

BOTETOURT COUNTY ZONING ORDINANCE, 2002

Article II. - District Regulations Generally

Division 7. Planned Unit Development (PUD)

Sec. 25-188. Special review procedures

(c)(3) The existing and proposed pedestrian circulation system, including sidewalks, trails and bike paths, and the relationship with the vehicular circulation system, indicating proposed treatments of points of conflict.

Division 8. Traditional Neighborhood District (TND)

Sec. 25-203. Size and designated areas.

(b)(4) Buffer areas may be required. Although connectivity of streets, sidewalks, and pathways is generally preferred, buffer areas may be required when necessary to separate the TND from adjacent properties zoned for residential or agricultural uses, and may be included within one or more of the core, edge or workplace areas.

Sec. 25-207. Commercial and industrial lot and building requirements.

(f) Required yards for commercial uses.

1. Front. Minimum: None. A sidewalk of at least eight (8) feet shall be provided along all lot frontages in which the setback is less than fifteen (15) feet.

Maximum: None; however, all building setbacks shall be designed so as to achieve the purpose and intent of the district to create streets that are framed by buildings and thus comfortable for pedestrians.

2. Side. Minimum: None. Maximum: None; however, all building setbacks shall be designed so as to achieve the purpose and intent of the district to create streets that are framed by buildings and thus comfortable for pedestrians.

3. Rear. Minimum: Thirty-five (35) feet when served by a rear alley; no rear setback required when the rear of the lot also functions as a primary access point for pedestrian traffic. Maximum: None; however, all building setbacks shall be designed so as to achieve the purpose and intent of the district to create streets that are framed by buildings and thus comfortable for pedestrians.

Sec. 25-208. Civic use requirements.

(b) Required yards for civic uses.

1. Front. Minimum: None. A sidewalk of at least eight (8) feet shall be provided along all lot frontages in which the setback is less than fifteen (15) feet. Maximum: None; however, all building setbacks shall be designed so as to achieve the purpose and intent of the district to create streets that are framed by buildings and thus comfortable for pedestrians.

2. Side. Minimum: None. Maximum: None; however, all building setbacks shall be designed so as to achieve the purpose and intent of the district to create streets that are framed by buildings and thus comfortable for pedestrians.

3. Rear. Minimum: Thirty-five (35) feet when served by a rear alley; no rear setback required when the rear of the lot also functions as a primary access point for pedestrian traffic. Maximum: None; however, all building setbacks shall be designed so as to achieve the purpose and intent of the district to create streets that are framed by buildings and thus comfortable for pedestrians.

Sec. 25-210. Streets, alleys, paths, blocks and parking.

(c) Street design. Street sections in traditional neighborhood districts shall be designed to serve multiple purposes, including movement of motor vehicle traffic, pedestrian and bicycle movement, areas for public interaction, definition of public space and sense of place, and areas for placement of street trees, street furniture and landscaping. Streets shall be designed to balance the needs of all users and promote efficient and safe movement of all modes of transportation.

(e) Sidewalks. In the core area, sidewalks shall be provided on both sides of the street. Paved area of sidewalk in core area shall be not less than six (6) feet wide, with total sidewalk area width not less than twelve (12) feet. In the edge area and in workplace areas, sidewalks shall be provided on both sides of the street. Paved area of sidewalk in edge and workplace areas shall be not less than four feet wide, with total sidewalk area width not less than eight (8) feet.

(f) Pedestrian and/or bicycle routes. Pedestrian and bicycle routes shall be provided to connect all uses, so that pedestrians and bicyclists can move comfortably and safely from any site within the TND to any other site within the TND. Pedestrian traffic shall be accommodated through the provision of sidewalks and paths. Bicycle traffic shall be accommodated through the provision of designated, well-marked bicycle lanes and/or paths suitable for bicycle traffic.

Article IV. - Supplemental Regulations, Division 1. Use Regulations

Sec. 25-445. Large format retail uses.

(2) Access.

a. Entrances to the site must be kept to a minimum, and must be placed in such a way as to maintain safety, efficient traffic circulation, and to limit the impact on any adjacent properties and land uses.

b. Parking aisles leading to customer entrances must be separated by pedestrian walkways with paved sidewalks, low intensity lighting, and landscape strips planted with grass and/or shrubs, between the parking surface and the pedestrian sidewalk.

c. Paved sidewalks, a minimum of eight (8) feet in width, must be provided along the facades of buildings with customer entrances or building facades abutting customer parking spaces. When provided outside of the primary building envelope, vending machines, newspaper/magazine stands and similar vending facilities must be within vestibules or in kiosks designed consistent with the architecture of the principal structure, and constructed using the same finish materials.