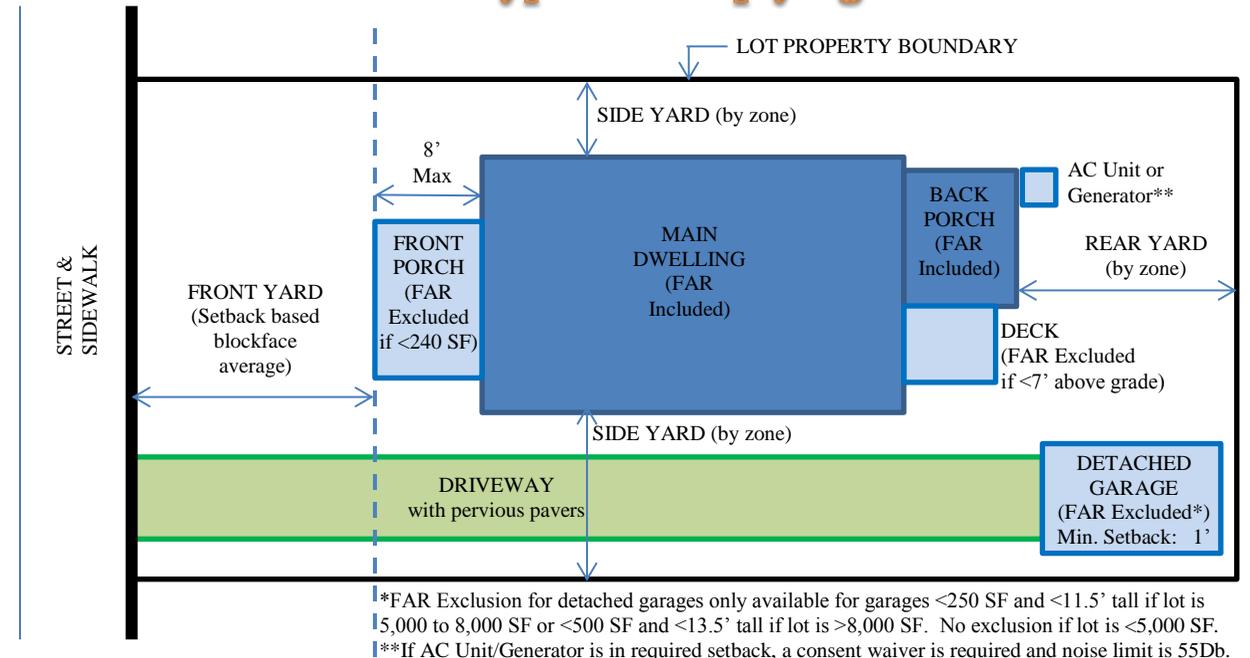


GUIDE TO 1 & 2-FAMILY CONSTRUCTION IN ALEXANDRIA (OUTSIDE OF HISTORIC DISTRICTS)



2. Site Plan for a Typical Complying



1. Chart of Zoning Requirements for Infill Dwellings

Zoning District Requirements	Minimum Mid-Block Lot Area	Minimum Corner Lot Area	Minimum Mid-Block Lot Width	Minimum Corner Lot Width	Minimum Lot Frontage on Straight Street	Lot Frontage at Curved Street	Minimum Side Setback Ratio to Building Height	Minimum Side Setback in Feet	Minimum Side Setback if Semi-Detached Dwelling	Minimum Rear Setback Ratio to Building Height	Minimum Rear Setback in Feet	FAR (See exclusions on other side)	Minimum Vision Clearance Distance at Corner Lots
R-20	20,000	20,000	100	120	75	55	1:2	12	NA	1:1	12	0.25	100
R-12	12,000	12,000	80	95	60	45	1:2	10	NA	1:1	10	0.30	100
R-8	8,000	9,000	65	80	40	40	1:2	8	NA	1:1	8	0.35	100
R-5	5,000	6,500	50	65	40	40	1:3	7	NA	1:1	7	0.45	100
R-2-5	5,000	6,500	50	65	40	40	1:3	7	10	1:1	7	0.45	100

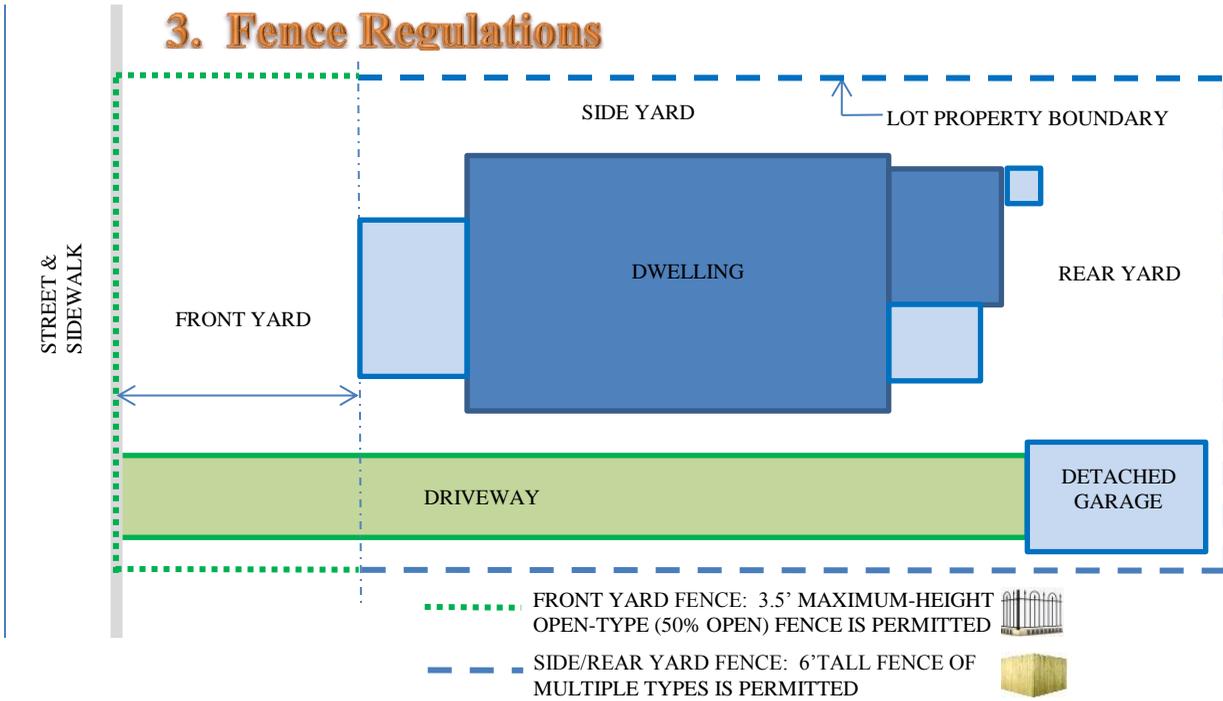
Front yard setback requirement is determined by the average front yard setback of the blockface for which construction is occurring. Please see front yard diagram on opposite page.*

Height is a maximum of 25 feet, but new construction can be taller if the average height of the existing buildings on the block is taller, then new construction can be built up to the average height of the block plus an additional 20 percent. Please see Height diagram on opposite page.*

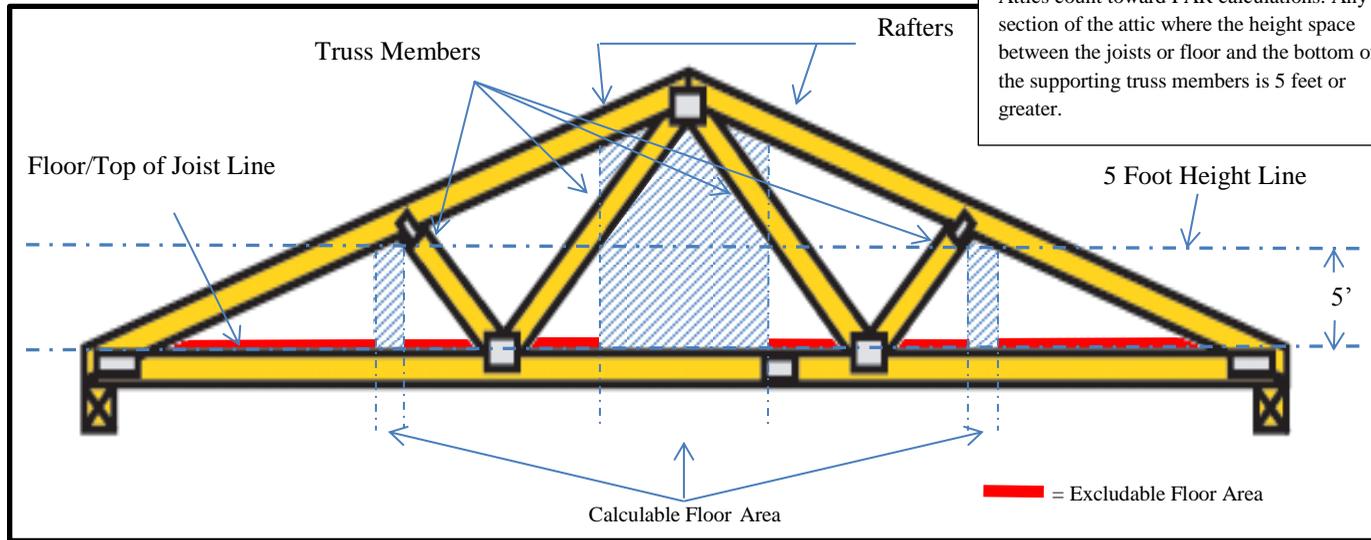
*Please refer to the Zoning Ordinance or discuss with Zoning Staff to determine the reference block for each project.

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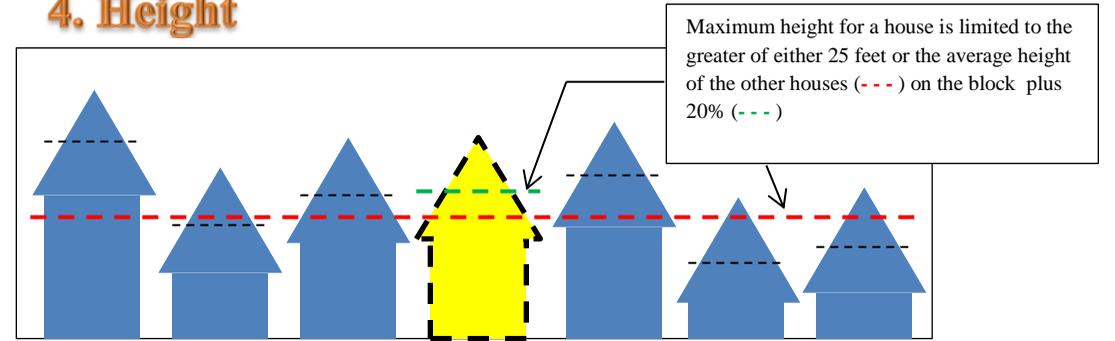
3. Fence Regulations



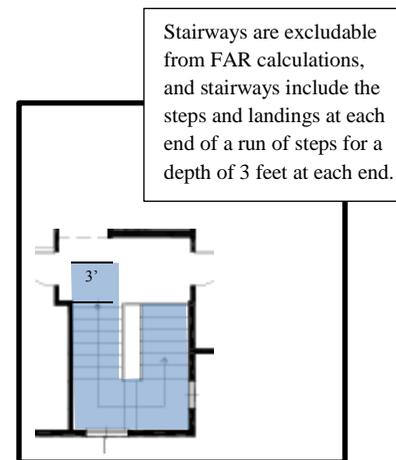
5. Excludable Floor Area in Attics for FAR



4. Height



6. FAR for Stairs: Excludable Area



7. Front Yard

