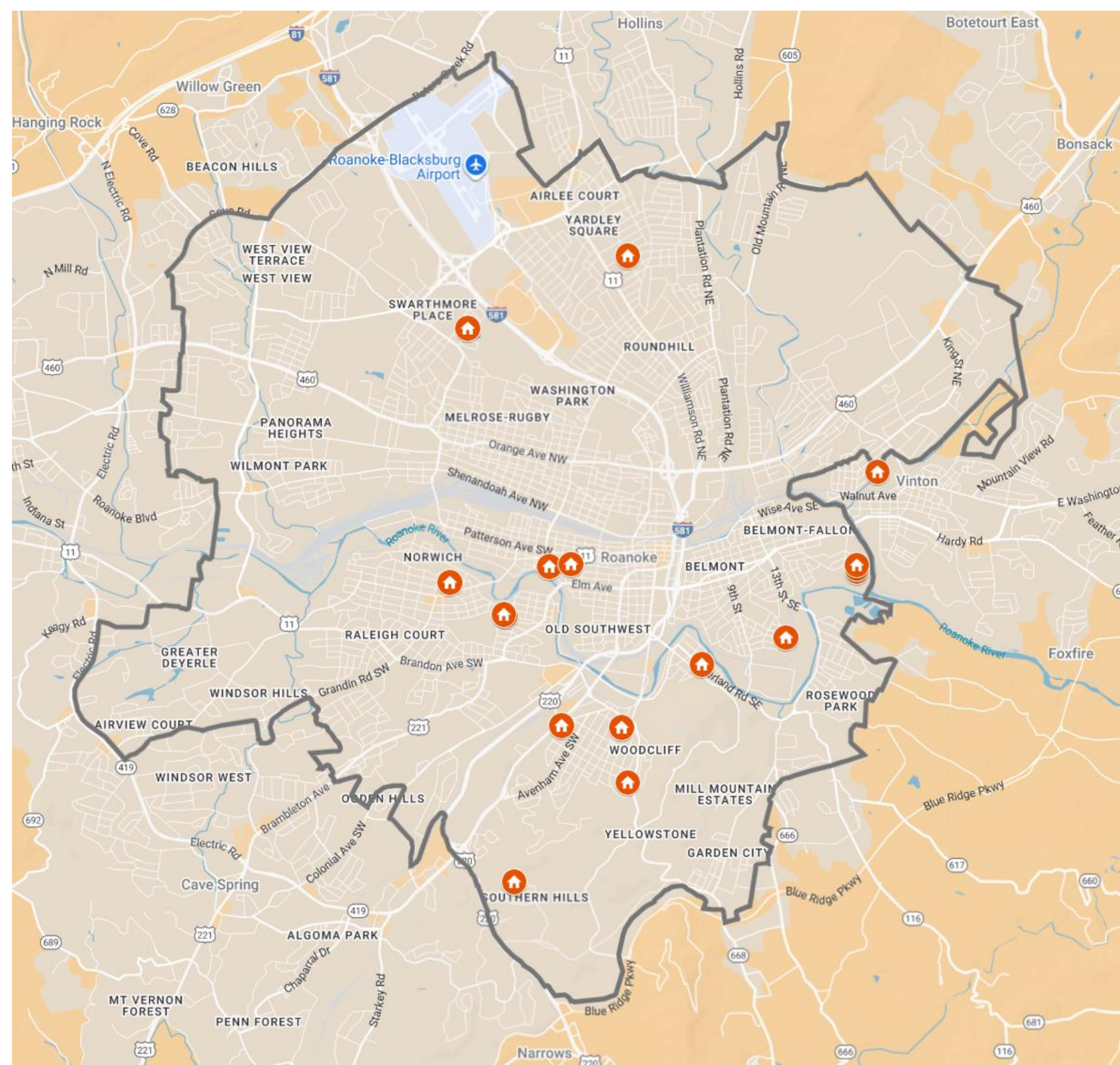


RESIDENTIAL DEVELOPMENT

In 2024, City Council approved amendments to align the zoning code with City Plan 2040's goals for housing. As of June 2025, these changes resulted in 26 new housing units under review.



Map showing the location of the new housing units reviewed as result of the zoning changes.

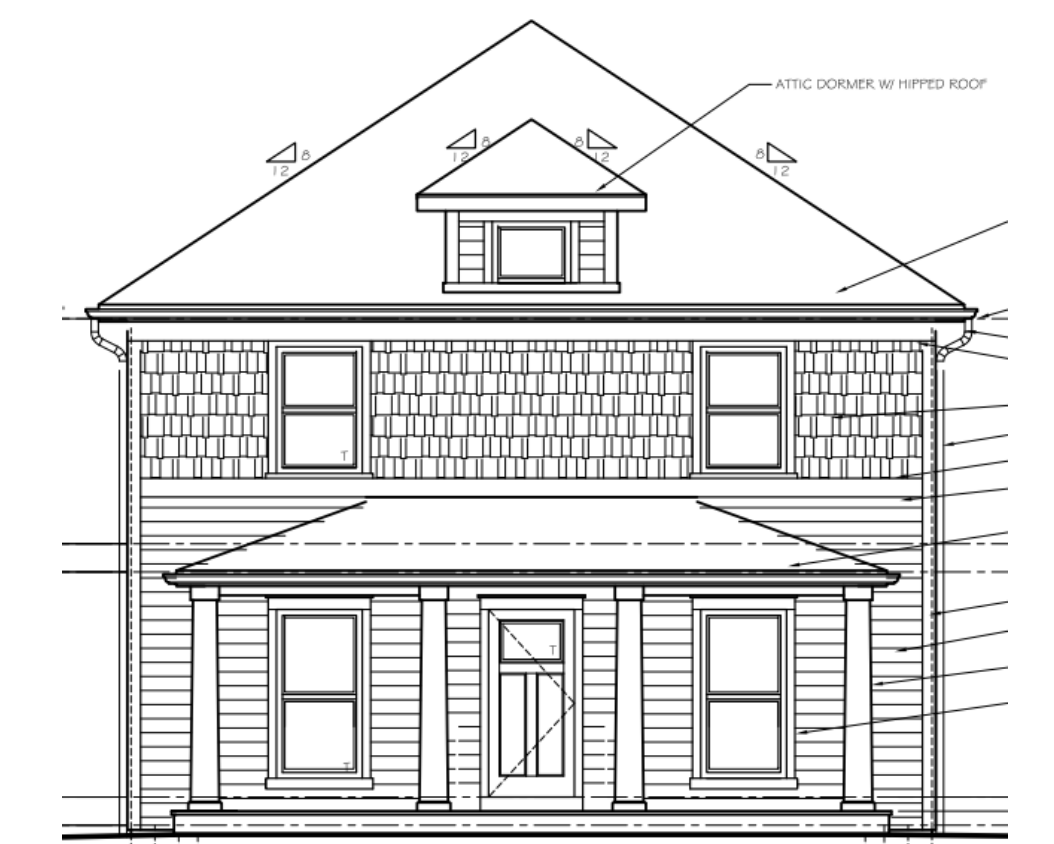
In fall of 2025, City Staff were asked to revisit and revise the zoning text amendments and look to the community for more input.

The four main areas of focus:

1. Housing density in residential areas
2. Setback requirements
3. Parking
4. Development of apartments over 8 units

HOUSING DENSITY

District	RA	R-12	R-7	R-5	R-3	RM-1	RM-2	RMF
Minimum lot area for each dwelling	43,560	2,500 4,000	2,000	1,500 2,000	1,000 1,500	1,500	1,000 1,500	1,000
Minimum lot area for each group living adult resident or room						1,500	1,000	1,000
Corner lot maximum number of dwellings	1	3	4	6	8	No limit	No limit	No limit
Interior or through lot maximum number of dwellings	1	1	2	3	3	4	No limit	No limit
Minimum area of lot	43,560	8,000	5,500	4,000	3,000	4,000	4,000	15,000
Maximum area of a lot			Under Development					



Elevation of a duplex and second principal building under construction on Howbert Ave SW

CALCULATING HOUSING DENSITY

The zoning code calculates housing density in two ways:

1. Minimum lot area per dwelling unit
2. Maximum dwelling units on a lot

The number of permitted units is the lower result of the two calculations, and a partial unit counts as 0 units.



R-5 Corner Lot

Max dwelling units per lot is 6

Max units for lot area:

Current: 5,545 sq of land area ÷ 1,500 yield up to 3 dwellings

Proposed: 5,545 sq of land area ÷ 2,000 yield up to 2 dwellings

Max Permitted:

Current: 3 units

Proposed: 2 units



R-12 Corner Lot

Max dwelling units per lot is 3

Max units for lot area:

Current: 11,270 sq of land area ÷ 2,500 yield up to 4 dwellings

Proposed: 11,270 sq of land area ÷ 4,000 yield up to 2 dwellings

Max Permitted:

Current: 3 units

Proposed: 2 units



R-5 Interior Lot

Max dwelling units per lot is 3

Max units for lot area:

Current: 5,501 sq of land area ÷ 1,500 yield up to 3 dwellings

Proposed: 5,501 sq of land area ÷ 2,000 yield up to 2 dwellings

Max Permitted:

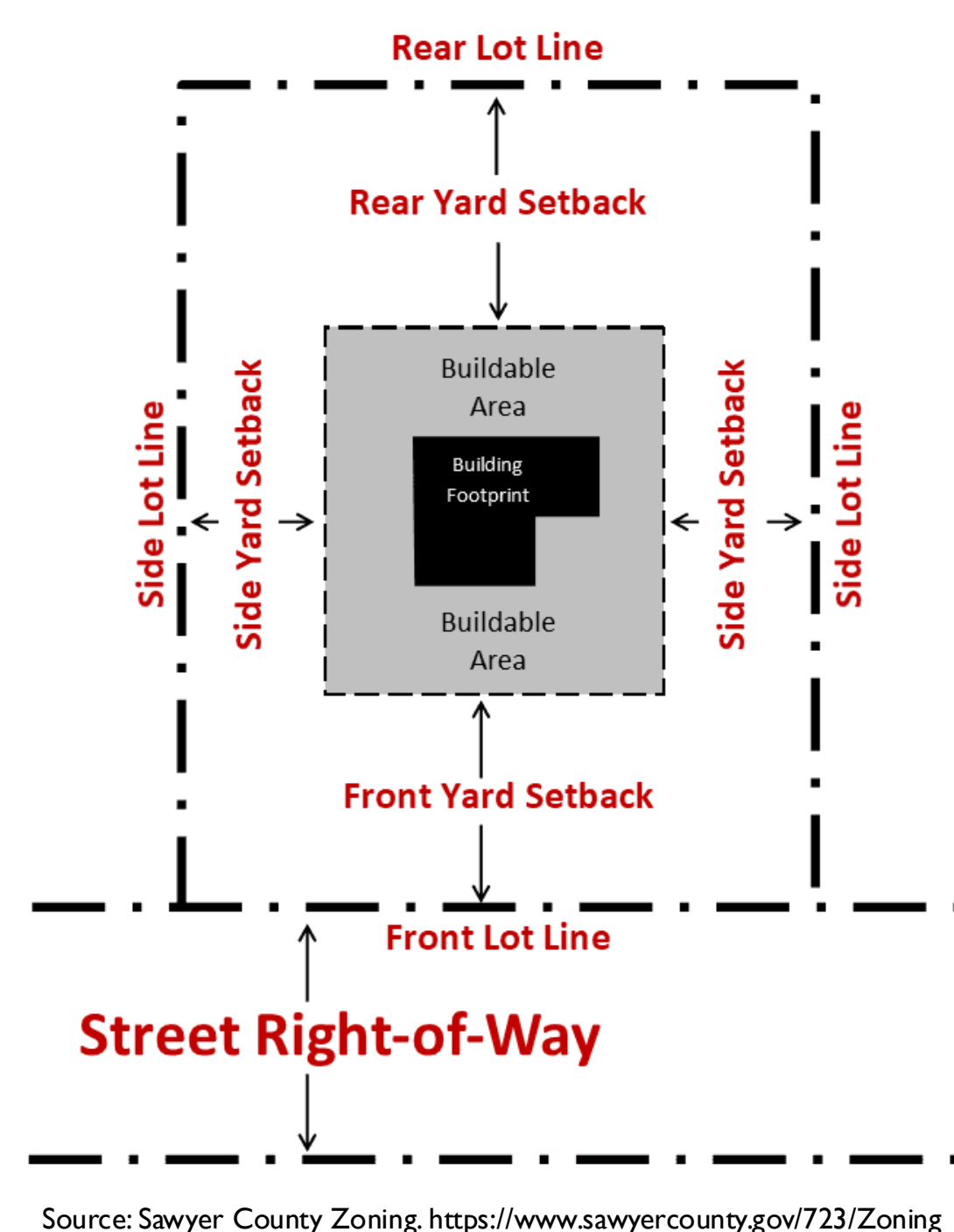
Current: 3 units

Proposed: 2 units

RESIDENTIAL DEVELOPMENT

SETBACK REQUIREMENTS

Setbacks describe the distance a structure is allowed to be from the front, side, and rear property lines. The City of Roanoke has both minimum and maximum setback requirements.



Source: Sawyer County Zoning. <https://www.sawycounty.gov/723/Zoning>

Two updates are proposed:

1. Increase the rear yard setback from 5' to 10'.
2. Expand the maximum front yard setback standards to apply to all principal structures.

Generally, the maximum front yard requirements result in at least 50% of the street facing façade being within the maximum setback.

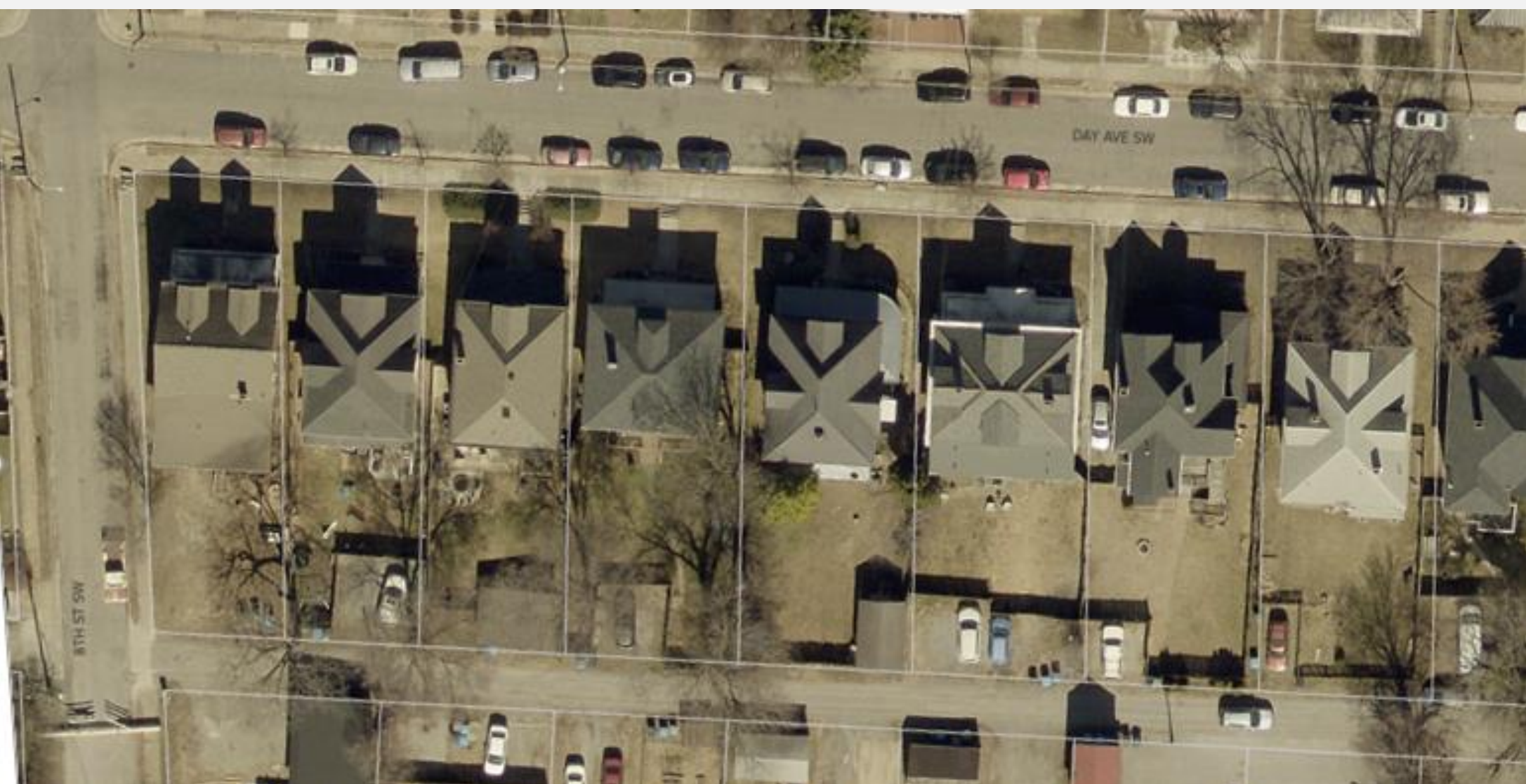
MULTIPLE UNIT DESIGN

Supplemental design standards are proposed for buildings with 9+ dwelling units in the CN, MX, RMF, and RM-2 districts:

1. Recess or offset building face after a certain width
2. Changes in roof pitch after a certain width
3. Transparency of at least 15% on primary façade and 10% on secondary
4. Garage doors not permitted on primary facade

PARKING REQUIREMENTS

With greater density permitted, a parking standard could help maintain neighborhood character in residential districts.



Proposed Standards:

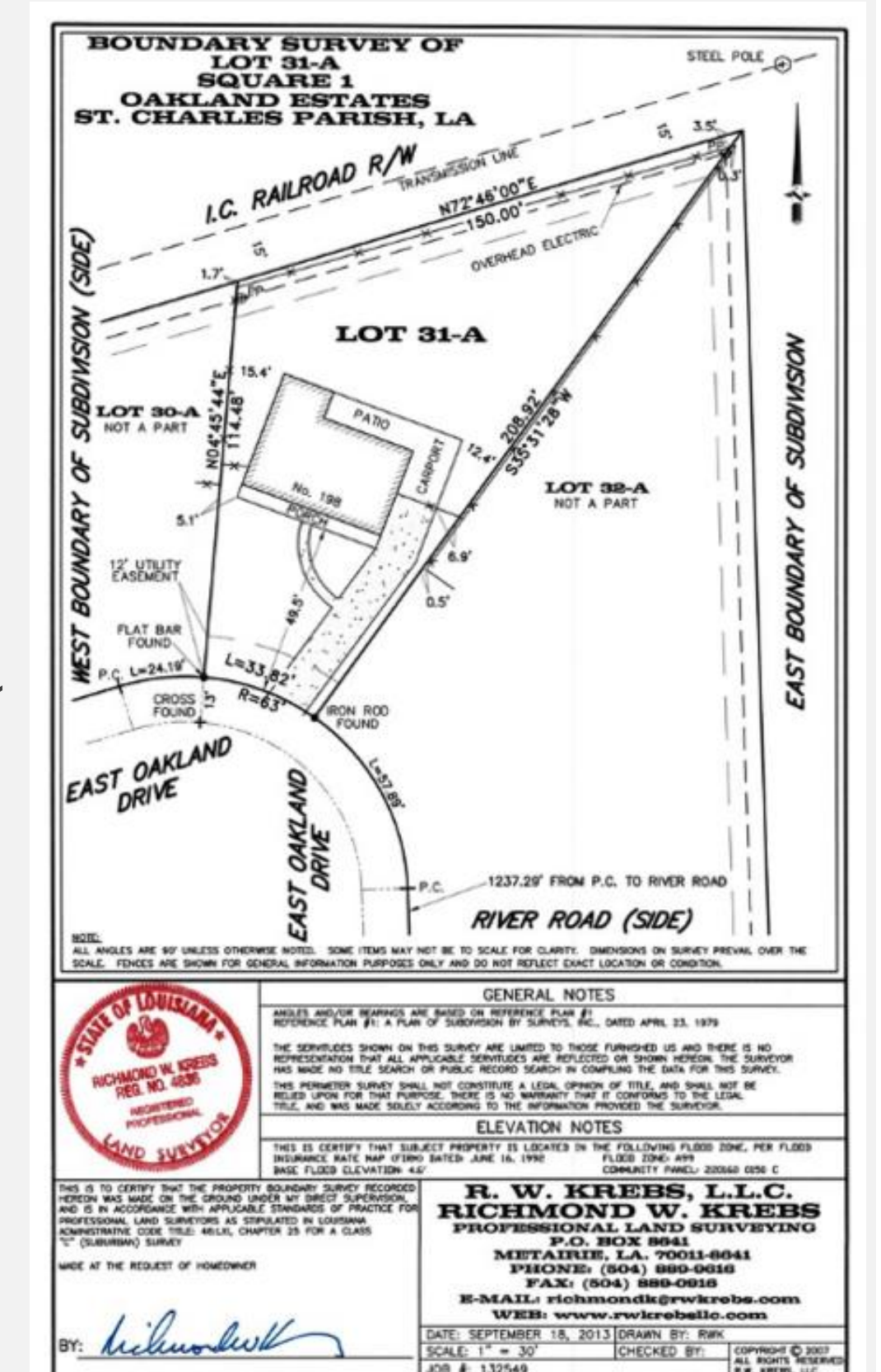
For new buildings with 3 or more dwellings:

- One parking space per unit shall be provided in accordance with Sec. 36.2-654. The total number of required off-street parking spaces may be reduced by one (1) space for every twenty (20) feet of lot frontage on a street to the extent that on-street parking is permitted along the same frontage.

SURVEY REQUIREMENT

With additional density throughout the City, surveys become more important for development.

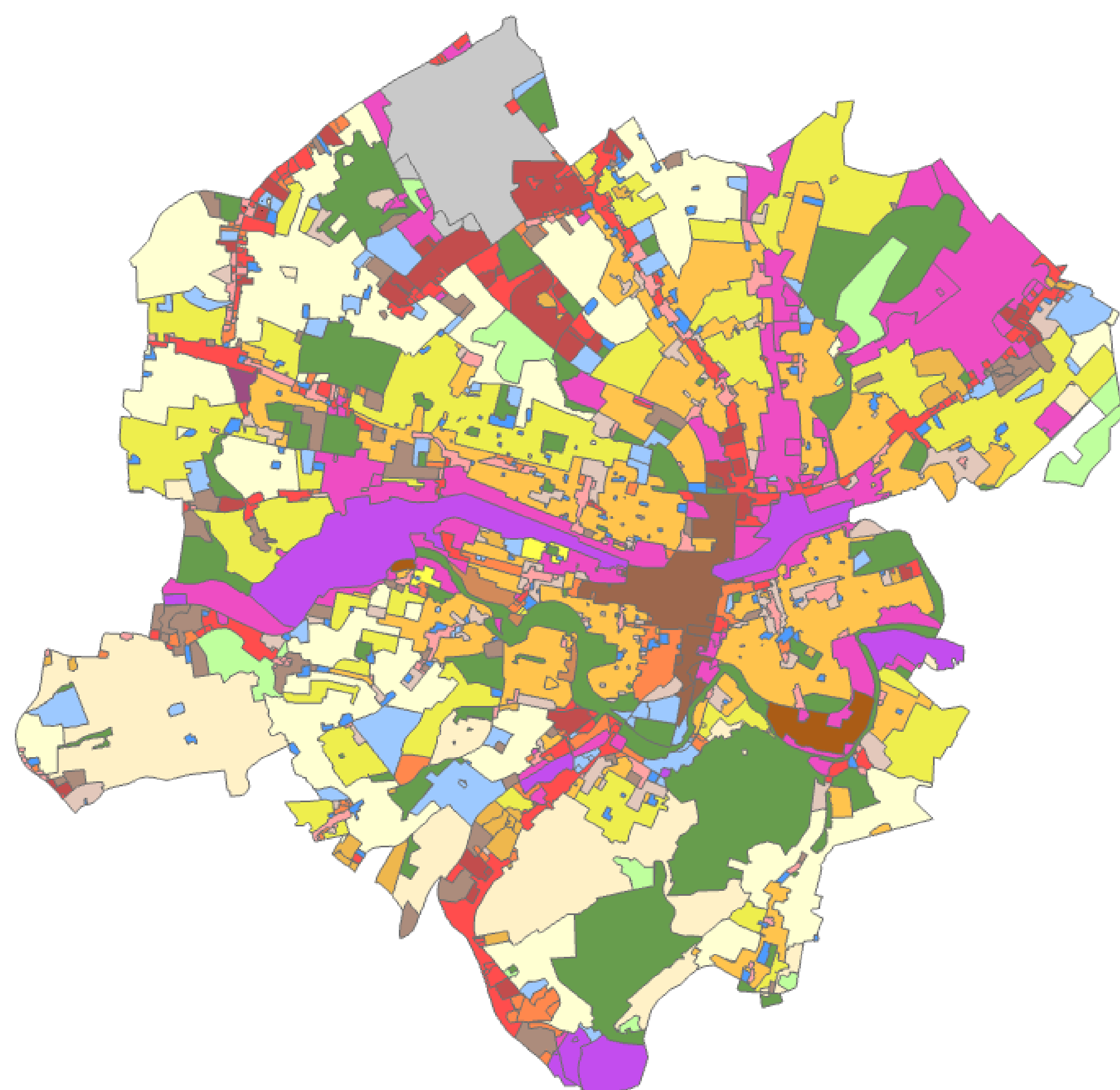
Surveys are proposed as a requirement for projects with a basic development plan. These projects typically include single family homes, duplexes, and accessory structures.



SOURCE: Richmond W. Krebs & Associates, L.L.C. Professional land surveying. <https://rwwkrebssurvey.com/land-surveying/boundary-surveys/>

UPDATES TO ZONING USE TABLES

Each zoning district has a list of uses that identifies what is allowed within that area. These use tables help to limit conflicts between uses and promote orderly development. The tables also reference supplemental regulations for uses that have additional standards.



- | | |
|---------------------------------------|--------------------------------|
| AD: Airport Dev | R-12: Residential |
| CG: Commercial-General | R-3: Residential |
| CLS: Commercial-Large Site | R-5: Residential |
| CN: Commercial-Neighborhood | R-7: Residential |
| D: Downtown | RA: Agricultural |
| I-1: Light Industrial | RM-1: Residential |
| I-2: Heavy Industrial | RM-2: Residential |
| IN: Institutional | RMF: Residential |
| INPUD: Institutional Planned Unit Dev | ROS: Recreation and Open Space |
| IPUD: Industrial Planned Unit Dev | UF: Urban Flex |
| MX: Mixed Use | UC: Urban Center |
| MXPUD: Mixed Use Planned Unit Dev | |

SELF-STORAGE USES

Self-storage can consume large areas of land with limited opportunities for public interaction. As they grow in popularity and expand in the City, it is important to review where they are allowed.

Self-storage Facility:



Source: Google Streetview, 1731 Murry Rd SW, Roanoke, VA 24018, 2019.

Current:

	I-1	I-2	AD	MXPUD	IPUD
Self-storage Facility	S	S	P		
Self-storage Building	S	S	P	P	P

Self-storage Building:

Interior:



Source: A Friendly Storage, www.afriendlystorage.com

Exterior:



Source: Google Streetview, 909 4th St SE, Roanoke, VA 24013, 2023.

Proposed:

	I-1	I-2	AD	MXPUD	IPUD
Self-storage Facility					S
Self-storage Building	S	S	P		P

CLEAN UP ITEMS

As new and unique projects occur within the City, uses are reviewed to better align with the intent of each zoning district.

The following changes are proposed to align uses with appropriate districts:

- Permit **Office, general or professional** use in the Airport District
- Add supplemental regulations where **portable storage containers** are permitted
- Remove **Training facility for police, fire, or emergency services** as a use

- Require a special exception for **Microbrewery or microdistillery** **abutting a residential district** in Urban Center and Urban Flex Districts
- Add **junkyard** and **wrecker yard** as a use requiring a special exception to Light Industrial and Heavy Industrial districts
- Add **produce stand** as a temporary use in multiple purpose districts
- Update financial institutions to be **financial services** in planned unit development districts

NEW USES

It is important for the zoning code to evolve as new uses emerge. Updates are needed to address community needs and challenges associated with those uses.



VAPE AND TOBACCO ESTABLISHMENTS

Vape and tobacco establishments are growing in popularity. Unlike an ABC store, a vape and tobacco establishment does not require a state license and are very easy to establish.

Cities are allowed to restrict their location through zoning.

Vape and tobacco establishments are proposed to be defined as places where 10% of the floor area, display merchandise, sign area, inventory, or sales are for vape or tobacco products.

Additionally, the use is proposed to be:

- Limited to CG, CLS, and D districts by special exception
- Prohibited within 2,000 ft of school, religious institution, childcare center, public park, or an existing vape and tobacco establishment

Cannabis retail is anticipated to become legal soon. These can be regulated similar to ABC stores, vape/tobacco stores, or somewhere in-between.



IN-PATIENT CLINIC

Inpatient mental health and substance abuse clinics are a rising need in the City of Roanoke and are not clearly defined in the Zoning Code.

These clinics typically offer temporary stays (less than 30 days) to people in substance use withdrawal.

Proposed Zoning Districts:

- CLS, IN, and INPUD by special exception

DATA CENTER

Data centers are growing in demand and are not adequately defined in the Zoning Code.

Generally, there are two types of data uses: data centers and data processing facilities. These uses are proposed in the following districts.

- Data Center – IPUD by special exception
- Data Processing Facility
 - Permitted in INPUD, IPUD, and I-I
 - Require special exception in CG, CLS, D, UF, UC

Due to the intensity of Data Centers, the following supplemental regulations are proposed to address their impact:

- Setbacks from residential and multipurpose zoning districts
- Limitations on generator hours of operation, sound, emissions
- Landscaping/screening
- Building design
- Noise measurement at property line
- Infrastructure impact study

CORRECTIONS AND CLARIFICATIONS

City staff keep record of items within the zoning code that are confusing, hard to read, difficult to enforce, or out of date throughout the year.

It is a best practice to update the code regularly to address these items.



HOMESTAYS

Homestays are an opportunity for supplemental income, improving affordability for homeowners. The following changes are proposed to the supplemental regulations for homestays to ensure compatibility with the zoning code and character of residential districts.

- Stays not to exceed 30 days to match the definition for temporary occupancy
- Owners, not leaseholders, required to occupy the property during guest stays

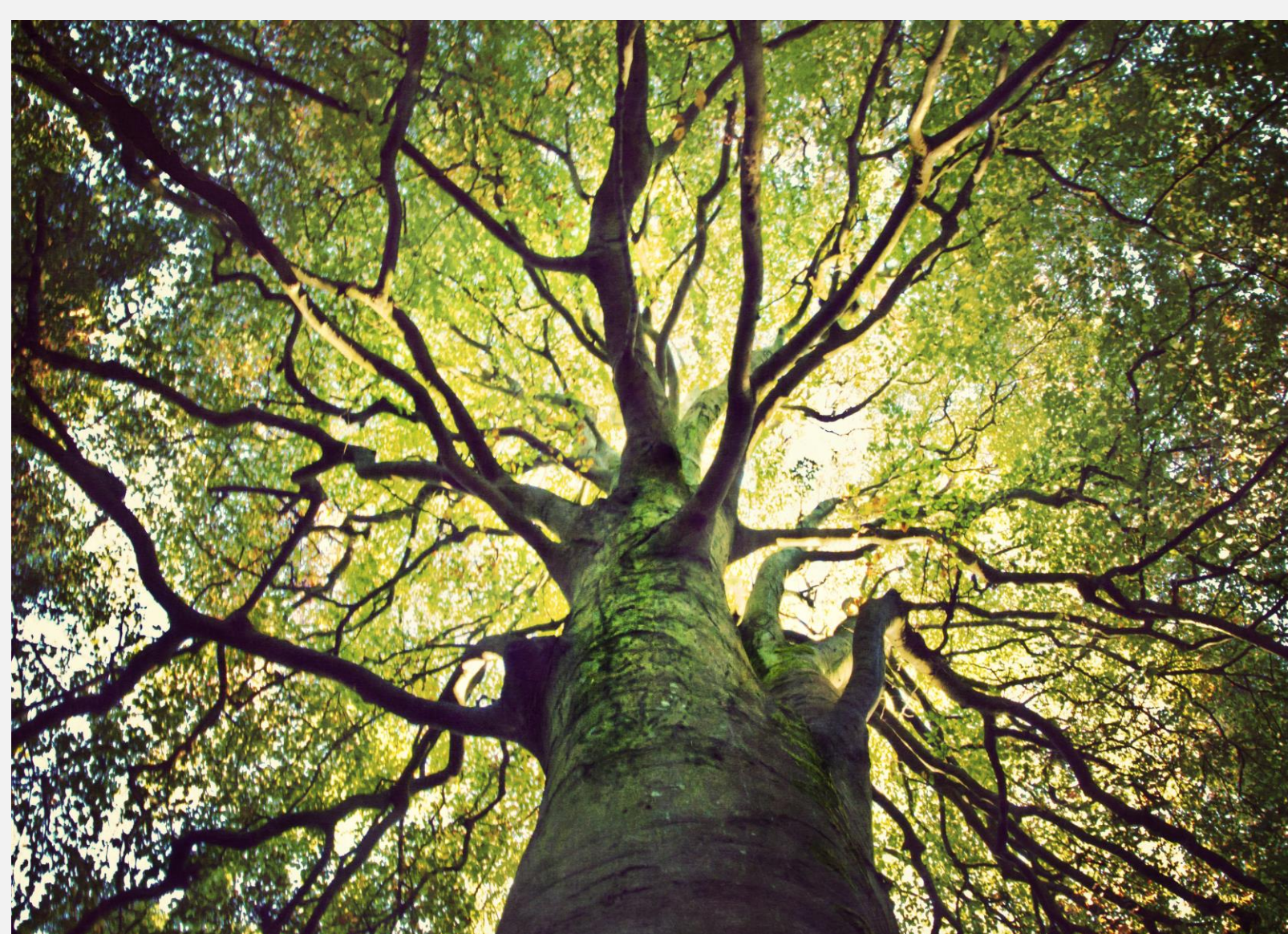
TEXT CORRECTIONS

The following sections are proposed to have text corrections.

- Sec. 36.2-625 - Outdoor lighting to improve readability
- Sec. 36.2-644 - Street trees to reference the correct code section
- Sec. 36.2-540 – Zoning Amendment procedure to align with staff procedure
- Sec. 36.2-646 - Façade plantings for dwellings to address buildings with a zero setback
- Sec. 36.2-205 – Update cul-de-sac frontage to only be a percentage of required frontage.

HERITAGE TREES

The Commonwealth of Virginia allows for cities to regulate heritage, memorial, specimen or street trees. The City is exploring a similar program with Parks and Rec to promote the preservation of trees.



TINY HOMES

Tiny homes are rising in popularity due to their affordability. Tiny homes can currently be built within the City of Roanoke if they meet building and zoning codes for residential dwellings. The zoning code has created additional avenues for the development of tiny homes through two uses:

- Cottage Court: A cottage court development is a grouping of attached or detached dwellings arranged and oriented toward an interior courtyard
- Accessory Dwelling Units

The City of Roanoke and the American Institute of Architects hosted an ADU design competition sponsored by AARP. The winning designs are available at no cost to the public at PlanRoanoke.org to encourage construction of ADUs.



EVANS SPRING PLAN



KEY ELEMENTS

Framework – balance of commercial, residential, and preserved open space

Location of use areas, amenities, and connections

OBJECTIVES

Limit traffic impacts
Preserve neighborhood
Protect environment
Provide access

Provide recreation amenity
Increase housing opportunity
Provide local business opportunity

BENEFITS

Restrict highway traffic access – Protect and buffer Evans Spring and Lick Run – Preservation of open space – Creation of public parks and open space – Access to the Lick Run Greenway – Space for entrepreneurship programs – Neighborhood access to services and amenities – Neighborhood vegetative buffers