

SEC. 30-47. - PRD PLANNED RESIDENTIAL DEVELOPMENT DISTRICT.

Sec. 30-47-1. - Purpose.

(A) The purpose of this district is to provide for the development of planned residential communities that incorporate a variety of housing options as well as certain limited commercial and office uses designed to serve the inhabitants of the district. This district is intended to allow greater flexibility than is generally possible under conventional zoning district regulations by encouraging ingenuity, imagination and high quality design to create a superior living environment for the residents of the planned community. Incorporation of significant areas of open space is a primary component of these provisions as a means to maintain critical natural and cultural resources. This is balanced with development at densities which compensate, or in certain situations reward with bonuses, for maintenance of these resources. The PRD district is particularly appropriate for parcels which contain a number of constraints to conventional development. In addition to an improved quality of design, the PRD district creates an opportunity to reflect changes in the technology of land development, provide opportunities for new approaches to home ownership, and provide for an efficient use of land which can result in reduced development costs.

Sec. 30-47-2. - Permitted Uses.

(A) The following uses are permitted in the planned residential development district. However, no use shall be permitted except in conformity with the uses specifically included in the final master plan approved pursuant to [section 30-47-5](#). An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Residential Uses*

Home Occupation, Type I *

Multi-family Dwelling

Residential Human Care Facility

Single-Family Dwelling, Attached

Single-Family Dwelling, Detached

Townhouse

Two Family Dwelling

2. *Civic Uses*

Community Recreation *

Crisis Center

Day Care Center *

Educational Facilities, Primary/Secondary *

Family Day Care Home *

Park and Ride Facility *

Public Parks and Recreational Areas *

Religious Assembly *

Safety Services *

Utility Services, Major *

Utility Services, Minor

3. *Office Uses*

General Office *

Medical Office *

4. *Commercial Uses*

Convenience Store *

Fuel Center*

Gasoline Station *

Golf Course *

Personal Services

Restaurant, General

5. *Miscellaneous Uses*

Amateur Radio Tower *

(B) Other use types which are not listed above and which are determined to be appropriate and compatible with the proposed development and surrounding uses may be permitted in the

PRD district where they are specifically proposed in the initial preliminary master plan and approved pursuant to Section 30-47-5.

(Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 052609-22, § 1, 5-26-09; Ord. No. 052411-9, § 1, 5-24-11; Ord. No. 111213-15, § 1, 11-12-13)

Sec. 30-47-3. - Site Development Regulations.

(A) Each planned residential development shall be subject to the following site development standards.

1. Reserved.
2. Maximum gross density: 5 dwelling units per acre, excluding any density bonuses provided for below.
3. Minimum common open space and/or recreational areas: 15 percent of the gross area of the PRD district.
4. Criteria for all open space:
 - a. Minimum countable open space: 5,000 contiguous square feet.
 - b. Minimum horizontal dimension: 50 feet, except that areas with a horizontal distance of not less than 20 feet shall be counted as open space provided such areas contain facilities such as, but not limited to, bikeways, exercise trails, tot lots, gazebos, picnic tables, etc.
 - c. Common open space shall not include proposed street rights-of-way, open parking areas, driveways, or sites reserved for schools or places of religious assembly.
 - d. Common open space and/or recreational areas shall be of an appropriate nature and location to serve the residents of the district.
5. Open space bonus: For each additional 5 percent of open space the maximum gross density specified in (A)2. above shall be increased 2.5 dwelling units per acre. The maximum open space bonus shall be 25 percent.
6. A 7.5 percent bonus to the gross density may be approved by the administrator when a historic site will be preserved and maintained as an integral part of the development proposal. The historic site must be included in the County Historic Resources Inventory and meet one of the following:
 - a. The historic site shall be listed on the Virginia Landmarks Register and the National Register of Historic Places;
 - b. The historic site shall have been determined to be eligible for listing on the registers cited in a. above by the State Review Board for Historic Preservation; or,

- c. The historic site shall have been officially designated by the board of supervisors as having county or local significance.
7. Maximum area for commercial and/or office uses: 10 percent of the gross area of the PRD. In addition, the following standards shall apply:
 - a. Commercial and office uses shall be expressly designed for the service and convenience of the PRD;
 - b. Commercial and office uses shall be screened and landscaped so as to be compatible with adjoining residences;
 - c. Construction of commercial and office uses shall not begin until 25 percent of the residential units of the total PRD have been completed.
8. Minimum setback requirements shall be specifically established during the review and approval of the Master Plan. The following guidelines shall be used in establishing the building spacing and setbacks:
 - a. Building spacing shall provide privacy within each dwelling unit;
 - b. Building spacing shall ensure that each room has adequate light and air;
 - c. Areas between buildings used as service yards, storage of trash, or other utilitarian purposes should be designed so as to be compatible with adjoining dwellings;
 - d. Building spacing and design shall provide privacy for outdoor activity areas (patios, decks, etc.) associated with individual dwelling units.
9. Streets in the PRD district may be public in accordance with VDOT and county standards or may be private in accordance with the private road standards specified in the Roanoke County Design Handbook. In reviewing the PRD preliminary master plan, the commission may recommend, and the board may approve, one (1) or more private streets within the proposed district.

(Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 052411-9, § 1, 5-24-11)

Sec. 30-47-4. - Relationship to Existing Development Regulations.

- (A) All zoning regulations shall apply to the development of the PRD, unless modified in the approval of the final master plan.

Sec. 30-47-5. - Application Process.

- (A) Prior to submitting a formal application for review and approval under these provisions, the applicant and county staff shall meet to discuss the requirements of this section. The purpose of the meeting is to obtain a mutual understanding of the application requirements and

process. The applicant is encouraged to submit information on the scope and nature of the proposal to allow staff to become familiar with the proposal in advance of this meeting.

- (B) Any application to rezone land to the PRD designation, shall constitute an amendment to the zoning ordinance pursuant to section 30-14. This information shall be accompanied by graphic and written information, which shall constitute a preliminary master plan. All information submitted shall be of sufficient clarity and scale to clearly and accurately identify the location, nature, and character of the proposed district. At a minimum this information shall include:
1. A legal description and plat showing the site boundaries, and existing street lines, lot lines, and easements.
 2. Existing zoning, land use and ownership of each parcel proposed for the district.
 3. A general statement of planning objectives to be achieved by the PRD district, including a description of the character of the proposed development, the existing and proposed ownership of the site, the market for which the development is oriented, and objectives towards any specific manmade and natural characteristics located on the site.
 4. A description and analysis of existing site conditions, including information on topography, archeological and historic resources, natural water courses, floodplains, unique natural features, tree cover areas, etc.
 5. A land use plan designating specific uses for the site, both residential and non-residential uses, and establishing site development regulations, including setback, height, building coverage, lot coverage, and density requirements.
 6. A circulation plan, including location of existing and proposed vehicular, pedestrian, bicycle, and other circulation facilities and location and general design of parking and loading facilities. General information on the trip generation, ownership and maintenance and proposed construction standards for these facilities should be included. A Traffic Impact Analysis may be required by the administrator.
 7. A public services and utilities plan providing requirements for and provision of all utilities, sewers, and other facilities to serve the site.
 8. An open space plan, including areas proposed for passive and active recreational uses, natural and undisturbed areas, and proposed buffer areas proposed around the perimeter of the site. Information on the specific design and location of these areas and their ownership and maintenance shall be included.
 9. Generalized statements pertaining to architectural and community design guidelines shall be submitted in sufficient detail to provide information on building designs, orientations, styles, lighting plans, etc.
 10. A development schedule indicating the location, extent and sequence of proposed

development. Specific information on development of the open space, recreational areas, and non-residential uses shall be included.

- (C) The completed rezoning application and supporting preliminary master plan materials shall be submitted to the planning commission for review and analysis. The commission shall review this information and make a report of its findings to the board of supervisors. The commission shall as part of its review hold a public hearing pursuant to section 15.2-2204 of the Code of Virginia, as amended. The proposed district shall be posted with signs indicating the date and time of the commission public hearing.
- (D) The commission shall make a report of its findings to the board of supervisors within 90 days of the receipt of the materials, unless the applicant requests, or agrees to an extension of this time frame. The commission's report shall recommend approval, approval with modifications, or disapproval of the preliminary master plan. Failure of the commission to make a report of its findings to the board of supervisors within this period shall constitute a commission recommendation of approval.
- (E) If the commission recommends denial of the preliminary master plan, or approval with modification, the applicant shall, if requested, have 60 days to make any modifications. If the applicant desires to make any modifications to the preliminary master plan, the board of supervisor's review and action shall be delayed until such changes are made and submitted for review.
- (F) The board of supervisors shall review the preliminary master plan, and act to approve or deny the plan within 90 days. Approval of the preliminary master plan shall constitute acceptance of the plan's provisions and concepts as proffers pursuant to section 30-15 of this ordinance. The plan approved by the board of supervisors shall constitute the final master plan for the PRD. Once approved by the board of supervisors, the administrator shall authorize the revisions to the official zoning map to indicate the establishment of the PRD district.

(Ord. No. 042799-11, § 1a., 4-27-99; Ord. No. 042208-16, § 1, 4-22-08)

Sec. 30-47-6. - Revisions to Final Master Plan.

- (A) Major revisions to the final master plan shall be reviewed and approved following the procedures and requirements of Section 30-47-5. Major revisions include, but are not limited to changes such as:
 - 1. Any increase in the density of the development;
 - 2. Substantial change in circulation or access;
 - 3. Substantial change in the mixture of dwelling unit types included in the project;
 - 4. Substantial changes in grading or utility provisions;

5. Substantial changes in the mixture of land uses or an increase in the amount of land devoted to non-residential purposes;
6. Reduction in the approved open space, landscaping or buffering;
7. Substantial change in architectural or site design features of the development;
8. Any other change that the administrator finds is a major divergence from the approved final master plan.

(B) All other changes in the final master plan shall be considered minor amendments. The administrator, upon receipt of a written request of the owner, may approve such minor amendments.

1. If the administrator fails to act on a request for a minor amendment to the master plan within 30 calendar days, it shall be considered approved.
2. A request which is disapproved by the administrator shall be considered a major amendment and shall be subject to the approval process outlined above for such amendments.

(Ord. No. 042208-16, § 1, 4-22-08)

Sec. 30-47-7. - Approval of Preliminary and Final Site Development Plans.

- (A) Following the approval of the final master plan, the applicant or its authorized agent, shall be required to submit preliminary and final site development plans for approval. Final site development plans for any phase or component of the PRD that involves the construction of structures or facilities, shall be approved prior to the issuance of a building and zoning permit, and the commencement of construction. Standards for preliminary and final site development plans are found in a document entitled *Land Development Procedures*, available in the department of development services.
- (B) It is the intent of this section that subdivision review under the subdivision regulations be carried out simultaneously with the review of a planned residential development under this section. The plans required under this section shall be submitted in a form which will satisfy the requirements of the subdivision regulations, as determined by the administrator.
- (C) Preliminary and final site development plans submitted for review shall in compliance with the final master plan approved by the board of supervisors. Roanoke County shall review and approve or disapprove any final site development plan within 60 days of its submittal.

(Ord. No. 042799-11, § 1d., 4-27-99; Ord. No. 062717-4, § 1, 6-27-17; Ord. No. 020921-8, § 1, 2-9-21)

Sec. 30-47-8. - Reserved.

Editor's note— Ord. No. 062717-4, § 1, adopted June 27, 2017, repealed § 30-47-8 which pertained to failure to begin development and derived from the original code.

Sec. 30-47-9. - Control Following Approval of Final Development Plans.

- (A) The zoning administrator shall periodically inspect the site and review all building permits issued for the development to ensure that the development schedule is generally complied with. The provision and construction of all of the common open space and public and recreational facilities shown on the final development plan must proceed at the same rate as the construction of dwelling units. If the administrator finds that the development schedule has not been followed, no permits, except for the above mentioned facilities, shall be issued until the developer complies with the development schedule, unless the developer has provided a performance bond or similar instrument to guarantee that such common open space and/or public and recreational facilities will be provided for at a specific date.

Sec. 30-47-10. - Existing Planned Unit Developments.

- (A) Any planned unit development approved under procedures in force before the effective date of this ordinance shall be designated as Planned Residential Development Districts and shall be governed by requirements or restrictions applicable at the time of their approval.