



## SETBACKS TABLE <sup>1</sup>

### Powhatan County, Virginia

#### Department of Community Development

The zoning ordinance establishes minimum yard requirements (more commonly referred to as setback requirements) for each zoning district, which regulate the location of structures on a property. The setback requirements listed below are the general requirements for each zoning district. Note that building lines may be shown on plats that require setbacks greater than these general requirements. Additional setbacks may also be required from certain physical features or easements. Please verify setback requirements for a specific property by contacting the Department of Community Development.

INTENSITY AND DIMENSIONAL STANDARDS		RURAL					VILLAGE GROWTH AREA DISTRICTS						TRANSITION			
		A-20	A-10	RR	RR-5	CR	R-2	VR	VC	CC	I-1	I-2	R-U	O	C	CHSC
Lot width, minimum		215 ft	215 ft	215 ft	215 ft	100 ft	215 ft	60 ft <sup>5</sup>	50 ft <sup>5</sup>	60 ft	n/a	n/a	215 ft <sup>5 12</sup>	100 ft <sup>14</sup>	100 ft <sup>14</sup>	50 ft
Lot coverage, maximum		25% <sup>2</sup>	25% <sup>2</sup>	25%	n/a	n/a	n/a	60%	60%	60%	50%	50%	30%	40% <sup>15</sup>	40% <sup>15</sup>	n/a
Structure height, maximum		35 ft	35 ft	35 ft	35 ft	45 ft <sup>10</sup>	45 ft <sup>10</sup>	35 ft	35 ft	35 ft	35 ft					
Front yard depth, minimum	Major Arterials	100 ft	100 ft	100 ft	75 ft	60 ft	60 ft	75 ft <sup>6</sup>	75 ft <sup>6</sup>	75 ft <sup>6</sup>	75 ft <sup>6 11</sup>	75 ft <sup>6 11</sup>	60 ft	75 ft <sup>6</sup>	75 ft <sup>6</sup>	n/a
	Minor Arterials	100 ft	100 ft	100 ft	75 ft	60 ft	60 ft	50 ft <sup>7</sup>	50 ft <sup>7</sup>	50 ft <sup>7</sup>	25 ft <sup>6</sup>	25 ft <sup>6</sup>	60 ft	75 ft <sup>6</sup>	75 ft <sup>6</sup>	n/a
	Rural Collector	75 ft	75 ft	100 ft	75 ft	60 ft	60 ft	35 ft <sup>8</sup>	35 ft <sup>8</sup>	35 ft <sup>8</sup>	25 ft <sup>6</sup>	25 ft <sup>6</sup>	60 ft	75 ft <sup>6</sup>	75 ft <sup>6</sup>	n/a
	Internal/Local Roads	75 ft	75 ft	100 ft	75 ft	60 ft	60 ft	10 ft	10 ft	10 ft	25 ft <sup>6</sup>	25 ft <sup>6</sup>	60 ft	75 ft <sup>6</sup>	75 ft <sup>6</sup>	n/a
	Flag Lots	35 ft	n/a	n/a	n/a	n/a	n/a	35 ft	n/a	n/a	n/a					
Side yard depth, minimum		25 ft <sup>3</sup>	25 ft <sup>3</sup>	25 ft <sup>4</sup>	25 ft <sup>4</sup>	25 ft <sup>4</sup>	25 ft <sup>4</sup>	5 ft <sup>5</sup>	n/a	n/a	25 ft	25 ft	25 ft <sup>3 5 13</sup>	25 ft	25 ft	n/a
Rear yard depth, minimum		40 ft <sup>3</sup>	40 ft <sup>3</sup>	40 ft <sup>4</sup>	40 ft <sup>4</sup>	40 ft <sup>4</sup>	40 ft <sup>4</sup>	25 ft <sup>9</sup>	10 ft <sup>9</sup>	10 ft <sup>9</sup>	25 ft	25 ft	40 ft <sup>3 5</sup>	30 ft	30 ft	n/a
Corner lot yard depth, minimum		40 ft	40 ft	40 ft	40 ft	30 ft	30 ft	10 ft	10 ft	10 ft	n/a	n/a	30 ft	40 ft	40 ft	n/a

<sup>1</sup> See Chapter 83 of the Powhatan County Code for setbacks pertaining to lots zoned Agricultural Confinement (A-C) and Mining and Mineral Extraction (M). Setbacks applicable to development in Planned Development (PD) districts are set forth in the PD Plan approved at the time of rezoning.

<sup>2</sup> Five percent for all farm structures and accessory structures.

<sup>3</sup> Ten feet for accessory structures, other than those housing animals and accessory dwelling units.

<sup>4</sup> Ten feet for accessory structures, other than those housing animals.

<sup>5</sup> For townhouse development, applies to development site as a whole, provided individual townhouse lots have a minimum lot size of 1,800 square feet and a minimum lot width of 18 feet.

<sup>6</sup> Fifty feet for accessory uses and parking lots.

<sup>7</sup> Thirty-five feet for accessory uses and parking lots.

<sup>8</sup> Twenty feet for accessory uses and parking lots.

<sup>9</sup> Three feet for accessory uses and structures.

<sup>10</sup> Maximum structure height may exceed 45 feet with approval of a conditional use permit.

<sup>11</sup> Applies only to lots fronting on U.S. Route 60/Anderson Highway. Twenty-five feet from all other roads.

<sup>12</sup> One-hundred fifty feet if served by either public/community water or sewer service. One-hundred if served by both public/community water and sewer service.

<sup>13</sup> Fifteen feet if served by both public/community water and sewer service.

<sup>14</sup> Fifty feet on curl-de-sacs.

<sup>15</sup> Less 10% for each story over two stories.