

SHENANDOAH COUNTY ZONING ORDINANCE DIMENSIONAL REQUIREMENTS

As of August 5, 2019 *See Zoning Administrator for information on Cluster Developments			PRIMARY STRUCTURE SETBACKS			ACCESSORY STRUCTURE SETBACKS	
ZONING DISTRICT	MINIMUM LOT SIZE	FRONTAGE	FRONT YARD	SIDE YARD	REAR YARD	SIDE YARD	REAR YARD
(C-1) Conservation (2)(4)	1.5 Acres Density: 1 Lot/15 Acres	175'	40'	40'	90'	20'	10'
(RR-C) Rural Residential Conservation (2)(4)	10 Acres	450'	100'	80'	150'	30'	10'
(A 1) Agriculture (2)(4)(9)	1.5 Acres Density: 1 Lot/10 Acres	175'	40'	40'	90'	20'	10'
(RR-A) Rural Residential- Agriculture (2)(4)	3.5 Acres	350'	60'	60'	90'	30'	10'
(R 1) Low Density Residential (1)(2)(3)(4)(5)	30,000 SF (.69 Acre)	125'	35'	15'	30'	15'	5'
(R 2) Medium Density Residential (1)(2)(3)(4)(5) (Single Family)	20,000 SF (.46 Acre)	100'	35'	15'	30'	15'	5'
(Duplex) (1)(2)(3)(4)(5)(6)	30,000 SF (.69 Acre)	125'	35'	15'	30'	15'	5'
(R 3) High Density Residential (1)(2)(3)(4)(5) (Single Family)	20,000 SF (.46 Acre)	100'	35'	10'	25'	10'	5'
(Duplex)(1)(2)(3)(4)(5)	30,000 SF (.69 Acre)	100'	35'	10'	25'	10'	5'
(Multi-Family)(1)(2)(3)(4)(5)(6)	1 Acre (43,560 SF)	125'	60'	35'	40'	10'	5'
(R-4) Rural Growth Residential (1)(2)(3)(4)(5) (Single Family)	8,000 SF Density: 1Lot/10,000 SF	75'	30'	10'	25'	10'	5'
(Duplex) (1)(2)(3)(4)(5)	12,000 SF Density: 1Lot/12,000 SF	75'	30'	10'	25'	10'	5'
(B 1) Local Business (2)(3)(7)	10,000 SF (0.23 acres)	75'	40'	20'	20'	20'	20'
(B 2) General Business (2)(3)(7)	20,000 SF (0.46 acres)	100'	40'	10'/20'	20'	10'/20'	20'
(M 1) General Industrial (2)(3)(4)	45,000 SF (1.03 acres)	150'	40'	30'	30'	15'	15'
(M 2) Limited Industrial (2)(3)(4)	30,000 SF (0.69 acres)	100'	40'	30'	30'	15'	15'

NOTES:

- (1) Corner lots require minimum frontage on both roadways.
- (2) The front of a property is along the road or, in cases where the property is not beside a road, the front of the property is the side where the driveway enters the property.
- (3) For corner lots the front is the shortest side. A setback equal to the front setback is required along all roads. A setback equal to the side setback is required on the other two sides.
- (4) 100' setbacks are required between residential zones/uses and industrial zones/uses. This setback may be reduced, as allowed, where opaque screening is provided.
- (5) Underground utilities, curbs, gutters, sidewalks, and street lights are required, as well as dedication to VDOT for divisions of 4 lots or more.
- (6) Special Use Permit Required
- (7) When adjoining a residential district, side setbacks are 20'.
- (8) Parcels in existence prior to 5/1/03 may be divided and served by private wells and septic.
- (9) Lots in existence prior to 12/14/10, 3 or more acres, but less than 10 acres, may be divided into 2 parcels subject to family division exemption requirements. Lots of 10 or more acres in area, but less than 20 may be divided into 2 parcels, and lots of 20 or more acres, but less than 30 acres may be divided into 3 parcels, none of which may be less than 1 ½ acres.