



**Site Development Regulations**  
**C-2 - High Intensity Commercial**  
**Sec. 30-54-3**

Please Note: This information may not be applicable to all C-2 zoned properties.  
 Please call Planning and Zoning with a specific address or location for verification.

**Minimum Lot Requirements**

Both Private Well and Sewage  
 Area: **43,560 Square Feet**  
 Public Road Frontage: **100 Feet**

Either Public Water or Sewer  
 Area: **15,000 Square Feet**  
 Public Road Frontage: **75 Feet**

Both Public Water and Sewer  
 Area: **15,000 Square Feet**  
 Public Road Frontage: **75 Feet**

These requirements apply to new lots created in C-2 districts.

**Minimum Setback Requirements**

Principal Structures  
 (Structure where primary use is conducted)  
 Front Yard (parking in front of structure): **30 Feet**  
 Front Yard (parking behind structure): **20 Feet**  
 Side Yard: **None**  
 Rear Yard: **15 Feet**

Accessory Structures  
 (Structures incidental to principal structure)  
 Front Yard: **Behind front building line**  
 Side Yard: **None**  
 Rear Yard: **3 Feet**

Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.

**Maximum Height of Structures**

Height Limitations

Principal Structures:  
 Adjoining R-1 or R-2 Properties: **45 Feet\***  
 Other Locations: **Unlimited**

Accessory Structures: **Height of Principal Structure**

\*The maximum height may be increased, provided each required side and rear yard adjoining the R-1 or R-2 district is increased 2 feet for each foot in height over 45 feet.

**Height includes rooftop mechanical equipment.**

**Maximum Coverage**

Building Coverage

**50%** of total lot area for **all structures**

Lot Coverage

**90%** of total lot area

**Structures, parking areas, patios, and other impermeable surfaces all contribute towards lot coverage amounts.**

Information provided from Roanoke County Zoning Ordinance Sec. 30-54-3.  
 To view the full Ordinance, visit [www.roanokecountyva.gov/pz](http://www.roanokecountyva.gov/pz)