Northumberland County, VA
Thursday, October 8, 2026

Chapter 148. Zoning

Article VI. Residential Restricted District R-3

§ 148-59. Purpose.

The purpose of this district is to allow for high-density residential development on nonconforming lots of record, provided that said lots were recorded prior to September 1, 1974, and lot sizes are generally shared by other property owners in the same vicinity.

§ 148-60. Use regulations.

See § **148-5**, Usages.

§ 148-61. Area regulations.

None, except that, for permitted uses utilizing individual sewerage disposal systems, the required area for any such use shall be approved by the Health Official. Public water and sewer systems shall be exempt from area regulations.

§ 148-62. Setback.

Structures shall be located at least 25 feet or more from the center line of any street right-of-way when the right-of-way width is 30 feet or less or 40 feet or more from the center line of any street right-of-way when the right-of-way is greater than 30 feet in width.

§ 148-63. Yards.

A. Side. The minimum side yard for the main structure and/or guest house shall be five feet, and the total width of the two required side yards shall be at least 10 feet. The minimum side yard for each accessory structure shall be four feet.

B. Rear. The minimum rear yard for the main structure and/or guest house shall be 15 feet. The minimum rear yard for each accessory structure shall be eight feet.

§ 148-64. Height regulations.

Buildings may be erected up to a height of 35 feet. Chimneys, flues, cooling towers, flagpoles, radio or communication towers or their accessory facilities not normally occupied by workers are excluded from this limitation.

§ 148-65. Special provisions for corner lots.

The side yard on the side facing the side street shall be 25 feet or more from the center of the road for both the main and accessory buildings.

§ 148-66. Septic regulations.

A. All lots recorded after October 1, 1989, where public sewerage is not provided shall have a reserve drainfield site as well as a primary drainfield site that has been approved by the Health Department.

B. All lots recorded prior to October 1, 1989, which do not have a Health Department permit issued prior to October 1, 1989, and where public sewerage is not provided shall have a reserve drainfield site as well as a primary drainfield site that has been approved by the Health Department. If the Health Department cannot locate both drainfield sites, then only a primary site will be required.

§ 148-67. Signs.

Sign regulations shall conform to Article **XII** of this chapter.

§ 148-68. Minimum off-street parking.

Minimum off-street parking shall conform to § **148-142**.