



Site Development Regulations
AG-1 - Agricultural/Rural Low Density
Sec. 30-33-3

Please Note: This information may not be applicable to all AG-1 zoned properties. Please call Planning and Zoning with a specific address or location for verification.

Minimum Lot Requirements

All Water and Sewer Provisions:

Area: **1.5 Acres (65,340 Square Feet)**

Public Road Frontage: **150 Feet**

Maximum Width to Depth Ratio: **1 to 5 (W to D)**

These requirements apply to new lots created in AG-1 districts.

Minimum Setback Requirements

Principal Structures

(Structure where primary use is conducted)

Front Yard: **30 Feet**

Side Yard: **20 Feet**

Rear Yard: **25 Feet**

Accessory Structures

(Structures incidental to principal structure)

Front Yard: **Behind front building line**

Side Yard (next to home): **20 Feet**

Side Yard (behind home): **10 Feet**

Rear Yard: **10 Feet**

Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.

Accessory structures located between front and rear building lines (next to the home) must comply with principal side yard setback distances.

If the principal structure is more than 150 feet from the street, accessory buildings may be located 150 feet from the street and 20 feet from side property lines.

Maximum Height of Structures

Height Limitations

All Structures: **45 Feet**

Height is measured from average adjoining grade. Mean level is taken between the eaves and highest point of the roof.

Maximum Coverage

Building Coverage

20% of total lot area

Lot Coverage

40% of total lot area

Structures, parking areas, patios, and other impermeable surfaces all contribute towards lot coverage amounts.

Information provided from Roanoke County Zoning Ordinance Sec. 30-33-3.

To view the full Ordinance, visit www.roanokecountyva.gov/pz

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SEC. 30-33. AG-1 AGRICULTURAL/RURAL LOW DENSITY DISTRICT.

Sec. 30-33-1. Purpose.

- (A) The AG-1, agricultural/rural low density district consists of land primarily used as farmland, woodlands, and scattered residential development located within the rural service area. Also found in these areas are lands with steep slopes, and groundwater recharge areas. Many of the county's unique natural and scenic resources are also found in this district. The purpose of this district is to encourage these areas to remain in their rural state, and protect sensitive and unique land resources from degradation, consistent with the recommendations of the comprehensive plan for the rural preserve areas. This may be accomplished by maintaining the existing agricultural lands and preventing the encroachment of incompatible land uses, while allowing development to occur at a reasonable density. Non-farm residents should recognize that they are located in an agricultural environment where the right-to-farm has been established as county policy. This district is also intended to minimize the demand for unanticipated public improvements and services, such as public sewer and water, by reducing development densities and discouraging large scale development.

(Ord. No. 042799-11, § 1f., 4-27-99; Ord. No. 042208-16, § 1, 4-22-08)

Sec. 30-33-2. Permitted Uses.

- (A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Agricultural and Forestry Uses*

Agriculture

Agritourism *

Farm Brewery *

Farm Distillery *

Farm Employee Housing *

Farm Winery *

Forestry Operations *

Stable, Commercial *

Stable, Private *

Wayside Stand *

2. *Residential Uses*

Accessory Apartment *

Home Beauty/Barber Salon *

Home Occupation, Type II *

Manufactured Home *

Manufactured Home, Accessory *

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- Manufactured Home, Emergency *
 - Multiple Dog Permit *
 - Residential Human Care Facility
 - Single-Family Dwelling, Detached
 - 3. *Civic Uses*
 - Community Recreation *
 - Family Day Care Home *
 - Park and Ride Facility *
 - Public Parks and Recreational Areas *
 - Religious Assembly *
 - Safety Services *
 - Utility Services, Minor
 - 4. *Commercial Uses*
 - Bed and Breakfast *
 - Short-Term Rental *
 - Veterinary Hospital/Clinic
 - 5. *Miscellaneous Uses*
 - Amateur Radio Tower *
 - Wind Energy System, Small*

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

- 1. *Agricultural and Forestry Uses*
 - Commercial Feedlots *
- 2. *Residential Uses*
 - Alternative Discharging Sewage Systems *
- 3. *Civic Uses*
 - Camps *
 - Cemetery *
 - Day Care Center *
 - Utility Services, Major *
- 4. *Commercial Uses*
 - Agricultural Services *
 - Antique Shops *
 - Bed and Breakfast Inn *

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- Campgrounds *
 - Country Inn *
 - Golf Course *
 - Kennel, Commercial *
 - Special Events Facility *
 - Studio, Fine Arts
 - 5. *Industrial Uses*
 - Composting *
 - Custom Manufacturing *
 - Landfill, Construction Debris *
 - Landfill, Sanitary *
 - Resource Extraction *
 - 6. *Miscellaneous Uses*
 - Aviation Facilities, Private *
 - Broadcasting Tower *
 - Outdoor Gatherings *
 - Shooting Range, Outdoor *
 - Wind Energy System, Large*
 - Wind Energy System, Utility*

(Ord. No. 42793-20, § II, 4-27-93; Ord. No. 62293-12, § 8, 6-22-93; Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 42694-12, § 7, 4-26-94; Ord. No. 62795-10, 6-27-95; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 072605-7, § 1, 7-26-05; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 052609-22, § 1, 5-26-09; Ord. No. 030811-1, § 1, 3-8-11; Ord. No. 091311-7, § 1, 9-13-11; Ord. No. 111213-15, § 1, 11-12-13; Ord. No. 062816-4, § 1, 6-28-16; Ord. No. 082818-8, § 1, 8-28-18; Ord. No. 020921-8, § 1, 2-9-21)

Sec. 30-33-3. Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) *Minimum lot requirements.*

1. All lots, regardless of sewer and water provisions:
 - a. Area: 1.5 acres (65,340 square feet).
 - b. Frontage: 150 feet on a publicly owned and maintained street.
 - c. Maximum width to depth ratio: 1 to 5 (W to D) on streets in existence prior to the adoption of this ordinance.

(B) *Minimum setback requirements.*

1. Front yard:

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- a. Principal structures: 30 feet.
 - b. Accessory structures: Behind the front building line.
2. Side yard:
 - a. Principal structures: 20 feet.
 - b. Accessory structures: 20 feet behind front building line or 10 feet behind rear building line.
 3. Rear yard:
 - a. Principal structures: 25 feet.
 - b. Accessory structures: 10 feet.
 4. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.
 5. Where the principal structure is more than 150 feet from the street, accessory buildings may be located 150 feet from the street and 20 feet from any side property line.
- (C) *Maximum height of structures.*
1. All structures: 45 feet.
- (D) *Maximum coverage.*
1. Building coverage: 20 percent of the total lot area.
 2. Lot coverage: 40 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93; Ord. No. 111213-15 , § 1, 11-12-13)