



Agreement in Lieu of Plan (Minimum Standards)

****ATTENTION: If your project requires a regular Zoning review, the Agreement in Lieu of Plan may NOT be utilized. Please see the Restrictions listed on page one.**

Permit Number: _____ **Subdivision:** _____ **Property Address:** _____

1. If you have any questions concerning the typical plot plan shown on pages 6 and 7, please read Zoning Ordinance Code Sections, 23-5.2.1 & 2. If you have any additional questions, please call the Zoning Office at (540) 507-7222. Information is also available at the Intake Counter or online at www.municode.com, Spotsylvania Web Page Link.
2. Accessory structure(s) is subordinate in area to the principal structure(s) and shall cover no more than 30% of the area within the required rear yard. (Section 23-5.2.2(2), *Accessory Structures*)
3. Accessory structures are not permitted within the front yard of lots less than 2 acres. On lots greater than 2 acres and on lots zoned Residential Resort (RR) or Resort Agricultural (RA) which are greater than 1 acre, you may locate accessory structures within the front yard area (12 feet to sides) but no closer than 15 feet to the street as shown by a typical building restriction line (BRL). See Code Section 23-5.2.3(7)(A).
4. Any detached residential accessory structure may extend into required rear and side yards but shall be located no closer than ten (10) feet from the rear and side yard lot lines or in cluster subdivisions (see page 6 for a list of Cluster Subdivisions) no closer than five (5) feet from the rear and side yard lot lines. Corner lots shall be considered to have 2 front yards and are subject to front yard requirements for both fronts.
5. Open decks have a minimum rear yard setback of 23' for all single-family homes located outside of a proffered subdivision (to include by-right clustered subdivisions). Open decks in clustered subdivisions have a minimum rear yard setback of 13'.
6. Open decks in the front and/or side yard must meet the setback requirements for the principal structure per the applicable Zoning District. Contact the Zoning Office for zoning confirmation and setbacks requirements.
7. Open, uncovered handicap ramps, none of which are more than ten (10') in width, may extend five (5') into any minimum required yard, but no closer than five (5') to any lot line.
8. No structure shall be located in any easements. Please verify location of easements prior to building.
9. Commercial/Residential propane tank installation shall have a property line setback distance to be no less than 10' from rear and side property lines.
10. Three sided car-ports may extend 5 feet into any minimum required side yard, but not closer than 5' to any side lot line.

I, hereby certify as owner/owner's agent, that I will comply with all Local and State codes affecting construction, inspection, and use applied for with the Code Compliance Department, including State and Local Building and Zoning Codes. I understand that the attached plan is a representation of a typical lot layout and no structure may be located closer to any lot line than shown as a building restriction line (BRL). I understand approval of this application for an accessory structure does not permit for any use other than as a residential accessory use. Furthermore, I certify that such construction will not interfere or conflict with existing underground well and septic systems or any Health Department regulation.

Property Owner's Signature

Date

Contractor/Builder Signature

Date