



## Site Development Regulations

### AR - Agricultural/Residential

#### Sec. 30-34-3

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

#### Minimum Lot Requirements

Both Private Well and Sewage

Area: **43,560 Square Feet**

Public Road Frontage: **110 Feet**

Either Public Water or Sewer

Area: **30,000 Square Feet**

Public Road Frontage: **100 Feet**

Both Public Water and Sewer

Area: **25,000 Square Feet**

Public Road Frontage: **90 Feet**

**These requirements apply to new lots created in AR districts.**

#### Minimum Setback Requirements

Principal Structures

(Structure where primary use is conducted)

Front Yard: **30 Feet**

Side Yard: **15 Feet**

Rear Yard: **25 Feet**

Accessory Structures

(Structures incidental to principal structure)

Front Yard: **Behind front building line**

Side Yard (next to home): **15 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

**25%** of total lot area

Lot Coverage

**50%** 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. 30-34-3.

To view the full Ordinance, visit [www.roanokecountyva.gov/pz](http://www.roanokecountyva.gov/pz)

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## **SEC. 30-34. AR AGRICULTURAL/RESIDENTIAL DISTRICT.**

### **Sec. 30-34-1. Purpose.**

- (A) These areas are generally characterized by very low density residential and institutional uses mixed with smaller parcels that have historically contained agricultural uses, forest land and open space outside the urban service area. These areas provide an opportunity for rural living in convenient proximity to urban services and employment. Agricultural uses should be encouraged to be maintained. Over time, however, these areas are expected to become increasingly residential in character, with residential development becoming the dominant use over agricultural and more rural type uses. The purpose of this district, consistent with the Rural Village land use category in the comprehensive plan, is to maintain these areas essentially in their rural state, consistent with the level of services anticipated by the county. These areas are generally suitable for low density residential development and other compatible land uses.

(Ord. No. 62795-10, 6-27-95; Ord. No. 042799-11, § 1f., 4-27-99; Ord. No. 042208-16, § 1, 4-22-08)

### **Sec. 30-34-2. 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 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, Emergency \*
- Multiple Dog Permit \*
- Residential Human Care Facility
- Single Family Dwelling, Detached

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Single Family Dwelling, Detached (Zero Lot Line Option) \*

3. *Civic Uses*

Community Recreation \*

Family Day Care Home \*

Park and Ride Facility \*

Public Parks and Recreational Areas \*

Religious Assembly \*

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. *Residential Uses*

Alternative Discharging Sewage Systems \*

2. *Civic Uses*

Camps \*

Cemetery \*

Crisis Center

Day Care Center \*

Educational Facilities, Primary/Secondary \*

Safety Services \*

Utility Services, Major \*

3. *Commercial Uses*

Antique Shops \*

Golf Course

Kennel, Commercial \*

Special Events Facility \*

Studio, Fine Arts

4. *Industrial Uses*

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Custom Manufacturing \*

Resource Extraction \*

5. *Miscellaneous Uses*

Broadcasting Tower \*

Outdoor Gatherings \*

(Ord. No. 42793-20, § II, 4-27-93; 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. 111213-15, § 1, 11-12-13; Ord. No. 062816-4, § 1, 6-28-16; Ord. No. 082818-8, § 1, 8-28-18; Ord. No. 091019-4, § 1, 9-24-20; Ord. No. 020921-8, § 1, 2-9-21)

### **Sec. 30-34-3. 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. Lots served by private well and sewage disposal system:
  - a. Area: 1 acre (43,560 square feet)
  - b. Frontage: 110 feet on a publicly owned and maintained street.
2. Lots served by either public sewer or water:
  - a. Area: 30,000 square feet
  - b. Frontage: 100 feet on a publicly owned and maintained street.
3. Lots served by both public sewer and water:
  - a. Area: 25,000 square feet
  - b. Frontage: 90 feet on a publicly owned and maintained street.

(B) *Minimum setback requirements.*

1. Front yard:
  - a. Principal structures: 30 feet.
  - b. Accessory structures: Behind the front building line.
2. Side yard:
  - a. Principal structures: 15 feet
  - b. Accessory structures: 15 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.

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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: 25 percent of the total lot area.
2. Lot coverage: 50 percent of the total lot area.

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