

## Bedford County Zoning Ordinance Site Development Regulations

Zone	Description	Min Lot Requirements			Min Setback Requirements			Max Height	Max Coverage		Units/Acre
		Area	Front	Width	Front	Side	Rear		Bldg.	Lot	
AP	Agricultural/Rural Preserve	3 Ac.	200'	200'	75'	25'	35'	45'	5%	20%	<1
AR	Agricultural/Residential	1.5 Ac.	150'	150'	50'	20'	25'	45'	10%	30%	<1
AV	Agricultural Village Center	1 Ac.	100'	100'	35'	10'	25'	35'	30%	75%	1 - 3
		20,000 SF	75'	75'	35'	10'	25'	35'	30%	75%	
R1	Low Density Residential	1 Ac.	100'	100'	30'	10'	25'	35'	30%	50%	1 - 3
		20,000 SF	75'	75'	30'	10'	25'	35'	30%	50%	
		10,000 SF	60'	60'	30'	10'	25'	35'	30%	50%	
R2	Medium Density Residential	1 Ac.	100'	100'	30'	10'	25'	35'	30%	50%	1 - 6
		20,000 SF	75'	75'	30'	10'	25'	35'	30%	50%	
		10,000 SF	60'	60'	30'	10'	25'	35'	30%	50%	
R3	Med. Density Multi-Family Residential	1 Ac.	100'	100'	30'	10'	25'	35'	35%	60%	6 - 12
		20,000 SF	75'	75'	30'	10'	25'	35'	35%	60%	
		10,000 SF	60'	60'	30'	10'	25'	35'	35%	60%	
R4	High Density Multi-Family Residential	1 Ac.	100'	100'	30'	10'	10'	45'/UL	35%	75%	12 - 24
		20,000 SF	75'	75'	30'	10'	10'	45'/UL	35%	75%	
		10,000 SF	60'	60'	30'	10'	10'	45'/UL	35%	75%	

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PRD	Planned Residential Development	10 Ac. ←Contiguous→			←According to Approved Site Plan→						5 Excluding Bonus
RMH	Manufactured Housing Overlay	←Based on Underlying Zone→									
NC	Neighborhood Commercial	20,000 SF	100'	100'	30'	15'	25'/35'R	30'	35%	65%	
C1	Office	1 Ac.	100'	100'	30'/20'P	10'/25'	15'	45'/UL	50%	80%	
		15,000 SF	75'	75'	30'/20'P	10'/25'	15'	45'/UL	50%	80%	
C2	General Commercial	1 Ac.	100'	100'	30'/20'P	None	15'	45'/UL	50%	90%	
		15,000 SF	75'	75'	30'/20'P	None	15'	45'/UL	50%	90%	
PCD	Planned Commercial Development	5 Ac. ←Contiguous→			30'	←Adjacent Use→		45'		75%	
I1	Low Intensity Industrial	1 Ac.	100'	100'	30'/20'P	10'	15'	45'/UL	50%	90%	
		15,000 SF	75'	75'	30'/20'P	10'	15'	45'/UL	50%	90%	
I2	High Intensity Industrial	1 Ac.	100'	100'	30'/20'P	10'	15'	75'/UL	75%	90%	
		20,000 SF	100'	100'	30'/20'P	10'	15'	75'/UL	75%	90%	
PID	Planned Industrial Development	15 Ac. ←Contiguous→			30'	←Adjacent Use→		45'/UL		75%	
EP	Explore Park	←According to Approved Site Plan→									
AO	Airport Overlay										
ECO	Emergency Communications Overlay										

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RRCO	Roanoke River Conservation Overlay										
FO	Floodplain Overlay										
WHP	Well Head Protection Overlay										
CO	Corridor Overlay	1.5 Ac.	200'	200'	70'/70'P	20'	25'	35'	30%	45%	
WCO	Wireless Communications Overlay										