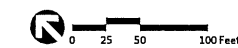
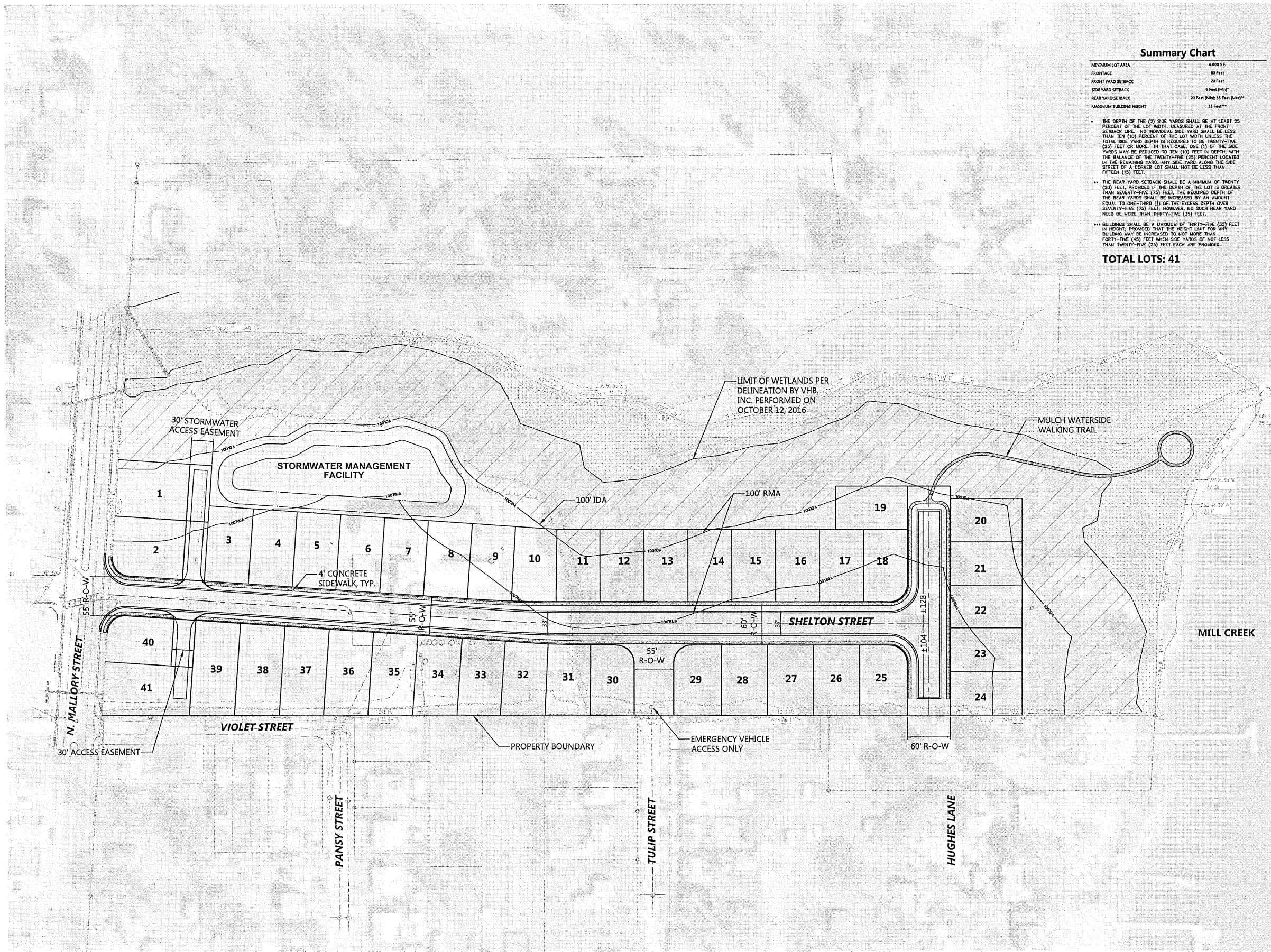


Summary Chart

MINIMUM LOT AREA	6,000 S.F.
FRONTAGE	60 Feet
FRONT YARD SETBACK	20 Feet
SIDE YARD SETBACK	6 Feet (Min) 8 Feet (Max)
REAR YARD SETBACK	20 Feet (Min) 35 Feet (Max)
MAXIMUM BUILDING HEIGHT	35 Feet

- THE DEPTH OF THE (2) SIDE YARDS SHALL BE AT LEAST 25 PERCENT OF THE LOT WIDTH, MEASURED AT THE FRONT SETBACK LINE. NO INDIVIDUAL SIDE YARD SHALL BE LESS THAN TEN (10) PERCENT OF THE LOT WIDTH UNLESS THE TOTAL SIDE YARD DEPTH IS REQUIRED TO BE TWENTY-FIVE (25) FEET OR MORE. IN THAT CASE, ONE (1) OF THE SIDE YARDS MAY BE REDUCED TO TEN (10) FEET IN DEPTH, WITH THE BALANCE OF THE TWENTY-FIVE (25) PERCENT LOCATED IN THE REMAINING YARD. ANY SIDE YARD ALONG THE SIDE STREET OF A CORNER LOT SHALL NOT BE LESS THAN FIFTEEN (15) FEET.
- THE REAR YARD SETBACK SHALL BE A MINIMUM OF TWENTY (20) FEET, PROVIDED IF THE DEPTH OF THE LOT IS GREATER THAN SEVENTY-FIVE (75) FEET, THE REQUIRED DEPTH OF THE REAR YARDS SHALL BE INCREASED BY AN AMOUNT EQUAL TO ONE-THIRD (1/3) OF THE EXCESS DEPTH OVER SEVENTY-FIVE (75) FEET; HOWEVER, NO SUCH REAR YARD NEED BE MORE THAN THIRTY-FIVE (35) FEET.
- BUILDINGS SHALL BE A MAXIMUM OF THIRTY-FIVE (35) FEET IN HEIGHT, PROVIDED THAT THE HEIGHT LIMIT FOR ANY BUILDING MAY BE INCREASED TO NOT MORE THAN FORTY-FIVE (45) FEET WHEN SIDE YARDS OF NOT LESS THAN TWENTY-FIVE (25) FEET EACH ARE PROVIDED.

TOTAL LOTS: 41



Shelton on the Bay
N. Mallory Street
Hampton, Virginia

No.	Revision	Date	Appr'd.
1	LOT LAYOUT	12-15-2016	JHB
2	LOT LAYOUT	03-21-2017	JHB
3	ADD SIDEWALKS/TRAILS	04-18-2017	JHB

Designed by: SMT
Checked by: JHB
Date: November 2, 2016

Not Approved for Construction
Concept
Subdivision Plan

CP1.00