

Sec. 30-54-2. - Permitted Uses.

(A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Residential Uses.*

Accessory Apartment *

Home Beauty/Barber Salon *

Home Occupation, Type I *

Multi-Family Dwelling *

Two-Family Dwelling *

2. *Civic Uses.*

Administrative Services

Clubs

Cultural Services

Day Care Center *

Educational Facilities, College/University

Educational Facilities, Primary/Secondary *

Family Day Care Home *

Guidance Services

Halfway House *

Park and Ride Facility *

Post Office

Public Assembly

Public Parks and Recreational Areas *

Safety Services *

Utility Services, Minor

3. *Office Uses.*

Financial Institutions *

General Office

Medical Office

Laboratories

4. *Commercial Uses.*

Agricultural Services *

Antique Shops

Automobile Dealership *

Automobile Repair Services, Minor *

Automobile Rental/Leasing

Automobile Parts/Supply, Retail *

Bed and Breakfast *

Boarding House

Business Support Services

Business or Trade Schools *

Commercial Indoor Amusement

Commercial Indoor Entertainment

Commercial Indoor Sports and Recreation

Commercial Outdoor Entertainment

Commercial Outdoor Sports and Recreation

Communications Services

Construction Sales and Services *

Consumer Repair Services

Convenience Store *

Fuel Center*

Funeral Services

Garden Center *

Gasoline Station *

Hospital

Hotel/Motel/Motor Lodge

Kennel, Commercial *

Pawn Shop

Personal Improvement Services

Personal Services

Restaurant, Drive-In or Fast Food *

Restaurant, General

Retail Sales *

Short-Term Rental *

Studio, Fine Arts

Veterinary Hospital/Clinic

5. *Industrial Uses.*

Recycling Centers and Stations *

6. *Miscellaneous Uses.*

Amateur Radio Tower *

Parking Facility *

Wireless Communication Facility, Class 1*

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Civic Uses.*

Adult Care Residences

Life Care Facility

Nursing Home

Religious Assembly *

Utility Services, Major *

2. *Commercial Uses.*

Adult Business *

Automobile Repair Services, Major *

Car Wash *

Dance Hall

Equipment Sales and Rental *

Manufactured Home Sales *

Mini-Warehouse *

Outpatient Mental Health and Substance Abuse Center

Recreational Vehicle Sales and Service *

Surplus Sales

Truck Stop *

3. *Industrial Uses.*

Custom Manufacturing *

Industry, Type I

Landfill, Rubble *

Transportation Terminal

4. *Miscellaneous Uses.*

Broadcasting Tower *

Outdoor Gatherings *

Wireless Communication Facility, Class 2*

Wireless Communication Facility, Class 3*

(Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 022796-14, § 1, 2-27-96; 042297-14, § 1, 4-22-97; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 102803-15, § 2, 10-28-03; Ord. No. 102505-7, § 2, 10-25-05; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 052411-9, § 1, 5-24-11; Ord. No. 111213-15, § 1, 11-12-13; Ord. No. 062816-4, § 1, 6-28-16; Ord. No. 020921-8, § 1, 2-9-21; Ord. No. 011023-4, § 1, 1-10-23; Ord. No. 111924-7, § 1, 11-19-24; Ord. No. 072225-9, § 1, 7-22-25)

Sec. 30-54-3. - Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) *Minimum lot requirements.*

1. Lots served by private well and sewage disposal system;
 - a. Area: 1 acre (43,560 square feet).
 - b. Frontage: 100 feet on a publicly owned and maintained street.
2. Lots served by either public sewer or water, or both:
 - a. Area: 15,000 square feet.
 - b. Frontage: 75 feet on a publicly owned and maintained street.

(B) *Minimum setback requirements.*

1. Front yard:
 - a. Principal structures: 30 feet, or 20 feet when all parking is located behind the front building line.
 - b. Accessory structures: Behind the front building line.
2. Side yard: None.
3. Rear yard:
 - a. Principal structures: 15 feet.
 - b. Accessory structures: 3 feet.
4. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.

(C) *Maximum height of structures.*

1. Height limitations:
 - a. Principal structures: When adjoining property zoned R-1 or R-2, 45 feet, including rooftop mechanical equipment. The maximum height may be increased, provided each required side and rear yard adjoining the R-1 or R-2 district is increased two feet for each foot in height over 45 feet. In all locations the height is unlimited unless otherwise restricted by this ordinance.

b. Accessory structures: actual height of principal structure.

(D) *Maximum coverage.*

1. Building coverage: 50 percent of the total lot area.
2. Lot coverage: 90 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93)

SEC. 30-55. - RESERVED.

SEC. 30-56. - INT INTERCHANGE DISTRICT (RESERVED).

SEC. 30-57. - PCD PLANNED COMMERCIAL DEVELOPMENT DISTRICT.

Sec. 30-57-1. - Purpose.

(A) The intent of the Planned Commercial Development (PCD) district is to promote the efficient use of commercial land by allowing a range of land uses and densities and the flexible application of development controls. This may be accomplished while also protecting surrounding property, the natural features and scenic beauty of the land.

The Planned Commercial Development district is provided in recognition that many commercial, office and residential establishments seek to develop within unified areas, usually under single ownership or control. Because these concentrations of retail, service and office establishments are generally stable and offer unified internal arrangement and development, potentially detrimental design effects can be recognized and addressed during the review of the development. For these reasons, the provisions for the PCD allow greater development latitude. Districts should be proposed and planned for areas that provide for adequate development and expansion space, controlled access points, landscaped parking areas and public utilities. Development of the PCD will take place in general accordance with an approved Master Plan, which may allow for clustering of uses and densities in various areas of the site.

Planned Commercial Development districts should be a visual asset to the community. Buildings within the district are to be architecturally similar in style and the relationship among individual establishments should be harmonious. The site should be well landscaped and parking and loading areas are to be screened.

(Ord. No. 92794-17, § 1, 9-27-94)

Sec. 30-57-2. - Permitted Uses.

(A) All of the residential, civic, office and commercial use types listed in Article II of this ordinance are permitted in the PCD. Residential use types shall be limited to no more than thirty (30) percent of the gross square footage of the other use types in the PCD. No use shall be permitted except in conformity with the uses specifically included in the final Master Plan approved pursuant to Section 30-57-6. Other permitted uses are listed below:

1. Industrial Uses:

Custom Manufacturing

Recycling Centers and Stations

Warehouse and Distribution

2. Miscellaneous Uses:

Broadcasting Tower

Parking Facility

(Ord. No. 92794-17, § 1, 9-27-94)

Sec. 30-57-3. - Site Development Regulations.

(A) Each Planned Commercial Development shall be subject to the following site development standards:

1. Minimum district size: 5 acres of contiguous land.
2. Minimum front setbacks: All structures proposed to front on existing public streets external to the PCD shall be located a minimum of 30 feet from the existing public right-of-way.
3. Lots in the PCD district shall comply with the buffer yard requirements of Section 30-92-4 of this ordinance.
4. Lot coverage:
 - a. More than one principal structure may be placed on a lot.
 - b. Maximum lot coverage shall be determined through the preliminary development plan process but in no case shall exceed seventy-five (75) percent.
5. Public streets in the PCD district shall be built in accordance with VDOT and Roanoke County standards. In reviewing the PCD preliminary master plan, the commission may recommend, and the board may approve, one (1) or more private streets within the proposed district. Private residential streets in the PCD district shall be built in accordance with the private road standards specified in the Roanoke County Design Handbook. Construction details for private residential streets shall be submitted with the PCD preliminary master plan.

6. The applicant may propose a reduction to the number of parking spaces required by this ordinance for each use type, if justified. This proposal will be reviewed with consideration given to potential future uses of the site, parking demand and expansion potential.
7. Maximum height of structures: When adjoining property zoned Residential, forty-five (45) feet, including rooftop mechanical equipment. The maximum height may be increased provided each required yard (side, rear, or buffer) adjoining a Residential district is increased two (2) feet for each foot in height over forty-five (45) feet. This distance shall be measured from the portion of the structure which exceeds forty-five (45) feet. In all other locations the height is unlimited.
8. Utilities shall be placed underground.
9. Arrangement of areas:
 - a. The location and arrangement of structures, parking, access drives, outdoor lighting, signs and other uses and developments within the PCD, in addition to achieving these development standards, shall be accomplished in accordance with an approved final Master Plan to assure compatibility with the existing and future land use in the vicinity.
 - b. Areas designed for future expansion or not intended for immediate improvement or development shall be specified as reserve areas on the preliminary development plan. The future use and the limitations on future use of such area shall be specified, or else such areas shall not be included as part of the PCD application. Reserve areas included in the PCD shall be landscaped or otherwise maintained in a neat and orderly manner.

(Ord. No. 92794-17, § 1, 9-27-94; Ord. No. 052411-9, § 1, 5-24-11)

Sec. 30-57-4. - Site Development Recommendations.

- (A) The Planned Commercial Development district should be designed and developed to be a visual asset to the community of Roanoke County. Since the relationship of the development to the community and the prospects for economic success of the project have much to do with the physical character of the development, these factors shall be considered in reviewing a Planned Commercial District application. For this reason the following site development recommendations are made.
- (1) The principal entrance into the PCD district should be sufficiently landscaped to comply with the purposes of this district. In addition, the first one-hundred linear feet of street, leading through this principal entrance into the PCD, should have a landscaped median of sufficient width and planting density to meet the purposes of this district.
 - (2) Parking within the PCD should be located to the side or rear of the principal structures on the lot, wherever feasible. During review, consideration will be given to topographical constraints, innovative site design, buffering and landscaping factors.

(Ord. No. 92794-17, § 1, 9-27-94)

Sec. 30-57-5. - Relationship to Existing Development Regulations.

- (A) All zoning regulations shall apply to the development of the PCD district, unless modified by the Board of Supervisors in the approval of the final Master Plan.

(Ord. No. 92794-17, § 1, 9-27-94)

Sec. 30-57-6. - Application Process.

- (A) The timeframes outlined in this Section are the maximum timeframes mandated by the Code of Virginia. Roanoke County will make every reasonable effort to complete the application process within a shorter timeframe.
- (B) Prior to submitting a formal application for review and approval under these provisions, the applicant and county staff shall meet to discuss the requirements of this section. The purpose of the meeting is to obtain a mutual understanding of the application requirements and process. The applicant is encouraged to submit information on the scope and nature of the proposal to allow staff to become familiar with the proposal in advance of this meeting.
- (C) Any application to rezone land to the PCD designation, shall constitute an amendment to the zoning ordinance pursuant to section 30-14. This information shall be accompanied by graphic and written information, which shall constitute a preliminary master plan. All information submitted shall be of sufficient clarity and scale to clearly and accurately identify the location, nature, and character of the proposed district.
- (D) The completed rezoning application and supporting preliminary master plan materials shall be submitted to the planning commission for review and analysis. The commission shall review this information and make a report of its findings to the board of supervisors. The commission shall as part of its review hold a public hearing pursuant to section 15.2-2204 of the Code of Virginia, as amended. The proposed district shall be posted with signs indicating the date and time of the commission public hearing.
- (E) The commission shall make a report of its findings to the board of supervisors within 90 days of the receipt of the materials, unless the applicant requests, or agrees to an extension of this time frame. The commission's report shall recommend approval, approval with modifications, or disapproval of the preliminary master plan. Failure of the commission to make a report of its findings to the board of supervisors within this period shall constitute a commission recommendation of approval.
- (F) If the commission recommends denial of the preliminary master plan, or approval with modification, the applicant shall, if requested, have 60 days to make any modifications. If the applicant desires to make any modifications to the preliminary master plan, the board of

supervisor's review and action shall be delayed until such changes are made and submitted for review.

- (G) The board of supervisors shall review the preliminary master plan, and after holding a public hearing act to approve or deny the plan within 90 days. Approval of the preliminary master plan shall constitute acceptance of the plan's provisions and concepts as proffers pursuant to section 30-15 of this ordinance. The plan approved by the board of supervisors shall constitute the final master plan for the PCD. Once approved by the board of supervisors, the administrator shall authorize the revisions to the official zoning map to indicate the establishment of the PCD district.

(Ord. No. 92794-17, § 1, 9-27-94; Ord. No. 042208-16, § 1, 4-22-08)

Sec. 30-57-7. - Revisions to Final Master Plan.

- (A) Major revisions to the final Master Plan shall be reviewed and approved following the procedures and requirements of Section 30-57-6. Major revisions include, but are not limited to changes such as:

1. Any significant increase in the density of the development;
2. Substantial change in circulation or access;
3. Substantial change in grading or utility provisions;
4. Substantial changes in the mixture of land uses;
5. Substantial change in architectural or site design features of the development;
6. Any other change that the Administrator finds is a major divergence from the approved final Master Plan.

- (B) All other changes in the final master plan shall be considered minor amendments. The administrator, upon receipt of a written request of the owner, may approve such minor amendments.

1. If the administrator fails to act on a request for a minor amendment to the master plan within thirty (30) calendar days, it shall be considered approved.
2. A request which is disapproved by the administrator shall be considered a major amendment and shall be subject to the approval process outlined above for such amendments.

(Ord. No. 92794-17, § 1, 9-27-94; Ord. No. 052411-9, § 1, 5-24-11)

Sec. 30-57-8. - Approval of Preliminary and Final Site Development Plans.

- (A) Following the approval of the final master plan, the applicant or its authorized agent, shall be required to submit preliminary and final site development plans for approval. Final site development plans for any phase or component of the PCD that involves the construction of structures or facilities, shall be approved prior to the issuance of a building and zoning permit,

and the commencement of construction. Standards for preliminary and final site development plans are found in a document entitled Land Development Procedures, available in the Roanoke County Department of Development Services.

(B) It is the intent of this section that subdivision review under the subdivision regulations be carried out simultaneously with the review of a PCD under this section. The plans required under this section shall be submitted in a form which will satisfy the requirements of the subdivision regulations, as determined by the Administrator.

(C) Preliminary and final site development plans submitted for review shall be in compliance with the final Master Plan approved by the Board of Supervisors. Roanoke County shall review and approve or disapprove any final site development plan within 60 days of its submittal.

(Ord. No. 92794-17, § 1, 9-27-94; Ord. No. 042799-11, § 1d., 4-27-99; Ord. No. 062717-4, § 1, 6-27-17; Ord. No. 020921-8, § 1, 2-9-21)

Sec. 30-57-9. - Reserved.

Editor's note— Ord. No. 062717-4, § 1, adopted June 27, 2017, repealed § 30-57-9 which pertained to failure to begin development and derived from Ord. No. 92794-17, adopted September 27, 1994.

Sec. 30-57-10. - Control Following Approval of Final Development Plans.

(A) The zoning administrator shall periodically inspect the site and review all building permits issued for the development to ensure compliance with the submitted development schedule.

(Ord. No. 92794-17, § 1, 9-27-94)

SEC. 30-58. - CVOD CLEARBROOK VILLAGE OVERLAY DISTRICT

Sec. 30-58-1. - Purpose.

The purpose of the Clearbrook village overlay district is to promote future development that is consistent with the current character of Clearbrook, and with the comprehensive plan future land use map and policies for this area. Future development in this district should respect the character and historical context of the Blue Ridge Parkway, Clearbrook School, and other social and cultural resources in Clearbrook area.

The Clearbrook area has adequate public facilities, good road access, suitable topography, and land available for development or redevelopment. Recognizing these factors, the plan, and this district promote the creation of the Village of Clearbrook. Commercial development consistent with these district standards and the community plan design guidelines for the Clearbrook village commercial overlay district is

encouraged, but strip commercial patterns of development are discouraged. Thus, the district allows a wide variety of commercial uses, but provides a high degree of emphasis on landscaping, building design, site design, and lighting and signage control.

(Ord. No. 121900-11, § 1, 12-19-00; Ord. No. 042208-16, § 1, 4-22-08)

Sec. 30-58-2. - Creation of Overlay.

- (A) The Clearbrook village overlay district is created as an amendment to the official zoning map of the county. All regulations and standards contained herein shall apply to all parcels and land within the designated overlay district.
- (B) The boundaries of the overlay district as shown on the official zoning map may only be amended by action of the county board of supervisors pursuant to section 30-14 of this ordinance.

(Ord. No. 121900-11, § 1, 12-19-00)

Sec. 30-58-3. - Applicability and Administration.

- (A) The zoning administrator shall have the responsibility for determining compliance with these standards. In making any such determination, the zoning administrator shall consider the purposes of the Clearbrook village overlay district, and shall consider the extent to which the requested use or development substantially complies with the design guidelines for the Clearbrook village commercial overlay district adopted as part of the county community plan. If in the opinion of the zoning administrator, the use or development does not substantially comply with these design guidelines, the requested use or development shall, by decision of the zoning administrator, be considered a special use and shall require a special use permit pursuant to section 30-19 of this ordinance.

(Ord. No. 121900-11, § 1, 12-19-00)

Sec. 30-58-4. - Permitted Uses and Use Restrictions.

The uses permitted in the Clearbrook village overlay district shall be governed by the underlying zoning district in which the property is located as shown on the official zoning maps, except as otherwise modified below:

- (A) The following uses shall be prohibited within the Clearbrook village overlay district:

- 1. *Civic Uses*

- Park and Ride Facility

- Public Assembly

2. *Commercial Uses*

Automobile Rental/Leasing

Automobile Repair Services, Major

Boarding Houses

Commercial Outdoor Entertainment

Commercial Outdoor Sports and Recreation

Kennel, Commercial

Mini-Warehouse

Pawn Shop

Recreational Vehicle Sales and Service

3. *Industrial Uses*

Recycling Centers and Stations

4. *Miscellaneous Uses*

Parking Facility

Broadcasting Towers

(B) Unless prohibited in 30-58-4(A) a special use permit shall be required for all uses listed as a special use in the underlying zoning district. In addition, the following uses shall require a special use permit within the Clearbrook village overlay district. An asterisk (*) indicates additional, modified, or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Residential Uses*

Multi-Family Dwelling*

Two-Family Dwelling*

2. *Commercial Uses*

Agricultural Services*

Automobile Repair Services Minor*

Commercial Indoor Sports and Recreation

Communication Services

Construction Sales and Services*

Convenience Store *

Fuel Center*

Gasoline Station

Garden Center*

Restaurant, Drive-In or Fast Food *

Retail Sales *

Veterinary Hospital/Clinic

(Ord. No. 121900-11, § 1, 12-19-00; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 052411-9, § 1, 5-24-11; Ord. No. 111213-15, § 1, 11-12-13)

Sec. 30-58-5. - Site Development Regulations.

The site development regulations required in the Clearbrook village overlay district shall be governed by the underlying zoning district in which the property is located as shown on the official zoning maps, except as otherwise modified below:

(A) *Maximum height of structures.*

1. Height limitations:

- a. Principal structures: 35 feet
- b. Accessory structures: actual height of principal structure.

(B) *Maximum coverage.*

- 1. Building coverage: 50 percent of the total lot area.
- 2. Lot coverage: 70 percent of the total lot area.

(Ord. No. 121900-11, § 1, 12-19-00)

Sec. 30-58-6. - Special Regulations in the Clearbrook Village Overlay District.

The following special regulations shall apply within the Clearbrook village overlay district:

- (A) *Landscaping.* Required landscaping within the Clearbrook village overlay district shall comply with the standards contained in section 30-92-5.1 of this ordinance.
- (B) *Signage.* Signage within the Clearbrook village overlay district shall comply with C-1 sign district regulations, except as modified by section 30-93-14(F) of this ordinance.

- (C) *Lighting.* Lighting within the Clearbrook village overlay district shall comply with the provisions of section 30-94 of this ordinance.
- (D) *Utilities.* All new utility lines and services within the Clearbrook village overlay district shall be located underground.
- (E) *Residential use types.* Residential use types within the Clearbrook village overlay district upon the date of the adoption of this ordinance shall not be deemed to be nonconformities, and may be reconstructed, altered and/or enlarged consistent with the requirements contained in section 30-58-5 of this ordinance. In addition, single family detached dwellings may be developed in the district on lots of record in existence on the effective date of this ordinance. Any dwelling constructed shall not be deemed to be a nonconformity. No new subdivisions for residential purposes shall be allowed within the Clearbrook village overlay district, except that family exemption subdivisions shall be permitted pursuant to section 30-100-11 of this ordinance.
- (F) *Parking.* All off-street parking, stacking and loading areas within the Clearbrook village overlay district shall comply with the provisions of 30-91 of this ordinance.

(Ord. No. 121900-11, § 1, 12-19-00; Ord. No. 052609-22, § 1, 5-26-09; Ord. No. 111213-15, § 1, 11-12-13)

SEC. 30-59, 30-60. - RESERVED.