

# Roanoke City Zoning Uses

Fellowship Baptist Church 929 Murray Ave Roanoke, VA 24013

RM-2 & IN

## ARTICLE 3. - REGULATIONS FOR SPECIFIC ZONING DISTRICTS[2]

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### Sec. 36.2-300. - Purpose.

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The purpose of this article is to establish use, dimensional, open space, and certain specific regulations for each zoning district.

## DIVISION 1. - RESIDENTIAL DISTRICTS

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### Sec. 36.2-310. - Purposes of the residential districts.

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(a)

The purpose of the RA District is to provide for the continued use of agriculturally productive lands. Uses and standards in this district are intended to preserve and protect agricultural lands by maintaining a low population density and a rural character of development.

(b)

The purposes of the R-12, R-7, R-5, and R-3 Districts are to protect residential neighborhoods, to provide a range of housing choices, and to incorporate neighborhood principles, including lot frontages, building setbacks and densities, that are customary in urban and suburban neighborhoods.

(c)

The purpose of the RM-1 and RM-2 Districts is to allow for a mix of single-family detached, single-family attached, two-family, townhouse, and multifamily dwellings in order to provide a range of housing choices.

(d)

The purpose of the RMF District is to permit dense housing development by providing for multifamily and townhouse dwellings.

(Ord. No. 39122, § 1, 5-16-11)

Sec. 36.2-311. - Use table for residential districts.

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District	RA	R-12	R-7	R-5	R-3	RM-1	RM-2	RMF	Supplemental Regulation Section									
Residential Uses																		
Dwelling, single-family attached														P	P	P	P	
Dwelling, single-family detached									P	P	P	P	P	P	P			
Dwelling, two-family														S	P			
Dwelling, multifamily															P	P		

District	RA	R-12	R-7	R-5	R-3	RM-1	RM-2	RMF	Supplemental Regulation Section								
Dwelling, townhouse or rowhouse												P	S	P	P		36.2-431
Dwelling, manufactured home								P									
Dwelling, mobile home								P									36.2-417
Accommodations and Group Living Uses																	
Bed and breakfast								P		S	S	S	S	S	S		36.2-405
Boarding house																S	
Group care facility, congregate home, elderly														S	S		
Group care facility, congregate home, not otherwise listed														S	S		
Group care facility, group care home														S	S		
Group care facility, halfway house														S	S		
Group care facility, nursing home															S		
Group care facility, transitional living facility																	
Group home								P	P	P	P	P	P	P			
Commercial Uses																	
Day care home, child								P	P	P	P	P	P	P			
Family day home								S	S	S	S	S	S	S	S		
Fire, police, or emergency services									S	S	S	S	S	S	S		
Utility Uses and Structures																	
Utility distribution or collection, basic								P	P	P	P	P	P	P			
Utility distribution or collection, transitional								S	S	S	S	S	S	S			
Wireless telecommunications facility								S	S	S	S	S	S	S	S		36.2-432



District	RA	R-12	R-7	R-5	R-3	RM-1	RM-2	RMF	Supplemental Regulation Section									
Outdoor storage									P									36.2-423
Stable, private									P	P							36.2-403	
Temporary health care structure									P	P	P	P	P	P	P	P	36.2-403	
Wind turbine, commercial									S								36.2-403	
Wind turbine, small									S	S	S	S	S	S	S	S	36.2-403	
<p>"P" indicates a use permitted as of right.            "S" indicates a use permitted only by special exception.            A blank cell indicates the use is not permitted; any use not listed in this table is not permitted in residential districts.</p>																		

(Ord. No. 39122, § 1, 5-16-11; Ord. No. 39495, § 1, 9-4-12; Ord. No. 40088, § 1, 10-20-14; Ord. No. 40296, § 1, 7-6-15; Ord. No. 40370, § 1, 10-19-15)

Sec. 36.2-312. - Dimensional regulations for residential districts.

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District	RA	R-12	R-7	R-5	R-3	RM-1	RM-2	RMF			
Minimum lot area per dwelling unit (square feet)				43,560	12,000	7,000	5,000	3,000	3,500	2,500	1,000
Lot area (square feet)		Minimum		43,560	12,000	7,000	5,000	3,000	5,000	5,000	15,000
		Maximum		None	None	None	None	None	None	None	None
Lot frontage (feet)		Minimum		150	70	60	50	30	50	50	100

District	RA	R-12	R-7	R-5	R-3	RM-1		RM-2		RMF
		Maximum	None	None	None	None	None	None	150	None
Front yard (feet)		Minimum	30	20	20	15	15	10	10	10
		Maximum	None	None	None	40	25	30	30	-
Section 36.2-313 Front yard requirements for infill development apply			No	No	Yes	Yes	Yes	Yes	Yes	Yes
Side yard minimum depth (feet)			10	5	3	3	3	3	3	15
Rear yard minimum depth (feet)			50	30	15	15	15	15	15	15
Height maximum (feet)			45	35	35	35	35	35	45	45
Impervious surface area maximum (percentage of lot area)			25	50	50	60	70	60	70	70
Principal structures, maximum number			No limit	1	1	1	1	1	No limit	No limit
Accessory structure minimum setback from rear and side lot lines (feet)			5	0	0	0	0	0	0	5
Minimum parking requirement applies			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Tree canopy coverage (Minimum percent of lot area)			20	20	20	20	15	15	10	10
<p>Where a maximum lot frontage is specified for a district, such maximum shall apply to only one frontage of a corner lot.</p> <p>A numeric entry means the dimension shall apply based on the unit of measurement indicated.</p> <p>"Yes" means the requirement applies.</p> <p>"No" means the requirement does not apply.</p> <p>"None" means there is no requirement.</p>										

(Ord. No. 39122, § 1, 5-16-11; Ord. No. 40088, § 1, 10-20-14; Ord. No. 40296, § 1, 7-6-15)

Sec. 36.2-313. - Front yard dimensions for infill development.

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To determine the established front yard in the table below, the zoning administrator shall consider only the following lot or lots: (1) a lot or lots on which there is a principal structure on the same block face, and (2) up to one (1) lot on each side of a subject property which is closest to the subject property. However, no lot being used to determine the established front yard shall be an outlier. An outlier shall be any yard depth that deviates by more than twenty (20) percent from the average yard depth on the block face, not including the outlier or outliers. In such instances, the zoning administrator shall determine the most shallow established front yard to be equal to such average depth.

Where the most shallow established front yard is between the minimum and maximum front yards of the district	Minimum yard: depth of the most shallow established front yard Maximum yard: depth of the most shallow established front yard, plus 5 feet
Where the most shallow established front yard is deeper than the district's maximum front yard	Minimum yard: same as district Maximum yard: depth of most shallow established front yard
Where the most shallow established front yard is more shallow than the district's minimum front yard, but is 10 feet or greater	Minimum yard: depth of the most shallow established front yard Maximum yard: depth of the most shallow established front yard, plus 10 feet
Where the most shallow established front yard is less than 10 feet	Minimum yard: depth of the most shallow established front yard Maximum yard: 20 feet
Where the lot has frontage on a cul-de-sac, regardless of the presence of buildings on adjoining lots	Minimum: same as district minimum Maximum: same as district maximum
When there are no lots with principal residential structures on the block face	Minimum: same as district minimum Maximum: same as district maximum
For a corner lot, apply the above scenarios to the front yard with the primary facade	Minimum: same as district minimum Maximum: same as district maximum

(Ord. No. 39122, § 1, 5-16-11; Ord. No. 40088, § 1, 10-20-14)

DIVISION 2. - MULTIPLE PURPOSE DISTRICTS

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Sec. 36.2-314. - Purposes of multiple purpose districts.

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The purpose of the MX District is to accommodate residential uses, office uses, and support services within the same district. The intent of the district is that no retail sales uses be permitted and that the district facilitates a harmonious mixture of office and residential uses. The regulations of the district are intended to protect the character and scale of such a mixed-use development pattern by permitting low-intensity development at a scale that recognizes and respects residential patterns of development.

(b)

The purpose of the CN District is to encourage a concentration of neighborhood-scaled retail, office, and service uses, in clearly defined, compact areas in close proximity to residential neighborhoods. The regulations of the district are intended to control the scale of nonresidential buildings in a manner that makes them compatible with and appropriate for surrounding residential areas and to encourage a development pattern that consists of ground floor commercial uses with offices and residential uses on the upper floor levels. The district is intended to promote pedestrian-oriented development, with buildings located close to the street, pedestrian-scaled signage, main entrances oriented to the street frontage sidewalk, windows or display cases along building façades which face the street, and significant building coverage of the site. Although parking areas may be provided, they are generally limited in size and are deemphasized by their location on the site.

(c)

The purpose of the CG District is to permit motor vehicle dependent uses that are generally developed as single use developments on individual lots, subject to landscaping, access, and signage standards. Such development is generally characterized by individual curb cuts, access drives, and signage. It is intended that this district be applied primarily along heavily traveled arterial streets, with an emphasis on clustering such development at major intersections. While recognizing the motor vehicle traffic generated by the uses permitted in this district, it is the intent of the regulations of the district to encourage and recognize pedestrian access and public transit forms of transportation by locating parking to the side and rear of buildings and minimizing conflict through landscaping and signage standards. The uses permitted in this district generally require a high volume of traffic along the frontage of the establishment and include horizontally oriented buildings. Such permitted uses include general retail establishments, offices, service establishments, motor vehicle related sales and service, eating establishments, and entertainment uses. The CG District is also intended to accommodate travel-oriented uses such as hotels, motels, and gasoline stations.



(d)

The purpose of the CLS District is to accommodate multiple buildings and uses that are large in scale and generally characterized by multiple tenants or uses on a single zoning lot which share common parking, curb cuts, driveways, and access to and from streets. These uses and areas are heavily dependent on the motor vehicle and tend to result in large parking areas and outdoor display of merchandise. CLS District uses include large motor vehicle sales and service establishments and community and regional shopping centers. The district standards provide for landscaped buffers to minimize the impact of CLS uses on surrounding areas.

(e)

The purpose of the D District is to permit a wide variety of uses and relatively intense development in the downtown, consistent with historic development patterns, in a manner that protects and enhances the business and cultural center of the City and region. Toward that end, the Downtown District is intended to accomplish the following:

(1)

Facilitate pedestrian ways and create a convenient and harmonious development of buildings, streets, and open space;

(2)

Protect and enhance the public interest in downtown as a source of economic vitality, the retention and creation of jobs, and tax revenue;

(3)

Protect existing investment in downtown, to protect against the demolition of downtown's historic buildings, to promote activity on public streets, and to protect amenities provided through public investment; and

(4)

Provide for a mix of high density residential, commercial, retail, government services, entertainment and cultural facilities, and live/work space.

(f)

The purpose of the IN District is to provide standards for the accommodation of institutional developments on zoning lots of five (5) acres or less in order to achieve the following specific purposes:

(1)

Recognize the unique needs of institutional uses and their relationship with neighboring land uses;

(2)

Reduce traffic congestion, provide adequate parking, and promote pedestrian linkages;

(3)

Facilitate the creation of a convenient and harmonious development of buildings, parking, and open spaces for individual institutional uses;

(4)

Ensure the proper functioning of such institutional uses; and

(5)

Minimize the potential for adverse impacts of institutional uses on adjacent land uses.

(g)

The purpose of the ROS District is to recognize and enhance active park and recreation lands, passive open spaces, and significant natural and scenic features by encouraging these areas to protect unique land resources from degradation, consistent with the recommendations of the City's Comprehensive Plan. It is further intended to prevent the encroachment of incompatible land uses, while permitting limited construction within open space areas which is supportive of their function and which promotes their use and enjoyment.

(h)

The purpose of the UF District is to promote high intensity, mixed use development that is economically viable, pedestrian oriented, attractive and harmonious, and contributes to the place-making character of the City. The district is designed to provide new development and redevelopment opportunities in the form of mixed use structures that offer a wide range of complementary land uses. This special purpose district is intended to be applied to underperforming urban industrial areas that have sufficient infrastructure to support mixed use development. The district provides for a mix of small scale industrial, commercial, institutional, and residential uses.

(Ord. No. 39122, § 1, 5-16-11)

Sec. 36.2-315. - Use table for multiple purpose districts.

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District	MX	CN	CG	CLS	D	IN	ROS	UF	Supplemental Regulation Section									
Residential Uses																		
Dwelling, single-family attached									P							P		
Dwelling, single-family detached									P									
Dwelling, two-family									P									
Dwelling, multifamily									PP			P			P			
Dwelling, townhouse or rowhouse									PP			P			P	36.2-431		
Accommodations and Group Living																		
Bed and breakfast									S				S			36.2-405		
Campground											SS			SS				
Dormitory												P						
Group care facility, congregate home, elderly									S									
Group care facility, nursing home									S									
Group home									PP			PP						
Hotel or motel									S	PPP					P			
Commercial Uses: Office and Related Uses																		
Blood bank or plasma center											P	P						
Business service establishment, not otherwise listed									S	PPPP					P			
Employment or temporary labor service											P							
Financial institution										PPPP					P			
Laboratory, dental, medical, or optical										PPPP					P			
Laboratory, testing and research											PPP				P			
Medical clinic										PPPPP					P			

District	MX	CN	CG	CLS	D	IN	ROS	UF	Supplemental Regulation Section					
Office, general or professional										P	P	P	P	P
Office, general or professional, large scale										P	P	P	P	P
Outpatient mental health and substance abuse clinic										S				
Commercial Uses: Miscellaneous														
Animal hospital or veterinary clinic, no outdoor pens or runs											P	P	P	P
Caterer, commercial											P	P	P	P
Community market											P	P	P	P
Drive-through facility											S	P	P	S 36.2-409
Drive-through kiosk											S	P	P	S 36.2-409
Flea market, indoor											P	P		P
Flea market, outdoor											S	S		
Funeral home											P	P	P	
Kennel, no outdoor pens or runs											P	P		P
Live-work unit											P	P	P	P 36.2-416
Mixed-use building											P	P	P	P 36.2-416
Outdoor advertising sign											P	P		36.2-675
Studio/multimedia production facility											P	P	P	P
Commercial Uses: Retail Sales and Service														
Bakery, confectionary, or similar food production, retail											P	P	P	P
Body piercing establishment											P	P	P	P
Building supplies and materials, retail											P	P		P
Car wash, not abutting a residential district											P	P		36.2-406



District	MX	CN	CG	CLS	D	IN	ROS	UF	Supplemental Regulation Section						
Bakery, confectionary, or similar food production, wholesale													P		
Commercial printing establishment											P		P		
Electrical component assembly, wholesale distribution													P		
Fueling station, commercial or wholesale											PP				
Manufacturing: Beverage or food processing, excluding poultry and animal slaughtering and dressing													P		
Manufacturing: General, not otherwise listed in this table													S		
Manufacturing: Steel or metal production, fabrication, or processing													S		
Motor vehicle or trailer painting and body repair											SS			36.2-418	
Workshop											SPPP		P	36.2-433	
Warehousing and Distribution Uses															
Distribution center, not otherwise listed														S	
Warehouse														P	
Assembly and Entertainment Uses															
Adult uses											S				36.2-404
Amphitheater												P			
Amusement, commercial, indoor											SPPP		P		
Amusement, commercial, outdoor											PP				
Botanical garden or arboretum												P	PP		
Club, lodge, civic, or social organization											PPPPPPP				
Community center											PPPPPPP				
Eating establishment											PPPP		P		



District	MX	CN	CG	CLS	D	IN	ROS	UF	Supplemental Regulation Section					
Community food operation										P				
Community garden										P	P	P	P	P
Day care center, adult										P	P	P	P	P
Day care center, child										S	P	P	P	P
Day care home, child										P	P	P		
Educational facilities, business school or nonindustrial trade school										S	P	P	P	P
Educational facilities, college/university											P	P	P	P
Educational facilities, elementary/middle/secondary										P	P	P	P	P
Educational facilities, industrial trade school										P	P			P
Educational facilities, school for the arts										S	P	P	P	P
Fire, police, or emergency services										P	P	P	P	P
Government offices or other government facility, not otherwise listed										P	P	P	P	P
Hospital												P		
Library										P	P	P	P	P
Museum										P	P	P	P	P
Post office										P	P	P	P	P
Supply pantry										P		P		
Training facility for police, fire, or emergency services										P		S		
Transportation Uses														
Bus passenger terminal or station											P	S		
Limousine service											P	P		





District	MX	CN	CG	CLS	D	IN	ROS	UF	Supplemental Regulation Section
Outdoor recreation facility lighting or sports stadium lighting									SSSSSS 36.2-403
Outdoor storage									SS PS 36.2-423
Recycling collection point									SPP 36.2-403
Resident manager apartment									P 36.2-403
Temporary health care structure									
Wind turbine, commercial									SS SSS 36.2-403
Wind turbine, small									SSSSSSSS 36.2-403
<p>"P" indicates a use permitted as of right.            "S" indicates a use permitted only by special exception.            A blank cell indicates the use is not permitted; any use not listed in this table is not permitted in multiple purpose districts.</p>									

(Ord. No. 39122, § 1, 5-16-11; Ord. No. 39495, § 1, 9-4-12; Ord. No. 40088, § 1, 10-20-14; Ord. No. 40296, § 1, 7-6-15)

Sec. 36.2-316. - Dimensional regulations for multiple purpose districts.

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MX	CN	CG	CLS	D	IN	ROS	UF
Minimum lot area per residential unit (square feet)	2,500	1,800	None	None	None	None	None

MX	CN	CG		CLS	D	IN	ROS		UF
Lot area (square feet)	Minimum	5,000	5,000	10,000	43,560	None	None	None	None
	Maximum	None	87,120	130,680	None	None	217,800	None	130,680
Lot frontage (feet)	Minimum	50	None	100	150	None	100	None	None
	Maximum	None	200	None	None	None	None	None	200
Front yard (feet)	Minimum	10	0	0	0	0	20	10	0
	Maximum	30	10	30	None	10	40	None	10
Section 36.2-313 Front yard requirements for infill development applies		Yes	No	No	No	No	No	No	No
Section 36.2-317 Civic space yard option applies		No	Yes	No	No	Yes	Yes	No	Yes
Side yard (feet)		5	0	0	0	0	0	10	0
Rear yard (feet)		15	0	0	0	0	0	10	0
Accessory structure minimum setback from rear and side lot lines (feet)		0	0	0	0	0	0	0	0
Height maximum (feet)	Property abutting a residential district	45	45	45	1 foot for each foot of setback from any abutting residential lot	1 foot for each foot of setback from any abutting residential lot	40	1 foot for each foot of setback from any abutting residential lot, not to exceed 60 feet	60
	Property not abutting a residential district	45	45	None	None	None	40	60	60

MX	CN	CG		CLS	D	IN	ROS		UF
Floor area ratio maximum		1.0	5.0	5.0	5.0	15.0	None	None	None
Impervious surface area maximum (percentage of lot area)		70	100	85	80	100	80	80	100
Minimum parking requirement applies		Yes	No	Yes	Yes	No	Yes	No	No
Section 36.2-318 Pedestrian access requirement applies		No	Yes	Yes	Yes	No	Yes	No	Yes
Maximum building footprint (square feet)		None	15,000	None	None	None	None	None	None
Section 36.2-319 Building placement and façade transparency standards (minimum transparency, percent of façade area)	Ground floor	15	50*	50	None	50*	15	None	15
	Upper floors	15	20	20	None	20	15	None	15
Minimum tree canopy (percentage of lot area)		10	0	10	10	0	10	20	0
<p>* Except townhouses and multifamily dwellings, minimum façade transparency for these uses is 20 percent.</p> <p>Where a maximum lot frontage is specified, the maximum shall apply only to a primary street frontage as determined by application of section 36.2-319(b).</p> <p>A numeric entry means the dimension shall apply based on the unit of measurement indicated.</p> <p>"Yes" means the requirement applies.</p> <p>"No" means the requirement does not apply.</p> <p>"None" means there is no requirement.</p>									

(Ord. No. 39122, § 1, 5-16-11; Ord. No. 39495, § 1, 9-4-12; Ord. No. 40296, § 1, 7-6-15)

Sec. 36.2-317. - Civic space yard option.

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In districts where indicated as applicable in Section 36.2-316, a building may be exempted from the maximum front yard requirement set forth in Table 205-2 of this chapter, if a civic space accessible to the general public is provided along the entire frontage(s) where the maximum frontage would otherwise be applicable. Such civic space shall meet these requirements:

(a)

The civic space shall be provided in the area between the street frontage and any portion of a building that does not meet a required maximum front yard.

(b)

Eighty-five (85) percent of the total civic space shall be directly accessible to and visible from the abutting street where the maximum front yard applies, but in no instance more than three (3) feet above or below the level of the adjoining right-of-way. Walls higher than three (3) feet are not permitted along that portion of frontage that is needed for access to the civic space. Required entryways and steps into the civic space shall be at least fifteen (15) feet wide. Steps must have a maximum riser height of six (6) inches and a minimum tread depth of twelve (12) inches.

(c)

At least forty (40) percent of the civic space shall consist of an open plaza or courtyard.

(d)

At least twenty (20) percent of the civic space shall consist of spaces adjacent to the open plaza/courtyard with seating. One (1) linear foot of seating for each fifty (50) square feet of plaza or courtyard must be provided. Movable chairs will count for thirty (30) inches of linear seating per chair.

(e)

At least thirty (30) percent of the civic space shall consist of landscaped area. Such area shall include one (1) large deciduous tree for each five hundred (500) square feet of landscaped area or portion thereof up to two thousand (2,000) square feet. One (1) additional large deciduous tree shall be required for each additional one thousand (1,000) square feet of civic space. One (1) deciduous or evergreen shrub shall be provided for each ten (10) square feet of landscaped area with vegetative ground cover or one (1) square foot of planted bed for each ten (10) square feet of landscaped area with vegetative ground cover on remaining space.

(f)

Two (2) of the following amenities shall be provided within the civic space: ornamental fountains, waterfalls, sculpture, art, performance spaces, monuments, or trellises.

(g)

The civic yard space must provide access from the abutting right-of-way to a primary entrance.

(Ord. No. 39122, § 1, 5-16-11; Ord. No. 39495, § 1, 9-4-12; Ord. No. 40088, § 1, 10-20-14)

Sec. 36.2-318. - Pedestrian access.

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In districts where indicated as applicable in Section 36.2-316, designated pedestrian pathways of a minimum unobstructed width of five (5) feet shall be provided and clearly defined from the public sidewalk, or the public right-of-way where there is no public sidewalk, to the public entrance of any principal building. Such pedestrian pathways shall be handicapped accessible, surfaced with concrete, asphalt, bituminous pavement, brick or stone pavers, or a permeable paver system, and shall be distinguished and separated from driveways and parking spaces by landscaping, berms, barriers, grade separation or other means to protect pedestrians from vehicular traffic. Where any such walkway crosses a motor vehicle travel lane, raised crosswalks shall be provided.

(Ord. No. 39122, § 1, 5-16-11)

Sec. 36.2-319. - Building placement and façade transparency standards for multiple purpose districts.

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Building placement and façade transparency requirements for each lot type.

Table 319-1. Building Placement and Façade Transparency Requirements

Lot Type					
Interior (1 frontage)		Corner (2 frontages)		Corner (3 or more frontages)	Through
Building placement	Meet the maximum yard along the street frontage.	Meet the maximum yard along the primary street frontage and along the intersecting street frontage.	Meet the maximum yard along the primary street frontage and along 1 intersecting street frontage.	Meet the maximum yard along the primary street frontage.	
Ground floor transparency for principal structures (minimum)	Provide the specified percentage in Section 36.2-316 on the facade facing the street frontage.	Provide the specified percentage in Section 36.2-316 on the facade facing the primary street frontage. On the facade facing the intersecting street, provide half the area required for the primary facade.	Provide the specified percentage in Section 36.2-316 on the facade facing the primary street frontage. On the facade facing the intersecting street on which the maximum yard is also applied, provide half the area required for the primary facade. On the remaining street facing facades, provide minimum fifteen (15) percent transparency, or deciduous trees and evergreen shrubs along the facade in accordance with Section 36.2-649	Provide the specified percentage in Section 36.2-316 on the facade facing the primary street frontage.	Provide the specified percentage in Section 36.2-316 on the facade facing the primary street frontage.
Upper floor transparency for principal structures (minimum)	Provide the specified percentage in Section 36.2-316 on the facade facing the street frontage.	Provide the specified percentage in Section 36.2-316 on the facades facing the primary street and the intersecting street.	Provide the specified percentage on the facade in Section 36.2-316 facing the primary street and on the facade facing the intersecting street on which the maximum yard is applied.	Provide the specified percentage in Section 36.2-316 on the facade facing the primary street frontage.	

Lot Type					
Interior (1 frontage)		Corner (2 frontages)		Corner (3 or more frontages)	Through
				On the remaining street facing facades, provide minimum fifteen (15) percent transparency, or deciduous trees and evergreen shrubs along the facade in accordance with Section 36.2-649.	

(b)

For corner and through lots, the primary street frontage shall be determined by the Zoning Administrator based on the classification of the street (local, collector, or arterial) from the Roanoke's Street Hierarchy Map in the City of Roanoke Street Design Guidelines. The street with the most intensive classification shall be determined to be the primary street. Arterial streets are considered the most intensive classification and local streets the least intensive. The Zoning Administrator may determine an alternative primary street frontage based on:

(1)

Actual traffic counts provided by the Virginia Department of Transportation, the City of Roanoke, or the developer of a project through a documented traffic study.

(2)

Orientation of other buildings along the adjacent street frontages.

(3)

Specific direction from a City Council adopted neighborhood plan, area plan, or corridor plan.

(c)

For purposes of calculating the minimum façade transparency, the overall area of a façade shall be calculated as identified below for ground and upper floors. The minimum required transparency shall then be calculated by applying the minimum façade transparency percentages from Section 36.2-316 to the calculated overall façade.



(1)

Ground floor. The linear width of the ground floor façade multiplied by an assumed height of ten (10) feet.

(2)

Upper floors. The linear width of the upper floor multiplied by an assumed height of eight (8) feet.

(d)

The façade facing a primary street frontage shall contain a primary entrance with the threshold located at the grade of the adjacent sidewalk or at the adjacent grade when not abutting a sidewalk, except as follows. The primary entrance in the MX or IN District may be above the finished grade of the adjacent sidewalk or adjacent grade of the site. The entrance shall be accessible during normal business hours to employees and customers/patrons of the building occupant.

(e)

Arrangement of transparency on a façade facing a primary street frontage.

(1)

At least sixty (60) percent of the specified ground floor transparency shall be located within a horizontal zone of the façade located between two (2) feet and eight (8) feet above the finished floor elevation where the primary entrance is located. Such transparency shall begin at a height no greater than three (3) feet above the finished floor elevation of the primary entrance.

(2)

Transparency shall be arranged so that no more than twenty (20) linear feet of ground floor building façade is void of transparency.

(3)

No more than thirty (30) percent of the required transparent area between two (2) feet and eight (8) feet in height above the finished floor elevation of the primary entrance may be covered by opaque or semiopaque materials, such as window or door signs or tinting.

(4)

No wall or other permanent visual obstruction shall be located within twenty-four (24) inches of the interior of the specified transparent area. Merchandise displays facing the street or operable blinds, shades, or curtains shall not be considered permanent visual obstructions.

(Ord. No. 39122, § 1, 5-16-11; Ord. No. 39495, § 1, 9-4-12; Ord. No. 40088, § 1, 10-20-14)