



USER GUIDE

# HOW TO APPLY FOR A CERTIFICATE OF ZONING COMPLIANCE ACCESSORY STRUCTURE PERMIT

[PDRZoningAdministration@rva.gov](mailto:PDRZoningAdministration@rva.gov) | 804-646-6340 | [www.rva.gov](http://www.rva.gov)

Access Portal Link [HERE](#)

<https://www.rva.gov/planning-development-review/online-permit-portal>

City of Richmond  
Zoning Administration  
Revised July 2023

## Accessory Buildings and Structures

Accessory Buildings and Structures can be classified as one story detached structures used as tool and storage sheds, playhouses or similar uses, provided the building area does not exceed 256 square feet (23.78 m<sup>2</sup>) and the structures are not classified as a Group F-1 or H occupancy. Accessory buildings (garages, tool and storage sheds, playhouses, etc.), including prefabricated buildings, typically must be set a minimum distance from a property line. This minimum distance, known as a yard or setback, varies and is specified in the Zoning Ordinance. The required yard is dependent on a number of factors, including: the zoning district in which the property is located, the width, shape or orientation or when the lot was created or platted.

In certain districts, an accessory building not exceeding 12 feet in height may be built up to the rear and side yard property line provided it is within an area no more than 30 feet from the rear property line. Height is measured to the mid-point (the area between the eaves and the ridge) of a pitched roof. Accessory buildings on residential property that do not exceed 256 square feet of floor area do not require a building permit, per the Building Code that is adopted by the City of Richmond. However, such buildings or structures still need to meet the normal yard (setback) regulations specified in the Zoning Ordinance, and require a Certificate of Zoning Compliance.

Building or placing an accessory building too close to the property line requires that you ensure it does not encroach on a neighboring property or that no overhang, gutter or downspout crosses the property line. It will also, under the Building Code, require specific fire-rating adjacent to the property line and will not permit any wall penetrations (window or door openings) if it is within three feet (3') of the property line. In addition, locating the building too close to the property line may present maintenance issues; you may need to access the neighboring property in order to paint or repair the building.

The maximum allowable size of any and/or all accessory building(s) cannot exceed the main building's footprint, but is still required to meet the district lot coverage requirement, which includes all enclosed building area on the property (main **and** accessory buildings). In addition, no accessory building within a residential zoning district can exceed twenty feet (20') in height.

(cont'd on next page)

(cont'd from previous page)

Erecting or placing an accessory building or structure (fence or wall) on properties located within City historic areas also require Commission of Architectural Review (CAR) approval. It is also recommended that you obtain a survey to ensure the location of the property line(s), any easement(s) and/or underground utilities.

### Temporary Placement of a Portable Storage Unit (POD) or dumpster

Generally, Portable Storage Units (POD's), dumpsters and similar structures, can be placed in your yard temporarily for up to fifteen (15) consecutive days if you are moving and do not require any permit or approval. It may remain for a longer period during renovation of your property. If it is to remain longer than 15 days, it must meet normal yard (setback) requirements and cannot be located in the front of the building. In cases where you cannot locate the POD in your yard and meet the setback requirement(s), the Zoning Administrator must be consulted. For placement within the right-of-way (street, sidewalk or alley), the Department of Public Works may allow and issue a permit for these structures when they are placed in these locations.

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

**Portable storage unit** means a portable, weather resistant receptacle designed and used for the temporary storage or shipment of household goods, personal property, wares or merchandise, and which is typically rented to owners or occupants of property for their temporary use, and which customarily is delivered and removed by truck.

- The term shall not be construed to include
  1. *Receptacles used for collection of food, clothing, household goods or similar items in conjunction with an activity conducted by a governmental agency or a nonprofit organization,*  
or
  2. *Waste and debris containers or temporary structures, trailers and storage of equipment and materials incidental to construction activities taking place on the premises.*

**Zoning Ordinance Sec. 30-1020. Required**

It shall be unlawful for any person to use or to permit the use of any building, structure or premises or portion thereof, other than an existing single-family dwelling, unless a certificate of zoning compliance for such building, structure or premises or portion thereof shall have been approved by the Zoning Administrator as required by this article. It shall also be unlawful for any person to construct or erect any building or structure which is exempt from application for a building permit under the provisions of the Virginia Uniform Statewide Building Code and which is three feet or greater in height, unless a certificate of zoning compliance for such building or structure has been approved by the Zoning Administrator. However, a certificate of zoning compliance shall not be required for fences, walls, poles, posts and other customary yard ornaments and accessories which are exempt from application for a building permit and which are permitted by the provisions of this chapter. The certificate of zoning compliance shall certify that the building, structure or premises and the use thereof comply with the applicable sections of this chapter. No certificate of zoning compliance shall be issued for any development within a Chesapeake Bay Preservation Area until all requirements of Chapter 14, Article IV and the approved Chesapeake Bay Site Plan have been met.

(Code 1993, § 32-1020; Code 2004, § 114-1020; Code 2015, § 30-1020; Ord. No. 2004-333-323, § 1, 12-13-2004; Ord. No. 2004-349-327, § 1, 12-13-2004)

**Sec. 30-1020.1. Plans to accompany application**

All applications for certificates of zoning compliance shall be accompanied by such plans, specifications, site plans, and such additional information as required by the Zoning Administrator in order to determine compliance with this chapter.

(Code 1993, § 32-1020.1; Code 2004, § 114-1020.1; Code 2015, § 30-1020.1)

**FEE**

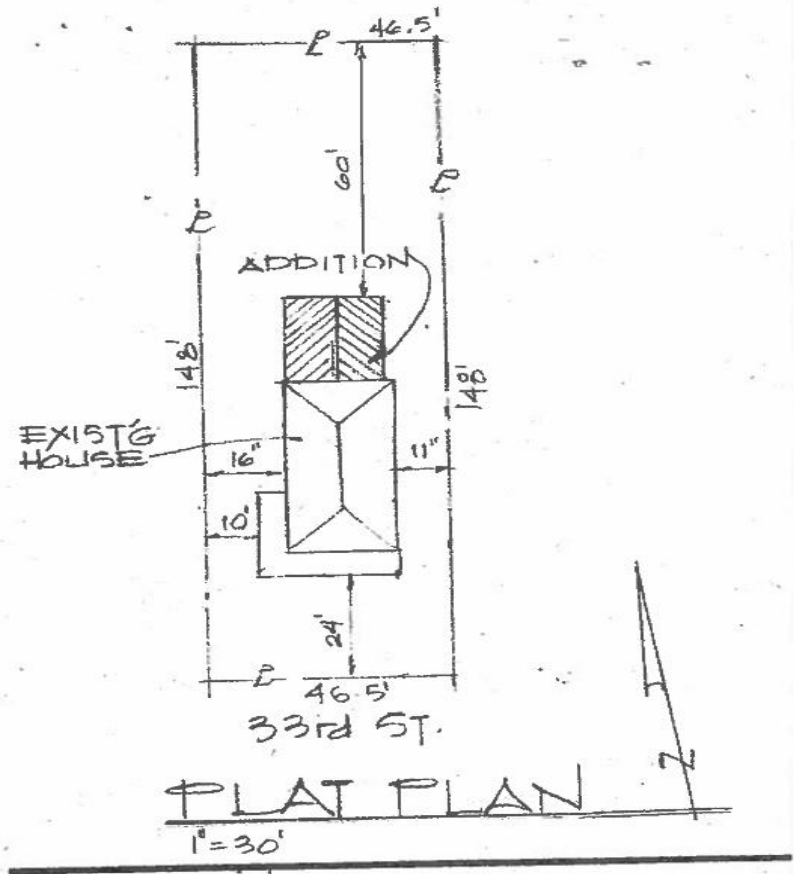
Portable storage unit or building or structure less than or equal to 100 square feet for which no building permit is required **\$50.00**

Portable storage unit or building or structure greater than 100 square feet for which no building permit is required **\$100.00**

**WHEN CAN I EXPECT MY PERMIT?**

Pending no unforeseen circumstances, you will typically receive your approved permit within **10 business** days from the date of **payment**. The permit will be sent electronically (via email) or by mail.

# Sample Site Plan





CITY OF RICHMOND  
DEPARTMENT OF PLANNING  
& DEVELOPMENT REVIEW  
ZONING ADMINISTRATION

# CERTIFICATE OF ZONING COMPLIANCE

[PDRZoningAdministration@Richmondgov.com](mailto:PDRZoningAdministration@Richmondgov.com)

**PLAN NUMBER: CZC-100000-2022**

**ISSUE DATE: 4/1/2022**

**SITE ADDRESS:** 900 E Broad Street  
Richmond VA 23219

**PARCEL NUMBER:** E0000175001

**PLAN DESCRIPTION:** Constructing a storage shed at the rear of the property for personal use.

**ZONING DISTRICT:** R-3

**ZONING USE:** Single Family Residential

**SQUARE FEET:** 1,080

**SUP/CUP ORDINANCE:**

**POD:** 0.00

**PARKING REQUIRED:**

**ON-SITE PARKING:** 0.00

**OFF-PREMISES PARKING:** 0.00

**LOCATION OF OFF PREMISES PARKING:**

**BZA CASE:**

**BUSINESS INFORMATION**

**APPLICANT INFORMATION**

John/Jane Doe  
900 East Broad Street  
Richmond, VA 23219

**OWNER INFORMATION**

City of Richmond, Public Utilities  
900 E Broad Street  
Richmond, VA 23219

**TERMS AND CONDITIONS**

Single-family dwelling: install 7'x17' storage shed in rear yard as per submitted plans. Building height 8'-10" can be located within required rear yard. Side yard 7.5' required; 8' proposed.

This Certificate acknowledges compliance with Chapter 30 (Zoning) of the Richmond City Code, and confers no rights with respect to the Virginia Uniform Statewide Building Code (VUSBC).

Sample Certificate

Access Portal Link [HERE](#)

<https://www.rva.gov/planning-development-review/online-permit-portal>

William C. Davidson, Zoning Administrator

Date

**Step 1. CREATE** new account  
or  
**LOG** into your existing account.

Access Portal Link [HERE](#)

<https://www.rva.gov/planning-development-review/online-permit-portal>

**Step 2. Select** Apply button on dashboard

## Welcome to Self Service



### Search Public Records

This tool can be used to search for existing permits, plans, inspections, code cases, requests and licenses.



### Apply

This tool can be used to apply for a permit, plan or license.



### Login or Register

Login to an existing or create a new account. You can also find help if you forgot your login information.



### Pay Invoice

Use this tool to pay for individual invoices.



### Map

Explore the map to see the activity occurring in your neighborhood.



### Calendar

Click here to find out about certain events like holidays and public hearings.

## Welcome to Self Service



### Search Public Records

This tool can be used to search for existing permits, plans, inspections, code cases, requests and licenses.



### Apply

This tool can be used to apply for a permit, plan or license.



### My Account

Click here to access your account information.



### Pay Invoice

Use this tool to pay for individual invoices.



### Map

Explore the map to see the activity occurring in your neighborhood.



### Calendar

Click here to find out about certain events like holidays and public hearings.

### Application Assistant

Search for application names and keywords



All

Trending

My History

Short Term Rental

PLANS

Show Categories

Show My Templates



#### Building (Commercial) - Accessory

Category Name:  
Building

Description:  
To build a commercial accessory building

Apply



#### Building (Commercial) - Addition

Category Name:  
Building

Description:  
To construct an addition to a commercial building

Apply



#### Building (Commercial) - Demolition

Category Name:  
Building

Description:  
To demolish an entire commercial structure

Apply



#### Building (Commercial) - Foundation Only

Category Name:  
Building

Description:  
To construct only a foundation for a commercial structure

Apply



#### Building (Commercial) - Heavy Alteration or Remodel

Category Name:  
Building

Description:  
To do a renovation or alteration to a commercial structure where over 50% of the original structure is being changed

Apply



#### Building (Commercial) - Light Alteration or Remodel

Category Name:  
Building

Description:  
To do a renovation or alteration to a commercial structure where 50% or less of the original structure is being changed

Apply



#### Building (Commercial) - Move/Relocate

Category Name:

Description:

Apply

**Step 3.** You may select **ALL** or you may search for **Certificate of Zoning Compliance-Residential** under Plans. If you are unable to locate the plan submission application via this step, please proceed to Step 4.

Access Portal Link [HERE](https://www.rva.gov/planning-development-review/online-permit-portal)

<https://www.rva.gov/planning-development-review/online-permit-portal>

**Step 4.** If you are unable to locate the application from the previous step, you may type **Zoning** under **Application Assistant**, then **select Certificate of Zoning Compliance – Residential** from the prompted options.

Access Portal Link [HERE](https://www.rva.gov/planning-development-review/online-permit-portal)

<https://www.rva.gov/planning-development-review/online-permit-portal>

**Step 5.** **Select** Apply button on the dashboard

The screenshot shows the top navigation bar with links for Dashboard, Home, Other Resources, Apply, Supporting Documentation, and Frequently Asked Questions. Below the navigation, the 'Application Assistant' section is highlighted with a red oval. A search bar contains the text 'Zoning', which is circled in green. Below the search bar, two search results are listed: 'Certificate of Zoning Compliance - Commercial' and 'Certificate of Zoning Compliance - Residential'. The second result is circled in red. A blue link '> Show Categories' is visible below the search results. Below the search results, there are two category cards: 'Building (Commercial) - Accessory' and 'Building (Commercial) - Addition'. Each card includes an icon of a tractor, a category name, and a description.

The screenshot shows the 'Application Assistant' section with a search bar containing 'Certificate of Zoning Compliance - Residential'. Below the search bar, there are five filter buttons: 'All', 'Trending', 'My History', 'Short Term Rental', and 'PLANS'. Below the filter buttons, there is a blue link '> Show Categories' and a blue link 'Show My Templates'. Below the links, there is a category card for 'Certificate of Zoning Compliance - Residential'. The card includes an icon of a tractor, a category name, and a description. The 'Apply' button on the right side of the card is circled in red.

**Step 6.** The **LOCATIONS** screen will display

Under add Location, **select** + icon inside blue box

**Step 7.** Under **Add Address As** Screen

- Enter physical business address for Home Occupation –your home/residential address, then **select** Search. **Do Not** enter Pre/Post Directions (e.g. East, West, North, South), **Street/St, Road/Rd, Avenue/Ave, Parkway/Pkwy, Turnpike/Tpke** (Example: 900 East Broad Street, Richmond, VA 23219 → Enter address as **900 Broad**, then select Search).
- **DO NOT** Enter address Manually

Access Portal Link [HERE](https://www.rva.gov/planning-development-review/online-permit-portal)

<https://www.rva.gov/planning-development-review/online-permit-portal>

**Step 8.** Verify correct address, then **select** **ADD**

Apply for Plan - Certificate of Zoning Compliance - Residential \*REQUIRED

1 Locations 2 Type 3 Contacts 4 More Info 5 Attachments 6 Review and Submit

LOCATIONS

Site Address

Add Location

+ REQUIRED

Create Template Save Draft Next

Add Location

Address Parcel

Add Address As Site Address

Search Enter Manually

DO NOT select!!

Address Information

Search 900 E Broad

Click Enter or Select the search magnifying glass

Address Information

Search 900 e broad

Address	Action
2900 E Broad St., Richmond, VA 23223	Add
3900 E Broad Rock Road, Richmond, VA 23224	Add
900 E Broad St., Richmond, VA 23219	Add
900 E Broad St., Richmond, VA 23219	Add
900 W Broad St., Apt 2e, Richmond, VA 23220	Add

Results per page 10 1-5 of 5 << < 1 > >>



**Step 9.** Address and Parcel Number should display IF previous step was completed correctly (see *example*).

**Step 10.** Select Next

Access Portal Link [HERE](https://www.rva.gov/planning-development-review/online-permit-portal)

<https://www.rva.gov/planning-development-review/online-permit-portal>

### Step 11.

The Plan Details screen will display

- Plan Type is automatically preset and does not require revision
- You **MUST** enter a **Description** of the structure:
  - Accessory Structure/Building (e.g. Sheds)
  - Portable Storage Unit
- You **MUST** enter square feet information of the structure.

**Step 12.** Select NEXT

Apply for Plan - Certificate of Zoning Compliance - Residential \*REQUIRED

1 Locations 2 Type 3 Contacts 4 More Info 5 Attachments 6 Review and Submit

LOCATIONS

Type: Site Address	Site Address			
900 E Broad St., Richmond, VA 23219				
Main Address				
Parcel Number				
0010515_E0000175001				
Main Parcel				
Remove				

Create Template Save Draft **Next**

Apply for Plan - Certificate of Zoning Compliance - Residential \*REQUIRED

1 Locations 2 Type 3 Contacts 4 More Info 5 Attachments 6 Review and Submit

PLAN DETAILS

\* Plan Type Certificate of Zoning Compliance - Residential

Description Constructing a storage shed on the rear of the property for personal use. Shed size - 17ft long x 7ft wide. Shed will be located 5ft from the property line (rear) and 8ft from the...

Square Feet 119

Back Create Template Save Draft **Next**

**Step 13.** The **CONTACTS** screen will display. The Property Owner's information is **required**.

If you are both the applicant and the property owner, you may list yourself as the property owner under Contacts if your Applicant information matches that of the City Assessor's office.

From Add Contact under Property Owner, **select** **+** icon inside blue box

Access Portal Link [HERE](#)

<https://www.rva.gov/planning-development-review/online-permit-portal>

**Step 14a. Required** - Property Owner as listed by the City Assessor's office. (Please note that this is **not** the Management Company)

- Enter property owners Name, E-mail, **or** Company, then **select** Search.

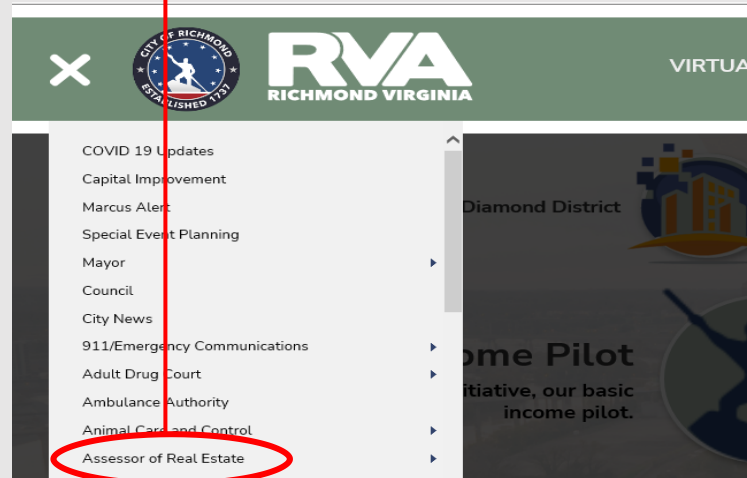
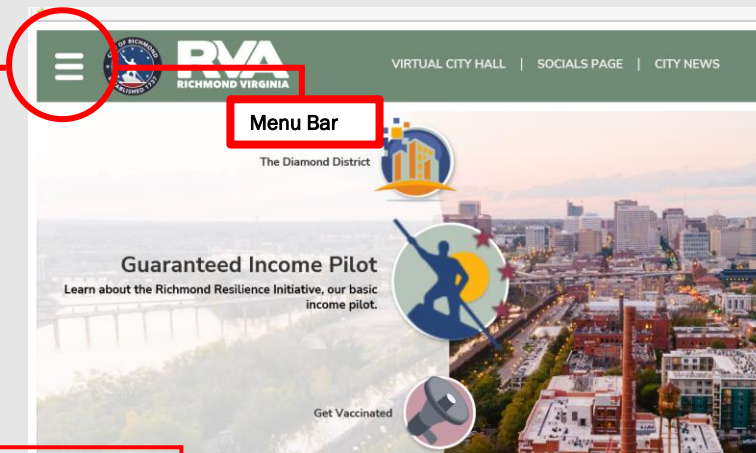
**Step 14b.** You may also verify the property owner's information via the City Assessor's office by accessing the following link: [Richmond Zoning Map](#).

**Step 14c.** You can also access the **Zoning Map** via the City Assessor's page by visiting [www.rva.gov](http://www.rva.gov), and navigating to the **Assessor of Real Estate** link under the Menu Bar.

Access Portal Link [HERE](#)

<https://www.rva.gov/planning-development-review/online-permit-portal>

**Step 15.** Verify the correct Property Owner's information, then select ADD



	RICHMOND	SPRULL-ACCTS PAYBL	RICHMOND	
	CITY OF RICHMOND	DAWES LEE - FIRE STATION 11	CITY OF RICHMOND	
	CITY OF RICHMOND	DEPT. OF PUBLIC UTILITIES	CITY OF RICHMOND	
	CITY OF RICHMOND	SCHOOL ROADS	CITY OF RICHMOND	

**Step 16.** Property Owner's information should display IF previous step was completed correctly (see example).

Select Next.

Access Portal Link [HERE](https://www.rva.gov/planning-development-review/online-permit-portal)

<https://www.rva.gov/planning-development-review/online-permit-portal>

**Step 17.** The **More Info** screen will display

**Step 18.** All areas indicated with (\*) are required.

Select **Yes** under Plans. You will be able to upload your Accessory Structure Site Plan on the Attachments screen.

Apply for Plan - Certificate of Zoning Compliance - Residential \*REQUIRED

Locations  Type  Contacts  More Info  Attachments  Review and Submit

CONTACTS

Applicant: Jane Doe, 900 e broad st, richmond, 23219

Property Owner: CITY OF RICHMOND, CITY OF RICHMOND DEPT. OF PUBLIC UTILITIES

Buttons: Back, Create Template, Save Draft, Next

Apply for Plan - Certificate of Zoning Compliance - Residential \*REQUIRED

Locations  Type  Contacts  More Info  Attachments  Review and Submit

MORE INFO

General

Off-Site Parking Spaces

Parking Description

BZA #

SUP/CUP #

Parking Location

On-Site Parking Spaces

\*Plans

**Step 19.** Under ***If Other, Specify*** enter Home Occupation.

**Step 20.** You may re-enter square feet information for the Accessory Structure.

**Step 21.** Please **select OTHER** for Home Occupation – Residential.

**Step 22.** Under ***Residential Uses***, please indicate if you live in a:

- One Family
- Two Family (two units)
- Three or More Family (**apartment building/complex**)
- Condo
- Or if this is for a Baby Sitting business

**Step 23.** Please enter any additional information regarding your Accessory Structure under ***Notes***.

**Step 24.** Select **YES** under authorization.

**Select Next.**

Access Portal Link [HERE](#)

<https://www.rva.gov/planning-development-review/online-permit-portal>

The screenshot shows a web form with several fields and buttons. Red annotations include circles around the 'If Other, Specify' field (containing 'Home Occupation'), a dropdown menu with 'Other (specify in box below)', the 'Notes' field (containing 'Shed size - 17ft long x 7ft wide. Shed will be located 5ft from the property line (rear) and 8ft from the property line (side yard) per submitted plans.'), and the 'Next' button. Green annotations include boxes around the 'Square Footage' field (containing '119'), the 'Residential Uses' dropdown (containing 'One Family'), and the authorization dropdown (containing 'Yes').

**If Other, Specify** Home Occupation

**Square Footage** 119

POD #

Must select at least ONE of the following: Other (specify in box below)

**Residential Uses** One Family

Additional Contacts:

**Notes** Shed size - 17ft long x 7ft wide. Shed will be located 5ft from the property line (rear) and 8ft from the property line (side yard) per submitted plans.

**\*I am authorized to submit this application** Yes

Please enter Name, Address, Phone number, and Email address of the Additional Contact in the above field.

Back Create Template Save Draft **Next**

**Step 25.** The Attachments screen will display. The Owner Affidavit form is **REQUIRED**.

Please download and complete the form, then upload to the portal.

To upload attachment, **select** “*Please sign and attach affidavit – Add Attachment*” (select **+** icon inside blue box).

Access Portal Link [HERE](#)

<https://www.rva.gov/planning-development-review/online-permit-portal>

Dashboard Home Other Resources Apply Supporting Documentation Frequently Asked Questions My Work Today's Inspections Search

Apply for Plan - Certificate of Zoning Compliance - Residential **REQUIRED**

Locations Type Contacts More Info **Attachments** Review and Submit

Attachments

Please sign and attach affidavit.

Please sign and attach affidavit  
Add Attachment  
Supported: .pdf

Select Type  
Add Attachment  
Supported: .pdf

**REQUIRED**

Back Create Template Save Draft Next

**Step 26.** If you do not have a copy of the form, **select** **Zoning Owner Affidavit** under **Supporting Documentation** → **Zoning** tab at the top of the dashboard page.

Dashboard Home Other Resources Apply **Supporting Documentation** Frequently Asked

OPP User Guide For DPU Wat

OPP Tips & Sample Descriptions STR Owner Affidavit Responsible

OPP User Guide **Zoning Owner Affidavit** Plan Review

# ATTACHMENTS

OWNER AFFIDAVIT FORM  
To Be Completed by Applicant

Complete **ALL** items highlighted in

**YELLOW**

Access Portal Link [HERE](https://www.rva.gov/planning-development-review/online-permit-portal)

<https://www.rva.gov/planning-development-review/online-permit-portal>



DEPARTMENT OF  
PLANNING AND  
DEVELOPMENT  
REVIEW

City of Richmond, Virginia  
ZONING ADMINISTRATION DIVISION

900 East Broad Street • City Hall - Room 110 • Richmond, Virginia 23219

<https://www.rva.gov/planning-development-review/zoning-administration>

[PDRZoningAdministration@rva.gov](mailto:PDRZoningAdministration@rva.gov) | Office: (804) 646-6340

TO BE COMPLETED BY THE APPLICANT  
Applicant must complete **ALL** items.

HOME/SITE ADDRESS: \_\_\_\_\_ APARTMENT NO./SUITE \_\_\_\_\_

APPLICANT'S NAME: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

BUSINESS NAME (IF APPLICABLE): **N/A** \_\_\_\_\_

TRADE NAME (IF APPLICABLE): **N/A** \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_

PROPERTY OWNER ADDRESS: \_\_\_\_\_

## CERTIFICATION (MUST CHECK ONE)

**Accessory Structure** — I acknowledge that I am certifying and affirming that I am the owner of such property and am authorized to place a one-story detached building to be used as a tool or storage shed or similar use. The building area does not exceed 256 square feet or twenty feet (20') in height and it will not be utilized for dwelling or business purposes. I also acknowledge that I am certifying and affirming that I will comply with ALL rules of the Zoning Ordinance, and my signature below confirms my knowledge and understanding of the conditions of this approval.

**Home Occupation (See page 2)** — I acknowledge that I am certifying and affirming that I have rightfully received authorization of the property owner OR agent for the property owner to operate my home business. I will comply with the home occupation rules & my signature below confirms my knowledge and understanding of the conditions of approval in the Zoning Ordinance. I further certify that I reside on the premises identified and understand the owner and/or agent will obtain a copy of this approval and document.

**Ownership Change (Multi Family or Commercial)** — I acknowledge that I am certifying and affirming that I am rightfully the new owner of such building or property. I acknowledge that I am certifying and affirming that I will comply with ALL rules and my signature below confirms my knowledge and understanding of the conditions of this approval in the Zoning Ordinance.

**Tenant Change** — I acknowledge that I am certifying and affirming that I have rightfully received authorization of the property owner OR agent for the property owner to operate the **commercial** business requested at this site location as a new tenant. I acknowledge that I am certifying and affirming that I will comply with ALL rules, and my signature below confirms my knowledge and understanding of the conditions of this approval in the Zoning Ordinance. I further certify and understand the owner and/or agent will obtain a copy of this approval and document.

**Wireless Communications (Small Cell)** — I acknowledge that I am certifying and affirming that I have rightfully received authorization of the property owner (s) OR agent for property owner (s) to install a small cell facility on *private property* located inside an enclosure of no more than six cubic feet in volume, or in the case of an antenna that has exposed elements, the antenna and all its exposed elements can fit within an imaginary enclosure of no more than six cubic feet. I acknowledge that I am certifying and affirming that I will comply with ALL the rules of the Zoning Ordinance, and my signature below confirms my knowledge and understanding of the conditions of this approval. I further certify and understand that the owner and/or agent will obtain a copy of this approval and document.

**Failure to comply with the above rules constitutes a violation of the Zoning Ordinance subject to a revocation of approval and fine; if convicted, of up to one-thousand (\$1,000) dollars and/or up to one (1) year in jail.**

\_\_\_\_\_  
**SIGNATURE**

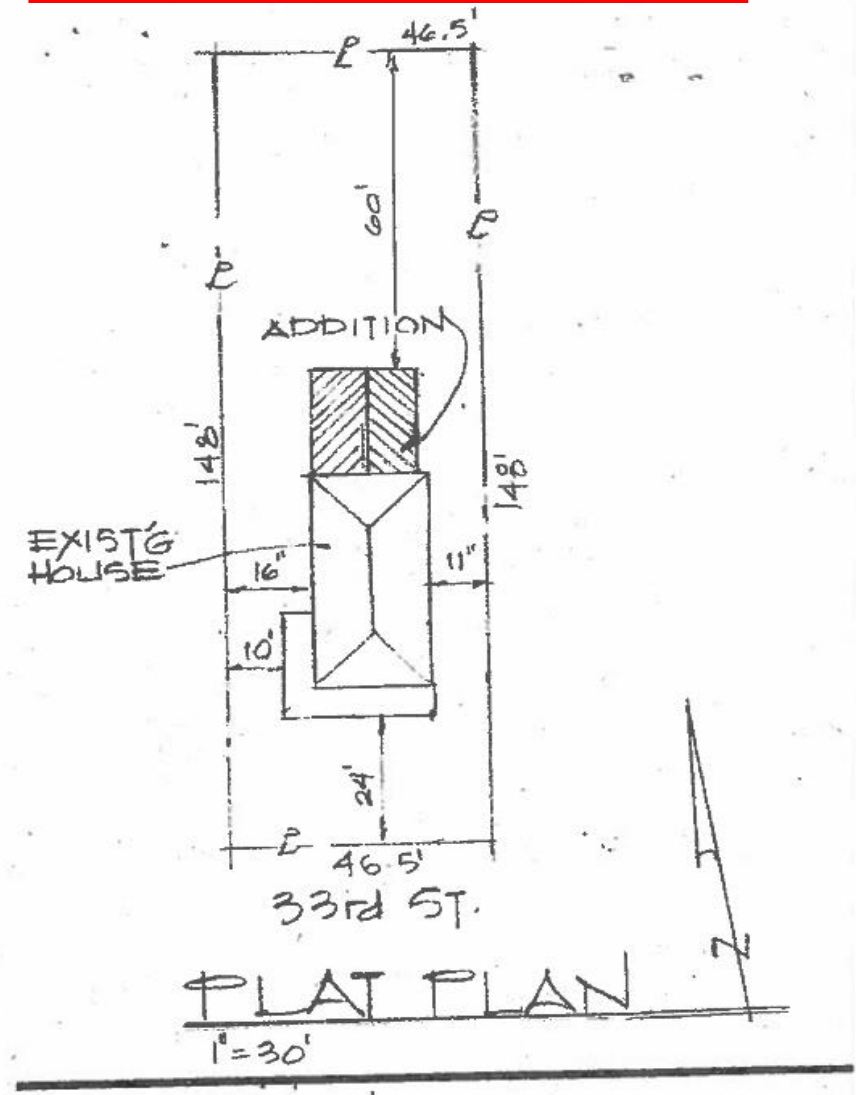
\_\_\_\_\_  
**DATE**

# ATTACHMENTS

SITE PLAN FOR ACCESSORY STRUCTURE

Access Portal Link [HERE](https://www.rva.gov/planning-development-review/online-permit-portal)

<https://www.rva.gov/planning-development-review/online-permit-portal>





**Step 27.** Print/complete form, SCAN/SAVE to computer/device, then upload/attach to plan in blue box.

*\*If box has white background **Select** NEXT.*

*\*If background is still blue, please try again.*

Access Portal Link [HERE](https://www.rva.gov/planning-development-review/online-permit-portal)

<https://www.rva.gov/planning-development-review/online-permit-portal>

**Step 27.** To upload the **Site Plans** for your **Accessory Structure**, select “**Add Attachment**”

(select **+** icon inside blue box).

Dashboard Home Other Resources Apply Supporting Documentation Frequently Asked Questions My Work Today's Inspections Search

Apply for Plan - Certificate of Zoning Compliance - Residential \*REQUIRED

Locations Type Contacts More Info **Attachments** Review and Submit

Attachments

Please sign and attach affidavit.

Please sign and attach affidavit  
City of Richmond - Owner Affidavit - Zoning.pdf  
Size: 366.58 KB  
Remove

Select Type  
Add Attachment  
+  
Supported: .pdf

Back Create Template Save Draft Next

Apply for Plan - Certificate of Zoning Compliance - Residential \*REQUIRED

Locations Type Contacts More Info **Attachments** Review and Submit

Attachments

Please sign and attach affidavit.

Please sign and attach affidavit  
City of Richmond - Owner Affidavit - Zoning.pdf  
Size: 366.58 KB  
Remove

Please sign and attach affidavit  
Accessory Structure Storage Shed Permit.pdf  
Size: 131.87 KB  
Remove

Please sign and attach  
Add Attachment  
+  
Supported: .pdf

Back Create Template Save Draft Next

**Step 28.** The **SUMMARY** screen will display.  
Once you have confirmed that all the information you input is correct, **select** SUBMIT.

**Step 29.** If changes are required to the application, you may save the submission as a draft (**Select** Save Draft). This will save your current application, and will allow you to return at a later point to complete the process, after which you may submit the application.

Access Portal Link [HERE](#)

<https://www.rva.gov/planning-development-review/online-permit-portal>

Apply for Plan - Certificate of Zoning Compliance - Residential \*REQUIRED

Locations    Type    Contacts    More Info    Attachments    **6** Review and Submit

**Submit**

---

**Locations**

Site Address: 900 E Broad St., Richmond, VA 23219

Parcel Number: 0010515\_E0000175001

---

**Basic Info**

Type: Certificate of Zoning Compliance - Residential

Description: Constructing a storage shed on the rear of the property for personal use. Shed size - 17ft long x 7ft wide. Shed will be located 5ft from the property line (rear) and 8ft from the property line (side yard).

Square Feet: 119

Applied Date: 03/23/2022

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**Contacts**

Applicant: John/Jane Doe  
900 e broad st, richmond, 23219

Property Owner: CITY OF RICHMOND DEPT. OF PUBLIC UTILITIES  
CITY OF RICHMOND

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**More Info**

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**Off-Site Parking Spaces**

Parking Description

BZA #

SUP/CUP #

Parking Location

**On-Site Parking Spaces**

Plans: Yes

No. of Units

If Other, Specify

Square Footage

POD #

Must select at least ONE of the following:

Residential Uses

**Additional Contacts:**

Notes

I am authorized to submit this application: Yes

Please enter Name, Address, Phone number, and Email address of the Additional Contact in the above field.

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**Attachments**

Please sign and attach affidavit: City of Richmond - Owner Affidavit - Zoning.pdf

Please sign and attach affidavit: Accessory Structure Storage Shed Permit.pdf

Back    Create Template

**Save Draft**    **Submit**

**Step 30.** Upon completion, you will receive a verified status (✓), along with a **Plan Number**.

✓ Your plan application was submitted successfully. No fees are due at this time; we will review your application, and we will be in touch with you shortly.

Plan Number: CZC-100000-2022

**Step 31.** You **DO NOT** need to request an inspection for your Plan. If an inspection of the property is required, you will be contacted by the assigned Zoning staff member regarding this inspection.

**Step 32.**

- No fees are due at this time.
- Staff will review and begin processing your application.
- If all information is provided and complete, you will receive an E-mail notification regarding your INVOICE. Please submit your payment upon receipt of this notification.
- If incomplete, staff will email you for the additional information.

Access Portal Link [HERE](#)

<https://www.rva.gov/planning-development-review/online-permit-portal>

Plan Details | Tab Elements | Main Menu

Type:	Certificate of Zoning Compliance - Residential	Status:	Submitted Online	Project Name:	
IVR Number:	1092808	Applied Date:	12/03/2021	Expiration Date:	
District:	aaRichmond	Assigned To:	Davidson, William	Completion Date:	
Square Feet:	0.00				
Description:	home occupation				

Summary | Locations | Fees | Reviews | Inspections | Attachments | Contacts | Sub-Records | More Info

**Progress**

0% Completed

- Completed
- In Progress
- Not Started

**Workflow**

- Certificate of Zoning Compliance - Started - Scheduled for 12/17/2021
- Home Occupation Rules Agreement
- Site Inspection -
- Issue Certificate of Zoning Compliance

**Available Actions**

- Request Inspection Site Inspection - Code [Request](#)

**Fees**

\$0.00

[View Details](#)

#### R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 30-402.5. Yards.

Yard regulations in the R-1 Single-Family Residential District shall be as follows:

- (1) Front yard. There shall be a front yard with a depth of not less than 35 feet (see Article VI, Division 4 of this chapter).
  - (2) Side yards. There shall be side yards of not less than ten feet in width (see Article VI, Division 4 of this chapter).
  - (3) Rear yard. There shall be a rear yard with a depth of not less than ten feet (see Article VI, Division 4 of this chapter).
- Sec. 30-402.6. Lot coverage.

Maximum lot coverage in the R-1 Single-Family Residential District shall not exceed 20 percent of the area of the lot.

#### R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 30-404.5. Yards.

Yard regulations in the R-2 Single-Family Residential District shall be as follows:

- (1) Front yard. There shall be a front yard with a depth of not less than 30 feet (see Article VI, Division 4 of this chapter).
  - (2) Side yards. There shall be side yards not less than nine feet in width (see Article VI, Division 4 of this chapter).
  - (3) Rear yard. There shall be a rear yard with a depth of not less than nine feet (see Article VI, Division 4 of this chapter).
- Sec. 30-404.6. Lot coverage.

Maximum lot coverage in the R-2 Single-Family Residential District shall not exceed 25 percent of the area of the lot.

#### R-3 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 30-406.5. Yards.

Yard regulations in the R-3 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 (see Article VI, Division 4 of this chapter).
  - (2) Side yards. There shall be side yards of not less than 7 1/2 feet in width (see Article VI, Division 4 of this chapter).
  - (3) Rear yard. There shall be a rear yard with a depth of not less than 7 1/2 feet (see Article VI, Division 4 of this chapter).
- Sec. 30-406.6. Lot coverage.

Maximum lot coverage in the R-3 Single-Family Residential District shall not exceed 25 percent of the area of the lot.

#### R-4 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 30-408.5. Yards.

Yard regulations in the R-4 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 (see Article VI, Division 4 of this chapter).
  - (2) Side yards. There shall be side yards of not less than six feet in width (see Article VI, Division 4 of this chapter).
  - (3) Rear yard. There shall be a rear yard with a depth of not less than six feet (see Article VI, Division 4 of this chapter).
- Sec. 30-408.6. Lot coverage.

Maximum lot coverage in the R-4 Single-Family Residential District shall not exceed 30 percent of the area of the lot.

#### R-5 SINGLE-FAMILY RESIDENTIAL DISTRICT

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 (see Article VI, Division 4 of this chapter).
  - (2) Side yards. There shall be side yards of not less than five feet in width (see Article VI, Division 4 of this chapter).
  - (3) Rear yard. There shall be a rear yard with a depth of not less than five feet (see Article VI, Division 4 of this chapter).
- 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.

#### R-6 SINGLE-FAMILY ATTACHED RESIDENTIAL DISTRICT

Sec. 30-412.5. Yards.

Yard regulations in the R-6 Single-Family Attached Residential District shall be as follows:

(1) Uses other than attached dwellings. Yards for uses other than attached dwellings shall be as follows:

- a. Front yard. There shall be a front yard with a depth of not less than 15 feet (see Article VI, Division 4 of this chapter).
- b. Side yards. There shall be side yards of not less than five feet in width (see Article VI, Division 4 of this chapter).
- c. Rear yard. There shall be a rear yard with a depth of not less than five feet (see Article VI, Division 4 of this chapter and Section 30-680.1).

(2) Single-family and two-family attached dwellings and buildings accessory thereto. Yards for single-family and two-family attached dwellings and buildings accessory thereto shall be as follows:

- a. Front yard. There shall be a front yard with a depth of not less than 15 feet adjacent to public streets, private streets, parking areas and common spaces (see Article VI, Division 4 of this chapter).
  - b. Side yard. There shall be side yards of not less than three feet in width except where buildings are attached. There shall be a side yard of not less than ten feet in width at each end of a series of attached units (see Section 30-620.1(d) and Article VI, Division 4 of this chapter).
  - c. Rear yard. There shall be a rear yard with a depth of not less than five feet (see Article VI, Division 4 of this chapter and Section 30-680.1).
- (Ord. No. 2007-338-2008-11, § 1, 1-14-2008)

Sec. 30-412.6. Lot coverage.

Lot coverage in the R-6 Single-Family Attached Residential District shall not exceed 55 percent of the area of the lot.

R-7 SINGLE- AND TWO-FAMILY URBAN RESIDENTIAL DISTRICT

Sec. 30-413.6. Yards.

Yard regulations in the R-7 Single- and Two-Family Urban Residential District shall be as follows:

- (1) Front yard. There shall be a front yard with a depth of not less than 15 feet (see Article VI, Division 4 of this chapter).
  - (2) Side yards. Side yards shall be provided as follows:
    - a. Dwelling uses and buildings accessory thereto. There shall be side yards of not less than three feet in width except where buildings are attached (see Article VI, Division 4 of this chapter).
    - b. All other uses and buildings. There shall be side yards of not less than five feet in width (see Article VI, Division 4 of this chapter).
  - (3) Rear yard. There shall be a rear yard with a depth of not less than five feet (see Article VI, Division 4 of this chapter and Section 30-680.1).
- Sec. 30-413.7. Lot coverage.  
Lot coverage in an R-7 Single- and Two-Family Urban Residential District shall not exceed 55 percent of the area of the lot.

R-8 URBAN RESIDENTIAL DISTRICT

Sec. 30-413.15. Yards.

Yard regulations in the R-8 district shall be as follows (see Article VI, Divisions 4 and 9 of this chapter):

- (1) Front yard. There shall be a front yard with a depth of not less than ten feet and not greater than 18 feet, provided that:
  - a. Where existing buildings are located on one or both abutting lots along the same street frontage, the front yard shall not be less than the front yard provided for the existing building closest to the street but in no case greater than 18 feet.
  - b. On a corner lot where an existing building is located on an abutting lot or across an alley from an adjacent lot along the same street frontage, the front yard shall be not less than the front yard provided for such existing building but not more than 18 feet.
- (2) Side yards. Side yards shall be provided as follows:
  - a. Dwelling uses and buildings accessory thereto. There shall be side yards of not less than three feet in width except where buildings are attached or where the zero-lot-line option is utilized.
  - b. All other uses and buildings. There shall be side yards of not less than five feet in width.
- (3) Side yard: zero-lot-line option. One side yard for a single-family detached dwelling may be equal to zero, provided that:
  - a. The side yard on the opposite side of the same lot shall be not less than six feet in width, and in no case shall the separation between buildings on abutting lots be less than six feet.
  - b. Not less than 50 percent of the overall depth of the dwelling unit shall be provided along the designated zero-lot-line, and doors, windows or similar openings in the building wall facing the designated zero-lot-line shall comply with the requirements of the Uniform Statewide Building Code.
  - c. A perpetual easement of not less than five feet in unobstructed width shall be provided on the adjacent lot to permit maintenance of structures abutting a zero-lot-line, which easement shall provide for encroachment of siding, belt courses, eaves, gutters, normal roof overhangs and similar architectural features. Such easement and the buildable area of each lot shall be shown on the subdivision plat, if applicable, and shall be described in the deed for each property.
  - d. For purposes of this subsection, a margin of error of not greater than two-tenths of one foot shall be applicable to the location of a structure abutting a designated zero-lot-line, provided that any encroachment onto an abutting lot shall be accommodated by a recorded easement.
- (4) Rear yard. There shall be a rear yard with a depth of not less than five feet.
- (5) Location of accessory buildings. Except as provided in Section 30-680.1, accessory buildings shall be located only in a rear yard as defined in Article XII of this chapter, but not within five feet of the rear lot line.

(Code 2004, § 114-413.15; Code 2015, § 30-413.15; Ord. No. 2010-18-30, § 3, 2-22-2010; Ord. No. 2020-171, § 1(30-413.15), 9-28-2020)

Sec. 30-413.16. Lot coverage.

Lot coverage in an R-8 district shall not exceed 65 percent of the area of the lot.

R-43 MULTIFAMILY RESIDENTIAL DISTRICT  
Sec. 30-414.5. Yards.

Yard regulations in the R-43 Multifamily Residential District shall be as follows:

(1) Front yard. There shall be a front yard with a depth of not less than 25 feet, except that front yards for single-family attached dwellings fronting on private streets, parking areas and common spaces shall be not less than 15 feet in depth (see Article VI, Division 4 of this chapter).

(2) Side and rear yards. Side and rear yards shall be as follows:

a. Side and rear yards for single-family and two-family dwellings and buildings accessory thereto shall be as required in the R-6 district and set forth in Section 30-412.5 (see Article VI, Divisions 3, 4 and 9 of this chapter).

b. Side and rear yards for uses and buildings other than single-family and two-family dwellings and buildings accessory thereto shall be not less than 15 feet in depth.

(3) Spaces between buildings on same lot. Spaces between buildings on the same lot shall be as follows:

a. Where two or more buildings, at least one of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than 20 feet.

b. Where two or more buildings, neither of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than ten feet.

Sec. 30-414.6. Usable open space.

In the R-43 Multifamily Residential District, usable open space of not less than 60 percent of the area of the lot shall be provided for multifamily dwellings (see definition of term in Section 30-1220).

(Code 1993, § 32-414.6; Code 2004, § 114-414.6; Code 2015, § 30-414.6)

Sec. 30-414.6.1. Lot coverage.

Maximum lot coverage in the R-43 Multifamily Residential District shall not exceed 40 percent of the area of the lot for uses other than multifamily dwellings.

R-48 MULTIFAMILY RESIDENTIAL DISTRICT  
Sec. 30-416.5. Yards.

Yard regulations in the R-48 Multifamily Residential District shall be as follows:

(1) Front yard. There shall be a front yard with a depth of not less than 25 feet, except that front yards for single-family and two-family dwellings shall be not less than 15 feet in depth (see Article VI, Division 4 of this chapter).

(2) Side and rear yards. Side and rear yards shall be as follows:

a. Side and rear yards for single-family and two-family dwellings and buildings accessory thereto shall be as required in the R-7 district and set forth in Section 30-413.6 (see Article VI, Divisions 3, 4 and 9 of this chapter).

b. Side and rear yards for uses and buildings other than single-family and two-family dwellings and buildings accessory thereto shall be not less than 15 feet in depth.

(3) Spaces between buildings on same lot. Spaces between buildings on the same lot shall be as follows:

a. Where two or more buildings, at least one of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than 15 feet.

b. Where two or more buildings, neither of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than ten feet.

(Code 1993, § 32-416.5; Code 2004, § 114-416.5; Code 2015, § 30-416.5)

Sec. 30-416.6. Usable open space.

In the R-48 Multifamily Residential District, usable open space of not less than 50 percent of the area of the lot shall be provided for multifamily dwellings (see definition of term in Section 30-1220). (Code 1993, § 32-416.6; Code 2004, § 114-416.6; Code 2015, § 30-416.6)

Sec. 30-416.6.1. Lot coverage.

Maximum lot coverage in the R-48 Multifamily Residential District shall not exceed 50 percent of the area of the lot for uses other than multifamily dwellings.

R-53 MULTIFAMILY RESIDENTIAL DISTRICT  
Sec. 30-418.5. Yards.

Yard regulations in the R-53 Multifamily Residential District shall be as follows:

(1) Front yard. There shall be a front yard with a depth of not less than 15 feet (see Article VI, Division 4 of this chapter).

(2) Side and rear yards. Side and rear yards shall be as follows:

a. Side and rear yards for single-family and two-family dwellings and buildings accessory thereto shall be as required in the R-7 district and set forth in Section 30-413.6 (see Article VI, Divisions 3, 4 and 9 of this chapter).

b. Side and rear yards for uses and buildings other than single-family and two-family dwellings and buildings accessory thereto shall be not less than 15 feet in depth.

(3) Spaces between buildings on same lot. Spaces between buildings on the same lot shall be as follows:

a. Where two or more buildings, at least one of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than 15 feet.

b. Where two or more buildings, neither of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than ten feet.

(Code 1993, § 32-418.5; Code 2004, § 114-418.5; Code 2015, § 30-418.5)

Sec. 30-418.6. Usable open space.

In the R-53 Multifamily Residential District, usable open space of not less than 40 percent of the area of the lot shall be provided for multifamily dwellings (see definition of term in Section 30-1220).

(Code 1993, § 32-418.6; Code 2004, § 114-418.6; Code 2015, § 30-418.6)

Sec. 30-418.6.1. Lot coverage.

Maximum lot coverage in the R-53 Multifamily Residential District shall not exceed 60 percent of the area of the lot for uses other than multifamily dwellings.

R-63 MULTIFAMILY URBAN RESIDENTIAL DISTRICT

Sec. 30-419.6. Yards.

Yard regulations in the R-63 district shall be as follows (see Article VI, Divisions 3, 4 and 9 of this chapter):

(1) Front yard. No front yard shall be required. In no case shall a front yard with a depth of greater than 15 feet be permitted for a main building.

(2) Side yards.

a. Single-family and two-family dwellings and buildings accessory thereto. There shall be side yards of not less than three feet in width except where buildings are attached.

b. All other uses and buildings. There shall be side yards of not less than five feet in width.

(3) Rear yard.

a. Single-family and two-family dwellings and buildings accessory thereto. There shall be a rear yard of not less than five feet in depth.

b. All other uses and buildings. There shall be a rear yard of not less than 15 feet in depth.

(4) Spaces between buildings on the same lot.

a. Where two or more buildings, at least one of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than 15 feet.

b. Where two or more buildings, neither of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than ten feet.

(Code 2004, § 114-419.6; Code 2015, § 30-419.6; Ord. No. 2006-197-217, § 1, 7-24-2006; Ord. No. 2006-330-2007-12, § 1, 1-8-2007)

Sec. 30-419.7. Usable open space.

In the R-63 district, usable open space of not less than 30 percent of the area of the lot shall be provided for multifamily dwellings (see definition of term in Section 30-1220).

(Code 2004, § 114-419.7; Code 2015, § 30-419.7; Ord. No. 2006-197-217, § 1, 7-24-2006)

Sec. 30-419.8. Lot coverage.

In the R-63 district, lot coverage for uses other than multifamily dwellings shall not exceed 65 percent of the area of the lot.

R-73 MULTIFAMILY RESIDENTIAL DISTRICT

Sec. 30-420.5. Yards.

Yard regulations in the R-73 Multifamily Residential District shall be as follows:

(1) Front yard. There shall be a front yard with a depth of not less than 15 feet (see Article VI, Division 4 of this chapter).

(2) Side and rear yards. Side and rear yards shall be as follows:

a. Side and rear yards for single-family and two-family dwellings and buildings accessory thereto shall be as required in the R-7 district and set forth in Section 30-413.6 (see Article VI, Divisions 3, 4 and 9 of this chapter).

b. Side and rear yards for newly constructed multifamily dwellings and buildings accessory thereto shall be not less than 15 feet in depth.

c. Side and rear yards for uses and buildings other than single-family, two-family and multifamily dwellings and buildings accessory thereto shall be not less than ten feet in depth.

(3) Spaces between buildings on same lot. Spaces between buildings on the same lot shall be as follows:

a. Where two or more buildings, at least one of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than 15 feet.

b. Where two or more buildings, neither of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than ten feet.

Sec. 30-420.6. Floor area and usable open space.

The following floor area and usable open space ratios shall be applicable to uses other than single-family and two-family dwellings in the R-73 Multifamily Residential District (see definition of term in Section 30-1220):

(1) Floor area ratio. The floor area ratio shall not exceed 2.0, provided that the floor area ratio of buildings or portions thereof devoted to nondwelling uses shall not exceed 1.4.

(2) Usable open space ratio. A usable open space ratio of not less than 0.25 shall be provided for dwelling uses.

R-MH MOBILE HOME DISTRICT

Sec. 30-422.5. Yards within manufactured home parks.

Regulations for yards within manufactured home parks in the R-MH district shall be as follows:

(1) No manufactured home space or accessory building shall be located within 25 feet of any public street or any exterior boundary of a manufactured home park.

(2) No manufactured home unit or accessory building shall be located within 15 feet of any private street or access drive.

(3) No manufactured home unit shall be located within 15 feet of any other manufactured home unit or accessory building.

(Code 1993, § 32-422.5; Code 2004, § 114-422.5; Code 2015, § 30-422.5; Ord. No. 2004-180-167, § 1, 6-28-2004)

Sec. 30-422.6. Recreation space.

Outdoor recreation space totaling not less than 250 square feet in area for each manufactured home space within a manufactured home park shall be provided within such park.

#### RO-1 RESIDENTIAL-OFFICE DISTRICT

Sec. 30-424.5. Yards.

Yard regulations in the RO-1 Residential-Office District shall be as follows:

- (1) Front yard. There shall be a front yard with a depth of not less than 25 feet, except that front yards for single-family attached dwellings fronting on private streets, parking areas and common spaces shall be not less than 15 feet in depth (see Article VI, Division 4 of this chapter).
- (2) Side and rear yards. Side and rear yards shall be as follows:
  - a. Side and rear yards for single-family and two-family dwellings and buildings accessory thereto shall be as required in the R-6 district and set forth in Section 30-412.5 (see Article VI, Divisions 3, 4 and 9 of this chapter).
  - b. Side and rear yards for newly constructed multifamily dwellings and buildings accessory thereto shall be not less than 15 feet in depth.
  - c. Side and rear yards for uses and buildings other than single-family, two-family and multifamily dwellings and buildings accessory thereto shall be not less than ten feet in depth.
- (3) Spaces between buildings on same lot. Spaces between buildings on the same lot shall be as follows:
  - a. Where two or more buildings, at least one of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than 20 feet.
  - b. Where two or more buildings, neither of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than ten feet.

(Code 1993, § 32-424.5; Code 2004, § 114-424.5; Code 2015, § 30-424.5; Ord. No. 2020-171, § 1(30-424.5), 9-28-2020)

Sec. 30-424.6. Usable open space.

In the RO-1 Residential-Office District, usable open space of not less than 60 percent of the area of the lot shall be provided for multifamily dwellings (see definition of term in Section 30-1220).

(Code 1993, § 32-424.6; Code 2004, § 114-424.6; Code 2015, § 30-424.6)

Sec. 30-424.6.1. Lot coverage.

Maximum lot coverage in the RO-1 Residential-Office District shall not exceed 40 percent of the area of the lot for uses other than multifamily dwellings.

#### RO-2 RESIDENTIAL-OFFICE DISTRICT

Sec. 30-426.5. Yards.

Yard regulations in the RO-2 Residential-Office District shall be as follows:

- (1) Front yard. There shall be a front yard with a depth of not less than 25 feet, except that front yards for single-family attached dwellings fronting on private streets, parking areas and common spaces shall be not less than 15 feet in depth (see Article VI, Division 4 of this chapter).
- (2) Side and rear yards. Side and rear yards shall be as follows:
  - a. Side and rear yards for single-family and two-family dwellings and buildings accessory thereto shall be as required in the R-7 district and set forth in Section 30-413.6 (see Article VI, Divisions 3, 4 and 9 of this chapter).
  - b. Side and rear yards for newly constructed multifamily dwellings and buildings accessory thereto shall be not less than 15 feet in depth, provided that no side yard shall be required where buildings on abutting lots are attached by means of a party wall constructed along a mutual side lot line.
  - c. Side and rear yards for uses and buildings other than single-family, two-family and multifamily dwellings and buildings accessory thereto shall be not less than ten feet in depth.
- (3) Spaces between buildings on same lot. Spaces between buildings on the same lot shall be as follows:
  - a. Where two or more buildings, at least one of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than 15 feet.
  - b. Where two or more buildings, neither of which contains a dwelling use, are erected on the same lot, the distance between any two such buildings shall be not less than ten feet.

(Code 1993, § 32-426.5; Code 2004, § 114-426.5; Code 2015, § 30-426.5; Ord. No. 2020-171, § 1(30-426.5), 9-28-2020)

Sec. 30-426.6. Usable open space.

In the RO-2 Residential-Office District, usable open space of not less than 40 percent of the area of the lot shall be provided for multifamily dwellings, nursing homes, adult care residences, group homes and lodginghouses (see definitions of terms in Section 30-1220).

(Code 1993, § 32-426.6; Code 2004, § 114-426.6; Code 2015, § 30-426.6)

Sec. 30-426.6.1. Lot coverage.

Maximum lot coverage in the RO-2 Residential-Office District shall not exceed 60 percent of the area of the lot for uses other than multifamily dwellings, nursing homes and lodginghouses.

#### RO-3 RESIDENTIAL-OFFICE DISTRICT

Sec. 30-428.6. Yards.

Yard regulations in the RO-3 Residential-Office District shall be as follows:

- (1) Front yard. There shall be a front yard with a depth of not less than 15 feet (see Article VI, Division 4 of this chapter).
- (2) Side and rear yards. Side and rear yards shall be as follows:
  - a. Side and rear yards for single-family and two-family dwellings and buildings accessory thereto shall be as required in the R-7 district and set forth in Section 30-413.6.
  - b. Side and rear yards for newly constructed multifamily dwellings and buildings accessory thereto shall be not less than 15 feet in depth.
  - c. Side and rear yards for uses and buildings other than single-family, two-family and multifamily dwellings and buildings accessory thereto shall be not less than ten feet in depth.

(Code 1993, § 32-428.6; Code 2004, § 114-428.6; Code 2015, § 30-428.6; Ord. No. 2019-169, § 1(30-428.6), 7-22-2019; Ord. No. 2020-171, § 1(30-428.6), 9-28-2020)

Sec. 30-428.7. Floor area and usable open space.

The following floor area and usable open space ratios shall be applicable to uses other than single-family and two-family dwellings in the RO-3 Residential-Office District (see Section 30-1220):

- (1) Floor area ratio. The floor area ratio shall not exceed 4.6, provided that additional floor area shall be permitted for non-dwelling uses as set forth in Section 30-690.
- (2) Usable open space ratio. A usable open space ratio of not less than 0.10 shall be provided for dwelling uses.

(Code 1993, § 32-428.7; Code 2004, § 114-428.7; Code 2015, § 30-428.7)

Sec. 30-428.8. Land area coverage.

In the RO-3 Residential-Office District, portions of buildings over 35 feet in height shall occupy not more than 35 percent of land area (see the definition of the term "land area" in Section 30-1220).