

- CODE OF THE CITY OF ROANOKE (1979)
Chapter 36.2 - ZONING
ARTICLE 3. - REGULATIONS FOR SPECIFIC ZONING DISTRICTS
DIVISION 1. RESIDENTIAL DISTRICTS

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Sec. 36.2-310. Purposes of the residential districts.

- (a) The purpose of the RA District is to provide for the continued use of agriculturally productive lands. Uses and standards in this district are intended to preserve and protect agricultural lands by maintaining a low population density and a rural character of development.
- (b) The purposes of the R-12, R-7, R-5, and R-3 Districts are to protect residential neighborhoods, to provide a range of housing choices, and to incorporate neighborhood principles, including lot frontages, building setbacks and densities, that are customary in urban and suburban neighborhoods.
- (c) The purpose of the RM-1 and RM-2 Districts is to allow for a mix of single-family detached, single-family attached, two-family, townhouse, and multifamily dwellings in order to provide a range of housing choices.
- (d) The purpose of the RMF District is to permit dense housing development by providing for multifamily and townhouse dwellings.

(Ord. No. 39122, § 1, 5-16-11)

Sec. 36.2-311. Use table for residential districts.

District	RA	R-12	R-7	R-5	R-3	RM-1	RM-2	RMF	Supplemental Regulation Section
<i>Residential Uses</i>									
Dwelling, single-family attached					P	P	P	P	
Dwelling, single-family detached	P	P	P	P	P	P	P		
Dwelling, two-family						S	P		
Dwelling, multifamily with 10 or fewer units							P	P	
Dwelling, multifamily with 11 or more units							S	P	
Dwelling, townhouse or rowhouse					P	S	P	P	36.2-431
Dwelling, manufactured home	P								
Dwelling, mobile home	P								36.2-417
<i>Accommodations and Group Living Uses</i>									
Bed and breakfast	P	S	S	S	S	S	S		36.2-405
Boarding house								S	
Group care facility, congregate home, elderly							S	S	
Group care facility, congregate home, not otherwise listed							S	S	
Group care facility, group care home							S	S	
Group care facility, halfway house							S	S	
Group care facility, nursing home								S	
Group care facility, transitional living facility									
Group home	P	P	P	P	P	P	P		
<i>Industrial Uses</i>									
Borrow or Fill Site	S								36.2-405.1

Composting Facility	S								36.2-407.2
<i>Commercial Uses</i>									
Day care home, adult	S	S	S	S	S	S	S	S	
Day care home, child	P	P	P	P	P	P	P	P	
Family day home	S	S	S	S	S	S	S	S	
Fire, police, or emergency services		S	S	S	S	S	S	S	
<i>Utility Uses and Structures</i>									
Utility distribution or collection, basic	P	P	P	P	P	P	P	P	
Utility distribution or collection, transitional	S	S	S	S	S	S	S	S	
Wireless telecommunications facility, small cell on existing structure	P	P	P	P	P	P	P	P	36.2-432
Wireless telecommunications facility, not otherwise listed	S	S	S	S	S	S	S	S	36.2-432
Wireless telecommunications facility, stealth	P	P	P	P	P	P	P	P	36.2-432
<i>Animal and Agricultural Uses</i>									
Agricultural operations	P	S	S	S	S	S	S	S	
Animal shelter	P								
Botanical garden or arboretum	P								
Community garden	P	P	P	P	P	P	P	P	36.2-407.1
Composting facility	S								
Nursery or greenhouse, commercial	P								
Kennel, no outdoor pens or runs	P								
Kennel, with outdoor pens or runs	S								
Stable, commercial	P								36.2-428
Wildlife rescue shelter or refuge area	P								
<i>Accessory Uses</i>									
Accessory uses, not otherwise listed in this table	P	P	P	P	P	P	P	P	36.2-403

Accessory apartment	P	P	P	P	P	P	P	P	36.2-402
Home occupation, excluding personal service	P	P	P	P	P	P	P	P	36.2-413
Home occupation, personal service	P	P	P	P	P	P	P	P	36.2-413
Homestay	S	S	S	S	S	S	S	S	36.2-405
Outdoor storage	P								36.2-423
Stable, private	P	P							36.2-403
Solar Energy System	P	P	P	P	P	P	P	P	36.2-403
Temporary health care structure	P	P	P	P	P	P	P	P	36.2-403
Wind turbine, commercial	S								36.2-403
Wind turbine, small	S	S	S	S	S	S	S	S	36.2-403
"P" indicates a use permitted as of right. "S" indicates a use permitted only by special exception. A blank cell indicates the use is not permitted; any use not listed in this table is not permitted in residential districts.									

(Ord. No. 39122, § 1, 5-16-11; Ord. No. 39495, § 1, 9-4-12; Ord. No. 40088, § 1, 10-20-14; Ord. No. 40296, § 1, 7-6-15; Ord. No. 40370, § 1, 10-19-15; Ord. No. 40710, § 1, 12-5-16; Ord. No. 41173, § 1, 6-18-18; Ord. No. 41370, § 1, 1-22-19; Ord. No. 41817, § 1, 7-20-20; Ord. No. 41918, § 1, 11-16-20; Ord. No. 42205, § 1, 11-15-21)

Sec. 36.2-312. Dimensional regulations for residential districts.

District		RA	R-12	R-7	R-5	R-3	RM-1	RM-2	RMF
Minimum lot area per dwelling unit (square feet)		43,560	12,000	7,000	5,000	3,000	3,500	2,500	1,000
Lot area (square feet)	Minimum	43,560	12,000	7,000	5,000	3,000	5,000	5,000	15,000
	Maximum	None	None	None	None	None	None	None	None
Lot frontage (feet)	Minimum	150	70	60	50	30	50	50	100
	Maximum	None	None	None	None	None	None	150	None
Front yard (feet)	Minimum	30	20	20	15	15	10	10	10
	Maximum	None	None	None	40	25	30	30	-
Section 36.2-313 Front yard requirements for infill development apply		No	No	Yes	Yes	Yes	Yes	Yes	No
Side yard minimum depth (feet)		10	5	3	3	3	3	3	15
Rear yard minimum depth (feet)		50	15	15	15	15	15	15	15
Height maximum (feet)		45	35	35	35	35	35	45	45
Impervious surface area maximum (percentage of lot area)		25	50	50	60	70	60	70	70
Principal structures, maximum number		No limit	1	1	1	1	1	No limit	No limit
Accessory structure minimum setback from rear and side lot lines (feet)		5	0	0	0	0	0	0	5
Minimum parking requirement applies		No	No	No	No	No	No	No	No
Tree canopy coverage (Minimum percent of lot area)		20	20	20	20	15	15	10	10
<p>Where a maximum lot frontage is specified for a district, such maximum shall apply to only one frontage of a corner lot.</p> <p>A numeric entry means the dimension shall apply based on the unit of measurement indicated.</p> <p>"Yes" means the requirement applies.</p> <p>"No" means the requirement does not apply.</p> <p>"None" means there is no requirement.</p>									

(Ord. No. 39122, § 1, 5-16-11; Ord. No. 40088, § 1, 10-20-14; Ord. No. 40296, § 1, 7-6-15; Ord. No. 40710, § 1, 12-5-16; Ord. No. 41370, § 1, 1-22-19; Ord. No. 42205, § 1, 11-15-21)

Sec. 36.2-313. Front yard dimensions for infill development.

To determine the established front yard in the table below, the Zoning Administrator shall consider only the following lot or lots: (1) a lot or lots on which there is a principal structure on the same block face, and (2) up to one (1) lot on each side of a subject property which is closest to the subject property. However, no lot being used to determine the established front yard shall be an outlier. An outlier shall be any yard depth that deviates by more than twenty (20) percent from the average yard depth on the block face, not including the outlier or outliers. In such instances, the Zoning Administrator shall determine the most shallow established front yard to be equal to such average depth.

Where the most shallow established front yard is between the minimum and maximum front yards of the district	Minimum yard: depth of the most shallow established front yard Maximum yard: depth of the most shallow established front yard, plus 5 feet
Where the most shallow established front yard is deeper than the district's maximum front yard	Minimum yard: depth of most shallow established front yard. Maximum yard: average between the depth of most shallow established front yard and deepest established front yard, excluding outliers as defined above.
Where the most shallow established front yard is more shallow than the district's minimum front yard, but is 10 feet or greater	Minimum yard: depth of the most shallow established front yard Maximum yard: depth of the most shallow established front yard, plus 10 feet
Where the most shallow established front yard is less than 10 feet	Minimum yard: depth of the most shallow established front yard Maximum yard: 20 feet
Where the lot has frontage on a cul-de-sac, regardless of the presence of buildings on adjoining lots	Minimum: same as district minimum Maximum: same as district maximum
When there are no lots with principal residential structures on the block face	Minimum: same as district minimum Maximum: same as district maximum
For a corner lot, apply the above scenarios to the front yard with the primary facade	Minimum: same as district minimum Maximum: same as district maximum

(Ord. No. 39122, § 1, 5-16-11; Ord. No. 40088, § 1, 10-20-14; Ord. No. 40710, § 1, 12-5-16)