



# Zoning Requirements Checklist

**Before you purchase house plans or meet with a building designer, make sure you have answers to the following zoning and planning questions. If zoning laws haven't changed, you should be able to replicate the same house you lost.**

## General Zoning Questions

What is your property's zoning designation? (e.g., R-1 single-family, R-2 duplex, mixed-use)

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What are the required setbacks? (front, rear, and side yard distances from property lines)

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What is the maximum building height? (some areas restrict height to preserve views or neighborhood character)

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Are there limits on lot coverage or floor area ratio (FAR)?

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How many parking spaces are required? (including garages or driveways)

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Are there minimum open space or landscaping rules? (tree removal, planting requirements, view protections)

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Do easements, rights-of-way, or utility lines restrict where you can build?

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Is your property in a special hazard zone with added design rules? (flood, wind/tornado, fire hazard, seismic)

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## Special Considerations by Hazard Type

### WILDFIRE

 Is your home in a Wildland-Urban Interface (WUI)? Fire-resistant siding, Class A roofs, ember-proof vents, and defensible space may be required.

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 In California: Has your jurisdiction adopted Chapter 7A of the Building Code? (Sets wildfire-specific construction standards.)

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### EARTHQUAKE

 Is your property near a fault line or in a seismic hazard zone?

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*Requirements may include engineered foundations, slab reinforcement, bracing, and geotechnical reports.*

### WIND & STORM

 Is your area subject to high winds, hurricanes, or tornadoes?

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*Compliance may include FEMA/ICC codes requiring impact-resistant windows, wind-rated garage doors, reinforced roofs, and hurricane straps.*

### FLOODS

 Is your property in a FEMA Special Flood Hazard Area (SFHA)?

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*May require elevated structures, flood vents, breakaway walls, or specific foundation types.*

## After a Disaster

Has your area been rezoned after the disaster? Local governments sometimes revise ordinances for safety, such as:

- Wider streets for emergency access
- Density limits in hazard-prone areas

**Stay informed about local planning changes — and voice concerns early if new rules could negatively affect your rebuild.**