



Site Development Regulations

AG-1 - Agricultural/Rural Low Density

Sec. 30-33-3

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

Minimum Lot Requirements

All Water and Sewer Provisions:

Area: **1.5 Acres (65,340 Square Feet)**

Public Road Frontage: **150 Feet**

Maximum Width to Depth Ratio: **1 to 5 (W to D)**

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

Minimum Setback Requirements

Principal Structures

(Structure where primary use is conducted)

Front Yard: **30 Feet**

Side Yard: **20 Feet**

Rear Yard: **25 Feet**

Accessory Structures

(Structures incidental to principal structure)

Front Yard: **Behind front building line**

Side Yard (next to home): **20 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

20% of total lot area

Lot Coverage

40% 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. 30-33-3.

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

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