

COMMUNITY ZONING SURVEY

The city is gathering community input for its zoning ordinance update process. Your feedback will be valuable to help identify desirable developments, ways to improve the neighborhoods and existing barriers in the zoning ordinance.



What is Zoning?

Zoning is the legislative division of a city or county into zones, which regulates allowable uses for properties and size restrictions for buildings within each zone. Zoning regulations contain a text section that lists several types of uses, standards, and procedures in codified text format. It also includes an official zoning map, which shows the geographic division of the community into multiple districts designated as official zones where different regulations will be applicable.

Please return your survey by mail or drop it off at City Hall at 10 Robertson St, Radford, VA 24141 by December 15, 2023. If you have any questions please contact Melissa Skelton at 540-267-3188 or Melissa.Skelton@radfordva.gov. Thank you for your time!

This survey is also available online at www.engagenrv.org/radford-zoning. You can scan the code on the right using the QR Reader in your smart phone.



1. Which best describes you? (Select all that apply)

- City of Radford Resident
- University student
- Own a business in Radford
- Developer/Builder
- Own property in Radford
- Visitor
- Work in Radford
- Tourist
- Other. Please specify: _____

2. What types of development and land uses would you like the city to encourage?

(Pick your top 3 choices)

- Neighborhood Commercial.** Examples: grocery store, café, office, bed and breakfast in or adjacent to a neighborhood.
- Commercial development.** Examples: Shopping/ Entertainment/ Lodging
- Large-Scale Commercial Centers.** Examples: office park, shopping malls, entertainment
- Mixed-use development** (flexible mix of residential and commercial uses such as office, personal service, businesses, retail, restaurant)
- Residential**
- Parks and recreation**
- Open space and conservation areas**
- Light Industrial.** Examples: office, research and development, small scale manufacturing with no off-site impact.
- Heavy industrial sites.** Example: Manufacturing, Distribution, Packaging.
- Other.** Please specify: _____

3. What types of housing do you feel the city should promote? (Please select top 3 choices)

- Traditional Single-Family dwelling.
- Single-Family Attached. Example: townhomes.
- Single-Family with accessibility features that promote aging in place and ensure access for people with disabilities
- Multi-Family. Examples: apartments and condominiums
- Patio Homes (smaller single-family homes on smaller lots)
- Mixed housing neighborhoods (single family, townhouses, and apartments)
- Assisted living facilities
- Multi-Use buildings. Examples: residence, office, retail
- Alternative Housing Type. Examples: manufactured homes, micro homes, tiny houses, etc.
- Accessory Dwelling Units. Examples: smaller, attached or detached single-family residential dwelling units located on the same lot as the primary building
- Other. Please specify: _____

4. What are your priorities to enhance the physical character of the city?

(Please rank 1 to 8 with 1 being the highest priority and 8 being the lowest priority.)

- ___ Protect neighborhood edges from intensive commercial or industrial encroachments
- ___ Preserve and restore historic buildings
- ___ Enhance landscaping
- ___ Maintain and enhance riverfront views and access
- ___ Reduce impervious surface (pavement)
- ___ Require buffers for industrial uses
- ___ Protection of natural resources
- ___ Transportation (road maintenance, variety of alternative modes of transportation, etc.)

5. What economic development activities should the city focus on?

- Commercial Manufacturing
- Retail Tourism and outdoor recreation
- Other. please specify: _____

6. What are your desires related to development in the city? (Select all that apply)

- Maintain livability in adjacent neighborhoods (examples: privacy, sunlight, and visual qualities)
- Pedestrian amenity and accessibility (examples: connections to trails and sidewalks)
- Protect qualities of neighborhoods
- Public Safety
- Other. Please specify: _____



7. What are some concerns you have with relation to development in the city?

(Select all that apply)

- | | |
|------------------------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Intrusive lighting emitted from adjacent uses | <input type="checkbox"/> Deteriorating buildings |
| <input type="checkbox"/> Insufficient parking | <input type="checkbox"/> Lack of maintenance |
| <input type="checkbox"/> Blight | <input type="checkbox"/> Traffic impact |
| <input type="checkbox"/> Other. please specify: _____ | |

8. Have you gone through any City zoning process?

- Yes No (If you selected "no", please skip to question 11.)

9. If you have gone through any zoning process what are some of the challenges, you have encountered while navigating through the current zoning ordinance? (Select all that apply)

- Zoning administration processes are not clear.
- Parking requirements are high and result in increased cost for development.
- Parking for certain uses is not adequate
- Insufficient regulation for outdoor lighting
- Regulations
- Other. please specify: _____

10. Please share what regulation(s) in the current ordinance you believe are too restrictive:

11. What land uses (activities, occupation, business, or operation) do you want to encourage in the city?

12. Please share what land uses you would like to discourage in the city?

13. What activities or measures should the city use to promote economic development?

14. What is important to you that may not have been covered by this survey?

