

RESIDENTIAL DISTRICTS – SINGLE FAMILY DWELLING DEVELOPMENT STANDARDS

READ FIRST - NOTE TO DEVELOPERS & DISCLAIMER: Residential zoning districts require minimum yard distances from property lines for building single-family structures. The following zoning district classifications indicate the required lot areas, widths and yards for newly created lots in standard subdivisions. Based upon the availability of water and sewer connections lot sizes may increase as may be required by the Chesapeake Health Department to permit adequate facilities for wells and sewerage disposal. These development standards do NOT include minimum requirements for “cluster” subdivisions or for two-family and multifamily dwellings. For further explanation or cluster subdivisions please refer to sections 6-2200 thru 6-2210 of the Chesapeake Zoning Ordinance. More detailed information on two-family and multifamily development is also available in Sections 6-1500 thru 6-1702 of the Chesapeake Zoning Ordinance.

These required yards also apply to all existing lots that may be zoned residential but may not meet current development standards as they were developed under a previous ordinance. The development standards noted below are not all inclusive but do reflect the minimum standards under which most people need to begin their individual building projects.

Minimum lot widths are measured at the required front yard setback. Maximum building heights are 35 feet, and may only be increased by a conditional use permit approved by City Council. Under normal construction most homes that are equal or less than 2 ½ stories will be at or below the 35-foot height limit (1 story usually equals 14 feet). Under certain circumstances, lot frontages in standard subdivisions (the width of the lot along a street) may be reduced to 80% of the lot width. Some lot frontages developed on a cul-de-sac may qualify for additional lot frontage reductions.

In the zoning categories marked with “(a)”, some newly created lots may be platted below the minimum for the zoning district but the overall average of the subdivision must meet the minimum requirements. Setbacks to property lines may also change in these cases, and these changes are noted below. Additional information and inquiries on subdividing properties can be obtained by calling the Planning Department @ 382-6176. If you need additional information on the required yards and setbacks, or wish to construct two-family or multifamily dwellings please call the Department of Neighborhood Services, Zoning Administration Division @ 382-8454.

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A-1 Agricultural & RE-1 residential estate districts.

Lot Area: 3 acres (130,680 square feet)

Lot width: 175 feet.

Front yard: 50 feet.

Side yards:

- Total side yards - 25 percent of the width of the lot.
- Minimum side yard - at least 10 percent of the width of the lot or 10 feet, whichever is greater. If the total required width of the two side yards is more than 45 feet, one side yard need not be more than 20 feet in width.

Rear yard: 40 feet.

R-40s & R40(a)s residential districts.

Lot Area: 40,000 square feet. (0.92 acres)

Lot width: 110 feet.

Front yard: 40 feet.

Side yards:

- Total side yards - 25 percent of the width of the lot.
- Minimum side yard - at least 10 percent of the width of the lot or 10 feet, whichever is greater. If the total required width of the two side yards is more than 30 feet, one side yard need not be more than 15 feet in width.

Rear yard: 30 feet.

R-25s & R25(a)s residential districts.

Lot area: 25,000 square feet

Lot width: 100 feet.

Front yard: 40 feet.

Side yards:

- Total side yards - 25 percent of the width of the lot.
- Minimum side yard - at least 10 percent of the width of the lot or 10 feet, whichever is greater. If the total required width of the two side yards is more than 25 feet, one side yard need not be more than 10 feet in width.

Rear yard: 30 feet.

R-15s & R15(a)s residential districts.

Lot area: 15,000 square feet

Lot width: 90 feet.

Front yard: 30 feet.

Side yards:

- Total side yards - 25 percent of the width of the lot.
- Minimum side yard - at least 10 percent of the width of the lot or 10 feet, whichever is greater. If the total required width of the two side yards is more than 25 feet, one side yard need not be more than 10 feet in width.

Rear yard: 30 feet.

R-12s residential district.

Lot area: 12,000 square feet

Lot width: 85 feet.

Front yard: 30 feet.

Side yards:

- Total side yards - 25 percent of the width of the lot.
- Minimum side yard - at least 10 percent of the width of the lot or 6 feet, whichever is greater. If the total required width of the two side yards is more than 25 feet, one side yard need not be more than 10 feet in width.

Rear yard: 25 feet.

R-12(a)s residential district.

Lot area: 10,000 -12,000 square feet

Lot width: 80 - 90 feet.

Front yard: 30 feet.

Side yards:

- Total side yards - 20 percent of the width of the lot.
- Minimum side yard – 6 feet

Rear yard: 30 feet.

R-10s residential district.

Lot area: 10,000 square feet

Lot width: 80 feet.

Front yard: 25 feet.

Side yards:

- Total side yards - 20 percent of the width of the lot.
- Minimum side yard – at least 10 percent of the width of the lot or 6 feet, whichever is greater. If the total required width of the two side yards is more than 25 feet, one side yard need not be more than 10 feet in width.

Rear yard: 25 feet.

R-10 residential district.

Lot area: 10,000 square feet

Lot width: 80 feet.

Front yard: 25 feet.

Side yards:

- Total side yards - 20 percent of the width of the lot.
- Minimum side yard – 6 feet.

Rear yard: 25 feet.

R-8 residential district.

Lot area: 8,000 square feet

Lot width: 75 feet.

Front yard: 25 feet.

Side yards:

- Total side yards - 20 percent of the width of the lot.
- Minimum side yard – 6 feet.

Rear yard: 25 feet.

R-6 & R-SFA residential districts.

Note: These districts were established under a previous zoning ordinance that is no longer in effect but properties still maintain these zoning designations. These classifications can only be applied to land that have already been platted into lots of less than 8,000 square feet. Newly platted lots in these zoning categories must meet the R-8 development standards. Many properties with existing homes may already be below the minimum setbacks but would need to comply with these standards for future additions.

Lot width: 65 feet

Front yard: The average front yard of dwellings on the same side of the street within 250 feet. When an average front setback cannot be established the minimum must be at least 20 feet.

Side yards: Minimum 5 feet on each side, with at least 6 feet of open space between dwellings on adjacent properties. If a fence or wall is present on the adjacent property at the time of construction, side yards requirements of the R-8 district shall apply.

Rear yard 15 feet or 15 percent of the length of the lot, whichever is greater.