



THE TOWN OF  
**VINTON**  
VIRGINIA

## Site Development Regulations R-2 - Residential District Appendix B Zoning, Article IV Division 3

**Please Note:** This information may not be applicable to all R-2 zoned properties. Please call Vinton Planning and Zoning at (540) 983-0605 with a specific address or location for verification.

### Minimum Lot Area and Width Requirements for New Lots Created

Both Private Well and Sewage  
Area: **30,000 Square Feet**

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

Both Public Water and Sewer  
Area: **6,000 Square Feet\***

Lot Width Requirement: **120 Feet**

Lot Width Requirement: **100 Feet**

Lot Width Requirement: **50 Feet\***

**\*Two-family dwellings shall be located on lots of not less than 12,000 square feet in area and 75 feet in width. Minimum lot size and density for townhouses is specified in Article V.**

### Minimum Setback Requirements

Principal Structures  
(Structure where primary use is conducted)

Front Yard: **25 Feet**  
Secondary Front Yard: **15 Feet**  
Side Yard: **5 Feet**  
Rear Yard: **25 Feet**

Accessory Structures  
(Structures incidental to principal structure)

Front Yard: **25 Feet**  
Secondary Front Yard: **15 Feet**  
Side Yard: **5 Feet**  
Rear Yard: **5 Feet**

**Where a lot fronts on more than one street, a secondary front yard setback of 15 feet shall apply. Where a street is not a 50 foot ROW, additional setback shall apply.**

**Accessory structures shall not be located within any officially recorded easements.**

### Maximum Height of Structures

Height Limitations

Principal Structures: **35 Feet**

Accessory Structures: **15 Feet\***

\*No accessory building shall exceed the height of the main building on the lot, nor shall it exceed 15 feet if located within 25 feet of a property line.

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

### Maximum Coverage

Building Coverage

There are currently no Building Coverage restrictions.

Lot Coverage

There are currently no Lot Coverage restrictions.

Information provided from Town of Vinton Zoning Ordinance Art. IV Div. 3  
To view the full Ordinance, visit [www.vintonva.gov/70/Town-Code](http://www.vintonva.gov/70/Town-Code)

TOWN OF VINTON - PLANNING AND ZONING

311 S. Pollard Street, Vinton, VA 24179

TEL: (540) 983-0605 FAX: (540) 983-0621

### *DIVISION 3. R-2 RESIDENTIAL DISTRICT*

#### **Sec. 4-11. Intent of district.**

Pursuant to the general purposes of this appendix, the intent of the R-2 residential district is to provide appropriate areas for moderate density residential development and promote a suitable residential environment with necessary community facilities and public services. Although the primary intended use is single-family detached, the district also provides for flexibility in housing types by permitting two-family dwellings and townhouses at densities compatible with single-family detached. The district is also intended to preserve the predominant character of established neighborhoods and protect them from encroachment by potentially incompatible nonresidential uses and higher density residential uses.

#### **Sec. 4-12. Permitted uses and structures.**

- (a) *Uses and structures permitted by right.* The following uses and structures are permitted by right in the R-2 residential district, subject to all other applicable requirements of this appendix:
- (1) Single-family dwellings.
  - (2) Two-family dwellings.
  - (3) Churches and other places of worship.
  - (4) Parks, playgrounds, other recreational facilities and community centers, when such uses are owned and operated by a governmental agency, civic association or other not-for-profit organization and are not operated for commercial purposes.
  - (5) Public schools and private schools having substantially the same curriculum as public schools.
  - (6) Minor public utilities.
  - (7) Adult day care homes.
  - (8) Group homes.
  - (9) Home occupations for other than personal service businesses.
  - (10) Signs as permitted in article V of this appendix.
  - (11) Accessory uses and structures.
- (b) *Special uses.* The following uses and structures are permitted in the R-2 residential district, subject to approval of a special use permit by the town council as set forth in article VII of this appendix:
- (1) Townhouses, subject to development standards specified in article V.
  - (2) Bed and breakfast establishments.
  - (3) Fire stations and rescue squad facilities.
  - (4) Major public utilities.
  - (5) Home occupations for personal service businesses.

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- (6) Family day care homes.

(Ord. No. 690, 4-7-1998; Ord. No. 769, 9-3-2002; Ord. No. 892, 12-15-2009; Ord. No. 1010, 12-17-2019)

#### **Sec. 4-13. Lot area, lot width and density requirements.**

The following lot area, lot width and density requirements shall be applicable to uses other than parks, playgrounds and public utilities in the R-2 residential district (see article V for supplementary regulations):

- (a) Lots shall be not less than 6,000 square feet in area and 50 feet in width, except as provided in paragraphs [subsections] (b), (c) and (d) of this section.
- (b) Two-family dwellings shall be located on lots of not less than 12,000 square feet in area and 75 in width.
- (c) Minimum lot size and maximum density for townhouses shall be as specified in article V of this appendix.
- (d) Any lot which is not served by both public sewer and public water systems and for which private systems are permitted shall be subject to the lot area and lot width requirements applicable in the R-LD District.

(Ord. No. 776, 12-17-2002)

#### **Sec. 4-14. Yard requirements.**

The following yard requirements shall apply in the R-2 residential district (see article V for supplementary yard regulations, zero lot line option and yards for townhouses):

- (a) *Front yard.* There shall be a front yard of not less than 25 feet.
- (b) *Side yard.* Side yards of not less than five feet shall be provided.
- (c) *Rear yard.* There shall be a rear yard of not less than 25 feet.

#### **Sec. 4-15. Height limit.**

- (a) *Generally.* No building or structure in the R-2 residential district shall exceed a height of 35 feet. (See article V for supplementary height regulations.)
- (b) *Accessory buildings.* No accessory building shall exceed the height of the main building on the lot, nor shall any accessory building located within 25 feet of a property line exceed 15 feet in height.