



Residential Site Plan Review Checklist

Residential: R1A - Single Family, R1B - Single Family, and R2 - Two Family

NOTE: Platted boundary survey must be signed & sealed by a State of Texas licensed Surveyor, two sets of site plans and two complete sets of working drawings with a plan size not smaller than 18" x 24" and not larger than 36 inches to be submitted to the building inspection department. Graphic Scale of 1 in to 20 ft

Site Plans *(everything listed below must be included in the site plan)*

GENERAL INFORMATION

- Date of plan preparation
- Name of preparer
- North arrow
- Name, address and phone number of property owner
- Vicinity Map
- Physical property address
- Legal description (lot block numbers)
- Zoning Classification of property

PROPERTY LAYOUT

- Property lines (size, shape, and dimensions of the platted lot)
- Setback lines (front, rear, side yards)
- Square footage of proposed building's
- Square footage of accessory building's
- Location of proposed primary structure (show distance to property lines)
- Location of proposed accessory building (show distance to property lines)
- Location of proposed residential fences
- Location of existing structures
- Calculation percentage of lot covered by building footprint (all structures)
- Calculation of percentage of rear yard covered by building footprint (all structures)

ACCESS AND PARKING

- Location of driveways and size
- Number of parking spaces and size of each space
- Show parking setback line
- Street access location and width

DRAINAGE/UTILITIES/SERVICES

- Location of public overhead utilities and easements
- Location of drainage easements
- Location of proposed private city utilities including; sewer stub out, sewer septic line and tap, water service line and tap, water stub out and water meter.



Summary of Minimum Zoning Regulations

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Note: This list is not fully encompassing of the City of Pittsburg Zoning Ordinances. Please see City of Pittsburg Code of Ordinances for all regulations.

Applies to All Residential Zoning Properties

- Setbacks (building lines) are measured from the property lines
- Rear Yard Setback 25 foot
- Side Yard on Corner Lot 12 feet on city street side
- Minimum 2 off-street parking spaces
- Parking Space = 20 feet long by 12 feet wide
- Parking Setback = 5 feet from front property line
- Accessory Building cannot occupy more than 30 percent of required rear yard. Accessory building must meet the setbacks. Accessory buildings cannot be located in front of the front building line of the principal structure.
- At least 70 percent of rear yard must be open sky

Applies to Residential Zone R1A

- Minimum Lot Size 9,000 square feet
- Front Yard Setback 45 foot
- Side Yard Setback 7.5 foot

Applies to Residential Zone R1B

- Minimum Lot Size 5,000 square feet
- Front Yard Setback 25 foot
- Side Yard Setback 6 foot

Applies to Residential Zone R2

- Minimum Lot Size 7,000 square feet
- Front Yard Setback 35 foot
- Side Yard Setback 5 foot