

ZONING & CODE CHECKLIST

Research and record the zoning requirements for your property.

KEY TERMS

Setbacks

The required minimum distance between your building and each property line. Usually different for front, side, and rear.

Height Limit

The maximum allowed building height, measured from grade to the highest point. May be defined differently by jurisdiction.

Lot Coverage

The maximum percentage of your lot that can be covered by structures, including the house, garage, and covered patios.

Use Restrictions

Rules about what activities are permitted on the property - residential, commercial, mixed-use, home office, ADU, etc.

FAR (Floor Area Ratio)

The total building floor area divided by the lot area. A FAR of 0.5 on a 10,000 sf lot allows 5,000 sf of building.

YOUR PROPERTY REQUIREMENTS

Front Setback

Height Limit

Side Setback (Left)

Max Lot Coverage %

Side Setback (Right)

FAR

Rear Setback

Zoning Designation

BUILDABLE ENVELOPE

PERMIT PROCESS CHECKLIST

- ☐ **Submit Plans**
Complete construction documents submitted to the building department for review.
- ☐ **Plan Review**
Department reviews plans for code compliance. Typically takes 2-8 weeks depending on jurisdiction.
- ☐ **Revisions**
Address any comments or corrections from the plan reviewer and resubmit.
- ☐ **Permit Issued**
Approved plans are stamped and the building permit is issued. Construction may begin.
- ☐ **Inspections**
Scheduled at key milestones: foundation, framing, rough-in, insulation, and final.
- ☐ **Certificate of Occupancy**
Final approval confirming the building meets all codes and is safe to occupy.

HOA / DEED RESTRICTIONS
