



THE TOWN OF
VINTON
VIRGINIA

Site Development Regulations R-3 - Residential District Appendix B Zoning, Article IV Division 4

Please Note: This information may not be applicable to all R-3 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 dwelling lots must be 12,000 square feet in area and 75 feet in width. Multifamily dwellings lots must be 12,000 square feet in area and 100 feet in width. Minimum lot size and density for townhouses is specified in Article V. Child day care centers, adult day care centers, roominghouses, boarding houses, and tourist homes shall be located on lots of not less than 10,000 square feet in area and 50 feet in width.*

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 Maximum Coverage

Height Limitations

Principal Structures: **45 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.

Building Coverage

There are currently no Building Coverage restrictions.

Lot Coverage

Lot Coverage by all buildings shall not exceed **35%** of total area.

Information provided from Town of Vinton Zoning Ordinance Art. IV Div. 4
To view the full Ordinance, visit www.vintonva.gov/70/Town-Code

DIVISION 4. R-3 RESIDENTIAL DISTRICT

Sec. 4-16. Intent of district.

Pursuant to the general purposes of this appendix, the intent of the R-3 residential district is to provide for a variety of housing types at medium to high density in a suitable residential environment protected from encroachment by incompatible nonresidential uses. The district is intended to be applied to areas having convenient access and adequate services and facilities for residents with minimal impact on minor streets and lower density neighborhoods. The lot size, density, open space, yard and other requirements of the district are intended to avoid congestion and overcrowding of land, promote a compatible mixture of housing types and avoid undue burden on public services.

Sec. 4-17. Permitted uses and structures.

- (a) *Uses and structures permitted by right.* The following uses and structures are permitted by right in the R-3 residential district, subject to all other applicable requirements of this appendix:
- (1) Single-family dwellings.
 - (2) Two-family dwellings.
 - (3) Townhouses, subject to development standards specified in article V.
 - (4) Reserved.
 - (5) Roominghouses and boardinghouses.
 - (6) Bed and breakfast establishments.
 - (7) Tourist homes.
 - (8) Churches and other places of worship.
 - (9) 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.
 - (10) Public schools and private schools having substantially the same curriculum as public schools.
 - (11) Minor public utilities.
 - (12) Child day care centers.
 - (13) Adult day care homes and adult day care centers.
 - (14) Group homes.
 - (15) Home occupations for other than personal service businesses.
 - (16) Signs as permitted in article V of this appendix.
 - (17) Accessory uses and structures.

(b) *Special uses.* The following uses and structures are permitted in the R-3 residential district, subject to approval of a special use permit by the town council as set forth in article VII of this appendix:

- (1) Manufactured home parks, subject to the development standards in article V of this appendix.
- (2) Fire stations and rescue squad facilities.
- (3) Major public utilities.
- (4) Multifamily dwellings.
- (5) Home occupations for personal service businesses.
- (6) Family day care homes.

(Ord. No. 690, 4-7-1998; Ord. No. 692, 6-16-1998; Ord. No. 769, 9-3-2002; Ord. No. 777, 12-17-2002; Ord. No. 892, 12-15-2009; Ord. No. 1010, 12-17-2019)

Sec. 4-18. 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-3 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) through (e) of this section.
- (b) Two-family dwellings shall be located on lots of not less than 12,000 square feet in area and 75 feet in width. Child day care centers, adult day care centers, roominghouses, boardinghouses and tourist homes shall be located on lots of not less than 10,000 square feet in area and 50 in width.
- (c) Minimum lot size and maximum density for townhouses shall be as specified in article V of this appendix.
- (d) Multifamily dwellings shall be located on lots of not less than 12,000 square feet in area and 100 feet in width and shall be served by public sewer and public water systems. Maximum density shall not exceed 24 dwelling units per acre.
- (e) 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. 4-19. Yard requirements.

The following yard requirements shall apply in the R-3 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 yards.*
 - (1) Side yards of not less than five feet shall be provided for uses other than townhouses and multifamily dwellings.
 - (2) Side yards of not less than 25 feet shall be provided for multifamily dwellings.
- (c) *Rear yard.* There shall be a rear yard of not less than 25 feet.

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- (d) *Yards between buildings on the same lot.* Where two or more buildings devoted to dwelling use are located on the same lot, yards shall be provided between such buildings as follows:
- (1) A yard of not less than 60 feet shall be provided where building walls facing one another both contain windows.
 - (2) A yard of not less than 40 feet shall be provided where only one of two building walls facing one another contains windows.
 - (3) A yard of not less than 30 feet shall be provided where building walls facing one another contain no windows, or where corners of buildings are located at 90-degree angles to one another and no building wall faces directly opposite another building wall.

Sec. 4-20. Height limit.

- (a) *Generally.* No building or structure in the R-3 residential district shall exceed a height of 45 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.

Sec. 4-21. Lot coverage.

Lot coverage by all buildings shall not exceed 35 percent.