

CHAPTER ONE - Section 1.05B

MINIMUM FRONT SETBACK, REAR AND SIDE YARD BUILDING LINES

FLUVANNA COUNTY (R-4 zoning)		FRONT SETBACK LINE	REAR YARD LINE	SIDE YARD LINE	CORNER SIDE STREET	WATERFRONT REAR YD. LINE
		25'	25'	10'	25'	25'
LAKE MONTICELLO RECORDED STATEMENT OF SUBDIVISION						
SECTION/LOT**						
1	1-403	30'	25'	10'	20'	NONE
2	1-52	30'	25'	10'	20'	NONE
2	53-56 (BL)	40'	25'	10'	20'	NONE
2	57-106	30'	25'	10'	20'	NONE
2	107 (BL)	170'	25'	10'	20'	NONE
2	108-135	30'	25'	10'	20'	NONE
2	136-139 (BL)	35'	25'	10'	20'	NONE
2	140-146	30'	25'	10'	20'	NONE
2	147 (BL)	80'	25'	10'	20'	NONE
2	148-207	30'	25'	10'	20'	NONE
2	208-213 (BL)	35'	25'	10'	20'	NONE
2	214-229	30'	25'	10'	20'	NONE
2	230-234 (BL)	35'	25'	10'	20'	NONE
2	235-250	30'	25'	10'	20'	NONE
2	251-255 (BL)	35'	25'	10'	20'	NONE
2	256-263	30'	25'	10'	20'	NONE
2	264-267 (BL)	35'	25'	10'	20'	NONE
2	268-300	30'	25'	10'	20'	NONE
2	301-303 (BL)	35'	25'	10'	20'	NONE
2	304-382	30'	25'	10'	20'	NONE
2	383-386 (BL)	35'	25'	10'	20'	NONE
2	387-414	30'	25'	10'	20'	NONE
3	1-557	30'	25'	10'	20'	NONE
3	558-582	35'	35'	10'	20'	35'
3	583 (BL)	50'	35'	10'	20'	35'
3	584	35'	35'	10'	20'	35'
4	1-484	30'	25'	10'	20'	NONE
5	1-569	30'	25'	10'	20'	NONE
6	1-259	30'	25'	10'	20'	NONE
7	1-159	30'	25'	10'	20'	NONE
8	1-397	30'	25'	10'	20'	NONE
9	1-346	30'	25'	10'	20'	NONE
10	1-336	35'	25'	15/35***	20'	25'
11	1-127	35'	25'	15/35***	20'	25'
11A	1-73	35'	25'	15/35***	20'	25'
12	1-464	35'	35'	15/35***	20'	35'
12	465-526	35'	35'	10'	20'	35'
12	527	35'	35'	10'	20'	35'

*ALL WATERFRONT LOTS FRONT ON THE STREET, I.E., THE COUNTY 25' REAR YARD SETBACK RESTRICTIONS APPLY TO THE SPACE BETWEEN THE PROPERTY LINE AT THE WATERFRONT AND THE HOUSE.

**AS ESTABLISHED BY STATEMENT OF SUBDIVISION AND RECORDED PLATS.

***ONE SIDE SHALL BE A MINIMUM OF 15 FEET AND A TOTAL OF THE TWO REQUIRED SIDE YARDS SHALL NOT BE LESS THAN 35 FEET.

BL (Building Line - refer to the plat)