

FUTURE LAND USE PLAN

AREAS TO CONSERVE

CONSERVATION/OPEN SPACE

Description & Sample Photos

Areas with natural resource or open space value that are unsuitable for development. These areas include major stream and drainage corridors characterized by steep slopes. These areas should be protected to preserve Vinton's undeveloped ridgelines and stream/river corridors and to protect adjacent areas from excessive stormwater runoff.



Preserving existing waterways in Town in as natural a state as possible is of primary importance.



Long term conservation of these areas may include restoring eroded streambanks to a natural state and replanting areas with native plant species, such as the Woodland Place Stream Restoration Project off Niagara Road.

Land Uses

Uses include recreational activities and public utilities as needed that will not harm the environmental resources in the district.

Scale and Density

No new development other than for low impact



Hiking trails and other passive recreation uses are appropriate in this area.



Vinton's blueways also are a rich recreational resource that contributes to the Town's attractiveness and quality of life.

recreational uses that will protect the environmental resources.

Community Design Principles

Low impact design of recreational amenities, using natural or recycled materials and native plantings.

COMMUNITY FACILITIES

Description & Sample Photos

Areas for the public that serve the functional, civic, and institutional needs of the Town and surrounding area.



The Vinton Farmer's Market is one of the Town's treasured community facilities.



The War Memorial carries a legacy of service to the Town's residents and is a symbol of its sense of community.



Schools such as the W.E. Cundiff Elementary School, which is scheduled for upcoming renovations, are a vital part of the Town's public facilities.



The fire station, although a Roanoke County facility, is an example of the close connections between Town and County facilities in Vinton.

Land Uses

Public facilities such as schools, cemeteries, places of worship, fraternal organizations and clubs, and other municipal buildings and lands.

Community Design Principles

The community facilities throughout Vinton are

well distributed and adequately serve the public, with municipal functions being concentrated in the downtown area. Emergency and services that involve the frequent use of vehicles that cause traffic impacts (EMS, Fire, Postal Service) should be relocated out of the Downtown in the long-term.

PARKS AND RECREATION

Description & Sample Photos

Public parks and recreational facilities to serve town residents and visitors. These facilities will offer Vinton residents with gathering points throughout the Town for social and recreational purposes. The proposed greenways should be interconnecting these facilities and providing access to both residents and businesses.



The Town's greenway network is a key recreational asset planned for expansion in the coming years.



Partnerships with local recreational groups help the Town expand recreational opportunities such as the Gladetown Trail.



School playgrounds also frequently serve as additional park space for their surrounding neighborhoods such as the new playground at W.E. Cundiff Elementary School.



A new addition to the Town's recreational opportunities will be the proposed Multi-Generational Park to be located on the grounds of the former Vinton Municipal Pool on the hills behind the Vinton War Memorial.

Land Uses

Public parks and recreation areas including pocket parks, playgrounds, greenways, and trails.

Scale and Density

Existing larger parks should be maintained and expanded where feasible while opportunities for new small scale pocket parks should be implemented.

small scale pocket parks should be implemented.

Community Design Principles

Existing larger parks should be maintained and expanded where feasible while opportunities for new small scale pocket parks should be implemented.

AREAS TO ENHANCE

LOW DENSITY RESIDENTIAL

Description & Sample Photos

Areas with established neighborhoods of primarily detached, single-family homes. New infill development is expected to a limited extent on vacant lots. However, to maintain stable homeownership and property values, these low-density areas should accommodate primarily detached, single-family development.



Vinton is a town of neighborhoods. These areas include established neighborhoods of primarily detached, single-family homes.



Vinton has many unique architectural styles embodied in its housing. New infill housing should be compatible with the existing context.



Homes may be enhanced or new homes may be constructed in the coming years but they should be sensitive to the scale and architectural character of the neighborhood as shown in this new home example.



Pedestrian enhancements should be pursued where feasible in these areas such as sidewalks where there is available right of way or marked "slow streets" where feasible within the existing right of way.

specify density requirements associated with the availability of public utilities. Higher density types of residential use are not encouraged.

Community Design Principles

In general compatibility with surrounding homes in the neighborhood is a primary design consideration. Compatibility should be in terms of lot sizes, setbacks, and architectural style.

Scale and Density

Within this category, the zoning ordinance should

INDUSTRIAL

Description & Sample Photos

Areas intended for a wide variety of industrial operations adequately buffered from existing neighborhoods and near arterial roads.



Vinton is home to a number of successful industries that provide economic returns and jobs to the Town while retaining compatibility with the Town's character.



Industrial buildings should be visually buffered. Site design should include landscape buffers and greenery to soften the building surroundings.

Land Uses

Industrial uses including warehousing, wholesaling, manufacturing, and processing operations, as well as associated office development and support facilities. It is the intention of this category to preserve these lands for industrial use only and to exclude new residential or commercial development except for certain appropriate adjuncts to industrial operations.

Scale and Density

In general, the primary consideration for scale is that



Industrial areas should remain flexible over time to accommodate new types of industries and compatible uses including small scale workshops and maker spaces.



Typical screening for industrial uses should include both deciduous and evergreen trees and landscaped berms or decorative fencing if landscaping is insufficient to protect viewsheds from surrounding residential areas.

Industrial uses should be buffered from impacts on residential areas and primary commerce areas in the Town. Uses should be low scale, with visual and noise buffers to surrounding areas.

Community Design Principles

Architecture need not be compatible with surrounding areas if it is visually buffered. Site design should include extensive landscape buffers and balance paved areas with landscaped areas.

AREAS TO REVITALIZE

MEDIUM DENSITY RESIDENTIAL

Description & Sample Photos

Areas with a variety of housing types. The intent is to provide low scale walkable residential neighborhoods with a mixture of densities and housing types. These can include small clusters or individual infill lots.



This area can accommodate a variety of housing types from single-family detached to small scale multifamily. An example is shown of a "cottage court" developed on an infill site in a residential neighborhood.



Multifamily housing should be low scale with architectural detail, siting and landscaping that is compatible with the single family character of many neighborhoods in the Town.



An aging population will call for new housing prototypes such as single story patio homes, duplexes and accessory units.



New townhome development should be low scale, compatible with surrounding areas and have extensive landscaping and recreation areas.

consideration should be given to compatibility with the scale and character of surrounding homes.

Land Uses

Permitted uses include one and two-family dwellings, townhouses, small multifamily buildings up to 12 units per building, and other similar living arrangements.

Scale and Density

Buildings should be no more than three stories and generally no more than eight units to the acre for multifamily or townhouse developments. This designation includes areas that are anticipated to see redevelopment of older housing stock in the coming decades. As these areas redevelop,

Community Design Principles

New or infill development should be compatible with surrounding neighborhoods while introducing more diversity in housing types. Architecture and materials as well as architectural features should incorporate the traditional character of Vinton's neighborhoods. Higher density housing should be buffered with extensive landscaping from existing single-family homes.

HIGH DENSITY RESIDENTIAL

Description & Sample Photos

Areas set aside for high-density residential uses, generally in clusters of similar development rather than as infill in existing neighborhoods. As a general rule, apartments and other large-scale group housing are best sited on arterial roads near major commercial centers. In these locations, high-volume circulation needs can be met without disrupting lower-density neighborhoods.



Multifamily buildings should have materials and architectural details that are compatible with traditional neighborhoods in the Town.



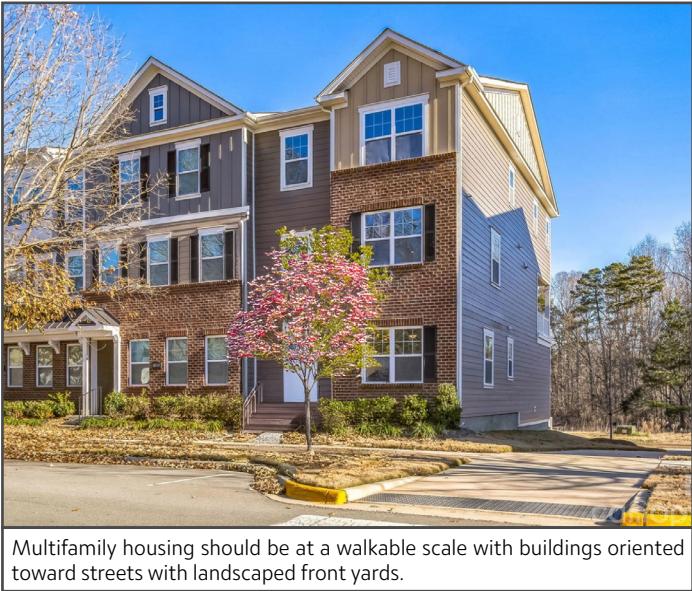
Buildings should be connected to each other and to recreational areas with walkways.

Land Uses

Higher density housing types including apartment buildings, assisted-living facilities (elderly/nursing homes), and other large-scale forms of multi-family development.

Scale and Density

Up to four stories in height and up to 24 units to the acre when appropriately buffered from adjacent single-family neighborhoods.



Multifamily housing should be at a walkable scale with buildings oriented toward streets with landscaped front yards.



Higher density housing can reflect modern design but should have architectural variation and detail in the facades and should be oriented toward public streets when possible.

Community Design Principles

Higher density housing should be designed to be walkable and oriented towards public or interior streets with extensive landscaping including street trees and parking lot islands. Open space should be usable recreational facilities to serve new residents and located in areas with good visibility from the housing units or from the street.

AREAS TO TRANSFORM

MIXED USE TRANSITION

Description & Sample Photos

Mixed-use areas to serve as a transition zone between residential areas and more intense mixed uses. It is expected that existing residences may transition to office or small scale business uses while maintaining low impacts on surrounding residential neighborhoods.



Small scale businesses that front on the street are appropriate for Mixed Use Transition areas.



Existing homes may transition to low impact commercial uses with parking behind the building and screening from adjacent residential neighborhoods.



Live/Work buildings are appropriate in this area with offices or shops on the ground floor and residential uses above.



New commercial buildings should be small scale with architecture that is compatible with surrounding residential areas.

Scale and Density

Up to three stories if buffered from lower scale residential neighborhoods. Scale and density should be compatible with adjacent homes if infill within an established neighborhood.

Community Design Principles

Architecture should be compatible with the scale of Vinton's neighborhoods. Modern design is permitted if not in the middle of a traditional neighborhood context. Buildings should front on sidewalks and first floor business entrances or residential front doors are encouraged.

MIXED USE CORRIDOR FOCUSED

Description & Sample Photos

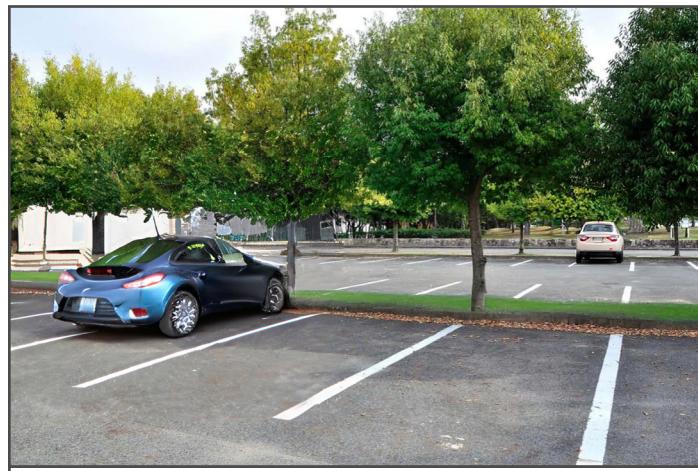
Commercially focused mixed use areas. May include residential uses if mixed in with nonresidential uses to promote a general mixed use urban environment. These areas should be located on collector or arterial roads, have sufficient parking, and be adequately served by public utilities and services. It is anticipated that existing single use retail centers will convert to dense and compact mixed use centers with a pedestrian focus and civic uses and plazas to create a dynamic active street life.



Examples of appropriate corridor-focused mixed use include the commercial/residential concept proposed for the Bypass Rd. site in the 2023 Vinton Housing Study.



Building heights should include step back facades to lower the scale when adjacent to lower scale neighborhoods.



Parking areas should be screened from public streets and have substantial interior landscaping and tree canopy.

Land Uses

Commercial uses may include retail stores, services, lodging/restaurants, offices, and shopping centers. Residential uses may include townhome and multifamily communities if mixed with nonresidential uses but single-family detached uses are discouraged.

Scale and Density

Mixed use buildings may be up to five stories if buffered from impacts to existing residential neighborhoods. Residential density is not limited but



Architecture should reflect a walkable street frontage and architecture and materials that are compatible with the traditional character of Vinton.

should be integrated with a mixture of nonresidential uses to promote a walkable diverse streetscape.

Community Design Principles

Architecture should reflect walkable mixed use buildings with articulated facades, ample ground floor openings and architectural elements and materials compatible with the traditional context of Vinton. Streetscapes should be pedestrian rather than car oriented and signage, landscaping and open space should all be pedestrian scaled.

MIXED USE DOWNTOWN

Description & Sample Photos

Downtown and town center mixed uses. These areas include both the existing traditional downtown and areas where downtown types of uses may expand in the future. The intent is to create and reinforce an attractive, convenient, and relatively compact arrangement of uses and buildings with a strong pedestrian orientation. There should be a varied mix of residential and commercial uses and civic spaces for commercial, financial, professional, governmental, and cultural activities.



Buildings should front the street with welcoming facades, street furniture and wide sidewalks.



New business uses on infill sites should maintain the traditional scale of downtown with walkable street frontages and parking in the back.



New buildings should have the types of details and of traditional materials that are found in Vinton's downtown but may be modern adaptations of historic architecture. Signage and outdoor parking should promote attractive street views.



Mixed use can be within the same building or in buildings with varied height and scale on the same site.

Land Uses

Mixed uses, both within the same site and within buildings to include offices, residences, shops and services. Typically, residential buildings would have retail, service or office uses on the ground floor. Purely auto-oriented uses with large parking needs or drive throughs are discouraged.

Scale and Density

Buildings should be sensitive to the scale of surrounding areas but can be up to four stories and create a continuous street frontage with minimal setbacks to reinforce a traditional walkable street

frontage with pedestrian friendly ground floor uses. Residential densities are not limited except that the scale and massing of residential uses should be compatible with the traditional Vinton downtown character.

Community Design Principles

Architecture should have appropriate detail and careful use of traditional materials as found in older buildings in Vinton's downtown but may be modern adaptations of historic architecture. Signage and outdoor parking should be adequately controlled to promote attractive street views.