

## 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

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