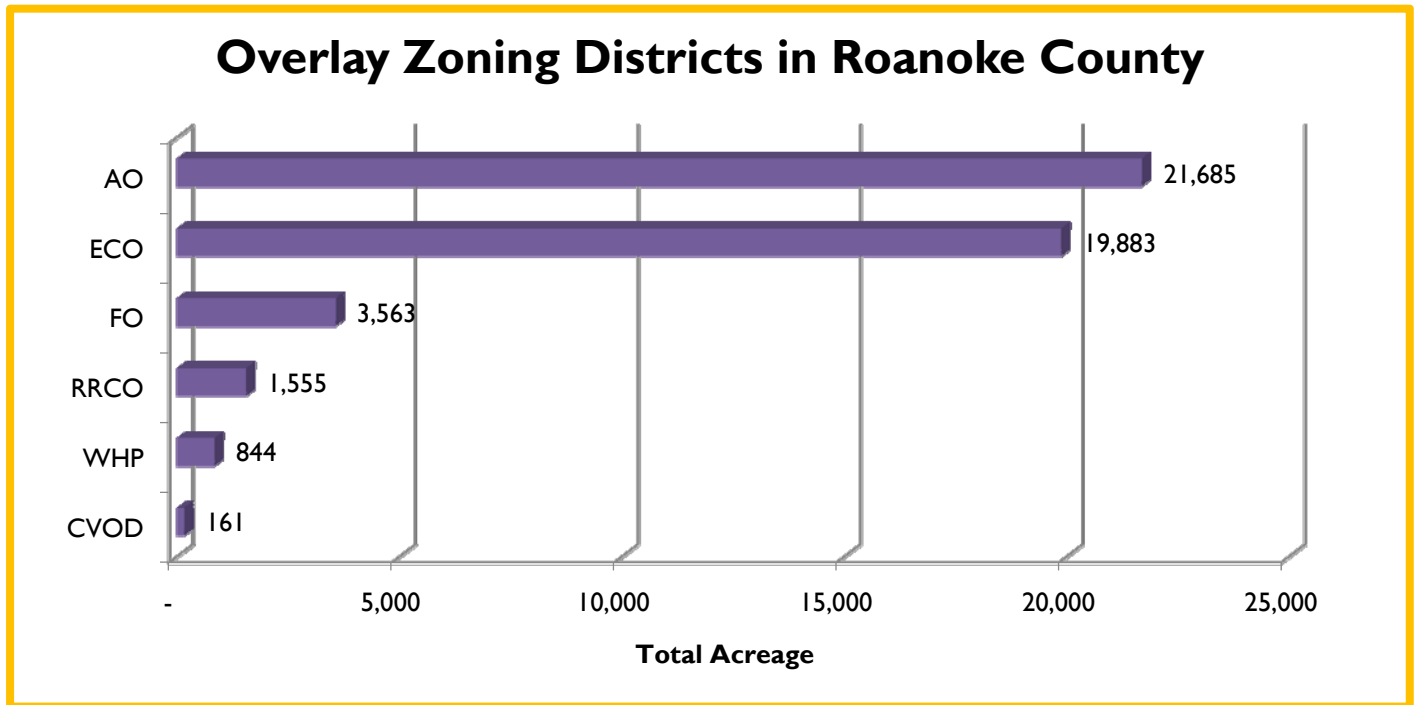


Overlay Zoning Districts



Source: Roanoke County GIS Division, Roanoke County Zoning Ordinance

Within Roanoke County, six separate zoning overlays have been incorporated into the present zoning ordinance. Overlay districts exist in tandem with their underlying zoning. Additionally, multiple overlay zoning districts can coexist on a single parcel in addition to the underlying zoning. Of the County's 153,097 zoned acres, 47,692 acres fall within one or more of the overlay districts. The six overlay districts include:

- *Airport Overlay District (AO)* – Designed to regulate and restrict the use of property in the vicinity of the Roanoke Regional Airport. Countywide, 21,685 acres on 11,727 individual parcels falls within the Airport Overlay District.
- *Emergency Communications Overlay District (ECO)* – Designed to regulate the height of structures and objects of natural growth which lie within established fire, police and emergency services communication corridors. Countywide, 19,883 acres on 397 individual parcels falls within the Emergency Communications Overlay District.
- *Floodplain Overlay District (FO)* – Designed to regulate what can and cannot be constructed within the floodplain/floodway in an effort to protect property and the overall vitality of watercourses within the County. Countywide, 3,563 acres on 2,932 individual parcels falls within the Floodplain Overlay district.
- *Roanoke River Conservation Overlay District (RRCO)* – Designed to regulate the use of property within 500 feet of both the Roanoke River and the North Fork of the Roanoke River in an effort to protect it as a critical resource of the Roanoke Valley. Countywide, approximately 1,555 acres on portions of 452 individual parcels falls within the Roanoke River Conservation Overlay.
- *Well-Head Protection Overlay District (WHP)* – Designed to prevent contamination of public wells, public wellfields, and other groundwater resources that are used as sources of public drinking water. Countywide, 844 acres on 241 individual parcels falls within the Well-Head Protection Overlay District.
- *Clearbrook Village Overlay District (CVOD)* – Designed to promote future development that is consistent with the current character of Clearbrook. Located only in the vicinity of Route 220 south of the Parkway, the Clearbrook Village Overlay District contains 161 acres on 73 individual parcels.

[Roanoke County Zoning Ordinance online](#)