

Building Guidelines and Requirements

**Lunenburg County
Office of the Building Inspector
11413 Courthouse Road
Lunenburg, VA 23952
(434)696-2143**

The structure being erected on the property designated on Building Permit # _____ will comply with the following regulations listed in the Zoning Ordinance of Lunenburg County.

- _____ The minimum lot area for permitted uses shall be 2.0 acres.
- _____ Front structures shall be one hundred (100) feet or more from any street right-of-way which is fifty (50) feet or greater in width or
- _____ Front of structures shall be one hundred twenty-five (125) feet or more from the center line of any street right-of-way less than fifty (50) feet in width.
- _____ The minimum frontage for permitted uses shall be two hundred (200) feet at the front setback line.
- _____ The minimum side yard for each structure shall be thirty (30) feet and the total width of the two (2) required side yards shall be seventy (70) feet or more.
- _____ Each main structure shall have a rear yard of seventy (70) feet or more.

Buildings may be erected up to thirty-five (35) feet in heights except that:

- _____ The height limit for dwellings may be increased up to forty-five (45) feet and up to three (3) stories provided there are two (2) side yards for each permitted use, each of which is thirty (30) feet or more, plus three (3) feet or more side yard for each additional foot of building height over thirty-five (35) feet.
- _____ No accessory buildings may be closer than five (5) feet to any property lines.

Special Provisions for Corner Lots:

- _____ Of the two sides of a corner lot, the front shall be deemed to be the shortest of the two sides fronting on streets.
- _____ The minimum side yard on the side facing the side street shall be fifty (50) feet or more for both main and accessory building.

Date: _____

Applicant: _____