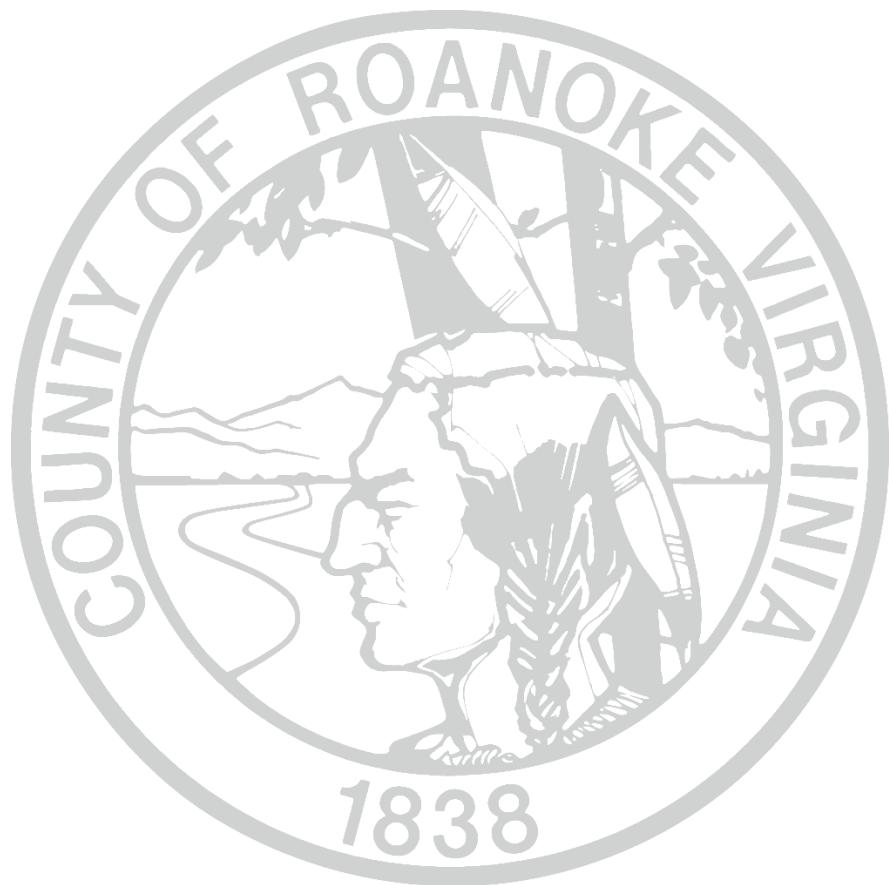




Assessments and Studies





County of Roanoke, Virginia FY 2026 – FY 2035 Adopted Capital Improvement Program Assessments and Studies Summary

Note: Projects with \$0 in FY 2026-2035 are active projects that have been fully funded in prior fiscal years.

Category/Department/Project	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 26-35 Total
Assessments and Studies											
Planning											
New Zoning Ordinance	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Planning Total	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Assessments and Studies Total	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$



New Zoning Ordinance

Department: Planning

Category: Replacement

Location: Countywide

Est. Useful Life: 20 years

Magisterial District: Countywide

Project Status: Active

Financial Summary

	Total Cost	Through												Total
		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 26 - FY 35	
Total Project Cost	\$ 300,000	\$ 300,000	\$ -	\$ -										
Funding Sources														
Roanoke County -														
Unrestricted Cash	300,000	300,000	-	-	-	-	-	-	-	-	-	-	-	-
Total Funding Sources	\$ 300,000	\$ 300,000	\$ -	\$ -										
Operating Impacts														



Project Summary:

This project involves the development of a new Zoning Ordinance for Roanoke County as well as a comprehensive rezoning to implement the Roanoke County 200 Plan.



New Zoning Ordinance (continued)

Project Description and Justification:

As Roanoke County develops and adopts its new comprehensive plan – Roanoke County 200 Plan – staff will move towards implementing the Plan, which will include adopting a new Zoning Ordinance and comprehensively rezoning the County. After the Roanoke County 200 Plan is adopted, consultants will be hired to assist staff in the development of the new ordinance. After the draft ordinance has been developed (18-24 months), the process of comprehensively rezoning the County would then take place (6 – 12 months).

Roanoke County's current Zoning Ordinance was adopted in 1992, which included a comprehensive rezoning of the County. Over the last 32 years, the Zoning Ordinance has been amended on numerous occasions. A major overhaul of the ordinance is needed. The new ordinance and comprehensive rezoning will help implement the Roanoke County 200 Plan and provide economic development opportunities by providing additional commercial and industrial zoned land. Currently commercial and industrial zoned land make up between 4 to 5 percent of the County.

Additional Operating Impacts:

There are no additional operating impacts identified at this time.

Conformance with Plans, Policies, and Legal Obligations:

Developing a new zoning ordinance and comprehensively rezoning the County would be in conformance with the newly adopted Roanoke County 200 Plan (Roanoke County's Comprehensive Plan).

Project Highlights and Key Milestones:

- Roanoke County 200 Plan anticipated to be adopted by Board of Supervisors in Fall 2024.
- A consultant to assist staff with developing New Zoning Ordinance was hired in 2025.

Community Strategic Plan

Promote Neighborhood Connections

Position Roanoke County for Future Economic Growth

Plan for Mixed-Use Development & Redevelopment Opportunities

Business-Friendly Development Process

