



Site Development Regulations
R-1 - Low Density Residential
Sec. 30-41-3

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

Minimum Lot Requirements

Both Private Well and Sewage
 Area: **32,670 Square Feet**
 Public Road Frontage: **90 Feet**

Either Public Water or Sewer
 Area: **20,000 Square Feet**
 Public Road Frontage: **75 Feet**

Both Public Water and Sewer
 Area: **7,200 Square Feet**
 Public Road Frontage: **60 Feet**

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

Minimum Setback Requirements

Principal Structures
 (Structure where primary use is conducted)
 Front Yard: **30 Feet**
 Side Yard: **10 Feet**
 Rear Yard: **25 Feet**

Accessory Structures
 (Structures incidental to principal structure)
 Front Yard: **Behind front building line**
 Side Yard (next to home): **10 Feet**
 Side Yard (behind home): **3 Feet**
 Rear Yard: **3 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.

Maximum Height of Structures

Height Limitations

Principal Structures: **45 Feet**

Accessory Structures: **15 Feet***

*If the accessory structure complies with principal setbacks, maximum height is 25 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

35% of total lot area for **all structures**

7% for **accessory structures**

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. 30-41-3.

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

COMMUNITY DEVELOPMENT - PLANNING AND ZONING

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SEC. 30-41. R-1 LOW DENSITY RESIDENTIAL DISTRICT.

Sec. 30-41-1. Purpose.

- (A) The R-1, low density residential district is established for areas of the county within the urban service area with existing low-middle density residential development, with an average density of from one (1) to three (3) units per acre, and land which appears appropriate for such development. These areas are generally consistent with the neighborhood conservation land use category as recommended in the comprehensive plan. In addition, where surrounding development and the level of public services warrant, these areas coincide with the development category recommended in the plan. This district is intended to provide the highest degree of protection from potentially incompatible uses and residential development of a significantly different density, size, or scale, in order to maintain the health, safety, appearance and overall quality of life of existing and future neighborhoods. In addition to single-family residences, only uses of a community nature which are generally deemed compatible are permitted in this district. This would include parks and playgrounds, schools and other similar neighborhood activities.

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

Sec. 30-41-2. 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*

Stable, Private*

2. *Residential Uses*

Accessory Apartment*

Home Beauty/Barber Salon *

Home Occupation, Type I *

Manufactured Home *

Manufactured Home, Emergency *

Multiple Dog Permit*

Residential Human Care Facility

Single-Family Dwelling, Attached *

Single Family Dwelling, Attached (Cluster Subdivision Option) *

Single Family Dwelling, Detached

Single Family Dwelling, Detached (Cluster Subdivision Option) *

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 *
Utility Services, Minor

4. *Commercial Uses*

Bed and Breakfast *
Short-Term Rental *

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 System *

2. *Civic Uses*

Cemetery *
Crisis Center
Day Care Center *
Educational Facilities, Primary/Secondary *
Religious Assembly *
Utility Services, Major *

3. *Commercial Uses*

Golf Course *

4. *Miscellaneous Uses*

Outdoor Gatherings *

(Ord. No. 42793-20, § II, 4-27-93; Ord. No. 62293-12, §§ 3, 8, 6-22-93; Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 62795-10, 6-27-95; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 042500-9, § II, 4-25-00; 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. 052411-9, § 1, 5-24-11; Ord. No. 111213-15, § 1, 11-12-13; Ord. No. 020921-8, § 1, 2-9-21)

Sec. 30-41-3. 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 served by private well and sewage disposal systems:

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- a. Area: 0.75 acre (32,670 square feet).
 - b. Frontage: 90 feet on a publicly owned and maintained street.
 2. Lots served by either public sewer or water:
 - a. Area: 20,000 square feet.
 - b. Frontage: 75 feet on a publicly owned and maintained street.
 3. All lots served by both public sewer and water:
 - a. Area: 7,200 square feet.
 - b. Frontage: 60 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: 10 feet.
 - b. Accessory structures: 10 feet behind front building line or 3 feet behind rear building line.
 3. Rear yard:
 - a. Principal structures: 25 feet.
 - b. Accessory structures: 3 feet.
 4. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.
- (C) *Maximum height of structures.*
1. Height limitations:
 - a. Principal structures: 45 feet.
 - b. Accessory structures: 15 feet, or 25 feet provided they comply with the setback requirements for principal structures.
- (D) *Maximum coverage.*
1. Building coverage: 35 percent of the total lot area for all buildings and 7 percent for accessory buildings.
 2. Lot coverage: 50 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93; Ord. No. 42694-12, § 8, 4-26-94; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 111213-15, § 1, 11-12-13)