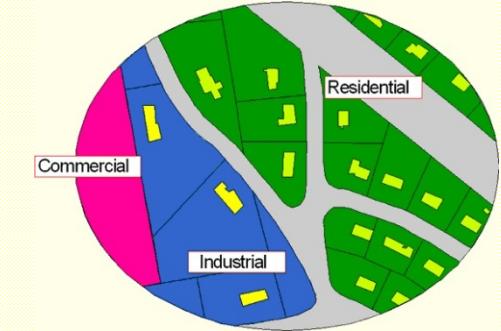


# Town of Vinton Amendments to the Zoning and Subdivision Ordinances

Presentation for the Vinton Town Council Retreat  
October 27, 2017

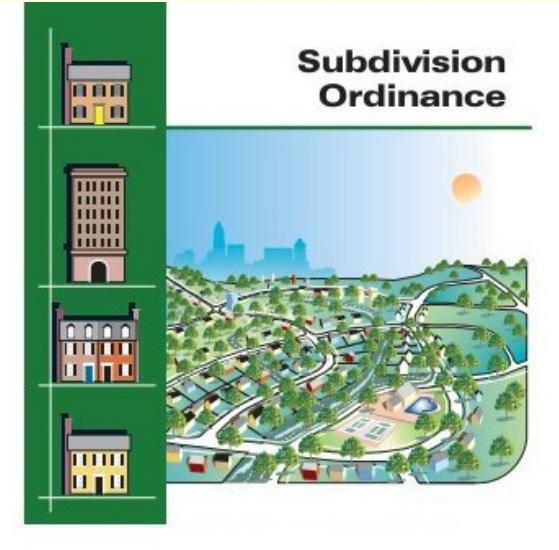


# Background: Vinton Zoning Ordinance, Appendix B



- First adopted by the Town in February 1951 with amendments adopted throughout the 1960s, 1970s, and 1980s.
- Current zoning ordinance was adopted by Town Council on December 19, 1995, along with a new Zoning Map. This ordinance has been amended in piecemeal fashion between 1995 and present as required by state code and/or as directed by Town Council, e.g. Mixed Use Development District.
- As part of the Vinton Zoning Ordinance, floodplain ordinances were adopted in 1973 and 1988. An amendment to floodplain ordinance was adopted in April 2014 to meet the Federal Emergency Management Agency (FEMA) requirements.
- There were major sign ordinance amendments done in 1993 and 2009.

# Background: Vinton Subdivision Ordinance, Appendix A



- First adopted on July 15, 1959.
- Appeared as Appendix A in the 1966 Vinton Town Code
- Current Subdivision Ordinance was adopted on January 20, 1998.

# Components of the Zoning Ordinance:

- District Classifications
- District Regulations (Density, Parking, Setbacks)
- Sign Regulations
- Telecommunications Ordinance
- Floodplain Regulations (Overlay)
- Subdivision Ordinance
- Urban Development Areas (UDA)
- New Zoning District(s):
  - Mixed Use Development (MUD) District—already created



# Policy, Code, and Urban Design

- Alignment of zoning and subdivision ordinances with the comprehensive plan documents, Urban Development Areas (UDAs) requirements, adjoining localities land uses, and regional plans
- Strategic framework for new zoning and subdivision ordinances
- New structure for base districts, overlay zones, and floating zones



# Smart Growth Principles

- Urban Design Framework for the UDAs
- Traditional Neighborhood Development (TND) Guidelines
- Commercial and Residential Infill Development Guidelines
- Street Design Guidelines
- Low Impact Development Practices to Manage Stormwater



# Controversial Issues for Consideration:

- Accessory Structures
  - Sizes/lot coverage, heights, setbacks
  - PODS/temporary storage containers
- Accessory Dwellings - “Mother-in-law apartments”
- Traditional Neighborhood Design Guidelines
- Street Width Requirements
- Off-Street Parking Requirements
- Sign Regulations
- Automobile Dealerships
- Tow Lots
- Solar/Wind Power Regulations
- Telecommunications Tower Regulations
- Outdoor Storage/Display



## Expenses and Time Involved:

- UDA consultants—paid by OIPI grant in the amount of \$65,000
- Planning and Zoning personnel
- RVARC personnel through requested work program
- Advertising costs for meetings and public hearings
- Meeting costs—refreshments, venue rental, etc.
- Printing costs for documents, maps, and renderings
- A comprehensive update of the zoning and subdivision ordinances will be time-consuming and could take 2 years or more



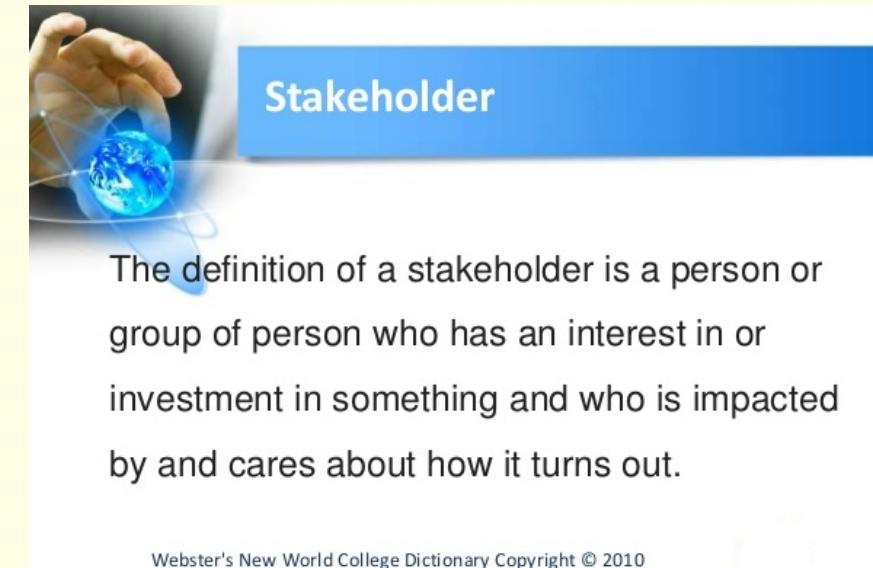
# Advisory Committees Needed for the Amendment Process...



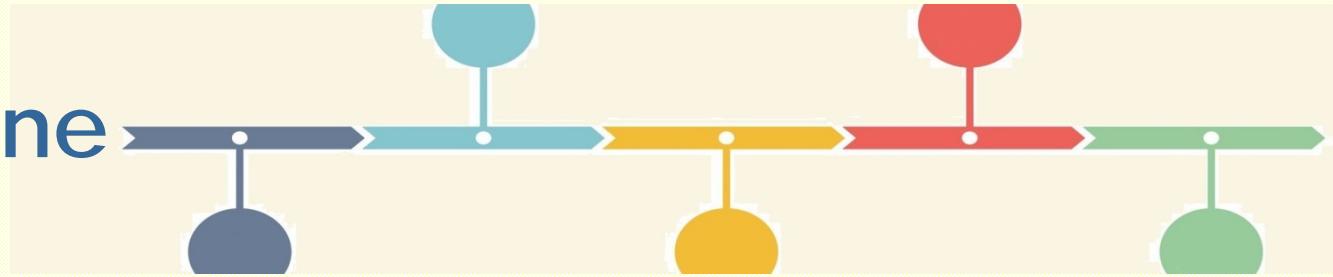
- Sign
- Subdivision
- Zoning Ordinance
- Urban Development Areas (UDA)

# Suggested Committee Stakeholders...

- 1 to 2 members each from the Town Council and Planning Commission per Committee
- Members from other Vinton Departments (Police, Fire/EMS, Public Works, Economic Development)
- Vinton Area Chamber of Commerce Members
- Vinton Area Non-Profit Representatives
- Vinton Business Owners
- Vinton Property Owners
- Vinton Residents
- RVARC (Regional Planner II)
- Roanoke County Division of Planning



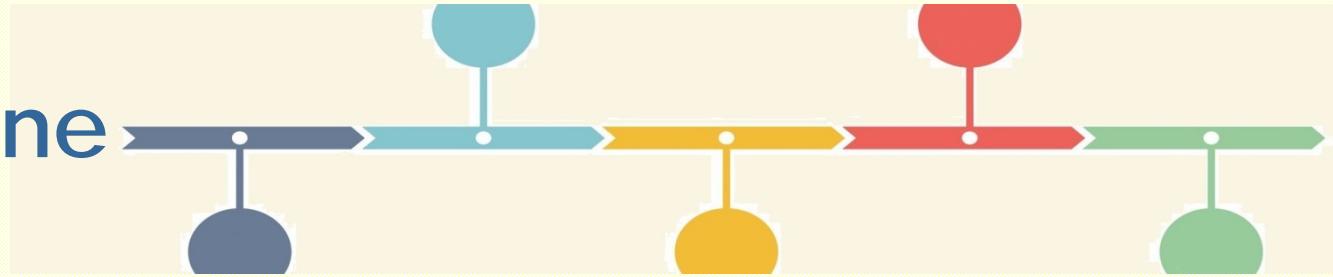
# Planning Process Timeline



## October 2017 to December 2017:

- Scope of Services Finalized with OIPI UDA Consultants – Rhodeside & Harwell (Deanna Rhodeside) and EPR (Vlad Gavrilovic).
- Establish Advisory Committees.
- Analyze and review the current zoning ordinance, including the sign ordinance and subdivision ordinance, zoning ordinance text amendments from January 1996 to present, as well as state code amendments/requirements.
- Analyze and review the Official Zoning Map and the map amendments to date.
- Develop an informative webpage to update citizens and the community about the process.

# Planning Process Timeline

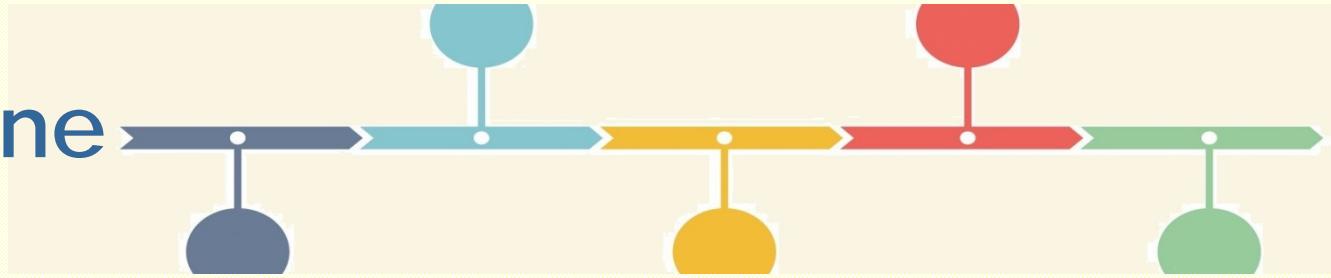


## January 2018 to February 2018

Policy and Code Audit to include:

- Review of the 2004 – 2024 Comprehensive Plan and Economic and Community Development Plan.
- Review the 2010 Vinton Area Corridors Plan, which is a component of the Town of Vinton's and Roanoke County's Comprehensive Plans.
- Review the 2010 Downtown Vinton Revitalization Plan, which is a component of the Town of Vinton's Comprehensive Plan.
- Review the 2016 Urban Development Areas (UDA) Plan, which is a component of the Town of Vinton's Comprehensive Plan.
- Review Regional Plans: Greenways, Transportation, Pedestrian, and Bicycle.

# Planning Process Timeline



## March 2018 to May 2018

- Develop framework of proposed revisions to the Zoning and Subdivision Ordinances by Committees, Town Staff, and OIPI UDA planning consultants.

## June 2018

- Receive community input on the framework of revisions at a Community Meeting.

## July 2018 to October 2018

- Draft the proposed amendments to the Zoning and Subdivision Ordinances, including TND Design Guidelines.

## November 2018 to December 2018

- Adoption of the new Zoning and Subdivision Ordinances by the Planning Commission and Town Council.

# Increasing Citizen Participation in the Process...

- Use the following platforms to engage citizens: Town Website, Town Facebook and Twitter Pages, Survey Monkey, Email or Direct Mail, RVTV-3 and other media, Pop-up booth at an event (Festivals) or high-traffic location (Kroger), Open house gatherings, Public Meetings/Hearings (Planning Commission and Town Council), Partner organizations (Chamber of Commerce, Lions Clubs, Senior Center, Historical Society).
- For open houses or meetings, have food and/or door prizes available to attendees to help increase the amount of turnout—advertise widely that there will be food and/or door prizes.
- Make citizens feel that their comments DO MATTER and ARE Important. Schedule comment period(s) to receive public input.
- Make sure public input about the amendments is timely and happens early enough to influence the outcome and can continue throughout the process.
- Have a balance between in-person and online public participation.



# Town Council Feedback



- What do you want to see as a result of the zoning and subdivision ordinance updates?
- What are your Top 10 Priorities in this process?



## Questions or Comments...

