

Design Review in Roanoke

The City of Roanoke has two overlay districts that regulate residential design – the Historic Neighborhoods (H-2) District and the Neighborhood Design (ND) District. You can determine if your property is located within one of these districts, by accessing the City’s Geographic Information Systems (GIS) page:

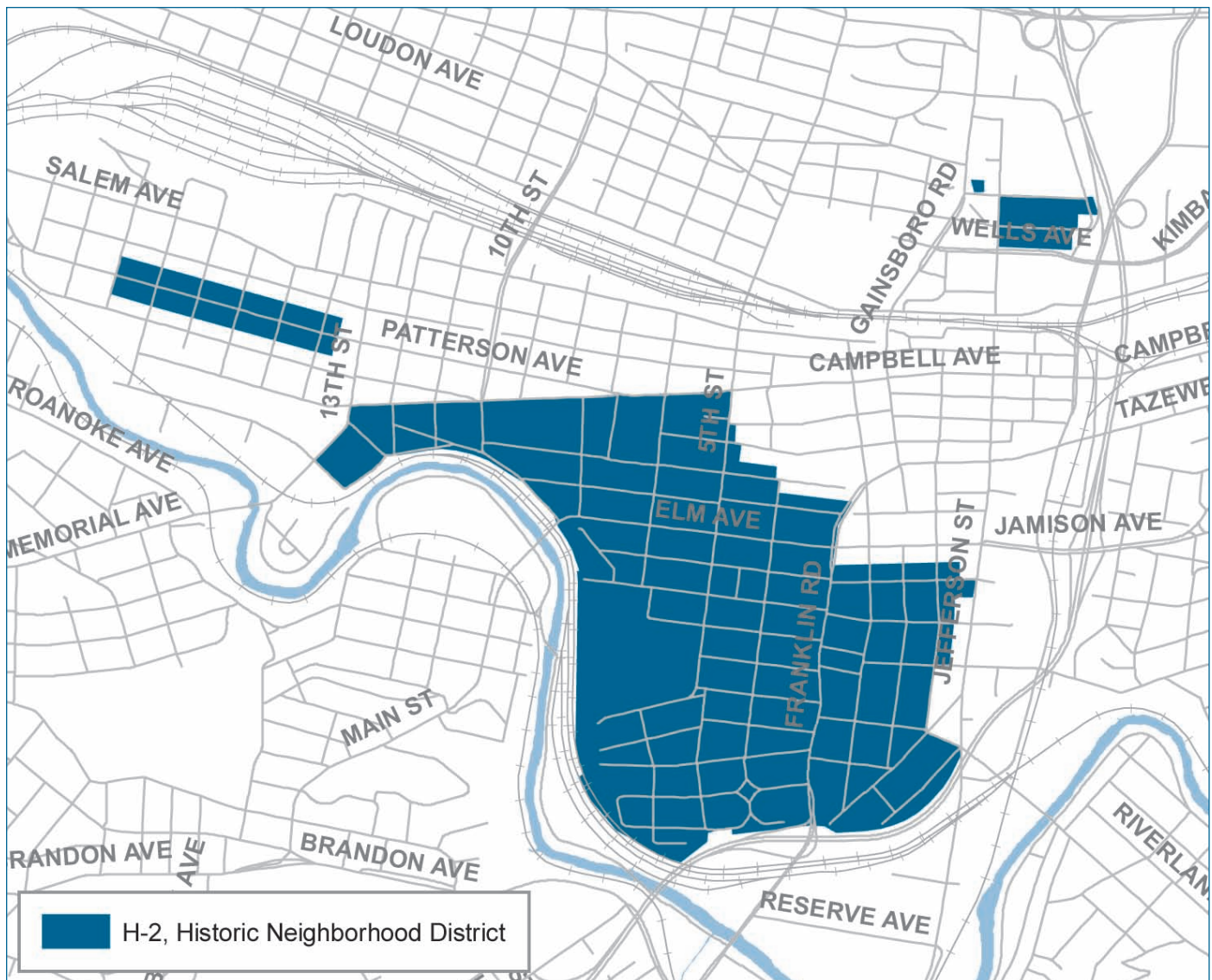
1. Visit www.roanokeva.gov.
2. Select ‘GIS - Real Estate’ from the bottom of the page.
3. Select ‘Search/Query’ from the bottom of the page.
4. Search for your property by Owner Name, Street Name or Tax Number.
5. Select applicable parcel number. An aerial photograph and ‘Parcel Details’ will appear.
6. Scroll down to ‘Zoning Lot Information’ and select ‘Click Here for Overlay Zoning’.
7. If an ‘H-2’ or ‘NDD’ appear on the aerial photograph, your property is located in one of these overlay zones.

Historic Neighborhood Overlay District (H-2)

Established in 1987 through a citizen-initiated process, the purpose of the H-2 Historic Neighborhood District is to identify, preserve, enhance, and maintain architectural and historic landmarks, structures, and districts. The H-2 overlay district is intended to encourage and regulate new construction that is compatible with the neighborhood, develop and maintain appropriate settings and environments for such landmarks, structures, and districts. Designs must be compatible with the character of the overlay district with respect to building location and scale, roof forms, windows and doors, trim, siding, and porches.

In the H-2 overlay district, a Certificate of Appropriateness is required for any exterior alterations, modifications, new construction, or demolition. Appropriateness of alterations, new construction, or demolition are made by the Architectural Review Board based upon the H-2 Architectural Design Guidelines.

The overlay district originally included all of the Old Southwest, and portions of the Mountain View and Hurt Park neighborhoods. A portion of the Gainsboro neighborhood was later added to the overlay district. Figure 1 on the following page is a map of the H-2 District. For more information on the H-2 Historic Overlay District, please visit the ‘Urban Design Standards’ page at www.roanokeva.gov/planning.

Figure 1: Historic Neighborhood District

Neighborhood Design Overlay District (ND)

The Neighborhood Design (ND) District is an overlay zone within the City's Zoning Ordinance that regulates the design of new residential construction and modifications in core urban neighborhoods. It was developed in response to citizen concerns about the incompatible design of new construction in traditional neighborhoods. The district's design standards are based on common architectural elements found in traditional neighborhoods and work to ensure new construction is compatible with the surrounding neighborhood. Consistent building lines, usable front porches, better orientation to the street, large windows, complex roof forms, and improved pedestrian connections are a few requirements of the district.

In 2002, Roanoke City Council approved and implemented the first Neighborhood Design District in the Melrose-Rugby neighborhood. In 2005,

the district was expanded to all or part of 15 additional neighborhoods which are depicted in Figure 2. For more information on the ND District, please visit the 'Urban Design Standards' page at www.roanokeva.gov/planning.

Figure 2: Neighborhood Design District

