

Vinton Zoning	R1
Residential District	
Minimum Lot Area	
w/ Private Sewer & Water:	30,000 sq. ft.
w/ Public Sewer or Water:	20,000 sq. ft.
w/ Public Sewer & Water:	8,000 sq. ft.
Minimum Street Frontage	
w/ Private Sewer & Water:	120 ft.
w/ Public Sewer or Water:	100 ft.
w/ Public Sewer & Water:	65 ft.
Maximum W/D ratio:	N/A
Setback Requirements	
Front Yard:	25 ft.
Side Yard:	6.5 ft.
Rear Yard:	25 ft.
Accessory Buildings	
Side yard at Front Building Line	25(15) ft.
Side yard at Rear Building Line	5 ft.
Rear Yard:	5 ft.
Allowable Coverage and Height	
Main Building:	N/A %
Maximum Lot Coverage:	N/A %
Accessory Building Coverage:	N/A %
Maximum Building Height:	15 ft.
Max Accessory Bldg. Height:	15 (16) ft.

Notes: ()

- (1) No accessory building located within 25 feet of a property line shall exceed 15 feet in height.
- (2) Two-family dwelling lots must be at least 12,000 square feet. Lots for townhomes must be at least 1,800 square feet for interior lots and at least 2,500 square feet for exterior lots.
- (3) Lots for townhomes must be at least 18 feet in width from center of wall to center of wall for interior lots and 18 feet from center of wall to outside face of wall for exterior lots.
- (4) Lots for two-family dwellings, child day care centers, adult day care centers, rooming houses, boarding houses and tourist homes must be at least 12,000 square feet. Lots for multi-family dwellings must be at least 12,000 square feet, and must be served by public water and sewer systems. Lots for townhomes shown in (2) above.
- (5) Lots for multi-family dwellings must be at least 100 feet in width. Lots for townhomes shown in (3) above.
- (6) Two-family dwelling lots must be at least 10,000 square feet.
- (7) Side yards of not less than 25 feet must be provided for a main building devoted to a non-dwelling use where a side lot line abuts property in an R-1 or R-2 District.
- (8) There is no minimum lot area or lot width requirements, except as specified for certain uses, provided that minimum lot area for any use not served by public sewer and public water systems shall be as determined by the health official.
- (9) Areas devoted to parking or circulation of vehicles shall be separated from public streets by yards or not less than 10 feet in depth and must be landscaped according to the zoning ordinance to prevent erosion, dust, and collection of surface water or drainage of water onto adjacent areas.
- (10) Where a side or rear lot line abuts or is situated across an alley from property located in a Residential or R-B District, transitional

yard and screening requirements as specified in article V of the zoning ordinance shall be met.

(11) No building or structure situated within 100 feet of property located in a Residential or R-B District shall exceed a height of 35 feet.

(12) There is no minimum lot area or lot width requirements, except as specified for certain uses.

(13) Areas devoted to parking or circulation of vehicles shall be separated from public streets by yards or not less than 5 feet in depth and must be landscaped according to the zoning ordinance to prevent erosion, dust, and collection of surface water or drainage of water onto adjacent areas.

(14) Where a side or rear lot line abuts or is situated across an alley from property located in a Residential, R-B, or Business District, transitional yard and screening requirements as specified in article V of the zoning ordinance shall be met.

(15) The front building line depends on the width of the right-of-way.

(16) No accessory building is allowed in the required transitional yard.