

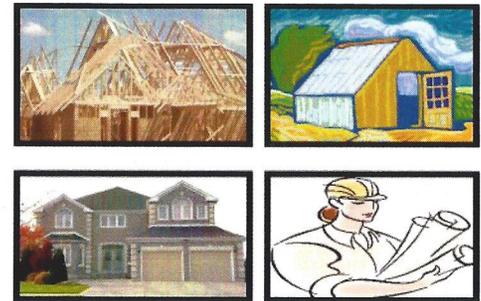
Town of Colonial Beach



Zoning Ordinances: Permits, Setbacks & Impervious Cover

Town of Colonial Beach
Department of Planning,
Community Development and
Property Maintenance

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Setback Table for Principal & Accessory Structures

Zoning District	Front Minimum	Front Maximum	Rear	Side	Principal Structure/ Accessory Structure Separation Distance
Residential (R-1)	20 feet	35 feet	35 feet	7 & both sides sum to 15 feet	N/A
R-1 Accessory	N/A		3 feet	3 feet	10 feet from house
Residential (R-2)	15 feet	30 feet	25 feet	5 & both sides sum to 15 feet	N/A
R-2 Accessory	N/A		3 feet	3 feet	10 feet from house
Maritime Commercial (MC)	25 feet	50 feet	20 feet	20 feet	N/A
MC Accessory	N/A		25 feet	0 feet	N/A
Resort Commercial (RC)	5 feet		10 feet	5 & both sides sum to 20 feet	N/A
RC Accessory	N/A		3 feet	3 feet	N/A
Commercial (C-1)	5 feet	30 feet	0 feet	0 feet	N/A
C-1 Accessory	N/A		0 feet	0 feet	N/A
Heavy Commercial (C-2)	25 feet	50 feet	0 feet	0 feet	N/A
C-2 Accessory	N/A		0 feet	0 feet	N/A
Commercial-Residential (CR)	5 feet		15 feet	5 & both sides sum to 10 feet	N/A
CR Accessory	N/A		3 feet	3 feet	N/A

Town of Colonial Beach, VA
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OUR MISSION STATEMENT...

The Department of Planning, Community Development & Property Maintenance (DPCDPM) strives to work cooperatively with the citizens of the Town through communication & education to enable a seamless approval process for building and development projects while protecting our environment.

“Service through communication and care”



This pamphlet contains information about the Town's laws on building, construction and basic zoning issues:

All structures in the town must meet the requirements of the Uniform Statewide Building Code (USBC) of the Commonwealth of Virginia, the Chesapeake Bay Preservation regulations and the Town of Colonial Beach Zoning Ordinance. All structures must have a building and zoning permit issued prior to construction.

SETBACKS

In any district within the corporate limits of the Town of Colonial Beach the property is zoned. All zoning districts have minimum and sometimes maximum setbacks from property lines, roadways, and other structures.

Setbacks are intended to improve public health, safety and welfare. Setbacks help prevent the spread of a fire from one property to another. Setbacks also provide for enhanced air and light circulation. Finally, setbacks provide for safety by serving as a buffer between the traveling public and residential structures.

PERMITS



The DPCDPM processes all building and zoning permits. Permit forms and other forms required can be obtained at our office located at 905 McKinney Blvd., or online at www.colonialbeachva.net. DPCDPM will strive to turn around permit applications within two (2) weeks or 14 business days of submission of a complete application. Fees for permits are set by the Town Council and cannot be waived or reduced by Town staff.

PLANS REQUIRED



Plans are required for all structures. If the building plans have a stamp/seal and signature from an architect or engineer licensed by the Commonwealth of Virginia, there is no plan review by the Town. However, without such a stamp the DPCDPM staff will review the plans and notify the applicant of deficiencies (if any).

Site plans are required for all structures, and on the Town web site there is a checklist for site plan requirements. For accessory structures and/or decks there is minor site plan checklist also available on the web site.

www.colonialbeachva.net

IMPERVIOUS COVER

The Chesapeake Bay regulations limit the amount of impervious cover on any property in the Town of Colonial Beach to a maximum of 36%. Impervious cover is a ground covering which does not permit rain fall or other precipitation to soak into the ground. Impervious cover is the area occupied by the principal structure, decks, porches, driveways, sheds, garages, sidewalks, patios and similar structures and features.



HOW TO CALCULATE IMPERVIOUS COVER

Impervious cover is determined by taking the square footage of your property (length times width) and the sum of square footage of all impervious surfaces and dividing it by the total square footage of the lot. Then multiply the decimal by 100 to get a percent.

For example, a 5,000 square foot lot has a house and driveway that totals 1,200 square feet.

$$1200 \div 5000 = 0.24 \times 100 = 24\%$$