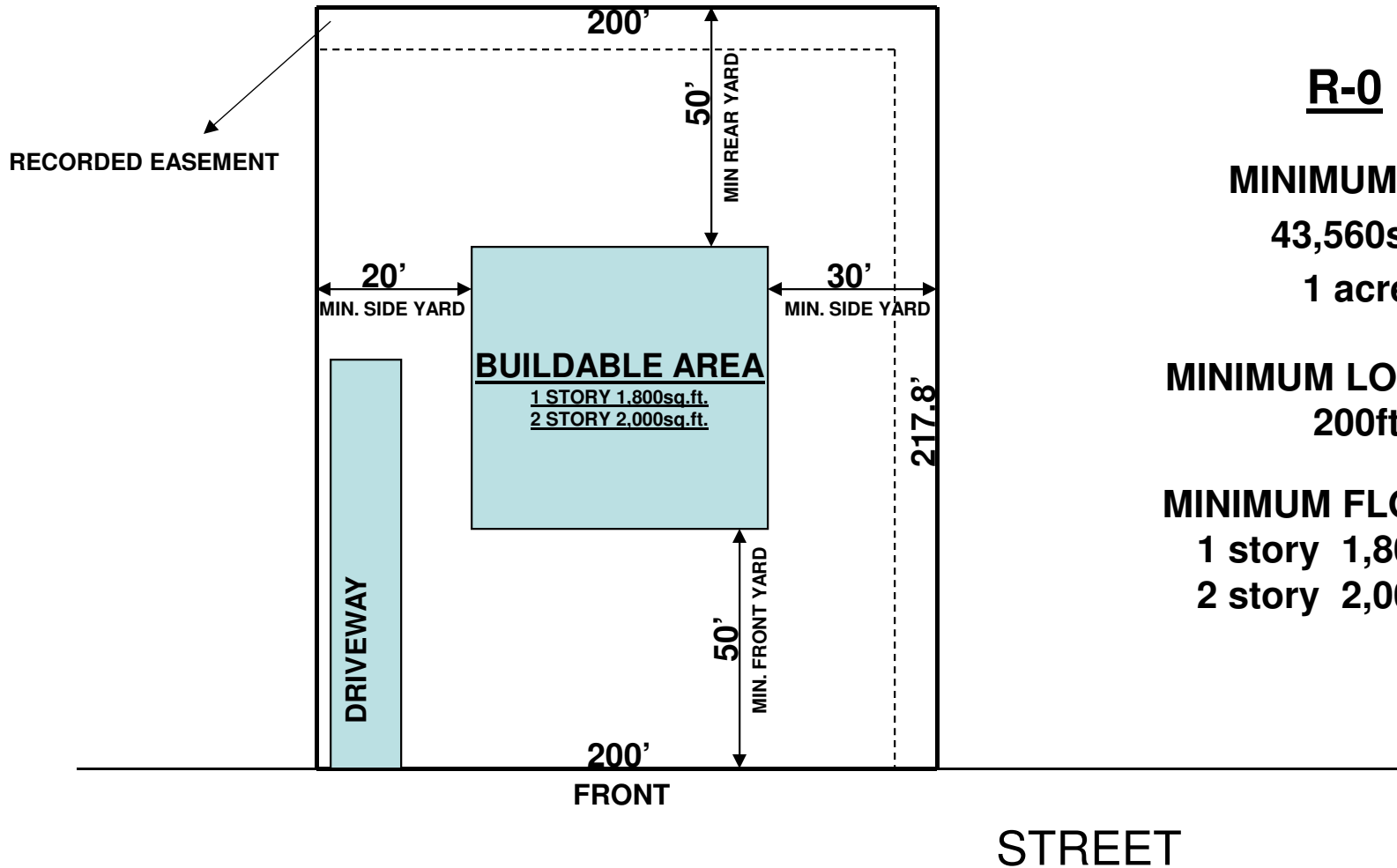




**County of Henrico, Virginia  
Zoning Setback Diagrams**

**2014 Dept. of Community Development**



**R-0**

**MINIMUM LOT**

**43,560sq.ft**

**1 acre**

**MINIMUM LOT WIDTH**

**200ft.**

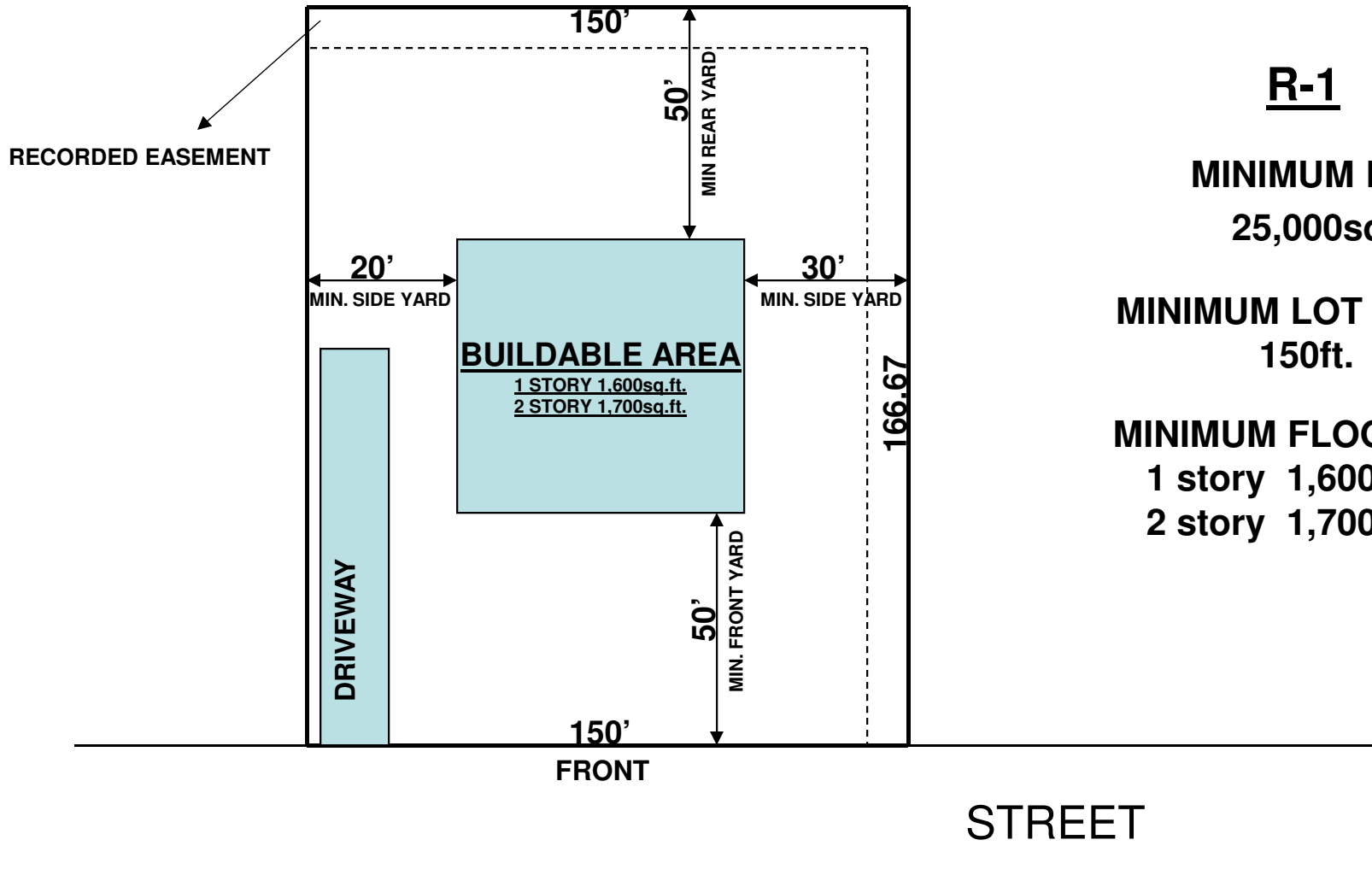
**MINIMUM FLOOR AREA**

**1 story 1,800 sq. ft.**

**2 story 2,000 sq. ft.**

**BUILDABLE AREA FOR A DWELLING WITH PUBLIC UTILITIES**

**R-0**



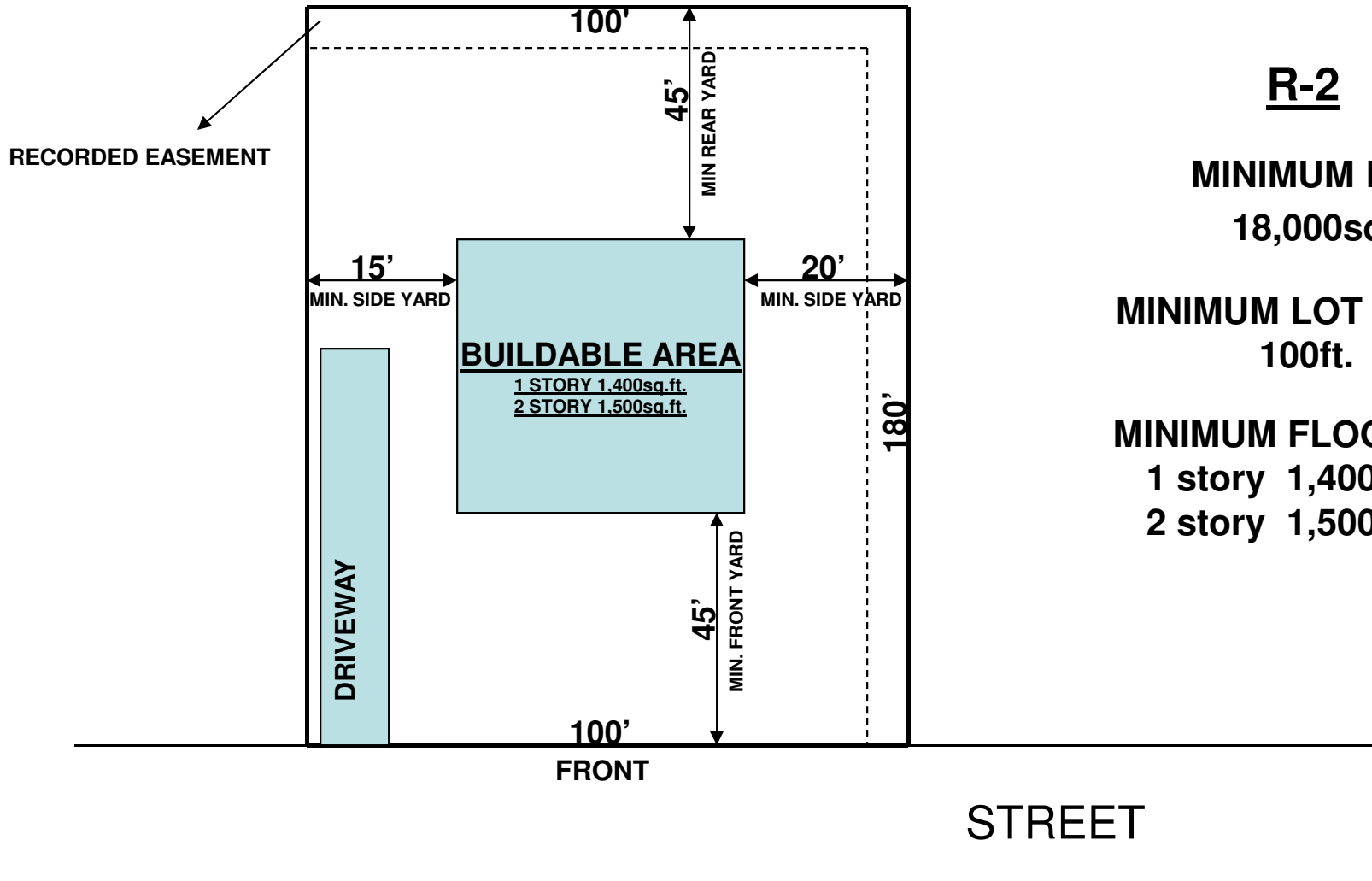
**R-1**

**MINIMUM LOT**  
 25,000sq.ft

**MINIMUM LOT WIDTH**  
 150ft.

**MINIMUM FLOOR AREA**  
 1 story 1,600 sq. ft.  
 2 story 1,700 sq. ft.

**BUILDABLE AREA FOR A DWELLING WITH PUBLIC UTILITIES**  
**R-1**



**R-2**

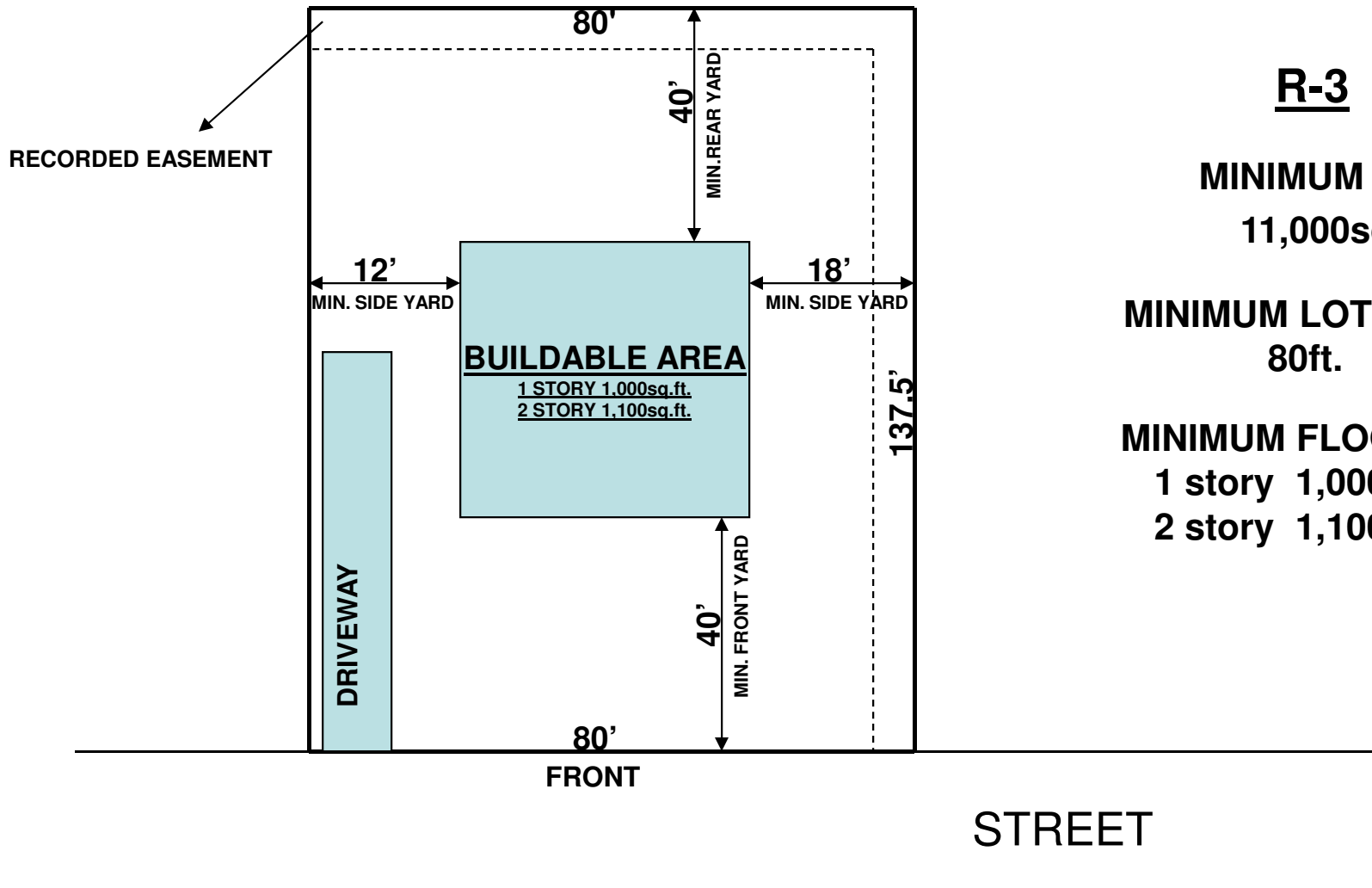
**MINIMUM LOT**  
 18,000sq.ft

**MINIMUM LOT WIDTH**  
 100ft.

**MINIMUM FLOOR AREA**  
 1 story 1,400 sq. ft.  
 2 story 1,500 sq. ft.

**BUILDABLE AREA FOR A DWELLING WITH PUBLIC UTILITIES**

**R-2**



**R-3**

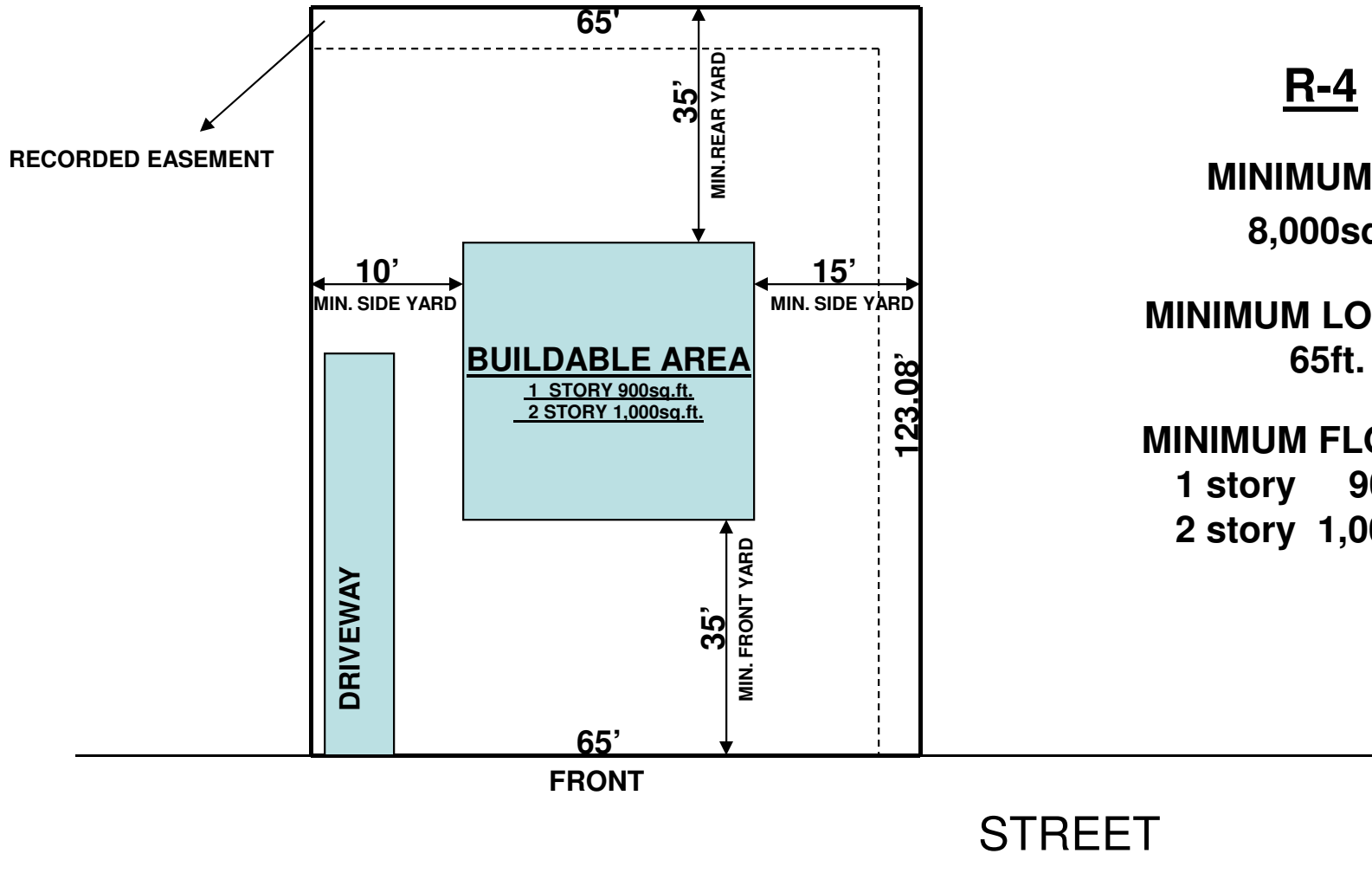
**MINIMUM LOT  
11,000sq.ft**

**MINIMUM LOT WIDTH  
80ft.**

**MINIMUM FLOOR AREA  
1 story 1,000 sq. ft.  
2 story 1,100 sq. ft.**

**BUILDABLE AREA FOR A DWELLING WITH PUBLIC UTILITIES**

**R-3**



**R-4**

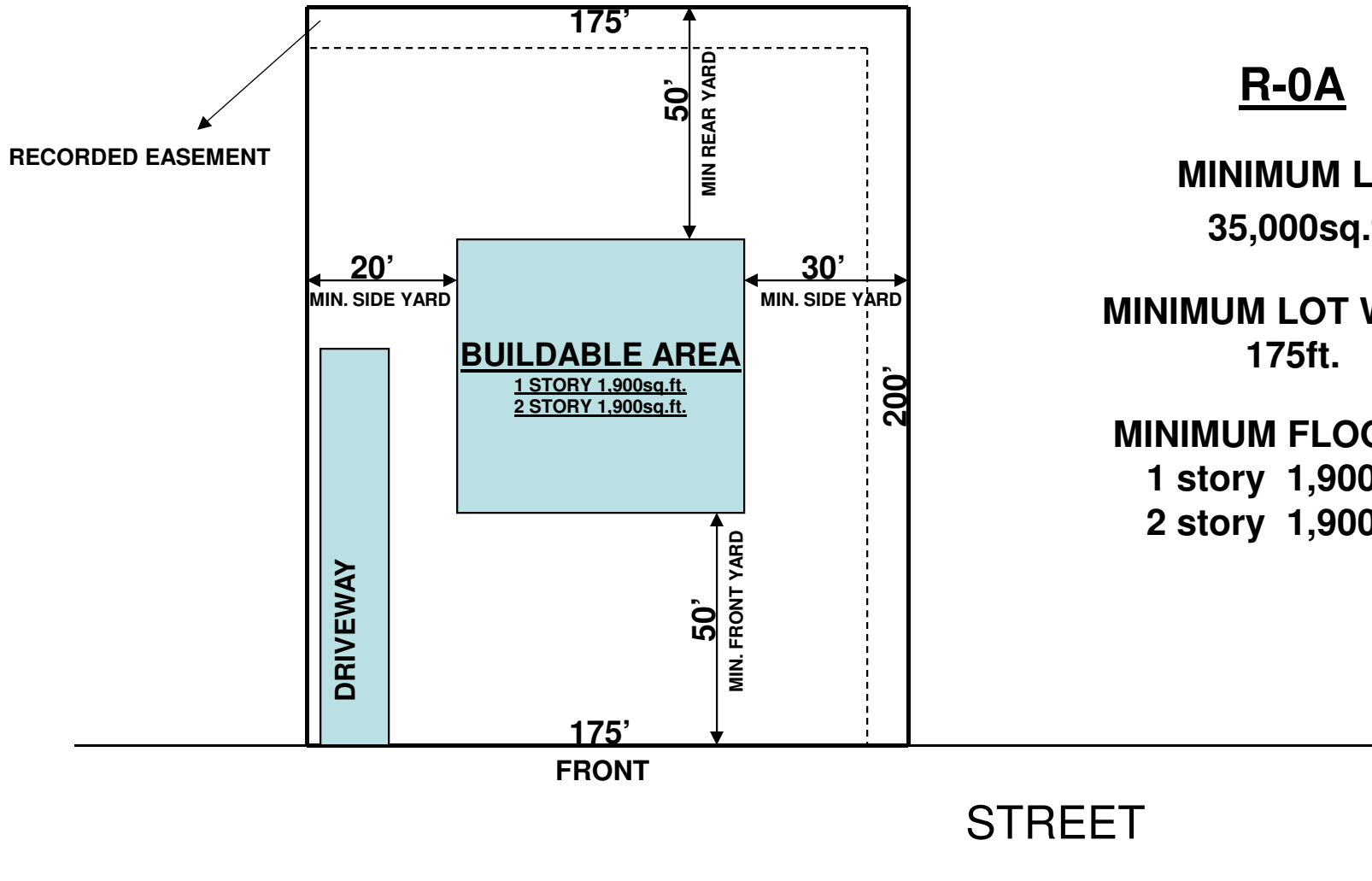
**MINIMUM LOT  
8,000sq.ft**

**MINIMUM LOT WIDTH  
65ft.**

**MINIMUM FLOOR AREA  
1 story 900 sq. ft.  
2 story 1,000 sq. ft.**

**BUILDABLE AREA FOR A DWELLING WITH PUBLIC UTILITIES**

**R-4**



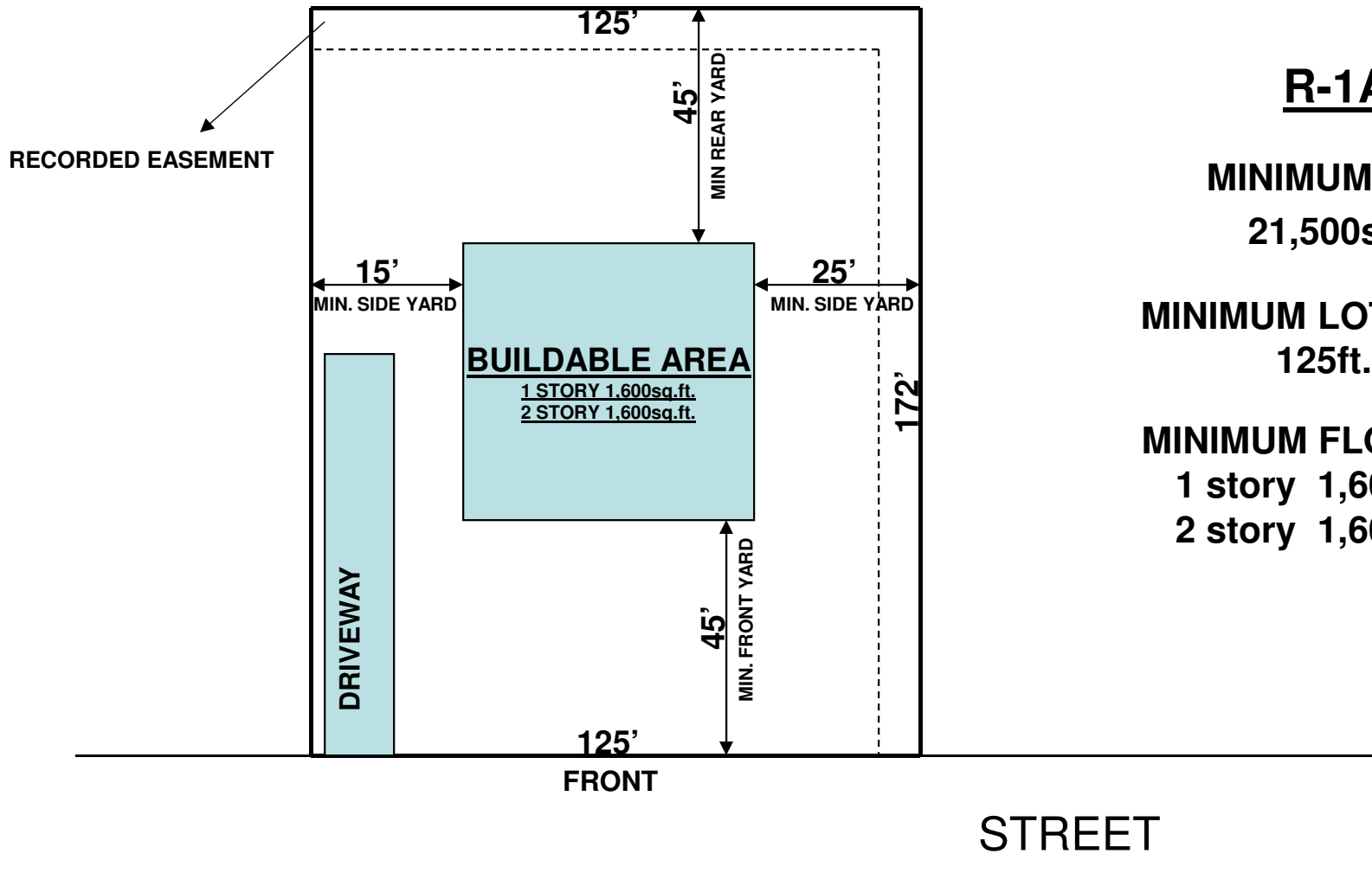
**R-0A**

**MINIMUM LOT  
35,000sq.ft**

**MINIMUM LOT WIDTH  
175ft.**

**MINIMUM FLOOR AREA  
1 story 1,900 sq. ft.  
2 story 1,900 sq. ft.**

**BUILDABLE AREA FOR A DWELLING WITH PUBLIC UTILITIES  
R-0A**



**R-1A**

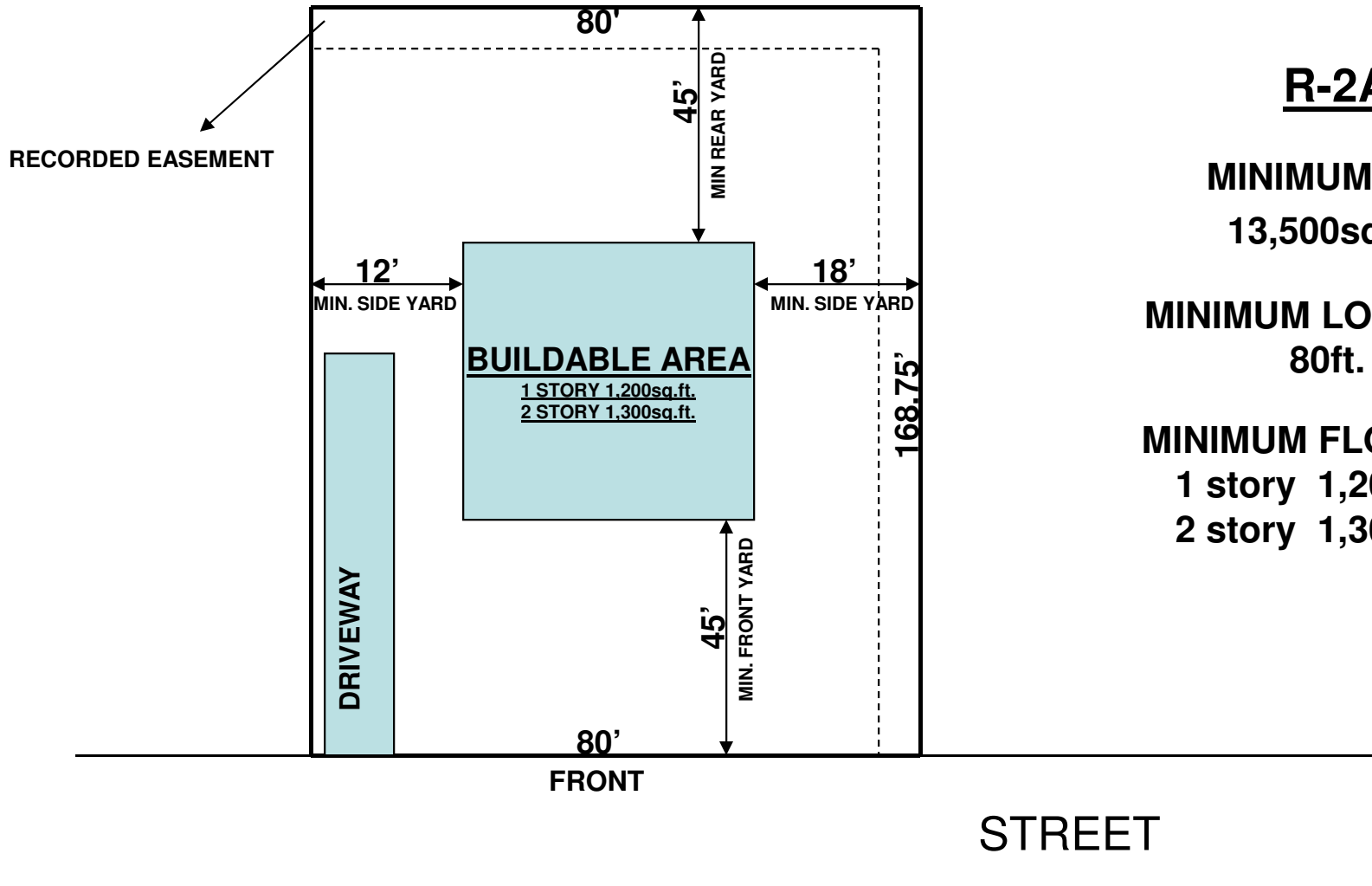
**MINIMUM LOT**  
 21,500sq.ft

**MINIMUM LOT WIDTH**  
 125ft.

**MINIMUM FLOOR AREA**  
 1 story 1,600 sq. ft.  
 2 story 1,600 sq. ft.

**BUILDABLE AREA FOR A DWELLING WITH PUBLIC UTILITIES**  
**R-1A**





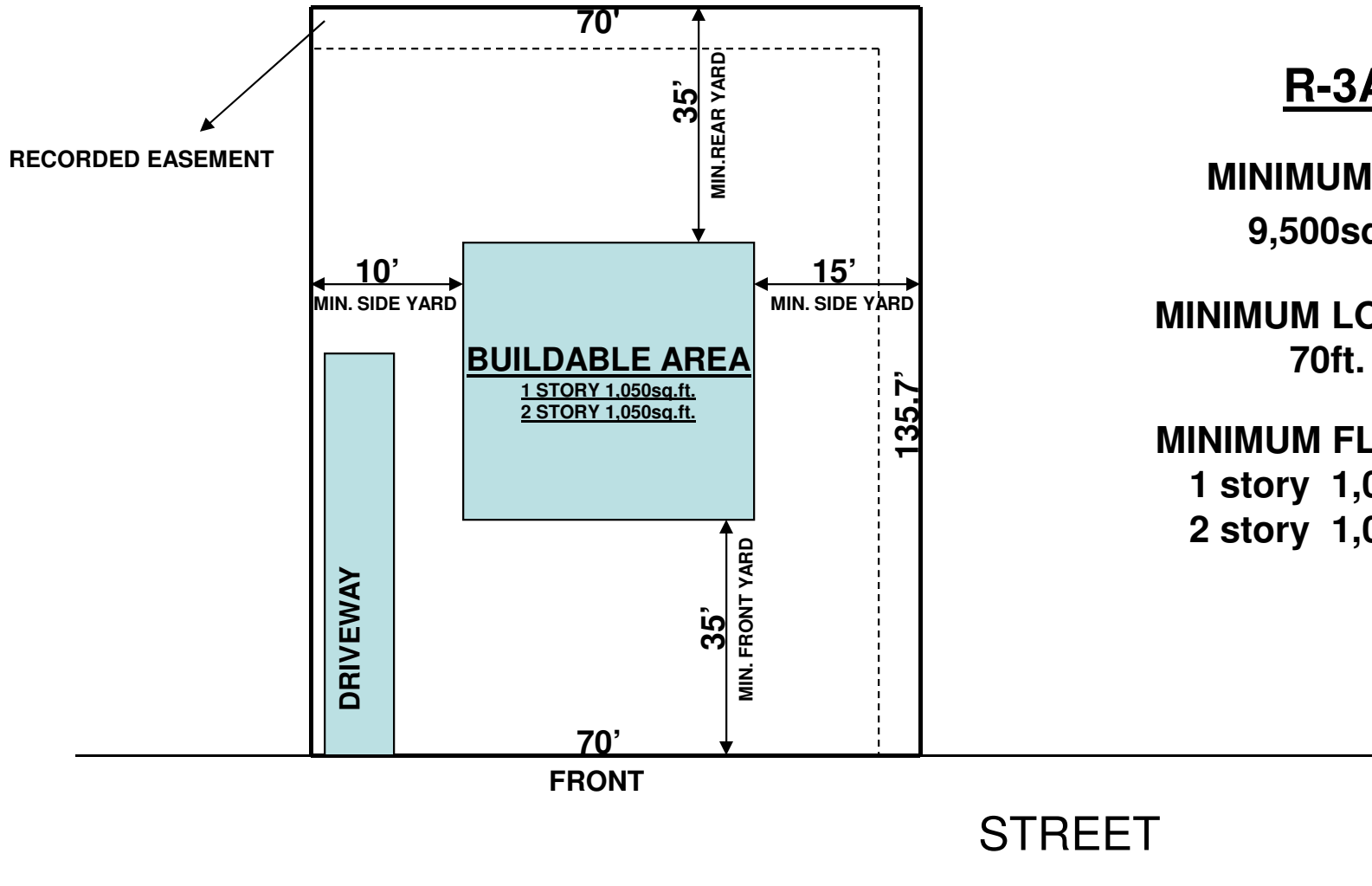
**R-2A**

**MINIMUM LOT  
13,500sq.ft**

**MINIMUM LOT WIDTH  
80ft.**

**MINIMUM FLOOR AREA  
1 story 1,200 sq. ft.  
2 story 1,300 sq. ft.**

**BUILDABLE AREA FOR A DWELLING WITH PUBLIC UTILITIES  
R-2A**



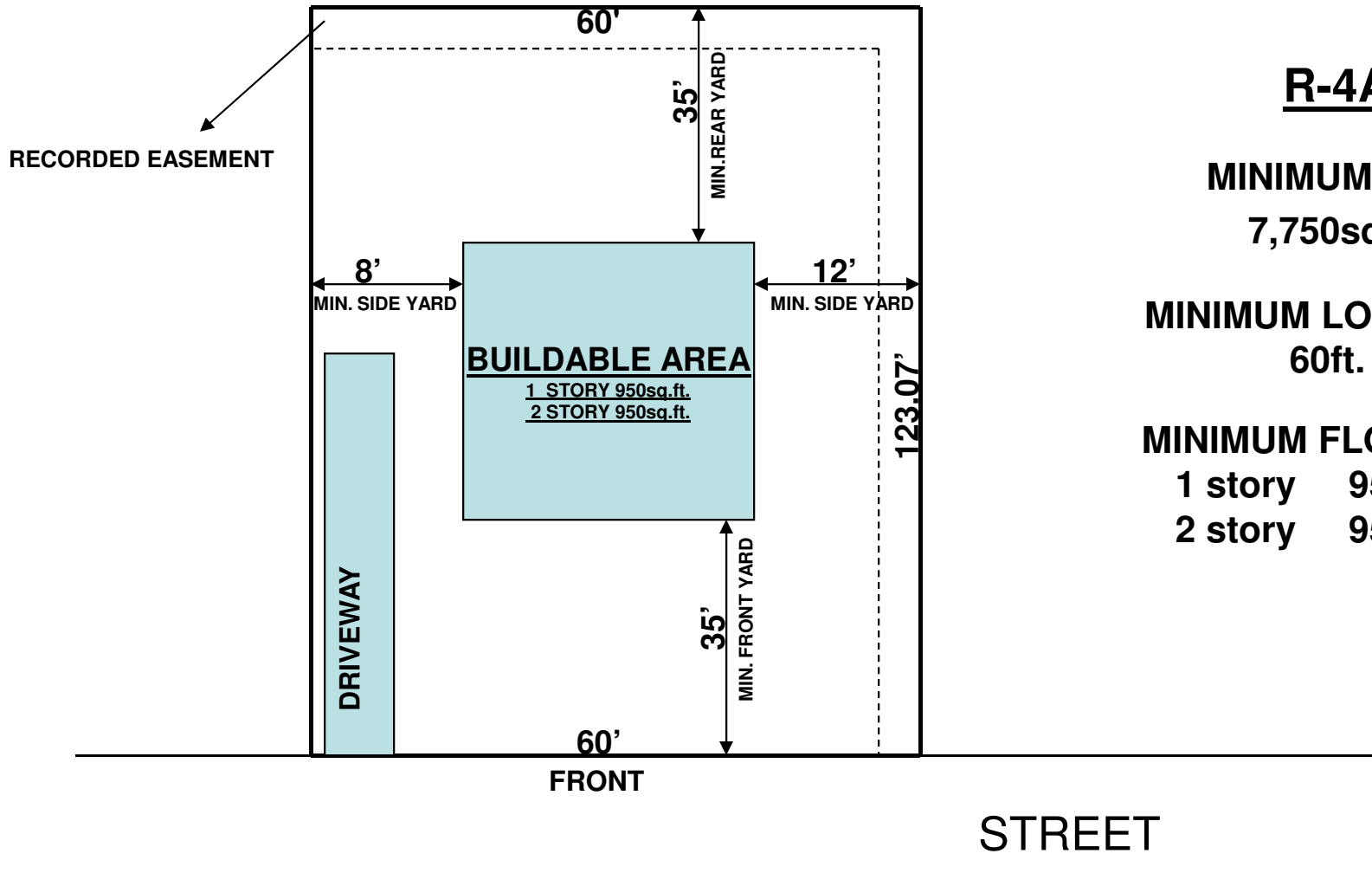
**R-3A**

**MINIMUM LOT**  
**9,500sq.ft**

**MINIMUM LOT WIDTH**  
**70ft.**

**MINIMUM FLOOR AREA**  
 1 story 1,050 sq. ft.  
 2 story 1,050 sq. ft.

**BUILDABLE AREA FOR A DWELLING WITH PUBLIC UTILITIES**  
**R-3**



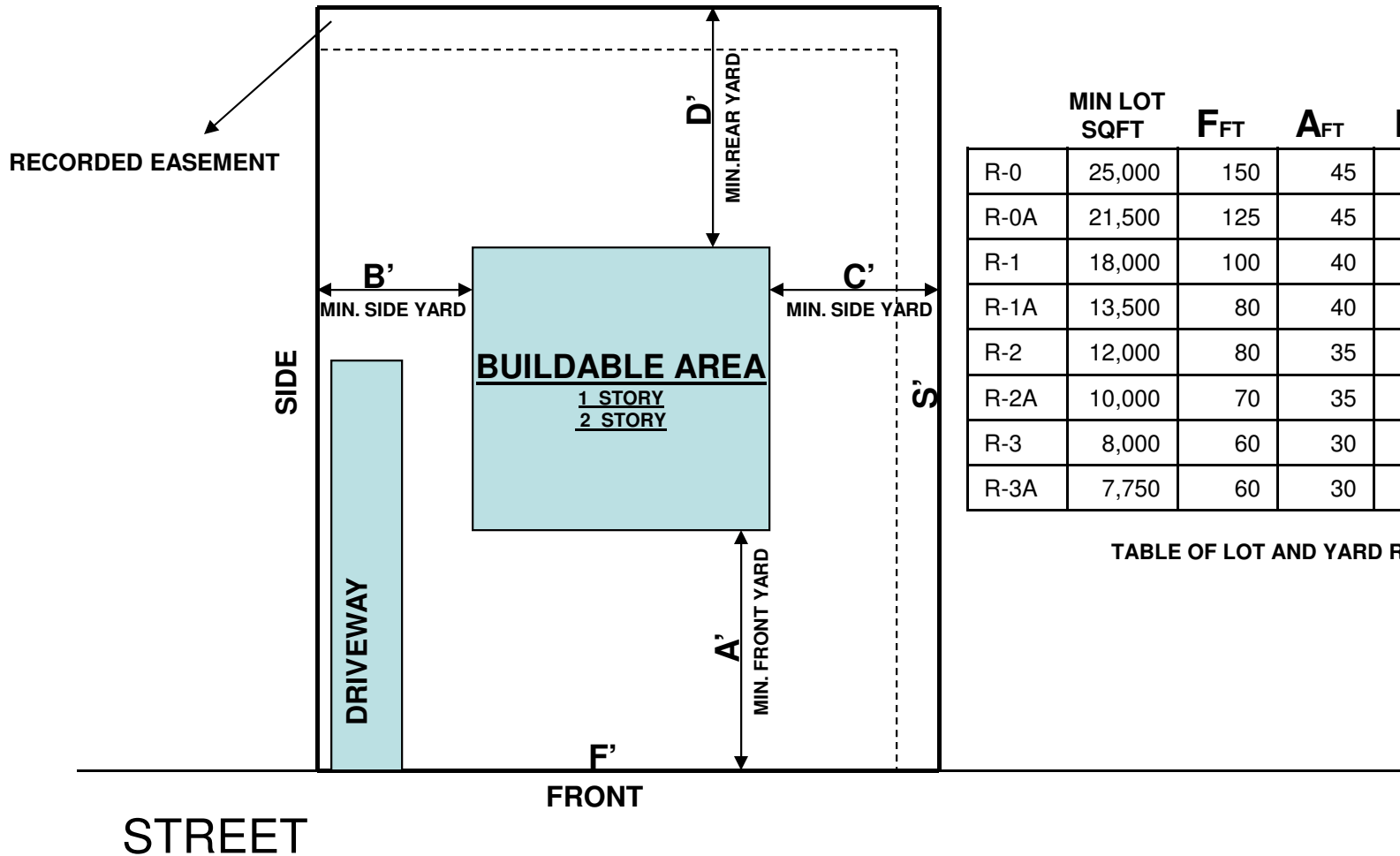
**R-4A**

**MINIMUM LOT**  
 7,750sq.ft

**MINIMUM LOT WIDTH**  
 60ft.

**MINIMUM FLOOR AREA**  
 1 story 950 sq. ft.  
 2 story 950 sq. ft.

**BUILDABLE AREA FOR A DWELLING WITH PUBLIC UTILITIES**  
**R-4A**



	MIN LOT SQFT	F <sub>FT</sub>	A <sub>FT</sub>	B <sub>FT</sub>	C <sub>FT</sub>	D <sub>FT</sub>
R-0	25,000	150	45	15	25	45
R-0A	21,500	125	45	15	25	45
R-1	18,000	100	40	12	18	40
R-1A	13,500	80	40	12	18	40
R-2	12,000	80	35	10	14	40
R-2A	10,000	70	35	8	14	35
R-3	8,000	60	30	8	12	35
R-3A	7,750	60	30	8	12	30

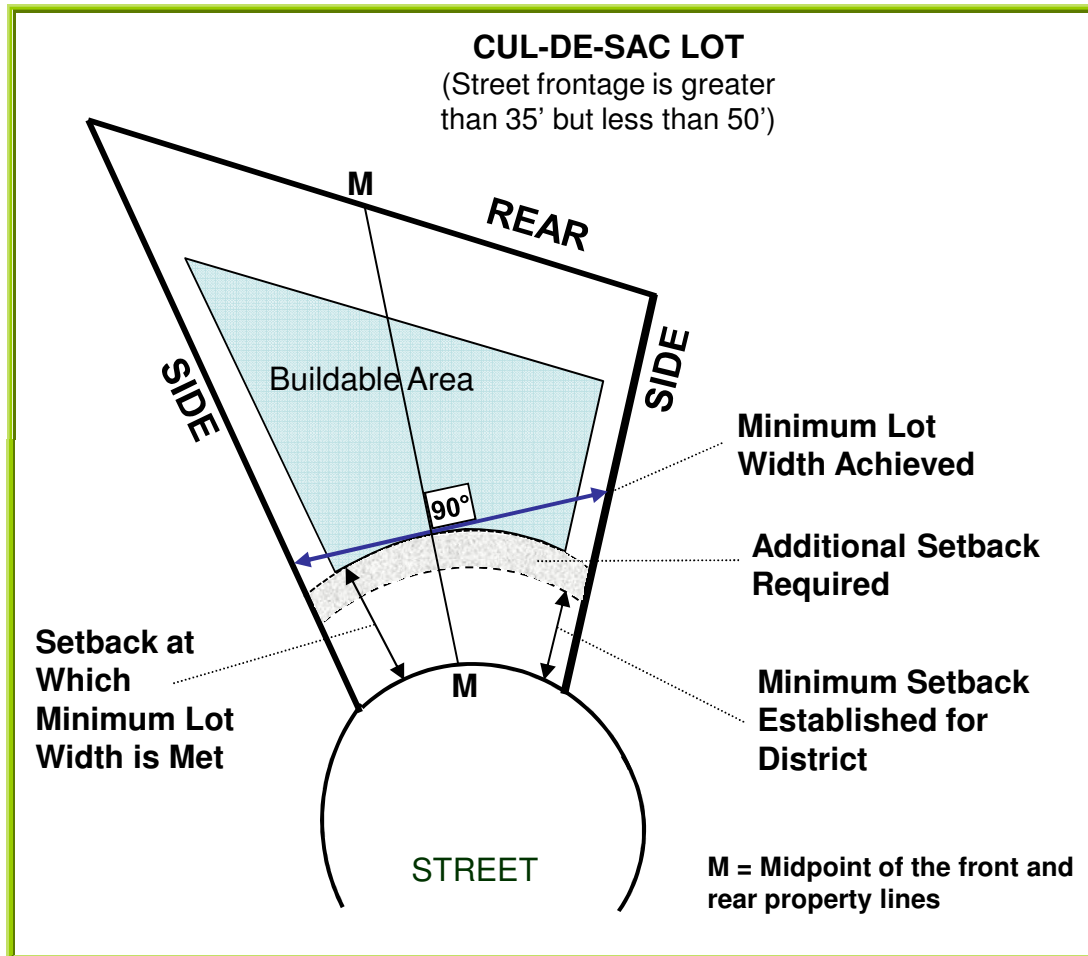
TABLE OF LOT AND YARD REGULATIONS

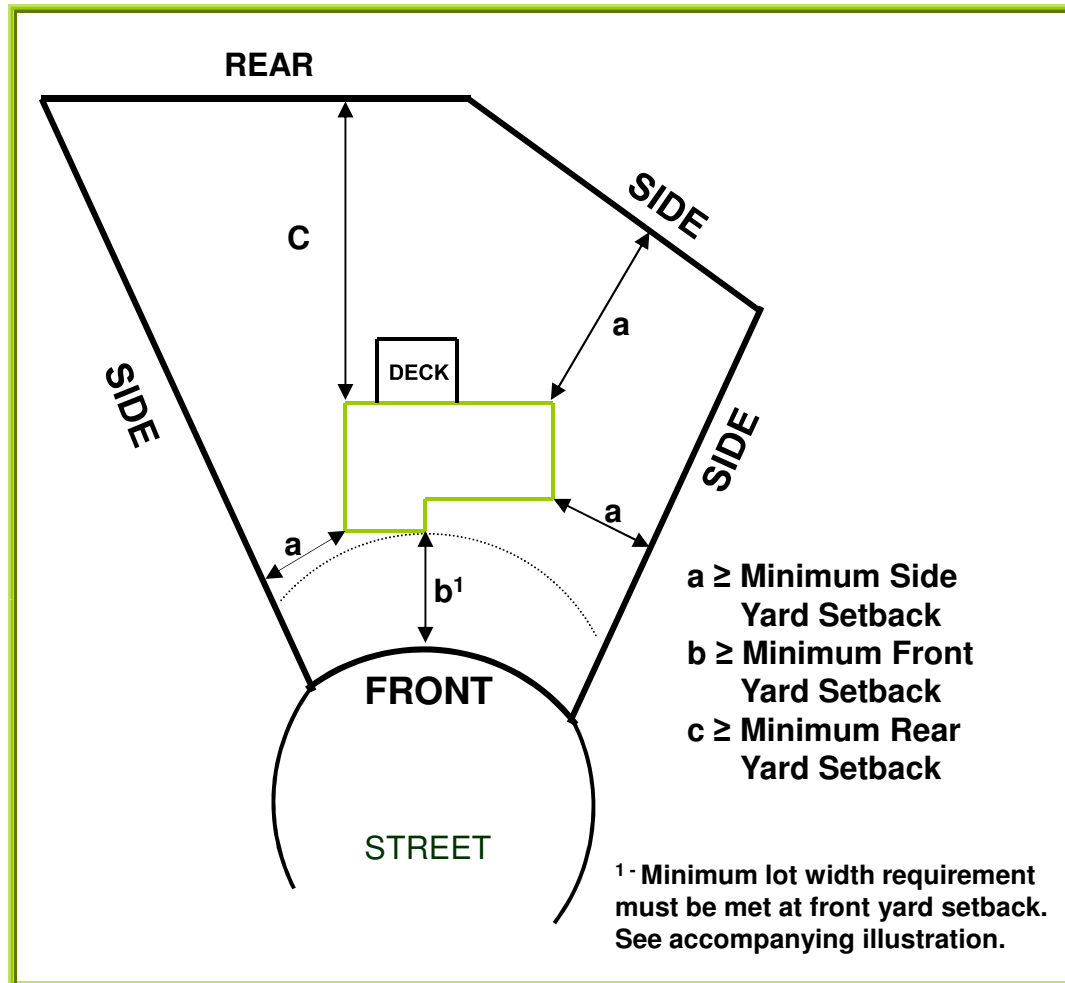
**BUILDABLE AREA FOR A DWELLING WITH PUBLIC UTILITIES**

**CONTROL DENSITY**

**LOT AND YARD REGULATIONS**

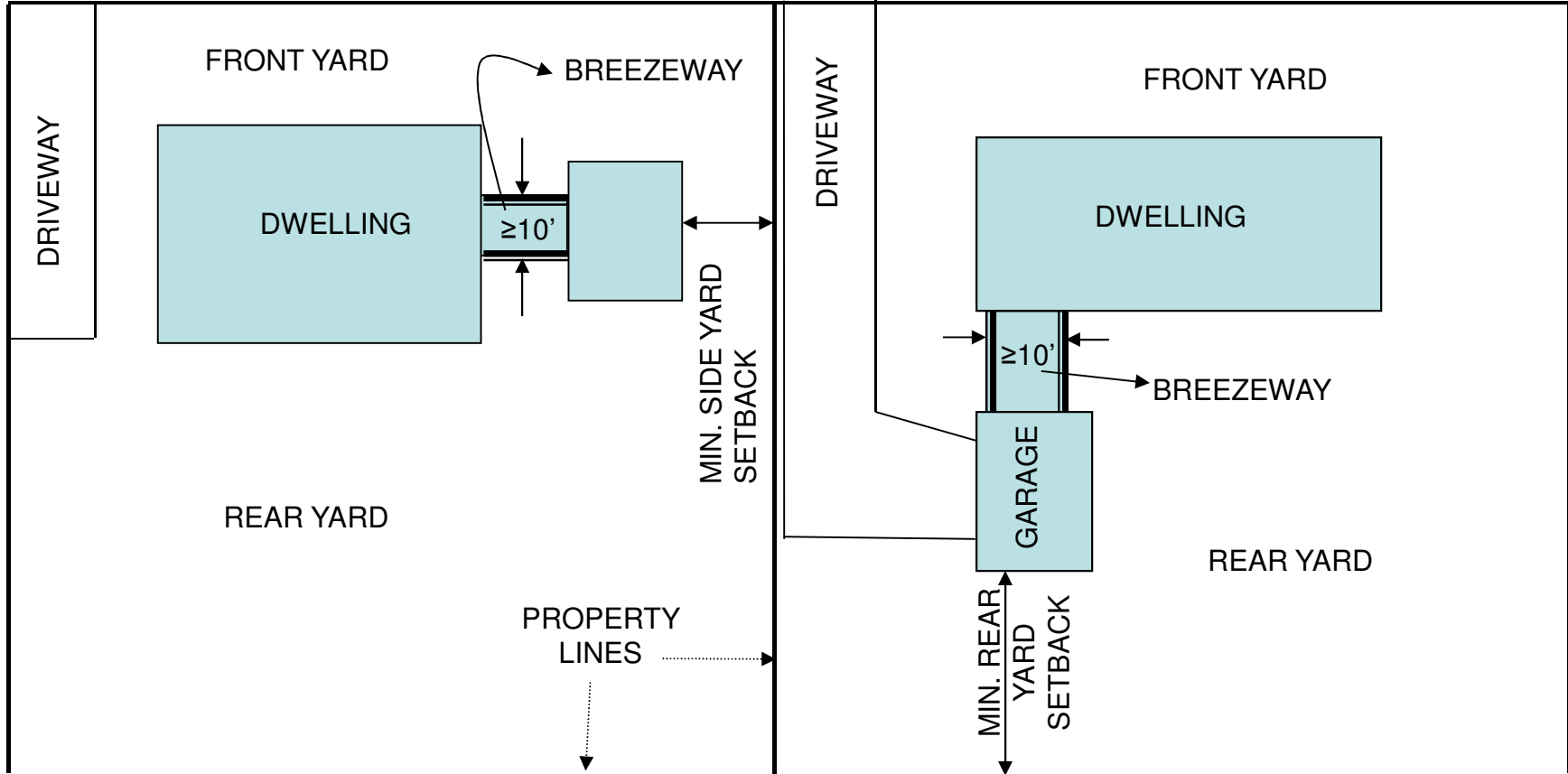
# MEASUREMENT OF SIDE ,FRONT AND REAR YARD AND HOW TO DETERMIN MIN. LOT WITH OF AN IRREGULAR LOT

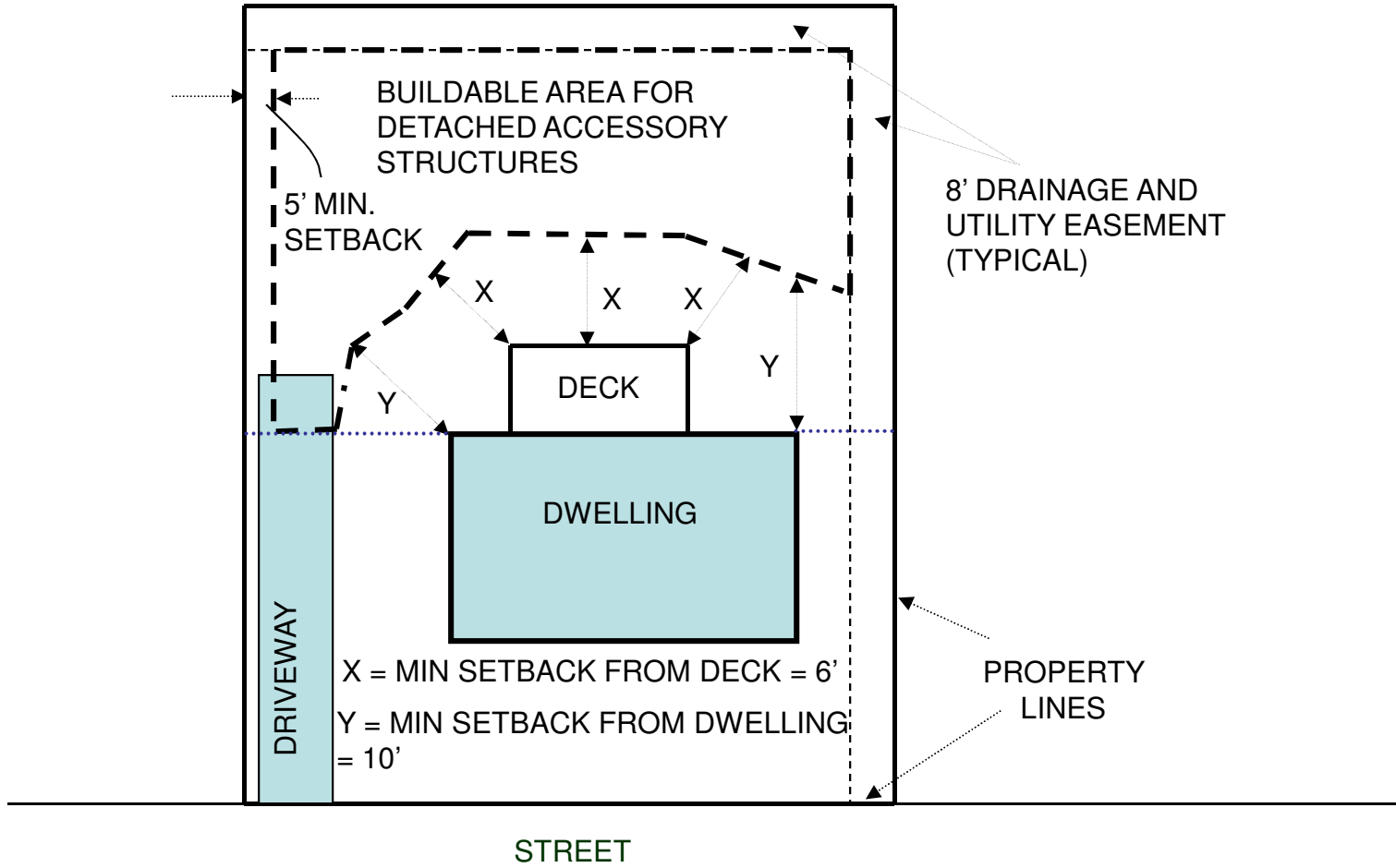




# ATTACHED GARAGE WITH BREEZEWAY

STREET





**ACCESSORY BUILDABLE AREA  
FOR A DWELLING WITH PUBLIC UTILITIES AND NO ENVIRONMENTAL CASE**