

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
FRONT YARD SETBACK	50 FT.	30 FT.	25 FT.	25 FT.
SIDE YARD SETBACK Main Structure & Attached Accessory Structure	8 FT.	6 FT. (LOTS <= 90' WIDTH) 8 FT. (LOTS > 90' WIDTH)	5 FT. (LOTS < 70' WIDTH) 6 FT. (LOTS > 70' WIDTH & EQUAL TO OR < 90' WIDTH) 8 FT. (LOTS > 90' WIDTH)	5 FT. (LOTS < 70' WIDTH) 6 FT. (LOTS > 70' WIDTH) 8 FT. (LOTS > 90' WIDTH)
SIDE YARD SETBACK FOR:				
ARCHITECTURAL FEATURES (BAY WINDOW, ROOF EAVE / 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 radius / radii	Min. necessary for the radius / radii	Min. necessary for the radius / radii	Min. necessary for the radius / radii
REAR YARD SETBACK PRIMARY STRUCTURES***	10 FT.	10 FT.	10 FT.	10 FT.
ACCESSORY STRUCTURES***	5 FT.	5 FT.	5 FT.	5 FT.
MAXIMUM LOT COVERAGE****	55%	55%	LOTS < OR EQUAL TO 7000 SF : 60% LOTS > THAN 7000 SF: 4200 SF OR 55%	55% 60% on Planned Dev
ON-SITE PARKING PER DWELLING UNIT	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.