

Roanoke County Comprehensive Plan

Future Land Use Guide

Future Land Use is one component of Roanoke County Comprehensive Plan. The Future Land Use Guide is a policy framework for future land use decisions within the County. Used in conjunction with the appropriate future land use map, this Guide serves as a reference for citizens on the most desirable location for future land use activities throughout the County.

Future Land Use Designations should be used by Roanoke County citizens and property owners when evaluating alternative uses for their land and will be used by Roanoke County staff, Planning Commission and Board of Supervisors in the evaluation of requested land use amendments.

Future Land Use Designations

The following designations are used to identify areas around the county where similar land use activities occur. The types of land uses that are desirable within each designation are also described.

This section also includes **land use determinants** - factors that are used to evaluate requested changes to the future land use maps. The careful examination of these factors will determine which land use designation in which a piece of land should be.

Rural Village

A future land use area where limited development activity has historically occurred and where suburban or urban development patterns are discouraged. These rural community and farming areas are generally in between the intense suburban development patterns already established in the County and the designated Conservation and Rural Preserve areas.

Land Use Types

Rural Housing - Low-density single-family residential generally averaging one unit per acre. Cluster developments are encouraged.

Rural Community Centers - Nonresidential uses which serve rural residents such as outdoor recreation and park facilities, religious assembly facilities, schools, fire and rescue stations and clubs.

Agricultural Production and Services - Livestock, orchards and crop productions, landscape and horticultural services, veterinary services, farm labor and farm management services. Generally including all activities that support land based uses.

Forest and Wood Products - Includes the operation of timber tracts, tree farms, forest nurseries and the gathering of forest products. Excludes sawmills and large-scale timber cutting operations.

Small Scale Commercial - Limited commercial operations that serve the local, rural community. Included would be personal services and retail convenience stores.

Rural Parks and Outdoor Recreation - Parks and recreational facilities that are designed to preserve the environmentally sensitive character of the rural landscape.

Land Use Determinants

Existing Land Use Pattern - Locations where very low density residential, institutional and limited agricultural uses have developed.

Existing Zoning - Locations where rural residential and agricultural zoning have been established.

Rural Residential Expansion Areas - Locations where small scale, very low density rural residential housing is desirable.

Agricultural - Locations where existing agricultural uses and activities are present.

Access - Locations served by an existing improved rural road and, to a lesser extent, rural arterial highways.

Rural Sector - Locations outside the urban service area.

Village Center

A future land use area which serves as the commercial and institutional focal point of surrounding rural residential and farming establishments. Here, the highest level of rural land use activities may occur. By nature, the majority of commercial and institutional activities in Village Center areas are designed, scaled and marketed to best serve the product and service needs of the residents from the surrounding rural areas.

Land Use Types

Agricultural Production and Services - Services which support the surrounding agricultural community.

Parks and Outdoor Recreation - Small-scale facilities that serve the rural neighborhoods or are used for community purposes. These recreation facilities should be linked to the residential areas by greenways, bike trails and pedestrian paths.

Eco-tourism - Facilities that serve a niche market and are often outdoor, sports oriented. Designed in an environmentally sensitive way to protect the valuable natural resources of the rural areas.

Residential - Development at relatively high rural densities, generally not exceeding 6 units per acre and including single-family and two-family housing.

Rural Community Centers - Includes institutional uses such as schools, religious assembly facilities, clubs and meeting rooms that serve the needs of the surrounding rural village residents.

Convenience Retail - Establishments that provide retail goods and services to the surrounding rural village residents.

Rural Highway Retail - Small-scale, rural establishments that provide retail goods and services to the passing motorists. These uses should be clustered in a village design that complements the rural surroundings.

Land Use Determinants

Existing Land Use Pattern - Locations where commercial, institutional and low- to middle-density residential uses have developed and that are generally surrounded by rural residential settlements.

Existing Zoning - Locations where commercial zoning has been established.

Access - Locations that are usually situated at a crossroad and are served by a rural arterial.

Rural Sector - Locations outside the urban service area.

Development

A future land use area where most new neighborhood development will occur, including large-scale planned developments which mix residential with retail and office uses. Innovation in housing design and environmental sensitivity in site development is a key objective. Clustered developments are encouraged as is the use of greenways and bike and pedestrian trails.

Land Use Types

Conventional Residential - Single-family developments in conventional lots. Includes attached, detached and zero-lot line housing options. Greenways and bike and pedestrian trails are encouraged.

Cluster Residential - Single family developments with similar gross density of conventional subdivisions but individual lot sizes may be reduced to accommodate the clustering of housing while allocating common open space. Includes attached, detached and zero-lot line housing options. Greenways and bike and pedestrian trails are encouraged.

Multi-family - Developments of 6-12 units per acre. Clustering is encouraged as are greenways and bike and pedestrian trails.

Planned Residential Development - Mixed housing types at a gross density range of 4-8 units per acre. Includes conventional housing, cluster housing, zero lot-line housing, townhouses and garden apartments. Greenways and bike and pedestrian trails are encouraged.

Planned Community Development - Planned residential development mixed with office parks, neighborhood shopping centers and supporting retail development. The majority of the development is residential with a maximum limit set on the retail land. Greenways and bike and pedestrian trails are encouraged.

Community Activity Centers - Facilities which serve the neighboring residents including parks, schools, religious assembly facilities, parks and recreational facilities and community clubs and meeting areas. These activity centers should be linked to residential areas by greenways, bike and pedestrian trails.

Land Use Determinants

Public Facilities Capacity - Locations where public facilities are adequate to handle the increased population concentration. This includes schools, parks and recreation facilities and fire and rescue facilities.

Utility Availability - Locations where water and sewer services exist or are scheduled to serve the area.

Environmental Capacity - Locations where natural land features, including topography, provide optimum opportunity for urban residential development.

Access - Locations which have or can provide direct access to a major street.

Urban Sector - Locations served by urban services.

Suburban Village

A future land use area that represents the focus of surrounding, generally lower intensity commercial, institutional and residential growth for a broad mixture of surrounding development. New neighborhood development occurs in close proximity to institutional, office and retail uses. Cluster developments and greenways are encouraged in conjunction with formerly rural land uses focusing on environmental and building and site design innovation.

Land Use Types

Agricultural Production and Services - Services supporting the remaining agricultural community such as farm management, horticultural and veterinary services.

Parks and Outdoor Recreation/Ecotourism - Public and private recreation from small-scale community based facilities to regional attractions with greenway linkages as appropriate. Also encouraged are ecotourism businesses that supply a niche market, usually outdoor oriented.

Residential - Suburban densities (up to six units per acre) of single and two-family housing, attached, detached, zero-lot line, cluster, low density multi-family, townhouses and garden apartments.

Community Activity Centers - Public and private facilities serving surrounding residents including schools, religious assembly centers, community clubs and meetings areas with linkages to residential areas by greenways, bike and pedestrian paths wherever possible.

Commercial - Convenience retail establishments supplying limited goods and services to village residents. Planned small-scale or cluster retail such as local target area shopping centers with specialty businesses and personal services. Also found are small highway retail establishments providing goods and services to passing motorists. Such facilities should be designed to complement the suburban surroundings.

Land Use Determinants

Existing Land Use Pattern - Locations where low- to middle-density residential, institutional and commercial uses are established, connected to existing, sometimes transitional rural residential, agricultural and open space uses.

Rural/Suburban Sector - Locations on the fringe of the urban service area.

Access - Locations served by an arterial highway and a well-define secondary street.

Environmental Capacity - Locations where physical land characteristics, especially topography, have and continue to provide the opportunity for suburban development.

Utility Availability - Locations where public water and sewer are in close proximity to the urban service area and expansion of these services is likely.