

LOT REGULATIONS

135 North Union Street Petersburg, Virginia

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Is My Lot Buildable?

The Planning Department can't make a determination that a lot is not buildable. Whether or not a lot is "buildable" depends on what building plans are proposed, location on the property, and what steps the owner is willing to take.

If an owner submits a building permit application with building plans and a plot plan, then the Planning Department will review the application for compliance with the zoning ordinance.

If a property owner wishes to preview applicable zoning requirements before they submit a building permit, they will need to provide sufficient details about what they want to build and where on the property, and then a zoning official can preview what zoning ordinance requirements would apply to the proposal.

WHAT IF MY LOT IS NONCONFORMING?

Narrow Lots

Narrow Lots can be accommodated by Article 25, Section 3.1 (6), which states that narrow lots (<50 ft wide) are allowed an exception to side yard regulations with the new minimum being 10% of lot width or at least 3 feet on both sides.

Shallow Lots

Shallow Lots can be accommodated, as stated in Article 25, Section 3.3 (5) if it is found that 25% of adjacent properties (within 400 ft) are also found to have shorter front yards than what is required in that district.

WHAT IF MY LOT IS TOO SMALL?

Single-Family Exception

Article 25, Section 3.6 of the Zoning Ordinance, states the width and area requirements of lots shall not prevent the owner from erecting a single-family dwelling or making other improvements on the plot, as long as it follows all other regulations.



Accessory Buildings must be 3 feet from a side lot line and 8 feet from a rear lot line and cannot occupy more than 25% of the rear yard



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