



Site Development Regulations

I-1 - Low Intensity Industrial

Sec. 30-61-3

Please Note: This information may not be applicable to all I-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: **43,560 Square Feet**

Public Road Frontage: **100 Feet**

Either Public Water or Sewer

Area: **15,000 Square Feet**

Public Road Frontage: **75 Feet**

Both Public Water and Sewer

Area: **15,000 Square Feet**

Public Road Frontage: **75 Feet**

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

Minimum Setback Requirements

Principal Structures

(Structure where primary use is conducted)

Front Yard (parking in front of structure): **30 Feet**

Front Yard (parking behind structure): **20 Feet**

Side Yard: **10 Feet**

Rear Yard: **15 Feet**

Accessory Structures

(Structures incidental to principal structure)

Front Yard: **Behind front building line**

Side Yard (behind structure): **3 Feet**

Rear Yard: **3 Feet**

Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.

Maximum Height of Structures

Height Limitations

All Structures:

Adjoining Residential Properties: **45 Feet***

Other Locations: **Unlimited**

*The maximum height may be increased, provided each required side and rear yard adjoining a residential district is increased 2 feet for each foot in height over 45 feet. The distance shall be measured from the portion of the structure which exceeds 45 feet.

Height includes rooftop mechanical equipment.

Maximum Coverage

Building Coverage

50% of total lot area for **all structures**

Lot Coverage

90% 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. 30-61-3.

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

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