



Appendices

EXPLORE PARK

A future land use area that would guide a mix of commercial, tourist-related and limited industrial uses related specifically to a regional park destination. Explore Park areas are applied to lands owned or leased by the Virginia Recreational Facilities Authority or the County of Roanoke associated with Explore Park and adjacent lands that could potentially be expansion areas for compatible development. The designation discourages uses that may conflict with or detract from the regional park.

Land Use Types

Family Destination Resort - Various agricultural, civic, office, commercial, and limited industrial uses as defined in the Explore Park zoning district and associated with the operation of regional park destination. A high degree of architectural design and creative site design are encouraged.

Existing Land Use and Zoning - For lands designated Explore Park that are outside the park property, uses permitted in the existing zoning districts are encouraged until such time that rezoning to Explore Park zoning district is sought. Rezoning to other zoning districts should be carefully examined for compatibility with the regional park activities.

Land Use Determinants

Existing Land Use Pattern - Locations where Explore Park development has occurred or is planned.

Existing Zoning - Locations where Explore Park zoning exists.

Expansion Areas - Locations where the Explore Park zoning could potentially expand.

Access - Locations served by the Blue Ridge Parkway/Roanoke River Parkway for visitor access, and Rutrough Road and surrounding connecting public streets for safety and service access.

Topography - Locations that can be developed in an environmentally sensitive manner and that are outside of the designated floodplain.

Urban Services - Locations where public water and sanitary sewer exist or are planned.