

CITY OF BELLAIRE  
STANDARD ZONING REGULATIONS

**NOTE: THE BUILDER IS RESPONSIBLE FOR CHECKING FOR DEED RESTRICTIONS**

|  | R-1                                      | R-3   | R-4   | R-5  |
|--|--|---|---|--|
| MINIMUM LOT AREA   | 14,000 SQ. FT.                           | 7,400 SQ. FT.   | 5,000 SQ. FT.   | 5,000 SQ. FT.  |
| MINIMUM LOT WIDTH  | 80 FT.                                   | 60 FT.  | 50 FT.  | 50 FT.   |
| MINIMUM LOT DEPTH  | 125 FT.                                  | 100 FT.   | 100 FT.   | 100 FT.  |
| MAXIMUM BUILDING HEIGHT  | 2 ½ STORIES *****                        | 2 ½ STORIES*****                                      | 2 ½ STORIES*****  | 2 ½ STORIES*****   |
| MINIMUM FLOOR AREA   | 1,600 SQ. FT.                            | 1,250 SQ. FT.   | 1,100 SQ. FT.   | 1,100 SQ. FT.  |
| <b>FRONT YARD SETBACK</b>  | 50 FT.                                   | 30 FT.  | 25 FT.  | 25 FT.   |
| <b>SIDE YARD SETBACK</b><br>Main Structure & Attached Accessory<br>Structure | 8 FT.                                    | 6 FT. (LOTS <= 90' WIDTH)<br>8 FT. (LOTS > 90' WIDTH) | 5 FT. (LOTS < 70' WIDTH)<br>6 FT. (LOTS > 70' WIDTH &<br>EQUAL TO OR < 90' WIDTH)<br>8 FT. (LOTS > 90' WIDTH) | 5 FT. (LOTS < 70' WIDTH)<br>6 FT. (LOTS > 70' WIDTH)<br>8 FT. (LOTS > 90' WIDTH) |
| <b>SIDE YARD SETBACK FOR:</b>  |  |   |   |  |
| ARCHITECTURAL FEATURES (BAY<br>WINDOW, ROOF EAVE /<br>PROJECTION)**          | 3 FT.                                    | 3 FT.   | 3 FT.   | 3 FT.  |
| ACCESSORY STRUCTURES***  |  |   |   |  |
| CORNER LOTS  | 10' ON SIDE ST.                          | 10' ON SIDE ST  | 10' ON SIDE ST.   | 10' ON SIDE ST.  |
| INTERIOR LOTS  | 3 FT.                                    | 3 FT.   | 3 FT.   | 3 FT.  |
| DRIVEWAYS  | Min. necessary for the<br>radius / radii | Min. necessary for the<br>radius / radii              | Min. necessary for the<br>radius / radii  | Min. necessary for the<br>radius / radii   |
| <b>REAR YARD SETBACK</b><br>PRIMARY STRUCTURES***                            | 10 FT.                                   | 10 FT.  | 10 FT.  | 10 FT.   |
| ACCESSORY STRUCTURES***  | 5 FT.                                    | 5 FT.   | 5 FT.   | 5 FT.  |
| <b>MAXIMUM LOT COVERAGE****</b>  | 55%                                      | 55%   | LOTS < OR EQUAL TO 7000<br>SF : 60%<br><br>LOTS > THAN 7000 SF: 4200<br>SF OR 55%                             | 55%<br>60% on Planned Dev  |
| <b>ON-SITE PARKING PER DWELLING<br/>UNIT</b>                                 | 2  | 2   | 2   | 2  |

\*Exception – TV antennas 40 ft. & radio communication antennas 60 ft. from top of natural grade

\*\*Fireplaces and Balconies are not architectural features

\*\*\*Accessory structures include storage buildings, garages, and swimming pools

\*\*\*\*Anything placed on a lot: house/garage footprint, driveways, sidewalks, patios, paved decks, **(50%wooden decks)**, storage buildings

\*\*\*\*\*Maximum ridge height 35'-6" from top of lowest air-conditioned floor – second story top plate maximum 25 ft.

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