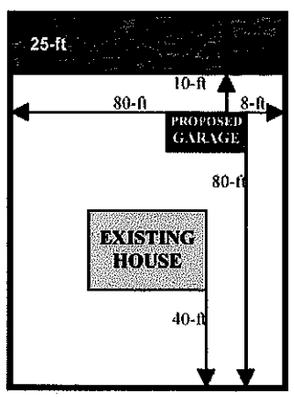
I have a buffer on my property. Does this affect my setback requirements?

No structures may be located in buffers, easements, or floodplains. Be aware of any located on your property.

Most buffers are exclusive of required setbacks. If a buffer is located on a property, the setback is measured from the edge of the buffer closest to the proposed structure. Check with the Planning Department to be sure.

In the example below, there is a 25-foot buffer strip along the rear line of a property. If the rear yard setback is 10-feet for the detached structure, the rear yard setback is measured from the inside edge of the 25-foot buffer.

Property With Buffer Strip



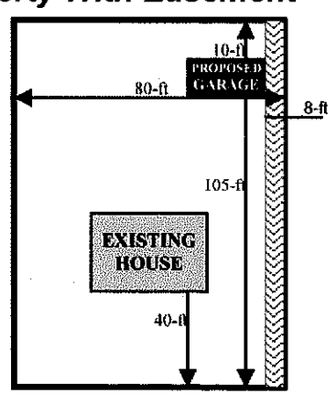
I have an easement on my property. Are my setback requirements affected?

You are not allowed to place structures inside any easements. Structures may be built adjacent to an easement as long as the structures meet setback requirements and do not encroach into easements.

If an easement is located on a property, the setback is still measured from each property line. However, if the easement is greater than the setback, you would take the larger measurement as your minimum setback.

In the example below, there is an 8-foot easement along the right side line of a property. If the minimum side yard setback is 7-feet for a detached accessory structure, the left side yard setback would be 7-feet as measured from the side property line. However, since there is an 8-foot easement along the right side property line, the minimum setback would increase to 8-feet on the right side in order to stay outside of the easement.

Property With Easement



What is the Ultimate Right-of-way for my property?

The width of the right-of-way varies depending on location. Contact the Department of Public Works to determine the width of the right-of-way for your area:

Colonial Beach
Public Works Department
Phone: (804) 224-7260

Where can I get a survey of my property?

The Town does not perform surveys. You may check in the Circuit Court Record Room in Montross to see if they have one on record.

Circuit Court Clerk Records Room Phone:
(804) 493-0108

If a survey is not on record, you may contact a private surveyor. The Planning Department can also provide you with an approximate sketch of your property from our geographic information system (GIS). This would be acceptable to submit with your permit for a detached structure provided it is under 200 square feet.. A $25.00 fee will be charged for the GIS picture. This picture is not guaranteed to be correct – it's a representation of your property.

Why do setbacks matter?

- Help to avoid conflicts with neighbors. If everyone is adhering to the same set of regulations, then there will be less cause for conflict.
- Your homeowner insurance or ability to sell your property may be affected. Certain insurance companies and lenders may not underwrite certain illegal or nonconforming structures.
- Prevent legal action by homeowner associations.

Questions? Contact us:

Colonial Beach
Planning Department
905 McKinney Blvd
Colonial Beach, VA 22443

Phone: (804) 224-7506
Fax: (804) 224-1318
Web Address:
www.colonialbeachva.net

A TECHNOLOGY, ENTERPRISE, TOURISM & ART/CULTURE DISTRICT
TOWN OF COLONIAL BEACH
1887 VIRGINIA 1947

October 14, 2013

Yard Setback Information For Your Project

Thinking about building on your property? Buying or building a shed, pool or carport? Check with the Planning Department before you get started.

Town of Colonial Beach, Virginia

Department of Planning & Community Development
905 McKinney Blvd.
Colonial Beach, VA 22443

Phone: (804) 224-7506
Fax: (804) 224-1318
www.colonialbeachva.net

What are setbacks?

Zoning setbacks are the required minimum distance between property lines and all structures on your property. Zoning permits are required for any structural improvements and are subject to the setback requirements of your specific zoning district.

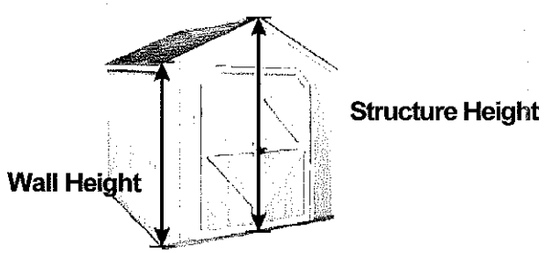
Every property in the Town has different standards that must be considered before proceeding with a project. Contact the Planning Department to determine if there are any special zoning requirements or easements on your property.

How are setbacks determined?

Setbacks depend on the zoning of your property and whether your project is attached or detached from your home. All front setbacks are measured from the ultimate right-of-way of your street.

Accessory structures cannot exceed 34-feet in height or 1-foot less than the height of the principal structure or whichever is less. All Accessory structures must be 10-feet from the principle structure.

Height of Detached Structure	Wall Height is not the same as Structure Height

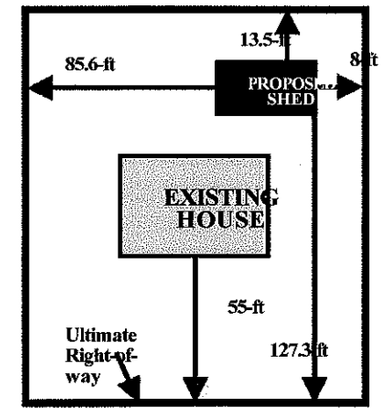


Special consideration

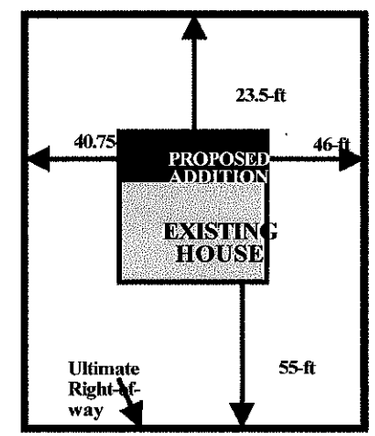
Contact the Planning Department to see if your project would require the building portion of a zoning permit. If the building portion is required, be sure to submit the following with your application:

- Using an existing survey plat draw a sketch identifying where your structure will be on your property. Example sketches are provided on the next panel. For attached structures, an as-built survey with existing property improvements is required.
- Label the setback measurements from each property line to the closest point on the structure. Zoning setback distances are measured perpendicular to the property line and the ultimate right-of-way. Be as exact as possible.
- Be aware of any buffers, easements, or floodplains located on your property. No structure may be located in these areas.

Detached Structure Example Sketch



Attached Structures or Additions require a <u>NEW SURVEY</u>



Setbacks for Structure

* Additional information may be required during the permit review process.