

TABLE OF MINIMUM SITE AREA AND DIMENSIONAL REGULATIONS FOR PRIMARY ZONING DISTRICTS ^{(a),(b)}

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
ZONING DISTRICT	MINIMUM LOT AREA	Lot Depth	MINIMUM LOT FRONTAGE REQUIRED (in feet)			MINIMUM SETBACK FROM THE STREET REQUIRED (in feet)			Minimum Yards & Building Bulk Requirements		
			For Lots Fronting on an Existing U.S. or Va. Primary Rd.	For Lots Fronting on an Existing State Secondary Rd.	For Lots Fronting on a New Road Serving Subdivision Lots	For Lots Fronting on U.S. 360 or Primary Roads	For Lots Fronting on Secondary Roads	For Lots in Subdivisions Planned for Residential Use	Minimum Width of Yards (in feet)		Maximum Height of Buildings
									Side Yard	Rear Yard	Feet
A-C agricultural conservation	5 acres, but with special exception, 1 acre (see article XV)	200	400	300	150	75	50	50	25	50	45
R-R rural residential	All lots must average not less than 3 acres; no lot may have less than 1 acre	200	200	200	150	75	50	50	25	50	45
R-1 suburban residential (neither public water nor sewer)	40,000 sq.ft.	150	200	150	100	75	40	40	15	40	45
R-1 suburban residential with public water only	30,000 sq.ft	150	200	150	100	75	40	40	15	40	45
R-1 suburban residential with both public water and sewer	15,000 sq. ft.	150	200	150	100	75	40	40	10	30	45
B-1 local business	NA	100	100	100	NA	75	50	50	(c)	(c)	45
B-2 general business	NA	100	100	100	NA	75	50	50	(c)	(c)	100(e)
M industrial	NA	100	100	100	NA	75	50	50	25(d)	25(d)	100(e)

Notes:

(a) The requirements in this table relate to most principal buildings; refer to article VII of this chapter for modifications applicable to certain types of buildings.

(b) When two districts which have different height or yard requirements, buildings and structures within the least restrictive district shall observe the height and yard requirements of the more restrictive district within a buffer zone of 100 feet as measured from the abutting property lines.

(c) No side or rear yard is required in a B-1 or B-2, except when abutting a residential zoning district, then 50 feet.

(d) When an industrial use abuts a residential district, the minimum side or rear yard is 50 feet.

(e) No part of a building that is located within 200 horizontal feet of any R-R or R-1 residential zoning district may exceed 45 feet in height.