

ARTICLE 20. RESIDENTIAL DISTRICT R1

Statement of Intent

This district is composed of certain quiet, low-density areas where the density of housing may range from one to three units per acre. This district also contains certain open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life where there are children and to prohibit all intensive commercial activities. To these ends, development is limited to relatively low concentrations and permitted uses are limited basically to dwellings providing homes for the residents plus certain additional uses such as schools, parks, churches and certain public facilities that serve the residents of the district.

Use Regulations

Only one main building and its accessory buildings may be located on any lot or parcel of land in residential district R1. Structures to be erected or land to be used shall be for the following uses:

20-1. Use by right.

20-1-1. Single-family dwellings.

20-1-2. Schools.

20-1-3. Churches.

20-1-4. Parks and playgrounds.

20-1-5. Accessory buildings, as defined; however, a building or structure attached to the main building by walls or roof shall be considered part of the main building. The building footprint of an accessory building shall not exceed 50 percent of the building footprint of the principal building. An accessory building shall not be greater in height than the main structure. An accessory building shall be located behind and not closer than ten feet to the main structure. An accessory building within 20 feet of a property line may not be more than one story in height. A one-story accessory building may be no closer than five feet to any property line of an adjoining property owner.

20-1-6. Public utilities: poles, lines, distribution transformers, pipes, meters and other facilities necessary for the provision and maintenance of public utilities including water and sewage facilities.

20-1-7. Home gardens, as defined.

20-1-8. Home occupations, as defined.

20-1-9. Satellite dish antennas: private noncommercial radio and television satellite dish antennas may be permitted to be constructed to a height not in excess of 20 feet only when installed at ground level, provided that such antenna shall be located behind the setback line of the main structure. All towers, antennas, guy anchorages or similar devices shall be at least three feet from any property line except on the side yard facing the side street the setback requirement shall be 25 feet. The installation of a ground or roof-mounted satellite dish antenna shall be permitted in accordance with the Virginia Uniform Statewide Building Code.

20-1-10, 20-1-11. Reserved.

20-1-12. Group homes, as defined. (Amended 11/13/07)

20-1-13. Adult day care homes, as defined.

20-1-14. Temporary family health care structures, as defined.

20-2. Use by special exception.

20-2-1. Bed and breakfast and bed and breakfast inn.

20-2-2. Family day homes, as defined.

(Ord. of 8-10-15)

20-3. Parking regulations.

20-3-1. Offstreet parking shall conform to article 7 of this ordinance.

20-4. Sign regulations.

See article 8 (Sign Regulations). (Amended 6/10/02)

20-5. Area regulations.

The minimum lot area for permitted uses shall be 15,000 square feet or more. For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The health official and the administrator may require a greater area if considered necessary by soil and site conditions.

20-6. Setback regulations.

Structures shall be located 35 feet or more from any street right-of-way which is 50 feet or greater in width, or 60 feet or more from the center of any street right-of-way less than 50 feet in width. This shall be known as the "setback line."

20-7. Frontage regulations.

20-7-1. Each lot shall abut for a minimum of 25 feet upon a dedicated and approved street located within the town limits and maintained by the Town of Rocky Mount or the Virginia Department of Transportation.

20-7-2. The minimum lot width at the building line shall be 100 feet.

20-7-3. The creation of irregular or pipe stem lots shall be prohibited. No lot shall be platted or modified pursuant to the provisions of the Town of Rocky Mount subdivision ordinance that, due to its geometric characteristics, results in the creation of an irregular lot.

20-7-4. On existing pipe stem lots, no building or structure shall be permitted in the stem portion of the lot. In addition, the front lot line of such lots, for the purposes of front yard setback requirements, shall be that line of the pipe portion of the lot closest to and parallel to the street right-of-way.

(Amended 4/14/03)

20-8. Yard regulations.

(See also article 20-10, special provisions for corner lots.)

20-8-1. Side - Each side yard of a main structure shall be 15 percent or more of the lot width at the building line.

20-8-2. Rear - Each main structure shall have a rear yard of 35 feet or more.

20-9. Height regulations.

Buildings may be erected up to 35 feet in height from street grade or lot grade at setback line, whichever is greater, except that:

20-9-1. A public or semi-public building such as a school, church or library may be erected to a height of 60 feet from grade provided that required front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.

20-9-2. Church spires, belfries, cupolas, municipal water towers, chimneys, flues, flagpoles, television antennas, active solar collectors, wind generators, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

20-9-3. No accessory building which is within 20 feet of any lot line shall be more than one story high. All accessory buildings shall be less than the main building in height.

(Ord. of 9-13-21)

20-10. Special provisions for corner lots.

20-10-1. On the two sides of a corner lot the front shall be deemed to be the shorter of the two sides fronting on streets.

20-10-2. The side yard on the side facing the side street shall be 35 feet or more for both the main and accessory building.

20-10-3. Each corner lot shall have a minimum width at the setback line of 125 feet or more.

20-10-4. On a corner lot, a fence, wall, hedge or other planting that will materially obstruct vision so as to create a traffic hazard shall be prohibited by the zoning administrator. (See article 6.)

20-11. Site plan.

A site plan may be required prior to issuance of a zoning permit. (See article 9 of this ordinance for an outline of site plan requirements.)

20-12. Bulk regulations.

(Amended 12/10/07)

20-12-1. The main building shall have a minimum finished floor area of 1,000 square feet.

20-12-2. The main building excluding porches, stoops, and decks shall be a minimum of 20 feet in width at each end of the structure.