Setbacks Summary Sheet

Zoning District	Front		Sides			Rear	Accessory Structures - Sides & Rear		
	IF ROW ≥ 50' wide*	IF ROW < 50' wide*	Corner Side	Each Side	Total Both Sides		IF Accessory Height = 1 Story & < Main Height	IF Accessory Height > 1 Story & < Main Height	IF Accessory Height > Main Height
R-E	75'	75'	40'	15'	35'	35'	5'	20'	Not allowed
R-1	35'	60'	35'	15'	30'	35'	5'	20'	Not allowed
R-2	35'	60'	25'	10'	25'	35'	5'	20'	Not allowed
R-3	35'	60'	25'	10'	25'	25'	5'	10'	Not allowed
R-A	75'	100'	35'	15'	30'	35'	5'	20'	100'; 150' to main bldg.
A-1	75'	100'	35'	15'	30'	35'	5'	20'	100'; 150' to main bldg.

Mobile Home Parks: Minimum setbacks in existing mobile home parks are generally 15' or more between mobile homes and 5' or more from the street or lot line along a street.

NOTES:
All figures shown are minimum setbacks. This sheet is for summary purposes only. The Prince George County Zoning Ordinance will be referenced for any final determinations.

*** Front Setbacks:** The width of the street right-of-way (ROW) determines the line from which the setback is measured (the "setback line"). If the width is fifty (50) feet or greater, it is measured from the edge of the ROW. If the width is less than 50 feet, it is measured from the centerline of the ROW. On private streets/roads, front setbacks are typically measured from the edge of a private ROW or access easement shared by 2 or more lots. Front setbacks apply to both main and accessory structures.

Corner Lots: This type of lot abuts on two or more streets at their intersection, or two parts of the same street forming an angle of less than 135 degrees. The "Front Yard" is on the side of the building with the shortest property line along an abutting street, while the remaining yard(s) abutting streets are "Corner Sides". Corner Side setbacks/yards apply to both main and accessory structures.

Accessory Structures: Front and corner side setbacks for accessory structures are equal to those of primary structures in each zoning district, regardless of whether a building permit is required. Rear and side setbacks for accessory structures depend on the height of the structure, as defined by the Zoning Ordinance. Above-/In-ground pools are considered accessory structures and the pool walls shall meet a minimum 5-foot side / rear yard setback.

Other Factors Affecting Suitability for a Building Location: Check any recorded covenants that may not permit chain link fences or detached sheds, or apply other similar neighborhood standards which are not enforced by the County. Check your Survey Plat or the Subdivision Plat if available for any recorded easements (drainage, utility, access, etc.) which should not be built upon. Also check for any environmental features, i.e. floodplain, wetlands, resource protection areas, which would also affect the suitability of a structure's location on a property. If a structure is proposed in the floodplain, the first floor must be at least one (1) foot above Base Flood Elevation (BFE) and the foundation must be flood-proofed and designed by a structural engineer to withstand floodwaters.

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