

Town of Vinton Zoning and Subdivision Updates

Graphic Representations and Examples

Landscaping Ordinance Demonstrations

Two properties with fictitious scenarios were chosen for this demonstration which would display a potential landscaping plan that adheres to the proposed ordinance regulations. Keep in mind, these scenarios are entirely fictitious and these properties were only chosen due to the way their size, surrounding zoning districts, and configuration could best serve the purposes behind this exercise.

a. Example #1: 520 Hardy Road (060.20-05-29.00-0000)

- i. Use classification: Restaurant
 1. 1 per 175 sq. ft. of enclosed assembly area.
 2. The total number of motor vehicle parking spaces serving a commercial use shall not exceed 125 percent of the minimum parking standards in the parking requirements table
- ii. Zoning District: GB General-Business
 1. Canopy coverage requirement: **10%**
- iii. Enclosed assembly area: 3,000 sq ft.
 1. Minimum parking: 18 parking spaces
 2. Maximum parking: 23 parking spaces
- iv. For this exercise, let's say the developer wants to have **20 parking spaces**.
- v. No screening or buffering is required for this use type on this specific property.



Roanoke County, Virginia
2019

520 Hardy Road



Disclaimer: It is understood that the data displayed through this application is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you as is; with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.



0 15 30 60 Feet

Date: 9/17/2020

1:564

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Roanoke County, Va 2019



520 Hardy Road Landscaping Plan

10% canopy coverage

3,000 sq ft. enclosed
assembly area

20 parking spaces



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Date: 9/17/2020

1:564

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Roanoke County, Va 2019

b. Example #2 0 Ruddell Rd. (061.14-02-25.01-0000)

- i. Use Classification: Retail
- ii. Zoning District: GB General-Business
 - 1. Canopy coverage requirement: **10%**
 - a. Although there appears to be trees near the property line, we will pretend the lot is completely vacant with no trees for the sake of this representation.
- iii. Proposed building dimensions to be 80 ft. by 120 ft.
 - 1. Total square footage: 9,600 sq. ft.
 - 2. 1 per 500 sq. ft. floor area
 - a. Minimum parking: 20 parking spaces
 - b. Maximum parking 25 parking spaces
 - 3. For this exercise, let’s say the developer wants to have **25 parking spaces**.
 - 4. For this project, a “B” type buffer will be required.
 - a. A vegetative option is chosen.
 - b. Special note: the buffer and screening requirements will end on the western portion of the property when it begins to abut a GB-zoned property.

2. Table 3. Type of Required Buffer Yard			
Zoning District	Abutting Zoning District		
	R-LD, R-1, R-2, or R-3	RB	GB or CB
RB	A	N/A	N/A
GB or CB	B	A	N/A
M-1 or M-2	C	C	B

Note: Buffer yard types are defined in the table below.

Table 4. Buffer Yard Requirements		
Type of Buffer Yard	Option 1: Architectural	Option 2: Vegetative
A	Six-foot screen	Five-foot buffer yard, one row of large evergreen shrubs
B	Six-foot screen, 10-foot buffer yard, one row of small evergreen trees	25-foot buffer yard, one row of small evergreen trees, one row of large evergreen shrubs
C	Six-foot screen, 25-foot buffer yard, one row of large evergreen trees, one row of small evergreen trees	50-foot buffer yard, one row of large evergreen trees, one row of small evergreen trees, and one row large of evergreen shrubs



0 Ruddell Road



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0 35 70 140 Feet

Date: 9/22/2020

1:1,128

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Roanoke County, Va 2019



0 Ruddell Road Landscaping Plan

10% canopy coverage

9,600 sq ft. 80 ft. x 120 ft.
building

25 parking spaces



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0 35 70 140 Feet

Date: 9/22/2020

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