

## *DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT<sup>1</sup>*

### **Sec. 12.490. Applicability.**

- (a) *Generally.* The standards, guidelines and other regulations of the Oak Street Corridor Zoning District (the District) applies to the shaded parcels/lots along Oak Street, Lamar Street, Pine Street, and Hwy 377 as delineated on the Oak Street Regulating Plan (Oak Street Plan), attached as Exhibit C to the Ordinance adopting the District, which is hereby established and incorporated herein by reference.
- (b) *Oak Street Regulating Plan.* The Oak Street Plan establishes the character zones, build-to lines, build-to zones, parking setbacks, height maximums, and upper floor recess requirements for the District. The Oak Street Plan also establishes lot and block standards for subdivision within the District. Accordingly, to the extent standards established herein are in conflict with provisions of Chapter 9 of the Code of Ordinances, as amended, the standards herein shall control.
- (1) *Character Zones Established.* The Oak Street Regulating Plan establishes four (4) character zones:
- (A) *Oak Street Zone*—The Oak Street Zone is intended to preserve, enhance, and reestablish the historic character of Oak Street between Byron Nelson, Parrish Ave and Hwy 377.
  - (B) *Neighborhood Transition Zone*—The Neighborhood Transition Zone along the cross streets intersecting Oak Street is intended to encourage a dense residential neighborhood to support the revitalization of the Oak Street Zone and provide for appropriate transitions between the historic residential district and commercial uses along Oak Street.
  - (C) *Hwy 377 Zone*—The Hwy 377 Zone is intended to provide appropriate development opportunities to take advantage of the highway road access while providing appropriate transitions to pedestrian-oriented development along Oak Street.
  - (D) *Civic/Mixed Use Zone*—The Civic/Mixed Use Zone is intended to provide for new retail, office, civic, and residential uses at the southern end of Oak Street between Morningside and Parrish Ave.
- (2) *Note about measuring build-to lines, zones, and parking setbacks:* Due to the public improvements planned for different streets within the Oak Street Zoning District including the realignment of travel lanes, addition of on-street parking, the future right-of-way lines and corresponding property lines are subject to change based on the approved Streetscape Plan. The future edge of pavement as shown in the Regulating Plan shall be the basis for establishing the build-to zones, lines and parking setback lines along any street in the Oak Street Zoning District that requires public street improvements. If the existing street does not require any public improvements, the build-to zone, line and parking setback lines shall all be measured from the property/R-O-W line along that street frontage. The City Manager or designee may revise the build-to lines, zones, and parking setbacks to accommodate required streetscape improvements based upon a Council approved Streetscape Plan and survey.

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<sup>1</sup>Editor's note(s)—Ord. No. 2012-129, § 2(Exh. A), adopted Dec. 11, 2012, amended Div. 15 in its entirety to read as herein set out. Former Div. 15, §§ 12.490—12.500, derived from Ord. No. 2009-100, § 2(Exh. A), 2-10-09; Ord. No. 2011-120, § 2, 9-27-2011.

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(c) *Non-conforming Uses and Substantial Modification/Destruction.*

- (1) Non-conforming uses shall be governed by article II, division 2 of this chapter.
- (2) Regardless of transfer of ownership, but otherwise subject to section 12.490(c)(1), existing buildings that do not conform to the provisions of this District may continue in use as they are until the building is reconstructed or substantially modified such that the collective reconstructions or modifications within any five-year period are valued at more than a total of fifty percent (50%) of the total property (land and improvements) assessment value in the most recent official city tax rolls.

(d) *Applicability of Other City Ordinances.* The development standards of article VII of this chapter shall not apply to the Oak Street Zoning District except as specifically referenced herein. Development standards not addressed in this section shall be governed by the City of Roanoke Code of Ordinances including any Special Development Controls and Site Plan Requirements to the extent they are not in conflict with the intent or text of the Oak Street Zoning District.

(Ord. No. 2012-129, § 2(Exh. A), adopted 12/11/2012)

### **Sec. 12.491. Community Intent and Public Improvements.**

The Oak Street Zoning District is a downtown neighborhood anchored by a new Mixed Use/Civic anchor to the south and many successful businesses with their roots in the enduring qualities of Roanoke—its small town ambience and proud heritage. In order to grow and sustain downtown, the following is hereby established:

- (1) *Walkability.* In order to facilitate walkability and livability, Oak Street and intersecting streets within the District shall provide accessible sidewalks with "street" trees; cross-sections as delineated on the Oak Street Regulating Plan, incorporated herein by reference, are established to facilitate an integrated set of transportation choices—driving, walking and cycling, as well as to form public places bounded by building façades creating a sense of "outdoor rooms" or enclosure along the street or within building courtyards opening to the street.
- (2) *Public Improvements.* The public improvements within City right-of-way necessary to facilitate walkability, as delineated on the Oak Street Plan, shall be designed and constructed by the City or other public entities when funding becomes available; accordingly, new design and construction of private buildings and improvements within the district shall conform to and be complementary with those public improvements.
- (3) *Architecture.* Architectural standards herein (e.g., "windows generally shall be oriented vertically") are functional in nature, not stylistic. Similarly, the building types depicted herein are to establish functional architectural results (e.g., definition between building stories), not a particular taste. Accordingly, architectural style and elements (e.g., Victorian, arts and crafts, color palettes, etc.), except for building materials, shall be determined through privately enforced covenants, conditions and restrictions (CC&Rs). Section 12.498 establishes the architectural standards. Section 12.499 sets forth the basic building types.
- (4) *Historic Preservation.* In addition, architectural design standards are established to promote the historic preservation of significant buildings on the National Register of Historic Places. Any change of use within a building identified as significant on the National Register that results in any exterior changes to the façade shall be reviewed as a Site Plan. Standards in section 12.498 shall apply for all Site Plan reviews of historically significant structures.

(Ord. No. 2012-129, § 2(Exh. A), adopted 12/11/2012)

**Sec. 12.492. Schedule of Uses.**

Due to the emphasis on urban form over land uses in the Oak Street District, general use categories have been identified by areas. Uses not listed in the following schedule, but are substantially similar, may be permitted upon the approval of the City Manager or his or her designee, subject to appeal to the City Council.

Table 1 — Schedule of Uses				
Land Use	Oak Street Zone	Neighborhood Transition Zone	Hwy 377 Zone	Civic/Mixed Use Zone
<b>Commercial Uses (Office &amp; Retail Uses)</b>				
• Retail Sales or Service with no drive through facility (includes alcohol sales). Excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations.	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, with no drive through facility	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P for existing structures SUP for new construction	P	P
• Food Service Uses such as full-service restaurants, cafeterias, and snack bars with no drive through facilities including cafe seating within a public or private sidewalk area with no obstruction of pedestrian circulation	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Retail tobacco store	SUP	SUP	NP	NP
<b>Arts, Entertainment, and Recreation Uses</b>				
• Art galleries	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	SUP (permitted only at corner sites on the ground floor)	P	P

• Theater, cinema, dance, or music establishment	P	NP	P	P
• Museums and other special purpose recreational institutions	P	NP	P	P
• Fitness, recreational sports, gym, or athletic club	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Parks, greens, plazas, squares, and playgrounds	P	P	P	P
• Amusement, commercial (indoor)	P	NP	P	P
• Amusement, commercial (outdoor)	SUP	NP	SUP	SUP
<b>Educational, Public Administration, Health Care and Other Institutional Uses</b>				
• Business associations and professional membership organizations	P	SUP (permitted only at corner sites on the ground floor)	P	P
• Schools, libraries, and community halls	P	NP	P	P
• Civic uses(City Hall, Courthouse, and other public offices and functions)	P	NP	P	P
• Social and fraternal organizations	P	SUP	P	P
• Social services and philanthropic organizations	P	NP	P	P
• Religious Institutions	P	P	P	P
<b>Residential Uses</b>				
• Home Occupations	SUP	P	SUP	SUP
• Live/Work units	SUP	SUP	SUP	NA
• Residential Apartments and/or condominiums	NP (SUP for upper floors)	NP	SUP	NP (SUP for upper floors)
• Upper floor residential uses	SUP	SUP	SUP	SUP
• Single-family residential attached dwelling unit (Townhomes)	NP	NP SUP—On Morningside Drive	NP	SUP
• Single-family residential detached dwelling unit	NP	P	NP	NP
<b>Other Uses</b>				
• Model homes for sales and promotion**	NA	P	NP	NA
• Any use with on- and off-premise alcohol sales as less than 50% of its gross sales revenue	A	A/C (in conjunction with corner	A	A

		commercial uses only)		
• Any use with on- and off-premise alcohol sales as more than 50% of its gross sales revenue	SUP	SUP/C (in conjunction with corner commercial uses only)	SUP	SUP
• Full-service hotels	P	NP	P	P
• Bed and breakfast establishments	P	SUP	NP	NP
• Outdoor Storage	NP	NP	NP	NP
• Outdoor Display (within 10 feet of front façade of building only; merchandise must be brought indoors after closing)	P	P	P	P
• Parking, surface	P	A	P	P
• Parking, structured	P	P	P	P
• Sales from kiosks	P	NP	P	P
• Any permitted use with a drive through facility	NP	NP	SUP	SUP
• Farmer's Market	P	NP	P	P
• Veterinary clinic (no outdoor facilities for overnight storage of animals)	P	NP	P	P

- P = Permitted by right
- NP = Not Permitted
- P/C = Permitted with conditions
- A = Permitted Accessory Use
- NA = Not applicable
- SUP = Permitted with a Specific Use Permit

Residential density and non-residential floor-to-area ratios are governed by height of buildings, setback lines and parking requirements. All allowed uses are permitted on any floor of a building unless specifically prohibited herein.

- (a) *Accessory building uses.* The massing and use of accessory buildings shall comply with those standards in the SF-7, article III, division 6 of this chapter or SFA, article III, division 7 of this chapter.
- (b) *Prohibited uses.* Uses not specifically enumerated in the District, but are substantially similar, may be permitted upon the approval of the City Manager or his or her designee, subject to appeal to the City Council. All other uses shall be prohibited including but not limited to vehicular services/repair, wholesale, industrial, heavy manufacturing, drive-thru services and warehousing.

(Ord. No. 2012-129, § 2(Exh. A), adopted 12/11/2012; Ord. No. 2013-111, § 2, adopted 8/13/2013; Ord. No. 2014-113, § 2, adopted 6/10/2014; Ord. No. 2016-101, § 2, adopted 1/12/2016; Ord. No. 2016-103, § 2, adopted 2/9/2016; Ord. No. 2018-108, § 3, adopted 4/10/18; Ord. No. 2018-133, § 2, adopted 10/23/18; Ord. No. 2020-116, § 2, 9/22/2020; Ord. No. 2021-101, § 2, 2/9/2021; Ord. No. 2021-108, § 2, adopted 4/13/2021)

**Sec. 12.493. Development Standards.**

The following table shall establish the development standards for the three (3) [four (4)] different zones in the Oak Street Zoning district.

Table 2 — Development Standards				
<b>Zone</b>	<b>Oak Street Zone</b>	<b>Neighborhood Transition Zone</b>	<b>Hwy 377 Zone</b>	<b>Civic/Mixed Use Zone</b>
<b>Standard</b>				
1. Build to zones and setbacks	Build-to zones and setbacks shall be established in the Oak Street Regulating Plan			
	<ul style="list-style-type: none"> <li>Corner lots shall be built to the build-to-zone for a minimum of 35' from the corner along each street front.</li> </ul>	<ul style="list-style-type: none"> <li>Corner lots shall be built to the build-to-zone for a minimum of 25' from the corner along each street front.</li> </ul>		<ul style="list-style-type: none"> <li>Corner lots shall be built to the build-to-zone for a minimum of 35' from the corner along each street front along Oak Street and 25' from the corner along all other streets with a build-to-zone designation in the Regulating Plan.</li> </ul>
2. Building Height	Shall be as established in the Oak Street Regulating Plan			
a. First floor height	Min. 15 feet clear	Min. 15 feet clear for live/work units only; 10 feet min. for residential uses	Min. 15 feet clear	Min. 15 feet clear for mixed use/commercial and live/work buildings; 10 feet clear min. for residential uses
b. Upper floor height	10 feet clear (min.)	10 feet clear (min.)	10 feet clear (min.)	10 feet clear (min.)
3. Buildable Area	A maximum of 100% of the lot area may be covered by building footprint.	A maximum of 75% of the lot area may be covered by building footprint.	A maximum of 80% of the lot area may be covered by building footprint.	A maximum of 100% of the lot area may be covered by building footprint.
4. Building Frontage required	<ul style="list-style-type: none"> <li>Min. of 70% of the building façade along Oak and Lamar Streets</li> </ul>	<ul style="list-style-type: none"> <li>Min. of 50% of the building façade along Pine and Lamar Streets</li> </ul>	<ul style="list-style-type: none"> <li>A minimum of 50% of the building shall be built to the build-</li> </ul>	<ul style="list-style-type: none"> <li>Min. of 70% of the building façade along Oak Street, any Public</li> </ul>

	<p>shall be built within the built-to-zone.</p> <ul style="list-style-type: none"> <li>• Min. of 30% of the building façades along all other streets shall be built to the build-to-zone.</li> </ul>	<p>shall be built within the build-to-zone.</p> <ul style="list-style-type: none"> <li>• Min. of 25% of the building façades on all other streets shall be built to the build-to-zone.</li> </ul>	<p>to zone along Hwy 377.</p> <ul style="list-style-type: none"> <li>• There shall be no minimum building frontage requirement along all other streets.</li> </ul>	<p>Open Space, Civic Space and along any frontage designated with a build-to-zone in the Regulating Plan shall be built within the built-to-zone.</p> <ul style="list-style-type: none"> <li>• There shall be no minimum building frontage requirement along all other streets or alley frontages.</li> </ul>
5. Encroachments over sidewalks or public R-O-W	No more than 4' horizontal encroachment over the sidewalk/R.O.W. with min. vertical clearance over the sidewalk of 8'	Not permitted	<ul style="list-style-type: none"> <li>• Permitted within the setback and subject to TxDOT standards.</li> <li>• Where arcades or colonnades are used, align with first floor height.</li> <li>• For signs, canopies or awnings minimum 8 feet clear.</li> </ul>	<ul style="list-style-type: none"> <li>• Permitted to the curb line.</li> <li>• Where arcades or colonnades are used, align with first floor height.</li> <li>• For signs, canopies or awnings minimum 8 feet clear.</li> </ul>
6. Encroachments into setback area or yards	No more than 50% of the required yard or setback	No more than 50% of the required yard or setback	No more than 50% of the required yard or setback	No more than 50% of the required yard or setback
7. Streetscape Standards a. Sidewalks <sup>β</sup> b. Parkway c. Street trees <sup>#</sup>	NA	<ul style="list-style-type: none"> <li>• Min. 6' wide</li> <li>• Min. 6' wide</li> <li>• Required at 50' on center along all public street frontages (excluding alleys) (min. 3" caliper tree measured at 6' above ground level)</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 6' wide</li> <li>• Min. 6' wide</li> <li>• NA</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 6' wide</li> <li>• Min. 6' wide</li> <li>• Required at 50' on center along all public street frontages (excluding alleys) (min. 3" caliper tree measured at 6' above ground level)</li> </ul>

8. Lot and Block Standards				
a. Block perimeter	<ul style="list-style-type: none"> <li>• Min. 1,200'; max. 1,600'</li> <li>• Min. 20'; max.</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 1,200'; max. 1,600'</li> <li>• Min. 20'; max.</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 1,200'; max. 1,600'</li> <li>• Min. 20'; max.</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 1,200'; max. 2,000'</li> <li>• Min. 20'; max.</li> </ul>
b. Lot width	400'	400'	400'	400'
c. Lot depth	• NA	• NA	• NA	• NA

<sup>¶</sup> Where no sidewalks abutting the subject property exist, the applicant has the option of paying a fee in lieu of constructing the required 6' wide sidewalk. The fee shall be based upon the average per sq. ft. cost of a 6" thick concrete sidewalk at the time of development application and shall be established by the City Manager or designee subject to City Council approval on an annual basis.

<sup>#</sup> The applicant has the option of paying a fee in lieu of the street tree requirement. The fee shall be based on the average cost per caliper of a native canopy tree and shall be established by the City Manager or designee subject to City Council approval. In addition, the City Manager or designee may create a recommended tree palette for street trees, subject to City Council approval.

(Ord. No. 2012-129, § 2(Exh. A), adopted 12/11/2012)

**Sec. 12.494. Parking.**

(a) *All Zones.* Parking shall only be located behind the parking setback line as established in the Oak Street Regulating Plan Exhibit C. In addition, the number of off-street parking spaces required shall be established in this section:

(1) *Off-Street Parking.*

(A) For any parking lot permitted along the side of buildings on lots adjacent to Oak Street, it shall be no wider than sixty-five feet (65'), and a street-screen shall be provided such that the side of the parking bays closest to the street shall be screened by a wall or landscaped wrought iron fence three feet (3') in height.

(B) When a streetscape improvement program is implemented, existing non-conforming off-street parking spaces within the public right-of-way will be replaced if feasible in terms of design; if particular spaces cannot be replaced, adjacent and area on-street parking spaces will be used as off-street parking credits to replace the loss of the non-conforming off-street parking spaces in order to achieve conformance with off-street parking requirements of this District.

(2) *Entertainment, Retail, Restaurant, Civic, Service, and Office Uses (all non-residential uses).* The number of off-street parking spaces required shall be one (1) space per three hundred fifty (350) square feet of gross floor area.

(3) *Residential.* A minimum of one (1) off-street parking space shall be required for each residential unit.

(4) *Lodging.* One (1) space per lodging room.

(5) *Shared Parking.* Off-street parking requirements for any and all uses permitted in the District may be waived subject to a shared parking agreement or a coordinated parking plan approved by the City Manager or his or her designee, subject to appeal to the City Council.

(6) *Parking Lot Design.* Parking lot and space design is subject to sections 12.700(a) and 12.703(a) through (e) of this chapter, unless the City Manager or his or her designee approves an alternative design and/or paving material, subject to appeal to the City Council.

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(Ord. No. 2012-129, § 2(Exh. A), adopted 12/11/2012)

**Sec. 12.495. Screening.**

- (a) All buildings shall be designed such that no mechanical equipment (HVAC, etc.), except vents or stacks, is visible from the public right-of-way or open space, whether the equipment is located on the ground, exterior walls or the roof.
- (b) For uses on lots adjacent to Oak Street, loading and service areas shall be located at the rear of buildings utilizing the alley.
- (c) Any frontage along all streets (except alleys) not defined by a building at the BTZ shall be defined by a four-foot high street screen, furthermore service areas shall be defined by a street screen that is at least as high as the service equipment being screened. The street screen shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. The required street screen shall be located at the property line or within the BTZ along the corresponding frontage.

(Ord. No. 2012-129, § 2(Exh. A), adopted 12/11/2012)

**Sec. 12.496. Landscaping.**

New landscaping or substantial reconfiguration of existing landscaping in the District shall comply as follows:

- (1) To ensure regional compatibility and reduce excessive vehicular emissions, all proposed plant materials should be grown/propagated and delivered from a nursery source located within a two-hundred-mile radius to the site.
- (2) All efforts should be made to preserve existing plant materials that are in a desirable condition. Existing trees six inches (6") in diameter at breast-height or greater in height that are removed shall be replaced at an inch per inch ratio. Such replacement may be on site or in the street right of way as a street tree.
- (3) All proposed plant materials should conform to the American Standard for Nursery Stock, *ANSI Z60.1-1990*. The use of annuals is strongly discouraged. Seasonal bed color should be achieved through the use of either native or well adapted xeriphytic perennials. The use of St. Augustine turf grass shall not be permitted.
- (4) Pedestrian safety shall be considered in the location of planting beds and plant material locations.
- (5) Shade trees shall be a minimum of three inches (3") in caliper and ten feet (10') in height.
- (6) Ornamental trees should be a minimum two inches (2") in caliper and six feet (6') to eight feet (8') in height.
- (7) Container grown trees are preferred to ball and burlap and should have been in their current container for at least six (6) months prior to planting. Ball and burlap trees should not be loose in their balls and should have been cured for a minimum of one (1) year prior to planting. Curing time begins once the tree has been dug. Deciduous species should be planted while in dormancy.
- (8) All bed-areas should be treated with a four inch (4") cover of shredded hardwood mulch that is consistent in appearance with previous landscape installations. Bed areas shall be defined by the "shovel cut" technique; steel or plastic edging shall not be permitted.

- (9) Sod shall be the preferred method of turf installation. Sod shall be laid end-to-end during the growing season, while staggering each layer. Sod shall be rolled prior to the initial irrigation.
- (10) Even with the preferred pallet of native and well-adapted plant species, irrigation should be provided for, at a minimum, the first growing season following installation. The primary function of the irrigation system is as a means of establishing new tree, shrub, and bed (perennial) plantings.
- (11) The use of municipally-provided potable water for landscape irrigation is discouraged. All efforts should be made to incorporate the use of captured rainwater, ground water and/or recycled site water for all irrigation needs.
- (12) In areas where the use of municipally-provided potable water is the only feasible option, temporary above-ground irrigation should be installed for all tree, shrub, and bed plantings. Temporary irrigation should be actively maintained and routinely evaluated, and modifications should be made to ensure adequate coverage. All above ground irrigation components should be removed no later than one (1) year after installation. Permanent in-ground irrigation should be provided for all turf areas regardless of the water source.
- (13) "High efficiency" equipment shall be used for all required irrigation components.
- (14) Drip irrigation is encouraged for all non-turf irrigation areas zones.
- (15) Irrigation delivery systems shall be designed in such a manner that water does not run off or over spray onto adjacent pavement, sidewalks, structures or other non-landscaped areas. Irrigated areas adjacent to structures should not spray within eighteen inches (18") of the structural foundation.

(Ord. No. 2012-129, § 2(Exh. A), adopted 12/11/2012)

**Sec. 12.497. Signage.**

For conforming uses and new signs for non-conforming uses, the standards in Table 3 shall apply and sign permits may be approved administratively unless specifically noted in this section. An applicant has the option to establish unique sign standards including size, color, type, design, and location based upon specific performance criteria. Such sign standards shall be reviewed by staff and is subject to approval of the City Council.

**Table 3 - Sign Standards**

<i>Character Zone</i>	<i>Oak St. Core/Civic/Mixed Use Zone</i>	<i>Trans. Zone</i>	<i>Hwy 377</i>	<i>Standard</i>
<b>Sign Type</b>				
(1) Building Signs	P	P	P	<ul style="list-style-type: none"> <li>• For all commercial uses fronting on Hwy 377: One sign per tenant space; area not to exceed 50 sq. ft. on the façade with the highway frontage.</li> <li>• For all other commercial uses (retail, office, and restaurant): One sign per tenant space; area not to exceed 32 sq. ft. along each public street frontage.</li> <li>• Second floor commercial uses may also be permitted one second floor wall sign per tenant space per public street</li> </ul>

				<p>frontage; area not to exceed 32 sq. ft. on the second floor façade along that public street.</p> <ul style="list-style-type: none"> <li>• Live-work and home occupations: One sign limited to an area of 12 sq. ft. max.</li> <li>• May encroach a maximum of 12" onto a sidewalk while maintaining a vertical clearance of 7' from the finished sidewalk.</li> <li>• Wall signs may be internally or externally lit.</li> </ul>
(2) Monument Signs	<p>NP (Oak Street) P (Civic/Mixed Use along Hwy 377 frontage only)</p>	P	P	<p>NT Zone: One monument sign per lot regardless of street frontage limited to a maximum of 30 sq. ft. per sign face and 5' in height.</p> <p>Hwy 377 Zone and Civic/Mixed Use Zone: One monument sign per lot per street frontage (no more than 2 per lot separated by at least 300 feet) limited to a maximum of 50 sq. ft. per sign face and 6' in height.</p>
(3) Window Signs	P	P	P	<p>Limited to 10% of the window area. The following shall be exempt from this limitation:</p> <ul style="list-style-type: none"> <li>• Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs.</li> <li>• Mannequins and storefront displays of merchandise sold.</li> <li>• Interior directory signage identifying shopping aisles and merchandise display areas.</li> </ul>
(4) Blade Signs	P	P	P	<ul style="list-style-type: none"> <li>• Shall be permitted for all non-residential uses.</li> <li>• 6 sq. ft. maximum per sign face.</li> <li>• May encroach a maximum of 2' onto a sidewalk.</li> <li>• Blade signs may be attached to the building or hung under the soffit of an arcade or under a canopy/awning while maintaining a vertical clearance of 7' from the finished sidewalk.</li> <li>• In Hwy 377, permitted if building is built to the minimum setback line.</li> </ul>
(5) For Sale/For Lease Signs	P	P	P	Same as Sign Ordinance

(6) Address Signs	P	P	P	Is required to be a building sign located near the principal entrance to the building
(7) Temporary Construction Signs	P	P	P	1 freestanding sign per lot during construction only; limited to 32 sq. ft.
(8) Banners	P	P	P	Same as Sign Ordinance
(9) Sandwich Board Signs	P	P	P	<ul style="list-style-type: none"> <li>• Permitted only for retail, service, or restaurant uses.</li> <li>• Limited to 8 sq. ft. per storefront.</li> <li>• Sign may not exceed 2 feet in width or 4 feet in height.</li> <li>• A minimum of 4 feet of sidewalk shall remain clear.</li> <li>• Chalkboards may be used for daily changing of messages. Readerboards (electronic and non-electronic) shall be prohibited.</li> <li>• Sign shall be removed every day after the business is closed.</li> </ul>
(10) Light Pole Banners	P	P	P	<ul style="list-style-type: none"> <li>• 8 sq. ft. per sign face.</li> <li>• Limited to one per light pole.</li> <li>• All light pole banners shall be approved by the appropriate utility company prior to consideration by Sign Control Board.</li> <li>• Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.</li> </ul>
(11) Directory Signs	P	P	P	<ul style="list-style-type: none"> <li>• Shall be allowed for all multi-tenant buildings only.</li> <li>• One directory sign per multi-tenant building limited to 10 sq. ft. in area.</li> <li>• Design of the sign shall be integral to the façade on which the sign is to be affixed.</li> </ul>
(12) Neon Signs	P	NP	NP	<ul style="list-style-type: none"> <li>• Shall be limited to no more than 50% of the permitted window or building sign area and in lieu of the same.</li> <li>• Shall be permitted for restaurants, entertainment uses, and retail shopfronts.</li> </ul>

(Ord. No. 2012-129, § 2(Exh. A), adopted 12/11/2012)

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## Sec. 12.498. Architectural Standards and Design Guidelines.

Oak Street has an historic existing character that shall be preserved by rehabilitation of existing significant buildings. In addition, new and infill construction in the district shall reflect the character of the district during its historic period of significance.

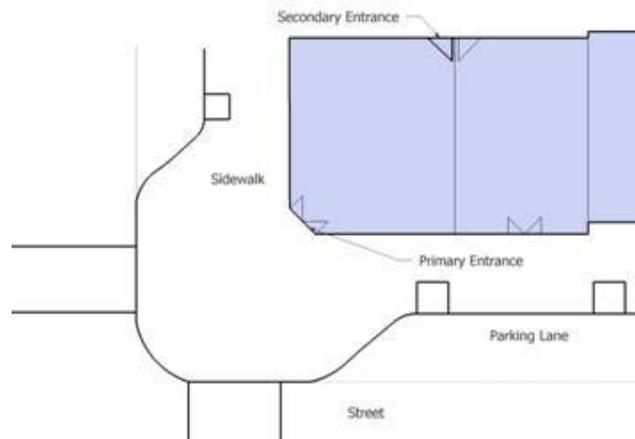
The key design principles establish essential goals for development in the Oak Street district to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

- New buildings/building façades shall utilize building elements and details to achieve compatibility with existing buildings in the Oak Street district.
- Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
- Building façades must include appropriate architectural details and ornament to create variety and interest.
- Buildings shall be built to, or close to, the sidewalk to define and enhance the pedestrian environment. The Oak Street Regulating Plan shall establish the build-to line and zones within which new buildings shall be constructed.
- Open space(s) shall be incorporated to provide usable public areas integral to the downtown environment.

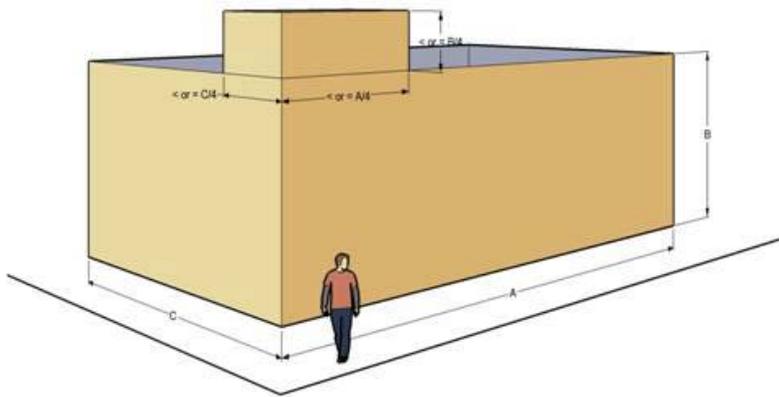
(a) The following design standards and guidelines shall provide property owners, developers, city staff, and decision makers adequate design guidance for new and existing commercial and mixed use buildings.

(1) *Location on the Street.*

(A) Buildings shall be oriented toward the major street front with the primary entrance located on that street. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access.



*Image showing desired primary and secondary entrances to buildings in Downtown Roanoke.*



*Image showing desired massing of corner buildings within the Oak Street Core Zone.*

(2) *Pedestrian-Friendly Building Massing and Scale.*

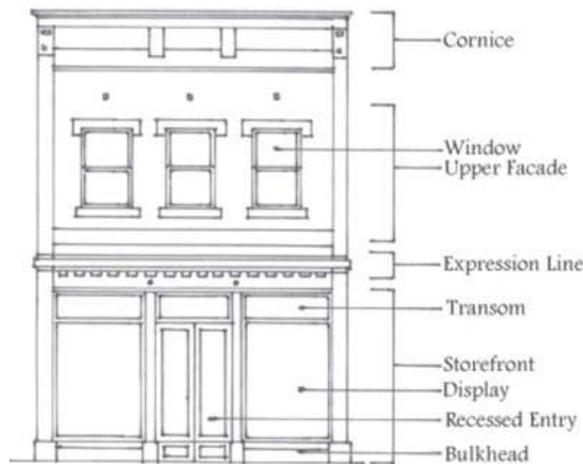
- (A) A building's massing shall serve to define entry points and help orient pedestrians.
- (B) Buildings and/or façades shall emphasize and frame or terminate important vistas.
- (C) Non-residential and mixed use buildings in Oak Street and Civic/Mixed Use Zones, to the extent practicable, shall maintain a twenty-five feet (25') to thirty-five feet (35') building façade widths or multiples thereof.
- (D) Variations in the rhythms within individual building façades shall be achieved within any block of building façades with architectural elements such as bays, columns, doors, windows, etc.
- (E) Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.
- (F) Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts and they may protrude beyond the setback line provided that they do not inhibit pedestrian movement within the public right-of-way. Balconies shall have external bottom supports.

<p><i>Variations in building rhythm using architectural features.</i></p>	
<p><i>Building massing used to emphasize entrances.</i></p>	

<p><i>Allowed encroachments into the setback line.</i></p>	
<p><i>Retail buildings with balconies and architectural details that add interest along the streetscape.</i></p>	

(3) *Architectural Elements and Storefronts.*

- (A) Architectural elements shall be designed to the appropriate scale and proportions of the selected architectural style. For example, building designs based on an Art Deco style shall utilize architectural elements of a scale and proportion characteristic of that style.
- (B) An expression line or equivalent architectural element shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of façades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.



- (C) Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials,

colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building façade.

- (D) *Roofs.* Flat roofs enclosed by parapets or sloped roofs shall be used to screen rooftop mechanical equipment. Mansard roofs and flat membrane-type roofs that are visible are prohibited.
- (E) *Doors and Windows.* Generally, windows shall be oriented vertically, and bay windows shall have external bottom supports. Dormer windows shall also be vertically proportioned and slightly shorter than the windows below in order to provide clear views of merchandise and perceived connections.
- (F) *Transparency Required.* For all new Mixed Use and Commercial construction and renovation, the street-level floor in the Oak Street Core Zone and the Civic/Mixed Use Zone shall have transparent storefront windows covering no less than fifty percent (50%) of the façade area. Each floor of all building façades facing a street or plaza shall contain transparent windows covering at least fifteen percent (15%) of the façade area.
- (G) Ground floor retail building plate heights generally shall be at least fifteen feet (15') in height.
- (H) *Storefronts.* Retailers located at the street level shall primarily use storefronts to orient and advertise merchandise to customers. Retail buildings shall provide street-level pedestrian-oriented uses at the ground floor level. Storefronts on façade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

<p><i>Retail storefronts with transparent windows.</i></p>	
<p><i>Vertically oriented windows with emphasis on corners and entrances.</i></p>	

- (I) *Design of Structured Parking Facilities:*
  - a. All frontages of parking structures located on Oak Street shall not have parking uses on the ground floor to a minimum depth of thirty feet (30') along the Oak Street frontage.
  - b. The amount of Oak Street frontage devoted to a parking structure shall be minimized by placing the shortest dimension(s) along the Oak Street edge(s).
  - c. Parking structure façades on Oak Street shall be designed with both vertical (façade rhythm of twenty feet (20') to thirty feet (30')) and horizontal (aligning with horizontal elements along the block) articulation.
  - d. Where above ground structured parking is located at the perimeter of a building with frontage along Oak Street; it shall be screened in such a way that cars on all parking levels are completely hidden from view from all adjacent public streets. Parking garage ramps

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shall not be visible from any public street. Unless site conditions do not allow or if an alternative design achieves the screening requirements, ramps shall not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.

- e. When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrance, signage and glazing.
- f. Parking structures and adjacent sidewalks shall be designed so pedestrians are clearly visible to entering and exiting automobiles.



*Images showing appropriate design of structured parking facilities.*

(4) *Building Materials.*

- (A) At least eighty percent (80%) of the street facing (except alleys) façades of all new buildings (excluding doors and windows) shall be finished in one (1) or more of the following materials:
    - Masonry (brick, stone, cast stone, rock, marble, granite, glass block and/or tile);
    - Cementitious-fiber clapboard (not sheet) with at least a fifty-year warranty;
    - Split face concrete block or poured-in-place concrete;
    - Up to twenty percent (20%) wood or exterior insulating finishing system (EIFS) as an accent only;
    - Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles or similar materials.
  - (B) Side façades and rear façades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear façades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.
- (b) The following design standards and guidelines shall provide property owners, developers, city staff, and decision makers adequate design guidance for new and existing residential building types (including residential buildings converted to retail or office uses):
- (1) *Location on the Street.*
    - (A) All primary entrances shall address the primary street unless configured as a courtyard building.
    - (B) Garages generally shall be located on alleys at the rear of residential buildings; pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure. If front-loaded garages are utilized on single-family residential lots, the garages shall be no greater than twelve feet (12') wide, and set back at least ten feet (10') measured from the face of the main structure closest to the garage or rotated ninety (90) degrees with windows on the wall facing the street. All garage doors shall be divided into single bays separated by at least an

eighteen inch (18') column. Front-loaded garages on residential lots less than fifty feet (50') wide shall not be allowed. Town homes and courtyard apartments shall utilize rear-loaded garages.

<p><i>Residential townhomes with primary entrances to the street.</i></p>		
<p><i>Live-work units with bay windows.</i></p>		
<p><i>Existing residential buildings converted to accommodate commercial uses.</i></p>		
		

(2) *Pedestrian-Friendly Building Massing and Scale.*

- (A) On residential buildings, at least one (1) of the following shall be utilized: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas or colonnades. Those architectural elements may encroach beyond the setback line.
- (B) The base of a building shall be delineated by a change in color, water mark or different material for at least the first eighteen inches (18") of the façade, or where feasible, the grade of the slab or first floor elevation shall be elevated at least eighteen inches (18") above the grade of the sidewalk.

(3) *Architectural Elements.*

- (A) Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.

- (B) Gable roofs, if provided, shall have a minimum pitch of 5/12. When hipped roofs are used, the minimum pitch shall be 6/12. Other roof types shall be appropriate to the architectural style of the building. Mansard roofs shall be prohibited.
- (C) Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.

<p><i>Residential townhomes with stoops, dormers, and other architectural embellishments that add visual interest along the street.</i></p>	
	

(4) *Building Materials.*

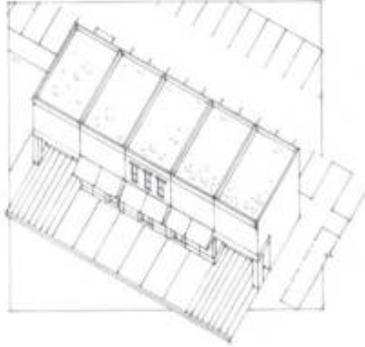
- (A) The following shall be permitted finishes for street fronting façades of all residential buildings and live/work units:
  - (i) Cementitious-fiber clapboard (not sheet) with at least a fifty-year warranty;
  - (ii) Masonry (brick; stone; man-made stone and stucco utilizing a three-step process).
- (B) The following shall be allowed up to twenty-five percent (25%) as an accent material:
  - (i) Wood;
  - (ii) Exterior insulating finishing system (EIFS) or similar material over a cementitious base, rock, glass block and tile.
- (C) Side and rear façades shall be of finished quality and of the same color and materials that blend with the front of the building.
- (D) Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles.
- (E) An enclosed garage or carport shall be designed and constructed of the same material as the primary [structure].

(Ord. No. 2012-129, § 2(Exh. A), adopted 12/11/2012)

**Sec. 12.499. Building Types.**

In addition to single-family dwellings and town homes on Lamar Street, the following establishes the prototypical building types for the District:

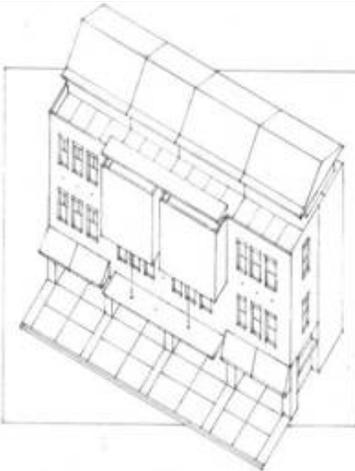
**2 Story Commercial**  
**(Oak Street Core Zone, Hwy 377**  
**Zone, Civic/Mixed Use Zone, and**  
**corner commercial uses in the**  
**Neighborhood Transition Zone)**



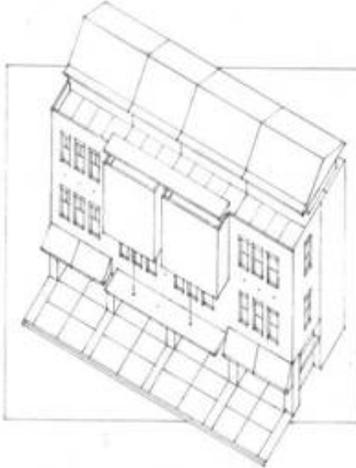
**3 Story Mixed Use**  
**(Oak Street Core Zone,**  
**Civic/Mixed Use Zone, and Hwy**  
**377 Zone)**



**4 Story Mixed Use**  
**(Oak Street Core Zone,**  
**Civic/Mixed Use Zone, and Hwy**  
**377 Zone)**



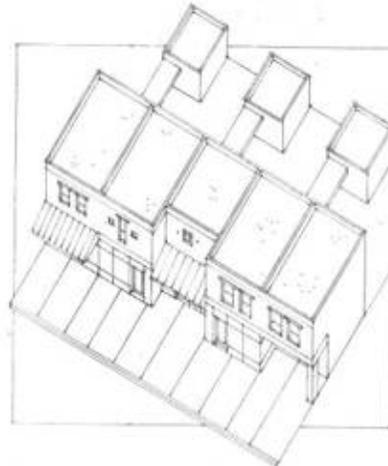
**5 Story Mixed Use  
(Civic/Mixed Use Zone)**



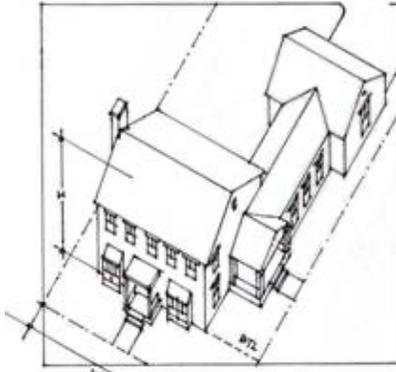
**2 Story Live-Work with pitched  
roof and garages optional  
(Oak Street Core Zone,  
Civic/Mixed Use, and  
Neighborhood Transition Zone)**



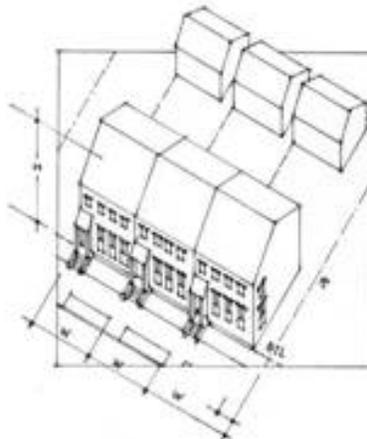
**2 Story Live-Work with Flat Roof  
and garages optional  
(Oak Street Core Zone,  
Civic/Mixed Use, and  
Neighborhood Transition Zone)**



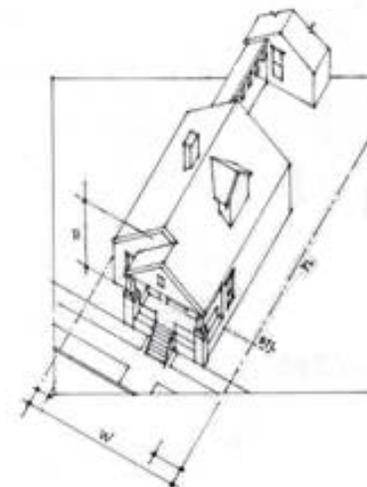
**2 Story Multi-unit house  
(Neighborhood Transition Zone)**



**2 Story Townhouse  
(Neighborhood Transition Zone)**



**1-2 Story detached house  
(Neighborhood Transition Zone)**



(Ord. No. 2012-129, § 2(Exh. A), adopted 12/11/2012)

**Sec. 12.500. Definitions.**

*Alley* means the right of way for vehicles and pedestrians within a block that provides access to the rear of buildings, vehicle parking, utility meters, and service areas. An easement for public access is required if the alley is a private right-of-way.

*Awning/Canopy* means an awning is a cantilevered, projected or suspended cover over the sidewalk portion of any public street. Awnings may also be roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain. Awnings shall have a minimum clear height of eight feet (8') from the finished sidewalk in front of it.

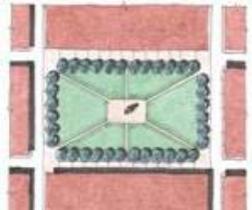
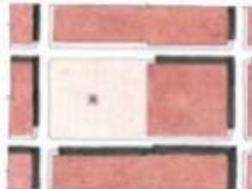
*Block* is an increment of land comprised of lots, alleys, and tracts circumscribed by streets.

*Build-to Line* or *Build-to Zone* shall be the line or area within which the principal building's front façade shall be built.

*Building Permit* means an official document or certificate issued by the City of Roanoke authorizing erection, construction, renovation, maintenance, or any other specified activity on any building, structure or land, or on any installations or facilities therein. The term "building permit" shall include but not be limited to building permits, electrical permits, mechanical permits, and plumbing permits.

*Certificate of Occupancy* means an official certificate issued by the City through the Administrative Official which indicates conformance with building, zoning and health and safety regulations and authorizes legal use and occupancy of the premises for which it is issued.

*Civic Space* means publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. For all residential uses, privately accessible open spaces such as courtyards, porches, and balconies may also be considered as civic space for the purposes of this ordinance.

<p><i>Square</i> means a civic/open space available for unstructured recreation and civic purposes. A square is spatially defined by buildings. Its landscape shall consist of landscaping, hardscaping, water features, pathways, and pedestrian amenities arranged in formal and informal patterns. Squares shall be located at the intersection of important streets.</p>	
<p><i>Plaza</i> means a primarily hardscaped civic/open space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings.</p>	
<p><i>Playground</i> means a civic/open space designed and equipped for children's recreation. A playground shall be fenced and may include an open shelter. Playgrounds shall be located within residential areas and may be placed within a block as illustrated. They may be included in other open spaces.</p>	

*Colonnade* or *Arcade* is a roofed or built structure, extending beyond the ground floor front façade of a building and over the sidewalk or civic space. A colonnade or arcade shall be open to the street except for

supporting columns, piers, or arches. Residential or office units may occupy the space over the colonnade or arcade.

*Common Lot Line* means a lot line shared by more than one (1) lot shall be a common lot line.

*Corner Site/Lot* shall be one that has more than one (1) intersecting street frontages (with the exception of alleys).

*Interior Site/Lot* shall be one that has only one (1) public street frontage (with the exception of alleys).

*Live-Work Unit* means a live-work unit is a dwelling unit that is also used for work purposes, provided that the "work" component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level. The "live" component may be located on the street level (behind the work component) or any other level of the building.

*Parking Setback Line* means the line behind which ground floor surface parking may be located on any lot in the Oak Street District. The parking setback line shall be established in the regulating plan by frontage type.

*Regulating Plan* means a plan for adoption of zoning and a conceptual plan that establishes the location of frontages, streetscape standards, and other development standards within such frontages, subject to changes within such plan pursuant to the terms of this ordinance.

<p><i>Sign, Blade</i> means an attached sign oriented perpendicular to the face of the building which projects (vertically or horizontally) more than twelve inches (12') beyond the surface of the building to which it is affixed or supported.</p>		
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<p><i>Sign, Directory</i> means a permanent on-site attached wall sign providing direction to or identifying the buildings/suites in the development/building.</p>	
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<p><i>Sign, Light Pole Banner</i> means a banner sign attached to a light/utility pole along a public street or within a public park.</p>	
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<p><i>Sign, Sandwich Board.</i> A portable sign consisting of two panels of equal size, which are hinged at the top and/or a single panel placed on the ground or pavement so as to be self-supporting.</p>	
<p><i>Stoop.</i> A small porch or set of steps at the front entrance of a house.</p>	

(Ord. No. 2012-129, § 2(Exh. A), adopted 12/11/2012)

EXHIBIT B  
Legal Description

<b>PROPERTY ID</b>	<b>PROPERTY ADDRESS</b>	<b>LEGAL DESCRIPTION</b>
278643	211 S OAK ST	O T ROANOKE BLK 4 LOT 1R
158513		O T ROANOKE BLK 5 LOT 16
68878	313 S WALNUT	A0923A MEP & PRR, TR 96, .23 ACRES, OLD DCAD TR #33
271438	300 MAIN	O T ROANOKE BLK 7 LOT 1R
77857	208 OAK	O T ROANOKE BLK 3 LOT 4,5(W1/2)
116847	408 N PINE ST	O T ROANOKE BLK 23 LOT 7A
240031	304 LAMAR ST	FANNING ADDN LOT 1
71865	OAK ST	O T ROANOKE BLK 12 LOT 19,20,21(S22.5' OF N95.5')
525114	115 N OAK ST	TORTILLA FLATS ESTATE BLK 12 LOT 19R
68589	US 377	A0603A D. HOOVER, TR 17, .69 ACRES, OLD DCAD TR 9A
68591		A0603A D. HOOVER, TR 16, .2 ACRES
70176	301 MORNINGSIDE ST	MORNINGSIDE ADDN (ROANOKE) BLK 1 LOT 4
71558	OAK ST	O T ROANOKE BLK 6 LOT 7
526201	301 BOWIE ST	NELSON ADDN BLK 7 LOT 4R
71546		O T ROANOKE BLK 6 LOT 4,5,6 (E 60')
68517	MORNINGSIDE ST	A0603A D. HOOVER, TR 36, 2.95 ACRES, OLD DCAD TR 9D
71967		O T ROANOKE BLK 14 LOT 10
71773	112 OAK ST	O T ROANOKE BLK 11 LOT 16,17

71979	206 OAK ST	O T ROANOKE BLK 14 LOT 6-8
268311	300 TRAVIS ST	O T ROANOKE BLK 18 LOT 7R
72622	500 US 377 & HOUSTON	O T ROANOKE BLK 28 LOT 2 & 3
72535	405 N PINE ST	O T ROANOKE BLK 22 LOT 10R
71754		O T ROANOKE BLK 11 LOT 12,13
71960	209 OAK ST	O T ROANOKE BLK 13 LOT 1,2,3(S50' OF N71' OF EACH)
71862	OAK ST	O T ROANOKE BLK 12 LOT 19,20,21(S23' OF N73')
68601	309 S WALNUT	A0603A D. HOOVER, TR 29, .35 ACRES, OLD DCAD TR 10B
71949	215 OAK ST	O T ROANOKE BLK 13 LOT 16,17,18 (S 1/3)
116848	412 N PINE ST	O T ROANOKE BLK 23 LOT 7B
72512	408 N OAK ST	O T ROANOKE BLK 22 LOT 7(N30'),8(S40')
72388	209 TRAVIS ST	O T ROANOKE BLK 22 LOT 1
71731	207 MAIN ST	O T ROANOKE BLK 11 LOT 1-3
72001	214 N PINE	O T ROANOKE BLK 15 LOT 7 (S40) & 8(S40 OF W1/2)
68868	WALNUT ST	A0923A MEP & PRR, TR 94, .22 ACRES, OLD DCAD TR #31A
72302	301 N OAK ST	O T ROANOKE BLK 20 LOT 1,2,3 (S 90')
72399	205 TRAVIS ST	O T ROANOKE BLK 22 LOT 2,3
72531	206 DENTON	O T ROANOKE BLK 22 LOT 11(E25' OF N70'),12(N70')
71403	201 PINE ST	O T ROANOKE BLK 3 LOT 13,14,15
71858	MAIN ST	O T ROANOKE BLK 12 LOT 3(W2'),4,5,6
163028	300-324 US 377	O T ROANOKE BLK 20 LOT 7 ACRES 0.0803
71703	303 MAIN	O T ROANOKE BLK 10 LOT 4-6 (E1/2)
71865	OAK ST	O T ROANOKE BLK 12 LOT 19,20,21(S22.5' OF N95.5')
68554	300 LAMAR	A0603A D. HOOVER, TR 26, .5 ACRES
68881	309 S WALNUT	A0923A MEP & PRR, TR 95, .24 ACRES, OLD DCAD TR #33A
76769		O T ROANOKE BLK 11 LOT 4-6(N40')
151182		A0603A D. HOOVER, TR 28, .01 ACRES
152055		A0923A MEP & PRR, TR 92, .11 ACRES, PER NEW MAP
71571	206 MAIN ST	O T ROANOKE BLK 6 LOT 19-21
115481	1431 ROANOKE RD	MORNINGSIDE ADDN (ROANOKE) BLK 1 LOT 3
122539	205 RUSK ST	O T ROANOKE BLK 14 LOT 4,5(E30')
72625	HOUSTON & BYRON NELSON	O T ROANOKE BLK 29 LOT 2 & 3
202803	OAK ST	O T ROANOKE BLK 19 LOT 8R
207973		O T ROANOKE BLK 30 LOT 20' ALLEY(E OF LOT 3)
71815	104 N OAK ST	O T ROANOKE BLK 11 LOT 8R
69747		BRAND & BOWEN'S BLK 27 LOT 10
71439	201 OAK	O T ROANOKE BLK 4 LOT 13R
72555	301 TRAVIS	O T ROANOKE BLK 23 LOT 5 & 6(EXCEPT N14')
71393	200 OAK ST	O T ROANOKE BLK 3 LOT 11,12
191327	US 377	A0603A D. HOOVER, TR 19,20A, .6158 ACRES
71541	203 BOWIE	O T ROANOKE BLK 6 LOT 3 (S 1/2)
70181	213 MORNINGSIDE ST	MORNINGSIDE ADDN (ROANOKE) BLK 1 LOT 7
149173		BRAND & BOWEN'S BLK 27 LOT 9
76686		O T ROANOKE BLK 19 LOT 4

72242	301 N PINE ST	O T ROANOKE BLK 19 LOT 1
72622	500 US 377 & HOUSTON	O T ROANOKE BLK 28 LOT 2 & 3
69853		BRAND & BOWEN'S BLK 31 LOT 1
158514		O T ROANOKE BLK 6 LOT 8
268313	302 BOWIE ST	O T ROANOKE BLK 2 LOT 7R
72525	204 DENTON DR	O T ROANOKE BLK 22 LOT 10(N 1/2),11(W 1/2 OF N 1/2)
71509		O T ROANOKE BLK 5 LOT 15
71376	204 S OAK ST	O T ROANOKE BLK 3 LOT 7,8,9,10
68563	200 LAMAR ST	A0603A D. HOOVER, TR 23, 1.25 ACRES, OLD DCAD TR 14
69847	PINE ST	BRAND & BOWEN'S BLK 31 LOT 2
75753	OAK ST	BRAND & BOWEN'S BLK 29 LOT 1
69844	207 HOUSTON ST	BRAND & BOWEN'S BLK 30 LOT 4
163032	300-324 US 377	O T ROANOKE BLK 20 LOT 10 ACRES 0.0803
68547	302 LAMAR DR	A0603A D. HOOVER, TR 27, .39 ACRES, OLD DCAD TR 11
71880	OAK ST	O T ROANOKE BLK 12 LOT 19,20,21(S21.5' EACH)
185071	SH 114	O T ROANOKE BLK 30 LOT 3 ACRES 0.194
71885	OAK ST	O T ROANOKE BLK 12 LOT 19,20,21(N22.5' OF S44')
70157		MORNINGSIDE ADDN (ROANOKE) BLK 1 LOT 1
72310	300-324 US 377	O T ROANOKE BLK 20 LOT 4
71421	210 S US 377	O T ROANOKE BLK 4 LOT 4,5,6
71750	MAIN ST/OAK	O T ROANOKE BLK 11 LOT 7(ALL),8(S15')
71740	205 MAIN ST	O T ROANOKE BLK 11 LOT 4-6 (S 100')
158533		O T ROANOKE BLK 14 LOT 11
71532	111 S PINE ST	O T ROANOKE BLK 6 LOT 1R
158537		O T ROANOKE BLK 15 LOT 4
71988	210 N PINE	O T ROANOKE BLK 15 LOT 5,6
72626	104 HOUSTON ST	O T ROANOKE BLK 28 LOT 4
291769	208 N US 377	O T ROANOKE BLK 13 LOT 10R
71593		O T ROANOKE BLK 7 LOT 4-8 (E 70')
71524	101 S OAK ST	O T ROANOKE BLK 5 LOT 17,18,19,20,21
70179	211 MORNINGSIDE	MORNINGSIDE ADDN (ROANOKE) BLK 1 LOT 6
149175	SH 114	BRAND & BOWEN'S BLK 29 LOT 4(ALL),5(S1/2)
71503	US 377	O T ROANOKE BLK 5 LOT 10(N1/2),11,12,13,14
71880	OAK ST	O T ROANOKE BLK 12 LOT 19,20,21(S21.5' EACH)
158526		O T ROANOKE BLK 11 LOT 15
72553	303 TRAVIS	O T ROANOKE BLK 23 LOT 3,4
72286	309 N PINE ST	O T ROANOKE BLK 19 LOT 10R
69849	605 N PINE ST	BRAND & BOWEN'S BLK 30 LOT 6
69839	SH 114	BRAND & BOWEN'S BLK 29 LOT 3
71885	OAK ST	O T ROANOKE BLK 12 LOT 19,20,21(N22.5' OF S44')
72340	401 N OAK ST	O T ROANOKE BLK 21 LOT 1(S1/2),2(E22' OF S1/2)
72602	500 N PINE ST	O T ROANOKE BLK 26 LOT 2 (S 75')
220147	110 S US 377 & BOWIE ST	O T ROANOKE BLK 5 LOT 4R
230834	326 N US 377	O T ROANOKE BLK 20 LOT 11R

202919		BRAND & BOWEN'S BLK 27 LOT 1R
72591	206 SH 114	O T ROANOKE BLK 30 LOT 4
291771	US 377	O T ROANOKE BLK 13 LOT 11R
72594	SH 114	O T ROANOKE BLK 31 LOT 3
71906	OAK ST	O T ROANOKE BLK 13 LOT 1,2(S 25' EACH)
70178	209 MORNINGSIDE	MORNINGSIDE ADDN (ROANOKE) BLK 1 LOT 5
273052	216 LAMAR ST	FANNING ADDN BLK 2 LOT 1
149177		BRAND & BOWEN'S BLK 31 LOT 3
71964		O T ROANOKE BLK 14 LOT 1
71782	114 OAK ST	O T ROANOKE BLK 11 LOT 18
71885	OAK ST	O T ROANOKE BLK 12 LOT 19,20,21(N22.5' OF S44')
273053	220 LAMAR ST	FANNING ADDN BLK 2 LOT 2
76769		O T ROANOKE BLK 11 LOT 4-6(N40')
72612	508 N PINE ST	O T ROANOKE BLK 26 LOT 3 (S 1/2)
163026	300-324 US 377	O T ROANOKE BLK 20 LOT 5 ACRES 0.0803
73360	OAK THE CLUSTER ST	BRAND & BOWEN'S BLK 27 LOT 4,5,6
72625	HOUSTON & BYRON NELSON	O T ROANOKE BLK 29 LOT 2 & 3
71443	111 S OAK	O T ROANOKE BLK 5 LOT 1,2,3
71386	205 LAMAR ST	O T ROANOKE BLK 3 LOT 5(E1/2),6
71910		O T ROANOKE BLK 13 LOT 3 (S 46.8')
71740	205 MAIN ST	O T ROANOKE BLK 11 LOT 4-6 (S 100')
72376	409 N OAK ST	O T ROANOKE BLK 21 LOT 10,11,12
72628	505 N OAK	O T ROANOKE BLK 28 LOT 1(N78' OF E68')
163029	300-324 US 377	O T ROANOKE BLK 20 LOT 8 ACRES 0.0803
70175		MORNINGSIDE ADDN (ROANOKE) BLK 1 LOT 2
71271	109 N OAK ST	O T ROANOKE BLK 12 LOT 1,2,3(N23.6')
72331	309 N OAK ST	O T ROANOKE BLK 20 LOT 16R
72382	405 N OAK ST	O T ROANOKE BLK 21 LOT 1,2,3 (N 70')
72516	412 N OAK	O T ROANOKE BLK 22 LOT 9 & 8 (N 10')
72618	105 DENTON	O T ROANOKE BLK 28 LOT 1(W72')
71721	314 RUSK	O T ROANOKE BLK 10 LOT 7-9 (E 1/2)
71975	205 RUSK	O T ROANOKE BLK 14 LOT 3
72005	322 AUSTIN ST	O T ROANOKE BLK 15 LOT 7 (N100) & 8 (N100 W1/2)
158534		O T ROANOKE BLK 14 LOT 12
72080	303 AUSTIN ST	O T ROANOKE BLK 18 LOT 4
72134		O T ROANOKE BLK 18 LOT 5
71983	212 OAK ST	O T ROANOKE BLK 14 LOT 9
164532	OAK ST	O T ROANOKE BLK 12 LOT 19,20,21(S25' OF N50')
158539	301 AUSTIN	O T ROANOKE BLK 18 LOT 6
72266	704 OAK ST	O T ROANOKE BLK 19 LOT 5
76769		O T ROANOKE BLK 11 LOT 4-6(N40')
163031	300-324 US 377	O T ROANOKE BLK 20 LOT 9 ACRES 0.0803
69842	OAK ST	BRAND & BOWEN'S BLK 30 LOT 2(N1/2),3
72558	302 DENTON ST	O T ROANOKE BLK 23 LOT 8
268312	300 BOWIE ST	O T ROANOKE BLK 2 LOT 6R
71299	101 N OAK	O T ROANOKE BLK 12 LOT 1,2(S25' EACH)
72364	101 TRAVIS ST	O T ROANOKE BLK 21 LOT 4R

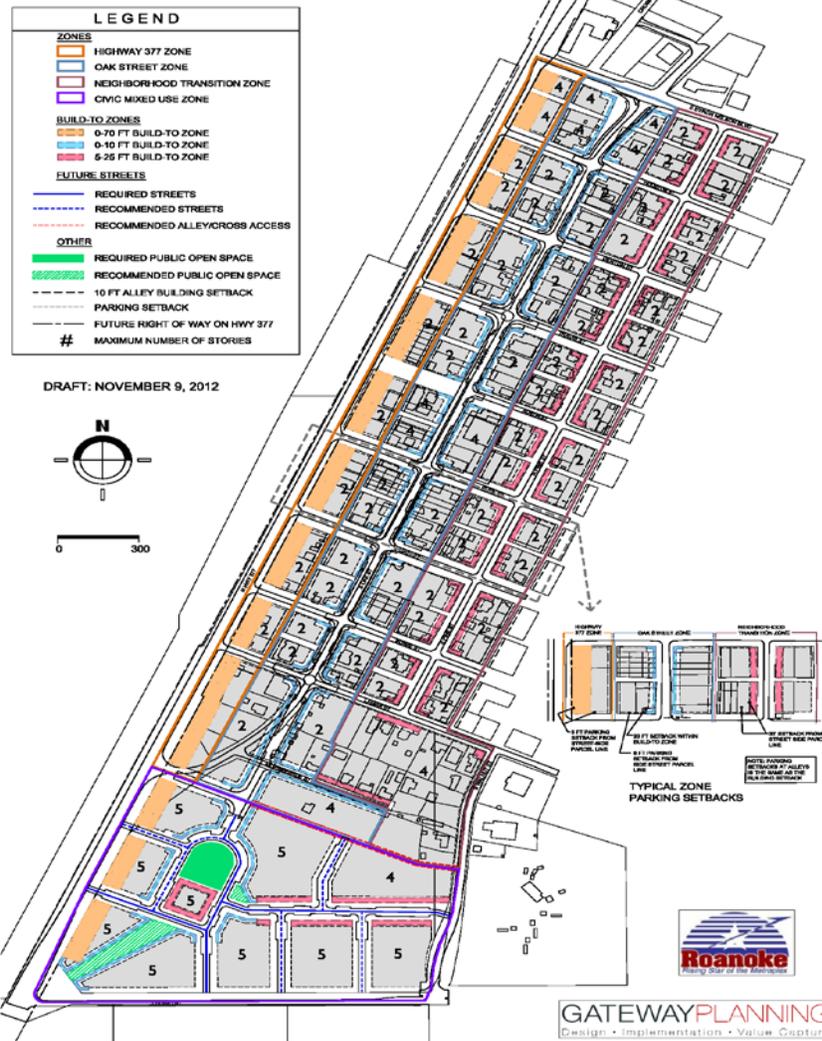
71718		O T ROANOKE BLK 10 LOT 7-9 (W 1/2)
72321	305 N OAK	O T ROANOKE BLK 20 LOT 1,2,3 (N 50')
72502	404 N OAK ST	O T ROANOKE BLK 22 LOT 6 & 7 (S 19.5')
152733	501 N OAK ST	O T ROANOKE BLK 28
523496		O T ROANOKE BLK 12 LOT 7R
240044	306 LAMAR	FANNING ADDN LOT 2
68586	US 377	A0603A D. HOOVER, TR 18, .0562 ACRES, OLD DCAD TR 15B
68488	330 S WALNUT	A0603A D. HOOVER, TR 30, .07 ACRES, OLD DCAD TR 10
71363	301 LAMAR ST	O T ROANOKE BLK 2 LOT 9,10
71601	302 MAIN ST	O T ROANOKE BLK 7 LOT 11-15 (E 50')
71951	213 OAK ST	O T ROANOKE BLK 13 LOT 16,17,18 (N 2/3)
71915	205 OAK ST	O T ROANOKE BLK 13 LOT 1,2(N43.5' OF S68.5' OF EACH) 3(N22' OF S68.5')
163027	300-324 US 377	O T ROANOKE BLK 20 LOT 6 ACRES 0.0803
71431	204 S US 377	O T ROANOKE BLK 4 LOT 7,8,9,10,11,12
72606	504 PINE	O T ROANOKE BLK 26 LOT 2 (N 65')
148835	PINE & ALLEY	O T ROANOKE BLK 23 LOT 5,6(N14')
69841	203 HOUSTON	BRAND & BOWEN'S BLK 30 LOT 1(ALL),2(S1/2)
73359	509 N PINE ST	BRAND & BOWEN'S BLK 27 LOT 11,12(S50'EA)
71770		O T ROANOKE BLK 11 LOT 14
149176		BRAND & BOWEN'S BLK 30 LOT 5
69748	PINE ST	BRAND & BOWEN'S BLK 27 LOT 11,12(N90'EA)
71862	OAK ST	O T ROANOKE BLK 12 LOT 19,20,21(S23' OF N73')
164532	OAK ST	O T ROANOKE BLK 12 LOT 19,20,21(S25' OF N50')
71550	201 BOWIE ST	O T ROANOKE BLK 6 LOT 4-6 (W 80')
71880	OAK ST	O T ROANOKE BLK 12 LOT 19,20,21(S21.5' EACH)
71803	204 RUSK ST	O T ROANOKE BLK 11 LOT 19
76767		BRAND & BOWEN'S BLK 27 LOT 7
68566	US 377 & LAMAR ST	A0603A D. HOOVER, TR 20, .0803 ACRES, OLD DCAD TR 15A,15A(1)
163037	328 US 377 & TRAVIS	O T ROANOKE BLK 20 LOT 11(E PT)
158515		O T ROANOKE BLK 6 LOT 9
71970	200 N OAK ST	O T ROANOKE BLK 14 LOT 4,5(W110')
71537	107 PINE	O T ROANOKE BLK 6 LOT 1-3 (N 65')
71960	209 OAK ST	O T ROANOKE BLK 13 LOT 1,2,3(S50' OF N71' OF EACH)
149174	OAK ST	BRAND & BOWEN'S BLK 29 LOT 2
123800	304 DENTON DR	O T ROANOKE BLK 23 LOT 9
149171		BRAND & BOWEN'S BLK 27 LOT 8
71809	RUSK	O T ROANOKE BLK 11 LOT 20,21
72293	305 N PINE ST	O T ROANOKE BLK 19 LOT 10-12 (S 70')
71372	213 PINE ST	O T ROANOKE BLK 3 LOT 1,2,3
71955		O T ROANOKE BLK 13 LOT 1-3 (N 23.7')
164532	OAK ST	O T ROANOKE BLK 12 LOT 19,20,21(S25' OF N50')
72272	308 N OAK ST	O T ROANOKE BLK 19 LOT 6R
71895	112 N US 377	O T ROANOKE BLK 12 LOT 15R

158532		O T ROANOKE BLK 14 LOT 2
71298	105 N OAK ST	O T ROANOKE BLK 12 LOT 1,2(CTR 91.3') 3(SE 116.4')
71918	204 N US 377	O T ROANOKE BLK 13 LOT 4-9
72250	205 AUSTIN ST	O T ROANOKE BLK 19 LOT 2,3
72009	PINE	O T ROANOKE BLK 15 LOT 9 & 8 (E 1/2)
72614	512 N PINE ST	O T ROANOKE BLK 26 LOT 3 (N 1/2)
523334		O T ROANOKE BLK 6 LOT 10R
220148	US 377	O T ROANOKE BLK 5 LOT 5R
71713	301 MAIN ST	O T ROANOKE BLK 10 LOT 5A
526202	PINE ST	NELSON ADDN BLK 7 LOT 9R
191327	US 377	A0603A D. HOOVER, TR 19,20A, .6158 ACRES
68596	301 S OAK ST	GILLILAND ADDN BLK 1 LOT 1
68594		A0603A D. HOOVER, TR 17A, .11 ACRES, OLD DCAD TR 9A(1)
526993	401 S WALNUT ST	CHANDLER-CHASE ESTATES BLK 1 LOT 1
68599	307 S OAK ST	A0603A D. HOOVER, TR 22, .28 ACRES, OLD DCAD TR 15C
526994	WALNUT ST	CHANDLER-CHASE ESTATES BLK 1 LOT 2
72404	203 TRAVIS	O T ROANOKE BLK 22 LOT 4,5 (IMPROVEMENT ONLY)
72492	800 OAK	O T ROANOKE BLK 22 LOT 4R
68545		A0603A D. HOOVER, TR 35, 22.809 ACRES, OLD DCAD TR 9
232193	420 N US 377	O T ROANOKE BLK 21 LOT 7-R (NON-EXEMPT PORTION)
152056		A0923A MEP & PRR, TR 99, .24 ACRES, PER NEW MAP
151181	313 S WALNUT STREET	

(Ord. No. 2012-129, § 2(Exh. B), adopted 12/11/2012)

EXHIBIT C  
**"Oak Street Regulating Plan"**

**EXHIBIT C: REVISED OAK STREET REGULATING PLAN  
DOWNTOWN ROANOKE**



(Ord. No. 2012-129, § 2(Exh. C), adopted 12/11/2012)

**Sec. 12.501. Live Outdoor Music.**

*Live Outdoor Music.* Within the Oak Street Zone, Highway 377 Zone, and the Civic/Mixed Use Zone, live outdoor music will be permissible during peak hours (defined as Monday through Friday after 6:00 p.m., and Saturday, Sunday, and holidays after 11:00 a.m.), not to be performed after 1:00 a.m. the following day. Music performances are not to exceed ninety-five decibels (95 dB) at a distance of one hundred (100) meters.

(Ord. No. 2016-124 , § 2, 9/20/2016)

**Secs. 12.502—12.599. Reserved.**