



Montgomery County, Virginia

RESIDENTIAL (R-2)

R-2 District: A residential district intended to accommodate moderate density, suburban residential uses and a limited number of commercial and institutional uses. Three (3) acres of contiguous land, mapped as residential transition, village, village expansion, urban development area, or urban expansion in the Montgomery County Comprehensive Plan, are required to qualify for R-2 zoning.

Single-Family Dwelling: A structure that is arranged or designed to be occupied by one (1) family and includes either stick-built or modular houses. Manufactured structures (mobile homes/trailers) are not included.

Two-Family Dwelling: A structure having only two (2) dwelling units arranged or designed to be occupied by two (2) families. A duplex.

Family: By definition, a family consists of one (1) or more people occupying a premise and living in a single-dwelling unit, as distinguished from an unrelated group occupying a boardinghouse, tourist home, or hotel. A family can include one (1) or more persons related by blood, marriage, adoption or guardianship, including servants or care givers, and no more than two roomers or boarders. A family can also consist of up to four (4) unrelated people. Finally, a family can have up to eight (8) either mentally or developmentally disabled persons living in a residential group home facility.

What can I do by right in an R-2 district?

The R-2 districts are designed to stabilize and protect the essential character of neighborhoods and to promote and encourage suitable environments for family life. A limited number of commercial and institutional uses are permitted as long as their scale and character will not create concentrations of traffic, crowds of customers, general outdoor advertising, or other uses that would conflict with the residential character of the neighborhood. The district is residential in character, while allowing specific compatible public and semi-public uses.

There are uses that are designated as "by right" which means you do not have to apply for a Special Use Permit. The uses do, however, have to comply with all approved plans and permits, development standards, and performance standards included in the Montgomery County Zoning Ordinance and with all other applicable regulations. The "by right" uses include:

- Amateur radio tower
- Bed and breakfast homestay
- Church
- Dwelling, single-family
- Dwelling, two-family
- Home occupation
- Library
- Pet, household
- Public use/public facility
- Public utility line (water, sewer, or other).
- School
- Telecommunications tower, attached
- Urban Agriculture*

Accessory structures are also allowed, subject to the requirements of Sec. 10-41 (1).

Temporary family healthcare structures are allowed, subject to the requirements of Sec. 10-41 (2A).

*Subject to the requirements of Sec. 10-41 (19).

What uses require a special use permit?

Some uses are allowed in the R-2 district with the permission of the Board of Supervisors through the Special Use Permit process (applications available from the Planning Dept.). These include:

- Accessory Structures greater than the principal structure in height and/or size**
- Amateur radio tower greater than 75 ft.
- Bed and breakfast inn
- Boarding house
- Cemetery
- Civic club
- Country club
- Day care center
- Fire, police and rescue station
- Funeral home
- Golf course
- Home business
- Nursing home
- Park, lighted or unlighted
- Park and ride Lot
- Playground, lighted or unlighted
- Private club
- Public utility plant (water, sewer, or other)
- Transition house

**Special use requests reviewed by the Board of Zoning Appeals

Building & Lot Requirements

Each zoning district has different lot and building requirements; which are meant to insure the compatibility of new development with the existing development in the surrounding area.

Minimum Lot Area:

In R-2 districts, lots must be a minimum of 15,000 square feet, have a minimum width of ninety (90) feet at the setback line of the front yard, and must have a maximum length/width ration of five to one (5:1).

Lot Access:

All R-2 lots must be accessed from a road in the Virginia Department of Transportation (VDOT) road system.

Total Impervious Coverage:

The impervious surface (a surface that does not absorb water, such as concrete, asphalt, stone, or roofing materials) cannot cover more than fifty percent (50%) of the lot.

Maximum Building Coverage:

Buildings cannot cover more than thirty percent (30%) of the lot.

Minimum Yards: (Also See Section 10-41(15) (d) for setback from intensive agricultural operations)

- Front: 40 feet
- Side: 15 feet (principal structure)
- Rear: 40 feet

Accessory Buildings:

Accessory buildings must be a minimum of ten (10) feet from side or rear lot lines.

Maximum Building Height:

Buildings may not exceed thirty-five (35) feet in height from the grade, with three exceptions:

- The height limit for dwellings may be increased up to ten (10) feet, provided that there are two (2) side yards for each permitted use, each of which is fifteen (15) feet or more, plus one (1) foot or more of side yard for each additional foot of building height over thirty-five (35) feet.
- A public or semipublic building (school, library, church, hospital) may be erected to a height of sixty (60) feet from grade, provided that required front, side, and rear yards shall be increased one (1) foot or each foot in height over thirty-five (35) feet.
- No accessory building which is within ten (10) feet of any party lot line shall be more than one (1) story high. All accessory buildings shall be less than the main building in height.

Finally, all Residential (R-2) developments proposed after December 13, 1999 must be served by public water and sewer.

Use Limitations

Public water and wastewater: Public water and wastewater services are required for all development in any R-2 district.

Keeping and raising horses and ponies: Horses and ponies may only be kept for personal enjoyment and not commercial purposes, a minimum of 5 acres of forestal or open space shall be available for the horses and ponies, and no more than 2 horses and ponies collectively shall be permitted per each 5 acres (a maximum of 4 horses and ponies collectively is allowed on parcels of 10 acres or more).

Compact Development Option:

Under the Compact Development Option, lots must be a minimum of 8,000 square feet, provided that no less than twenty-five (25) percent of the gross area parent tract is preserved in permanent open space, as defined by the Montgomery County Code. The density under this option shall be no more than four (4) units per acre. The setbacks for R-2 Compact Development Option are a minimum of ten (10) feet and maximum of twenty-five (25) feet in front, a minimum of ten (10) feet and no maximum to the side, and a minimum of twenty-five (25) feet and no maximum in the rear. Accessory buildings shall not be located less than ten (10) feet to the side or rear lot line. Open space lots shall not be less than 8,000 square feet in size and may include active or passive recreational uses, and may be either publicly or privately held.

**For additional information contact:
Montgomery County Planning & GIS Services
755 Roanoke Street Suite 2A, Christiansburg, VA 24073
Ph: 540-394-2148; Fax: 540-381-8897**

A zoning permit and/or site plan may be required to proceed with the uses listed on this data sheet. See section 10-53 of the Montgomery County Code, or call the Planning Department, to determine the required development approvals.

This sheet is intended to only be a guide for development regulations in this zoning district. Please see Chapter 10 of the Montgomery County Code for the specific regulations. The full texts of the zoning and subdivision ordinances are available at the Planning Department Webpage or at www.municode.com.