

CITY OF ROANOKE, ZONING ORDINANCE, 2013

Section 36.2-318 Pedestrian access requirement applies in Districts CN, CG, CLS, IN, and UF

Sec. 36.2-318. Pedestrian access.

In districts where indicated as applicable in Section 36.2-316, designated pedestrian pathways of a minimum unobstructed width of five (5) feet shall be provided and clearly defined from the public sidewalk, or the public right-of-way where there is no public sidewalk, to the public entrance of any principal building. Such pedestrian pathways shall be handicapped accessible, surfaced with concrete, asphalt, bituminous pavement, brick or stone pavers, or a permeable paver system, and shall be distinguished and separated from driveways and parking spaces by landscaping, berms, barriers, grade separation or other means to protect pedestrians from vehicular traffic. Where any such walkway crosses a motor vehicle travel lane, raised crosswalks shall be provided.

Sec. 36.2-332. Neighborhood Design Overlay District (ND).

(a) Purpose. The Neighborhood Design Overlay District (ND) is intended to promote quality City design by coordinating the development of designated Rehabilitation and Conservation Areas. The City finds and determines that the standards of the ND Overlay District promote compatibility between buildings and structures in the City's traditional neighborhoods, maintain property values, and promote pedestrian-friendly, walkable streets.

(c) Design standards. In considering an application for a zoning permit, the Zoning Administrator shall apply the following standards for construction of, an addition to, or the exterior modification of a dwelling in the ND:

(g) A sidewalk at least three (3) feet in width shall be provided between the front porch of a new dwelling and the street. The sidewalk shall be constructed of an impervious material customarily used for sidewalks in the district.

Sec. 36.2-630. General development standards

The provision and location of all pedestrian and vehicular traffic related facilities, including sidewalks, curbs and gutters, frontage roads, and acceleration and deceleration lanes, shall be as required by the Agent to the Planning Commission, provided that the property's development directly generates the need for such infrastructure and provided further that the infrastructure required is in proportion to the level of pedestrian and vehicular activity generated by the development. Such determination by the Agent shall be based upon a quantifiable need documented by analysis of existing and post-development conditions, such as traffic or drainage studies.