If the accessory building is no more than twelve feet (12') in height, it may be located within the side yard, but it may never be located closer than five feet (5') to an alley, if one exists. If no alley exists, it may be located anywhere within the required rear yard, also.

Yards & Height (Accessory Buildings – Location Footprint)

Accessory structure and accessory building mean a structure or building used for purposes incident and subordinate to the principal use of the premises.

No building accessory to a single-family or two-family dwelling shall exceed 20 feet in height, nor shall the building area of all accessory buildings on any lot devoted to single-family or two-family dwelling use exceed the building area of the main building on the lot.

- In R-6, R-7, R-48, R-53 and R-63 districts, a building accessory to a single-family or two-family dwelling and not exceeding 12 feet in height may be located within a required rear yard and/or the portion of a required side yard situated within 30 feet of the rear lot line.



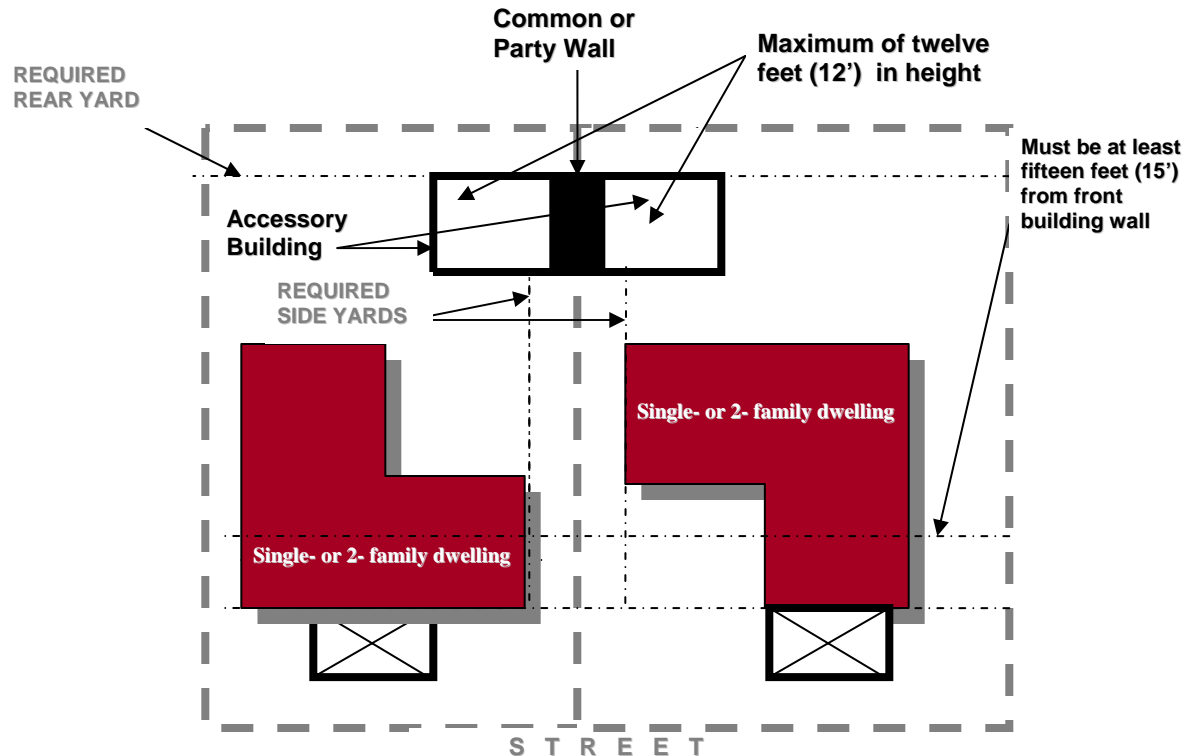
Example: The property contains a single- or 2-family dwelling use and is located in an R-6, R-7, R-48, R-48 or R-63 zoning district. The side and rear yard requirements are contingent on the underlying district and if the accessory building is not more than twelve feet (12') in height, it may be located within the required side yard or rear yard, but only within an area not more than thirty feet (30') from the rear property. However, it does NOT include fences.

Yards & Height (Accessory Buildings – Attached: Common Wall)

Accessory structure and accessory building mean a structure or building used for purposes incident and subordinate to the principal use of the premises.

No building accessory to a single-family or two-family dwelling shall exceed 20 feet in height, nor shall the building area of all accessory buildings on any lot devoted to single-family or two-family dwelling use exceed the building area of the main building on the lot.

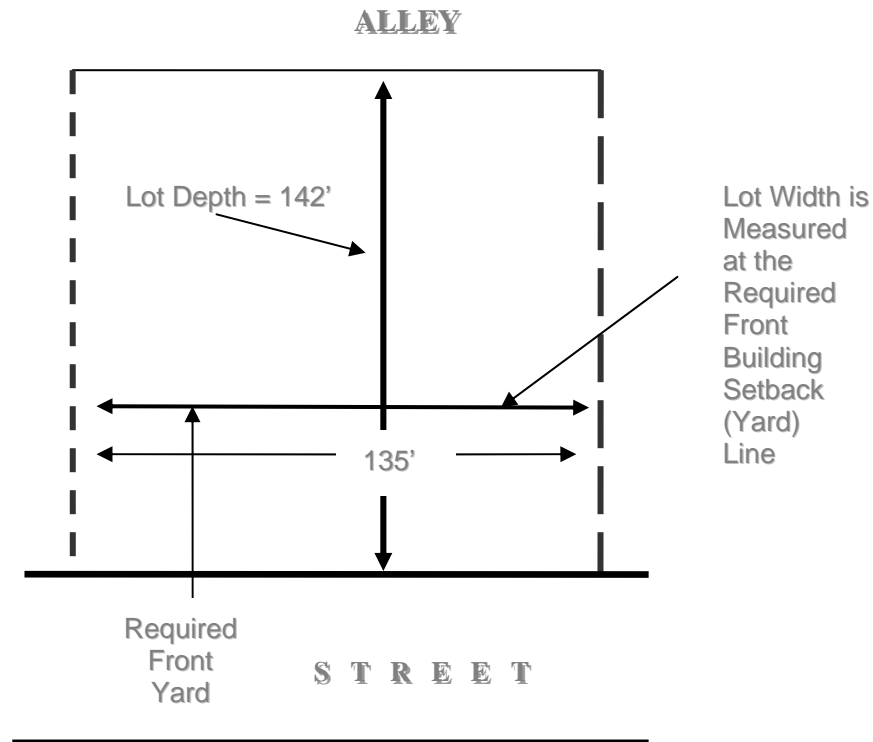
- An accessory building not exceeding 12 feet in height may be located within a required side yard when attached to an accessory building on an adjacent lot by a common wall. Such accessory building shall be located not less than 15 feet behind that face of the main building which is nearest the street line.



Example: The property contains a single- or 2-family dwelling use and is located in any R-district. The side and rear yard requirements are contingent on the underlying district and if the accessory building is not more than twelve feet (12') in height, it may be located within the required side yard or rear yard, but only within an area not more than thirty feet (30') from the rear property. However, it does NOT include fences.

Lots

Lot Area & Lot Width



Lot Area = Lot Width x Lot Depth
(19,170 Square Feet = 135'x 142')

Building Height

(Roof Types)



Hip Roof: A roof containing sloping planes of the same pitch on each of four sides. A hip roof contains no gables.



Gable Roof: A roof containing sloping planes of the same pitch on each side of the ridge. A gable roof typically contains a gable at each end.



Gambrel roof: A roof containing two sloping planes of different pitch on each side of the ridge. The lower plane has a steeper slope than the upper. A gambrel roof usually contains a gable at each end, just like a standard gable roof.



Mansard roof: A roof containing two sloping planes of different pitch on each of four sides. The lower plane has a much steeper pitch than the upper, often approaching vertical. It contains no gables.

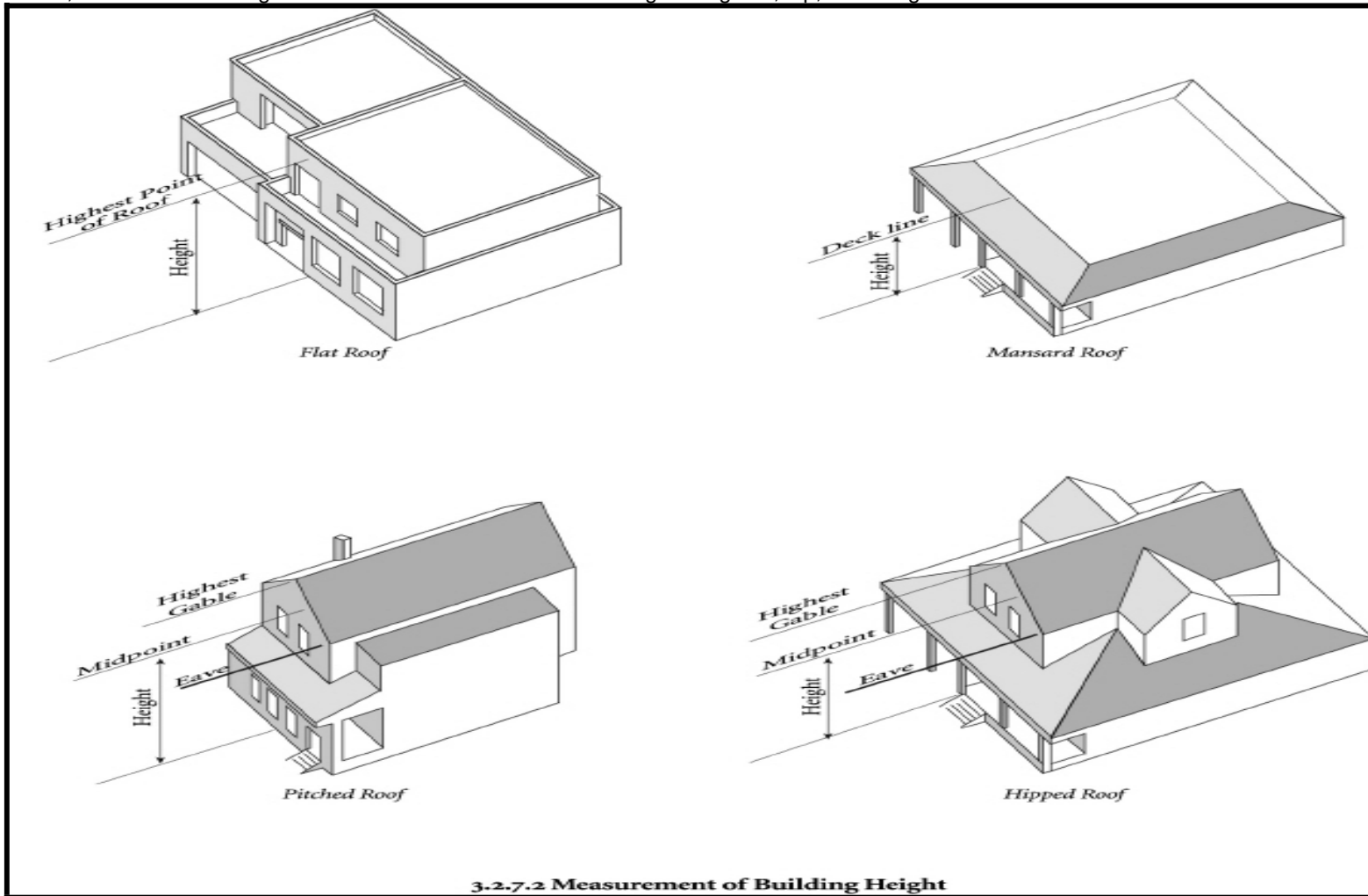


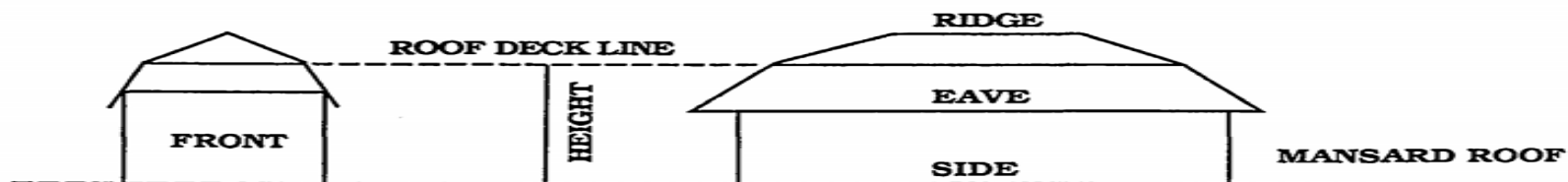
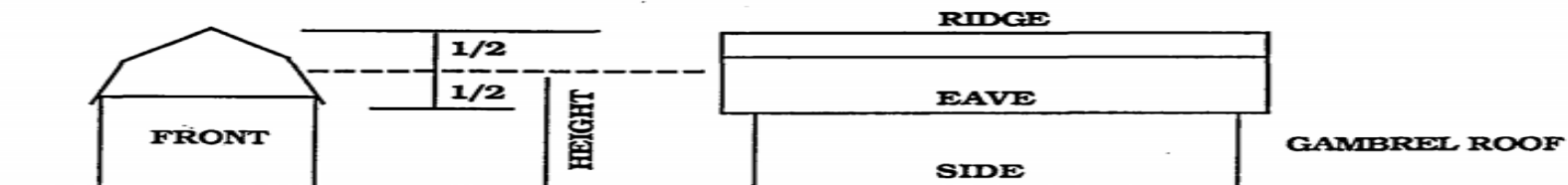
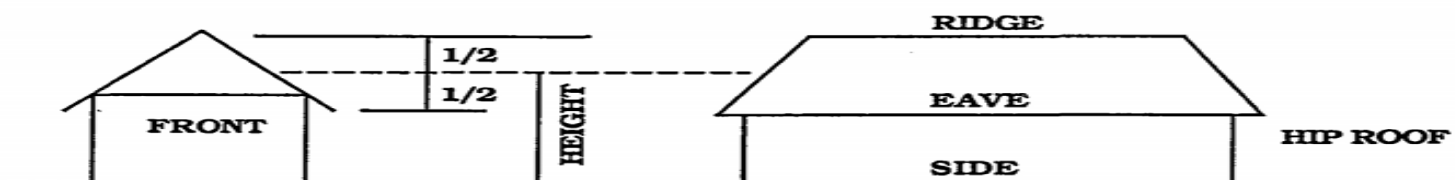
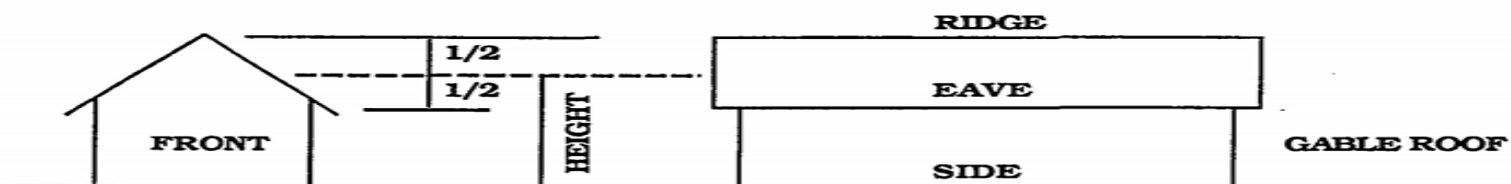
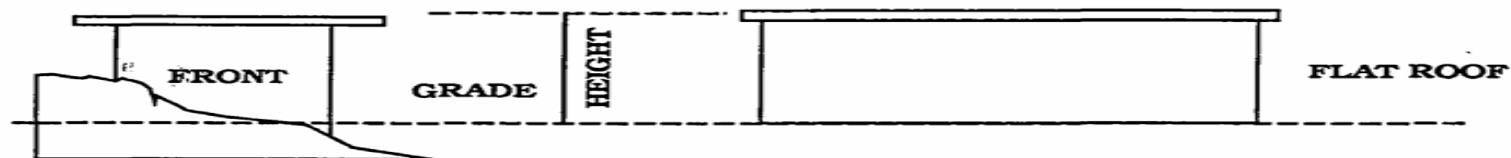
Flat Roof: A roof, either horizontal having no slope, or a slope sufficient only to affect drainage and the pitch being usually less than 10 degrees. It may be surrounded by a parapet or it may extend beyond the exterior walls.

Building Height

(How To Measure)

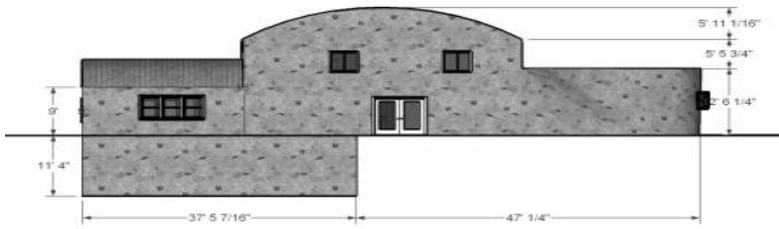
Building height means the vertical distance from mean grade level to the highest point of a flat roof; to the deck line or highest point of the coping of a mansard roof; or to the mean height level between the eaves and the ridge of a gable, hip, shed or gambrel roof.



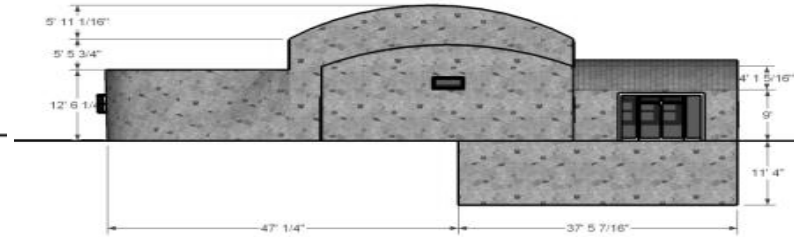


Elevations

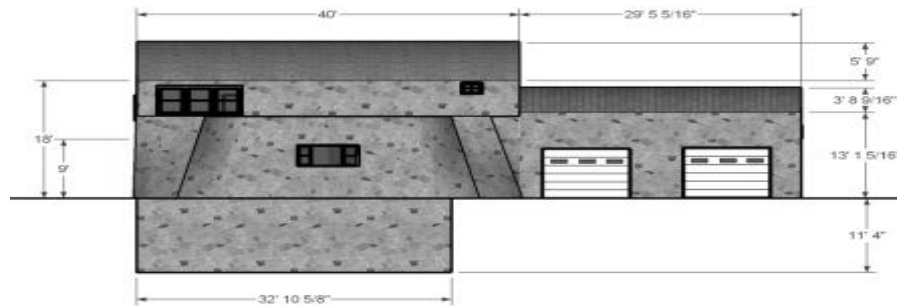
Elevation drawings show building walls, door and window openings and height based on the vertical distance of a building measured from the average elevation of the finished grade adjacent to the exterior walls of the building to the highest point of the roof. In the case of a flat roof, height is measured to the top of the roof decking, to the lower slope of a mansard roof, and the average between the eaves and the ridge of a gable, hip or gambrel roof. When the finished ground level slopes away from an exterior wall, the vertical distance is calculated based on the lowest and highest grade points at the wall along the building perimeter.



Front Elevation



Rear Elevation



Left and Right Elevations

Fence/Wall Maximum Height

Fences and walls not exceeding 6 1/2 feet in height may be located within any required yard or court, except that in the R-6 and R-7 districts fences and walls located within required front yards shall not exceed four feet in height. In the R-63 district, no fence or wall located within a front yard shall exceed four feet in height. An additional 1½ 'of height shall be permitted for posts, columns and gates for fences and walls in all districts. For purposes of this section, the height of a fence or wall shall be measured from the ground level at the base of the fence or wall.

Zoning District	Fence Front	Fence Rear
R1	6.5	6.5
R2	6.5	6.5
R3	6.5	6.5
R4	6.5	6.5
R5	6.5	6.5
R6	4	6.5
R6 (<i>SFA, TFA</i>)*	4	6.5
R7	4	6.5
R7 (<i>SFA</i>)	4	6.5
R7 (<i>TFD</i>)	4	6.5
R7 (<i>TFA</i>)	4	6.5

Fence/Wall Maximum Height Regulations

(How to Measure)

