

ROANOKE COUNTY LAND USE PLAN

COMPREHENSIVE DEVELOPMENT PLAN

HORIZON YEAR 2003



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PARTS 1, 2, 3 ADOPTED JUNE 25, 1985

PART 4 ADOPTED JULY 22, 1986

The maps contained in this document are generalized versions of official county land use maps, and are presented for illustrative purposes only. Official maps may be reviewed at the Roanoke County Department of Planning and Zoning. The official land use plan maps include the following titles:

Land Use Plan: Development Framework

Land Use Plan: Future Land Use

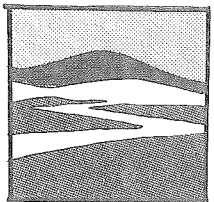
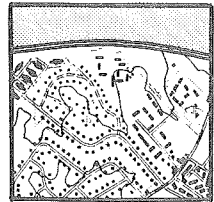
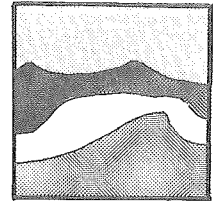
Land Use Plan: Resource Protection

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PREFACE

"Make no little plans: little plans have no magic to stir men's blood. Make big plans, aim high in hope and work"

Daniel H. Burnham
(Burnham Plan for Chicago, 1909)

In keeping with the directive of a founding father of American urban planning, this Plan aims high. The Plan directs a future land use design into the 21st Century which aims:

- to promote order and prevent disarray,
- to promote efficiency and prevent waste,
- to promote harmony and prevent disruption, and
- to institute equity in public and private land use decisions.

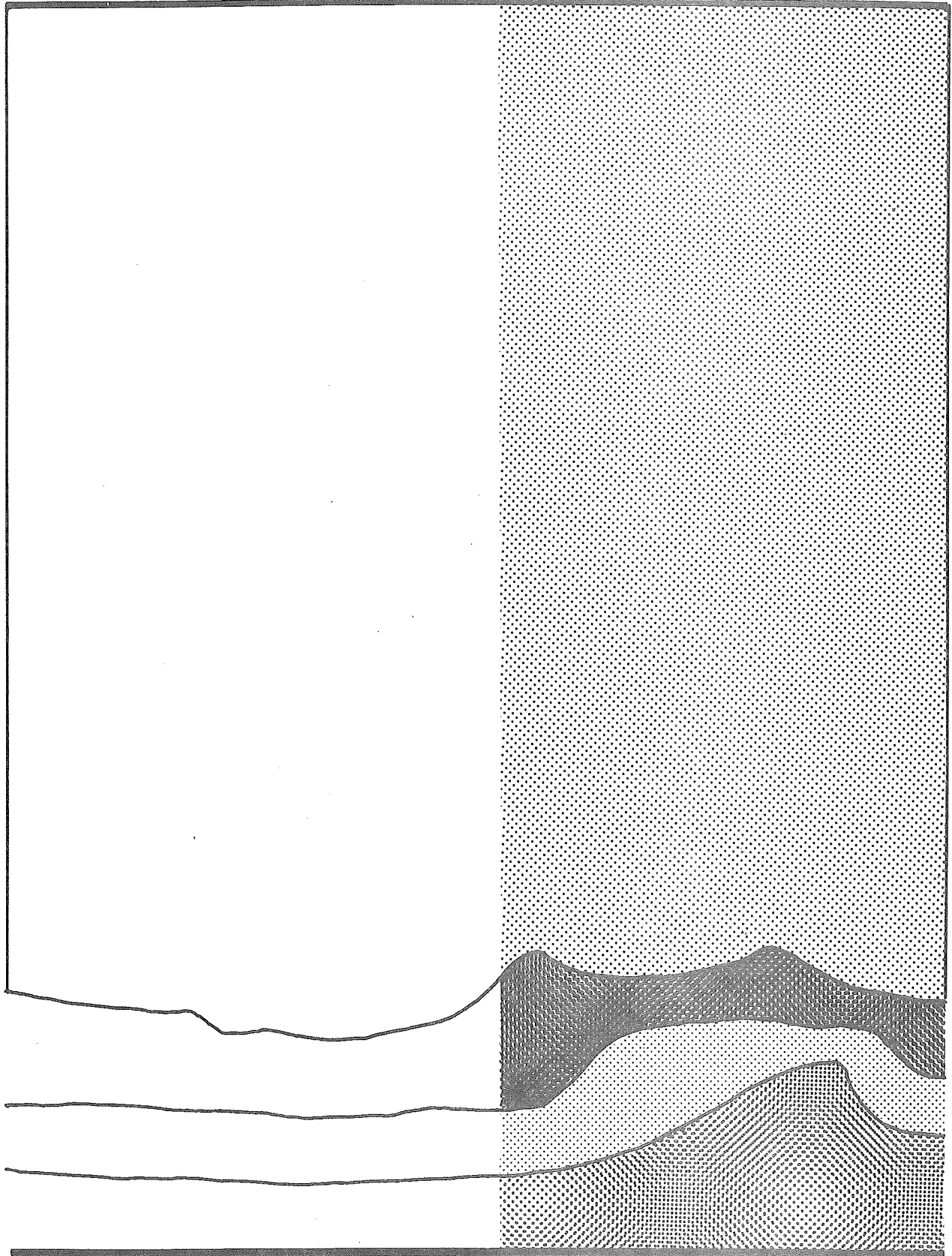
The Land Use Plan contains four parts:

Part 1: Development Framework Guide is a tool for growth management that seeks to delineate the ultimate limits of future urbanization.

Part 2: Future Land Use Guide is a tool to direct day-to-day land use proposals toward a designated future land use pattern.

Part 3: Resource Protection Guide is a tool to protect irreplaceable natural and cultural resources from the effects of development and growth.

Part 4: Land Use Management Guide is a strategy to realize the ideals of the Plan.



1. DEVELOPMENT FRAMEWORK GUIDE

PURPOSE

The Development Framework Guide is an intermediate step between the completion of comprehensive planning studies and the preparation of the future land use plan. Furthermore, this guide serves as a framework for the planning of future public service delivery. It is intentionally general, yet provides direction for growth policies and gives an overall picture of the extent and character of Roanoke County's future development. It is a tool for growth management, and as such, will aid with the following planning functions:

- To delineate the ultimate limits of urbanization to the year 2003.
- To distinguish between urban and rural levels of public service delivery.
- To establish sector division among the various forms of urban and rural land uses.
- To provide a common base to facilitate the coordination of land use planning with public facilities planning.

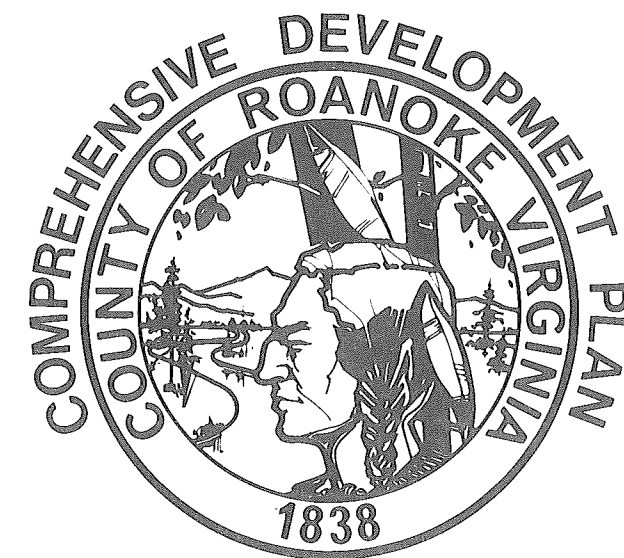
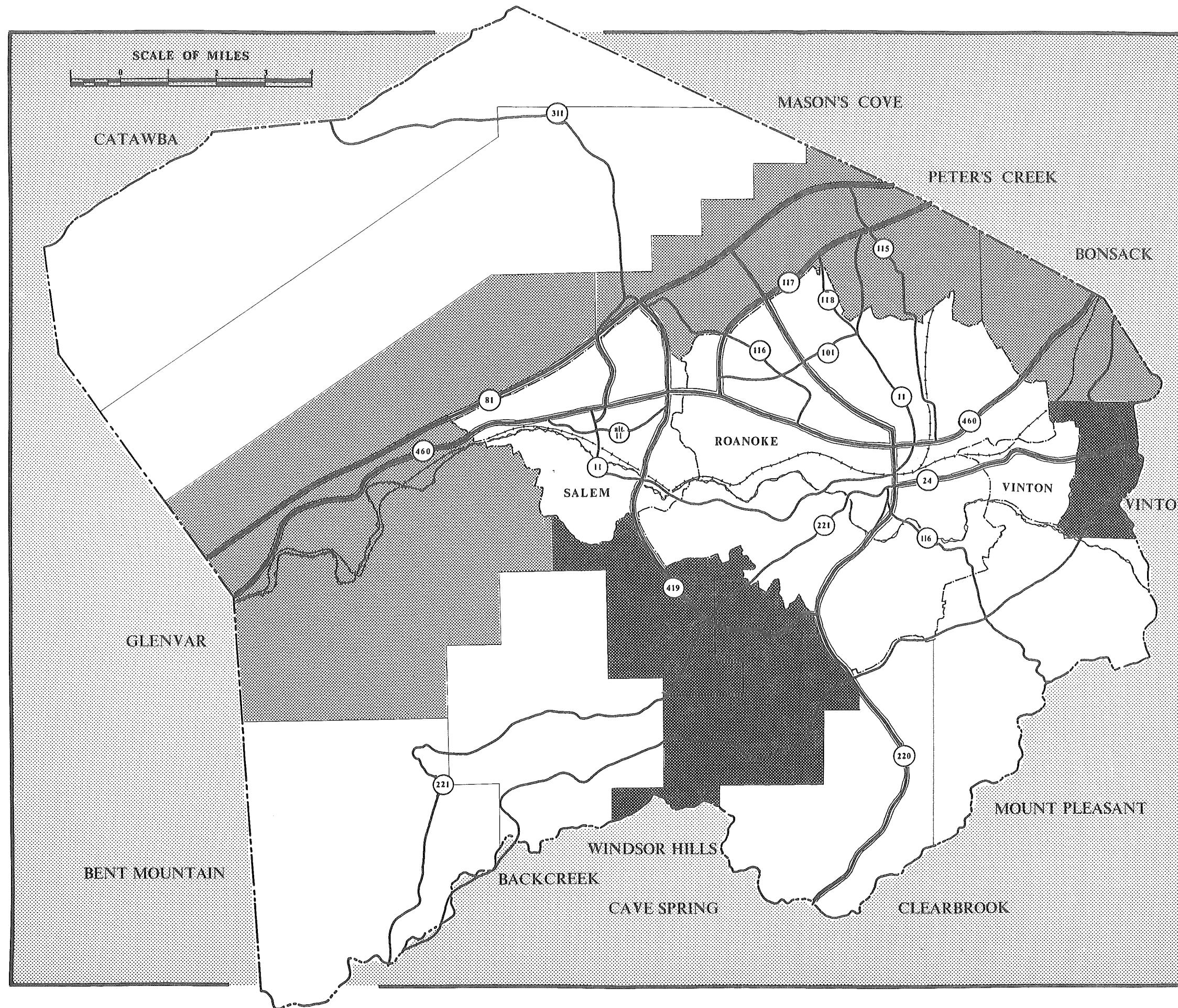
GROWTH INITIATIVES

Recognizing the distinctively different living styles and land use patterns existing throughout Roanoke County, the plan divides the County into twelve planning areas. By reviewing the distinct characteristics of each of these communities, it became clear that growth policies should reflect the basic differences among communities. Consequently, the development framework reflects the distinctions by establishing the following community growth objectives and initiatives:

STIMULATE GROWTH in urban communities which can be most efficiently served by public facilities, which are physically able to withstand urban development pressures, and which have highest capacity for additional growth requirements.

STABILIZE GROWTH in urban communities which have already withstood rapid development pressures and which are nearing the capacity for additional growth.

LIMIT GROWTH in rural communities which cannot be efficiently served with all public utilities and where urban development pressures may disturb farming activities and rural living environments.



GROWTH INITIATIVES

STIMULATE GROWTH



STABILIZE GROWTH



LIMIT GROWTH

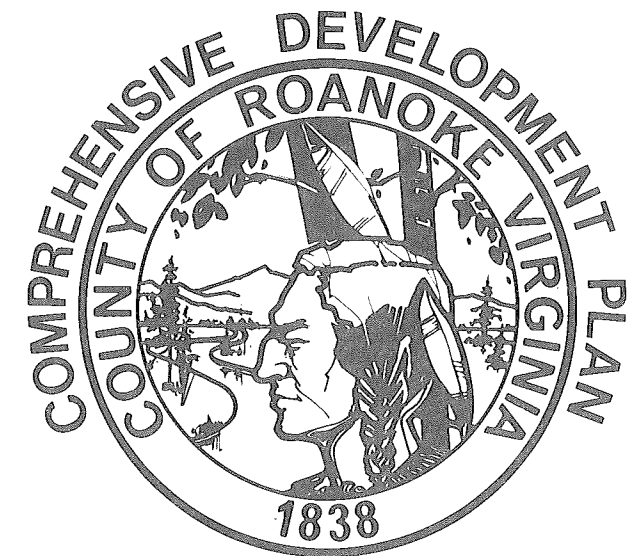
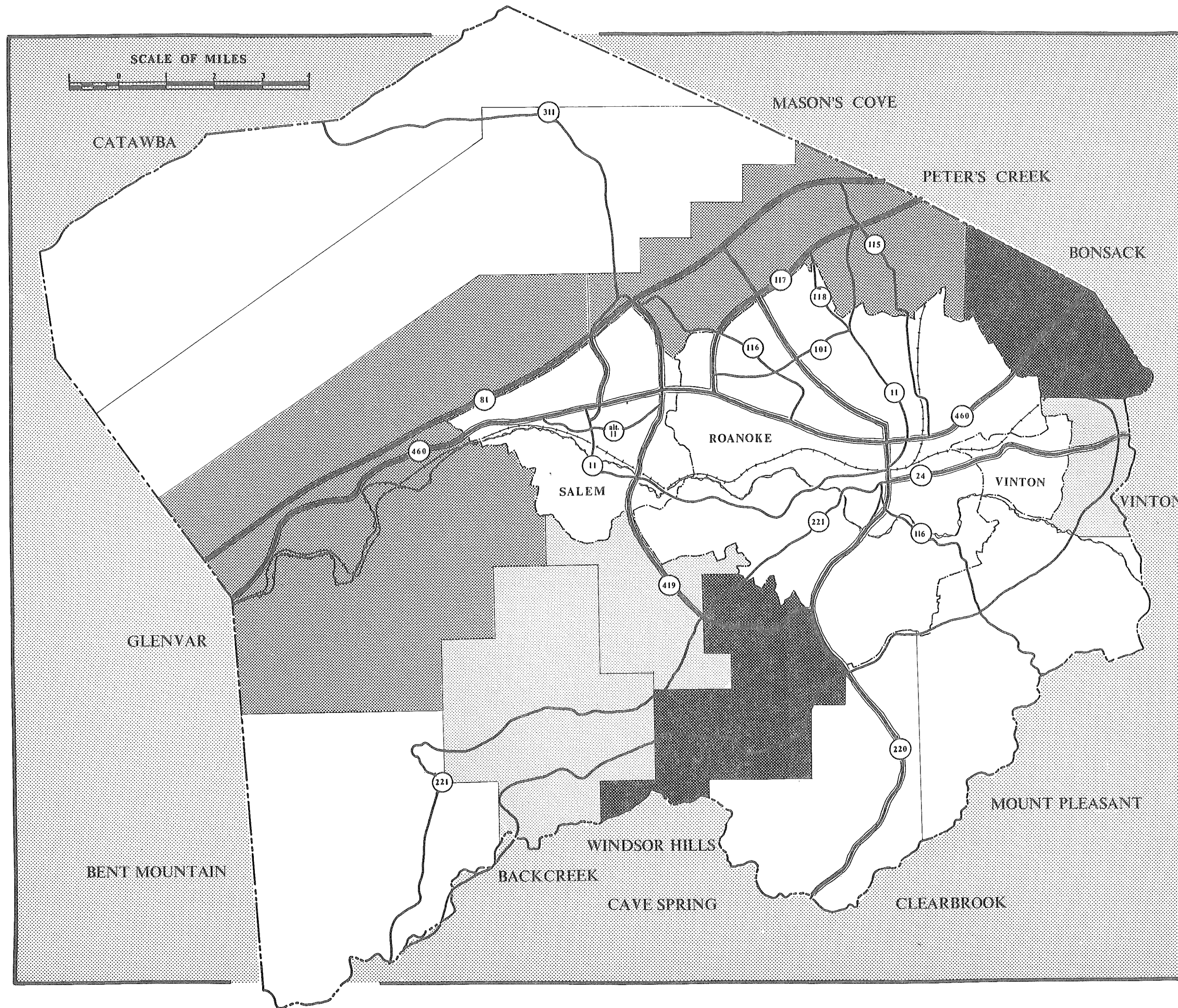


DEVELOPMENT FRAMEWORK

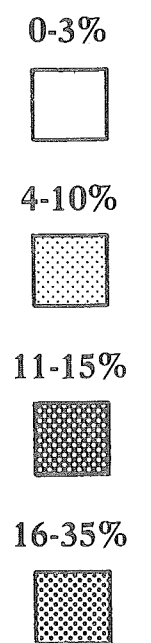
TABLE I. GROWTH DISTRIBUTION

<i>PLANNING AREAS</i>	<i>1983</i>	<i>2003</i>	<i>% OF FUTURE GROWTH</i>
BACK CREEK	1,936	2,866	3.45
BENT MOUNTAIN	862	1,172	1.14
BONSACK	1,903	5,668	13.96
CATAWBA	1,084	1,731	2.40
CAVE SPRING	15,667	18,495	10.48
CLEARBROOK	1,650	2,206	2.06
GLENVAR	7,187	12,966	21.43
MASON'S COVE	2,096	2,114	0.07
MT. PLEASANT	4,000	4,035	0.13
PETER'S CREEK	17,237	26,015	32.54
VINTON	3,300	4,311	3.75
WINDSOR HILLS	<u>11,272</u>	<u>13,588</u>	<u>8.59</u>
 TOTAL PLANNING AREA POPULATIONS:	 68,194	 95,167	 100.00
 TOWN OF VINTON:	 8,068	 10,233	 _____
 TOTAL COUNTY:	 76,280	 105,400	 _____

Table I shows the distribution of population and housing, assuming the growth initiatives are realized.



PERCENT OF FUTURE GROWTH



DEVELOPMENT FRAMEWORK

YEAR 2003 DEVELOPMENT FRAMEWORK

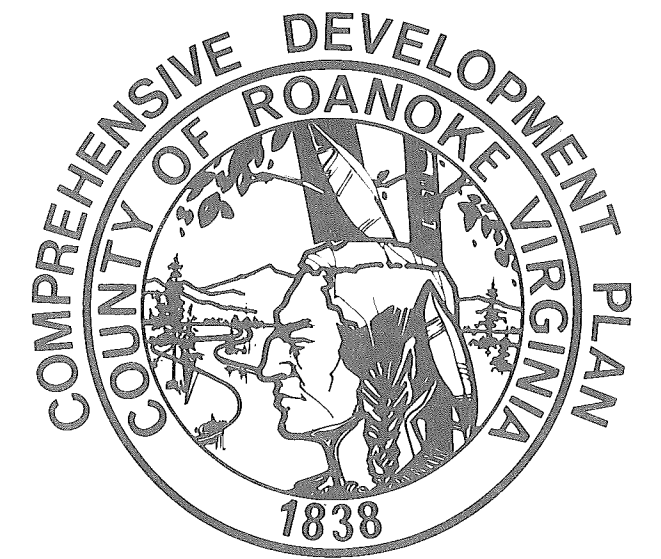
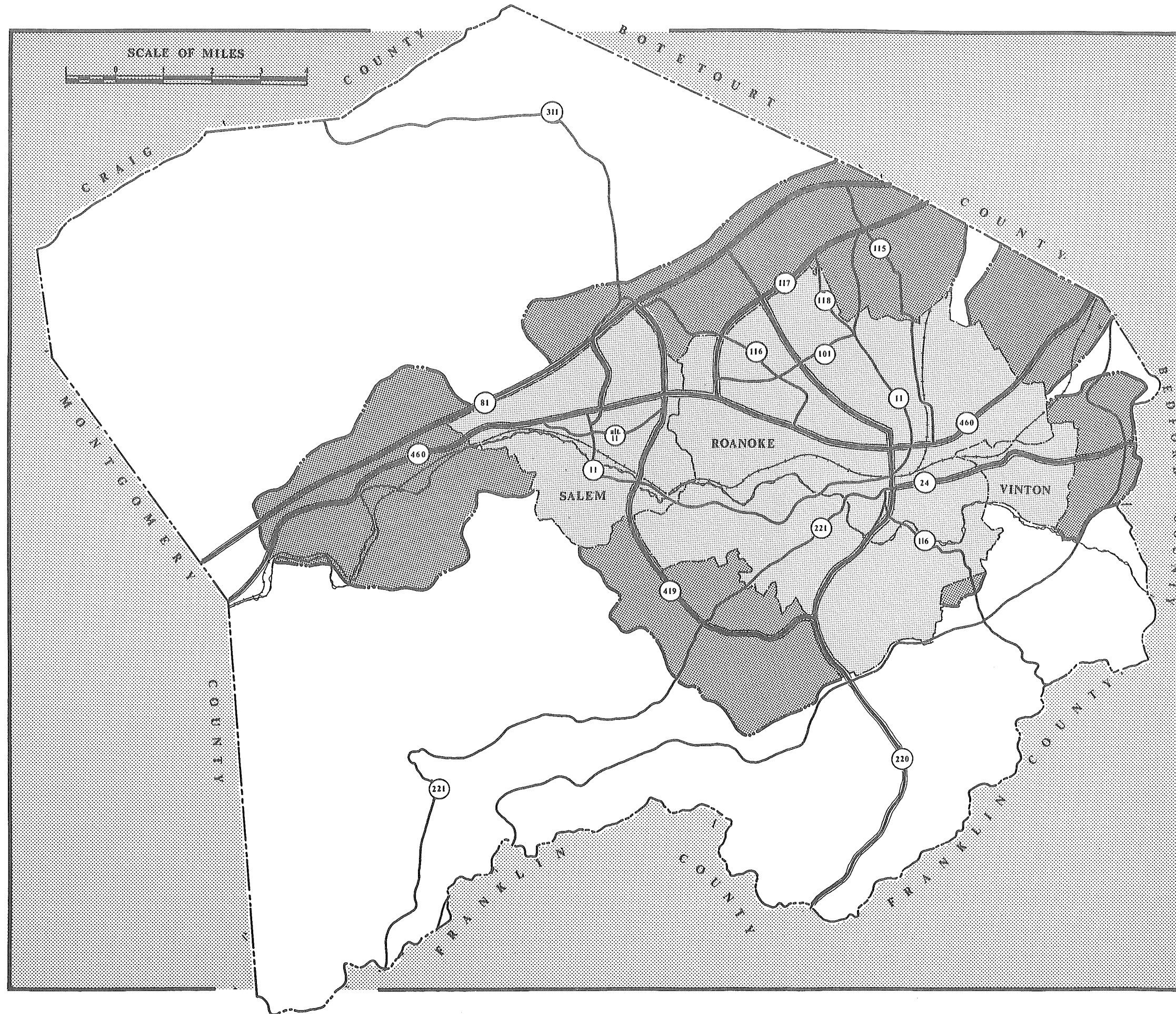
The 2003 Development Framework map delineates the urban and rural development patterns. A division is established by the 2003 urban service limits--the dividing line between urban and rural public service levels (refer to Table II Public Service Characteristics), as well as urban and rural forms of development.

The County is further divided by development sectors. Within the 2003 urban service limits are the two sectors defined below:

- URBAN DEVELOPMENT SECTOR. These are largely developed areas that are generally characterized by continuing development pressures.
- URBAN TRANSITION SECTOR. These are largely undeveloped areas where new development pressures can be anticipated throughout the planning horizon.

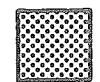
Beyond the 2003 urban service limits are the three sectors defined below:

- URBAN RESERVE SECTOR. These are rural areas being considered for urban transition beyond the 2003 horizon year.
- RURAL VILLAGE SECTOR. These are rural settlement locations where no urbanization is planned.
- RURAL PRESERVE SECTOR. These are wilderness locations where only scattered settlement is expected to occur.

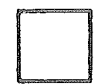


PUBLIC SERVICE AREAS

URBAN SERVICE AREA

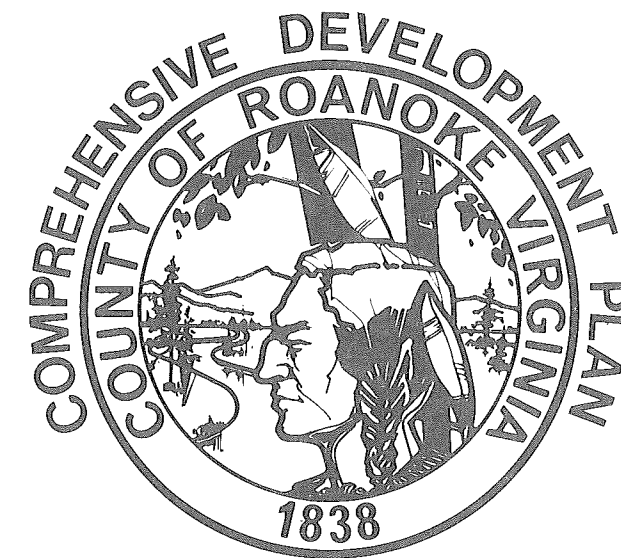
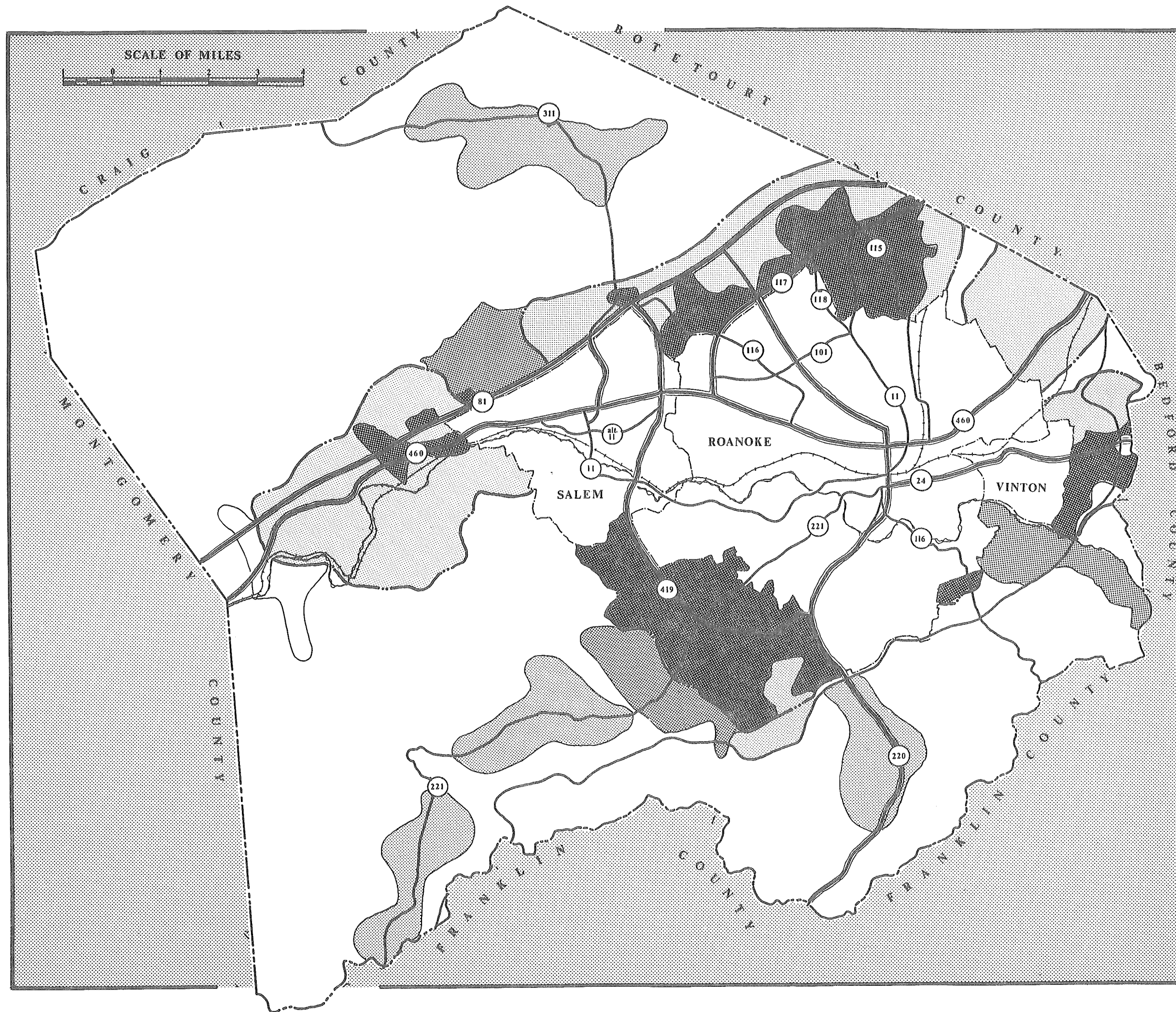


RURAL SERVICE AREA



DIVISION OF URBAN AND RURAL
DEVELOPMENT SECTORS

DEVELOPMENT FRAMEWORK



DEVELOPMENT SECTORS

URBAN DEVELOPMENT



URBAN TRANSITION



URBAN RESERVE



RURAL VILLAGE



RURAL PRESERVE

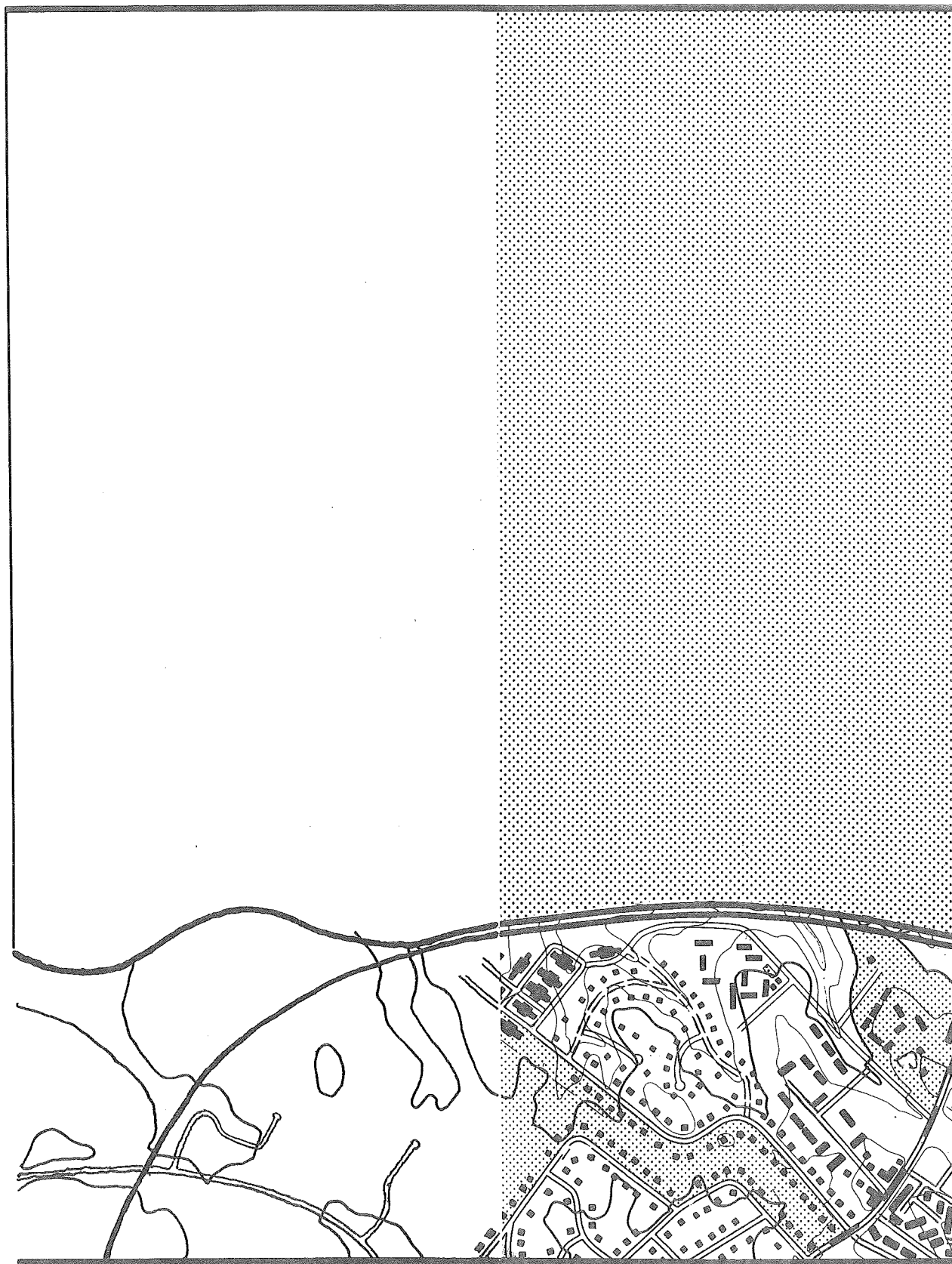


DIVISION OF URBAN AND
RURAL DEVELOPMENT SECTORS

DEVELOPMENT FRAMEWORK

TABLE II. PUBLIC SERVICE CHARACTERISTICS

<i>SERVICE</i>	<i>CHARACTERISTIC</i>	<i>URBAN AREA</i>	<i>RURAL AREA</i>
WATER	PUBLIC SYSTEMS: PRIVATE WELLS:	YES LIMITED	LIMITED YES
SEWER	PUBLIC SYSTEMS: INDIVIDUAL SEPTIC:	YES LIMITED	LIMITED YES
ZONING	AGRICULTURAL: NON-AGRICULTURAL:	LIMITED YES	YES LIMITED
SUBDIVISION	ACTIVITY:	ACTIVE	LIMITED
FIRE	TRAVEL TIME:	5 MIN.	10 MIN.
RESCUE	TRAVEL TIME:	4 MIN.	8 MIN.
SCHOOL	LOCATION: SPACE:	NEIGHBORHOOD ADEQUATE	NEIGHBORHOOD ADEQUATE
LIBRARY	LOCATION: SPACE:	URBAN CORE ADEQUATE	VILLAGE ADEQUATE
PARK	LOCATION: SCALE:	1 MI. RADIUS NEIGHBORHOOD/ COMMUNITY	15 MI. RADIUS COMMUNITY/ DISTRICT
REFUSE	PICKUP:	DOOR TO DOOR	BULK
PUBLIC STREETS	VDH&T STANDARDS:	URBAN	RURAL



2.

FUTURE LAND USE GUIDE

INTRODUCTION

PURPOSE

The Future Land Use Guide is a follow-up to the Development Framework Guide, providing yet a finer level of detail, in terms of land use policies and a future land use map. The goal is to direct a harmonious pattern of land use that will meet the future needs and present-day desires of Roanoke County. This Guide should be applied in conjunction with other parts of the Land Use Plan.

LAND USE DESIGNATION

The Plan designates certain land use policy areas where activities of similar functions occur. These land use designations are briefly described below:

RURAL:

RURAL PRESERVE. A future land use area of mostly undeveloped, outlying lands. These rural regions require a high degree of protection to preserve agricultural, forestal, recreational, and remote rural residential areas.

RURAL VILLAGE. A future land use area where limited development activity may occur. These rural community and farming settlements encompass areas in between the outlying wilderness and the rural crossroads centers.

VILLAGE CENTER. A future land use area which serves as a focal point of surrounding rural residential and farming settlements. Here, the highest level of rural land use activities may occur--general country stores, convenience shops, agri-businesses, community facilities, etc.

URBAN:

NEIGHBORHOOD CONSERVATION. A future land use area where established single family neighborhoods are delineated and the conservation of the existing development pattern is encouraged.

DEVELOPMENT. A future land use area where most new neighborhood development may occur, including large-scale planned developments which mix residential with retail and office uses. Innovation in housing design and site development is a key objective.

TRANSITION. A future land use area where orderly development of highway frontage strips and land use buffers between high and low intensity development may occur. Management of commercial sprawl is essential.

CORE. A future land use area where suburban centers of high intensity urban development may be directed. Land use functions may complement the central business districts of Roanoke, Salem, and Vinton downtowns.

PRINCIPAL INDUSTRIAL. A future land use area where major industries may develop. These regional employment centers are distributed throughout the County, convenient to major living areas.

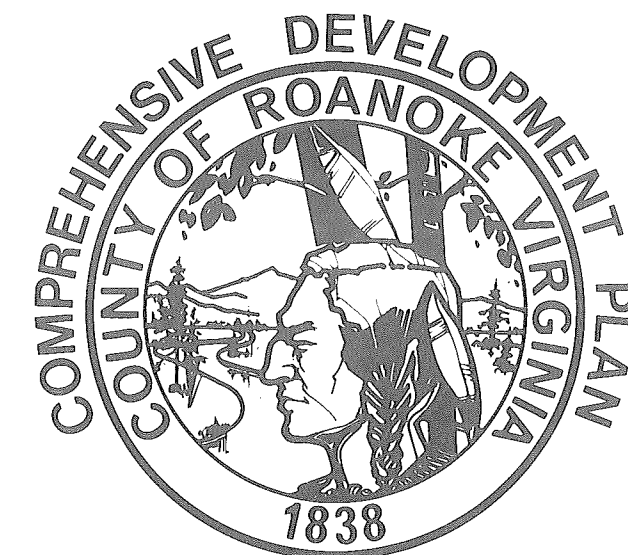
LAND USE COMPATIBILITY MATRIX

A hierarchy of land uses results in a land use intensity scale, as listed on the Land Use Compatibility Matrix (see Table III). The lowest intensity uses (park, outdoor recreation, agriculture) generally have least impact on the environment, surrounding lands, and public facilities. At the high intensity scale (industry, mining) the highest degree of impact can generally be anticipated.

The Land Use Plan recognizes the capabilities of a given parcel of land to be used in a broad range of land uses on the intensity scale and does not seek to constrain the alternatives. Consequently, the plan divides land use areas by functional categories where a range of land uses of compatible intensity may occur. The Matrix illustrates this principle. For each land use policy area, a mix of land uses is listed according to degree of compatibility from high to none. For example, the Core area promotes a mix of relatively high intensity land uses--shopping centers, general retail, office, high density residential, etc.--that combine in function to serve as suburban activity centers.

It is emphasized here that the Matrix is not an all-inclusive statement of land use policies. Its purpose is to aid the user of the plan in interpreting the land use guidelines and in obtaining a general overview of the Future Land Use Guide policies. The Matrix is not the sole description of land use compatibility.

LAND USE PLAN DESIGNATION											
LAND USE INTENSITY	LAND USE	URBAN AREA LAND USE					RURAL AREA LAND USE				
		NEIGHBORHOOD CONSERVATION	DEVELOPMENT	TRANSITION	CORE	PRINCIPLE INDUSTRIAL	RURAL PRESERVE	RURAL VILLAGE	VILLAGE CENTER		
LOW	PARK										
	OUTDOOR RECREATION										
	AGRICULTURE										
	FORESTRY										
	VERY LOW DENSITY RESIDENCE LESS THAN 1 UNIT PER 5 ACRES										
	LOW DENSITY RESIDENCE LESS THAN 1 UNIT PER ACRE										
	LOW-MIDDLE DENSITY RESIDENCE 1-3 UNITS PER ACRE										
	MIDDLE DENSITY RESIDENCE 3-6 UNITS PER ACRE										
	MIDDLE-HIGH DENSITY RESIDENCE 6-12 UNITS PER ACRE										
	HIGH DENSITY RESIDENCE 12-24 UNITS PER ACRE										
	INSTITUTION										
	OFFICE										
	PERSONAL SERVICE										
	RETAIL CONVENIENCE										
	GENERAL RETAIL										
	SHOPPING CENTER										
	WHOLESALE										
	WAREHOUSE										
	INDUSTRIAL PARK										
	LIGHT MANUFACTURING										
HIGH	HEAVY MANUFACTURING										
	MINING AND EXTRACTION										



LAND USE COMPATABILITY MATRIX

ENCOURAGE USE
HIGH COMPATABILITY



LIMIT USE
MODERATE COMPATIBILITY



DISCOURAGE USE
LOW COMPATABILITY



PROHIBIT USE
NO COMPATABILITY



FUTURE LAND USE

FUTURE LAND USE MAP

The Future Land Use Map broadly delineates each of the land use policy areas. The delineations are not fixed by dimension, as in the case of a zoning map, but purposely general, consistent with § 15.1-446.1 of the Virginia Local Planning Legislation which provides that the "comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character and extent of each feature shown in the plan."

The Map is not a super zoning map but rather a guide to aid evaluation of land use proposals and to direct future zoning decisions. Further, the Map provides a reference to the policies of the Future Land Use Guide; the map cannot be interpreted without reference to applicable policies.

The designation of a particular property is established according to the "land use determinants" listed in the Future Land Use Guide. In the case of dispute over the designation, the intent of the land use policy area should be consulted. Ultimately, however, the final determination is at the discretion of the governing body.

Periodically, errors or changes in conditions may necessitate revisions to the map and concomitant policies. The map is part of a continuous process of land use planning, and periodic revision is necessary. Therefore, it is recommended that at least an annual review of the map and policies be conducted and that findings be formally reported to the governing body. If the governing body finds cause, it shall direct the Planning Commission to prepare amendments (in accord with § 15.1-453 of the Virginia Local Planning Legislation).

GUIDELINES: RURAL PRESERVE

LAND USE DESIGNATION

The Land Use Plan designates rural regions that are to be preserved. This Rural Preserve designation delineates outlying areas which are primarily undeveloped and stable. A high degree of protection will preserve existing agricultural, recreational, and forestal resources while permitting a limited, very low density residential settlement pattern. Locations are dominant in south and west County but may be found throughout the County's rural regions.

LAND USE DETERMINANTS

The Land Use Plan prescribes the location of Rural Preserve areas according to various factors, as follows:

EXISTING LAND USE PATTERN. Locations where agricultural, recreational, and forestal uses are predominant and are encouraged to expand.

EXISTING ZONING. Locations where agricultural and rural zoning are in effect.

RURAL RESIDENTIAL AND INSTITUTIONAL AREAS. Locations where limited, very low density residential and institutional uses are allowed.

RESOURCE PROTECTION. Locations where valuable and irreplaceable resources such as open space, public water supply impoundments, rivers, streams, lakes, productive agricultural land, and woodlands must be protected from the potentially detrimental effects of urban growth and development.

ACCESS. Locations accessible by existing improved and unimproved rural roads.

RURAL SECTOR. Locations outside the projected urban service area.

LAND USE TYPES

The Land Use Plan differentiates the following land use types as desirable within Rural Preserve areas:

Agricultural Production and Services Enterprises engaged in the production of crops, plants, vines, trees, livestock, poultry, and eggs, and the distribution of services such as soil and crop preparation, veterinary services, and landscape and horticultural care.

Forest and Wood Products Industries such as timber tract operations, tree farms, forest nurseries, reforestation services, timber cutting and sawmills.

Parks and Outdoor Recreation Facilities which require large land areas and that serve regional as well as rural residents' needs and may protect environmentally sensitive areas from more intense uses.

Rural Residences at limited, very low densities generally averaging one unit per five net acres.

Rural Institutional Uses of limited intensity such as churches or clubs.

Mining and Extraction Operations which locate according to natural resource distribution or which require rural surroundings. These types of industries are limited in Rural Preserve due to potentially harmful effects on housing, farming, and resource protection areas.

LAND USE PRINCIPLES

The Land Use Plan recognizes certain principles of rural land preservation, as summarized below:

1. Undeveloped, generally forested land comprises the largest land use area within the rural regions of the County.
2. The preservation of prime agricultural land is desirable; Roanoke County's farm economy and heritage should be protected from rural land conversion tendencies.
3. National forest, state and local parks and outdoor recreation facilities have been established that maximize the public benefit, enjoyment, and responsible use of the County's protected resources.
4. Very low density residential and limited institutional land uses must complement and not detract from agricultural and forestal management objectives.

5. Mining and extraction activities, when improperly managed, can have severe negative environmental consequences resulting from (a) soil erosion and destabilization; (b) surface and groundwater pollution; and (c) floodplain, natural drainage and archaeological site disturbances.

LAND USE GUIDELINES

The following policies guide the future use and development of Rural Preserve areas:

POLICY RP-1: ENCOURAGE THE OWNERS AND USERS OF AGRICULTURAL AND UNDEVELOPED FORESTED LAND TO USE THE TECHNIQUES STATED IN THE BEST MANAGEMENT PRACTICES HANDBOOK OF THE VIRGINIA STATE WATER CONTROL BOARD.

LAND USE APPLICATION:

Agricultural and forestal land uses.

INTENT:

To prevent degradation or permanent damage to rural land resources.

To protect rural property values.

POLICY RP-2: ENCOURAGE STABILITY IN RURAL AGRICULTURAL LAND OWNERSHIP.

LAND USE APPLICATION:

Agricultural land uses.

INTENT:

To discourage the conversion of productive farmland into subdivisions and to encourage new residential development within the Rural Villages.

To ensure continued local production of some farm commodities.

POLICY RP-3: ALLOW ONLY LIMITED VERY LOW DENSITY (LESS THAN 1 UNIT/5 ACRES) RESIDENTIAL AND LIMITED INSTITUTIONAL LAND DEVELOPMENT THAT IS NOT DETRIMENTAL TO PRODUCTIVE AGRICULTURAL LANDS, FOREST RESOURCES, AND PARK AND OPEN SPACE FACILITIES.

LAND USE APPLICATION:

Rural residential and institutional land uses.

INTENT:

To prevent establishment of incompatible and intensely developed land uses that may threaten productive farms, woodlands, and protected resources such as open space.

To maintain rural life-styles.

POLICY RP-4: ENCOURAGE THE ESTABLISHMENT OF PARKS AND OUTDOOR RECREATION AREAS FOR THE PERMANENT PRESERVATION OF THE COUNTY'S MOST VALUABLE AND IRREPLACEABLE NATURAL RESOURCES.

LAND USE APPLICATION:

Parks and recreation lands.

INTENT:

To prevent contamination and degradation of valuable and irreplaceable natural resources.

To provide recreational opportunities for all Roanoke area citizens.

POLICY RP-5: REGULATE MINING AND EXTRACTION ACTIVITIES TO ASSURE THAT PROPER EXCAVATION PROCEDURES ARE FOLLOWED AND APPROPRIATE RECLAMATION OCCURS IN COMPLIANCE WITH STANDARDS AND GUIDELINES ESTABLISHED BY THE VIRGINIA DIVISION OF MINED LAND RECLAMATION.

LAND USE APPLICATION:

All potential subsurface mining and surface excavation areas.

INTENT:

To ensure minimal disruption of vegetative cover and visual landscape.

To limit potentially detrimental effects on surrounding land uses.

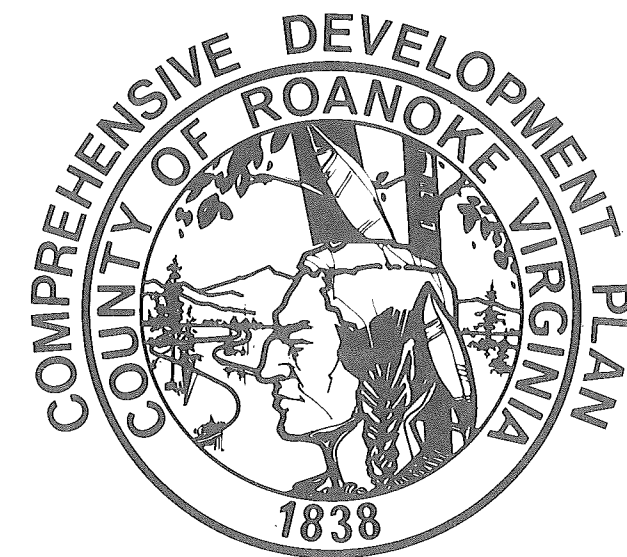
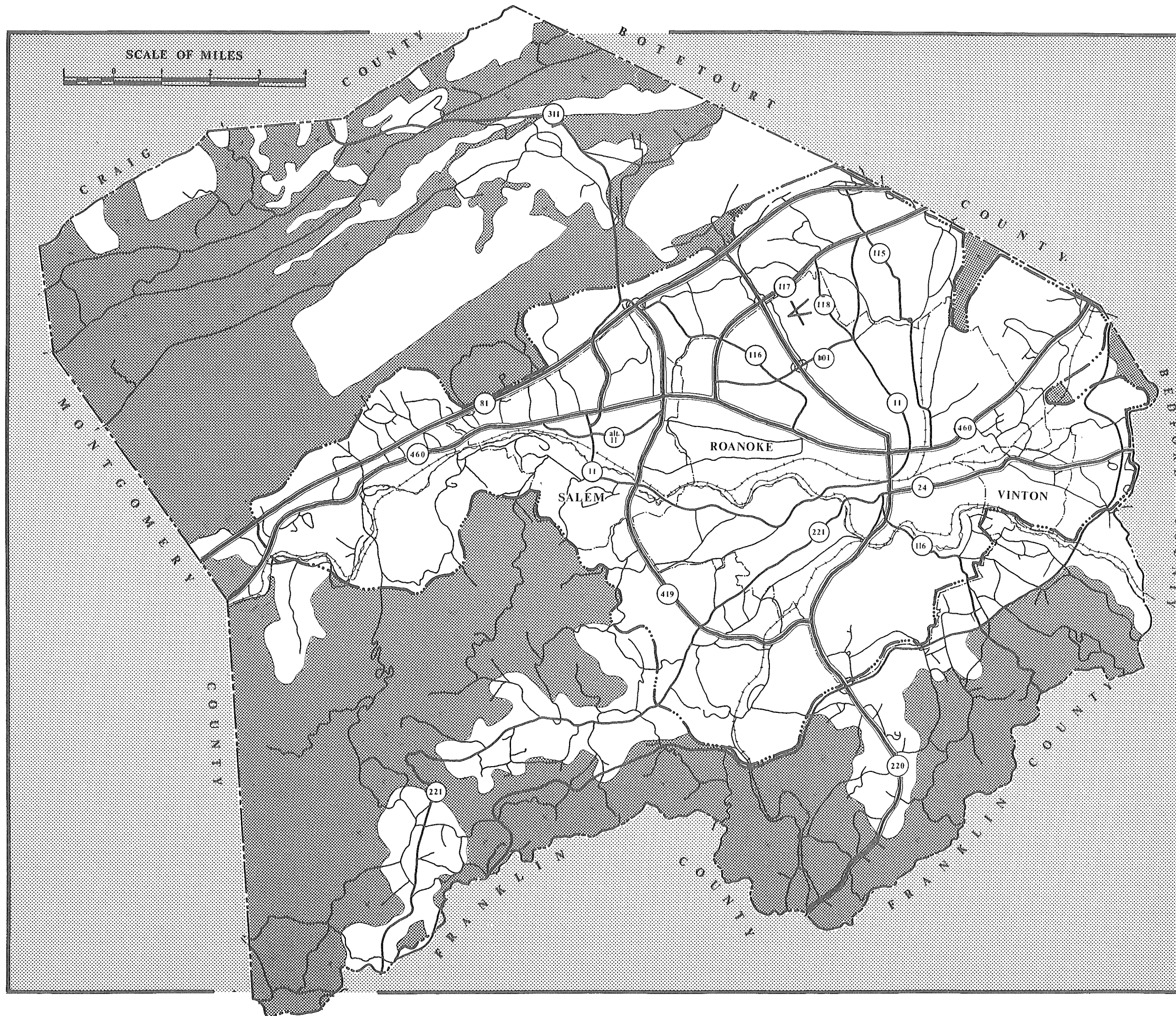
POLICY RP-6: PROMOTE THE DEVELOPMENT OF NEW
AGRICULTURAL PRODUCTION AND SERVICES ENTERPRISES.

LAND USE APPLICATION:

All agricultural production and services land uses.

INTENT:

To expand the County's economic base.



RURAL PRESERVE

**GENERALIZED FUTURE
LAND USE LOCATION**



**DIVISION OF URBAN AND
RURAL DEVELOPMENT SECTORS**

FUTURE LAND USE

GUIDELINES: RURAL VILLAGE

LAND USE DESIGNATION

The Land Use Plan designates certain locations for residential, agricultural and related community uses. This Rural Village designation delineates rural communities at intermediate locations between the primarily agricultural and forestal activities conducted within the outlying Rural Preserve and the more intense residential and commercial development found in village centers. The plan delineates seven expansive villages throughout the rural communities in the County:

1. Glenvar Rural Village, from Dixie Caverns, south into Dry Hollow, west along U.S. 11, and northwest along Virginia secondary routes 778 and 910.
2. Catawba Rural Village, southwest from Catawba Hospital along Virginia primary route 311 and secondary route 698.
3. Mason's Cove Rural Village, west along Masons Creek from Bennett Springs to approximately Virginia secondary route 873.
4. Mount Pleasant Rural Village, south of the Roanoke River and Vinton along the Blue Ridge Parkway and including the Rockingham Court and Mayflower Hills areas.
5. Clearbrook Rural Village, south along U.S. 220 from the Blue Ridge Parkway to Virginia secondary route 900.
6. Back Creek Rural Village, the Back Creek Basin southwest along U.S. 221 from Bridlewood to the foot of Bent Mountain.
7. Bent Mountain Rural Village, along U.S. 221 from Airpoint to the Floyd County line.

LAND USE DETERMINANTS

The Land Use Plan prescribes the location of Rural Village areas according to various factors, as follows:

EXISTING LAND USE PATTERN. Locations where agricultural and very low density residential uses have developed.

EXISTING ZONING. Locations where agricultural and rural residential zoning have already been established.

RURAL RESIDENTIAL EXPANSION AREAS. Locations where the development of only very low density housing is desirable.

AGRICULTURAL. Locations where agricultural activities are evident.

INTERMEDIATE AREAS. Intermediate locations between the outlying Rural Preserve and the rural core at village centers.

STREET NETWORK. Locations served by a rural road system.

RURAL SECTOR. Locations outside the projected urban service area.

LAND USE TYPES

The Land Use Plan differentiates the following land use types as desirable within Rural Village areas:

Rural Housing at low densities generally not exceeding one unit per acre, including duplexes and to a limited extent, housing clusters on large tracts.

Rural Community Centers of low intensity, non-residential uses which serve rural residents' needs such as outdoor recreation, parks, churches, schools, fire and rescue, and various club activities.

Agricultural Production and Services Enterprises: dairy, beef, poultry and pork production; orchards; truck (vegetable gardens; hay production; soil preparation and crop services; landscape and horticultural services; and veterinary, farm labor and management services.

Forest and Wood Products Industries which serve both a local and regional market area. These industries may include operation of timber tracts, tree farms, forest nurseries, and the gathering of forest products but exclude sawmills and large-scale timber-cutting operations.

Mining and Extraction which locate according to the distribution of natural resources. These types of industry are limited in Rural Village due to the potential harmful effects on housing and farming activities.

Rural Parks and Outdoor Recreation Areas which require large land areas.

LAND USE PRINCIPLES

The Land Use Plan recognizes certain principles of rural residential and agricultural land use, as summarized below:

1. Farmland conversion pressures could diminish the County's agricultural base; preservation of prime farmlands is desirable.
2. Roanoke County provides exceptional opportunities for rural living in convenient proximity to urban services and employment.
3. Residential sprawl is costly, requiring public investment for roads, and water and sewer lines. Sprawl may also threaten important farmland, steep slopes, floodplains and environmentally-sensitive areas.
4. Commercial forestry and mining activities, if not properly managed, can have extremely adverse environmental consequences resulting from soil erosion and degradation, surface and groundwater contamination, and excessive road building.

LAND USE GUIDELINES

The following policies guide the future use and development of Rural Village areas:

POLICY RV-1: PROTECT RURAL AGRICULTURAL COMMUNITIES FROM IRREVERSIBLE EFFECTS OF LAND USE CHANGES.

LAND USE APPLICATION:

All land uses.

INTENT:

To prevent encroachment of incompatible land uses into established rural communities.

To protect rural property values.

POLICY RV-2: ENCOURAGE STABILITY IN RURAL AGRICULTURAL LAND OWNERSHIP.

LAND USE APPLICATION:

Agricultural land uses.

INTENT:

To discourage "suitcase" farming evident in absentee ownership and cropland rental.

To discourage the conversion of prime farmland into large lot subdivisions.

To direct new growth into more concentrated development patterns.

To ensure continued local production of some farm commodities.

POLICY RV-3: PERMIT LIMITED DENSITY (LESS THAN 1 UNIT/ACRE) RESIDENTIAL DEVELOPMENT ON NON-FARMLAND ADJACENT TO EXISTING SUBDIVISIONS.

LAND USE APPLICATION:

Rural residential uses.

INTENT:

To discourage major influxes of population into predominantly agricultural areas.

To preserve the limited prime farm acreage remaining in Roanoke County.

To protect rural lifestyles.

POLICY RV-4: CONCENTRATE THE LOCATION OF COMMUNITY PARKS, OUTDOOR RECREATION SITES AND COMMUNITY FACILITIES SUCH AS FIRE AND RESCUE STATIONS AND LIBRARIES WITHIN THE RURAL VILLAGE.

LAND USE APPLICATION:

District, community parks.

Institutional (church, school, fire and rescue, farm bureau) uses.

INTENT:

To enhance service delivery efficiency.

To provide recreational and institutional services to rural residents.

To advance Rural Village senses of identity.

POLICY RV-5: ENCOURAGE AGRI-BUSINESS AND LIMITED FORESTRY AND MINING ACTIVITIES SUPPORTIVE OF REGIONAL ECONOMIC DEVELOPMENT OBJECTIVES AND COMPATIBLE WITH SURROUNDING RESIDENTIAL AND AGRICULTURAL LAND USES.

LAND USE APPLICATION:

Agricultural production and service industries.

Commercial forestry except large-scale timber cutting operations and sawmills.

Mining and extraction activities, except surface mineral excavation, conducted in compliance with the standards and guidelines established by the Virginia Division of Mined Land Reclamation.

INTENT:

To recognize the unique locational requirements of certain industrial uses.

POLICY RV-6: PERMIT VERY LIMITED OFFICE, PERSONAL SERVICES, AND RETAIL CONVENIENCE ESTABLISHMENTS.

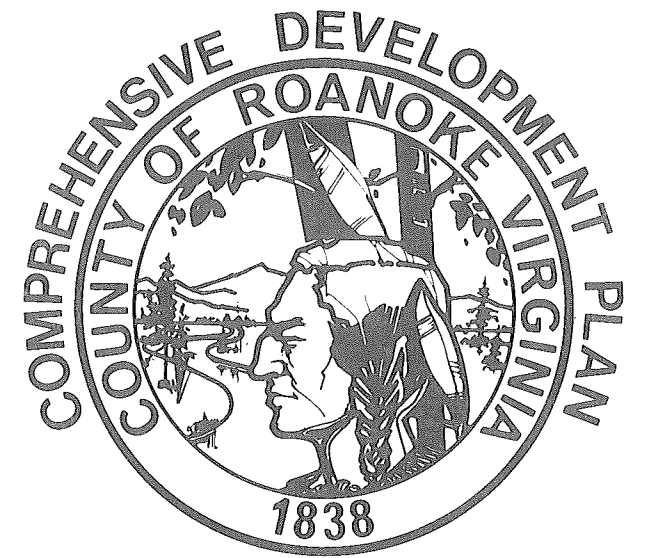
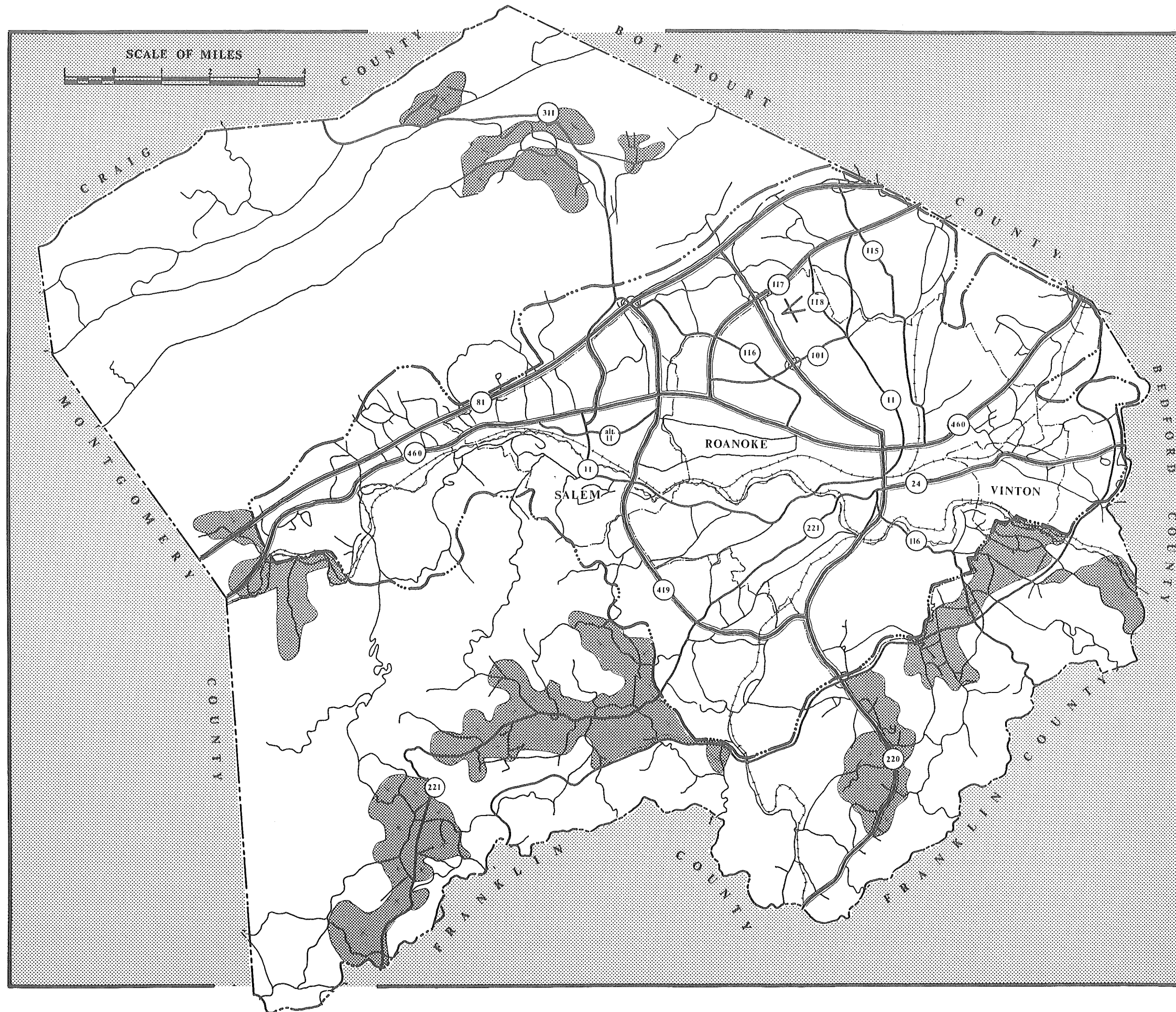
LAND USE APPLICATION:

Home offices, personal services, retail convenience outlets, and related services.

INTENT:

To allow home employment and retail services to rural residents.

To recognize the existence of retail convenience stores in rural neighborhoods.



RURAL VILLAGE

**GENERALIZED FUTURE
LAND USE LOCATION**



**DIVISION OF URBAN AND
RURAL DEVELOPMENT SECTORS**

FUTURE LAND USE

GUIDELINES: VILLAGE CENTER

LAND USE DESIGNATION

The Land Use Plan designates rural activity centers. This Village Center designation delineates areas that encourage commercial and institutional uses and low to middle density residential development. One or more rural centers serve as the focus of activity for each rural village. The Plan delineates eleven village centers as follows:

1. Catawba Village Center, across Catawba Mountain at the intersection of VA Primary 311 and Routes 698 and 779.
2. Mason's Cove Village Center, in Mason Valley at the southern foot of Catawba Mountain along Route 864 approximately 1.5 miles northwest of its intersection with VA 311.
3. Mount Pleasant Village Center, on VA Primary 116 approximately 1.5 miles south of the Roanoke City Limits.
4. Red Hill Village Center, north of Back Creek on U.S. 220 approximately three miles south of the Blue Ridge Parkway overpass.
5. Clearbrook Village Center, in the Buck Mountain area on U.S. 220 approximately one mile south of the Blue Ridge Parkway overpass.
6. Poages Mill Village Center, on U.S. 221 approximately two miles southwest of Cave Spring Junior High.
7. Back Creek Village Center, on U.S. 221, .5 mile west of Poages Mill, southeast of Lost Mountain.
8. Martin's Creek Village Center, on U.S. 221, one mile southwest of Back Creek at the foot of Bent Mountain.
9. Airpoint Village Center, on U.S. 221 at the northeastern face of Bent Mountain.
10. Bent Mountain Village Center, on U.S. 221, 1.5 miles south of Airpoint.
11. Adney Gap Village Center, on U.S. 221 at the Roanoke-Floyd County border.

LAND USE DETERMINANTS

The Land Use Plan prescribes the location of Village Center areas according to various factors, as follows:

FOCUS. Central locations that are surrounded by rural residential settlements.

RURAL CROSSROADS. Locations served by a rural arterial, usually situated at a crossroads.

LAND USE PATTERN. Locations where commercial, institutional, and low to middle density residential uses have developed.

EXISTING ZONING. Locations where commercial zoning has been established.

RURAL SECTOR. Locations outside the projected urban service area.

LAND USE TYPES

The Land Use Plan differentiates the following land use types as desirable within Village Center areas:

Parks and Outdoor Recreation Facilities that are intended for neighborhood or community use.

Agricultural Production and Services Enterprises engaged in support services to the surrounding agricultural community.

Residential Development at relatively high rural densities, (generally not exceeding 6 units/acre), including single family and duplex housing.

Rural Community Centers of institutional uses such as schools, churches, and clubs that serve the needs of rural village residents.

Convenience Retail Establishments that provide retail goods and services to surrounding residential settlements.

Highway Retail Establishments that provide retail goods and services to passing motorists.

LAND USE PRINCIPLES

The Land Use Plan recognizes certain principles of rural core development, as summarized below:

1. There is a need for commercial and institutional services for the convenience of rural residents.
2. Village centers bring a sense of community identity to the surrounding Rural Villages.
3. Concentration of rural development at concise locations may improve efficient delivery of public services.
4. Sprawled development may lead to conversion of prime farmland or destruction of environmentally-sensitive areas.

LAND USE GUIDELINES

The following policies guide the future use and development of Village Center areas:

POLICY VC-1: CLUSTER INSTITUTIONAL USES SUCH AS CHURCHES, FIRE AND RESCUE STATIONS, SCHOOLS, PARKS, RECREATION, AND LIBRARIES IN RURAL COMMUNITY CENTERS.

LAND USE APPLICATION:

Institutional uses.

INTENT:

To provide convenient community services to rural residents.

To enhance Village Center individuality.

To manage traffic on rural and unimproved streets.

POLICY VC-2: CONFINE SUBURBAN DENSITY RESIDENTIAL SUBDIVISIONS (AVERAGE 1-3 UNITS/ACRE) TO VILLAGE CENTER LOCATIONS.

LAND USE APPLICATION:

Rural residential uses.

INTENT:

To encourage compact rural settlements.

To preserve the limited prime farm acreage remaining in Roanoke County.

POLICY VC-3: LIMIT WHOLESALE AND INDUSTRIAL ENTERPRISES TO THOSE THAT SUPPORT SURROUNDING AGRICULTURAL AND FORESTAL ACTIVITIES.

LAND USE APPLICATION:

Agricultural production and service enterprises.

INTENT:

To supply secondary support for a healthy rural economy.

POLICY VC-4: ENCOURAGE RETAIL AND PERSONAL SERVICE ESTABLISHMENTS TO DEVELOP AT CROSSROAD LOCATIONS.

LAND USE APPLICATION:

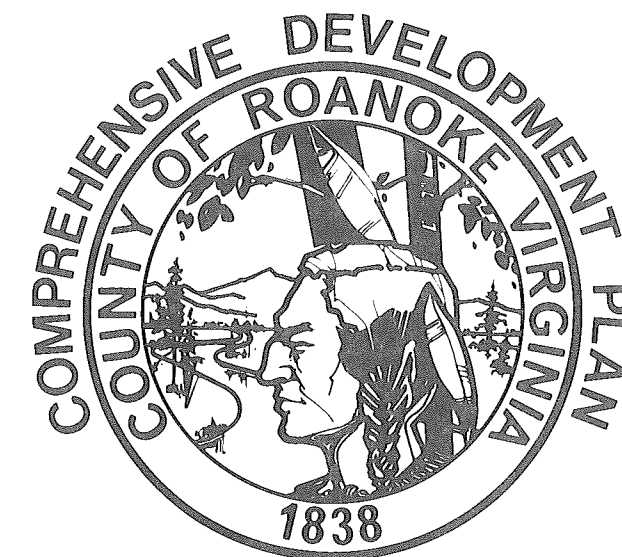
Convenience and highway retail establishments.

Rural uses.

INTENT:

To provide convenient retail services.

To discourage highway strip development along major rural streets.



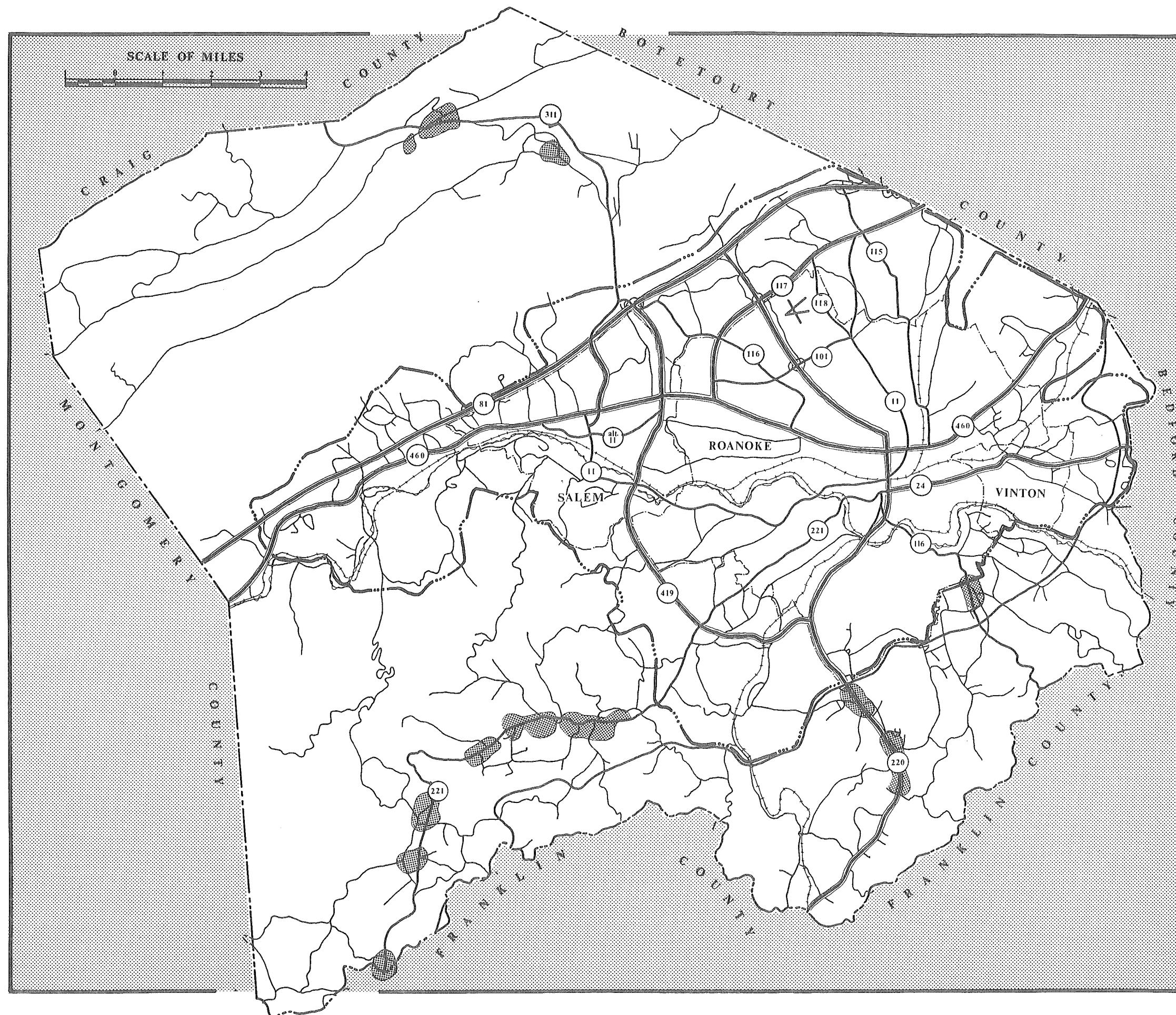
VILLAGE CENTER

GENERALIZED FUTURE
LAND USE LOCATION



DIVISION OF URBAN AND
RURAL DEVELOPMENT SECTORS

FUTURE LAND USE



GUIDELINES: NEIGHBORHOOD CONSERVATION

LAND USE DESIGNATION

The Land Use Plan designates certain residential neighborhoods that are to be conserved. This Neighborhood Conservation designation delineates established neighborhood areas where the highest degree of protection--a combination of exclusive land use controls and restrictive performance standards--would assure the conservation of the existing development pattern. Locations are delineated throughout the urbanizing sections of the County.

LAND USE DETERMINANTS

The Land Use Plan prescribes the location of Neighborhood Conservation areas according to various factors, as follows:

EXISTING LAND USE PATTERN. Locations where limited density residential subdivisions have been platted and developed.

EXISTING ZONING. Locations where limited density residential zoning has already been established.

EXPANSION AREAS. Locations where the expansion of the existing development pattern is logical.

INFILL DEVELOPMENT. Locations where infill areas complement the surrounding development pattern.

LOCAL STREET NETWORK. Locations served by a local street system.

URBAN SECTOR. Locations within the projected urban service area.

LAND USE TYPES

The Land Use Plan differentiates the following land use types as desirable within Neighborhood Conservation areas:

Single Family Attached and Detached Housing at a density that is not markedly higher than the status quo.

Neighborhood Activity Centers of non-residential uses that serve the neighborhood residents' needs, such as parks, schools, churches, recreational facilities, and community clubs.

LAND USE PRINCIPLES

The Land Use Plan recognizes certain principles of single family neighborhood conservation, as summarized below:

1. Single family residences occupy the largest land use area within the developed urban sectors of the County.
2. Single family neighborhoods are traditionally the most protected land uses; the current R-1 zoning district is the most restrictive and exclusive land use district.
3. Innovation in housing design and site planning enhance the opportunities for attached housing to achieve compatibility with adjacent detached housing.
4. The mix of non-residential land uses in conventional single family neighborhoods is defined by neighborhood preference and need and is usually limited to institutional services (schools, churches, parks, etc.).
5. Abrupt land use changes (e.g., residential to commercial) in single family neighborhoods could destabilize property values.

LAND USE GUIDELINES

The following policies guide the future use and development of Neighborhood Conservation areas:

POLICY NC-1: PROTECT RESIDENTIAL NEIGHBORHOODS FROM DISRUPTIVE IMPACTS OF LAND USE CHANGES.

LAND USE APPLICATION:

All land uses.

INTENT:

To prevent encroachment of incompatible land uses in established residential neighborhoods.

To protect residential property values.

POLICY NC-2: PROVIDE SCREENING AND BUFFERING OF ADJACENT LAND USE CHANGES ALONG THE NEIGHBORHOOD PERIMETER.

LAND USE APPLICATION:

All land uses.

INTENT:

To provide noise, visual, and related safeguards to residences located at the neighborhood fringe.

POLICY NC-3: ENCOURAGE HOUSING REHABILITATION IN DECLINING NEIGHBORHOODS.

LAND USE APPLICATION:

Single family residential.

INTENT:

To maintain the existing housing stock.

To improve the physical conditions of declining neighborhoods.

POLICY NC-4: MAINTAIN OPEN SPACE, YARDS, AND GROUNDS IN RESIDENTIAL NEIGHBORHOODS.

LAND USE APPLICATION:

Parks, open space, easements, right-of-ways, and residential yards.

INTENT:

To maintain health, safety, and appearance of neighborhoods.

POLICY NC-5: ENCOURAGE INFILL OF VACANT LOTS IN RESIDENTIAL NEIGHBORHOODS.

LAND USE APPLICATION:

Single family residential.

Neighborhood institutional uses.

Parks and recreational uses.

INTENT:

To maximize the use of limited land supplies in urban areas.

**POLICY NC-6: DEVELOP NEIGHBORHOOD ACTIVITY CENTERS
WITHIN CONVENIENT DISTANCE TO EXISTING HOUSING.**

LAND USE APPLICATION:

Churches and non-profit community uses.

Neighborhood parks, miniparks, and recreational
uses.

Elementary schools and day care centers.

INTENT:

To provide convenient location of essential
neighborhood services.

To create diversity of activities in residential
areas.

**POLICY NC-7: AVOID RESIDENTIAL DEVELOPMENT THAT HAS A
SIGNIFICANTLY DIFFERENT DENSITY, SIZE, HEIGHT, OR SCALE
FROM ADJACENT DEVELOPMENT.**

LAND USE APPLICATION:

Single family residential.

INTENT:

To provide continuity to architectural elements of
residential areas.

To discourage major re-subdivision of lots into
sizes smaller than the neighborhood average.

**POLICY NC-8: PERMIT LIMITED DENSITY ATTACHED
RESIDENTIAL DEVELOPMENT, PROVIDED EXCEPTIONAL HOUSING
DESIGN AND SITE PLANNING TECHNIQUES ARE EMPLOYED TO
ACHIEVE COMPATIBILITY.**

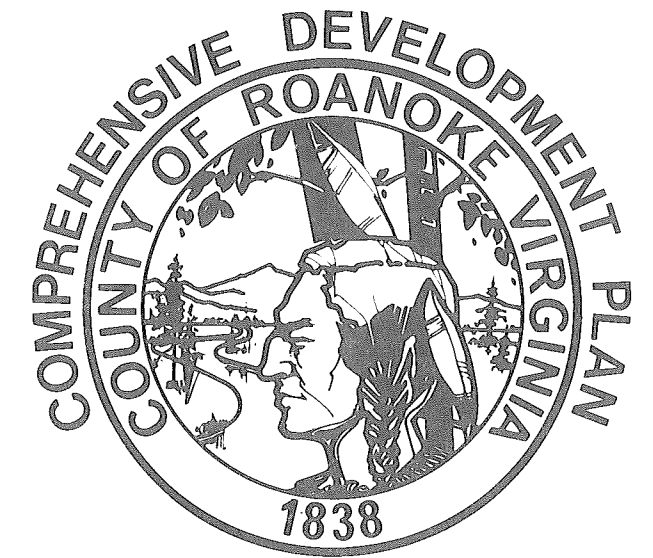
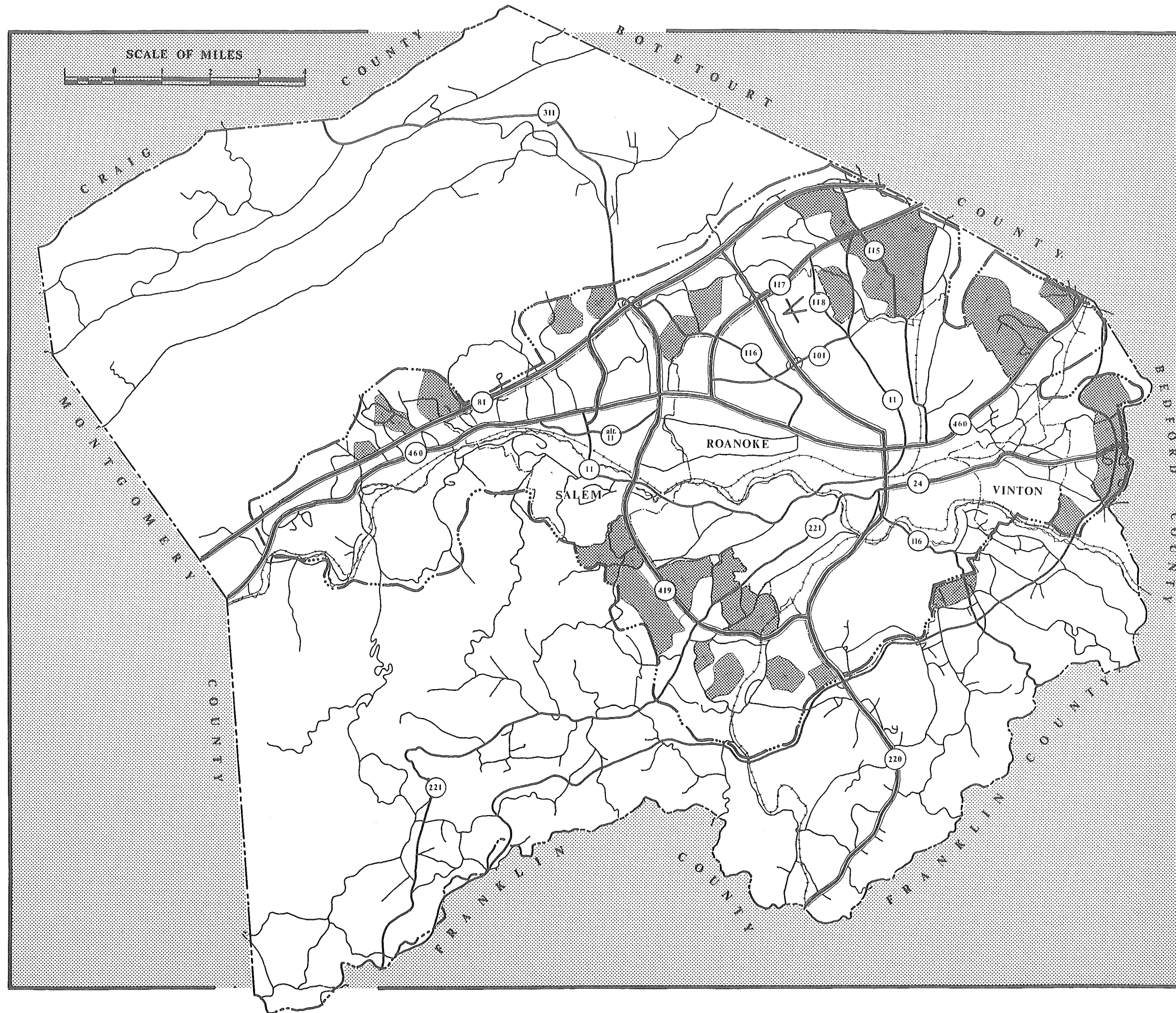
LAND USE APPLICATION:

Attached residential.

INTENT:

To recognize modern innovation in site development.

To encourage exceptional design standards in housing
development.



NEIGHBORHOOD CONSERVATION

GENERALIZED FUTURE
LAND USE LOCATION



DIVISION OF URBAN AND
RURAL DEVELOPMENT SECTORS

FUTURE LAND USE

GUIDELINES: DEVELOPMENT

LAND USE DESIGNATION

The Land Use Plan designates certain areas where the bulk of new residential growth will be directed. This Development designation delineates areas for planned residential communities. A mix of housing types and densities is encouraged and limited retail support to new communities may be permitted. Locations are confined to the urbanizing sections of the County.

LAND USE DETERMINANTS

The Land Use Plan prescribes the location of Development areas according to various factors, as follows:

PUBLIC FACILITIES CAPACITY. Locations where adequate public facilities capacity (especially schools) can handle increased population concentration.

WATER AND SEWER AVAILABILITY. Locations where water and sewer services are scheduled to serve an urban residential density.

ENVIRONMENTAL CAPACITY. Locations where natural land features provide optimum opportunity for urban residential development.

MAJOR STREET ACCESS. Locations which have or can provide direct access to a major street.

URBAN SECTOR. Locations within the projected urban service area.

LAND USE TYPES

The Land Use Plan differentiates the following land use types as desirable within Development areas.

Conventional Residential Development of single family detached housing on conventional lots (e.g. 7,200 square feet or greater). There is no minimum tract size for a conventional subdivision.

Cluster Residential Development of single family detached housing. The same gross density of the conventional subdivision (e.g. 7,200 square feet per unit) is maintained, but individual lot sizes may be reduced to as little as 5,000 square feet or less. The difference in lot area (e.g. 2,200 square feet) is allocated in common open space. The minimum tract size is sufficiently large (e.g. 3 acres or more).

Zero Lot-Line Development of single family detached within cluster or conventional residential subdivisions of small lots. A side yard on each lot is eliminated to permit flexibility in siting houses on the smaller lots. The minimum tract size is sufficiently large (e.g. 3 acres or more).

Single Family Attached and Multifamily Development of middle-high density (e.g. 6-12 units per acre) and where clustering of buildings preserves natural amenities in common open space. Direct access to a major street and a sufficiently large tract of land are required (e.g. 3 acres or more).

Planned Residential Development of mixed housing types at a moderate gross density range of 4-8 units per acre. However, net density within various portions of the development may be high (e.g. 16 units per acre). Further, the development may include a combination of conventional housing, cluster housing, zero lot-line housing, townhouses, and garden apartments. This development requires a large tract of land (e.g. 10 acres or more).

Planned Community Development of middle density residential development and to a limited degree, office parks, neighborhood shopping centers, and supporting retail development. A very large tract size of 25 acres or more is usually required, and a maximum amount of retail land use is set (e.g. 10 percent of the total tract).

Community Activity Centers which serve the neighboring residents' needs, such as parks, schools, churches, recreational facilities, and community clubs.

LAND USE PRINCIPLES

The Land Use Plan recognizes certain principles of residential community development, as summarized below:

1. Development alternatives for residential communities are constantly changing; County policies must keep abreast of modern innovations in land development.

2. Excessive development regulations can add substantial costs to new home construction; development standards should seek to maintain housing affordability.
3. Diverse housing densities, types, and styles within the same development can be made compatible; similarly, design methods are available to manage the impact of new development on surrounding neighborhoods.
4. Smaller families, energy conservation concerns, and tighter budgets are creating demands for more efficient housing designs.
5. Environmental resources can be jeopardized by conventional development methods; environmental design recognizes the value of natural amenities.
6. Exclusive residential land development can create a fiscal imbalance in the delivery of public services; generally, residential land use does not pay its own way.
7. The County and surroundings contain the largest land areas for the development of new residential communities in the Roanoke Valley.

LAND USE GUIDELINES

The following policies guide the future use and development of Development areas:

POLICY D-1: MANAGE THE RATE, LOCATION AND AMOUNT OF NEW RESIDENTIAL GROWTH ACCORDING TO THE CAPACITY AND AVAILABILITY OF PUBLIC SERVICES AND FACILITIES, PARTICULARLY WATER, SEWER, STREETS, AND SCHOOLS.

LAND USE APPLICATION:

All residential uses and related support services.

INTENT:

To prevent an overload of public services and facilities.

To equitably distribute a limited capacity and availability of public services and facilities.

POLICY D-2: ENCOURAGE INNOVATION IN RESIDENTIAL LAND DEVELOPMENT AND BUILDING DESIGN.

LAND USE APPLICATION:

All residential uses, especially cluster housing and zero lot-line development.

INTENT:

To recognize the constantly changing nature of development standards for new residential communities.

POLICY D-3: ENCOURAGE CLUSTERING OF LOTS IN SINGLE FAMILY DETACHED HOUSING DEVELOPMENTS IN ORDER TO PRESERVE OPEN SPACE.

LAND USE APPLICATION:

Cluster residential development.

INTENT:

To protect environmentally-sensitive lands.

To provide more efficient layout of streets, utilities, and drainage systems.

To reduce the ultimate costs of new housing construction.

To prevent costly sprawl that is common to conventional large-lot development.

POLICY D-4: PROVIDE BONUSES IN DENSITY AND HOUSING TYPE FOR LARGE-SCALE RESIDENTIAL PROJECTS THAT PROVIDE COMMON OPEN SPACE AND RECREATIONAL FACILITIES AND THAT ACHIEVE ENVIRONMENTAL DESIGN OBJECTIVES; PROMOTE CLUSTERING OF ATTACHED AND MULTIFAMILY HOUSING UNITS.

LAND USE APPLICATION:

Planned residential development.

INTENT:

To preserve valuable open space.

To provide a compact development pattern.

To improve efficiency of land development.

POLICY D-5: ENCOURAGE DIVERSE HOUSING TYPES IN LARGE-SCALE RESIDENTIAL PROJECTS.

LAND USE APPLICATION:

Planned residential development.

INTENT:

To provide a broad choice in living styles to Roanoke County residents.

To realize the increasing demand for attached and multifamily housing.

POLICY D-6: PROVIDE A MAXIMUM DEGREE OF LAND USE MIX IN VERY LARGE-SCALE DEVELOPMENTS; COMBINE LIVING AREAS WITH WORKING AND SHOPPING AREAS.

LAND USE APPLICATION:

Planned community development.

INTENT:

To develop new, self-contained neighborhoods.

To promote maximum efficiency of urban land development.

POLICY D-7: PROVIDE ACTIVITY CENTERS OF SCHOOLS, CHURCHES, PARKS, AND RECREATION FACILITIES THAT BENEFIT NEW COMMUNITY RESIDENTS.

LAND USE APPLICATION:

All residential development.

INTENT:

To provide necessary institutional support uses to newly-developing neighborhoods.

POLICY D-8: PERMIT ATTACHED AND MULTIFAMILY DEVELOPMENT, PROVIDED EXCEPTIONAL HOUSING DESIGN AND SITE PLANNING TECHNIQUES ARE EMPLOYED TO ACHIEVE COMPATIBILITY.

LAND USE APPLICATION:

Single family attached and multifamily residential development.

INTENT:

To recognize modern innovation in site development.

To encourage exceptional design standards in housing development.

POLICY D-9: WHERE A RESIDENTIAL PROJECT HAS A SIGNIFICANT INCREASE IN DENSITY FROM A SURROUNDING NEIGHBORHOOD, THE PROJECT SHOULD PROVIDE DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET, RATHER THAN SHARE THE LOCAL STREET NETWORK OF AN ADJOINING NEIGHBORHOOD.

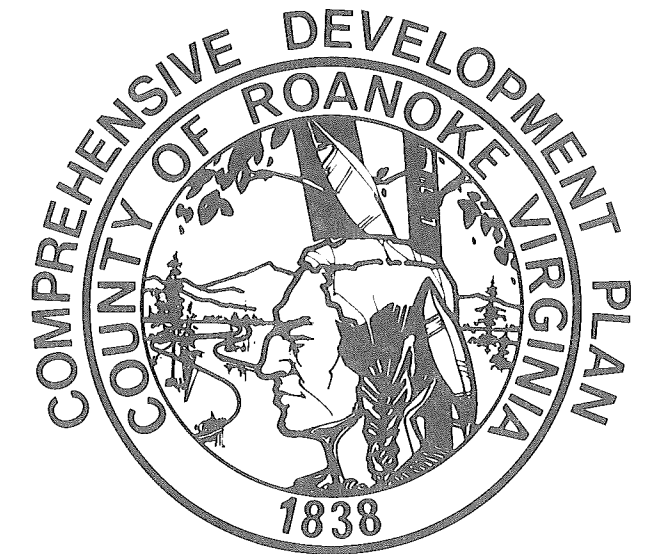
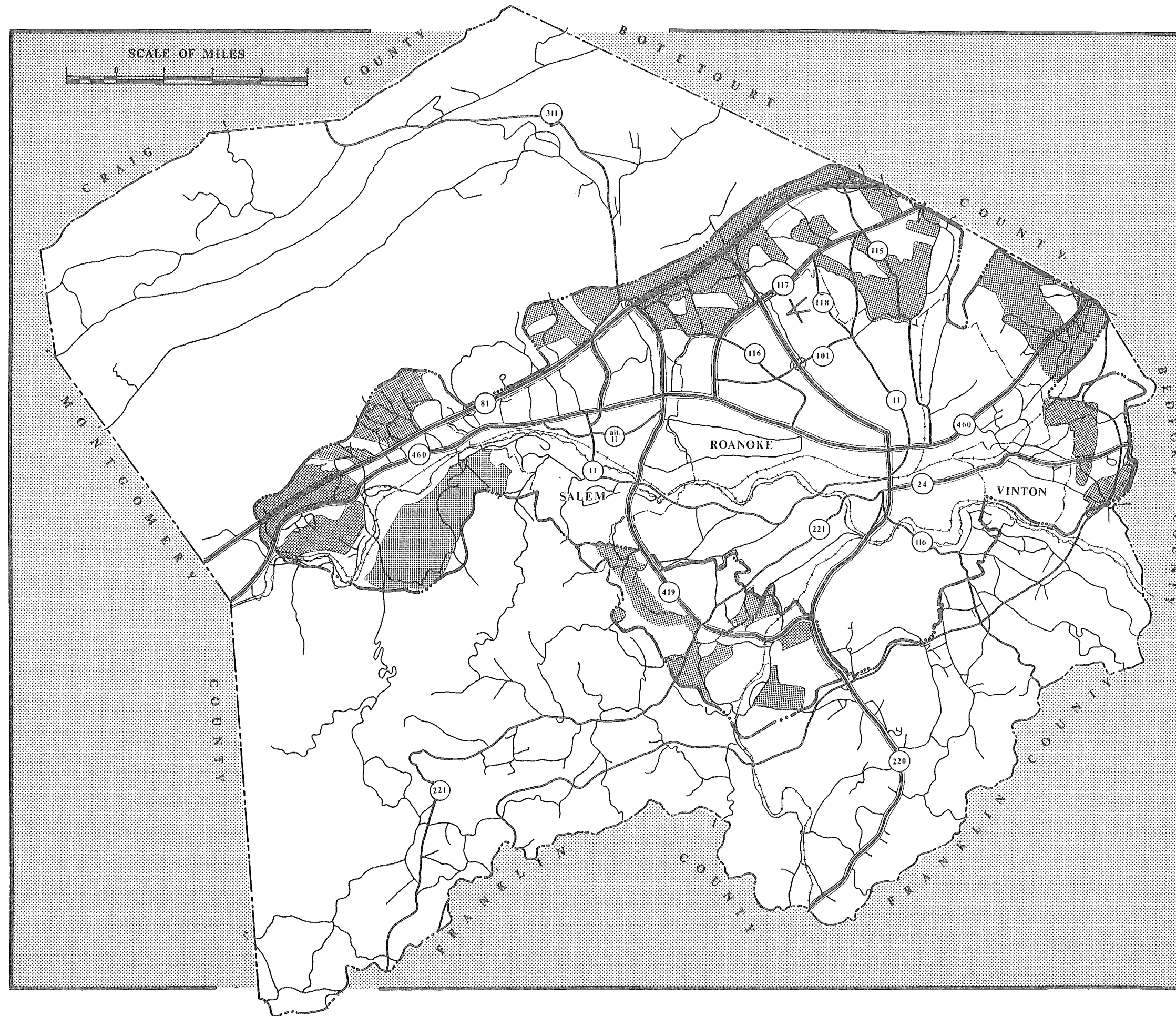
LAND USE APPLICATION:

All residential development.

INTENT:

To prevent encroachment of incompatible densities in established neighborhoods.

To manage traffic impact.



DEVELOPMENT

GENERALIZED FUTURE
LAND USE LOCATION



DIVISION OF URBAN AND
RURAL DEVELOPMENT SECTORS

FUTURE LAND USE

GUIDELINES: TRANSITION

LAND USE DESIGNATION

The Land Use Plan designates certain highway frontage strips and, in some cases, certain parcels which serve as buffers between high intensity development (e.g., industry) and low intensity development (e.g., residence). This Transition designation delineates highway frontage and buffer parcels where orderly land development is encouraged. Locations are confined to the urbanizing sections of the County.

LAND USE DETERMINANTS

The Land Use Plan prescribes the location of Transition areas according to various factors, as follows:

HIGHWAY FRONTAGE. Locations where properties have direct frontage and access to an arterial or major collector street.

LAND USE PATTERN. Locations where a strip pattern of development has occurred or where future development pressures may cause such a pattern to occur.

EXISTING ZONING. Locations where strip commercial zoning has been instituted.

SURROUNDING LAND USE. Locations which serve as logical buffer strips between conflicting land use groups (e.g., industry and residence).

TOPOGRAPHY. Locations which are physically oriented toward the major frontage street.

URBAN SECTOR. Locations within the projected urban service area.

LAND USE TYPES

The Land Use Plan differentiates the following land use types as desirable within Transition areas:

Office and Institutional Uses - particularly planned office parks and large independent facilities in park-like surroundings.

Retail Uses - to a limited degree if clustered or within a planned shopping center.

Multifamily Residential - planned garden apartments at a very high density of up to 24 units per acre.

Single-Family Attached Residential - planned townhouse communities of six or more units per acre.

Parks - public facilities and private, outdoor recreational activities, such as golf courses, tennis courts, and swimming pools.

LAND USE PRINCIPLES

The Land Use Plan recognizes certain principles of highway frontage and buffer development, as summarized below:

1. Transition areas are usually stripped along entry ways to the County's urban Core centers.
2. Haphazard commercial strip development can lead to the decline of central shopping areas, such as those found in Core locations.
3. Highway frontage location does not necessitate development of land for retail uses; a range of plausible alternatives exist.
4. Land use intensity can be purposely organized to help improve compatibility among various conflicting developments (e.g., an office is an intermediate buffer use between an industry and a residence).

LAND USE GUIDELINES

The following policies guide the future use and development of Transition areas:

POLICY TR-1: PREVENT HAPHAZARD COMMERCIAL SPRAWL ALONG MAJOR HIGHWAY STRIPS.

LAND USE APPLICATION:

Free-standing retail uses.

INTENT:

To maintain the vitality of prime retail areas in Core locations and within major shopping centers.

POLICY TR-2: ENCOURAGE NEW RETAIL USES TO DEVELOP IN PLANNED SHOPPING CENTERS OR IN PLANNED GROUPINGS OF INDEPENDENT BUILDINGS.

LAND USE APPLICATION:

Retail uses.

INTENT:

To permit controlled development of retail uses outside of Core location.

To prevent commercial sprawl.

POLICY TR-3: WHERE OPPORTUNITY EXISTS, RESERVE FRONTAGE STRIPS FOR MAJOR OFFICE FACILITIES.

LAND USE APPLICATION:

Office uses.

INTENT:

To provide sufficient land area for office expansion.

To recognize the high compatibility of office development along highway strips.

POLICY TR-4: ENCOURAGE THE DEVELOPMENT OF PLANNED RESIDENTIAL PROJECTS WITH CONTROLLED, COMMON ACCESS TO MAJOR FRONTAGE STREETS; CONVERSELY, DISCOURAGE THE SUBDIVISION OF INDIVIDUAL FRONTAGE LOTS FOR SINGLE FAMILY HOUSING.

LAND USE APPLICATION:

High density residential uses.

Single family residential uses.

INTENT:

To provide development opportunities for high density housing.

To maintain safe and efficient traffic flow.

POLICY TR-5: LIMIT THE CONVERSION OF DETACHED HOUSING UNITS INTO RETAIL AND OFFICE USES, UNLESS SITES ARE COMBINED TO CREATE UNIFIED DEVELOPMENT PROJECTS.

LAND USE APPLICATION:

Retail uses.

Office uses.

INTENT:

To promote harmony of highway frontage development.

To recognize problems associated with continuing single family residential use directly fronting major highways--noise, safety, air emission, etc.

To maintain safe and efficient traffic flow.

POLICY TR-6: PERMIT, TO A VERY LIMITED EXTENT, THE DEVELOPMENT OF LIGHT INDUSTRIAL PARKS PROVIDED EXCEPTIONAL DESIGN MEASURES WOULD ASSURE COMPATIBILITY WITH ADJACENT PROPERTIES.

LAND USE APPLICATION:

Light industrial uses.

INTENT:

To permit flexibility in location of industry outside Principal Industrial locations.

POLICY TR-7: COORDINATE VEHICULAR AND PEDESTRIAN MOVEMENT AMONG ADJACENT SITES: PROVIDE SHARED ACCESS AND PARKING AGREEMENTS WHERE POSSIBLE, LIMIT THE FREQUENCY OF DRIVEWAY OPENINGS, AND ESTABLISH MINIMUM FRONTAGE LOT WIDTHS.

LAND USE APPLICATION:

All land uses.

INTENT:

To provide safe and efficient movement of vehicular and pedestrian traffic.

POLICY TR-8: ENHANCE THE QUALITY OF HIGHWAY FRONTAGE DEVELOPMENT, PARTICULARLY WITH RESPECT TO THE FOLLOWING ITEMS:

Signs should be kept to a minimum and not detract from passing motorists.

Front yards should be landscaped and maintained.

Outstanding vistas should be protected.

Natural site features should be conserved as amenities to development.

Building facades should be prominent from street view, rather than signs, parking lots, and driveways.

LAND USE APPLICATION:

All land uses.

INTENT:

To protect the visual character of highway frontage.

To coordinate the design of individual projects.

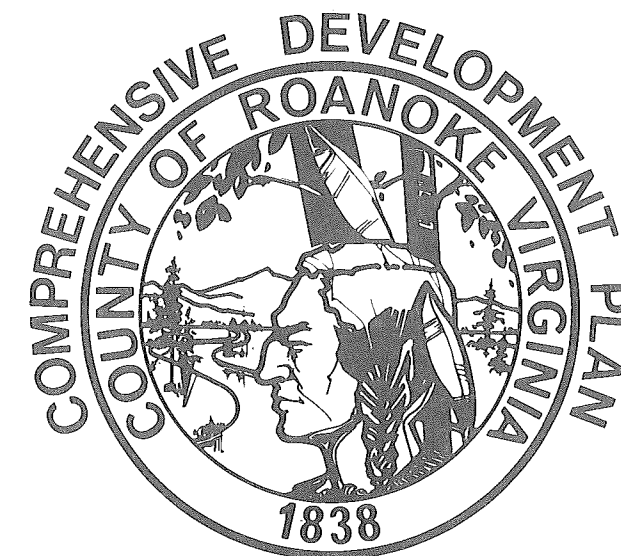
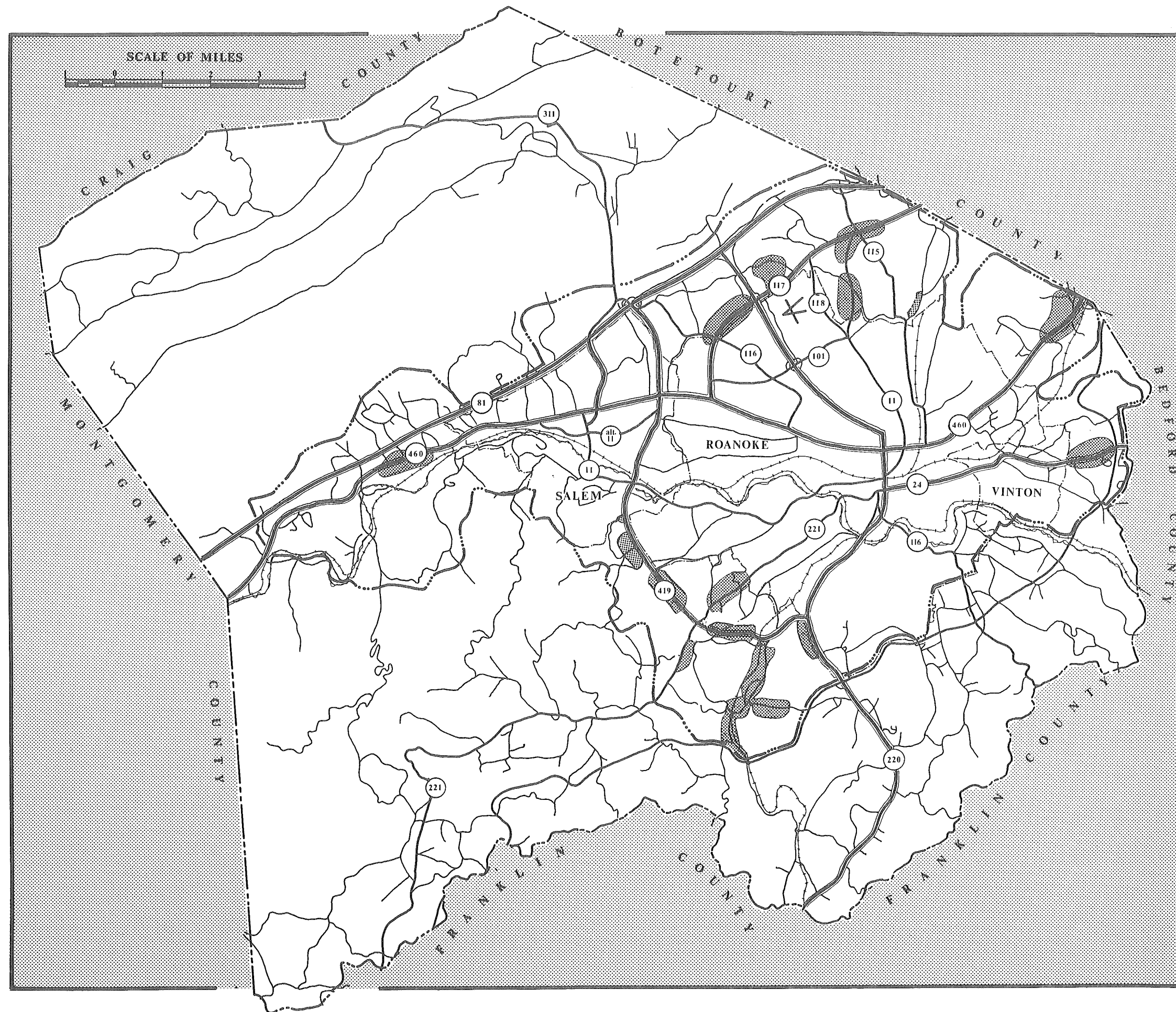
POLICY TR-9: PROVIDE STRICT SCREENING AND BUFFERING STANDARDS ALONG THE REAR PROPERTY LINES WHERE FRONTAGE DEVELOPMENT BACKS UP TO LESS INTENSIVE RESIDENTIAL USES.

LAND USE APPLICATION:

All land uses, except low density residential.

INTENT:

To minimize land use disturbances (noise, light, privacy, litter, etc.) to properties adjacent to highway frontage.



TRANSITION

GENERALIZED FUTURE
LAND USE LOCATION



DIVISION OF URBAN AND
RURAL DEVELOPMENT SECTORS

FUTURE LAND USE

GUIDELINES: CORE

LAND USE DESIGNATION

The Land Use Plan designates centralized locations that are suited for a mix of high intensity urban uses, particularly commercial and multifamily residential. This Core designation delineates suburban centers that provide a focus of activity and identity to surrounding communities and that complement the central business districts of downtown Roanoke, Salem, and Vinton. Locations are confined to the urbanizing sections of the County.

LAND USE DETERMINANTS

The Land Use Plan prescribes the location of Core areas according to various factors, as follows:

ACCESSIBILITY. Locations accessible by an arterial street system.

POPULATION CENTER. Centralized locations within the projected population concentrations.

LAND USE PATTERN. Locations where commercial and high density residential uses have been developed or will likely be developed.

EXISTING ZONING. Locations where commercial and multifamily residential zoning are established.

URBAN SECTOR. Locations within the projected urban service area.

LAND USE TYPES

The Land Use Plan differentiates the following land use types as desirable within Core areas:

Multifamily Residential Uses at a very high density of 12-24+ units per acre (garden apartments) and to a limited extent, mid-rise apartments (more than three stories).

Single Family Attached Residential at a high density of 6+ units per acre (townhouses and patio homes).

Shopping Centers, as generally defined here:

	<u>Neighborhood Center</u>	<u>Community Center</u>	<u>Regional Center</u>
Leading Tenant	Supermarket or drugstore	Variety store or small department store	One or more major department stores
Total No. of Stores	5-15	15-40	40+
Service Area	$\frac{1}{2}$ -2 mile radius	2-4 mile radius	4+ mile radius
Population Support Needed	2,500- 35,000 persons	35,000- 150,000 persons	150,000+ persons
Gross Floor Area	30,000- 100,000 sq. ft.	100,000- 300,000 sq. ft.	300,000+ sq. ft.
Site Area	3-10 acres	10-30 acres	30+ acres

General Retail Shops and Personal Services that are not within a planned shopping center are encouraged to cluster within Core areas.

Office and Institutional Uses.

LAND USE PRINCIPLES

The Land Use Plan recognizes certain principles of urban core development, as summarized below:

1. The bulk of projected growth is at or beyond the fringe of the incorporated areas in the County; centralized Core areas are necessary to provide retail trade centers for the newly-developing fringe.
2. There is an increasing demand for high density residential uses and a limited supply of suitable sites; the Core areas can supply development opportunities where issues of surrounding land use compatibility are minimal.
3. The potential for commercial and residential sprawl is lessened by channeling high intensity urban uses into compact, defined locations.

LAND USE GUIDELINES

The following policies guide the future use and development of Core areas:

POLICY C-1: ENCOURAGE THE DEVELOPMENT OF INTENSIVE, MIXED-USE URBAN DEVELOPMENT IN DESIGNATED CORE AREAS.

LAND USE APPLICATION:

Shopping centers and general retail.

Office and institutional.

Very high density multifamily residential.

High density single family attached residential.

INTENT:

To provide retail centers that serve the growing suburban population of Roanoke County.

To recognize the suitability of multifamily housing to coexist with commercial uses.

To develop a focus for each of the County's suburban communities.

To provide fiscal balance, generate increased tax revenues, and efficiently deliver high-capacity public utilities and services.

POLICY C-2: SERVE EACH CORE AREA BY AN ARTERIAL OR HIGHER GRADE STREET.

LAND USE APPLICATION:

Shopping centers and general retail.

Office and institutional.

Multifamily residential.

Single family attached residential.

INTENT:

To provide sufficient street capacities to handle the high traffic generation of Core development.

POLICY C-3: LINK THE COUNTY CORES WITH THE CITIES OF ROANOKE AND SALEM, AND THE TOWN OF VINTON BY PUBLIC TRANSIT SERVICE.

LAND USE APPLICATION:

Shopping center, general retail, retail convenience, and personal services.

INTENT:

To provide Roanoke Valley shoppers maximum access to retail centers.

POLICY C-4: COORDINATE THE DESIGN OF COMMERCIAL SITES, PARTICULARLY IN REGARDS TO THE FOLLOWING ITEMS:

site to site movement for vehicles, pedestrian, and bicycles should be easy;

vehicular access points to public streets should be kept to a minimum and if feasible, shared among sites;

building size, shape, height, and materials should complement adjacent buildings;

signs should enhance the overall character of the Core district and not be a visual detraction for motorists;

natural site amenities, especially slope and trees, should be conserved to the maximum practical extent.

LAND USE APPLICATION:

Shopping centers and general retail.

Office and institutional.

INTENT:

To encourage harmonious development.

To provide safe access and minimize congestion.

POLICY C-5: PROVIDE SEPARATION, SCREENING, AND BUFFERING ALONG THE EDGE OF CORE AREAS FOR THE PURPOSE OF REDUCING NUISANCES WITH LESS INTENSIVE DEVELOPMENT, PARTICULARLY SINGLE FAMILY DETACHED RESIDENTIAL.

LAND USE APPLICATION:

Shopping centers and general retail.

Office and institutional.

Multifamily residential.

Single family attached residential.

INTENT:

To protect adjoining neighborhoods from intensive Core development.

POLICY C-6: ENCOURAGE THE DEVELOPMENT OF HIGH DENSITY RESIDENTIAL IN CORE AREAS, YET PROVIDE PROTECTIVE SAFEGUARDS FROM ADJOINING COMMERCIAL LAND USE DISTURBANCES.

LAND USE APPLICATION:

Multifamily residential.

Single family attached residential.

INTENT:

To protect residents of multifamily projects from the disturbing effects of nearby commercial activities--lighting, noise, odors, litter, etc.

To provide market support for nearby retail centers.

To encourage infill of developable land in Core areas where retail development is not feasible.

POLICY C-7: ESTABLISH LANDMARKS--PUBLIC BUILDINGS, MONUMENTS, SQUARES, MINI-PARKS, ETC.--THAT WOULD STRENGTHEN THE IDENTITY OF COMMUNITY CORE AREAS.

LAND USE APPLICATION:

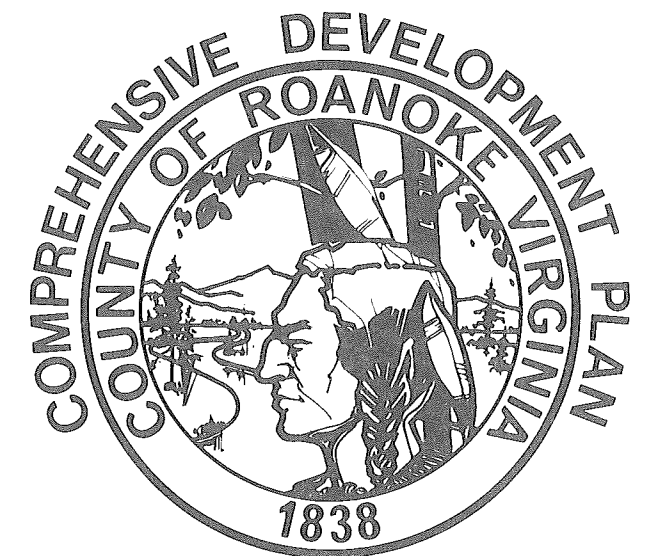
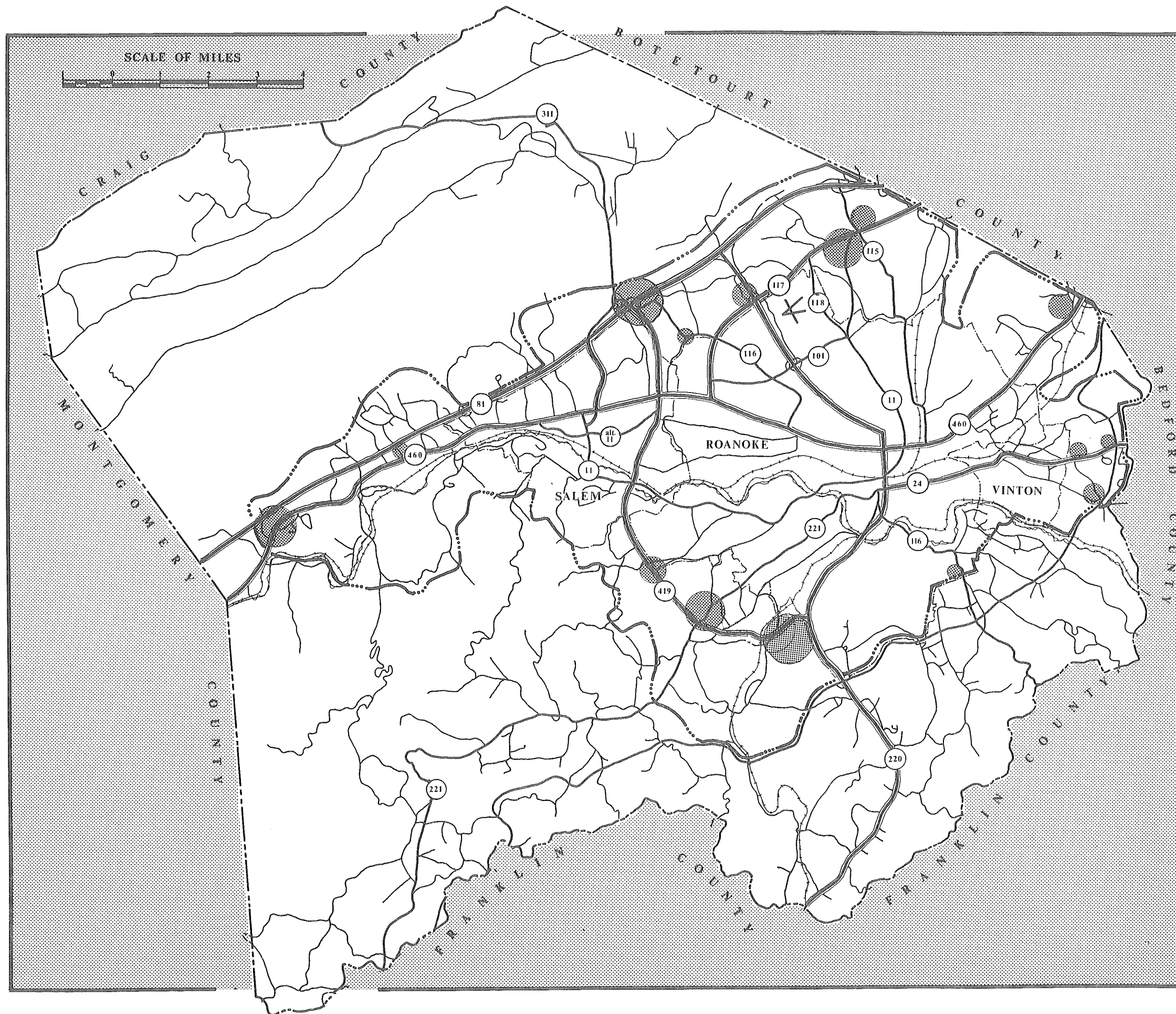
Public institutional.

Public parks and open spaces.

INTENT:

To provide a focal point to each of the County's suburban communities.

To create readily recognizable centers of community pride.



CORE

GENERALIZED FUTURE
LAND USE LOCATION



DIVISION OF URBAN AND
RURAL DEVELOPMENT SECTORS

FUTURE LAND USE

GUIDELINES: PRINCIPAL INDUSTRIAL

LAND USE DESIGNATION

The Land Use Plan designates certain areas that are best suited for the development of major industry. This Principal Industrial designation delineates confined areas that are distributed throughout the urbanizing sectors of the County where industrial sites may be clustered. The Plan delineates five locations to accommodate future industrial growth:

1. Glenvar Industrial Area, immediately west of Salem, following the rail lines, and beyond the perimeter of the Roanoke River corridor.
2. Airport Industrial Area, from the Peters Creek Road interchange of I-581, north to I-81.
3. North County Industrial Area, near the Plantation Road interchange of I-81.
4. Hollins Industrial Area, along the rail lines, east of Hollins Road.
5. Southwest Industrial Area, along the rail line corridor, west of Starkey Road.

LAND USE DETERMINANTS

The Land Use Plan prescribes the location of the Principal Industrial areas according to various factors, as follows:

EXISTING LAND USE PATTERN. Locations where industry has historically developed.

EXISTING ZONING. Locations where industrial zoning has already been established.

POTENTIAL INDUSTRIAL SITES. Locations identified by the Roanoke County industrial sites inventory as having potential for future industrial development.

EMPLOYMENT CENTERS. Locations where there is an abundance of labor-intensive industry.

TOPOGRAPHY. Locations where land is generally flat or gently sloping (less than 10% slope).

FLOOD HAZARD PREVENTION. Locations outside of the floodplain.

RESOURCE PROTECTION. Locations where valuable resources are not threatened.

WATER SUPPLY. Locations where capacity is sufficient or where future improvement to capacity is proposed.

SEWER SERVICE. Locations served by public sewer or where extension of service is proposed.

ACCESS. Locations accessible by sufficient public street capacity or where improvements are feasible.

TRANSPORTATION CENTERS. Locations within close proximity to rail, airport, and major street systems.

URBAN SECTOR. Locations within the projected urban service area.

LAND USE TYPES

The Land Use Plan differentiates the following land use types as desirable within Principal Industrial areas:

Agricultural Industries which involve the manufacturing, storage, marketing, and wholesaling of agricultural products. These types of industry may be located outside of the Principal Industrial areas, within the rural sectors.

Small Industries which serve a very localized market area. These types of industry may be permitted to a limited extent outside of the Principal Industrial areas.

Mining and Extraction which locate according to the availability of natural resources. These types of industry are therefore exempt from confinement to Principal Industrial areas.

Conventional Industries such as freestanding factories, warehouses, wholesalers, storage yards, etc. are encouraged to develop in Principal Industrial areas.

Industrial Parks where large tracts of land are subdivided and developed according to a unified plan and used by a community of industries. These types of industry are encouraged to develop in Principal Industrial areas.

Planned Employment Centers of mixed land uses, primarily including industrial parks and clustered sites but also including supporting retail services. This type of development is highly encouraged in all Principal Industrial areas.

LAND USE PRINCIPLES

The Land Use Plan recognizes certain principles of industrial development and land use, as summarized below:

1. Expansion of industrial land usage is essential to the economic vitality of the Roanoke Valley.
2. The Roanoke Valley functions as a regional economic unit; the economy knows no jurisdictional limit.
3. The Land Use Plan must complement regional economic development activities of various agencies throughout the Roanoke Valley.
4. The County must compete with other jurisdictions within the region to capture a proportionate share of industrial growth.
5. Industrial development balances the County tax base, helping to finance public services demanded by residential growth.
6. The vast tracts of vacant land within the Principal Industrial areas create an opportunity for the County to develop primary employment centers for the region.
7. Recent technological innovations provide improved industrial performance by limiting noise, reducing air emissions, controlling waste discharges, and in general, improving the quality of environmental design; flexibility for industrial location is enhanced by improved methods to achieve compatibility.

LAND USE GUIDELINES

The following policies guide the future use and development of Principal Industrial areas:

POLICY I-1: MAXIMIZE THE OPPORTUNITIES FOR INDUSTRIAL DEVELOPMENT WITHIN PRINCIPAL INDUSTRIAL AREAS.

LAND USE APPLICATION:

All industrial uses.

INTENT:

To stimulate the economy of the Roanoke Valley.

To balance the County tax base.

To create jobs for Roanoke Valley residents.

**POLICY I-2: CLUSTER THE DEVELOPMENT OF INDUSTRIAL SITES
WITHIN PRINCIPAL INDUSTRIAL AREAS.**

LAND USE APPLICATION:

All industrial uses.

INTENT:

To reduce conflicts with adjacent, non-industrial land uses.

To provide efficient delivery of industrial-level public facilities and services.

**POLICY I-3: EXPAND NEW LOCATIONS FOR INDUSTRIAL GROWTH,
PARTICULARLY THE GLENVAR INDUSTRIAL AREA.**

LAND USE APPLICATION:

All industrial uses.

INTENT:

To provide land reserves for future industrial needs.

To recognize the locational suitability of the Glenvar area to accommodate new industrial development, especially rail access, flat topography, existing industrial zoning, and availability of potential industrial sites.

**POLICY I-4: PROVIDE SUFFICIENT WATER AND SEWER
CAPACITIES TO ACCOMMODATE FULL INDUSTRIAL DEVELOPMENT OF
DESIGNATED PRINCIPAL INDUSTRIAL AREAS.**

LAND USE APPLICATION:

All industrial uses.

INTENT:

To provide services which are basic to industrial land development.

To manage the location and timing of industrial development.

POLICY I-5: DISPERSE THE LOCATION OF INDUSTRIAL EMPLOYMENT CENTERS THROUGHOUT THE URBANIZING SECTORS OF THE COUNTY.

LAND USE APPLICATION:

All major industrial uses.

INTENT:

To create employment centers within convenient proximity to residential growth centers.

To disperse the heavy traffic generation of industrial uses.

POLICY I-6: PREVENT DISRUPTIONS OF NATURAL PROCESSES CAUSED BY HEAVY INDUSTRIAL OPERATIONS.

LAND USE APPLICATION:

Heavy manufacturing industry.

INTENT:

To provide protective safeguards to the groundwater supplies.

To prevent the degradation of surface water bodies, particularly the Roanoke River.

To monitor the quality of air.

To prevent the contamination of soils.

POLICY I-7: ESTABLISH INDUSTRIAL PERFORMANCE STANDARDS RELATED TO NOISE, ODOR, EMISSIONS, AND WASTE DISPOSAL.

LAND USE APPLICATION:

All manufacturing industry.

INTENT:

To ensure the environmental compatibility of manufacturing activities.

To reduce pollution.

To provide protective measures that improve compatibility with non-industrial uses in nearby locations.

To control the disposal of hazardous wastes.

POLICY I-8: PROVIDE FLEXIBILITY FOR CERTAIN INDUSTRIAL USES TO LOCATE OUTSIDE THE DESIGNATED PRINCIPAL INDUSTRIAL AREAS.

LAND USE APPLICATION:

Agricultural industry.

Mining and extraction.

Small-scale industry.

Special research facilities with unusual locational requirements.

Exceptionally designed office, research, and light industrial parks.

INTENT:

To recognize the unique locational requirements of certain industrial uses.

POLICY I-9: PROHIBIT INDUSTRIAL DEVELOPMENT ADJACENT TO RESIDENTIAL USES, UNLESS EXCEPTIONAL DESIGN MEASURES ARE APPLIED TO ACHIEVE COMPATIBILITY.

LAND USE APPLICATION:

All industrial uses, particularly small-scale industries in mixed land use areas.

INTENT:

To prevent the encroachment of industrial uses in established residential locations.

POLICY I-10: PROHIBIT RESIDENTIAL GROWTH IN DESIGNATED PRINCIPAL INDUSTRIAL AREAS.

LAND USE APPLICATION:

New residential development.

INTENT:

To prevent encroachment of uses which are not compatible with industry.

To maintain the limited supply of industrial land.

POLICY I-11: DISCOURAGE RETAIL DEVELOPMENT IN PRINCIPAL INDUSTRIAL AREAS UNLESS SUPPORTIVE OF THE AREA NEEDS.

LAND USE APPLICATION:

General retail uses.

INTENT:

To promote the development of Planned Employment Centers.

To maintain the limited supply of industrial land.

To discourage the intrusion of incompatible land uses into industrial locations.

POLICY I-12: ENCOURAGE THE CONVERSION AND REDEVELOPMENT OF EXISTING RESIDENTIAL AND RETAIL USES IN PRINCIPAL INDUSTRIAL AREAS.

LAND USE APPLICATION:

Existing residences.

Existing business that are unrelated to industrial needs.

INTENT:

To broaden opportunities for industrial development.

To reduce future conflicts of existing development.

POLICY I-13: COORDINATE THE INDUSTRIAL LAND USE PLANNING PROCESS WITH THE PROGRAMS OF REGIONAL ECONOMIC DEVELOPMENT AGENCIES.

LAND USE APPLICATION:

All industrial uses.

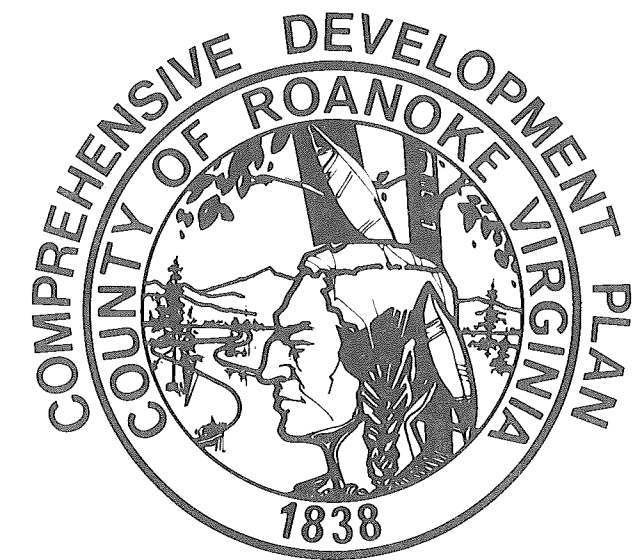
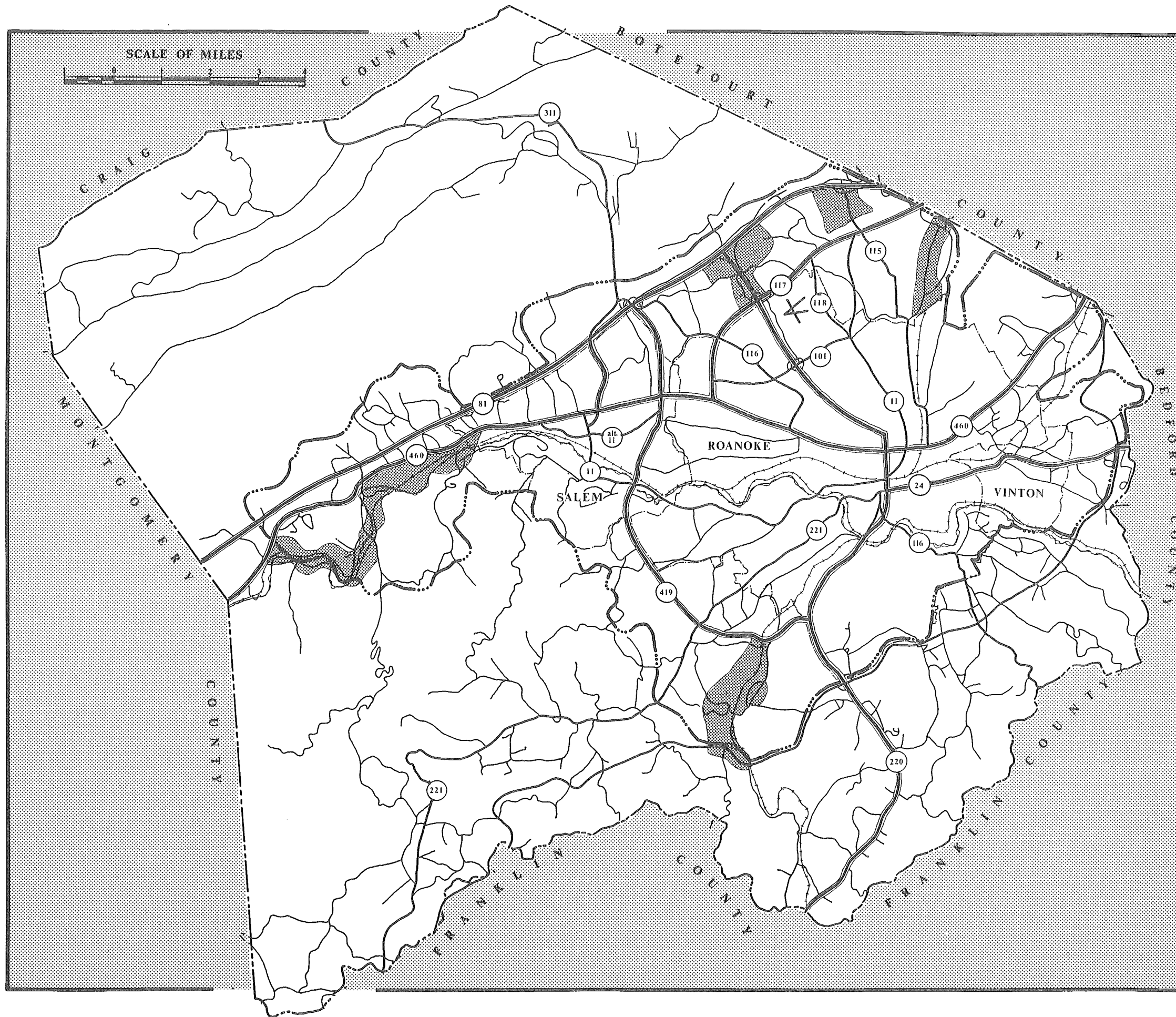
INTENT:

To provide a land use framework which supports the objectives of the Roanoke County Economic Development Strategy.

To provide land use planning assistance to the Regional Partnership, the Roanoke County Industrial Development Authority, and the Roanoke County Economic Development Division.

To provide land use assistance to private industrial developers.

To assist the development of potential industrial sites identified by the County inventory.



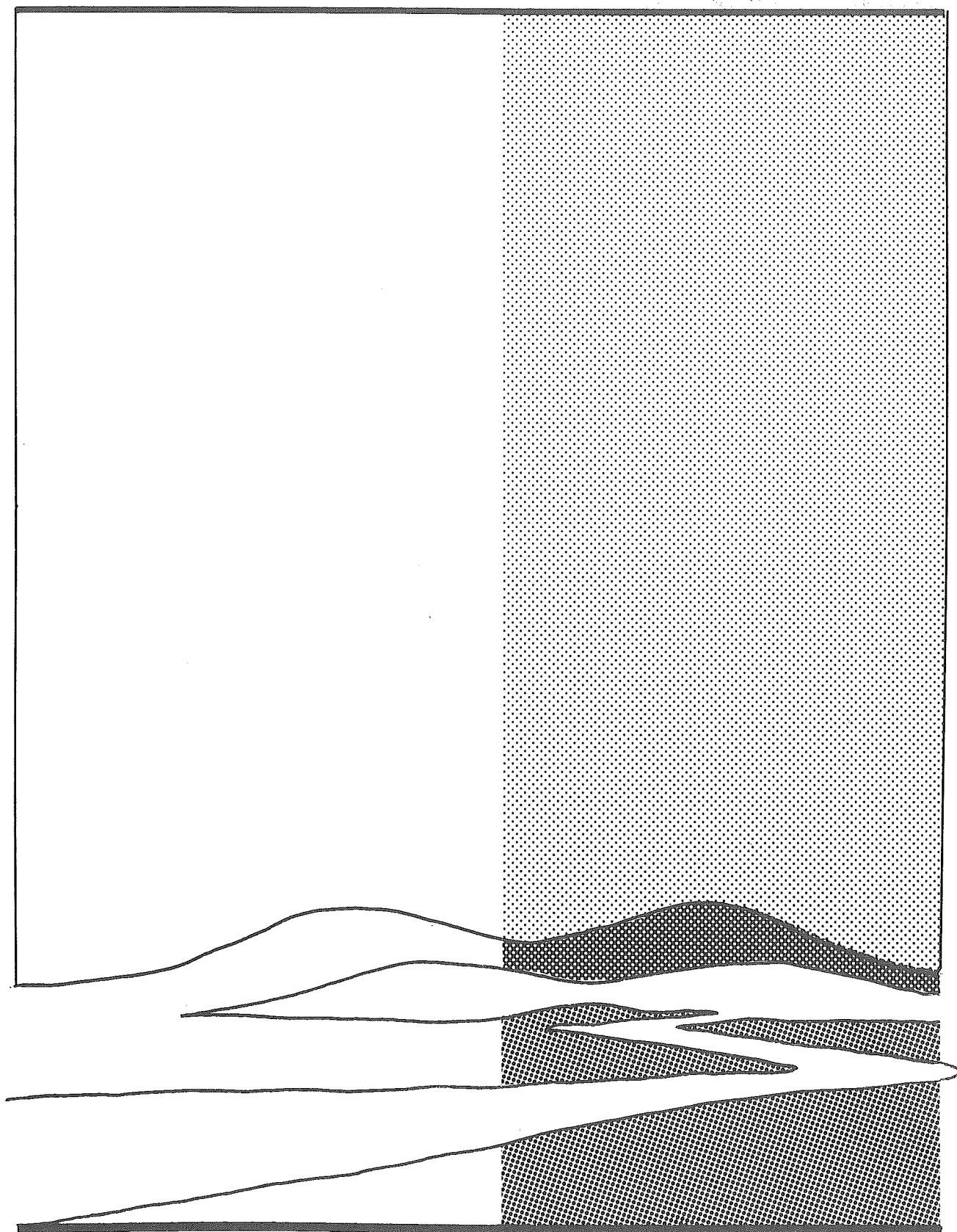
PRINCIPAL INDUSTRIAL

GENERALIZED FUTURE
LAND USE LOCATION



DIVISION OF URBAN AND
RURAL DEVELOPMENT SECTORS

FUTURE LAND USE



3.

RESOURCE PROTECTION GUIDE

INTRODUCTION

PURPOSE

Roanoke County abounds in natural and cultural resources. There is concern that unplanned development could jeopardize the County's irreplaceable resources. In response to this concern, the County Land Use Plan contains this guide to direct future land use activities so as to protect natural and cultural resources. It is intended that this guide will work in conjunction with the other sections of the Plan, acting as overlay guidelines for land uses.

GOALS

County land use should achieve these goals for resource protection:

Protect Roanoke County's finite natural and cultural resources from the potentially detrimental effects of urban growth and development.

Maximize the public benefit, enjoyment, and responsible use of Roanoke County's protected resources.

Enhance the quality of Roanoke County's valuable environmental resources.

RESOURCE PRIORITIES

The following resources have been identified as valuable to the County and in need of protection:

Open space

Watersheds containing impoundments for public water supply

Groundwater recharge areas

Critical slopes

Floodplains and natural drainage corridors

River, streams, and lakes

Woodlands

Prime agricultural land

Significant historical or archaeological sites

Unique natural resource areas

Air quality

RESOURCE PROTECTION STRATEGY

For each resource to be protected, this guide notes the purpose of protecting the resource and policy questions surrounding the resource. The guide then notes the policy guidelines that have been compiled for the purpose of protecting that resource. Implementation strategies for the guidelines will vary as needed; however, it is intended that the zoning ordinance will be the primary implementation tool.

GUIDELINES: OPEN SPACE

ISSUES

1. Purpose of open space

- a. Protection of open space is the conservation of an amenity.
- b. It is an essential element in the urban design process.
- c. It can help establish an identity for a community and can draw people to the area.
- d. It provides a vital environmental function of protecting water quality and quantity.

2. Policy questions surrounding open space

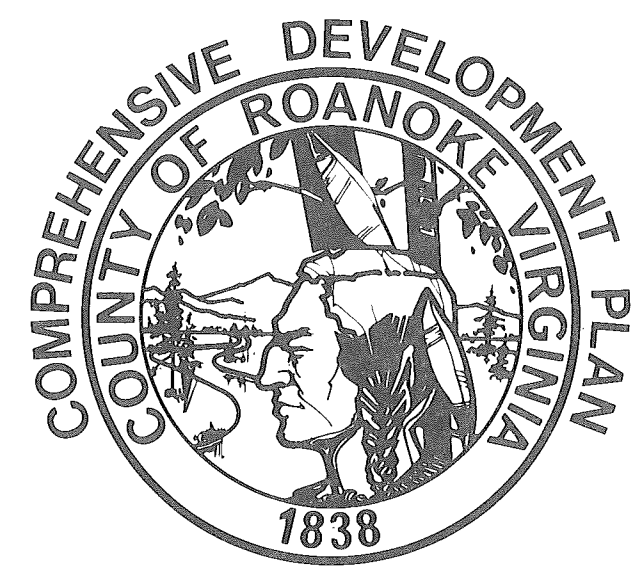
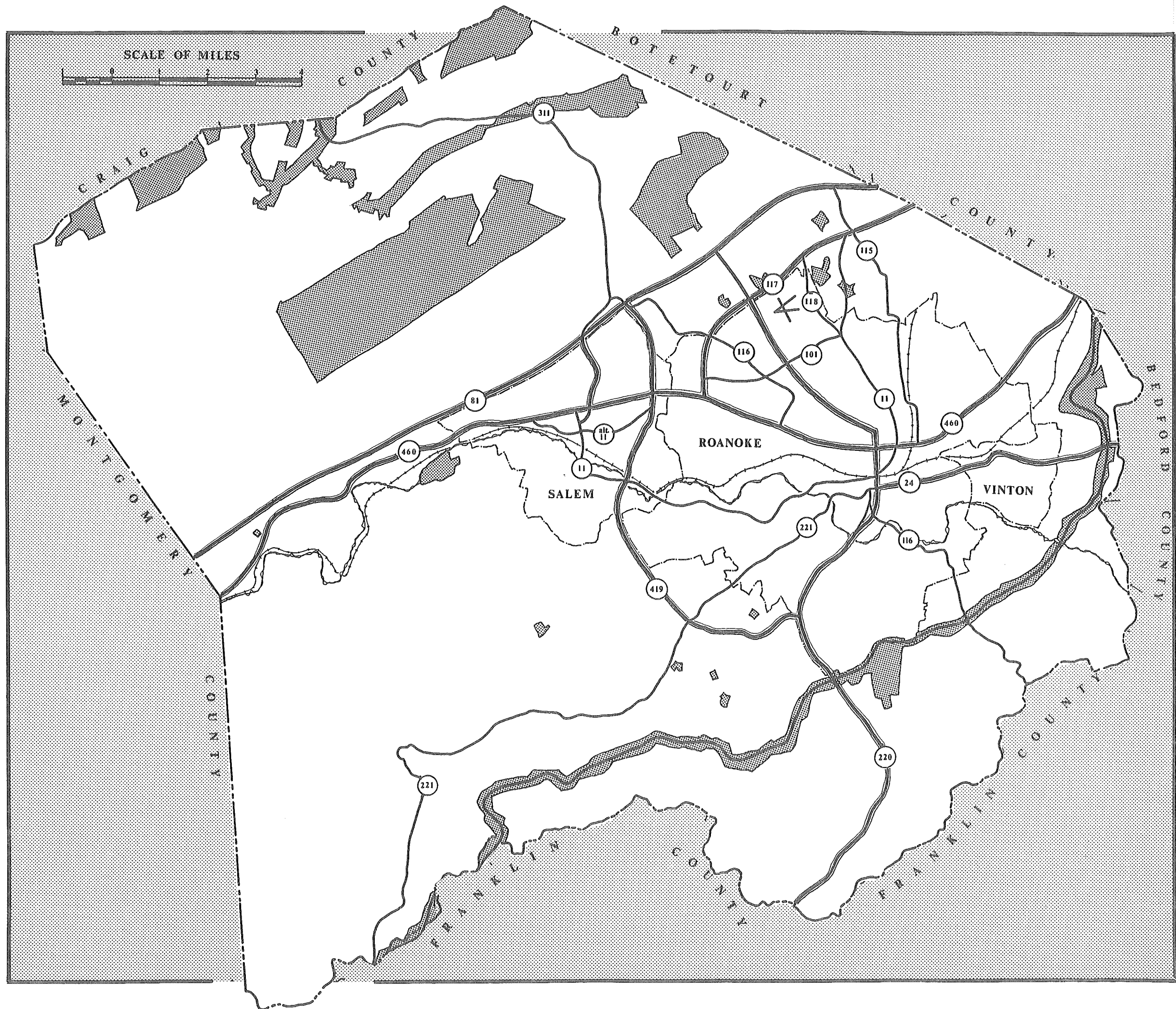
- a. How much open space should be protected in an urbanizing area? How may open space and development be balanced?
- b. How does the existence of governmentally controlled forest land in the County effect land use goals and policies?
- c. Would scenic and other bikeway designations for various secondary highways in the County be desirable?
- d. How can the locality best deal with the recreation equity problem that may arise? Poorer residents are less likely to be able to afford private facilities, thus their need for public facilities is greater.

3. Regulatory concerns regarding open space

- a. Private recreation facilities decrease the pressure on public facilities that residential development brings.
- b. A developer can donate public parks/open space, but local government can only require the developer to provide private facilities for his own development.


POLICY GUIDELINES

1. The provision of open space in a development shall be encouraged through land use regulations, e.g., screening and buffering, percentage of land covered in buildings/pavements, bonus densities for provision of amenities, etc.
2. Open space is an appropriate use of environmentally sensitive areas, such as floodplain, drainage swales, steep slopes, unstable soils, among others, and shall be encouraged in these areas.
3. Open spaces contained within planned residential, commercial, and industrial areas shall be maintained by the owner through an approved and recorded homeowner's agreement.
4. The County shall continue to review and make comment on forest management plans and environmental impact statements issued by the U. S. Forest Service on national forest land within the County boundaries.
5. The County shall work with the Virginia Commission on Outdoor Recreation to establish the potential benefits of scenic highway and bikeway designations and determine if it would be appropriate for the County to apply for such designations.
6. The County shall adopt standards for the appropriate number of acres of parks and open space per County resident and implement the Roanoke County Plan for Parks (June 1985) to meet these standards within a specific time period.
7. The County shall adopt regulations permitting the donation of land in major developments for private recreation or open space uses.



RECREATIONAL RESOURCES

OPEN SPACE



RESOURCE PROTECTION

GUIDELINES: WATERSHEDS

ISSUES

1. Purpose of watershed protection
 - a. Watershed protection preserves water quality.
 - b. Watershed protection preserves the aesthetic qualities of the area.
 - c. Watershed protection can help create limited recreation facilities and possible secondary development as a result of increased recreation opportunities, such as vacation homes or convenience stores.
2. Policy questions surrounding watershed protection
 - a. What are the effects of various land uses, such as industry, on water quality and quantity? Subsequently, what types of land uses are appropriate for watersheds containing impoundments for public water supply?
 - b. How should recreational use of impoundments be controlled (e.g., would boats or swimming be allowed in the area)?
 - c. What is the impact of County development on water supply and flood control of neighboring jurisdictions?

POLICY GUIDELINES

1. The County shall evaluate the impacts of present and proposed land uses on public water supply watersheds and establish a schedule of land uses which should be allowed (e.g., recreation), allowed with special restrictions (e.g., very low density residential), or prohibited from these areas (e.g., low density residential).
2. Land management standards (based upon Best Management Practices of the State Water Control Board) shall be developed for land uses permitted within public water supply watersheds to prevent non-point source pollution.
3. Land disturbance and disruption of existing vegetation in public water supply watersheds shall be kept to a minimum and new landscaping shall be designed to serve the primary purpose of preserving water quality and quantity.
4. Land application of fertilizer, pesticides or other chemicals shall be controlled within public water supply watersheds.
5. Initial planning for new impoundments shall include a review by the Roanoke County Planning Commission pursuant to § 33.1-456 of the Code of Virginia to determine which recreation activities can take place without disrupting water quality. The Commission shall also plan for controlling secondary impacts of new recreation developments, such as traffic.
6. The County shall continue to participate in region-wide water supply studies.

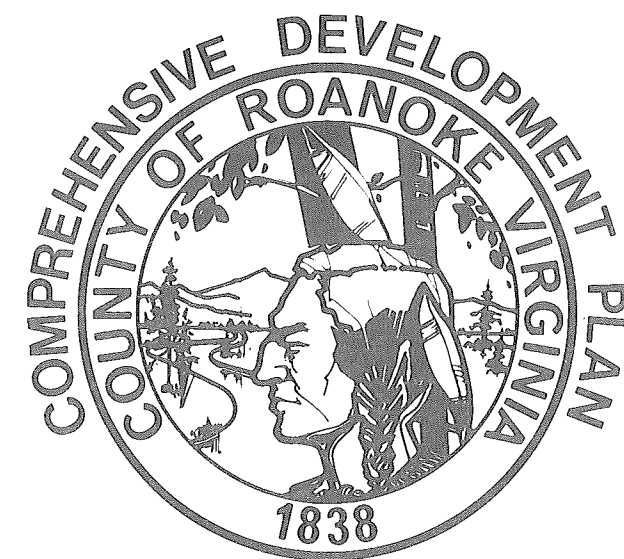
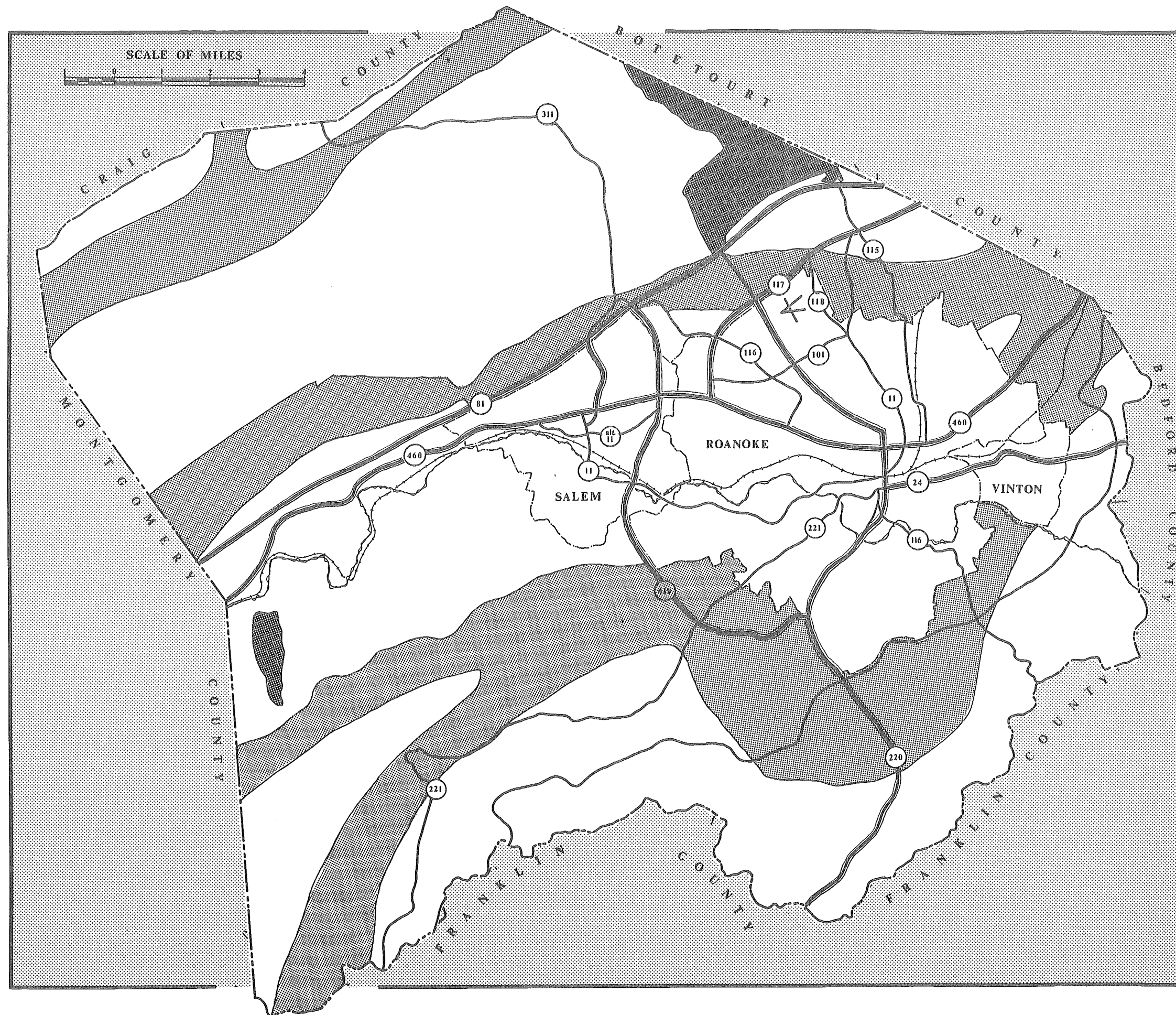
GUIDELINES: GROUNDWATER RECHARGE AREAS

ISSUES

1. Purpose of protecting groundwater recharge areas
 - a. The protection of groundwater recharge areas preserves water quality and quantity.
 - b. The protection of groundwater recharge areas preserves the aesthetic qualities of the surroundings.
 - c. Groundwater recharge areas are an important element in a balanced ecological system and support wildlife and vegetation.
2. Policy issues surrounding groundwater recharge areas
 - a. What are the effects of various land uses, such as industry, on water quality and quantity? Subsequently, what types of land uses and corresponding construction design standards are appropriate for primary groundwater recharge areas?
 - b. What types of control need to be established for land uses presently located in these areas?
 - c. How can the County balance the trade-off between continuing development and protection of recharge areas?
 - d. Would it be appropriate for the County to urge the State Health Department to check septic systems on an ongoing basis to determine if they are operating correctly?

POLICY GUIDELINES

1. The County shall prepare a list of primary groundwater recharge areas in need of protection--based on factors which may include height of water table, soil types, type of nearby development, and distance from potential or existing public water supply, among others.
2. Regulations on septic systems shall be investigated in regard to the following aspects and adjusted accordingly (with groundwater protection as the primary criteria):
 - a. Are location and performance standards for septic systems adequate to prevent groundwater contamination?
 - b. Are the dimensions of minimum lot sizes sufficient for prevention of groundwater contamination?
 - c. Should septic systems be checked by state health officials or other officials on an ongoing basis to assure adequate performance?
3. The County should evaluate the impacts of various land uses on groundwater and establish a schedule of land uses which should be allowed, allowed with restrictions, or prohibited from these areas.
4. Use of chemicals or other potentially toxic materials in groundwater recharge areas, whether used in land application (e.g., agricultural uses), in manufacturing (e.g., industrial activities), or in storage (e.g., underground petroleum storage), shall be appropriately controlled.
5. Land disturbance and disruption of existing vegetation in groundwater recharge areas shall be kept to a minimum and new landscaping shall be designed to serve the primary purpose of preserving water quality and quantity.
6. Regulations on maximum lot coverages for land uses within groundwater recharge areas shall be established and the County shall encourage developers to use alternatives, such as permeable pavement for parking lots where paving cannot be avoided.
7. The County shall continue to participate in regional storm water management studies.



HYDROLOGICAL RESOURCES

GROUNDWATER RECHARGE
AREAS



PROTECTED WATERSHEDS



RESOURCE PROTECTION

GUIDELINES: CRITICAL SLOPES

ISSUES

1. Purpose of protecting critical slopes

- a. Regulations for slope development protect water quality and quantity (runoff and soil erosion can result from disturbances of steep slopes and can lead to increased flooding and surface water pollution elsewhere).
- b. Slope development regulations can minimize public and private damages and costs that can occur as a result of improper development (soil erosion, slope failure and increased runoff, among others).
- c. Critical slope protection preserves the aesthetic qualities of the area.
- d. The Virginia Department of Highways and Transportation will not accept or maintain roadways constructed on grades that are greater than 12% (VDH&T will allow roadways on grades up to 18% for sections of 300 feet in residential subdivisions).
- e. Emergency vehicles access may be hampered by critical slopes.

2. Policy questions surrounding critical slopes

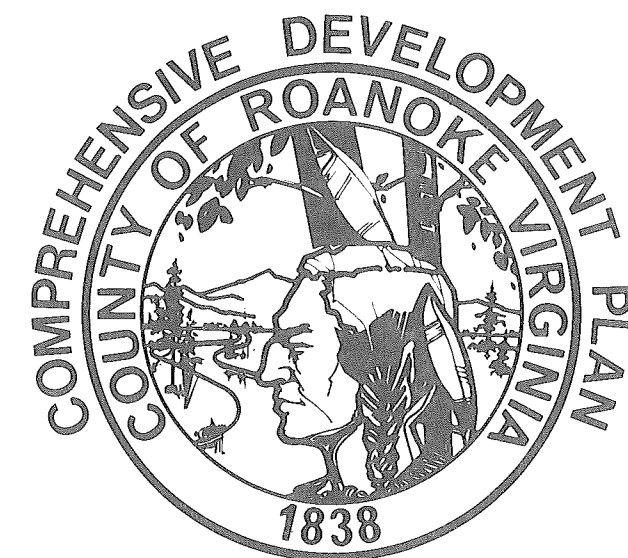
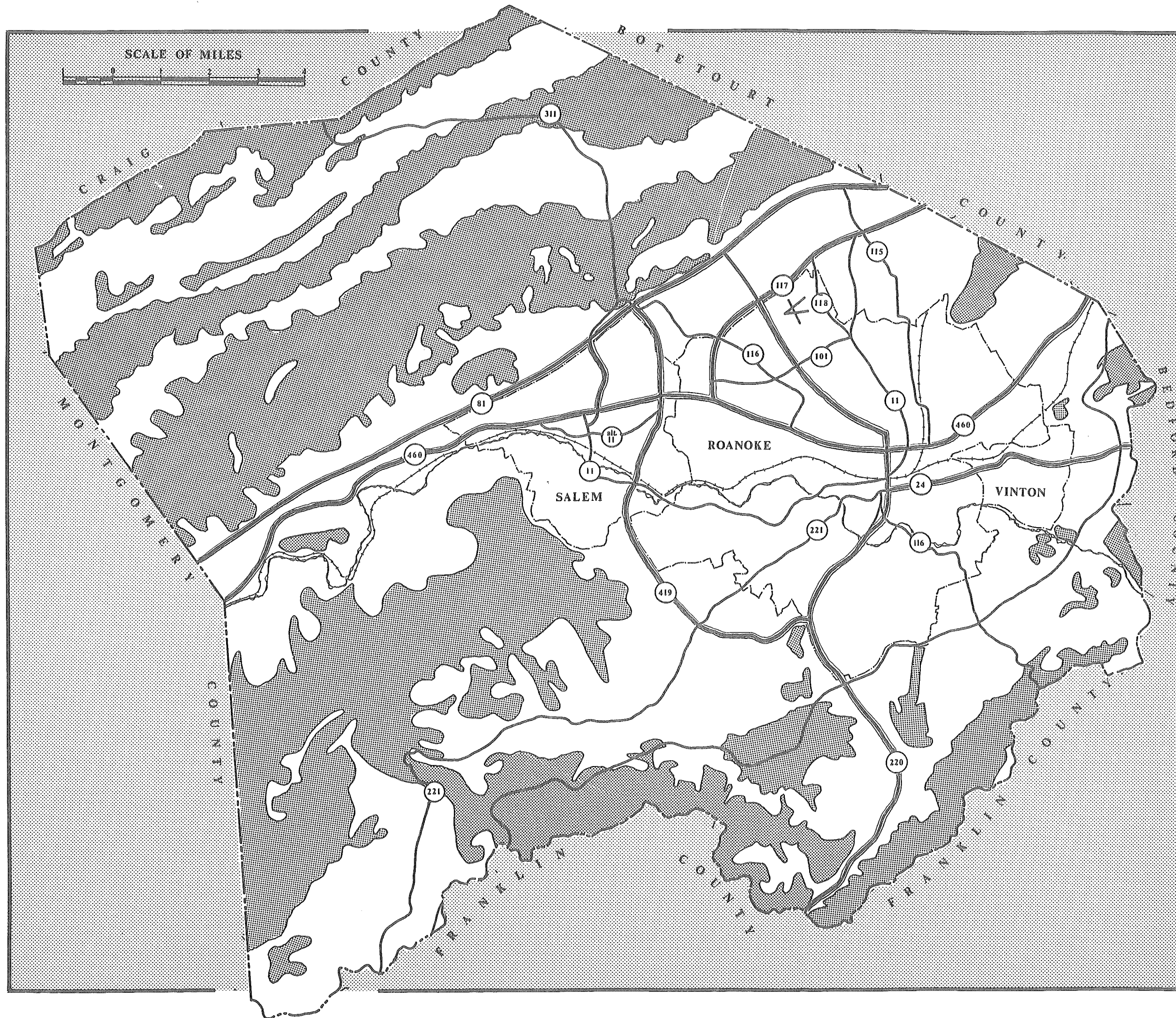
- a. At what maximum slopes would specific land use developments be appropriate?
- b. How can maximum lot coverage ratios be used to minimize detrimental effects of development on slopes?
- c. Should the County set a maximum slope beyond which development is totally restricted?
- d. Is slope an important variable in the determination of net buildable acreage?

POLICY GUIDELINES

1. The County shall study the effect of development on critical slopes. Regulations shall be established for the percentage of a lot that may be covered by buildings, parking and other paving and the percentage of a lot that must remain undisturbed. A definition of undisturbed areas and a methodology for calculating average slope shall be included in these regulations.

Concerns to be addressed by the study (and adequate enforcement procedures developed as necessary) shall be:

- a. Adequate measures will be taken to prevent landslides and slope failure.
- b. Adequate drainage control measures will be implemented to prevent erosion and flooding of adjacent lands and degradation of streams.
- c. On-lot wastewater disposal systems, if proposed for the new development, will function adequately to protect the public health and water quality (soils analysis required).
- d. Grading and cut-and-fill operations will be minimized.
- e. Natural land forms and vegetation will be preserved to the extent possible.
- f. Erosion and sedimentation control plans indicating pre-construction techniques and future maintenance measures will be provided.
- g. Geologic data indicating the strength, bearing capacity and stability of sub-surface conditions will be provided when required.



CRITICAL SLOPES

SLOPES GREATER THAN 20%



RESOURCE
PROTECTION

GUIDELINES: FLOODPLAINS AND NATURAL DRAINAGE CORRIDORS

ISSUES

1. Purpose of protecting floodplains and natural drainage corridors
 - a. Regulations for these areas restrict or prohibit uses which are dangerous to health, safety or property in times of flood or cause increased flood heights or velocities.
 - b. Regulations for these areas protect individuals from buying lands which are unsuited for intended purposes because of flood hazard.
 - c. Because these areas carry abnormal flows of storm water, their use for this purpose prevents needless expenditure of funds for storm sewers and flood protection devices.
 - d. Protection of these areas preserves water quality and quantity (i.e., these areas often serve as groundwater recharge areas).
 - e. Protection of these areas preserves natural vegetation and wildlife which are an important element in a balanced ecological system.
 - f. These areas serve an aesthetic purpose and are ideal for use as parks and open space.
2. Policy questions surrounding floodplains and natural drainage corridors
 - a. What types of land uses should be permitted in the floodplain?
 - b. What types of land use should be permitted in recognized natural drainage corridors?
 - c. Should storm water be maintained on-site or by basin-wide detention facilities?

POLICY GUIDELINES

1. The County shall determine where floodplains and natural drainage corridors exist within their boundaries (more floodplains exist than are currently presented in the Federal Flood Insurance program's floodplain study).
2. The County shall conduct a comprehensive review of their floodplain regulations in the zoning ordinance regarding permitted uses (such as recreation and agriculture), conditions for permitted uses, and other regulations for the floodway and flood fringe. Where necessary, changes will be made to the regulations to protect persons and property from the hazards of flooding.
3. Regulations shall be established that allow for the adequate control of drainage for new developments (for all sites in the County; not limited to floodplain). These regulations shall follow state standards which require that peak storm water runoff rates after development not exceed rates prior to development. Other regulations might encourage such things as minimal disruption of vegetation, ponding on parking lots, or permeable paving. Drainage problems can be minimized by site planning which gives prime consideration to the natural characteristics of the site.
4. The County shall continue to participate in regional storm water management studies.

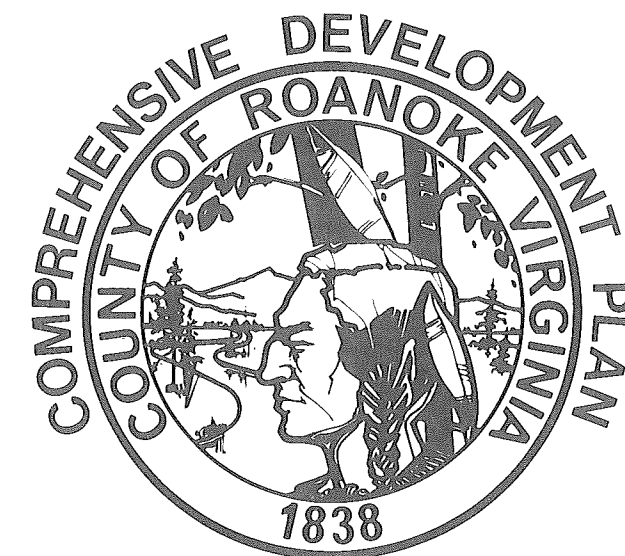
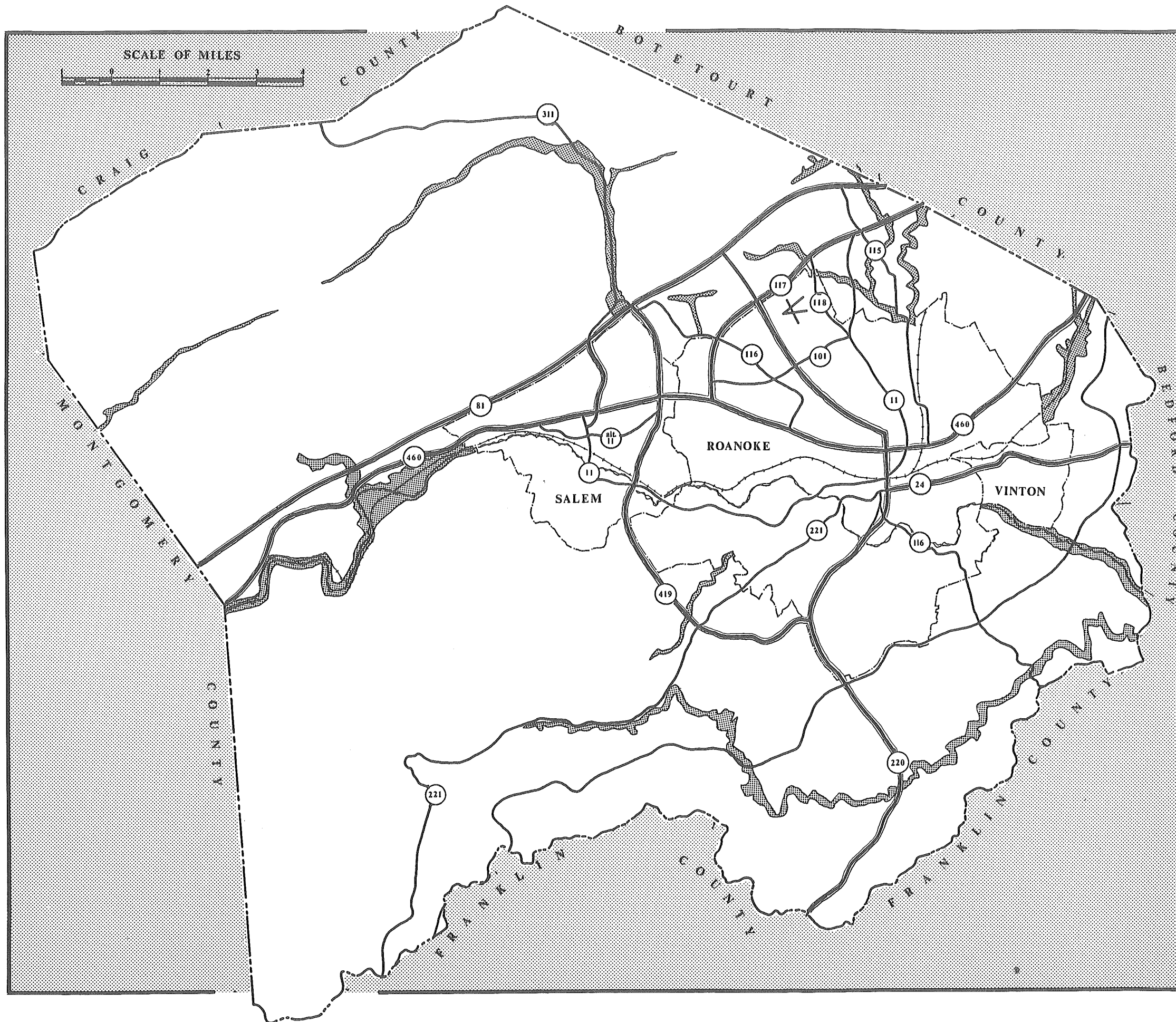
GUIDELINES: RIVERS, STREAMS AND LAKES

ISSUES

1. Purpose of protecting rivers, streams and lakes
 - a. Protection of these areas preserves water quality and quantity.
 - b. Protection of these areas preserves natural vegetation, fish and wildlife which are part of a balanced ecological system.
 - c. These areas are a community amenity, serve aesthetic purposes, and are ideal for use as open space.
 - d. These areas can provide limited recreational opportunities and possible secondary development as a result of these recreational uses.
2. Policy questions surrounding rivers, streams and lakes
 - a. What is the optimal trade-off between the need to preserve areas containing surface waters and the need for some industries to locate near these areas?
 - b. What types of land uses are appropriate for areas containing surface water? How do these land uses affect water quality and quantity?
 - c. How should the recreational use of rivers, streams and lakes be controlled?

POLICY GUIDELINES

1. Surface waters shall be buffered from surrounding land uses by practices such as
 - a. Zoning regulations will require earth berms or filter strips of natural vegetation for all new development surrounding rivers, streams and lakes (50 to 100 feet is an approximation of the appropriate size for filter strips).
 - b. The use of filter strips, earth berms, or other strategies will be encouraged for existing land uses near surface waters through public education and incentives for voluntary participation.
2. The County shall continue to strictly enforce the Erosion and Sedimentation Control Ordinance, and a review of this ordinance shall be conducted to determine if it meets its desired objectives. The ordinance shall be revised if necessary for the purpose of protecting water resources.
3. The County shall coordinate with their Extension Office or other appropriate agency in informing farmers of ways to prevent farm animals from damaging stream banks. For example, farmers could stabilize stream banks where cows are allowed to enter the stream, or cows could be directed to areas where the stream banks have slopes less susceptible to erosion.
4. The County shall evaluate the impacts of present and proposed land on surface waters and determine which land uses should be allowed, allowed with restrictions, or prohibited from these areas through zoning. If specific sections of surface waters within the County are considered to be especially susceptible to pollution, special restrictions might be applied therein.
5. The County shall cooperate with State agencies in controlling the use of fertilizer, pesticides, or other potentially toxic materials near surface waters.
6. The County shall continue to investigate possible scenic and recreational uses of surface waters, such as the proposed Roanoke River Scenic Parkway.
7. The County shall continue to participate in region-wide water supply studies.



NATURAL DRAINAGE CORRIDORS

RIVERS, STREAMS, LAKES AND
FLOOD PLAINS



RESOURCE PROTECTION

GUIDELINES: WOODLANDS

ISSUES

1. Purpose of protecting woodlands

- a. Woodlands protect water quality and quantity; the undisturbed soil reduces runoff into surface waters and vegetation helps filter water as it percolates into the groundwater.
- b. Woodlands provide valuable timber when managed properly.
- c. Woodlands serve an important aesthetic purpose, in both undeveloped areas and as amenities on developed sites.
- d. Woodlands often serve as wildlife habitats, an important element in the ecological system.
- e. Woodlands are valued as recreational areas.
- f. Woodlands serve as buffers for noise, wind, and pollution, as well as providing visual screening between differing land uses.

2. Policy questions surrounding protection of woodlands

- a. What balance can be achieved between preserving woodlands and utilizing the land for timber harvesting or suburban development?
- b. How does the existence of governmental controlled forest land in the County affect land use goals and policies?

POLICY GUIDELINES

1. The County shall include tree preservation clauses in their subdivision regulations. Site plans shall include information such as trees to be removed, trees to be maintained, and specifications for protection of existing trees during construction.
2. Zoning regulations shall promote the preservation of wooded areas by encouraging the clustering of dwelling units away from valuable environmental resources such as woodlands. These regulations shall work in conjunction with open space requirements.
3. The County shall review private timber harvesting practices to determine if special controls (such as limits on the percentage of trees that may be removed from each cut) should be implemented.
4. The County shall continue to review and make comment on forest management plans and environmental impact statements issued by the U. S. Forest Service on national forest land within the County boundaries.

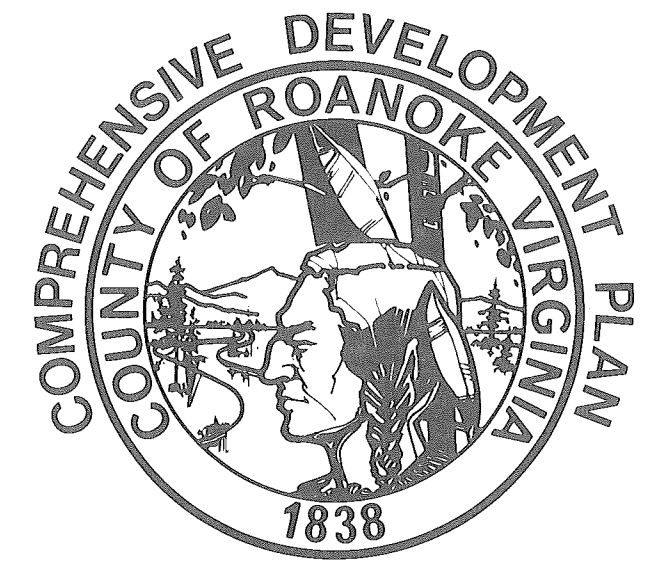
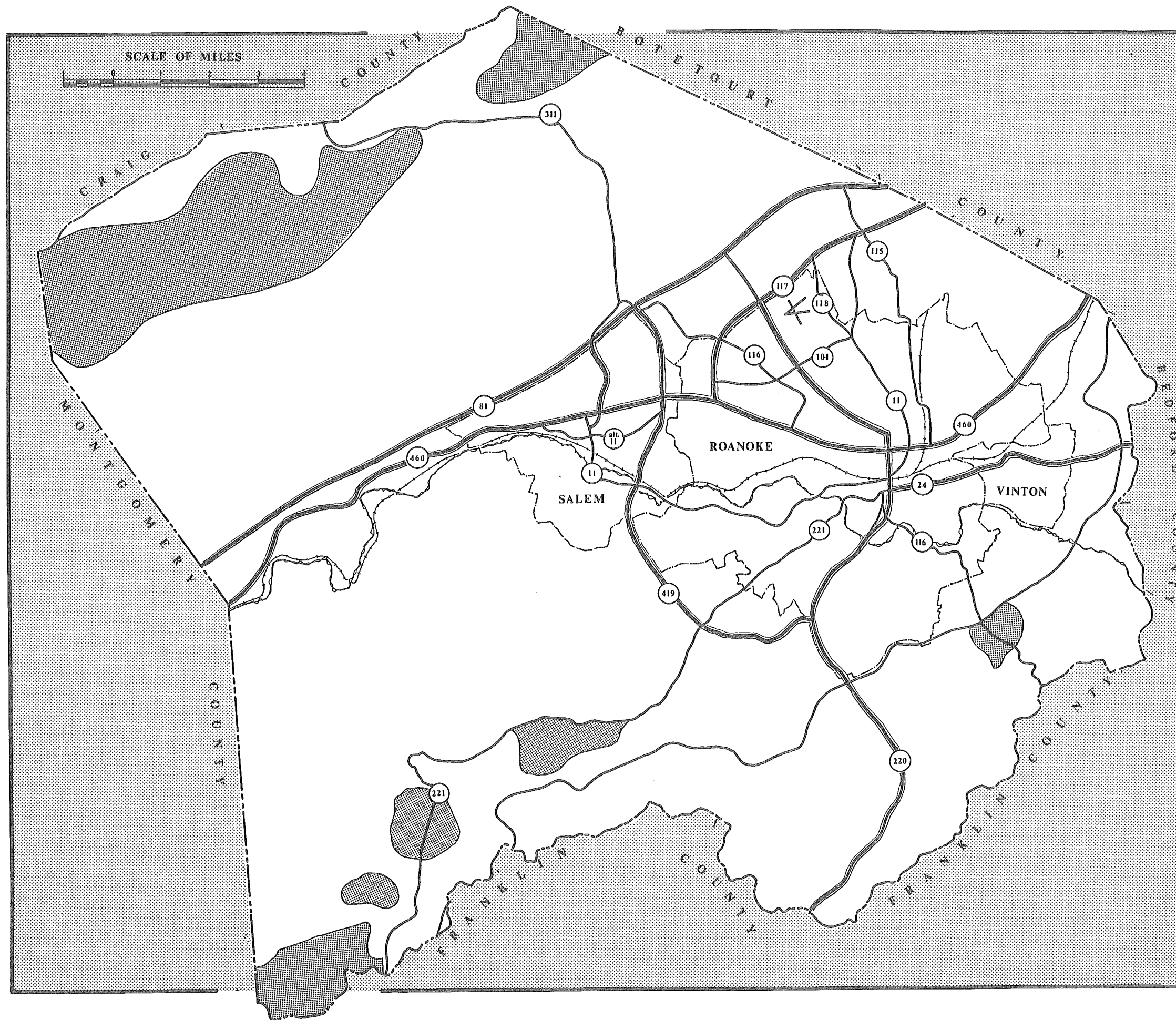
GUIDELINES: PRIME AGRICULTURAL LAND

ISSUES

1. Purpose of protecting prime agricultural land
 - a. Productive agricultural land is an important element of the County's economy.
 - b. Protection of agricultural land helps maintain a rural life style for residents who prefer one.
 - c. Protection of agricultural land will deter sprawling development (agricultural land protection can be used to channel urban development into more appropriate areas).
 - d. Protection of agricultural land helps maintain the overall aesthetic qualities of the community.
2. Policy questions surrounding protection of prime agricultural land
 - a. How much agricultural land should be protected in lieu of development in an urbanizing area?
 - b. Is farmland just a "holding area" where future development will be channeled? How are agriculture and its support industries important to the County?
 - c. What fiscal impacts would occur in the County as a result of various agricultural preservation strategies?
 - d. Does local government contribute to the conversion of agricultural land to non-agricultural uses by provision of public services, such as water and sewer, to these areas?
 - e. On what basis can "prime" agricultural land be defined?

POLICY GUIDELINES

1. The County shall investigate strategies for protecting prime agricultural land. The following strategies (and others that may be appropriate) shall be evaluated for probable effectiveness in the County:
 - a. Property Tax Relief - In addition to the County's use-value method of property appraisal, property tax relief can include deferred taxes for agricultural land later converted to non-agricultural uses.
 - b. Agricultural Districts - In 1977, the State gave local governments the power to establish Agricultural and Forestal Districts. Elements of these districts, such as the restraint of public fund expenditures for non-farm related purposes there, act to discourage non-farm land uses in the district. Landowners must initiate the formation of these districts.
 - c. Agricultural Zoning - Regarding agricultural zones in traditional zoning ordinances, these zones can be made more restrictive, allowing only agricultural uses.
 - d. Acquisition of Development Rights - Conservation easements on agricultural land can be acquired by donation or purchase by the local government or a private foundation. These easements would assure that the land would not be developed in the future.
2. The County shall coordinate with the Soil Conservation Service, the Blue Ridge Soil and Water Conservation District, or other appropriate agencies in informing farmers of ways to reduce agricultural erosion. These practices might include planting practices (e.g., contour plowing), construction measures (e.g., sediment basins), and conservation tillage practices (e.g., no till planting). If deemed necessary, the County could amend the zoning regulations to include prohibitions against accelerated erosion or sediment damage on agricultural land.
3. The County has contracted with the Soil Conservation Service for the preparation of a comprehensive county-wide soil survey to be completed three to five years from the date of initiation (Fall 1984). When complete, this survey shall be one of the primary methods of identifying prime agricultural land. Other methods shall be developed that meet with the approval of state and County officials, most notably the County Assessor.



AGRICULTURAL RESOURCES

PRIME AGRICULTURAL LAND



RESOURCE PROTECTION

GUIDELINES: HISTORICAL OR ARCHAEOLOGICAL SITES

ISSUES

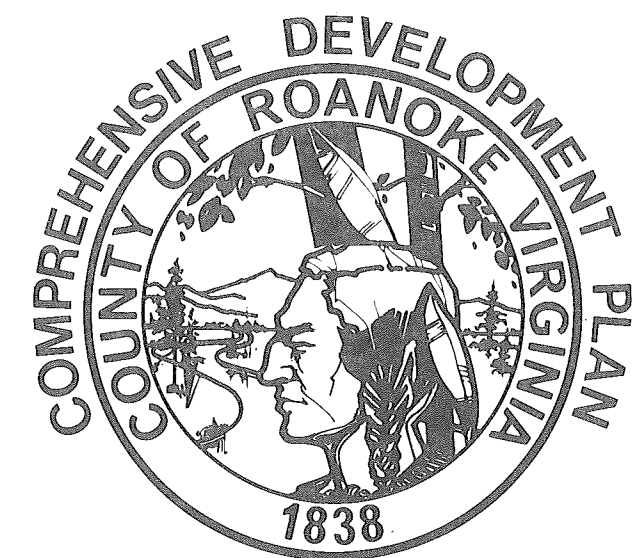
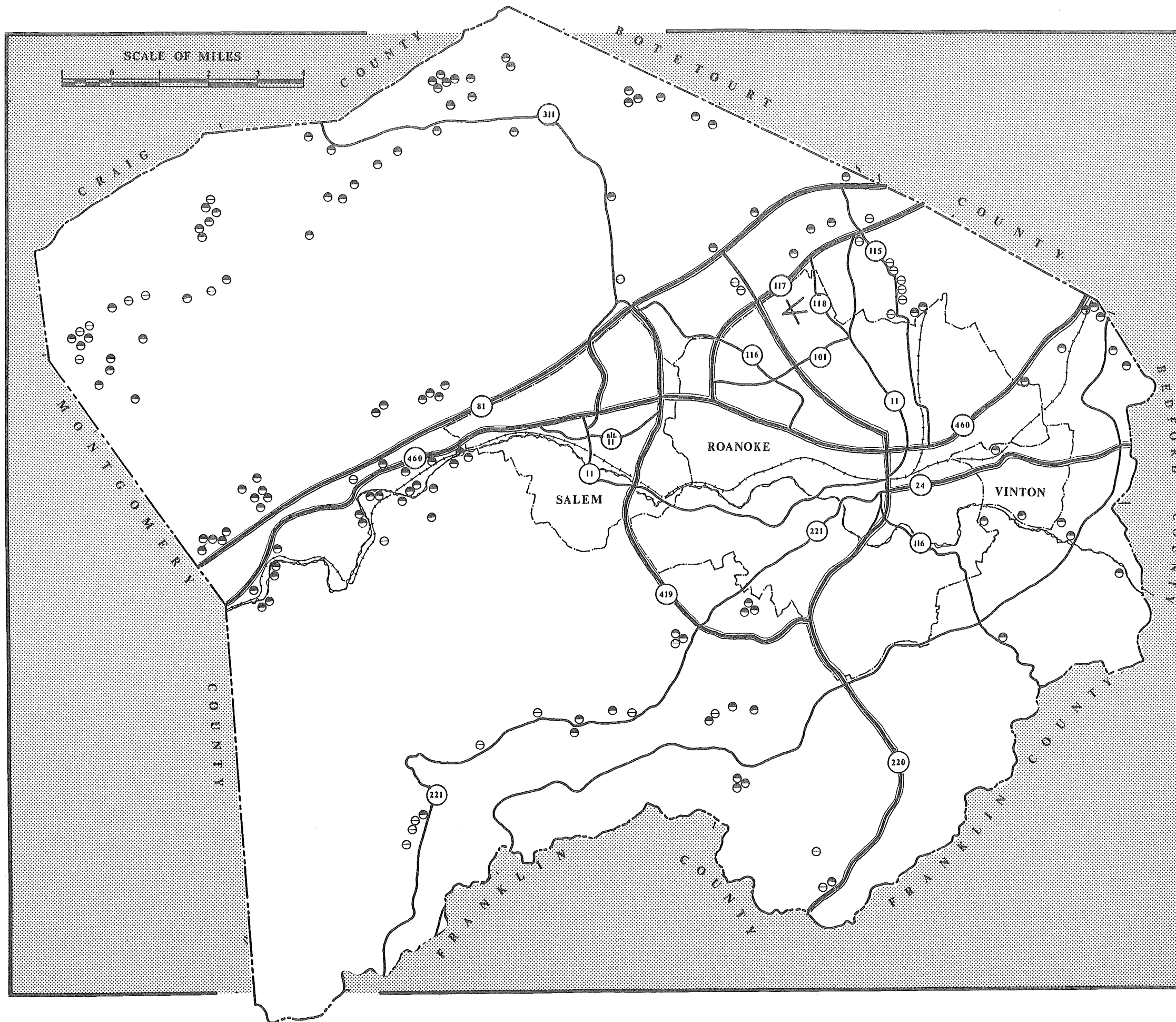
1. Purpose of protecting significant historical or archaeological sites
 - a. These sites help establish an identity for a community and foster civic pride.
 - b. These sites teach residents about their community's history and cultural heritage.
 - c. These sites help attract tourists to the area.
 - d. Protection of these sites helps maintain and improve property values.
2. Policy questions surrounding significant historical or archaeological sites
 - a. How can the County make objective decisions as to what should be preserved?
 - b. Could the County increase tourism by preserving significant historical or archaeological sites?
 - c. Does a locality have to take action to preserve sites or will private, state, or national efforts be adequate?
 - d. Will individual owners of significant sites suffer economic hardships if the County prohibits them from making changes to their sites that are not compatible with its historic nature?
 - e. What types of land uses are not appropriate for historical districts?

POLICY GUIDELINES

1. The County shall investigate opportunities for funding a complete survey of historical and archaeological sites. The Virginia Historic Landmarks Commission is an example of a possible funding source; and possible survey designs may include a regional cooperative approach. Following the survey, the sites shall be evaluated and ranked by priority for preservation or conservation efforts. The

County shall work with state organizations and private interest groups such as the Roanoke Valley Historical Society and the Roanoke Valley Archaeological Society in conducting this survey and analysis.

2. The County shall utilize the historical and archaeological site survey and analysis to devise a preservation plan that might include one or more of the following:
 - a. If significant sites are clustered together in any part of the County, a historic district could be added to the zoning ordinance. This overlay district would establish an Architectural Review Board which would rule on any proposed changes to a site within the historic district. Similar regulations might be compiled for any historic sites scattered throughout the County. Historic districts may apply for state and national designations, as may individual historic sites.
 - b. The County could establish a program for acquiring major historical or archaeological sites for public use as museums or tourist attractions.
 - c. The County could establish a program for acquiring conservation easements for major historical or archaeological sites to assure that they will not be developed in the future. Easements could be purchased by the County or donated by landowners in return for real estate tax deductions/exemptions.
 - d. The County could establish a program for encouraging or assisting owners of historical sites with applications to the National Register of Historic Places and the Virginia Landmarks Register. A program for local recognition might be initiated also.
3. Results of the historical and archaeological site survey shall be entered into the County's information base at an appropriate point to act as a check against destruction of significant sites. For example, if the owner of a potentially significant historic site (which has not been designated as a state or national landmark, or is not in an official historic district) applies for a demolition permit, public and private interest groups could be notified in time to attempt to take action such as purchase of the property. If the owner of a potentially significant archaeological site applies for a building permit, public or private interest groups could be notified in time to request an opportunity to study the excavation before the site is developed.



CULTURAL RESOURCES

SIGNIFICANT HISTORICAL
SITE



SIGNIFICANT ARCHEOLOGICAL
SITE



**RESOURCE
PROTECTION**

GUIDELINES: UNIQUE NATURAL RESOURCE AREAS

Unique natural resources areas have significant scientific, educational, and ecological value. These areas contain natural resources that are rare, irreplaceable, valuable, or highly vulnerable. They might include

Rare land forms, such as rock outcrops, natural springs, exposed bluffs or waterfalls

Significant vegetation, such as rare or endangered plant species

Unique fish and wildlife habitats, such as habitats for threatened or endangered species or habitats of significance to local fish and wildlife enthusiasts

Scenic areas, such as scenic highways, Virginia byways, scenic rivers, or locally significant scenic areas

Other unique natural resources may be identified in the future planning process and added to this list as necessary. In addition, the protection of the other resources noted in this resource protection guide will aid in the protection of these unique resources.

POLICY GUIDELINES

1. The County shall develop criteria for defining unique natural resource areas and prepare a listing of where these areas are located in the County. Governmental groups, such as the Virginia Commission of Game and Inland Fisheries, and private groups, such as Trout Unlimited, should be contacted for assistance in compiling the listing. Sites then shall be evaluated and ranked by priority for preservation efforts.
2. The County shall use the unique natural resource survey and analysis to devise a preservation plan that might include one or more of the following:
 - a. These areas, especially scenic resources, could be given priority for public acquisition for parks or open space where appropriate.
 - b. The County could attempt to acquire conservation easements for unique resource areas such as wildlife to assure that the areas will not be developed in the future. Landowners also can grant scenic or conservation easements to the Virginia Outdoors Foundation.
 - c. Developers could be encouraged to utilize unique natural resource areas as open space.
 - d. The County could coordinate with other agencies, such as the Commission of Game and Inland Fisheries, in educating private landowners in how to best manage fish and wildlife habitats.
3. The County shall continue to pursue opportunities for inclusion of County roads in the Scenic Roads Program for Virginia Byways and Scenic Highways. These scenic roads could be further protected through landowner donation of scenic easements. If deemed necessary, the County could establish a local scenic waterway and scenic highway system and establish a zoning overlay district for these areas. These regulations could restrict such things as cutting of trees along scenic waterways or the location of parking along scenic highways.
4. The County shall investigate necessary mechanisms for protection of two of its major scenic resources, land adjacent to the Blue Ridge Parkway and the proposed Roanoke River Scenic Parkway.

GUIDELINES: AIR QUALITY

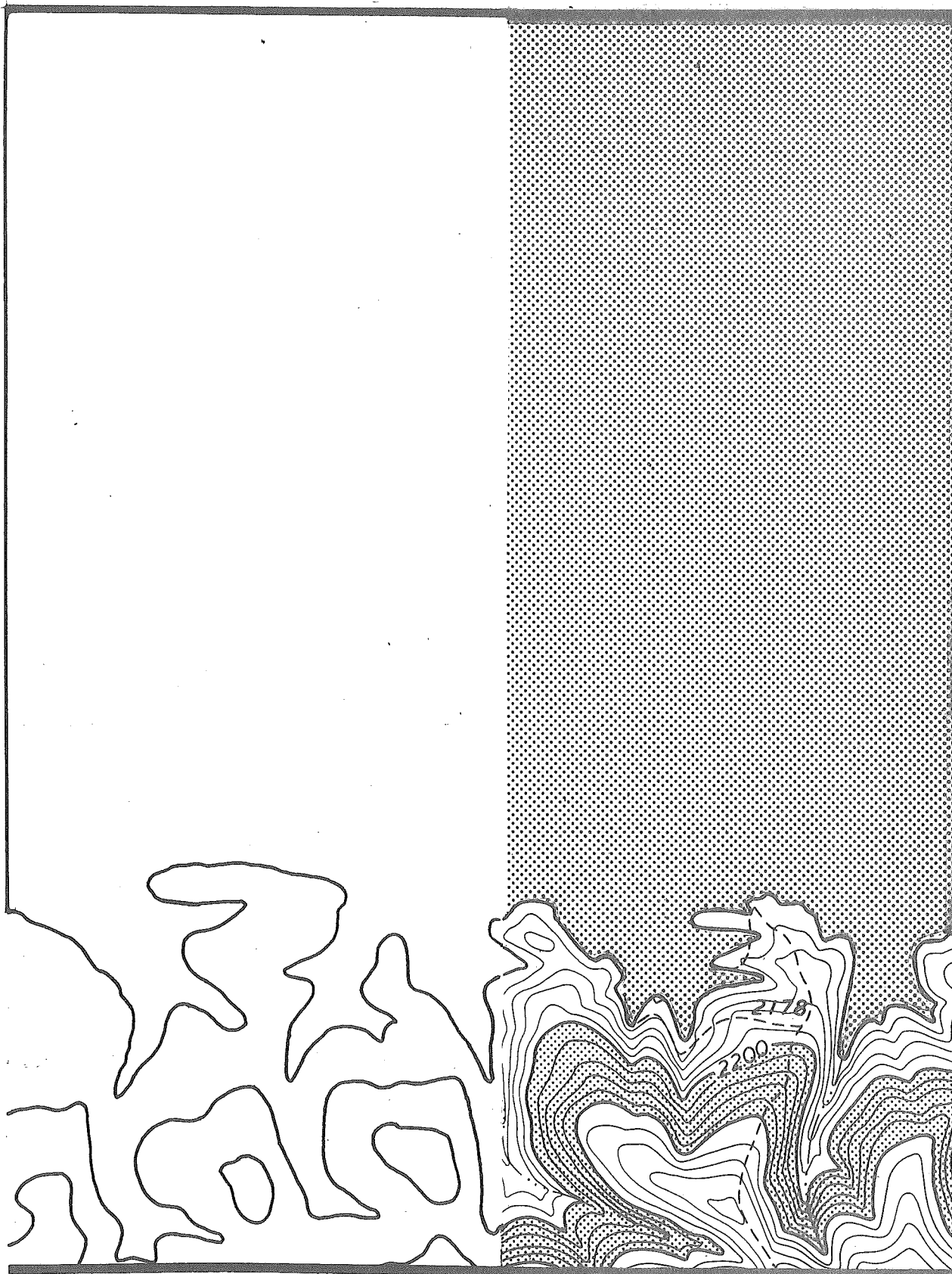
ISSUES

1. Purpose of protecting air quality
 - a. Good air quality is essential to the health of the community.
 - b. Good air quality helps attract residents and industries to the area.
 - c. Air quality control is necessary to maintain the attainment status which now applies to Roanoke County. Loss of this status for any pollutant would require more restrictions on industries wishing to locate in the area, could require a vehicle inspection and maintenance plan, and could result in the loss of federal highway funds.
2. Policy questions surrounding air quality
 - a. What portion of local air quality problems is due to natural phenomena (i.e., topography, pollen, temperature inversions) and what portion is due to man-made features (i.e., auto emissions)?
 - b. How can the County control a problem that crosses jurisdictional lines?
 - c. Are federal and state controls on air quality adequate for the maintenance of the air quality at the level which is desired by Roanoke County residents?

POLICY GUIDELINES

1. The County shall study local air quality problems and investigate possible methods of decreasing air pollution generated by various land uses (which is made worse by the natural topography of the Roanoke Valley). Possible guidelines that might come from this study include one or more of the following:

- a. The County could target economic development activities toward the types of industries that are inherently less likely to pollute the air. Alternately, potential industries might be directed to sites within the County where they would be less likely to cause air pollution problems (i.e., avoid a concentration of specific types of industries in one geographic area).
 - b. If air quality studies indicate that specific sections of the County experience more critical air quality problems due to concentrations of pollution sources, zoning regulations could be designed to encourage lower densities, more open space, and fewer sources of air quality problems in these critical areas.
2. Traffic pattern and parking studies for the County shall address the effect of traffic on air quality and possible methods of mitigating these problems. This would probably require monitoring which is not currently being done in Roanoke County nor required in an area with this size population. Current monitors are used for "neighborhood" settings only. Remedies might include one or more of the following:
 - a. Continuation of efforts to acquire mass transit services for the urbanized section of the County.
 - b. Continued support of Valley Metro's Ridesharing Program (car pooling).
 - c. Encouragement of efficient traffic designs that reduce travel time.
 - d. Encouragement of land use designs which decrease dependence on automobiles (i.e., avoid sprawling development that causes lengthy commutes from home to work).
 - e. Encourage the establishment of bike paths and walkways where appropriate.
3. The County shall encourage a regional investigation of the effects of air quality problems on local resources. For example, localities could determine what effect air quality problems could have on major regional tourism activities, such as the Blue Ridge Parkway or the proposed Roanoke River Scenic Parkway.
4. The County shall review Chapter 3 of the County Code, Air Pollution Regulations, to determine if it is in full compliance with state standards and adequate for control of air quality problems in the County. If necessary, the regulations shall be revised.



4.

LAND USE MANAGEMENT GUIDE

INTRODUCTION

PURPOSE

Planning is a rational process that guides public and private land use decisions. It is a dynamic process in that it recognizes the constantly changing face of County land use patterns. It recognizes that the decisions of today affect the County's future. For planning to be effective, proper programs must be implemented to assure its continuation as a process.

The policies and objectives of this plan will achieve little without the proper tools to implement it. This "Land Use Management Guide" recommends a series of actions to be undertaken by the County government and its citizens. These actions are designed to balance the objectives of growth, development, and conservation set forth by this plan.

THE LAND USE MANAGEMENT ADVISORY COMMITTEE (LUMAC)

A principal consideration throughout the process of land use planning in Roanoke County is citizen involvement. The more citizen involvement, the greater the plan reflects the values of the community. Therefore, this "Land Use Management Guide" was developed in consultation with a special citizen advisory committee representing a cross-section of community concerns. The Land Use Management Advisory Committee (LUMAC) was formed as a subcommittee of the Planning Commission to provide suggestions and comments in the preparation of implementation recommendations for the Land Use Plan.

The resolution which established LUMAC assigned membership to "area residents who have knowledge of and interest in Roanoke County land use management policies and practices and who will serve in the best interest of Roanoke County." The Planning Commission appointed two members from each of the following areas of land use interest: neighborhood, agricultural, housing, retail, industrial, technical (site design), and technical (building design).

Two additional members were appointed as liaisons with the Planning Commission, and in the spirit of cooperation, non-voting members were appointed as liaisons with each of the three remaining Planning Commissions in the Roanoke Valley--the City of Roanoke, the City of Salem, and the Town of Vinton. A Planner and an Economic Development Specialist were designated as County staff representatives with voting rights.

The primary duties of LUMAC were likewise established by the Planning Commission resolution, as follows:

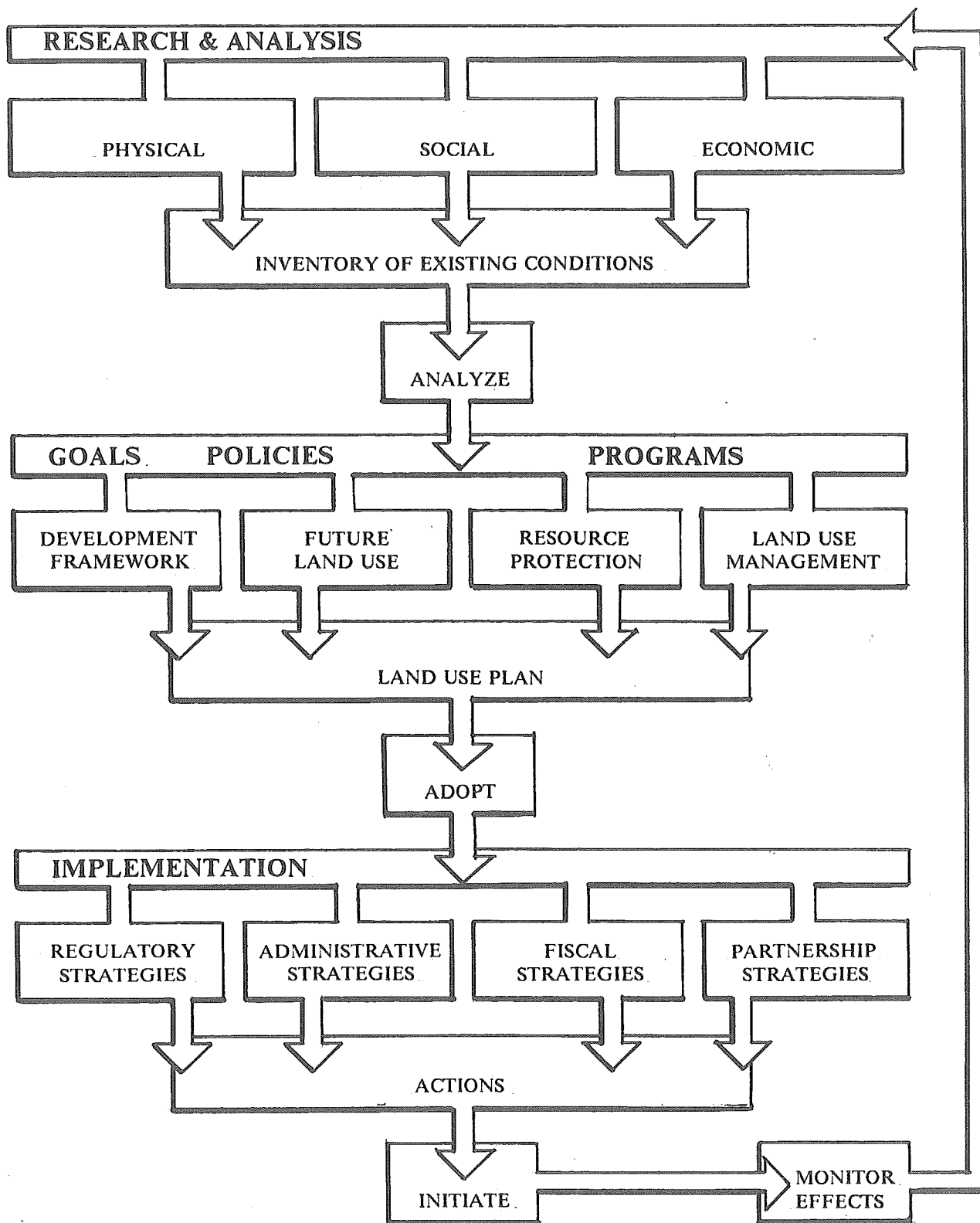
1. To serve as a means of citizen input into the development of a "Land Use Management Guide," which shall recommend implementation methods for the Land Use Plan.
2. To recommend revisions to the Zoning Ordinance, Zoning District Maps, and Subdivision Regulations, all being based upon the adopted Land Use Plan.
3. To provide comment and advice to the Roanoke County Planning Commission and the County planning staff during preparation of the implementation documents.

THE LAND USE PLANNING PROCESS

Figure II. The Land Use Planning Process illustrates the relation between planning and implementation. The process begins with comprehensive research of existing conditions within the County. Planners compile physical, social, and economic data and synthesize this data to draw conclusions and to identify issues which affect County land use. On the basis of the data, the community prepares the Land Use Plan, identifying goals for growth and development, policies for land use and resource protection, and programs to implement the goals and policies. Following the adoption of the plan, the actions proposed by this "Land Use Management Guide" set the planning process in motion. Finally, to keep the process current, planners monitor the changing physical, social, and economic conditions and the responsiveness of actions to implement the policies of the plan. The County accordingly amends the plan as conditions change and actions are completed. Throughout all these processes, the community participates--through its representation on the Board of Supervisors, the Planning Commission, and citizens advisory committees and through periodic community planning meetings.

The "Land Use Management Guide" completes the Land Use Plan by initiating the actions necessary for implementing the goals and policies of the plan.

FIGURE II. THE LAND USE PLANNING PROCESS



PLAN IMPLEMENTATION STRATEGIES

SUMMARY OF RECOMMENDATIONS

The "Land Use Management Guide" recommends County actions to implement the Land Use Plan, as summarized below:

1. Zoning Ordinance. Adopt a modified performance zoning ordinance.
2. Subdivision Ordinance. Adopt a new subdivision ordinance.
3. Comprehensive Development Code. Combine the zoning ordinance, subdivision ordinance, and design and construction standards into a unified comprehensive development code.
4. Property Maintenance Code. Adopt a property maintenance code.
5. Organization. Review the County's organization for planning, development review, and code enforcement.
6. Planning Commission. Review the composition and role of the Planning Commission.
7. Appearance Improvement. Pursue the establishment of an Appearance Improvement Committee as a subcommittee of the Planning Commission.
8. Board of Zoning Appeals. Seek authorization for the Board of Supervisors to appoint its own Board of Zoning Appeals.
9. Capital Facilities Planning. Prepare special planning studies dealing with land use issues of public facilities, such as landfills, water reservoirs, etc.
10. Capital Facilities Review. Prepare staff review and reporting procedures for capital facilities (456) review.
11. Staff Reports. Continue staff review on all rezonings and special exception uses. The review should note conformance with the zoning ordinance provisions and the Land Use Plan.
12. Community and Area Plans. Set priorities and prepare detailed community and area plans to supplement the Land Use Plan.

13. Planning Information Management. Improve planning information management by creating a Geographic Information System, record of zoning actions, and reproducible zoning maps.
14. Negotiation. Formalize a negotiation process to mediate major land use issues and developments of regional impact.
15. Code Enforcement. Strengthen code enforcement by increasing staff, technical skills, and organizational support.
16. Cooperative Planning Meetings. Conduct periodic joint meetings among County boards and Valley commissions.
17. Capital Improvements Programming. Base capital improvements upon the comprehensive plan.
18. Annual Action Program. Prepare an annual action program for plan implementation programs to be funded by the operating budget.
19. Growth Management. Focus new growth into planned urban service areas designated by the "Development Framework Guide" of the Land Use Plan, giving highest priority to areas of potential commercial and industrial development.
20. Differential Taxation and Variable Service Fees. Study the differentiation of tax rates and service fees according to urban/rural location.
21. Grants. Actively pursue grants from federal, state, and non-profit sources.
22. Rehabilitation Tax Incentives. Study tax incentives for rehabilitation of residential, commercial, and industrial buildings.
23. Special Assessments. Study the use of special assessments to fund needed neighborhood improvements.
24. Tax Increment Financing. Investigate tax increment financing as a means to improve commercial districts.
25. Agricultural and Forestal Districts. Compare these districts vs. zoning measures to protect valuable farmlands.
26. Tax Base Management. Seek to develop a 75% residential and 25% commercial-industrial mix in the County's real estate tax base.

27. Private Investment. Facilitate private investment in the County's growth and development.
28. Citizen Participation. Encourage active citizen participation in all phases of the land use planning process.
29. Non-Profit Agencies. Support efforts by non-profit agencies to carry out the goals and policies of the Land Use Plan.
30. Land Conservancy. Study the establishment of a non-profit land conservancy agency to assist with the implementation of the "Resource Protection Guide."

REGULATORY STRATEGIES

STATUS OF REGULATORY PROGRAMS

The zoning ordinance is the primary tool for implementing the land use plan. Ideally, the zoning map follows the future land use map of the plan, and the zoning standards for land use and development follow the policies of the plan. A planning theory is that the desired pattern of land use and development promoted by the plan can be transformed into the zoning ordinance. Over time, the planning and zoning process will cause development and redevelopment to mesh with the plan and zoning maps, and the standards of that development will conform with the policies and standards of the plan and zoning ordinance text. In practice, however, zoning is rarely based on a plan.

Few zoning ordinances were ever prepared on the basis of a comprehensive plan, and Roanoke County's existing ordinance is no exception. The County's existing ordinance was developed without the benefit of a comprehensive plan and predates this plan. This recent sequence of zoning without planning is shown in the following chronological listing of major planning and zoning events in Roanoke County:

TABLE III. CHRONOLOGY OF PLANNING AND ZONING EVENTS

<i>DATE</i>	<i>EVENT</i>
1939	PLANNING COMMISSION ESTABLISHED
1939	FIRST SUBDIVISION ORDINANCE ADOPTED
1940	FIRST COMPREHENSIVE PLAN ADOPTED
1941	FIRST ZONING ORDINANCE ADOPTED
1960	EXISTING ZONING ORDINANCE AND ZONING MAP ADOPTED
1970	MAJOR REVISION OF ZONING ORDINANCE TEXT AND COUNTY-WIDE RECLASSIFICATION OF ZONING MAP
1974	ADOPTION OF SECOND COMPREHENSIVE PLAN
1976	AMENDMENT OF COMPREHENSIVE PLAN AND DRAFTING OF NEW ZONING ORDINANCE
1977	NEW ZONING ORDINANCE FAILS ADOPTION
1985	GENERAL REWRITE AND CLARIFICATION OF EXISTING ZONING ORDINANCE
1985	ADOPTION OF NEW COMPREHENSIVE PLAN

The County's existing zoning districts are a conventional type--districts are arranged by specific land use type (agricultural, commercial, residential) and performance standards for development are for the most part minimal. The ordinance relies on separation of land uses into distinct districts and mostly bulk and density standards to control development. (Recently, however, the ordinance has added some new performance standards for signs, screening and buffering, and manufactured housing). The existing classifications are as follows:

TABLE IV. EXISTING ZONING DISTRICT CLASSIFICATIONS

<i>CLASS</i>	<i>DISTRICT</i>
A-1	AGRICULTURAL
R-E	RESIDENTIAL ESTATES
R-1	SINGLE FAMILY RESIDENTIAL
R-2	DUPLEX RESIDENTIAL
R-3	MULTIFAMILY RESIDENTIAL
R-MH	MANUFACTURED HOUSING
R-5	TOWNHOUSE
R-6	MULTIFAMILY CONDOMINIUM
B-1	OFFICE
B-2	GENERAL COMMERCIAL
B-3	SPECIAL COMMERCIAL
M-1	LIGHT INDUSTRIAL
M-2	GENERAL INDUSTRIAL
M-3	SPECIAL INDUSTRIAL

The continuation of the existing zoning ordinance as a primary tool to implement the Land Use Plan would be difficult. Foremost among the difficulties is the contradicting land use principles of the Land Use Plan and the existing zoning ordinance. The County's new Land Use Plan is not conventional. This plan does not follow the traditional division or separation of land uses by specific type (agricultural, residential, commercial, and industrial); it encourages mixed used development subject to performance guidelines. Second, the existing ordinance requires multiple districting to achieve the mixed land use concepts of the plan, and has minimal safeguards to protect adjacent dissimilar land uses. The following table shows the lack of relationship of the Land Use Plan designations to the existing zoning district classifications.

TABLE V. RELATION OF EXISTING ZONING DISTRICTS TO THE LAND USE PLAN

<i>LAND USE PLAN DESIGNATION</i>	<i>CORRESPONDING ZONING CLASSIFICATION</i>
RURAL PRESERVE	NONE
RURAL VILLAGE	NONE
VILLAGE CENTER	A-1, R-E
NEIGHBORHOOD CONSERVATION	R-1
DEVELOPMENT	R-1, R-2, R-3, R-MH, R-5, R-6, B-1, B-2, B-3
TRANSITION	R-2, R-3, R-MH, R-5, R-6, B-1, B-2, B-3
CORE	R-3, R-5, R-6, B-1, B-2, B-3
PRINCIPAL INDUSTRIAL	B-2, B-3, M-1, M-2, M-3

Although the existing zoning ordinance bears little relation to the Land Use Plan, it has many positive characteristics. Among the positive characteristics are the following:

1. It is well known by the community.
2. It is traditional and has been in use for several decades.
3. It fosters public participation.
4. It is streamlined.
5. It is easy to understand.
6. It meets the State's legal requirements.

The negative aspects of the existing ordinance are noted here:

1. It is inflexible.
2. It is outdated.
3. It fails to direct the location of growth.
4. It offers little protection from incompatible land developments.
5. It has overly-detailed district classifications.
6. It has been cut-and-pasted through amendments over the years.

A new zoning ordinance could correct most of the negative aspects of the existing zoning ordinance yet maintain most of its positive characteristics. And most importantly, the County could prepare a zoning ordinance based on the adopted principles of the Land Use Plan.

One potential method of zoning that would be based directly upon the Land Use Plan is performance zoning. Since its origination over 15 years ago in Bucks County, Pennsylvania, performance zoning has gained popularity throughout the country. Performance zoning districts divide the community by character of desired land development (e.g., rural preserve vs. urban core) rather than by specific land use groups (e.g., agricultural vs. commercial). The districts are usually less in number than conventional districts as a result of permitting dissimilar uses (e.g., residential and commercial) within the same district. Performance criteria limit density, floor area, lot coverage, open space, screening, landscaping, access, signage, etc., to maintain compatibility of land development. These performance criteria adjust according to natural constraints unique to each parcel, thus protecting valuable resources (e.g., permitted density of a steeply-sloped parcel would be less than a gently-sloped parcel). Performance zoning is flexible, encouraging creative land use planning and site design, yet is protective against disharmonious land development by applying strict performance criteria.

In contrast to the existing conventional district classifications, new performance district classifications would be consistent with the mixed land use principles of the Land Use Plan. Sample performance district classifications based upon the Land Use Plan are shown on the following table:

TABLE VI. SAMPLE PERFORMANCE DISTRICT CLASSIFICATIONS BASED UPON
THE LAND USE PLAN

	<i>CLASS</i>	<i>DISTRICT</i>
RURAL	AP	AGRICULTURAL AND FORESTAL PRESERVE
	VR	VILLAGE RESIDENTIAL
	VC	VILLAGE CORE
	AI	AGRICULTURAL INDUSTRY
URBAN	DR	DEVELOPMENT RESERVE
	RC	RESIDENTIAL NEIGHBORHOOD CONSERVATION
	RD	RESIDENTIAL DEVELOPMENT
	BT	BUFFER AND HIGHWAY TRANSITION
	NC	NEIGHBORHOOD AND CORE
	CC	COMMUNITY CORE
	PI	PRINCIPAL INDUSTRIAL

The direct relationship of the sample performance districts to the Land Use Plan is shown in the following table:

TABLE VII. RELATION OF SAMPLE PERFORMANCE DISTRICTS TO THE LAND USE PLAN

	<i>LAND USE PLAN DESIGNATION</i>	<i>CORRESPONDING ZONING CLASSIFICATION</i>
RURAL	RURAL PRESERVE	AP
	RURAL VILLAGE	VR
	VILLAGE CENTER	VC, AI
URBAN	NEIGHBORHOOD CONSERVATION	NC
	DEVELOPMENT	DR, RD
	TRANSITION	BT
	CORE	NC, CC
	PRINCIPAL INDUSTRIAL	PI

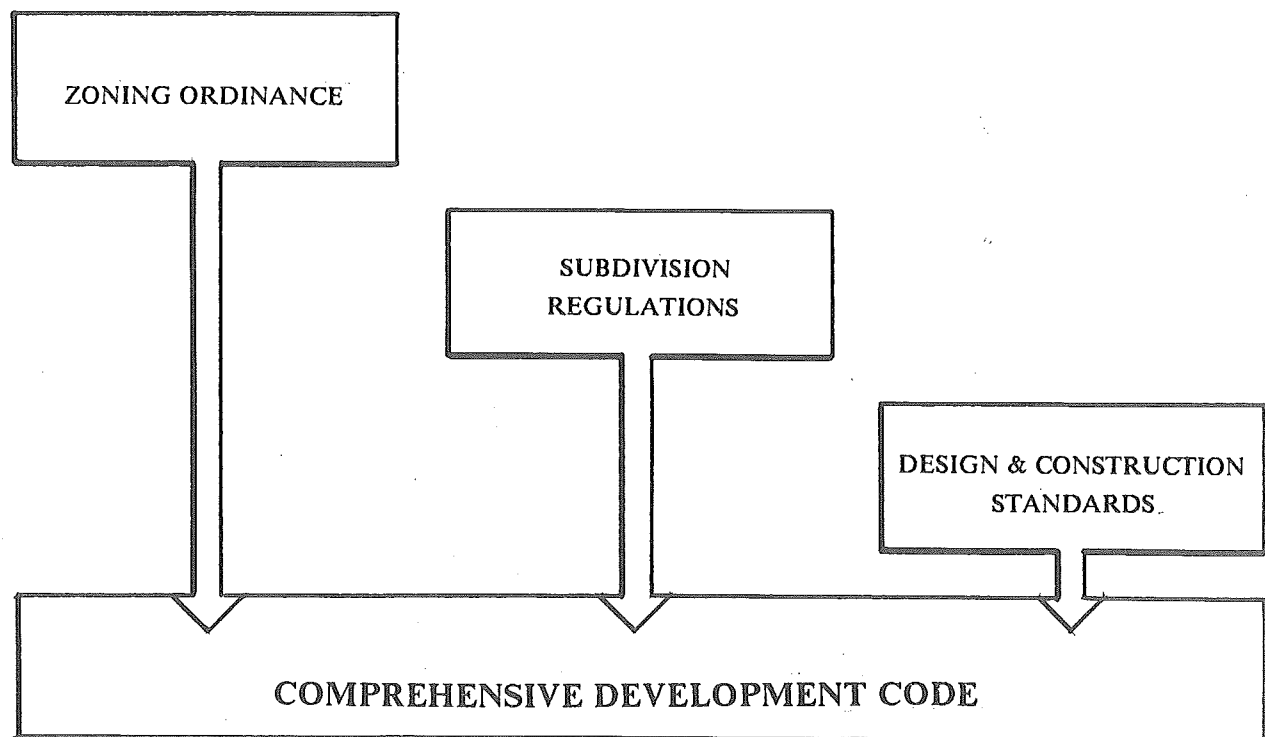
Of equal importance to the zoning ordinance is the capability of two related sets of development regulations to implement the Land Use Plan: the subdivision regulations and the design and construction standards. All of these are interdependent ordinances which relate directly to the goals and policies of the plan.

Subdivision regulations have existed in the County since 1939. However, the County has never adopted a set of design and construction standards. Instead, the County relies on the State's provisions for public streets and erosion and sedimentation control. Other site engineering considerations are based upon good judgment of the County's staff engineers.

In recent years, a committee was formed to prepare a comprehensive set of design and construction standards. The committee's efforts parallel those of the Land Use Management Advisory Committee.

Once these interdependent efforts are finished, a new effort to combine all land development regulations could follow. Figure III shows this concept of unifying all land development regulations into a comprehensive development code.

FIGURE III. UNIFIED DEVELOPMENT REGULATIONS



REGULATORY PROGRAM RECOMMENDATIONS

The County should take the following actions to implement the Land Use Plan:

1. Zoning Ordinance.

- a. Prepare a modified performance zoning ordinance that reflects the goals and policies of the "Development Framework Guide," the "Future Land Use Guide," and the "Resource Protection Guide" of the Land Use Plan.
- b. Give reasonable consideration to the Land Use Plan maps for the "Year 2003 Development Framework Guide," "Future Land Use Guide," and "Resource Protection Guide," in preparing new zoning maps for the ordinance.
- c. Characterize the new zoning ordinance by the following guidelines:

Be flexible and dynamic.

Be equitable.

Be brief and easy to understand.

Be enforceable.

Be easily administered.

Be sensitive to the cost effects of regulation.

Keep districts to a minimum.

Provide for public hearings on major land use changes.

Be streamlined to avoid costly development review delays.

Be current, monitored, amended, and evaluated in its entirety at least every five years, in cycle with the major update of the comprehensive plan.

- d. Include the following statement of intent in the new zoning ordinance:

Roanoke County's geography requires careful planning and efficient land use management. In view of this, primary considerations of the new zoning ordinance will be to implement the Land Use Plan and provide practical, predictable, equitable and simple solutions which minimize or eliminate the conflicts promoted by the County's existing zoning ordinance. Likewise, local residents' concerns are a primary consideration of the zoning ordinance.

By their very nature, zoning cases force a confrontation between landowners and the public interest, or landowners against each other. The existing zoning ordinance has regularly forced a "winner-take-all" solution to zoning conflicts. For instance, whenever a rezoning has encountered objections, the Planning Commission and Board of Supervisors have had two choices-- either to permit the rezoning to the alleged detriment of the objectors or to prohibit the rezoning to the objection of the landowner or developer who proposed it. If the rezoning permits a use or activity, surrounding landowners have little protection from any of the negative impacts unless zoning conditions are proffered by the petitioner. The ordinance has few protective performance criteria to assure compatibility among adjacent properties. Accordingly, a new zoning ordinance should be developed with substantial efforts given to finding equitable solutions to recognized and potential conflicts which zoning cases might cause.

A modified performance zoning ordinance can provide more equitable provisions based upon the Land Use Plan. This new zoning ordinance should be prepared according to the following guidelines:

The ordinance shall clearly distinguish among zoning districts, based upon the intent of the Land Use Plan designations and other reasonable considerations.

Zoning districts shall be as few in number as possible, each with a clearly different purpose.

Zoning districts shall direct development to those areas capable of being adequately served by public utilities and road networks.

Zoning districts shall be planned to handle long-term needs.

Zoning districts shall permit by right as many potentially compatible uses as possible, subject to performance criteria.

Performance criteria shall protect the community's general welfare and assure compatibility of land use.

Performance criteria shall be designed to provide a range of choices, flexibility, and options for development.

Performance criteria shall be objective standards, easily administered by County staff.

The ordinance shall contain provisions for its regular review and update.

- e. Carry out the following activities in preparing the new zoning ordinance:

Hold a valley-wide symposium on the merits of performance zoning, led by a prominent planning consultant.

Hold community meetings throughout the County to inform the public and invite participation.

Meet with civic, professional, and trade associations in the Roanoke Valley to inform and invite their participation.

Disseminate information through printed and audio-visual means to inform the public.

Reserve a staff planner full-time to coordinate the project.

Hire a part-time planning consultant to support the staff planner.

Use staff, research, information, and space resources of the Fifth Planning District Commission.

Complete the County's computerized Geographic Information System (GIS) as the primary tool to prepare new zoning maps.

Provide periodic progress reports from the Land Use Management Advisory Committee to the Planning Commission and in turn to the Board of Supervisors.

2. Subdivision Ordinance. Prepare a new subdivision ordinance.
3. Comprehensive Development Code. Once the new zoning and subdivision ordinances are prepared, combine them with the design and construction standards into a unified comprehensive development code.
4. Property Maintenance Code. Evaluate the effectiveness of the County's existing property maintenance code and amend as necessary.

ADMINISTRATIVE STRATEGIES

STATUS OF ADMINISTRATIVE PROGRAMS

The administrative framework to direct the revised land development regulations and other actions is essential to effective plan implementation. The existing organization and administrative procedures were established prior to the adoption of the Land Use Plan. Given the changes brought about by the new Land Use Plan, new administrative procedures for assuring a continuous and up-to-date process of planning and implementation must be established.

The existing organization for planning was established in 1982 when various planning, development review, and enforcement functions were consolidated into a single Department of Development. This department is divided into four divisions, as described in Figure IV. The Department of Development.

The main objectives of the departmental organization were to coordinate associated development functions within a single unit, streamline development review procedures, and obtain a one-stop permitting counter. The department's successes in achieving these objectives have been remarkable. However, additional successes could be achieved through a continuing evaluation of projects assigned, staff available, and priorities established by the Board of Supervisors.

Long-range planning is rightfully a primary function of the Division of Planning, Zoning, and Grants. Since adoption of the major components of the Comprehensive Development Plan in June of 1985, the need to continue long-range planning activities has become evident. Long-range planning includes the maintenance of planning information systems, updates to the Comprehensive Development Plan, preparation of community plans and special area plans, coordination of functional plans for capital facilities, and revision of land development regulations.

The membership of the Planning Commission is by geographic area (magisterial districts). Its role in recent years has been increasingly active, particularly since the new comprehensive plan began preparation. The activity level should continue to change as plan implementation gets fully underway. Increased technical expertise, a strengthened staff role, and a closer tie to the Board of Supervisors may be necessary as Commission responsibilities become more visible and complex.

The Land Use Plan contains new goals for resource protection. The Planning Commission may advise the County on measures to protect natural, historical, and cultural resources. Furthermore, the Commission may publicly recognize outstanding landmarks and developments of exceptional urban and environmental design. These added roles could be a valuable benefit to plan implementation. A special subcommittee could be appointed by the Planning Commission to assist with these responsibilities.

FIGURE IV. THE DEPARTMENT OF DEVELOPMENT

DEPARTMENT OF DEVELOPMENT		
DIVISIONS	OFFICES	DUTIES
ECONOMIC DEVELOPMENT	LIAISON TO INDUSTRIAL DEVEL AUTHORITY	ECONOMIC DEVELOPMENT
DEVELOPMENT REVIEW	SUBDIVISION AGENT	SUBDIVISION ORDINANCE SUBDIVISION PLAT REVIEW SITE PLAN REVIEW PERMITS
CONSTRUCTION & BUILDING SERVICES	CHIEF BUILDING OFFICIAL	PERMITS AND INSPECTIONS BUILDING CODE ENFORCEMENT
PLANNING, ZONING & GRANTS	SECRETARY, PLANNING COMMISSION SECRETARY, BOARD OF ZONING APPEALS ZONING ADMINISTRATOR	COMPREHENSIVE DEVELOPMENT PLAN, PLAN MONITORING & AMENDMENT, AREA & COMMUNITY PLANS, FUNCTIONAL PLANS, ZONING ORDINANCE & ENFORCE- MENT, PROPERTY MAINTENANCE, CODE ENFORCEMENT, PERMITS & INSPECTIONS, REZONING & SPECIAL EXCEPTION REVIEW, VARIANCE & SITE PLAN REVIEW, GRANTS ADMINISTRATION, FACILITIES (456) REVIEW

ADMINISTRATIVE PROGRAM RECOMMENDATIONS

The County should take the following actions to implement the Land Use Plan:

1. Organization. Review the County's present organization for implementing the Land Use Plan and administering regulations, recognizing three distinct functions of planning and implementation:
 - a. Planning which emphasizes long-range, comprehensive planning functions.
 - b. Development Review which emphasizes current planning functions.
 - c. Code Enforcement which emphasizes plan enforcement functions.
2. Planning Commission. Review the composition and role of the Planning Commission.
 - a. Add technical and professional members in an at-large capacity.
 - b. Offer advisory membership by Roanoke County Planning Commissioners on each of three municipal planning commissions surrounded by the County.
3. Appearance Improvement. Promote excellence in urban and environmental design and take measures to protect valuable natural, historical, and cultural resources. Pursue the establishment of an Appearance Improvement Committee as a subcommittee of the Planning Commission.
4. Board of Zoning Appeals. Amend the County Charter to give the Board of Supervisors power to appoint its own Board of Zoning Appeals.
5. Capital Facilities Planning. Prepare special planning studies dealing with land use issues of public facilities, such as landfills, water reservoirs, etc.
6. Capital Facilities Review. Prepare staff review and reporting procedures for capital facilities (456) review.
7. Staff Reports. Continue staff review on all rezonings and special uses, based upon the Land Use Plan guidelines and provisions of the zoning ordinance.
8. Community and Area Plans. Set priorities and prepare a detailed community plan for each of the twelve community planning areas, and in conjunction with adjoining jurisdictions, prepare detailed area plans for special

locations, especially the airport vicinity, arterial highway corridors, and the Roanoke River corridor.

9. Planning Information Management. Improve planning information management.
 - a. Complete the computerized Geographic Information System (GIS) begun by the Fifth Planning District Commission.
 - b. Prepare reproducible zoning maps.
 - c. Create a computerized information base of parcel-by-parcel zoning actions and code enforcement violations.
10. Code Enforcement. Strengthen code enforcement by increasing staff, technical skills and organizational support.
11. Negotiation. Formalize a negotiation process to mediate major land use issues and developments of regional (inter-jurisdictional) impact.
12. Cooperative Planning Meetings. Conduct periodic joint meetings to invoke cooperation in planning among:
 - a. the Planning Commission, Board of Zoning Appeals, and Board of Supervisors; and
 - b. the four Roanoke Valley Planning Commissions.

FISCAL STRATEGIES

STATUS OF FISCAL PROGRAMS

The existing fiscal authorities of the County can readily complement the regulatory and administrative strategies for plan implementation. But only recently has the County attempted to use fiscal measures to implement comprehensive planning.

In 1985, a large bond referendum was passed to fund capital expenditures for a range of projects, all based upon needs determined by the comprehensive plan. In 1986, planning for a capital improvements program began. The priorities for capital improvements were also derived from the comprehensive plan. In the 1986 session of the Virginia General Assembly, Roanoke County received approval to become the state's first chartered county government. A provision in the charter is the authority to create special assessment districts for local taxation. This additional taxation authority has good potential as a community development tool.

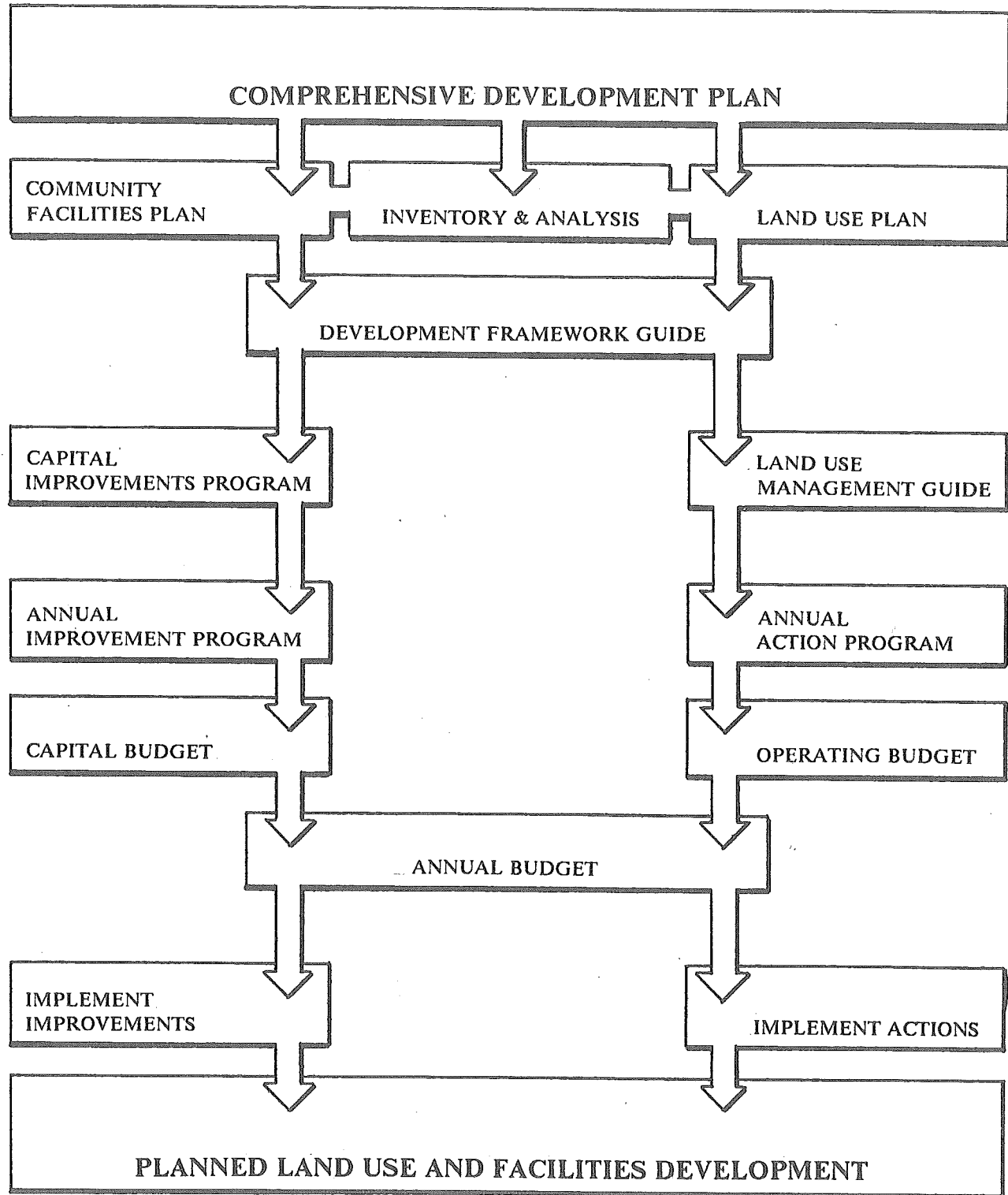
All of these and other fiscal tools for plan implementation should be related to the plan through the budgeting process. Figure V. The Planning and Budgeting Process, illustrates the relationship between the comprehensive plan and the annual budget. The operating budget funds the action program proposals of the "Land Use Management Guide," and the capital budget funds capital facilities proposed by the "Capital Improvements Program." The end result of the process--planned growth and development--may in turn result in more efficient expenditures of funds for capital facilities and increased revenues of improved land use.

FISCAL PROGRAM RECOMMENDATIONS

The County should take the following actions to implement the Land Use Plan:

1. Capital Improvements Programming. Continue capital improvements programming, based upon the Comprehensive Development Plan.
2. Annual Action Program. Annually submit a program of Land Use Plan implementation activities for consideration in the operating budget.
3. Growth Management. Focus new urban growth in planned urban service areas designated by the "Development Framework Guide" of the Land Use Plan, giving highest priority to areas of potential commercial and industrial development. Use such methods as:

FIGURE V. THE PLANNING AND BUDGETING PROCESS



- a. Issuing revenue bonds for funding the extension of public utilities.
 - b. Allocating transportation funds to improve streets to handle projected urban traffic loads.
 - c. Issuing general obligation bonds to fund projected needs; such as fire protection, police protection, emergency services, schools, libraries and parks.
 - d. Seeking other funding sources to extend and improve public utilities and services.
 - e. Exploring innovative public and private partnership approaches to development ventures.
4. Differential Taxation and Variable Service Fees. Study differential taxation and variable service fees.
 5. Grants. Actively pursue grants from federal, state, and non-profit agencies to fund community improvements.
 6. Rehabilitation Tax Incentives. Study tax incentives for rehabilitation of residential, commercial, and industrial buildings.
 7. Special Assessments. Study the use of special assessments to fund certain neighborhood improvement needs.
 8. Tax Increment Financing. Investigate tax increment financing as a means to revitalize commercial districts.
 9. Agricultural and Forestal Districts. Evaluate the Agricultural and Forestal District program vs. zoning measures as a means to protect valuable farmlands.
 10. Tax Base Management. Seek to develop a 75% residential and 25% commercial-industrial mix in the County's real estate tax base.

PARTNERSHIP STRATEGIES

STATUS OF PARTNERSHIP PROGRAM

The private sector is a partner to the public in plan implementation. Individuals contribute to the planning process continuously through advisory committees, commissions, boards, and other activities. The County encourages a broader use of public and private partnerships for economic development purposes.

PARTNERSHIP PROGRAM RECOMMENDATIONS

The County should take the following actions to implement the Land Use Plan:

1. Private Investment. Facilitate private investment in the County's growth and development.
2. Citizen Participation. Encourage active citizen participation in all phases of the land use planning process.
3. Non-Profit Agencies. Support efforts by non-profit agencies to carry out the goals and policies of this plan.
4. Land Conservancy. Study the establishment of a non-profit land conservancy agency to assist with the implementation of the "Resource Protection Guide."

PLAN MONITORING AND AMENDMENT

OBJECTIVES

The "Land Use Management Guide" includes procedures for monitoring the Land Use Plan and providing for its periodic amendment to achieve the following objectives:

1. To add flexibility to the Land Use Plan.
2. To keep abreast of ever-changing physical, social, and economic conditions within Roanoke County.
3. To allow for creative alternatives to the Land Use Plan.
4. To recognize errors, omissions and unusual limitations imposed by the Land Use Plan.

AMENDMENT CATEGORIES

The different categories of Land Use Plan amendment are noted here:

1. Five Year Plan Amendment. A complete review of the Comprehensive Development Plan is required by Virginia's Local Planning Legislation.
2. Community and Area Plan Amendments. Detailed plans for each of the twelve community planning areas and for special planning areas supplement the general framework of the Land Use Plan.
3. Specific Plan Amendments. Developments of regional impact (such as the Explore Project) may require a plan which specifies a land use and development concept to supplement the general framework of the Land Use Plan.
4. Future Land Use Guide Amendment. Amendments which do not affect the Development Framework may revise the policies of the Future Land Use Guide or the Future Land Use map designations.
5. Capital Improvements Program Amendment. The capital improvements program supplements the Comprehensive Development Plan and follows plan amendment procedures for adoption and revision.
6. Annual Action Program Amendment. The program to implement the Land Use Plan is a supplement adopted annually.

AMENDMENT PROCEDURES

The following steps outline procedures for amending the Land Use Plan:

1. An amendment may be initiated by the Board of Supervisors, Planning Commission, Secretary to the Planning Commission, landowner within the County, County citizen, or civic association representative of County interests.
2. The applicant submits a preliminary amendment proposal to the Planning Commission. The Planning Commission investigates the merits of the proposal and determines its credibility in relation to the plan amendment objectives.
3. If the proposal qualifies, the Secretary to the Planning Commission develops or accepts a detailed amendment proposal which fully explains the nature of the amendment and its justification.
4. The Secretary refers the proposal along with a staff report for a public hearing before the Planning Commission.
5. If recommended by the Planning Commission, the Board of Supervisors holds a public hearing and votes to accept, deny, or modify the amendment and forward its order to the Secretary to the Commission. The Secretary records the amendment in the Comprehensive Development Plan.

AMENDMENT SCHEDULE

Public hearings for plan amendments should follow the schedule listed below:

1. The Planning Commission will hold hearings as needed. The Commission will hear the amendment within 90 days of its submission. Plan amendments will follow the same notification procedures as rezoning amendments.
2. Capital Improvements Program and Annual Action Program Amendments will be coordinated with the budget cycle.
3. Community and Area Plan Amendments and Specific Plan Amendments will be scheduled as completed.
4. Five Year Plan Amendments will be reviewed every five years from the date of adoption of the last complete Land Use Plan.

PLAN CONSISTENCY

The Code of Virginia requires that:

1. All public improvements be in accord with the comprehensive plan; and that
2. Zoning give reasonable consideration to the comprehensive plan.

The determination of plan consistency may be classified according to the following levels:

1. Fully consistent. The proposal is consistent with the map and policies.
2. Partially consistent.
 - a. The proposal is consistent with the map but not with the policies.
 - b. The proposal is consistent with the policies, but not with the map.
3. Not consistent. The proposal is neither consistent with the map nor the policies.

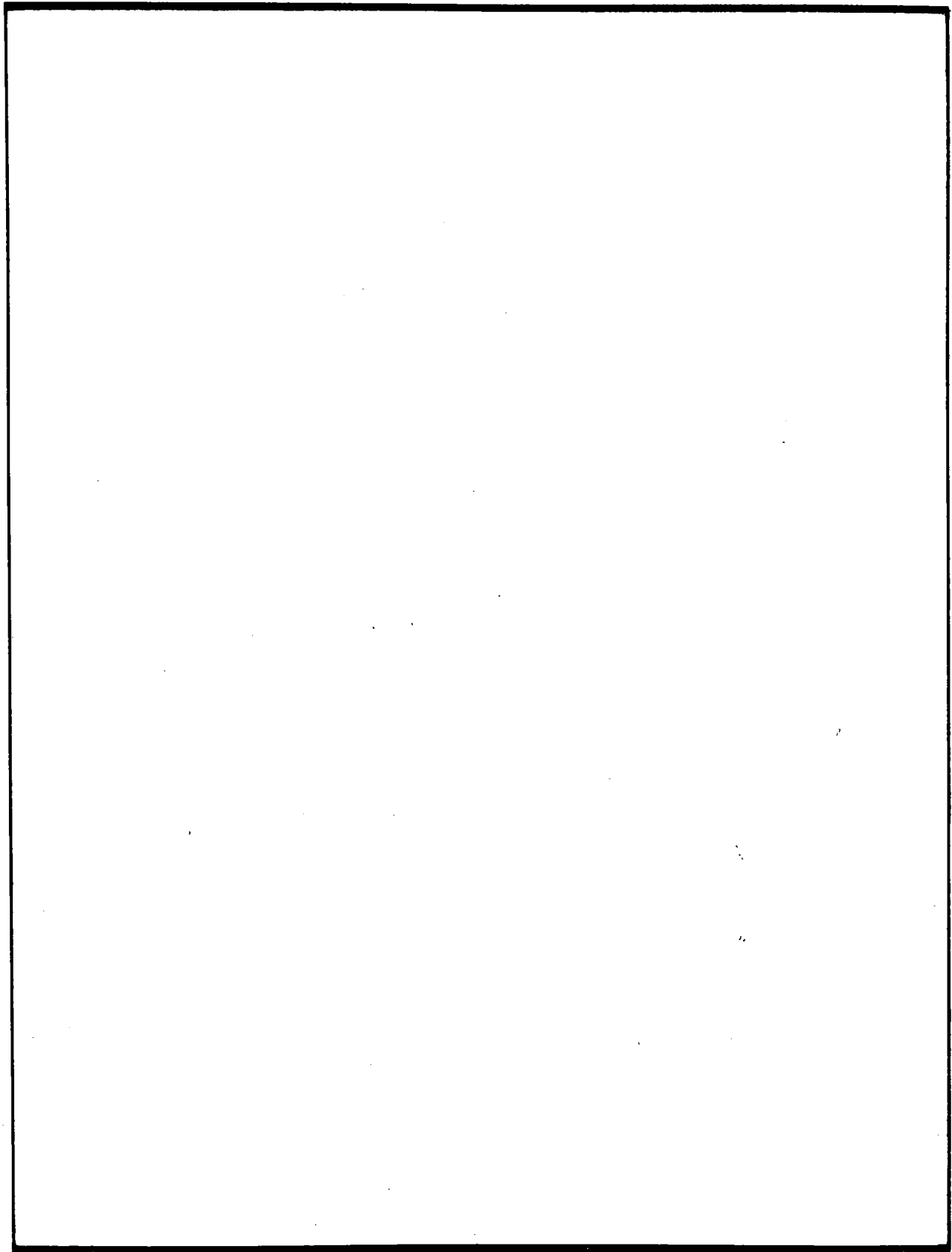
The implementation actions proposed by the "Land Use Management Guide" should be initiated according to the schedule of priorities listed below:

FIGURE VI. ACTION PROGRAM PRIORITIES

ACTION PROGRAM		PRIORITY		
		FIRST	SECOND	ONGOING
1.	ZONING ORDINANCE			
2.	SUBDIVISION ORDINANCE			
3.	COMPREHENSIVE DEVELOPMENT CODE			
4.	PROPERTY MAINTENANCE CODE			
5.	ORGANIZATION			
6.	PLANNING COMMISSION			
7.	APPEARANCE IMPROVEMENT			
8.	BOARD OF ZONING APPEALS			
9.	CAPITAL FACILITIES PLANNING			
10.	CAPITAL FACILITIES REVIEW			
11.	STAFF REPORTS			
12.	COMMUNITY AND AREA PLANS			
13.	PLANNING INFORMATION MANAGEMENT			
14.	NEGOTIATION			
15.	CODE ENFORCEMENT			
16.	COOPERATIVE PLANNING MEETINGS			
17.	CAPITAL IMPROVEMENTS PROGRAMMING			
18.	ANNUAL ACTION PROGRAM			
19.	GROWTH MANAGEMENT			
20.	DIFFERENTIAL TAXATION/FEES			
21.	GRANTS			
22.	REHABILITATION TAX INCENTIVES			
23.	SPECIAL ASSESSMENTS			
24.	TAX INCREMENT FINANCING			
25.	AGRICULTURAL & FORESTAL DISTRICTS			
26.	TAX BASE MANAGEMENT			
27.	PRIVATE INVESTMENT			
28.	CITIZEN PARTICIPATION			
29.	NON-PROFIT AGENCIES			
30.	LAND CONSERVANCY			

CONCLUDING REMARKS

Many plans aim high but few achieve their goals. This plan has sought a dynamic and continuous process that assures Roanoke County's hopes and aspirations for managed growth, planned development, and protected resources may indeed be achieved.



APPENDICES

APPENDIX A: RESOLUTION ESTABLISHING LUMAC

Amended 1/9/86
3/18/86

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF
ROANOKE COUNTY, VIRGINIA, HELD AT THE
ROANOKE COUNTY ADMINISTRATION CENTER ON
TUESDAY, OCTOBER 15, 1985

RESOLUTION CREATING THE LAND USE MANAGEMENT ADVISORY
COMMITTEE (LUMAC) AS A SUBCOMMITTEE OF THE
ROANOKE COUNTY PLANNING COMMISSION

WHEREAS, parts of the Roanoke County Land Use Plan - the "Development Framework Guide," the "Future Land Use Guide," and the "Resource Protection Guide" - were adopted by the County Planning Commission and Board of Supervisors in June, 1985, and

WHEREAS, the Land Use Plan has reserved part four for a "Land Use Management Guide" which is to recommend an implementation strategy to realize the ideals of the Plan, consistent with Section 15.1-447(2) of the Virginia Code, as amended, and Section 21-3 of the Roanoke County Zoning Ordinance, and

WHEREAS, certain measures will carry out the implementation strategy, including ordinances, administrative procedures, public programs, capital facilities, and private initiatives, and

WHEREAS, the suggestions and comments of area citizens will be beneficial in the preparation of implementation measures for the Land Use Plan,

NOW THEREFORE, BE IT RESOLVED that the Roanoke County Planning Commission, pursuant to Section 15.1-444(h) of the Virginia Code, as amended, does hereby create an advisory committee to be named the Roanoke County Land Use Management Advisory Committee (LUMAC) with powers and duties, as follows:

- (1) To serve as a means of citizen input into the development of a "Land Use Management Guide," which shall recommend implementation methods for the Land Use Plan.
- (2) To recommend revisions to the Zoning Ordinance, Zoning District Maps, and Subdivision Regulations, all being based upon the adopted Land Use Plan.

- (3) To provide comment and advice to the Roanoke County Planning Commission and the County planning staff during preparation of the implementation documents.
- (4) To meet as a body, separately or in conjunction with other boards, commissions, individuals or County staff in the pursuit of its objectives.
- (5) To elect officers and establish rules of procedure as deemed necessary and appropriate.
- (6) To serve without compensation or expense reimbursement unless otherwise provided by the Roanoke County Board of Supervisors, and

BE IT FURTHER RESOLVED that the membership of the Land Use Management Advisory Committee be comprised of area residents who have knowledge of and interest in Roanoke County land use management policies and practices and who will serve in the best interests of Roanoke County. The membership shall include two representatives from each of the following areas of land use interest: Neighborhood, Agricultural, Housing, Retail, Industrial, Technical (Site Design) and Technical (Building Design). The membership shall also include two Planning Commission liaison representatives. Two staff representatives shall be appointed with voting rights and serve as professional advisors to the committee. Staff representatives shall include a Planner and an Economic Development Specialist. Three representatives shall be appointed to serve as non-voting liaisons with each of the remaining Roanoke Valley Planning Commissions--one from the City of Roanoke, one from the City of Salem, and one from the Town of Vinton.

BE IT FINALLY RESOLVED that the initial membership of the Committee shall be recommended by the Planning Director and approved by the majority vote of the Planning Commission. Additional members may be appointed by the Planning Commission Chairman upon recommendation of the Planning Director.

On motion of Don Witt, seconded by Tom Hufford, and the following recorded vote:

AYES: Jones, Witt, Hufford, Eddy, Johnson
NAYS: None

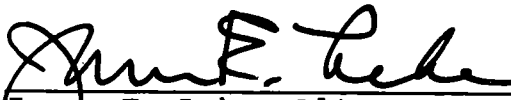
Amended January 9, 1986, on motion of Wayland Winstead to add an alternate Planning Commission liaison and two staff representatives, with the following recorded vote:

AYES: Eddy, Jones, Winstead, Witt
NAYS: None

Amended on March 18, 1986, on motion of J. R. Jones to delete the division of alternate and principal representatives and to add non-voting liaison representatives from the City of Roanoke, City of Salem, and the Town of Vinton, with the following recorded vote:

AYES: Flippen, Winstead, Eddy, Jones, Witt

NAYS: None


James E. Lehe, Alternate Secretary

APPENDIX B: PLAN IMPLEMENTATION REQUIREMENTS

Virginia's local planning legislation, Title 15.1 of the Virginia Code, requires localities to undertake certain actions that ensure the continuation of the planning and implementation processes.

Section 15.1-447(b)(2) of the Code requires the comprehensive plan to recommend certain methods of implementation:

The comprehensive plan shall recommend methods of implementation. Unless otherwise required by this chapter these may include but need not be limited to:

- (a) An official map;
- (b) A capital improvement program;
- (c) A subdivision ordinance; and
- (d) A zoning ordinance and zoning district maps.

Section 15.1-456 of the Code requires that all public facilities be in conformance with the comprehensive plan:

(The comprehensive plan) shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless such feature is already shown in the adopted master plan or part thereof ..., no street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been ... approved ... as being substantially in accord with the adopted comprehensive plan or part thereof.

Section 15.1-490 of the Code requires that reasonable consideration be given the comprehensive plan in preparing zoning ordinances:

Matters to be considered in drawing and applying zoning ordinance and districts. Zoning ordinances and districts shall be drawn and applied with reasonable consideration for the existing use and character of property, the comprehensive plan, ... (etc.).

On May 14, 1985 the County added general provisions to its zoning ordinance which address the relation of zoning to the plan and its implementation.

Section 21-3-3 of the Zoning Ordinance requires zoning to be a method for implementation of the comprehensive plan, consistent with the "reasonable consideration" requirement of the Virginia Code:

IMPLEMENTATION

The Zoning Ordinance and Zoning District Maps shall be a method for implementation of the Comprehensive Plan and shall be drawn and applied with reasonable consideration for the Comprehensive Plan

Section 21-3-4 of the Zoning Ordinance requires the maintenance of a continuous process of comprehensive planning and implementation:

REVIEW AND UPDATE

The Commission shall maintain a continuous process of comprehensive planning and implementation, which shall include a complete assessment of the Comprehensive Plan and Zoning Ordinances at least once every five years to determine whether amendment is advisable.

APPENDIX C: CATALOG OF PLAN IMPLEMENTATION TOOLS

A select listing of plan implementation tools is noted here for reference. All of the tools included in this catalog are not necessarily endorsed as methods to implement Roanoke County's Land Use Plan.

LAND DEVELOPMENT REGULATIONS

1. Comprehensive Development Code
A unified development ordinance which combines the zoning ordinance, subdivision regulations, and design and construction standards into a single, internally-consistent, and cross-referenced document or series of documents.
2. Design and Construction Standards
An ordinance which establishes requirements for streets, utilities, drainage, erosion and sedimentation control and other site engineering considerations.
3. Growth Management
A range of techniques used to control the amount, type, rate, and location of growth. The "Development Framework Guide" initiates the system, designating areas for future urbanization and establishing an urban service limit. Growth management involves a combination of zoning techniques and capital improvements programming to direct growth to designated areas in the plan.
4. Official Map
A document which maps the locations of legally established and future or proposed public streets, waterways, and public areas. The map reserves future areas, placing property owners on notice of proposed public improvements. The map is prepared by the Planning Commission, adopted by the governing body, and filed in the office of the clerk of the court where deeds are admitted to record.
5. Property Maintenance Code
An ordinance which sets maintenance standards for yards, open space and vacant lots. The purposes of the code are to prevent health hazards caused by accumulation of trash, debris, weeds, pests, etc. and to maintain clean and attractive neighborhoods.
6. Subdivision Regulations
Regulations which control the conversion of undeveloped land into building lots.

7. Zoning Ordinance

The zoning ordinance consists of a text and map which divide the County into distinct districts. Within each district certain permitted and special uses are established along with standards governing the development of each site within the district. Requirements vary from district to district but are uniform within each district. Zoning is the principal tool for carrying out the land use and resource protection policies of the plan.

Among the available types of zoning ordinances and techniques are the following varieties:

a. Aesthetic Zoning

Zoning to control or maintain a certain architectural appearance. Aesthetic objectives alone are not authorized in Virginia unless combined with some other State-authorized zoning objective, i.e., to manage density and bulk of site development, to control traffic hazards, to promote harmony of development. An exception is in a historic zoning district where maintenance of the historic appearance of buildings is justified. Other examples of valid zoning controls which may also achieve aesthetic objectives are sign controls, landscaping provisions, screening standards, and yard requirements.

b. Cluster Zoning

A zoning provision which permits a reduction in residential lot sizes in exchange for open space and other desirable amenities. The average residential density of a cluster project usually does not exceed that of a conventional subdivision.

c. Combination Zone

A form of overlay zone which combines with another district, supplementing the standards of the combined district. The combination zone usually lessens the restrictions or adds to the permitted uses of the district with which the zone combines. In contrast, an overlay zone usually increases the restrictions or reduces the permitted uses of the underlying district.

d. Conditional Zoning

The attachment of special land use and development controls to a rezoning; the conditions are not part of the zoning ordinance text and are voluntarily proffered by a property owner in exchange for rezoning.

e. Conventional Zoning

A traditional zoning ordinance in which district regulations segregate dissimilar land use groups: agricultural, residential, commercial, and industrial. Districts are in part cumulative (the higher district

permits land uses of the next lower district) and bulk and density controls are imposed. Conventional zoning is sometimes referred to as Euclidean Zoning, a term derived from the U.S. Supreme Court case of Euclid (Ohio) v. Ambler Realty which in 1926 affirmed the validity of comprehensive zoning regulations.

f. Density Zoning

A flexible zoning device which allows residential density limitations to be averaged over an entire project and place no (or little) restrictions on individual lot sizes or dwelling types within the project so long as the overall density does not exceed the maximum permitted.

g. Flexible Zoning

A zoning ordinance or technique which widens the range of land use and development options above those options available under conventional zoning, thus encouraging more creative and suitable site designs. Performance standards (density, open space, floor area, access, screening) rather than land use standards determine land use compatibility. Example of flexible zoning are floating zones, cluster zoning, overlay zones, performance zoning, planned unit development ordinances, incentive zoning, conditional zoning, and density zoning.

h. Floating Zone

A zoning district which is recorded on the zoning map only in response to a petition for rezoning. Floating zones are commonly used for large-scale projects, such as planned residential developments, planned unit developments, shopping centers, and industrial parks.

i. Incentive Zoning

Zoning which gives a development project bonuses in exchange for desirable amenities provided to the community, such as recreational facilities, open space, protection of sensitive natural areas, provision of low and moderate income housing, etc. Bonuses may be in the form of higher densities, increased floor areas, smaller lot sizes, and reduced setbacks.

j. Large Lot Zoning

A zoning technique which establishes a large lot size requirement (e.g., 5 acres or greater) for preserving prime agricultural lands, thus discouraging their subdivision into residential lots.

k. Mixed Use Zoning

Zoning which permits a combination of dissimilar uses within a single development. In contrast to conventional zoning which traditionally separates land

uses into narrowly defined districts, mixed use zoning applies performance controls to assure appropriate mixtures are compatible. Projects may mix neighborhood shopping with residences, restaurants in employment centers, and apartments in shopping areas. Examples of mixed use zoning are performance zoning and planned unit development ordinances.

1. Overlay Zone

A zoning district which supplements the requirements of a second underlying district. Development in the overlay zone must conform with the requirements of both zones with the more restrictive standards governing. Protection of floodplains, steep slopes, and historical sites may be administered through overlay zones.

m. Performance Zoning

A zoning ordinance with districts divided by related character of land development (e.g., rural preserve vs. urban core) rather than by specific land use groups (e.g., agricultural vs. commercial). Performance districts are usually less in number than conventional districts as a result of permitting a broad mix of dissimilar uses (e.g., residential and commercial) within the same district. Performance zoning relies heavily on such criteria as density, floor area ratio, lot coverage ratio, open space ratio, screening, access, etc., to regulate the compatibility of land development. Performance criteria are adjusted according to the natural constraints (e.g. flooding, steep slope, tree cover, surface water) unique to each parcel, thus protecting valuable resources. Performance zoning encourages creativity in land use and site design, yet protects against disharmony through strict development criteria.

n. Phased Zoning

A zoning technique for growth management whereby zoning permission to subdivide is given only if urban services (sewer, water, streets, etc.) are adequate to serve the location. These locations for future urbanization (urban transition sectors in the "Development Framework Guide") are held in reserve until adequate public facilities are installed.

o. Plan Consistency

A requirement that zoning be in accord with the Land Use Plan. In Virginia, the State Planning Legislation has an implied consistency requirement--the comprehensive plan (among other factors) must be considered in preparing the zoning ordinance. Some other states have an absolute consistency requirement--any land development regulations which are not fully in accord with the plan are invalid.

p. Planned Unit Development Ordinance

A zoning and subdivision technique that permits the unified development of large land parcels. Residential densities are usually averaged over the entire project, allowing a wide variety of housing types. A limited amount of non-residential uses such as institutions, offices, shopping centers, and industrial parks may also mix within the unified plan for the project. PUD ordinances are a form of mixed use zoning which combines aspects of performance zoning, cluster zoning, density zoning, and incentive zoning into a single set of development standards.

q. Rezoning

An amendment to the zoning map whereby the district classification assigned to a parcel is redesignated. A change in the text of the zoning ordinance is also referred to as a rezoning. Rezoning adds flexibility to the zoning map and text, responding to ever-changing land use conditions and development standards.

r. Special District

A zoning district established for a special set of uses or purposes. Examples may include an interchange district, tourist district, highway commercial district, research park district, or airport vicinity district. These districts are created to meet some special purposes which cannot be accommodated by the general zoning district classifications.

s. Special Exception Use

A use permitted in a zoning district but subject to approval at a public hearing. Special exception uses may, depending on the case, be compatible within a zone subject to discretionary conditions which may be imposed by the approving agency. The most common approving agency is the Board of Zoning Appeals, except in Virginia where the Board of Zoning Appeals is in most jurisdictions appointed by the Circuit Court. In Virginia the common approving authority is the governing body. Special exception uses add flexibility to a district by permitting a broader range of uses, yet providing procedural safeguards to negotiate compatible development in a public forum.

t. Statement of Intent

A broad statement of policy in a zoning ordinance. The policy outlines the relationship of the ordinance to the comprehensive plan or other public purposes. A statement of intent usually introduces each zoning district in the ordinance. If an ordinance requirement is challenged in court, the statement of intent may be consulted to determine the public purpose.

u. Strip Zoning

Zoning which accepts the natural occurrence of commercial sprawl along arterial highways yet imposes special controls on access, use, parking, signage, and landscaping.

ADMINISTRATIVE PROCEDURES

1. Board of Zoning Appeals

A body created by the zoning ordinance authorized: (a) to grant variances from the dimensional requirements of zoning where undue hardship results from strict application of the requirements, (b) to grant appeals of the Zoning Administrator's determination of the zoning ordinance requirements and the zoning map interpretation, (c) to grant special exception uses if delegated by the governing body. The Board of Zoning Appeals is in most Virginia localities appointed by the Circuit Court of Appeals, although a chartered government may have members appointed by the governing body (the practice in all other 49 states).

2. Code Enforcement

The police power granted to the County for enforcement of its land development regulations.

3. Citizen Advisory Committees

Special committees whose purpose is to advise the County on policy considerations. Examples are: community advisory committees to advise the County in the preparation of planning for each of the twelve community planning areas; a 419 advisory committee to advise the County in the preparation of a plan for Route 419 frontage properties; or a Brambleton Avenue business association to advise on planning and improvements to the Brambleton business strip.

4. Facilities Review

A review process authorized by Section 15.1-456 of the Virginia Local Planning Legislation where all proposed public facilities projects are subject to review by the Planning Commission to determine conformance with the comprehensive plan.

5. Information Management

The management of information collected for planning purposes. Examples are: (a) a land use information system which catalogs parcel-by-parcel data for land use, zoning, floodplain, slope, groundcover, utilities, soils, etc. in a computerized data base that generates full-color maps; (b) a zoning information system which includes reproducible zoning maps, Planning Commission case files,

rezoning conditions, variance files, special exception files, and computerized parcel-by-parcel records of zoning actions; and (c) a code enforcement information system which files individual violations and maintains a computerized data base to retrieve records.

6. Interagency Coordination

The process of coordinating planning-related functions among separate local, state, and federal agencies.

7. Negotiation

A formalized process for negotiating controversial land use issues and developments of regional impact. The State-sponsored Environmental Negotiation Institute at the University of Virginia is available to assist with this service. Other localities have relied on regional planning agencies (i.e., Fifth Planning District Commission) to facilitate negotiation.

8. Planning Commission

The local agency appointed by the governing body and authorized: to prepare and recommend the comprehensive plan, the zoning ordinance, and subdivision regulations; to report recommendations on rezonings and special exception uses; to decide waivers of subdivision regulations and vacations of public rights-of-way. The State authorizes the Commission to have between 5 and 15 members. One member may also be a member of the governing body, and one member may also be an administrative staff member.

9. Subdivision Agent

The official charged with administering the subdivision regulations.

10. Valley Cooperation

Procedures to institute cooperation among all Roanoke Valley governments in planning matters. Procedures may include interjurisdictional planning, regular joint meetings, and advisory membership of county planning commissioners on the municipal planning commissions.

11. Zoning Administrator

An official designated by the governing body to administer and enforce the zoning ordinance. The Zoning Administrator may appoint deputies or assistants with the same authority.

12. Zoning Permits

A permit issued by the Zoning Administrator certifying compliance of site development and land use with the zoning ordinance. Usually, the zoning permit is co-administered with the Building Official who issues a Certificate of Occupancy for compliance of structures with the building code.

FISCAL MEASURES

1. Agricultural and Forestal Districts
These districts provide preferential tax treatment for agricultural and forestal areas of 500 acres or greater.
2. Budgeting
An annual program for expending public funds to support planning activities. The operating budget supports staffing and other operating expenses to attain an annual action program for planning. The capital budget is derived from the capital improvements program which directs annual capital facilities improvements.
3. Capital Improvements Program
The schedule of proposed public facilities to be built, purchased or replaced over an intermediate term of three to five years.
4. Conventional Property Taxation
The assessment of land and buildings based on the "highest and best use."
5. Differential Taxation
The application of different tax rates or assessment ratios to land in different service areas. For example, urban service areas may be taxed differently than rural service areas, thus relating property taxes equitably to the level of public service provided and the intensity of permitted development.
6. Facility Location
The construction of public facilities, especially streets, sewer service, and water service, to areas of planned urbanization determined by the "Development Framework Guide" (urban transition sectors).
7. General Obligation Bonds
A method to finance projects providing community-wide benefits, such as schools, libraries, fire and rescue stations, and parks. Approval of the electorate is required. The taxation power is committed to pay interest upon and retire the bond's debt, and the bond is repaid out of general revenue.
8. Grants
Monies from federal, state, and non-profit agencies granted to a locality to carry out a specified public project. Most notable is the Community Development Grant administered by the Virginia Department of Housing and Community Development. Other grants have a variety of purposes, such as historic preservation, environmental protection, and utility improvements.

9. Land Acquisition
The public acquisition of land for public facilities and open spaces.
10. Land Banking
The acquisition of land or an option to purchase land, for some future public use.
11. Partial Acquisition
The acquisition of partial rights of land, such as maintenance rights, access rights, rights-of-way, scenic easements, etc., for public purposes.
12. Pay-As-You-Go
A method of financing projects from current revenues derived from general taxation, fees, service charges, special funds, or special assessments. Revenue may also be accumulated from surpluses or sale of capital assets.
13. Tax Increment Financing
A technique used to revitalize commercial districts. A tax increment district delineates the revitalization area; bonds are issued to finance public improvements (public parking lots, sidewalks, landscaping, benches, plazas, etc.) within the district to stimulate its revitalization; and the incremental increase in taxes resulting from the revitalization of properties is used to retire the bond.
14. Revenue Bonds
A method to finance revenue-producing facilities, such as sewer and water systems. Increased revenues for new facilities are used to pay interest upon and retire the bond's debt.
15. Special Assessments
Public facilities that benefit certain properties more than others may, upon consent of the property owners, have special assessments imposed to pay for the improvements. Examples of public improvements financed through special assessments may include streets, sidewalks, landscaping, sewer, and water.
16. Rehabilitation Tax Incentives
A property tax incentive for substantial rehabilitation of older residential, commercial, and industrial buildings. The increased valuation resulting from rehabilitation is exempt from property taxes.
17. Use-Valuation Taxation
The assessment of agricultural lands based on agricultural use rather than "highest and best use."
18. Variable Service Fees
The setting of variable fees that reflect different delivery costs based on location, i.e., urban or rural locations or distance from the source of service.

PUBLIC/PRIVATE PARTNERSHIPS

1. Citizen Participation

The involvement of citizens in all phases of the land use planning process, from plan formulation to implementation. Citizen participation is necessary to reflect the community goals in the planning process and to gain support and understanding of planning programs.

2. Land Conservancy

A non-profit agency established to preserve valuable land resources, including scenery, historic buildings, and farmlands. The conservancy accepts private donations of partial development rights; and the donator in return receives favorable taxation benefits for the value of the development rights given up. Examples of donations include: agricultural easements, scenic easements, and building facade easements.

3. Non-Profit Agencies

Private groups whose services may parallel the public objectives of the comprehensive plan--historic preservation, environmental conservation, community development, etc.

4. Private Investment

The private sector's development of land for agricultural, institutional, commercial, and industrial purposes in accord with the goals and policies of the comprehensive plan.

APPENDIX D: GLOSSARY

The definitions contained in this glossary are based in part upon the following sources: Roanoke County Zoning Ordinance, Roanoke County Subdivision Regulations, Roanoke County Comprehensive Plan, American Planning Association's The Language of Zoning, A Glossary of Words & Phrases (1976), Virginia Department of Housing and Community Development's The Language of Planning (1984), and National Science Foundation's Land Management (1977).

Agricultural and Forestal Districts - Districts providing preferential tax treatment for agricultural and forestal areas of 500 acres or greater. These districts are established by the governing body at the request and with the consent of the participating landowners.

Attainment Status Area - An area shown by air quality monitoring data to not exceed the levels allowed by the ambient air quality standard for a given pollutant.

Best Management Practices - A practice, or combination of practices, determined by the appropriate state agencies to be the most effective practical means of preventing or reducing the amount of pollution generated by non-point sources to a level compatible with water quality goals (i.e., pesticide use control, cleaning debris from streambanks).

Board of Zoning Appeals - A body created by the zoning ordinance authorized: (1) to grant variances from the dimensional requirements of zoning where undue hardship results from strict application of the requirements, (2) to grant appeals of the Zoning Administrator's determination of the zoning ordinance requirements and the zoning map interpretation, and (3) to grant special exception uses if delegated by the governing body.

Capital Facilities Review - A review process authorized by Section 15.1-456 of the Virginia Local Planning Legislation where all proposed public facilities projects are subject to review by the Planning Commission to determine conformance with the comprehensive plan.

Capital Improvements Program - The schedule of proposed public facilities to be built, purchased, or replaced over an intermediate term of three to five years.

Central Business District - The business, corporate, financial, or commercial center of a community (often the community's downtown or central core).

Citizen Participation - The involvement of citizens in all phases of the land use planning process, from plan formulation to implementation. Citizen participation is necessary to reflect the community goals in the planning process and to gain support and understanding of planning programs.

Cluster - A development design technique that concentrates building in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally-sensitive features.

Code Enforcement - The police power granted to a local government for enforcement of its land development regulations.

Comprehensive Development Code - A unified development ordinance which combines the zoning ordinance, subdivision regulations, and design and construction standards into a single, internally-consistent, and cross-referenced document or series of documents.

Comprehensive Plan - A document or series of documents prepared by a community. According to the Virginia Code, a comprehensive plan (sometimes called a general or master plan) shall be general in nature and shall show the commission's long-range recommendations for the general development of the territory covered by the plan. Elements or chapters usually found in comprehensive plans include Housing, Transportation, Community Facilities, Economic Base, Environment, Land Use and Future Land Use. See Code of Virginia section 15.446.1 et seq.

Conservation Easements - A legal mechanism whereby the right to use a portion of one's land is given or sold to another person or organization; future use of the property will be limited as legally specified.

Core Area - An urban sector land use policy area where suburban centers of high intensity urban development may be directed. Land use functions may complement the central business districts of Roanoke, Salem, and Vinton downtowns.

Development Area - An urban sector land use policy area where most new neighborhood development may occur, including large-scale planned developments which mix residential with retail and office uses. Innovation in housing design and site development is a key objective.

Development Sectors - A system of dividing the County's land area into various parts based on the type and extent of existing development therein. As defined by the Roanoke County Land Use Plan, Roanoke County comprises two sectors within the urban service limit (urban development sector and urban transition sector) and three sectors beyond the urban service limit (urban reserve sector, rural village sector, and rural preserve sector). See individual definitions of sectors for additional information.

Differential Taxation - The application of different tax rates or assessment ratios to land in different service areas. For example, urban service areas may be taxed differently than rural service areas, thus relating property taxes equitably to the level of public service provided and the intensity of permitted development.

Drainage Corridor - An elongated depression in the land surface that is at least seasonally wet, is usually heavily vegetated, and is normally without flowing water. It conducts storm water into primary drainage channels and provides some groundwater recharge.

Earth Berm - An earthen barrier that breaks the continuity of a slope for the purpose of diverting runoff.

Filter Strip - A buffer strip of natural vegetation between a disturbed area and a watercourse, which filters out sediment before it reaches the water.

Frontage - The side of a lot nearest the street. The frontage of a corner lot is the shorter of the two sides facing a street. Frontage also may be described as a distance.

Garden Apartments - Multi-family dwellings of three or less stories. A garden apartment complex usually has multiple structures arranged on a large site with common parking and recreation facilities.

General Obligation Bonds - A method to finance projects providing community-wide benefits, such as schools, libraries, fire and rescue stations, and parks. Approval of the electorate is required. The taxation power is committed to pay interest upon and retire the bond's debt, and the bond is repaid out of general revenue.

Geographic Information System - A set of data collected and organized on a geographic basis, i.e., collected by tax parcels, census tracts, etc. The elements of a geographic information system are (1) a land information system, consisting of property maps, USGS maps, etc., and (2) a data book, consisting of the data elements keyed to the maps.

Groundwater Recharge Area - A geographic area where soil conditions (e.g., permeability) are such as to allow the substantial addition of water to an aquifer by infiltration.

Growth Management - The use of public policy and plans (e.g., comprehensive plan, zoning ordinance, capital improvements program, etc.) to influence the type, location, and rate of growth within a community, as related to the public's health, safety, and general welfare.

Impoundment - An artificial collection or storage of water as a reservoir, pit, etc.

Infill - The utilization of vacant land in previously developed areas for buildings, parking lots, recreational facilities, and other uses.

Institutional Land Use - Land use types such as churches, fire and rescue stations, schools, community centers, and libraries, among others.

Land Conservancy - A non-profit agency established to preserve valuable land resources, including scenery, historic buildings, and farmlands. The conservancy accepts private donations of partial development rights; and the donor in return receives favorable taxation benefits for the value of the development rights given up. Examples of donations include: agricultural easements, scenic easements, and building facade easements.

Land Use Compatibility - The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict.

Land Use Designations - Various land use categories or policy areas where activities of similar functions occur. As defined by the Roanoke County Land Use Plan, Roanoke County comprises these eight land use designations: rural preserve, rural village, village center, neighborhood conservation, development, transition, core, and principal industrial (see individual definitions of designations for further information).

Land Use Determinants - The factors to be considered when placing a particular parcel of land in a land use designation or category. Land use determinants include such factors as the existing land use pattern, existing zoning, natural resources, and street network, among others.

Neighborhood Conservation Area - An urban sector land use policy area where established single family neighborhoods are delineated and the conservation of the existing development pattern is encouraged.

Overlay District - Zoning requirements that are described in the ordinance text and map, and imposed in addition to those of an underlying district; development within the overlay zone must conform to the requirements of both zones or the more restrictive of the two.

Patio Homes - Single family homes with open yards on three sides, a zero lot line setback on one side, and an outdoor patio living area. Usually these homes are on smaller than standard size lots and may be attached to adjoining homes by fences or garages.

Performance Standards - Performance standards regulate residential, commercial and industrial activities by setting limits on such factors as residential density and open space, lot coverage, floor area, industrial emissions, access and screening. Performance standards offer a more precise method of assuring compatibility among land uses. This system is made possible by the technical ability to measure the intensity of land use and development to determine if they meet accepted standards. Land use activities that meet high standards may have more flexibility to locate near other land uses, permitting mixed uses and compatible developments.

Permeable Pavement - Pavement constructed in a way that allows water to move through it into the ground below.

Personal Services - Land use types such as barber shops, beauty salons, costume rentals, laundries, dry cleaners, and tailors, among others.

Planned Development - A form of development, usually characterized by a large tract of land that is developed under a comprehensive site plan. It often includes common open space and a variety of land uses, building types, and densities.

Planning Commission - The local agency appointed by the governing body and authorized: to prepare and recommend the comprehensive plan, the zoning ordinance, and subdivision regulations; to report recommendations on rezonings and special exception uses; to decide waivers of subdivision regulations and vacations of public rights-of-way.

Plat - A map or plan of a tract or parcel of land which is to be or which has been subdivided. A plat records the property's location, boundaries, and ownership. When used as a verb "plat" is synonymous with "subdivide".

Prime Farmland - As defined by the Soil Conservation Service, land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oil seed crops, and it is also available for these uses (the land could be cropland, pastureland, rangeland, forestland or other land but not land converted to urban uses). It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods.

Principal Industrial Area - An urban sector land use policy area where major industries may develop. These regional employment centers are distributed throughout the County, convenient to major living areas.

Property Maintenance Code - An ordinance which sets maintenance standards for housing, yards, open space and vacant lots. The purposes of the code are to prevent health hazards caused by substandard housing, accumulation of trash, debris, weeds, pests, etc., and to maintain clean and attractive neighborhoods.

Public Service Level - The level of public services available to urban and rural areas of Roanoke County. For example, the rescue service response is 4 minutes in urban areas and 8 minutes in rural areas; there is curbside pick-up for refuse in urban areas and bulk pick-up in rural areas.

Rehabilitation Tax Incentives - A property tax incentive for substantial rehabilitation of older residential, commercial, and

industrial buildings. The increased valuation resulting from rehabilitation is exempt from property taxes.

Residential Density - As defined by the Roanoke County Land Use Plan:

Very Low - Less than one housing unit per 5 acres

Low - Less than one housing unit per acre

Low-Middle - 1 to 3 housing units per acre

Middle - 3 to 6 housing units per acre

Middle-High - 6 to 12 housing units per acre

High - 12 to 24 or more housing units per acre

Revenue Bonds - A method to finance revenue-producing facilities, such as sewer and water systems. Increased revenues for new facilities are used to pay interest upon and retire the bond's debt.

Rural Preserve - A rural sector land use policy area of mostly undeveloped, outlying lands. These rural regions require a high degree of protection to preserve agricultural, forestal, recreational, and remote rural residential areas.

Rural Preserve Sector - These are wilderness locations where only scattered settlement is expected to occur (located within the rural service area).

Rural Village - A rural sector land use policy where limited development activity may occur. These rural community and farming settlements encompass areas between the outlying wilderness and the rural crossroads centers.

Rural Village Sector - These are rural settlement locations where no urbanization is planned (located within the rural service area).

Screening and Buffering - Screening refers to the construction of a visually opaque, physical barrier of specified height; buffering refers to a landscaped strip of specified width along certain segments of a building site perimeter.

Shopping Centers - As further defined in the Core Area section of Land Use Plan:

Neighborhood Center - a 30,000 to 100,000 sq. ft. shopping center with 5 to 15 stores on a 3 to 10 acre site. The leading tenant is a supermarket or drugstore.

Community Center - a 100,000 to 300,000 sq. ft. shopping center with 15 to 40 stores on a 10 to 30 acre site. The leading tenant is a variety store or small department store.

Regional Center - a 300,000 or more sq. ft. shopping center with over 40 stores on 30 or more acres. The leading tenant is one or more major department stores.

Special Assessments - Public facilities that benefit certain properties more than others may, upon consent of the property owners, have special assessments imposed to pay for the improvements. Examples of public improvements financed through special assessments may include streets, sidewalks, landscaping, sewer, and water.

Street System - The functional street classification system classifies roadways as follows:

Freeway - A limited access highway with designated interchanges and a traffic volume exceeding 10,000 vehicles per day (VPD).

Major Arterial - An intrastate and intercity highway serving major activity centers. Traffic volume exceeds 150,000 VPD in urban areas and exceeds 7,500 VPD in rural areas.

Arterial - An intrastate and intercity highway serving major activity centers. Traffic volume ranges from 3,000 VPD to 15,000 VPD.

Major Collector - A highway linking arterial and local streets and serving major activity centers. Traffic volume ranges from 3,000 VPD to 5,000 VPD.

Minor Collector - A highway linking arterial and local streets and serving minor activity centers. Traffic volume ranges from 1,000 VPD to 3,000 VPD in urban areas and exceeds 500 VPD in rural areas.

Local - A roadway providing safe access from a specific land use to a collector street. Traffic volume is less than 1,000 VPD in urban areas and less than 500 VPD in rural areas.

Strip Development - A mixture of development, usually commercial, extending along both sides of a major street. It is often a mixture of auto-oriented enterprises (e.g., gas stations, motels, & food stands), truck-dependent wholesaling, and light industrial enterprises along with the once rural uses, such as homes or farms, that await conversion to commercial use. Strip development may severely reduce the traffic-carrying capacity of abutting streets.

Subdivision - The division of land into two or more lots or other subdivisions for the purpose of transfer of ownership or building development (see Roanoke County Subdivision Regulations, Section 17-1 for complete definition).

Tax Increment Financing - A technique used to revitalize commercial districts. A tax increment district delineates the revitalization area; bonds are issued to finance public improvements (public parking lots, sidewalks, landscaping, benches, plazas, etc.) within the district to stimulate its revitalization; and the incremental increase in taxes resulting from the revitalization of properties is used to retire the bond.

Townhouses - Two or more attached dwelling units on separate lots of record. Units are constructed in a series, separated by firewalls, and no dwelling is located over another.

Transition Area - An urban sector land use policy area where orderly development of highway frontage strips and land use buffers between high and low intensity development may occur. Management of commercial sprawl is essential.

Urban Development Sector - These are largely developed areas that are generally characterized by continuing development pressures (located within the urban service area).

Urban Reserve Sector - These are rural areas being considered for urban transition beyond the 2003 horizon year (located within the rural service area).

Urban Service Limits - The dividing line between urban and rural public service levels, as well as between urban and rural forms of development. The urban service area is the land area within the urban service limits and the rural service area is the land area beyond the urban service limits. As set by public policy, the dividing line relates to a specified time period, after which the line may be redrawn to reflect changes in development and public services.

Urban Transition Sector - These are largely undeveloped areas where new development pressures can be anticipated throughout the planning horizon (located within the urban service area).

Variable Service Fees - The setting of variable fees that reflect different delivery costs based on location, i.e., urban or rural locations or distance from the source of service.

Village Center - A rural sector land use policy area which serves as a focal point of surrounding rural residential and farming settlements. Here the highest level of rural land use activity may occur - general county stores, convenience shops, agri-businesses, community facilities, etc.

Watershed (drainage basin) - A geographical area or region that is so sloped and contoured that surface runoff from streams and other natural water sources is carried away by a single drainage system by gravity to a common outlet or outlets.

Zero Lot Line - A development technique in which the setback requirements for one or more sides of the lot are omitted so that the buildings are allowed to abut the property lines, creating more usable space on individual lots.

Zoning Ordinance - A text and map which divide the locality into distinct districts. Within each district, certain permitted and special uses are established along with standards governing the development of each site within the district. Requirements vary from district to district but are uniform within each district.

APPENDIX E: AMENDMENTS

ROANOKE COUNTY, VIRGINIA

BEFORE THE BOARD OF COUNTY SUPERVISORS OF ROANOKE COUNTY,

IN RE:
AMENDMENT TO THE "LAND :
USE PLAN: FUTURE LAND : FINAL ORDER
USE" MAP OF ROANOKE :
COUNTY :

WHEREAS, your Petitioner, the Roanoke County Planning Commission, did petition the Board of County Supervisors to amend the "Land Use Plan: Future Land Use" map of Roanoke County.

WHEREAS, after due legal notice, the Planning Commission did hold a public hearing on May 6, 1986, at which time, all parties in interest were given an opportunity to be heard; and

WHEREAS, after full consideration, the Board of County Supervisors determined that the amendment be approved.

NOW, THEREFORE BE IT RESOLVED that the "Land Use Plan: Future Land Use" map of Roanoke County be amended as follows.

(1) Lots 22 and 23, Section B, Mount Vernon Heights, owned by Lawrence Johnson and all other Neighborhood Conservation tracts located on the northernmost block of Valley Forge Avenue between the Johnson parcel and the existing VA 419-US 221 core in the Cave Spring Magisterial District, be redesignated from Neighborhood Conservation to Core.

(2) An 8 acre parcel owned by Daniel and Helen King and located 1.5 miles south of the US 460-VA 639 intersection in the Catawba Magisterial District, remain as Principal Industrial.

(3) A 0.7 acre parcel owned by Marshall Ralsten and all other tracts located north of the Friendship Manor property fronting on the east side of Airport Road (VA 118) in the Hollins Magisterial District, be redesignated from Development to Transition.

(4) A 0.307 acre parcel owned by Kingery Brothers Associates and all other tracts located north of said property to the Clearbrook Village Center fronting on US 220 in the Cave Spring Magisterial District, be redesignated from Rural Village to Village Center.

(5) A 1.49 acre parcel owned by R. W. Bowers and located at the VA 24-Spring Grove Drive (VA 673) intersection in the Vinton Magisterial District, be redesignated from Neighborhood Conservation to Transition.

(6) A 0.891 acre parcel owned by Jerry and Ken Bratton and all tracts located within the boundary formed by US 221 and VA 1663, and all tracts on the west side of and fronting on VA 1663 (Old Cave Spring Road) between VA 1663 (Wellington Road) and US 221 (excluding flood hazard zones) in the Windsor Hills Magisterial District, be redesignated from Development to Core.

(7) A 0.606 acre parcel owned by Springwood Associates and located 0.1 mile southwest of the Brambleton Avenue - Pinevale Road intersection in the Windsor Hills Magisterial District, remain as Transition.

(8) A 1.4 acre tract owned by John Weaver and located 0.15 mile east of the Hardy Road (VA 634)-McGeorge Drive (VA 1037) intersection in the Vinton Magisterial District, remain as Development.

(9) A 0.76 acre parcel owned by Wendy's of Western Virginia, Inc., and located at the intersection of Brambleton Avenue and Custis Avenue (VA 1603) in the Windsor Hills Magisterial District, be redesignated from Transition to Core.

(10) A 1.05 acre parcel owned by Roy C. Woods and located 0.1 mile west of the US 221-VA 692 intersection in the Windsor Hills Magisterial District, remain as Rural Village .

(11) All properties fronting on the west side of Hollins Road (VA 601) at depths of 300 feet each, beginning at the Trevilian Road (VA 1913) and ending 2000 feet east of the intersection of Hollins Road and Plantation Road (VA 115) in the Hollins Magisterial District, be redesignated from Development to Transition.

Adopted on motion of Supervisor Johnson,
seconded by Supervisor Garrett, and upon the
following roll call vote:

AYES: Supervisors Garrett, McGraw, Johnson, Nickens, and Brittle

NAYS: None

ABSENT: None

Bobbie L. Hall
Bobbie L. Hall, Deputy Clerk
Roanoke County Board of Supervisors

05/28/86

cc: County Assessor
~~Department of Development~~