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Local Treasures, Global Bidding

Richmond City Planning Review – Opinion Letter ***(Not to be construed as a building permit guarantee)***

Good morning David,

It appears that this property has been in the same configuration as when it came to the city from Henrico, the lot area and width would be considered nonconforming, so it would be considered buildable from a zoning perspective. Zoning requirements for the R-5 district are:

Sec. 30-410.5. Yards

Yard regulations in the R-5 Single-Family Residential District shall be as follows:

- (1) Front yard. There shall be a front yard with a depth of not less than 25 feet, or as determined by the front yard setback of the adjacent property.
- (2) Side yards. There shall be side yards of not less than four feet in width.
- (3) Rear yard. There shall be a rear yard with a depth of not less than five feet.

Sec. 30-410.6. Lot coverage

Maximum lot coverage in the R-5 Single-Family Residential District shall not exceed 35 percent of the area of the lot.

Sec. 30-410.7. Height

No building or structure in the R-5 Single-Family Residential District shall exceed 35 feet in height, 20' is the max height for accessory buildings.

Sec. 30-410.8. Driveways from streets

No driveway intersecting a street shall be permitted on a lot devoted to a dwelling use when alley access is available to serve such lot. In the case of a corner lot, no such driveway shall be permitted intersecting a street which constitutes the principal street frontage of a lot when other street frontage or alley access is available to serve the lot. Permitted driveways within front yards of single-family and two-family dwellings shall not exceed nine feet in width.

I hope this helps.

Best Regards,

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