



Montgomery County, Virginia

RURAL-RESIDENTIAL (R-R)

R-R District: Rural-Residential (RR) districts are composed of quiet, low-density, residential development with a distinct rural character. In addition, rural residential areas include open space areas where similar residential developments are likely to occur. The regulations in the Rural-Residential (RR) districts are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life, and to provide for an orderly transition from predominantly agricultural or forestal uses to primarily rural residential uses. Commercial development in the R-R zone is strictly limited. The district allows certain home occupations, some public/ private institutional development (churches, schools, parks), and single-family dwellings. Given the rural nature of the district, development is generally not served by public water and sewer.

Lands qualifying for inclusion in the Rural Residential (RR) district shall be within areas mapped as Rural, Rural Communities, or Residential Transition in the Comprehensive Plan and shall not, generally, include parcels either served by or slated to be served by public water or sewer. The minimum area required to create a Rural Residential district is a minimum of five (5) acres of contiguous total land.

Finally, developers in the Rural-Residential district may opt for the compact development option available in other residential districts. The compact development option, which allows for higher density development, is designed to encourage natural resource preservation among other features.

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

There are uses that are designated as "by right" which means you do not have to apply for a Special Use Permit (SUP). 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:

- Agriculture, small-scale
- Amateur radio tower
- Bed and breakfast homestay
- Church
- Dwelling, single-family
- Home occupation
- Park, unlighted
- Pet, farm
- Pet, household
- Playground, unlighted
- Public use/public facility
- Public utility lines, water, sewer, and other
- School
- Telecommunication tower, attached
- Temporary Healthcare Structure

Temporary family healthcare structures are allowed, subject to the requirements of Sec. 10-41 (2A). Accessory structures are also allowed, subject to the requirements of Sec. 10-41 (1).

What uses require a Special Use Permit (SUP)?

Some uses are allowed in the R-R 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 1,200 sq. ft in area and/or 18 ft in height*
- Amateur radio tower greater than 75 feet
- Bed and breakfast inn
- Cemetery
- Civic club
- Country club
- Day care center
- Fire, police and rescue station
- Golf course
- Golf driving range
- Home business
- Park, lighted
- Park and ride lot
- Playground, lighted
- Public utility plant, water or sewer
- Public utility substation
- Stable, commercial
- Structure over 50 feet in height
- Telecommunications tower, free-standing
- Veterinary practice, animal hospital

*Special use requests reviewed 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:

The minimum lot size varies depending on the intended use. For small-scale agricultural operation(s), the minimum lot size is five (5) acres. For all other uses, the minimum lot size is one and one-half (1.5) acres. The minimum width of a parcel must be at least one hundred and twenty (120) feet at the setback line of the front yard. On any lot less than fifty (50) acres, the maximum length/width ratio is five to one (5:1).

Lot Access:

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

Total Impervious Coverage:

The impervious surface cannot cover more than thirty percent (30%) of the lot.

Maximum Building Coverage:

Buildings shall not cover more than ten percent (10%) of the gross site area.

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

- Front: Forty (40) feet
- Side: Fifteen (15) feet (principal structures)
- Rear: Forty (40) feet (principal structures)

Accessory Buildings:

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

Maximum Building Height:

A building cannot exceed thirty-five (35) feet in height. No structure in the Rural-Residential district can exceed fifty (50) feet in height unless authorized by a special use permit issued by the Board of Supervisors on advice from the Planning Commission.

R-R (Rural Residential) Compact Development Option

A compact development option is available in the R-R district, which allows for smaller (1 acre) and narrower (100 ft.) lots than are allowed under the traditional requirements. The compact development option does require 25% of the gross area of the parent parcel be set aside as green space (1.25 acre lot minimum). The green space can either be publicly or privately owned or used for passive or active recreation.

Maximum Length/Width Ratio:

Five to one (5:1)

Minimum Yards:

- Front: Thirty (30) feet
- Side: Ten (10) feet for each principle structure.
- Rear: Thirty (30) feet for each principle structure.
- Accessory Buildings: No less than ten (10) feet to side or rear lot line.

**For additional information contact:
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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.