



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

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