# Zoning Checklist

There are some common zoning parameters that apply to developments in most cities. Read through your local zoning code to find details on the following stipulations that might affect your lot.



- LEGAL DESCRIPTION + PLAT = STARTING POINT FOR FIGURING OUT LOT CONFIGURATION and possible EASEMENTS
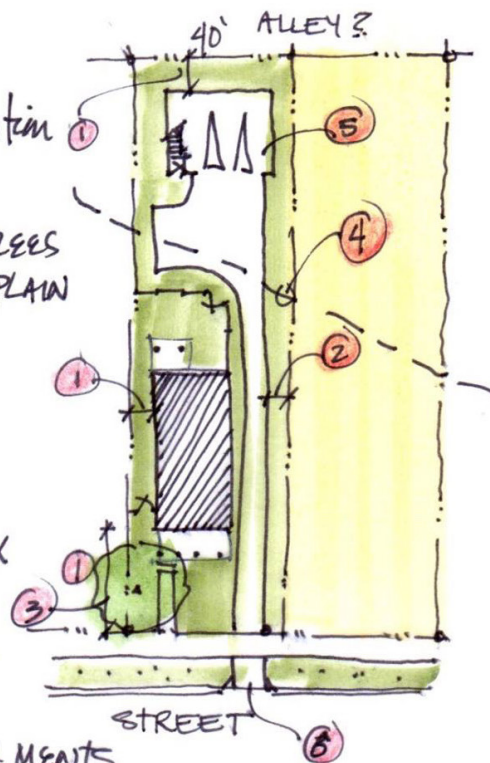
- SURVEY LOCATES BUILDINGS, TREES, UTILITIES, EASEMENTS, FLOOD PLAIN

## ZONING

CHECK ALLOWED USES:
Detached SF House, Duplex, Triplex FOUR PLEX, ACCESSORY UNITS?
- ALLOWED NON-RESIDENTIAL USES.

① - SETBACKS & ENCROACHMENTS FRONT, SIDES, REAR

② - DRIVEWAY SETBACKS FROM SIDE PROP. LINE

③ - TREE PRESERVATION REQUIREMENTS

④ FEMA FLOOD INSURANCE ZONE(S)

⑤ REQUIRED OFF-STREET PARKING (#+Config.)

⑥ DRIVEWAY APRON REQUIREMENTS (WIDTH & CONSTRUCTION)

⑦ % of LOT COVERAGE

⑧ BUILDING HEIGHT & (HOW IT IS MEASURED.)

JUNE 2015