



# 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.