

Virgin Islands Zoning District Requirements									
Zoning District (18)	Residential Density (persons/acre)	Maximum Lot Occupancy (% of Coverage)	* Minimum Lot Width (In Feet)	Maximum Height in Stories (or Feet)	* Minimum Set Back ( In Feet)			* Usable Open Space	Minimum Lot Area
					Front	Side	Rear		
A-1 Agricultural	2 DU	NR	NR	RS- 3	50	100	100	NR	40 ACRES
A-2 Agricultural	2 DU	NR	NR	RS- 3	25	50	50	NR	2 ACRES
R-1 Residential Low Density	2 DU	RS- 25%	100	RS- 2	15	15	15	NR	½ ACRES
R-2 Residential Low Density	2 DU	30%	75	RS- 2	15	10	10	NR	10,000 FT <sup>2</sup>
R-3 Residential Medium Density	RS (80)	RS- 30%	NR	RS- 6	NR	NR	NR	35%	6,000 FT <sup>2</sup>
R-4 Residential Medium Density	RS (120)	50%	40	RS- 3	NR	NR	NR	NR	3,000 FT <sup>2</sup>
R-5 Residential High Density	RS (160)	RS- 30%	NR	RS- 8	NR	NR	NR	35%	10,000 FT <sup>2</sup>
B-1 Business Central District	RS (160)	FAR 2 RS- 40%	NR	HD- 3	NR	NR	NR	RS2 (30%)	BU- NR RU- 20,000 FT <sup>2</sup>
B-2 Business Secondary	RS (80)	FAR 1 RS- 40%	NR	HD- 3	NR	NR	NR	RS2 (30%)	BU- NR RU- 5,000 FT <sup>2</sup>
B-3 Business Scattered	RS (120)	60%	NR	BU- 2 RU- 3	NR	BS- 5 ADJ	BS- 10 ADJ; RS- 5	NR	BU- NR RU- 3,000 FT <sup>2</sup>
B-4 Business Residential	RS (80)	50%	40	2	NR	5	RS- 5; BS- 20 ADJ	NR	RU- 6,000 FT <sup>2</sup> BU- 10,000 FT <sup>2</sup> BU- 5% OF PRA
C Commercial	NA	50%	NR	35 FT	NR	NR	NR	NR	5,000 FT <sup>2</sup>
I-1 Industrial Heavy	NA	35%	NR	50 FT OR 150FT	100 ADJ	100 ADJ	100 ADJ	NR	5 ACRES
I-2 Industrial Light	NA	60%	NR	35 FT	NR	20 ADJ	20 ADJ	NR	5,000 FT <sup>2</sup>
W-1 Waterfront Pleasure	2 DU	40%	100	3	25	10 ADJ	20 ADJ	30%	10,000 FT <sup>2</sup>
W-2 Waterfront Commercial-Industrial	NA	40%	NR	35 FT	25 ADJ	25 ADJ	25 ADJ	NR	20,000 FT <sup>2</sup>
P Public	NR	NR	NR	**	NR	NR	NR	NR	NR
S Special	RS (80)	50%	NR	RU-3	NR	NR	NR	NR	RU- 2,000 FT <sup>2</sup>

\* Affected by the substandard lot requirements of VIC, T. 29, Ch. 3, §226 (i)

\*\* No building shall exceed the maximum height allowed in the adjoining zoning district

Key							
RU	Residential Use Incl. Hotel	BS	Business Structures	ADJ	Adjacent to residential use or district	NR	No requirement
RS	Residential Structures Incl. Hotel	BU	Business Use	NA	Not Applicable	DU	Dwelling Unit
RS2	Residential Structures Exclud. Hotels	HD	Historic District	PRA	Planned Residential Area	FAR	Floor Area Ratio