



Montgomery County, Virginia

MULTIPLE-FAMILY RESIDENTIAL (RM-1)

RM-1 District: Provides for multifamily residences, including townhouse developments and garden-type apartments. Developments must be in appropriate locations in order to provide convenient and compact residential neighborhoods, the efficient provision of public services and facilities, and a range of housing prices, including moderate.

Qualifying Lands: Lands qualifying for inclusion in the RM-1 district include areas zoned RM-1 on December 13, 1999 and other lands designated as Urban Expansion, Urban Development Area, Village or Village Expansion areas in the Comprehensive Plan. The minimum area required to create a district is one (1) acre of total contiguous land.

Family: By definition, a family consists of one (1) or more people occupying premises 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.

Multi-Family Dwelling: A building meant to be occupied by three or more families living independently and containing three or more units. (The definition of Multi-Family Dwelling does not include town or row houses or fraternities).

What can I do "by right"?

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:

- Church
- Dwelling, single-family Attached (townhouse)
- Dwelling, two-family (duplex)
- Dwelling, multifamily (apartment)
- Home occupation
- Pet, household
- Public utility lines (water, sewer, and other)
- School
- Telecommunication tower, attached

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

What uses are allowed with a Special Use Permit?

Some uses are allowed in the RM-1 district with the permission of the Board of Supervisors through the Special Use Permit process (applications available from the Planning Department). These include:

- Accessory Structures greater than 1,200 sq. ft in area and/or 18 ft. in height**
- Amateur radio tower
- Boarding house
- Cemetery
- Civic club
- Country club
- Country inn
- Congregate care facility
- Day care center
- Dormitory
- Fire, police, & rescue stations
- Funeral home
- Golf course
- Medical care facility
- Nursing home
- Park, lighted or unlighted
- Park and ride lot
- Playground, lighted or unlighted
- Public use/public facility
- Public utility substation
- Senior living facility
- Transition house

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

Building & Lot Requirements

Minimum Lot Area:

Lots must be a minimum of 6,000 square feet and have a minimum width of sixty-four (64) feet at the setback line of the front yard for multi-family structures. Fifteen percent (15%) of the gross acreage of the tract must be reserved as common green space and developed as either active recreation and/or passive park use. All such green space lots must have a length/width ratio of no less than five to one (5:1). It should be noted that active recreation space is defined as common open space area that does not include proposed street right-of ways, parking areas, driveways, or sites reserved for schools or religious institutions. In the RM-1 zoning district, active recreation space must be equipped for active recreational facilities (playground, ball fields, etc.) to serve the residents of the development. Passive park space shall be designed to preserve important site amenities and environmentally sensitive areas.

Lot Access:

All RM-1 lots must be accessed from a road in the Virginia Department of Transportation (VDOT) road system or from a hard-surfaced road designed by a professional engineer to accommodate the projected volumes, loads, and vehicle types and approved by the Zoning Administrator. (Also see Section 8-152 of the Montgomery County Subdivision Ordinance.)

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 sixty percent (60%) of the lot.

Maximum Building Coverage:

The buildings cannot cover more than forty percent (40%) of the lot.

Minimum Yards:

- Front: forty (40) feet
- Side: fifteen (15) feet (applicable to primary/ principal structures)
- Rear: forty (40) feet (applicable to primary/ principal structures)

All required side yard dimensions in between townhouse and multi-family groups are the minimum dimensions that must be clear of other structures such as air handling units and storage units so as to allow for the passage of emergency vehicles.

Accessory Buildings/Structures:

Accessory structures 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 2 side yards
- 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 1 foot for each foot in height over 35 feet.
- All accessory buildings must be shorter than the main structure in height. Accessory structures within 10 feet from the property line cannot be more than 1 story in height. Any accessory structure over 18 feet in height requires a special use permit from the Board of Zoning Appeals. All accessory building must be less than the main height of the building.

Special Lot and Building Requirements for Townhouses

- The minimum lot size is 2,000 square feet, and the lot must be a minimum of 16 feet in width at the front setback line.
- The gross development density cannot exceed 8 dwellings per acre.
- Setbacks: The front setback shall be a minimum of 25 feet, and the rear setback is a minimum of 30 feet. The side setback for townhouse groups is 15 feet between townhouse groups and two-family units and 25 feet between end townhouse units and the actual lot line.
- Finally, townhouse groups can have no more than 8 units and no less than 3 units per connected group.

Special Lot and Building Requirements for Apartments

- The minimum lot size is 6,000 square feet, and the lot must be a minimum of 64 feet in width at the front setback line.
- The gross development density cannot exceed 12 dwellings per acre.
- Setbacks: The front setback shall be a minimum 25 feet, and the rear setback is a minimum of 30 feet. Side setbacks between multifamily structures and between multifamily structures and the side lot line is a minimum of 25 feet.

Use Limitations

Public water and wastewater: Public water and wastewater services are required for all development in this district.

**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.