

City of Roanoke Zoning Amendments Proposed for Adoption January 2019

Updated December 13, 2018

Table 205-1. Permitted Yard Encroachments

Feature	Front	Side	Rear
* * *			
Handicap ramps associated with a residential use	Yes 7 feet, as measured from the front of the building or the front line of an existing porch, if one is present.	Yes 4 feet	Yes 10 feet
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Table 205-2. Application of Maximum Front Yard Requirements

Proposed Development	Application of Maximum Yard Requirement
Addition to an existing principal building or new principal building that does not widen any street-facing façade.	Not subject to maximum yard requirement.
New principal building where no other buildings are located on the site.	Locate at least 60% <u>50%</u> of the new building façade between the maximum and minimum yard lines.
Addition to an existing principal building that widens any street-facing façade, where the existing building conforms to the minimum and maximum yard requirements.	Locate and size any addition so either all the added street-facing façade is between the maximum and minimum yard lines, or at least 60% <u>50%</u> of the resulting total of street-facing façade is between the maximum and minimum yard line.
Addition to an existing principal building that widens any street-facing façade, where the existing building does not conform to the minimum or maximum	Locate and size any addition so all of the new added street-facing façade is between the maximum and minimum yard lines, or at least 60% <u>50%</u> of the resulting total of street-facing façade is between the maximum yard line and the lot

yard requirements.	frontage.
New principal building where one or more principal buildings exist on the site, and the new building increases the width of street-facing facades.	Locate and size any new building so at least 60% <u>50%</u> of the resulting total of street-facing facade is between the maximum yard line and the lot frontage or, where existing buildings are located beyond the maximum yard line, locate 100% of the new building between the maximum and minimum yard line.
<p>Exceptions:</p> <p>1. The requirement to meet the 60% facade rule for an addition to an existing building shall apply only to one yard of a corner lot or through lot.</p> <p>2. An addition not exceeding 20% of the existing principal building footprint is not subject to the maximum front yard requirements of this table.</p>	

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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, multifamily							P	P	
<u>Dwelling, multifamily with 10 or fewer units</u>							<u>P</u>	<u>P</u>	
<u>Dwelling, multifamily with 11 or more units</u>							<u>S</u>	<u>P</u>	
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Sec. 36.2-312. - Dimensional regulations for residential districts.

District	RA	R-12	R-7	R-5	R-3	RM-1	RM-2	RMF
Rear yard minimum depth (feet)	50	30 <u>15</u>	15	15	15	15	15	15
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Sec. 36.2-315. - Use table for multiple purpose districts.

District	MX	CN	CG	CLS	D	IN	ROS	UF	Supplemental Regulation Section
<i>Residential Uses</i>									
* * *									
Dwelling, multifamily	<u>P</u>	<u>P</u>			<u>P</u>			<u>P</u>	
<u>Dwelling, multifamily with 10 or fewer units</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	
<u>Dwelling, multifamily with 11 or more units</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	
Dwelling, townhouse or rowhouse	P	P	<u>P</u>	<u>P</u>	P			P	36.2-431
* * *									
<i>Commercial Uses: Miscellaneous</i>									
* * *									
<u>Animal shelter</u>			<u>S</u>	<u>S</u>	<u>S</u>			<u>S</u>	

* * *								
Kennel, no outdoor pens or runs			P	P	<u>P</u>			P
Kennel, outdoor pens or runs			S	S	<u>S</u>			S
* * *								

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Sec. 36.2-316. - Dimensional regulations for multiple purpose districts.

	MX	CN	CG	CLS	D	IN	ROS	UF
Minimum lot area per residential unit (square feet)	2,500	1,000	None	None				None
* *								
Section 36.2-319 Building placement and façade transparency standards (minimum transparency, percent of façade area)	Ground floor	15	50*	<u>50*</u>				15
	Upper floors	15	20	20	None	20	15	None
* * *								

The amendment adds an asterisk and therefore reduces to 20 percent the amount of façade transparency for townhouses and multifamily dwellings.

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* Except townhouses and multifamily dwellings, minimum façade transparency for these uses is 20 percent.
 Where a maximum lot frontage is specified, the maximum shall apply only to a primary street frontage as determined by application of section 36.2-319(b).
 A numeric entry means the dimension shall apply based on the unit of measurement indicated.
 "Yes" means the requirement applies.
 "No" means the requirement does not apply.
 "None" means there is no requirement.

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Sec. 36.2-322. - Use table for industrial districts.

District	I-1	I-2	AD	Supplemental Regulation Section
Dwelling, single-family detached	<u>S</u>			
Dwelling, two family	<u>S</u>			
Dwelling, multifamily	<u>S</u>			
Dwelling, townhouse or rowhouse	<u>S</u>			36.2-431
<i>Commercial Uses: Miscellaneous</i>				
* * *				
Live-work unit	<u>S</u>			36.2-416
Mixed-use building	<u>S</u>			36.2-416
* * *				
Pet grooming	<u>P</u>			
* * *				

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Sec. 36.2-328. - Dimensional regulations for planned unit development districts.

District	MXPUD	INPUD	IPUD
<u>* * *</u>			
Minimum lot area per dwelling unit (square feet)	1,800	1,800	None

<u>Minimum lot area per dwelling unit (square feet)</u>	Specified on the development plan for the district
Lot area minimum (square feet)	
Lot frontage minimum (feet)	
Front yard minimum (feet)	
Side yard minimum (feet)	
Rear yard minimum (feet)	
Height maximum (feet)	
Usable open space (percentage of lot area)	
Accessory structure minimum setback from rear and side lot lines (feet)	
Minimum parking requirement	
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Sec. 36.2-530. - Certificates of appropriateness.

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(c) Procedures.

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~~(4) — In the case of disapproval of an application before the Architectural Review Board, the Board shall briefly state its reasons in writing, and it may make recommendations to the applicant. In the case of disapproval accompanied by recommendations, the applicant may again be heard before the Board, if an amended application that addresses the recommendations of the Board is filed by the applicant within ninety (90) calendar days.~~

(renumber subsequent subsections)

Sec. 36.2-642. - General landscaping and screening standards.

* * *

(b) *Planting materials.* Where landscaping is required by this division, the following standards shall apply:

~~(1) All trees required by this division shall be selected from the approved tree list in Table 642-1 and shall meet the applicable minimum height and caliper at the time of planting and suitability requirements as set forth in Table 642-1, unless otherwise provided for in this division. The Zoning Administrator may approve the use of trees not set forth in Table 642-1 to meet the minimum tree requirements of this division, subject to the Zoning Administrator's determination that the height, caliper, canopy, and suitability characteristics of such alternative trees are consistent with the intent and standards of this division. The resource for such determination shall be based on the published reference text, Manual of Woody Landscape Plants, fifth edition, 1998, by Michael A. Dirr.~~

(1) Trees used to meet the requirements of this division shall be selected from the current list of landscape trees approved and published by the zoning administrator. Such list shall specify minimum height or minimum caliper at planting, the 20-year canopy of trees in square feet, and the suitability of each species for parking areas, site canopy, or buffer yards.

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~~**Table 642-1. Trees: Approved Plant List, Minimum Size at Planting, 20-Year Canopy, and Suitability**~~

Common Name	Botanical Name	Minimum Height at Planting	Minimum Caliper at Planting	Canopy at 20 Years (sq. ft.)	Suitability*
<i>Evergreen Trees</i>					
Cedar, Deodar	Cedrus deodara	5'		177	C, B
Cedar, Eastern Red	Juniperus virginiana	5'		38	C, B

Cypress, Leyland	X-Cupressocyparis-leilandii	5'		113	B
Holly, American	Ilex-opaca	5'		38	C, B
Magnolia, Southern	Magnolia-grandiflora	5'		177	C, B
Pine, Eastern-White	Pinus-strobus	5'		177	C, B
Spruce, Colorado-Blue	Picea-pungens	5'		113	C, B
Spruce, Norway	Picea-abies	5'		177	C, B
Spruce, White	Picea-glauca	5'		113	C, B
<i>Large-Deciduous-Trees</i>					
Beech, American	Fagus-grandifolia		2"	177	C
Beech, Copper	Fagus-sylvatica-cuprea		2"	177	C
Birch, River	Betula-nigra		2"	254	P, C
Black-Gum/Tupelo	Nyssa-sylvatica		2"	177	C
Elm, Lacebark	Ulmus-parvifolia		2"	254	P, C
Ginkgo (Male-Variety Only)	Ginkgo-biloba (Male-Variety Only)		2"	133	P, C
Honey-Locust, "Shademaster"	Gleditsia-triacanthos, "Shademaster"		2"	314	C
Japanese-Pagoda-tree	Sophora-japonica		2"	254	C
Japanese-Zelkova	Zelkova-serrata		2"	177	P, C
Linden, American	Tilia-Americana		2"	314	C
Linden, Little-Leaf	Tilia-cordata		2"	177	P, C

London Planetree	Platanus-acerfolia		2"	380	P,C
Maple, Red	Acer-rubrum		2"	314	P,C
Maple, Sugar	Acer-saccharum		2"	314	P,C
Oak, Chestnut	Quercus-prinus		2"	254	€
Oak, Northern-Red	Quercus-rubra		2"	254	P,C
Oak, Pin	Quercus-palustris		2"	254	P,C
Oak, White	Quercus-alba		2"	254	€
Oak, Willow	Quercus-phellos		2"	254	P,C
Redwood, Dawn	Metasequoia-glyptostroboides		2"	177	€
Tuliptree	Liriodendron-tulipifera		2"	254	€
<i>Small Deciduous Trees</i>					
Cherry, Comelian	Cornus-mas	5'		113	C,B
Cherry, Kwanzan Flowering	Prunus-serrulata-'Kwanzan'		2"	177	P,C
Cherry, Yoshino	Prunus-yeodensis		2"	177	P,C
Dogwood, Flowering	Cornus-florida	5'		177	P,C
Dogwood, Kousa	Cornus-kousa	5'		177	P,C
Goldenraintree	Koelreuteria-paniculata		2"	177	P,C
Hawthorn, Washington	Crataegus-phaenopyrum	5'		113	C,B
Hophombeam, American	Ostrya-virginiana		2"	201	€
Hombeam, American	Carpinus-caroliniana		2"	177	€

Maple, Amur	Acer ginnala		2"	113	C, B
Maple, Hedge	Acer campestre		2"	177	P, C, B
Maple, Japanese	Acer palmatum	5'		177	C
Maple, Trident	Acer buergerianum		2"	177	C
Myrtle, Crape	Lagerstroemia indica	5'		113	P, C
Redbud, Eastern	Cercis Canadensis	5'		177	P, C
Serviceberry	Amelanchier arborea	5'		201	C
Sourwood	Oxydendrum arboreum	5'		113	C
White Fringetree	Chionanthus virginicus	5'		113	C

Source for Tree Canopy Coverage at 20 Years: Virginia Nursery & Landscape Association, Inc.

* Suitability Key for Table 642-1:
 — P = Parking Areas or Street Yard Trees
 — C = Tree Canopy for Overall Site
 — B = Buffer Yards

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Sec. 36.2-644. Overall tree canopy requirements.

- (a) Definition of tree canopy. For purposes of this section, "tree canopy" shall include all areas of coverage by existing plant materials exceeding five (5) feet in height, and the extent of planted tree canopy at maturity shall be based on the "canopy at 20 years" as set forth in ~~Table 642-1. the current list of landscape trees referenced above in Sec. 36.2-642(b)(1).~~ ~~Where an existing tree is not listed in Table 642-1, "canopy at maturity" shall be based on the published reference text, Manual of Woody Landscape Plants, fifth edition, 1998, by Michael A. Dirr.~~

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Sec. 36.2-652. - Minimum parking.

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- (c) Reduction for proximity to public transit. Where a ~~nonresidential~~ use is located within one thousand two hundred (1,200) feet of a public transit route, the total number of required off-street parking spaces, unassigned to specific persons, may be reduced to eighty (80) percent of that otherwise required as set forth in Table 652-2.

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Table 652-2. Required Parking Spaces

Use	Minimum Number of Parking Spaces Required Calculated as 1 Space for Each Specified Unit	Maximum Parking
<i>Accessory Uses</i>		
Accessory uses	None	N
<i>Residential Uses</i>		
Dwelling, single-family attached	1.5 <u>0.6</u> dwelling unit	N
Dwelling, single-family detached	None	N
Dwelling, two-family	1.5 <u>0.6</u> dwelling unit	N
Dwelling, multifamily, elderly (intended and designed exclusively to house the elderly)	0.75 <u>1.3</u> dwelling unit	N
Dwelling, multifamily, other than elderly Dwelling	1.5 <u>0.6</u> dwelling unit	N
Townhouse or row house	1.5 <u>0.6</u> dwelling unit	N

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Table 654-1. Parking and Loading Area Standards

	Standards for single-family dwellings, two-family dwellings, multifamily dwellings and townhouses with up to 4 dwelling units in a single structure on a single parcel, and townhouses with individual driveways regardless of district	Standards for all other uses and zoning districts
* * *		
<i>Location Standards:</i>		
* * *		
Driveway/parking area location relative to principal structures	<p>Predominantly located toward 1 side of the principal structure. Parking spaces shall not be located within the middle third of the front façade, exclusive of garages.</p> <p>Exception: Circular driveways Townhouses as required by Section 36.2-431</p>	<p>Parking area prohibited between right-of-way and principal buildingsbuilding line</p> <p>Exception: Lots in CG District with less than 100 feet of frontage, and CLS, I-1, I-2, AD Districts</p>
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Sec. 36.2-816. - Rules and records.

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(c) *Annual report.* The Commission shall submit a written report of its activities to the City Council at the end of each ~~calendar~~ fiscal year.

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Sec. 36.2-826. - Rules and records.

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(c) *Annual report.* The Board shall submit a written report of its activities to the City Council at the end of each ~~calendar~~ fiscal year.

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Sec. 36.2-840. - Generally; establishment.

This chapter shall be administered and enforced by a Zoning Administrator or designee authorized to act on the Zoning Administrator's behalf. Such Zoning Administrator shall be appointed by the City Manager. The City Manager may appoint a Deputy Zoning Administrator to act in the absence of the Zoning Administrator.