

Community Needs Assessment | Land Use & Environment



LAND USE NEEDS AT A GLANCE

Maintain
Small-Town Feel
& Preserve Stable
Neighborhoods

Mixed-Use
Development in
Downtown to
Increase Vitality

Redevelopment
of Aging
Commercial
Centers

Cleaner Water
in Vinton's
Streams & the
Roanoke River

Mitigate Urban
Heat Island Effect

Remove Invasives
& Plant Natives

Organized
Environmental
Stewardship

Manage &
Mitigate
Floodplain Risks

More Trees

EXISTING CONDITIONS

Vinton consists of both the natural and built environments. The natural environment refers to spaces that are mostly undeveloped. While none of Vinton's land is unaffected by human activity, there are still many natural features that merit protection, such as the streams and steep hillsides with tree canopy. The built environment constitutes most of the Town's land area. It includes buildings, streets, and parking areas. It is typically characterized by how land is used, such as residential, commercial, industrial, or mixed use.

It is important that Towns like Vinton strive for balance between the built and natural environments. Both are essential for a thriving and healthy community. Natural areas are important for absorbing stormwater, providing shade that cools temperatures, and providing habitat for animal and plant life. The built environment is the place where social and economic interactions occur and the degree to which the built environment fosters interactions among Vinton's residents is important for economic development and quality of life. However, people also need nature and the ability to retreat to the Town's greenways, parks, and natural areas is highly important to the health of the Town's residents.

LEGEND

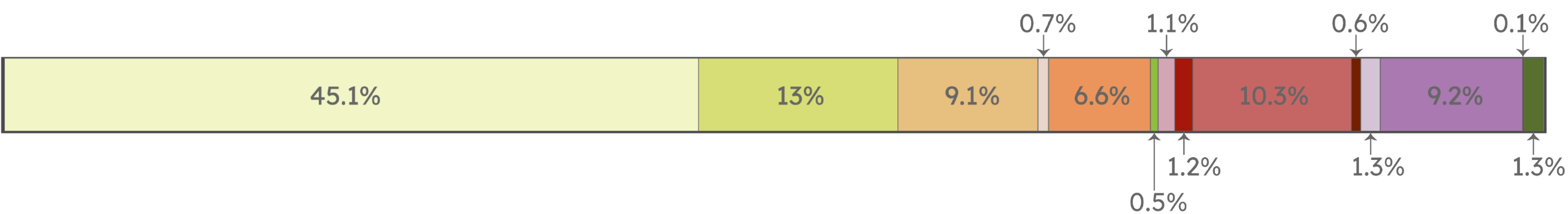
- Greenways
- Proposed Greenways
- Contour Line
- Parks
- Waterbodies
- Floodplain

Source: Roanoke County GIS

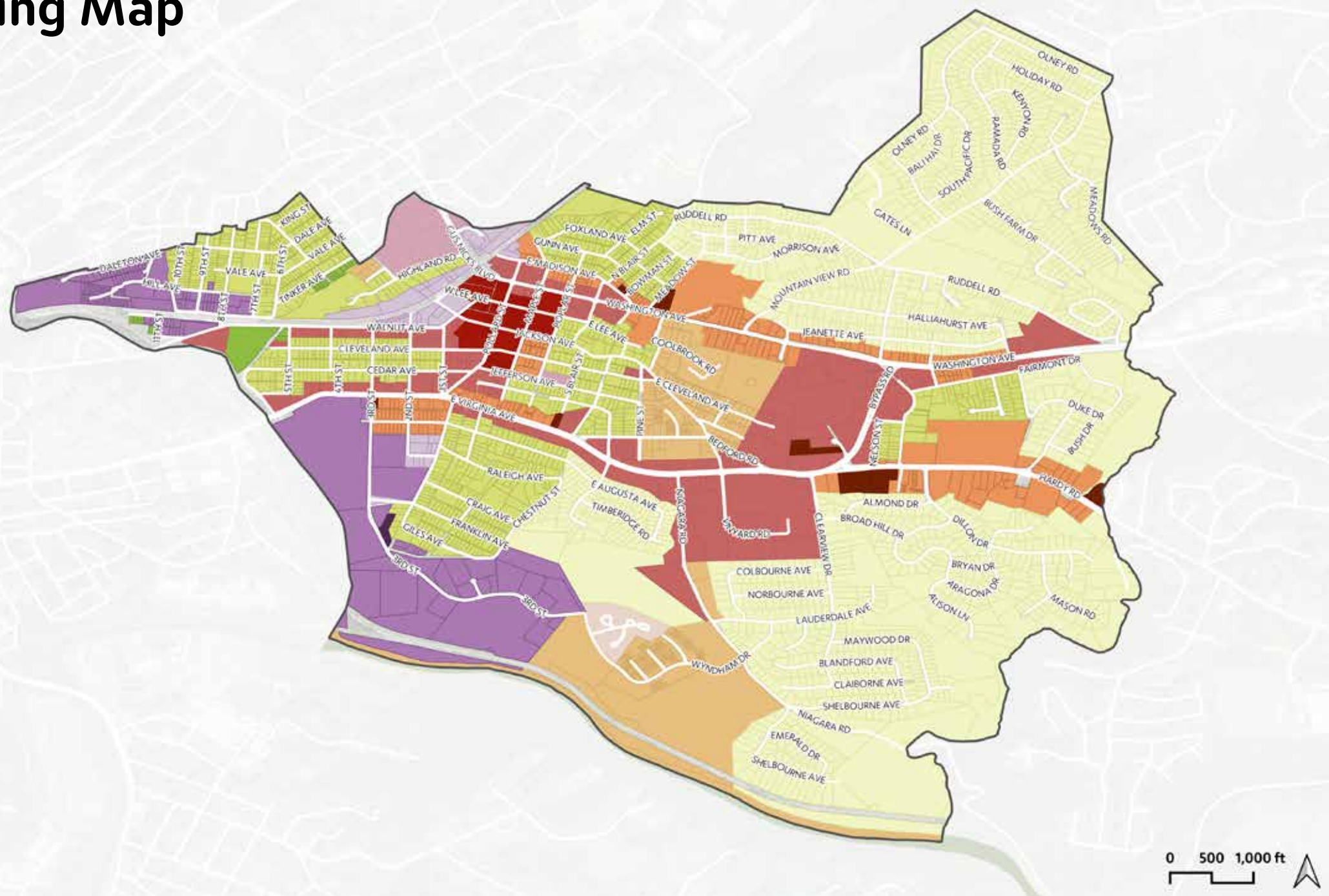
LEGEND

- R1 Low Density SF Residential
- R2 Moderate Density Residential
- R3 Medium to High Density Residential
- R3C Residential Conditional
- RB Residential Business District
- PO Public/Open Space
- MUD Mixed Use Development
- CB Central Business District
- GB General Business District
- GBC General Business Conditional
- M1 Limited Industrial District
- M2 General Industrial District
- M2C General Industrial Conditional
- AG1 Agriculture

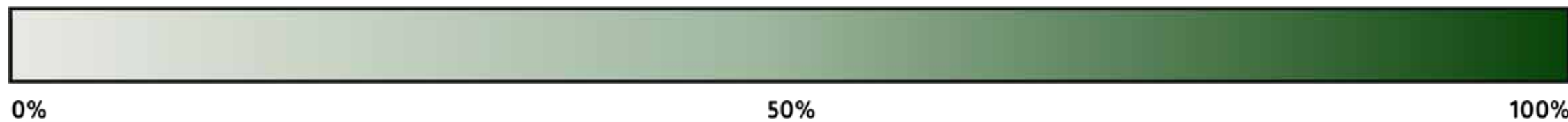
Source: Roanoke County GIS



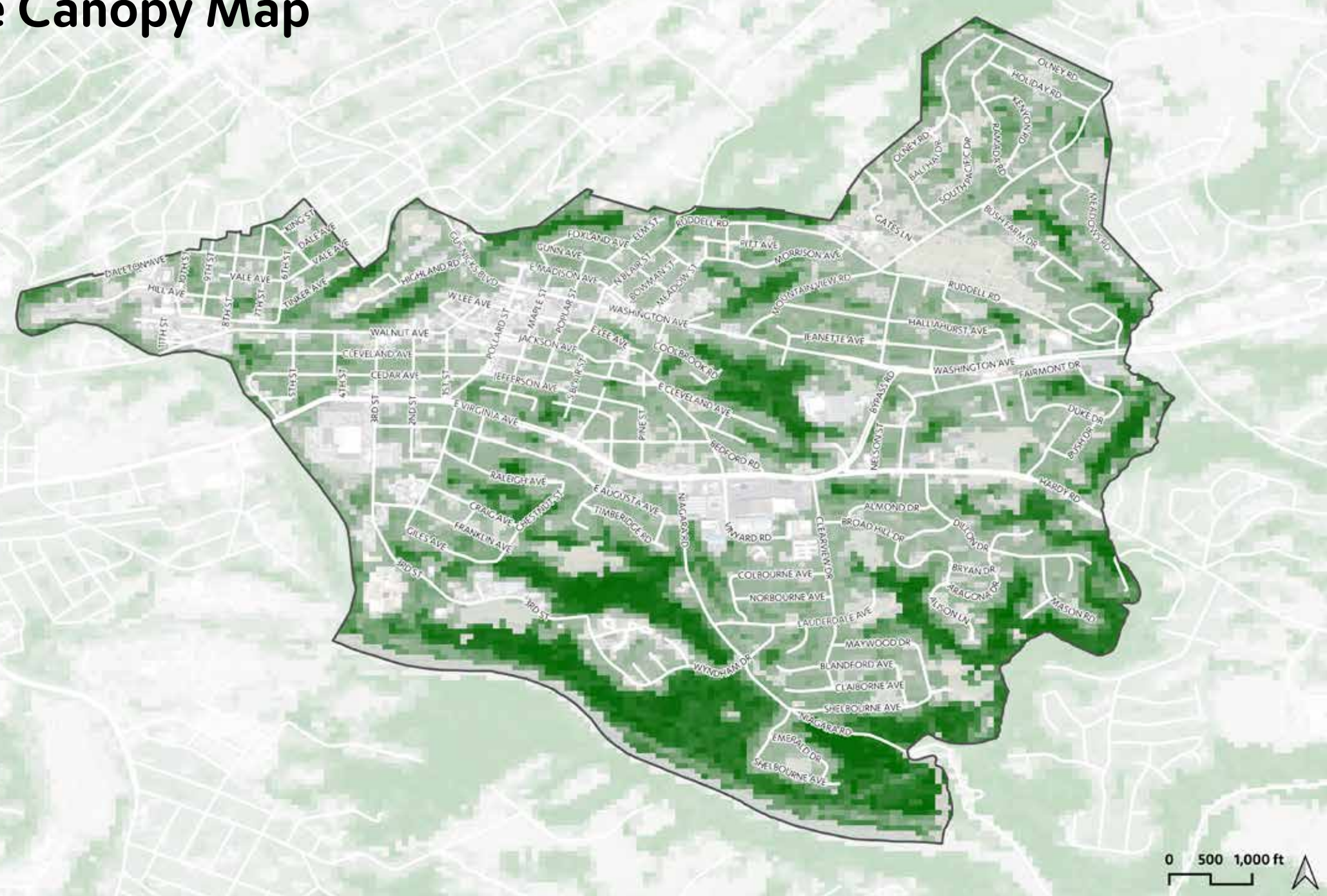
Zoning Map



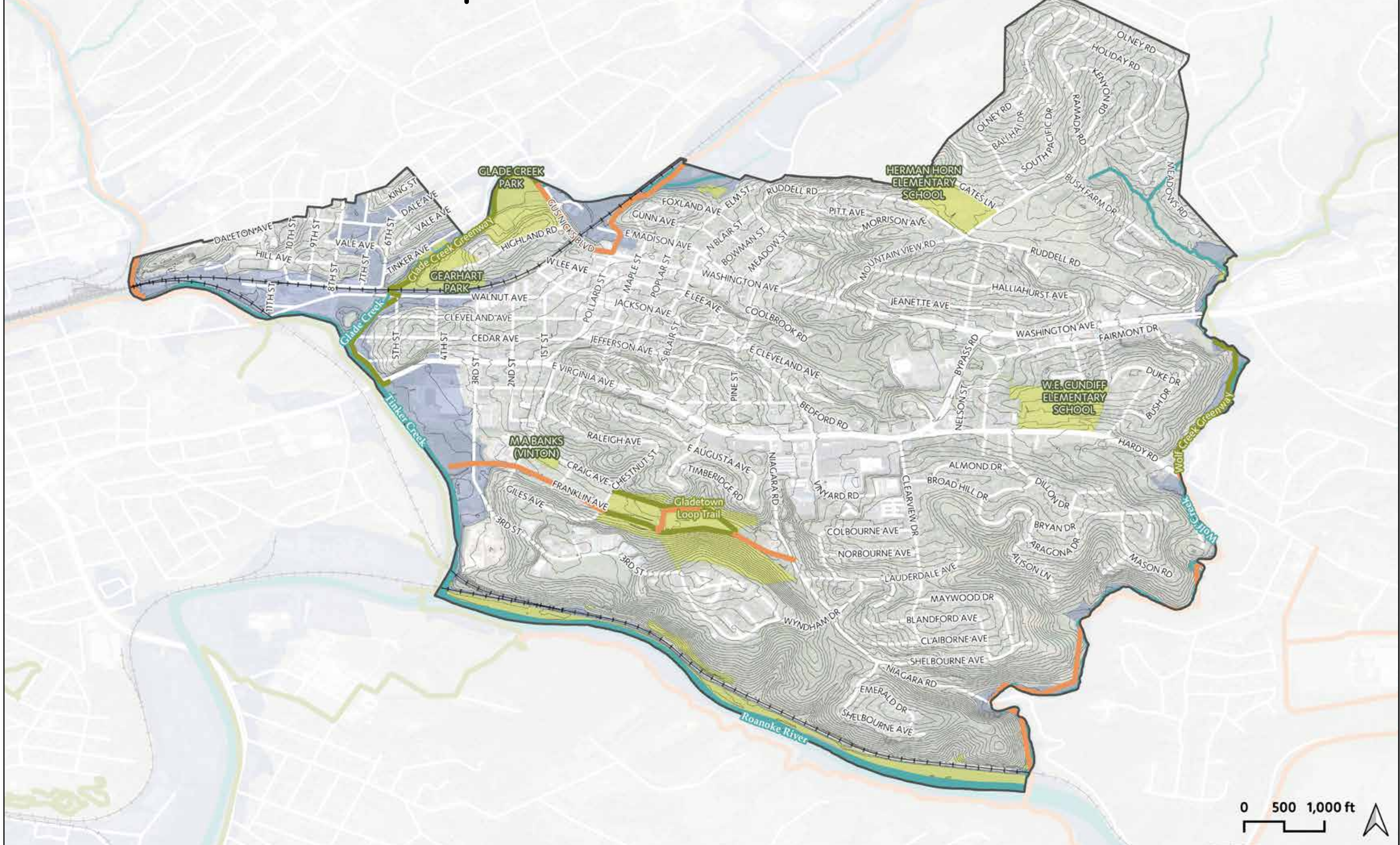
PERCENT TREE CANOPY COVER 2021
Source: National Land Cover Database 2021 CONUS Tree Canopy



Tree Canopy Map



Environmental Resources Map



Urban tree canopy helps reduce noise pollution, filter air and water, reduce storm water runoff, reduce energy use, and provide animal habitat and shade. As a result, tree canopy help support healthier neighborhoods with greater economic value. About 35% of the Town's land area is beneath tree canopy, which is comparable to the tree canopy areas of the City of Roanoke and City of Salem. The 2024 Roanoke Valley Urban Tree Canopy Assessment indicated that about 32% of Vinton's land area is suitable for additional tree planting to increase the canopy.

