



Appendices

CORE

A future land use area where high intensity urban commercial and high-density residential developments are encouraged. Land uses within core areas may parallel the central business districts of Roanoke, Salem and Vinton. Core areas may also be appropriate for larger-scale highway-oriented retail uses and regionally based shopping facilities. Due to limited availability, areas designated as Core are not appropriate for tax-exempt facilities.

Land Use Types

General Retail Shops, Restaurants and Personal Services - Planned shopping centers and clustered retail uses are encouraged. These centers should incorporate greenways, bike and pedestrian trails into their designs and link them to surrounding neighborhoods.

Office and Institutional - Planned office parks and independent facilities in park-like settings are encouraged.

Limited Industrial – Low intensity industrial uses that should not have an adverse impact on air or water quality.

Multi-Family Residential – Multi-family residential developments up to 24 units per acre.

Mixed-Use – Developments that combine retail, service and other commercial uses with office and/or residential uses in the same building or on the same site.

Land Use Determinants

Existing Land Use Pattern - Locations where commercial uses have been developed or will likely be developed.

Existing Zoning - Locations where commercial zoning exists.

Access - Locations served by an arterial street system.

Population Center - Locations within close proximity to the projected population concentrations.

Urban Sector - Locations served by urban services.