

ROANOKE COUNTY ZONING ORDINANCE, 1999

Sec. 30-82-13.1. Single Family Dwelling, Attached and Detached (Cluster Subdivision Option)

(E) Open space and conservation area requirements.

4. A sidewalk or trail shall be provided to and through the provided open space or conservation areas except for the following areas:

a. Environmentally sensitive areas that may include locations of species listed as endangered, threatened or of special concern; historic structures and sites; delineated wetlands or riparian zones outside the FEMA study area;

b. Unsafe areas including but not limited to sink holes, cliffs and areas prone to rock slides; and

c. Other areas if approved by the zoning administrator.

The location of any such trail shall be clearly marked, and the trail shall be constructed of a surface material that is appropriate to the terrain, and distinguishable to the user.

Sec. 30-91-2.3. Location of Parking.

(C) All required off-street parking spaces shall be located on the same lot as the structure or use, except under the following conditions:

2. Such required spaces are within five hundred (500) feet walking distance of a building entrance or use and such spaces do not require pedestrians to cross a road with a speed limit of thirty-five (35) miles per hour or greater.

Sec. 30-91-3.5. Shared Parking.

(A) Shared parking is encouraged for different structures or uses, or for mixed uses, in any zoning district. At the applicant's request, shared parking may be provided, subject to the following conditions:

4. Uses sharing the parking facility do not need to be contained on the same lot, but shall be a maximum of five hundred (500) feet from the closest parking space in the parking lot which is to be used and allow for safe, convenient walking for most parkers, including safe pedestrian crossings, signage, and adequate lighting.

Sec. 30-91-6. Stacking Spaces and Drive-Through Facilities.

(A) 1. Stacking spaces and lanes for drive-through stations shall not impede on and off site traffic movements, shall not cross or pass through off street parking areas, and shall not create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building.

Sec. 30-91-4. Parking Area Design Standards.

Sec. 30-91-4.2. Circulation.

(A) In general, parking areas shall be designed to facilitate unimpeded flow of on-site traffic in circulation patterns readily recognizable and predictable to motorists and pedestrians. Parking areas shall be arranged in a fashion to encourage pedestrian access to buildings, and to minimize internal vehicular movements.

(B) Sidewalks measuring at least five (5) feet in width shall connect all parking areas to building entrances. Sidewalks shall also be located around buildings.

Sec. 30-92-5. Standards and Specifications.

(B) Buffer yards.

1. Buffer yards shall be reserved solely for screening and landscaping. No proposed building, building addition, structure, parking area or any other type of physical land improvement shall be located in a buffer yard. Notwithstanding the above, a driveway entrance or a public road may cross a buffer yard if it is necessary for safe and convenient access to the building site. In addition, buffer yards may be used for greenways.

5. Where deemed appropriate by the county zoning administrator, buffer yards may be allocated for the present or future use as a greenway.

Sec. 30-92-6. Applicability of Regulations and Requirements.

(C) Parking Areas

1. New parking areas shall include planting islands and landscaped medians in combination with low impact design techniques that are planned, designed and located to channel traffic, facilitate storm water management, improve the appearance of parking areas and define and separate parking areas and aisles. In addition to accommodating vehicles, parking areas shall also provide for safe pedestrian and bicycle circulation.

4. c. Landscaped medians shall include sidewalks measuring at least five (5) feet wide to facilitate safe pedestrian circulation to and from destination(s).

Sec. 30-93-1. Purpose.

(A) 6. Ensure that signs do not obstruct fire-fighting efforts, and do not create traffic hazards by confusing or distracting motorists or by impairing drivers' ability to see pedestrians, obstacles, or other vehicles or to read traffic signs.

Sec. 30-93-4. Prohibited Signs.

(A) 12. Any sign that due to its size, location or height obstructs the vision of motorists or pedestrians at any intersection, or similarly obstructs the vision of motorists entering a public right-of-way from private property.

Sec. 30-100-8. Establishment of Sight Triangles.

(A) To promote visibility for pedestrians and the operators of motor vehicles, a clear sight triangle shall be established at the intersecting rights-of-way of any two (2) public streets. The legs of this sight triangle shall be twenty (20) feet in length. They shall begin at the point of intersection of the two (2) street rights-of-way, and shall extend twenty (20) feet along each right-of-way line. The triangle shall be formed by connecting the endpoints of these two (2) lines.