

# Holiday Homes of St. John

The Company that gives back to St. John

## ZONING REQUIREMENTS IN THE VIRGIN ISLANDS

	MINIMUM LOT AREA *	MAXIMUM DENSITY	MAXIMUM HEIGHT (STORIES)	FRONT SETBACK****	SIDE/REAR SETBACK***
R1	1/2 acre	2 du	2	15 ft.	15 ft.
R2	10,000 sq.ft.	2 du	2	15 ft.	10 ft.
R3	6,000 sq.ft.	80 ppa	6		
R4	3,000 sq.ft.	120 ppa	3		
R5	10,000 sq.ft.	160 ppa	8		
A1	40 acres	2 du	3	50 ft.	100 ft.
A2	2 acres	2 du	3	25 ft.	50 ft.
W1■	10,000 sq.ft.	2 du	3	25 ft.	10 ft.\20 ft. to S\R
W2■	20,000 sq.ft.		35 ft.	none	none\25 ft. S\R
B1	R 20,000\ C None	160 ppa	3 within historical areas	zero	zero
B2	R 5,000\ C None	80 ppa	3 within historical areas	zero	zero
B3	R 3,000\ C None	120 ppa	R 3\C 2	5 ft.	5 ft.\10 ft. to R
B4	R 6,000\ C None	80 ppa	2	5 ft.	5 ft.\20 ft. to R
C	5,000 sq.ft.		35 ft.		
I1	5 acres		50 ft.		100 ft. to R
I2	5,000 sq.ft.		35 ft.		20 ft. to R
P			Max. of adj. zone		

- ❖ A – Agricultural
- ❖ B – Business
- ❖ C – Commercial
- ❖ I – Industrial
- ❖ P – Public
- ❖ R – Residential
- ❖ W – Waterfront
- ❖ ppa – persons per acre
- ❖ du - dwelling units

- \* Check your deed for additional restrictions
- \*\* See zoning ordinance for clarification and further considerations.
- \*\*\* Where none are indicated, use 10 ft.  
Setbacks are measured from property line.
- All waterfront has a 50' set back from the high tide mark or the first sign of vegetation

NOTE: 1 acre = 43,560 sq. ft.

Original Source: Virgin Islands Engineering & Surveying, Inc.–1972

We are located on the second floor of Mongoose Junction and the first floor of The Marketplace  
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For listings and/or an appointment, Please call us at, (340) 776-6776 or fax (340) 693-8665.  
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