

Town of Luray

Planning Commission Agenda

August 13, 2025
7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Addition or Deletion of Agenda Items**
- 5. Review of Minutes** – July 16, 2025, Meeting Minutes
- 6. General Citizen Comments**
- 7. Public Hearings**
 - A) SUP25-002 6 Wilson Avenue Lodging House (R-3)
 - B) Zoning Ordinance Amendments – Article IV & Article VII
 - C) Lodging House Evaluation Criteria (referral from Council)
- 8. Updates & Discussion Items**
 - A) CP25 Draft Update
 - B) Proposed Ordinance Amendments
- 9. Action Items**
 - A) RZ25-001 62 Carillon Drive Rezoning (M-1 to B-1)
- 10. Commission Comments**
- 11. Chairman's Comments**
- 12. Adjourn**

The meeting will be live streamed on the Town's website. Please submit any public comments concerning the agenda items through any of the following means: Attendance at meeting; Email – bchrisman@townofluray.com; Mail – Luray Town Council, Attention Bryan Chrisman, Post Office Box 629, Luray VA, 22835; Hand Delivery – Place in exterior DROP BOX in the alcove located at the front of the Town's Town Hall facing Main Street; or Phone – (540) 743-5511. All comments must be submitted by 12 noon on the day of the meeting and will be read aloud at the meeting.

Town of Luray
PO Box 629
45 East Main Street
Luray, VA 22835
www.townofluray.com
540.743.5511



PLANNING COMMISSION

Ronald Good, Chair

meado12@aol.com

Appointed By
Councilman Ron Vickers
Term Ends: 12-31-2026

Frankie Seaward

frankieseaward@gmail.com

Appointed By
Councilman Chuck Butler
Term Ends: 12-31-2028

Barbie Stombock

barbiestombock@gmail.com

Appointed By
Councilman Jason Pettit
Term Ends: 12-31-2028

Brian Sours

Brian.sours@mybrb.bank

Appointed By
Councilman Joey Sours
Term Ends: 12-31-2028

Bill Huffman

bill.huffman@luraycaverns.com

Appointed By
Former Council Member Lillard
Term Ends: 12-31-2026

Tracie Dickson

tdickson@truist.com

Appointed By
Mayor Stephanie Lillard
Term Ends: 12-31-2028

John Shaffer, Vice Chair

john.shaffer@luraycaverns.com

Appointed By
Councilman Alex White
Term Ends: 12-31-2026

Town Officials

Town Manager – Bryan Chrisman
Assistant Town Manager – Michael Coffelt
Planning & Zoning Technician – Brooke Newman
Town Clerk/ Treasurer – Danielle Babb
Deputy Town Clerk/ Treasurer - Danielle Alger
Chief of Police - Bow Cook
Superintendent of Public Works - Lynn Mathews
Parks & Recreation Director - Jennifer Jenkins
WTP Superintendent - Joey Haddock
WWTP Superintendent – John Sonifrank



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: IV

Meeting Date: August 13, 2025

Agenda Item: **ADDITION TO, OR DELETION FROM, THE AGENDA**

Suggested Motion:
(If Required)

I move that the Planning Commission add Agenda Item __ to the agenda regarding _____.

OR

I move that the Planning Commission delete Agenda Item __ from the agenda regarding _____ for the reason of _____.

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
July 16, 2025**

The Luray Planning Commission met on Wednesday, July 16, 2025, at 7:00 p.m. in regular session. The meeting was held in the Luray Town Council Chambers at 45 East Main Street, Luray, Virginia at which time there were present the following:

Commissioners Present:

John Shaffer, Vice-Chairman
Frankie Seaward
Barbie Stombock
Bill Huffman
Tracie Dickson (7:05 p.m.)

Commissioners Absent:

Ronald Good, Chairman
Brian Sours

Others Present:

Bryan Chrisman, Town Manager
Michael Coffelt, Assistant Town Manager
Brooke Fox, Planning & Zoning Technician

The meeting was called to order by Vice-Chairman Shaffer at 7:00 p.m. and everyone joined in the Pledge of Allegiance.

ROLL CALL

The roll was called with five (5) members present and two (2) members absent.

ADDITIONS OR DELETION OF AGENDA

There were no additions or deletions to the agenda.

Motion: With no additions or deletions, the Commission approved the July 16, 2025, agenda as presented. **YEA:** Vice-Chairman Shaffer, Commissioner Seaward, Stombock, Huffman, Dickson
Approved 5-0

APPROVAL OF MINUTES

Vice-Chairman Shaffer led a review of the June 11, 2025, regular meeting minutes. There were no additions or deletions to the minutes.

Motion made by Commissioner Huffman to approve the June 11, 2025, regular meeting minutes as presented. **Motion seconded** by Commissioner Stombock with the vote as follows:

YEA: Vice-Chairman Shaffer, Commissioners Seaward, Stombock, Huffman, Dickson
Approved 5-0

GENERAL CITIZENS COMMENTS: No Public Comments

PUBLIC HEARINGS:

7A) SUP25-001 Hilltop Lane Manufactured Home in R3 (Green)

The Planning Commission is requested to conduct a Public Hearing to receive citizen input and to consider a request for a Special Use Permit to locate a Manufactured Home at TBD Hilltop Lane (Tax Map No. 42A3-A-44) in the High Density Residential (R-3) Zoning District.

The Public Hearing was opened. There was no one present to speak. The Public Hearing was closed.

Motion made by Commissioner Huffman to approve SUP 25-001. **Motion seconded** by Commissioner Seaward with the vote as follows:

YEA: Vice-Chairman Shaffer, Commissioners Seaward, Stombock, Huffman, Dickson
Approved 5-0

7B) RZ25-001 @ 62 Carillon Drive from M-1 to B-1 (Great Southern Land Developers LLC)

The Commission is requested to conduct a Public Hearing to receive citizen input and to consider a request for a Parcel Rezoning from a Limited Industrial (M-1) designated lot to a Business (B1) designated lot for the parcel identified as Tax Map No. 42A9-A-10 owned by Great Southern Land Developers, LLC (owner/applicant).

The Public Hearing was opened. Mr. Coleman (agent for Great Southern Land Developers, LLC) signed up to speak to address any question the Commission may have. The Public Hearing was closed.

Commissioner Huffman stated that the application indicates that the agent is requesting a zoning overlay and asked that a new application be submitted requesting a rezoning before being considered. He also asked why the Commission members had not received the updated information from staff prior to the meeting?

Commissioner Stombock requested more time when considering rezonings. Commissioner Huffman and Commissioner Dickson agreed.

Mr. Coleman addressed the Commission's concerns regarding the potential use of the property. He stated that the use would be any by-right use allowed within the B1 District. Several Commissioners indicated they would like to know the intended uses before deciding. Mr. Coleman indicated that he was not at liberty to divulge the intended use.

Motion made by Commissioner Stombock to table the rezoning and reconsider it at the next meeting. **Motion seconded** by Commissioner Huffman with the vote as follows:

YEA: Vice-Chairman Shaffer, Commissioners Seaward, Stombock, Huffman, Dickson

Approved 5-0

UPDATES & DISCUSSION ITEMS

8A) CP25 Draft

The Planning Commission is requested to review, discuss, and make recommendations regarding this first draft of the CP25.

Mrs. Fox presented the draft CP25 and discussed its format. She requested the Commission give feedback on the format, elements and included topics.

Commissioner Stombock asked that there be a timeframe regarding completion of the goals and strategies for each element, and who is responsible for completing them. She also requested that there be a timeline given for periodic review of the Comprehensive Plan. Additionally, she requested that an identification of funding sources be included for each item.

Mr. Chrisman updated the Commission on the potential development of a parcel of land located off West Main Street. He also updated the Commission on the new stop sign near General Drive.

ACTION ITEMS:

None

COMMISSION COMMENTS

None

CHAIRMAN'S COMMENTS

Vice-Chairman Shaffer reminded members of the next meeting on August 13, 2025.

ADJOURNED

The meeting was adjourned at 7:41 p.m.

Bryan Chrisman
Town Manager



TOWN OF LURAY
Planning Commission
Regular Meeting
August 13, 2025

7A. SUP25-002
Lodging House R3



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VII-A

Meeting Date: August 13, 2025

Agenda Item:

PLANNING COMMISSION PUBLIC HEARING, DISCUSSION & ACTION
Item VII-A – SUP25-002 – 6 Wilson Avenue (McKenna)

Summary:

The Planning Commission is requested to conduct a Public Hearing to receive citizen input and to consider a request for a Special Use Permit to locate a Lodging House (short-term rental) at **6 Wilson Avenue** (Tax Map No. **42A11-2-19**) in the High Density Residential (**R-3**) Zoning District. The dwelling is approximately **1,336** square feet with **two (2) bedrooms** and is located on one parcel that is approximately **7,840** sq ft in area. A Special Use Permit is required to operate a Lodging House in the R-3 Zoning District per Town Code Appendix A, Article IV, Section **403.2.(n)**.

A Lodging House is commonly defined as a residential building, other than a hotel, motel or bed-and-breakfast home, where lodging is provided for compensation on a regular basis, pursuant to previous arrangements, but which is not open to the public or transient guests, for no longer than thirty (30) consecutive days. The maximum number of guests shall be two (2) per bedroom with on-site parking for all guests.

Staff recommend the following conditions be considered:

- 1) Compliance with Town Code Section 519 - Lodging House Regulations
- 2) Operator shall maintain directional signs in and out of the private alley for the on-site parking area, which shall be used for overnight guests.
- 3) The Special Use Permit shall not transfer upon sale of property or membership interest composition of the holding company.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motions: I move that the Special Use Permit 25-002 be recommended to Council for **approval**, with the conditions as presented.

OR

I move that the Special Use Permit 25-002 be recommended to Council for **approval**, with the **conditions noted** _____.

OR

I move that the Special Use Permit 25-002 be recommended to Council for **denial**, for the reasons noted _____.



Town of Luray
Special Use Permit Application
Application No.: Supes-02

Existing Property Information:

Site Address 6 Wilson Avenue, Luray, VA 22835

Page County Tax Map Number 42A11 2 19

Town Zoning District R3

Total Acreage 0.75

Request Information:

Nature of Request (Describe property use, structure(s) construction, and affected Zoning Ordinance Sections)

We are requesting to operate a short-term rental at 6 Wilson Avenue in Luray. The property was previously operated as a short-term rental by owners from North Carolina prior to our purchase, so this would not be the addition of a short-term rental in downtown Luray, only the continuance. only a continuance. We are residents of the town of Luray and operate two other short-term rentals in Luray. We are committed to this beautifully-restored farmhouse that will celebrate its 100th birthday in 2028 and also supporting our local businesses (especially downtown businesses) who would benefit from their patronage. We are requesting to build a white fence around a portion of the backyard to provide additional privacy for both guests and for our neighbors.

Please include location map, plat, property deed, and impact analysis statement with your Application

I (we), the undersigned, do hereby respectfully make application and petition to the Town of Luray in order to utilize the subject property for a use which requires the issuance of a Special Use Permit. I (we) agree to comply with any conditions for the Special Use Permit required by the Town.

I (we) authorize Town of Luray officials to enter the property for site inspection purposes.

I (we) authorize the Town of Luray to place standard signage on the property necessary for notifying the public of this rezoning request during the application consideration process.

I (we) hereby certify that this application and its accompanying materials are true and accurate to the best of my (our) knowledge.

Signature of Applicant

Date

Signature of Applicant

Date

Signature of Owner

Date

Signature of Owner

Date



Town of Luray

Zoning Permit Application
Application No.: SUP-25002\$430 - pa. 6/23/25

I, as owner or authorized agent for the property described below, do hereby certify that I have the authority to make this application for a Zoning Permit for the activity described below and as show on any attached plans or specifications, that the information provided is correct and that any construction/use will conform to the regulations of the Town's *Zoning Ordinance* and other codes of the Town of Luray, County of Page, and Commonwealth of Virginia, as applicable. This permit application authorizes the Zoning Administrator or designee to perform reasonable site inspections as required to confirm information provided and compliance with the conditions applicable to this permit. Further I understand that any deviation from the application as requested shall require the express written approval of the Zoning Administrator.

Application: ☐ Site Development ☐ Property Subdivision ☐ Boundary Line Adjustment
☐ Rezoning ☒ Special Use Permit ☐ Zoning Variance

Applicant Information:

Applicant Name Laurence and Tricia McKenna
Company Name LTM Rentals, LLC
Address 191 Bixlers Ferry Road, Luray, VA 22835
Phone: _____ Email: !

Property Owner Information:

Owner Name Laurence and Tricia McKenna
Address 191 Bixlers Ferry Road, Luray, VA 22835
Phone: _____ Email: _____

Property Information:

Site Address 6 Wilson Avenue, Luray, VA 22835
Page County Tax Map Number 42A11 2 19 Town Zoning District R3

Request Information:

Nature of Request (Describe Fully) We are requesting to operate a short-term rental at 6 Wilson Avenue in Luray. The property was previously operated as a short-term rental by owners from North Carolina prior to our purchase, so this would not be the addition of a short-term rental in downtown Luray, only the continuance. We are residents of the town of Luray and operate two other short-term rentals in Luray, one property that we built ourselves. Our website is www.stayinluray.com where you can see that both of our current short-term rentals are well-maintained and highly-rated. We are committed to this beautifully-restored farmhouse that will celebrate its 100th birthday in 2028 and also supporting our local businesses (especially downtown businesses) that would benefit from our downtown guests' patronage. We personally ensure that our guests respect the property and permanent neighbors.

See Appropriate Application Appendix for Additional Information Required with Your Application

[Signature]
Signature of Applicant

6/23/25
Date

Please Complete Additional Application Form for Your Specific Request

Google Maps



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 100 ft

6 Wilson Avenue, Luray, VA

This property was previously a short-term rental that operated without issue. Across the street from the property is a vacant lot. The backyard is long with unused outbuildings with only one neighbor before the cemetery. This neighbor has a privacy fence. The property to the right of the home is a garage for rent. We have also built a privacy fence in the backyard stopping before the vacant outbuildings on our lot to ensure additional privacy for both neighbors and guests.

We believe the impact on neighboring properties would be minimal as a short-term rental, but the impact on main street businesses and restaurants would be positive due to the frequent patronage from the short-term rental's guests. We as the owners of 6 Wilson Avenue live in the town of Luray so we would be immediately accessible and responsible for the rental's operation.



Page County Property Map

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional.

- General Tab
- Addresses
- Parcels
- Streams

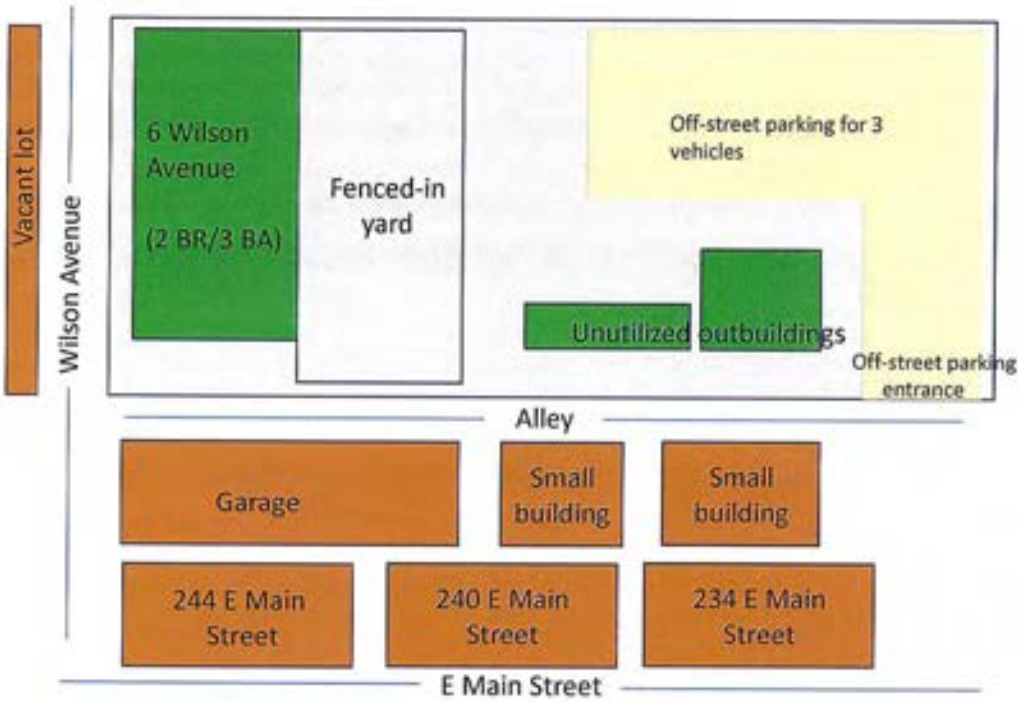
- Roads
- Railroads

Hidden Other Counties

Property/Floor Plan

6 Wilson Avenue, Luray, VA

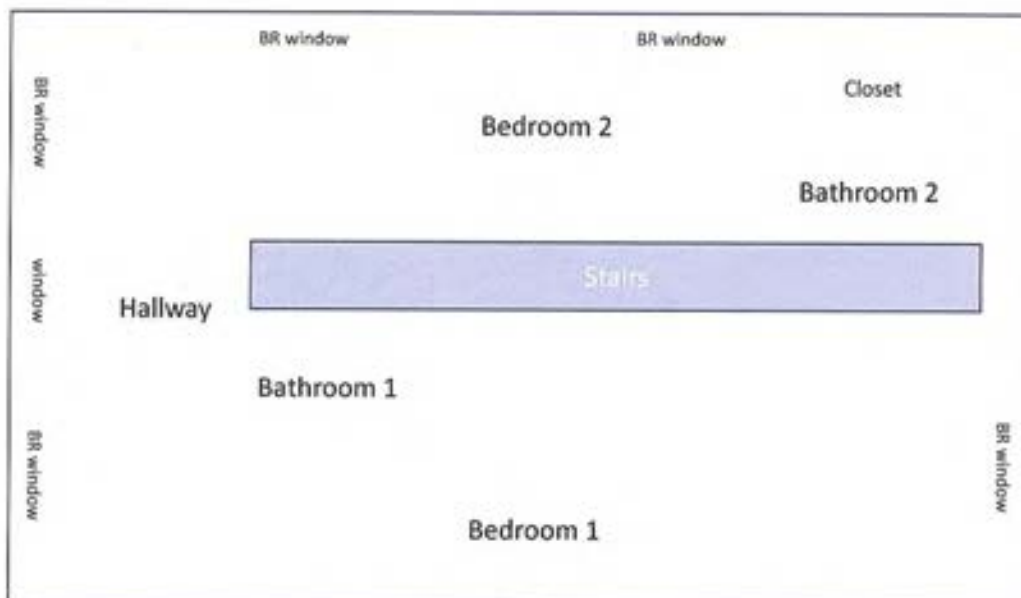
Overview



First Floor



Second Floor



Lodging House Operational Plan for 6 Wilson Avenue, Luray, VA

This lodging house operational plan outlines key areas such as primary contacts, property management protocol, guest communications and experience, property maintenance, and issue resolution. This plan will help ensure smooth operations, consistent guest experiences, and efficient handling of issues if and when they arise.

Primary Contacts:

Tricia and Laurence McKenna, Owners and Managers
191 Bixlers Ferry Road, Luray, Virginia 22835

Phone: 703-597-7342 (Tricia), 540-664-7776 (Laurence)

Email: triciaemorris@hotmail.com (Tricia), laurence589@gmail.com (Laurence)

Property Management:

The owners manage and clean the property themselves. The business name is LTM Rentals, LLC, and we have a current Page County Business License.

- Check-in for guests is at 11am the day of their arrival. Check-out is at 4pm.
- Maximum number of guests on the property at any time is limited to six.
- Cleaning and preparing the lodging house is done by the owners prior to each guest's arrival. We follow Airbnb's highest cleaning standards that were issued during the Covid-19 pandemic.
- Maintenance issues are handled by the owner who is a licensed contractor, with the exception of major issues for which local experts are called. The owners have professional relationships with local electricians, hot tub maintenance, plumbing, landscaping and other related vendors.
- Inventory management is handled by the owners. Most supply inventory is kept onsite at their primary residence at 191 Bixlers Ferry Road.

Guest Communication:

Guests are encouraged to communicate with the owners through the Airbnb app which allows for instant messaging and notification to the owners/managers 24/7. Guests do have access to the owners'/managers' phone number, as well, and are provided the numbers for emergencies (hospital, fire, police) at the property.

The owners/managers communicate directly with the guests themselves from booking and throughout their stay.

A common booking communication to guests is as follows:

"Hi _____! Thanks so much for booking our property in Luray. We look forward to having you there later this month. Sending you some information about the property ahead of your stay:

The address is 6 Wilson Avenue in Luray, and self-check-in is at 4pm or after the day of your arrival.

At the home, we'll have starter firewood (enough for at least one night around the firepit) there for you when you all arrive. For the gas grill, we'll have a propane tank there with gas.

Along with that, we have streaming TV, a DVD player with DVDs, games and puzzles. We also provide smores supplies, smores skewers, and a Keurig coffee maker with an assortment of K-cups, creamers, and sweeteners. Also in the kitchen are basic pantry supplies such as all-purpose seasonings, aluminum foil, and nonstick cooking spray.

Other items provided are all the cookware, cooking utensils and basic kitchen cooking and cleaning items you might need including dishwashing soap, dishwasher detergent, hand soap, trash bags, and paper towels. For toiletries, we have hotel-sized body washes, shampoos, soaps, conditioners, toilet paper, bathrobes, disposable spa slippers, and hair dryers. We also have a full-size washer and dryer and related supplies.

Also provided are all the bedding, towels, extra blankets, etc., all cleaned for our guests to Airbnb's (and our :)) highest standards. We want to make sure our guests feel right at home as much as possible.

The Luray-Page County Visitor Center in downtown Luray is less than five minutes from the home, and has a ton of info about the area. For food and drink, a couple of recommendations are Broad Porch Coffee, The Gathering Grounds, West Main Market, Hawksbill Brewing Co., Blue Shepherd Spirits, Wisteria Farm and Vineyard, Chop House Bistro, Taste o' Home, and Asian Station downtown. If you're interested in doing pizza one night, our favorite is Anthony's in the Food Lion Shopping Center.

Luray Caverns is also an amazing all-weather attraction, and is located near the downtown area, as well.

For visiting Skyline Drive and the Shenandoah National Park, the Thornton Gap Entrance is the closest to the cabin (about 30 minutes away). On Skyline Drive is a restaurant and gift shop called Skyland that is a great place to stop for lunch, dinner, a coffee, or a drink.

If you need more firewood during your stay, the convenience stores, Page Co-op, and the grocery store sell bundles. And for groceries, Walmart and FoodLion are about 10 minutes away from the home in Luray (along with fast food chains, etc.).

Hope this information is helpful, along with our Luray Airbnb guidebook:

[https://www.airbnb.com/s/guidebooks?refinement_paths\[\]=/guidebooks/3089813&share_channel=cop y](https://www.airbnb.com/s/guidebooks?refinement_paths[]=/guidebooks/3089813&share_channel=cop y)

I'll send more information, including the self-check-in and WiFi info about a week before your stay. Message any time with additional questions or if we can help with any special requests. All our best! – Tricia"

Approximately a week prior to their stay, guests receive another message that gives them the self-check in instructions, WiFi, etc., encouraging them to message us anytime if they need assistance or additional information, and assuring that we are just a message and a few miles away.

The owners/managers are then on alert and on call for any guest messages during each guest's stay.

**Attached you will find our house rules and other instructions for guests that are located inside the home when they arrive.

Issue Resolution:

Should guests or neighbors have any issues during a guest's stay, the owners take quick and personal responsibility to ensure fast resolution. We are located 1.5 miles/5 minutes from the property.

Maintenance:

Because the owners clean and manage the property themselves, they regularly inspect the property and its belongings for issues during each cleaning and between guests.

Common maintenance issues are handled by the owner who is a licensed contractor, with the exception of major issues for which local experts are called. The owners have professional relationships with local electricians, hot tub maintenance, plumbing, landscaping and other related vendors.

Marketing and Promotion:

Our short-term rental properties are booked exclusively through Airbnb. We also manage and maintain a website, www.stayinluray.com, which promotes the properties and Luray as a visitor destination.

Guest Experience:

We care very deeply about our guests' experience and their visit to Luray. We have been superhosts for five years on Airbnb and maintain a 4.99 and 5.0-star rating on our other two short-term rentals in Luray.

We collect and take action on guest feedback to continue to improve our properties and the experience for guests.

Community Experience:

As residents of the Town of Luray, we are dedicated to being good neighbors. We are also committed to preserving and improving this 1928 farmhouse which will celebrate its 100th anniversary in 2028. My grandmother, Jennie Kerkhoff, wrote the book "Old Homes of Page County," so we are very excited to share this home with the community and visitors.

This property was previously a short-term rental that operated without issue. Across the street from the property is a vacant lot. The backyard is long with unused outbuildings with only one neighbor before

the cemetery. This neighbor has a privacy fence. The property to the right of the home is a garage for rent. We have also built a privacy fence around our backyard with a door leading to and from our off-street parking to ensure additional privacy for both neighbors and guests.

We believe the impact on neighboring properties would be minimal as a short-term rental, but the impact on main street businesses and restaurants would be positive due to the frequent patronage from the short-term rental's guests. We as the owners of 6 Wilson Avenue live in the town of Luray so we would be immediately accessible and responsible for the rental's operation.

Welcome

TO SAGE DOWNTOWN

6 Wilson Avenue, Luray, VA



WIFI

NETWORK: XXXX

PASSWORD: XXXX



CONTACT

HOSTS: Tricia & Laurence
Message through Airbnb app
for information or assistance



HOUSE RULES

- PARKING IS OFF-STREET IN THE REAR OF THE PROPERTY
- NO SMOKING, VAPING, OR E-CIGARETTES INDOORS
- NO PETS OR PARTIES
- QUIET HOURS 8PM - 8AM
PLEASE KEEP VOICES & MUSIC LOW WHEN OUTSIDE
- PLEASE ENSURE OUTDOOR FIRE IS OUT BEFORE RETIRING FOR THE EVENING
- ENSURE HOT TUB REMAINS COVERED & AT 100 DEGREES WHEN NOT IN USE
- TRASH PICKUP ON WEDNESDAY
- PLEASE BE RESPECTFUL OF NEIGHBORS



CHECK-OUT

- CHECK OUT IS AT OR BEFORE 11AM
- LEAVE USED TOWELS AND ROBES IN HAMPERS
- LEAVE USED BEDS UNMADE JUST AS YOU WOULD IN A HOTEL
- DISPOSE OF OPENED FOOD, DRINK
- PUT DIRTY DISHES IN DISHWASHER & START ON SHORTEST SETTING
- PLACE TRASH IN OUTDOOR BIN
- LEAVE ROOM TEMPERATURE BETWEEN 65 AND 72 DEGREES
- CHECK FOR PERSONAL ITEMS
- CLOSE & LOCK WINDOWS, DOORS

Enjoy Your Stay!



TOWN OF LURAY
Planning Commission
Regular Meeting
August 13, 2025

**7B. Zoning Ordinance
Amendments**



Town of Luray, Virginia

Planning Commission Agenda Statement

Item No: VII-B

Meeting Date: August 13, 2025

Agenda Item:

PLANNING COMMISSION PUBLIC HEARING, DISCUSSION & ACTION Item VII-B – Zoning Ordinance Amendments – Articles IV & VII

Summary:

The Planning Commission is requested to conduct a Public Hearing to receive citizen input and to consider several amendments to the Zoning Ordinance, specifically Article IV – Chapter 413 and designation, and Article VII.

These amendments will facilitate the incorporation of the Village Residential (VR) Zoning District, a new concept in the Town which is designed to offer additional housing options for our community.

The text amendments will also make important updates and changes to the Ordinance to bring the text sections into compliance with state code and local practice. These primarily impact the operations of the Board of Zoning Appeals. Many of the proposed changes are proposed by the Town Attorney.

Copies of the text amendments (both red-line and clean) are included for your review.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motions: I move that the Zoning Ordinance Amendments be recommended to Council for **approval**, as presented.

OR

I move that the Zoning Ordinance Amendments be recommended to Council for **approval**, with the **changes noted** _____.

OR

I move that the Zoning Ordinance Amendments be recommended to Council for **denial**, for the reasons noted _____.

302. Zoning districts.

For the purpose of this ordinance, the incorporated area of Luray, Virginia, is hereby classified into the following districts:

R-1	Low-Density Residential
R-2	Medium-Density Residential
R-3	High-Density Residential
R-4	High-Density Residential (Boomfield)
R-5	Townhouse and Apartment Residential
<u>VR</u>	<u>Village Residential</u>
B-1	Business
M-1	Limited Industrial
	Floodplain Conservation
OSP	Open Space/Park Zoning District
PND	Planned Neighborhood Development District (PND)
	Arts and Cultural District
	Luray Enterprise Zone

(Ord. of 2-8-2010, § 2; Ord. of 05-13-2019(3); Am. of 8-9-2021(2))

413. Village Residential District.

413.1. Statement of intent. The district is established to promote and maintain a harmonious residential environment within the town, while emphasizing affordability, quality housing, and small-scale neighborhood design. This district seeks to offer a range of housing options that cater to varying needs and lifestyles, including older populations, single individuals, small families, all while embracing smaller household size trends.

Dwellings located in this district are single-family or two-family dwelling units, designed to foster a sense of community and neighborhood cohesion. The district encourages the integration of smaller housing units that utilize efficient design principles and sustainable building practices, thereby reducing environmental impact. Affordability is enhanced through the incorporation of manufactured and/or modular housing, which has seen significant improvements in quality and design in recent years.

Development in this district is guided by an approved development plan that outlines the layout of the entire neighborhood, including the locations and sizes of individual dwelling units. The development plan also includes provisions for open space, parking areas, pedestrian connections, and accommodations to support a high quality of life for residents. Emphasis is placed on creating pedestrian-friendly environments, providing adequate open space, and ensuring compatibility with the surrounding town character and infrastructure.

413.2. Definitions.

- A. *Open space.* Common space generally intended for passive recreation and not improved with a building, structure, driveway, street, sidewalk, or parking area. Open space may include neighborhood recreation facilities, undisturbed natural areas, woodlands, preservation areas; landscaped grounds, and buffers.
- B. *Village recreation facility.* Pedestrian walkways, bike paths, trails, playgrounds, picnic areas, shelters, outdoor cooking facilities, and similar structures and improvements.
- C. *Village service facility.* A structure from which property management and maintenance services are provided along with ancillary services available exclusively to village residents such as laundry, personal storage, exercise equipment, refuse removal, and similar amenities.

413.3. Permitted uses. In the village residential district, the following residential and accessory uses are permitted by right:

- A. Detached single-family dwelling.
- B. Two-family dwelling with dwelling units that are side by side.
- C. Off-street parking.
- D. Electronic occupation.
- E. Village recreation facility.
- F. Village service facility.

413.4. Dimensional requirements.

- A. *Minimum lot size:* 32,670 square feet.
- B. *Minimum setback:* 15 feet from edge of public right-of-way and 10 feet from any interior roadway or off-street parking area.
- C. *Yard regulations:*
 - 1. *Dwellings:* Each rear and side yard shall be a minimum of 10 feet.
 - 2. *All other structures:* Each rear and side yard shall be a minimum of 20 feet.

413.5. Design standards.

- A. *Minimum open space:* A single contiguous area equal to 10 percent of the total area of the village neighborhood.
- B. *Dwelling units:*
 - 1. Each village neighborhood shall contain a minimum of eight dwelling units that are at least 400 square feet (16 feet in width by 25 feet in length).
 - 2. An additional dwelling unit is permitted for every 3,500 square feet of lot size above 32,670 square feet.
- C. *Minimum village service facility:* 800 square feet.

- D. *Maximum structure height:* 28 feet.
- E. *Interior pathway:* Dwelling units, village service facilities, and village recreation facilities must be accessible from and interconnected by a pedestrian pathway.
- F. *Parking requirements:*
 - 1. Each dwelling unit and village service facility must have one dedicated parking space.
 - 2. An additional overflow parking area is required that must provide 0.5 parking spaces for each dwelling unit.
 - 3. All required parking must be off-street.
 - 4. No recreational vehicles, campers, or camper vans are permitted.
- G. *Vehicular access:* A single combined entrance/exit must be utilized for vehicular ingress and egress from the public right-of-way to the village neighborhood.
- H. *Lighting:* Lighting for structures, interior walkways, and parking areas shall be provided for safety and convenience of residents, but shall be arranged to avoid reflection toward any public streets or causing any annoyance to surrounding property owners and residents.
- I. *Screening, buffering, and landscaping:*
 - 1. Upon recommendation of the zoning administrator and/or the planning commission, sufficient area may be required to adequately screen and/or buffer the village neighborhood from adjacent uses.
 - 2. Upon recommendation of the zoning administrator and/or the planning commission, a planting plan specifying the type, size and location of existing and proposed planting material may be required.
- J. *Utilities.*
 - 1. Electric transmission, cable television lines, telephone lines, and other utilities serving the village neighborhood shall be installed underground.
 - 2. Each village neighborhood shall be served by a single utility account with the town.
 - 3. Refuse in the village neighborhood shall be deposited into a solid waste dumpster in a secure enclosure located onsite.
- K. *Signs.* Each village neighborhood shall have one ground sign of up to 24 square feet and each dwelling unit may have up to three minor signs.

413.6. Review and consideration process.

- A. *Application for rezoning.* The owner of a lot meeting the minimum requirements for a village neighborhood may file an application for rezoning with the zoning administrator. A preliminary conference with town staff is required prior to such filing.
- B. *Development plan.* A development plan drawn to scale shall be submitted with the application. The development plan shall comply with the provisions of appendix A section 515 of the Code of Luray, Virginia, and be prepared by a Virginia-licensed architect or engineer.
- C. *Evaluation criteria.* The application will be evaluated on the extent to which the development plan achieves these objectives:

1. Effectively relates the type, design and layout of proposed village neighborhood to the specific characteristics of the particular lot.
 2. Employs architectural, landscape or other design features to provide compatibility with neighboring uses.
 3. Includes an efficient layout of various transportation modes that connect internal features of the neighborhood.
 4. Utilizes design to protect and preserve any natural features such as trees and topographic features.
 5. Demonstrates adequate capacity of private utility infrastructure to serve the proposed neighborhood.
 6. Minimizes traffic impacts upon the surrounding public traffic network.
 7. Exhibits consistency with the town's comprehensive plan and provides overall benefits to the town.
- D. *Consideration by planning commission.* After advertisement and a public hearing as required by law, the planning commission shall consider the application and issue a recommendation to the town council that the application be approved, conditionally approved, or disapproved.
- E. *Consideration by town council.* After receiving the recommendation of the planning commission, the town council may approve, conditionally approve, or disapprove the application following advertisement and a public hearing as required by law.

513.7. Amendments to development plan. After approval of the application, all subsequent development in the village neighborhood shall be in substantial compliance with the approved development plan. Minor adjustments to the development plan may be approved administratively by the zoning administrator. However, substantial revisions or modifications to the development plan shall be considered using the process set forth above in section 513.6(D)-(E).

ARTICLE VII. ADMINISTRATION AND ENFORCEMENT

701. Zoning permits.

701.1. No building or structure shall be started, repaired, reconstructed, enlarged or altered until after a zoning permit has been obtained from the zoning administrator.

701.2. Each application for a zoning permit shall be accompanied by three copies of an adequately dimensioned drawing unless as otherwise specified. The drawing shall show the size and shape of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land, the location and arrangement of off-street parking, the location of such building or use with respect to the property line of said parcel of land and to the right-of-way of any street or highway adjoining said parcel of land, the developer's drainage plan for properly distributing surface water and additional information as required by this ordinance. Any other information which the zoning administrator may deem necessary for the consideration of the application may be required. If the proposed building or use is in conformity with the provisions of this ordinance, a permit shall be issued to the applicant by the zoning administrator. One copy of the drawing shall be returned to the applicant with the permit.

~~701.3. Buildings to which state fire safety regulations apply as set forth by the state corporation commission shall conform to such regulations.~~

702. Certificate of occupancy.

~~(a) Land may be used or occupied, and buildings structurally altered or erected may be used or changed in use only after a certificate of occupancy has been issued by the administrator. Such a permit~~The [certificate] shall state that the building or the proposed use, or the use of land, complies with the provisions of this ordinance. A similar certificate shall be issued for the purpose of maintaining, renewing, changing, or extending a nonconforming use. A certificate of occupancy either for the whole or a part of a building shall be applied for simultaneously with the application for a zoning permit. ~~The permit shall be issued within ten days after the erection or structural alteration of such building or part has conformed with the provisions of this ordinance.~~

~~(b) — Special use permits, issued pursuant to sections 401.2(c), 402.2(c), 403.2(d), 404.2(d), 405.2(c), 406.2(f), and 407.1(y), shall only be issued after a public hearing is held in relation thereto at which parties in interest and citizens shall have an opportunity to be heard. Notices thereof shall be given of the time and place of such hearing by publication in at least two issues of some newspaper having a general circulation in the jurisdiction, in accordance with Code of Virginia, § 15.2-2204, as amended.~~

~~(c) — Such permits shall not be issued if the proposed use would be contrary to the spirit of this ordinance, or contrary to the spirit of the statement of intent for the zoning district involved, or would be a substantial detriment to adjacent property, or would be substantially at variance with the character of the zoning district involved.~~

(Ord. of 4-28-1980, § 5)

703. Special use permit.

~~Uses permitted by special use permit require a special use permit. Where uses are permitted by special permit the location and beginning of such uses shall require,~~in addition to the zoning permit and certificate of occupancy, ~~a special use permit. A special use~~These permits shall be subject to such conditions as required in this ordinance and those that the governing body~~town council~~ upon recommendation of the planning commission deems necessary to carry out the intent of this ordinance. Applications for ~~such special use~~ permits shall be submitted to the zoning administrator. The planning commission and town council shall each hold a public hearing

noticed in accordance with Code of Virginia, § 15.2-2204, as amended, prior to issuing a recommendation or deciding upon an application for a special use permit.

704. Satisfaction of applicable fees, charges, expenses, and liens.

704.1. Fees, charges, and expenses. The town council shall establish, by resolution, a schedule of fees, charges, expenses, and collection procedures for zoning permits, special use permits, variances, appeals, amendments, and other matters pertaining to this ordinance. The schedule of fees shall be available for inspection in the office of the zoning administrator and may be amended by resolution of the town council. No action shall be taken on any application or appeal until all application fees, charges, and expenses have been paid in full.

704.2. Delinquent real estate taxes, nuisance charges, and other liens. An application by the owner of the subject property, the owner's agent, or any entity in which the owner holds an ownership interest greater than 50 percent, for a special use permit, variance, rezoning or land disturbing permit, including building permits and erosion and sediment control permits, shall not be approved until satisfactory evidence is presented to the zoning administrator that any delinquent real estate taxes, nuisance charges, and other charges owed to the town and constituting a lien on the subject property have been paid in full.

(Ord. of 3-9-2020(1))

State law reference(s)—Code of Virginia, § 15.2-2286(B).

705. Provisions for appeal.

705.1. Board of zoning appeals:

- (a) A board consisting of seven town residents shall be appointed by the Circuit Court of Page County, Virginia. The board shall serve without pay other than for traveling expenses, and members shall be removable for malfeasance, misfeasance, or nonfeasance in office, or for other just cause, by the Circuit Court of Page County, Virginia, after a hearing held after at least 15 days' notice. Appointments for vacancies ~~occurring otherwise than by expiration of term~~ shall be for the unexpired term.
- (b) ~~Members of the board shall hold no other public office in the town except that The term of office shall be for five years, except that of the first seven members appointed, one shall serve for seven years, one for six years, one for five years, one for four years, one for three years, one for two years, and one for one year. One of the seven members appointed may be an active member of the planning commission of the town.~~
- (c) Any member of the board shall be disqualified to act upon a matter before the board when necessary to comply with the provisions of the State and Local Government Conflict of Interest Act, Code of Virginia, § 2.2-3100, et seq., as amended ~~with respect to property in which the member has an interest.~~
- (d) The board ~~members~~ shall elect a chairman and vice chairman from its members, and secretary who may either be a member or an otherwise qualified individual. The vice chairman shall act when the chairman is absent or abstaining. All officers shall serve one-year terms and may succeed themselves. choose annually from its own membership, its chairman and vice chairman, who shall act in the absence of the chairman, and secretary.

State law reference(s)—Local board of zoning appeals, Code of Virginia, § 15.2-2308 et seq.

705.2. Powers of the board of zoning appeals:

The board of zoning appeals shall have the following powers and duties:

- (a) ~~1.~~ 1.—To hear and decide appeals from any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of Code of Virginia, § 15.2-2280, et seq., or

this ordinance. The determination of the administrative officer shall be presumed to be correct. At a hearing on an appeal, the administrative officer shall explain the basis for the determination after which the appellant has the burden of proof to rebut the presumption by a preponderance of the evidence. The decision on such appeal shall be based on the board's judgment of whether the administrative officer was correct. The board shall consider the purpose and intent of any applicable ordinances, laws and regulations in making its decision.

(b) 2.—To grant a variance upon appeal or original application in specific cases as defined in Code of Virginia, § 15.2-2201. The board of zoning appeals shall grant a variance if the appellant or applicant evidence shows by a preponderance of the evidence:

- 1a. (i) A strict application of the ordinance provisions would unreasonably restrict the utilization of the property; or
- (ii) The granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of this ordinance; or
- (iii) The variance would alleviate a hardship by granting a reasonable modification for a person with a disability; and
- 2b. The property interest for which the variance is requested was acquired in good faith and any hardship was not created by the applicant; and
- 3e. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity; and
- 4d. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as amendment to this ordinance; and
- 5e. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
- 6.f. The relief or remedy sought by the variance applicant is not available through a modification ~~special exception process~~ authorized under section 606 of this ordinance ~~Code of Virginia, § 15.2-2309(6).~~

No variance shall be authorized except after notice and hearing as required by Code of Virginia, § 15.2-2204, as amended. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

In authorizing a variance, the board may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the public interest, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

(c)3- To hear and decide appeals from the decision of the zoning administrator after notice and hearing as provided by Code of Virginia, § 15.2-2204, as amended. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

(d)4- To hear and decide applications for interpretation of the district map where there is any uncertainty as to the location of a district boundary. After notice to the owners of the property affected by the question, and after public hearing with notice as required by Code of Virginia, § 15.2-2204, the board may interpret the map in such way as to carry out the intent and purpose of the ordinance for the particular section or district in question. However, when giving any required notice to the owners, their

agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. The board shall not have the power to change substantially the locations of district boundaries as established by ordinance.

- (e)5- No provision of this section shall be construed as granting ~~the any~~ board the power to rezone property or to base board decisions on the merits of the purpose and intent of ~~local~~ ordinances duly adopted by the governing bodytown council.
- (f)6- Any variance granted to provide a reasonable modification to property or improvements thereon requested by, or on behalf of, a person with a disability may expire when the person benefited by it is no longer in need of the modification to such property or improvements provided by the variance, subject to the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131, et seq.), as applicable. If a request for a reasonable modification is made to the town and is appropriate under the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131, et seq.), as applicable, such request shall be granted by the town unless a variance from the board of zoning appeals under this section is required in order for such request to be granted.
- (g)7- The board by resolution may fix a schedule of regular meetings, and may also fix the day or days to which any meeting shall be continued if the chairman, or vice chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting in accordance with Code of Virginia, § 15.2-2312 shall be conducted at the continued meeting and no further advertisement is required.

(Ord. of 8-14-2017(1), § 6; Ord. of 11-13-2018, § 1)

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2309.

705.3. Rules and regulations:

- (a) The board of zoning appeals shall adopt such rules and regulations as it may consider necessary.
- (b) The meeting of the board shall be held at the call of its chairman or at such time as a quorum of the board may determine.
- (c) The chairman or, in his or her absence, the viceacting chairman, may administer oaths and compel the attendance of witnesses.
- (d) The board shall keep minutes of its proceedings and other official actions in accordance with Code of Virginia, § 2.2-3707(I), as amended, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact. It shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record.
- (e) All meetings of the board shall be open to the public except as provided in Code of Virginia, § 2.2-3707, as amended.
- (f) A quorum shall be at least ~~three-four~~ members of the board.
- (g) A ~~concurring favorable~~ vote of a majority three members of the membership of the board shall be necessary to reverse any order, requirement, decision, or determination of any administrative official or to decide in favor of the applicant on any matter upon which the board is required to pass.

705.4 Appeal to the board of zoning appeals:

- (a)A- An appeal to the board may be taken by any person aggrieved ~~or by any officer, department, board or bureau of the locality affected~~ by any decision of the zoning administrator or from any order,

requirement, decision or determination made by any other administrative officer in the administration or enforcement of Code of Virginia, § 15.2-2280, et seq., or this ordinance.

~~Notwithstanding any Charter provision to the contrary, a~~ Any written notice of a zoning violation or a written order of the zoning administrator ~~dated on or after July 1, 1993,~~ shall include a statement informing the recipient that he may have a right to appeal the notice of a zoning violation or a written order within 30 days in accordance with this section, and that the decision shall be final and unappealable if not appealed within 30 days. The appeal period shall not commence until the statement is given and the zoning administrator's written order is sent by registered or certified mail to, or posted at, the last known address or usual place of abode of the property owner or its registered agent, if any. There shall be a rebuttable presumption that the property owner's last known address is shown on the current real estate tax assessment records, or the address of a registered agent that is shown in the records of the Virginia State Corporation Commission.

The appeal shall be taken within 30 days after the decision appealed from by filing with the zoning administrator, and with the board, a notice of appeal specifying the grounds thereof. The zoning administrator shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken. The fee for filing the appeal shall not exceed the costs of advertising the appeal for public hearing and reasonable costs. A decision by the board on an appeal shall be binding upon the owner of the property which is the subject of such appeal only if the owner has been provided notice of the zoning violation or written order of the zoning administrator. The owner's actual notice of such notice of zoning violation or written order or active participation in the appeal hearing shall waive the owner's right to challenge the validity of the board's decision due to failure of the owner to receive notice.

~~(b)B-~~ An appeal shall stay all proceedings in furtherance of the action appealed from unless the zoning administrator certifies to the board that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order granted by the board or by a court of record, on application and on notice to the ~~town manager~~ zoning administrator and for good cause shown.

~~(c)C-~~ In no event shall a written order, requirement, decision or determination made by the zoning administrator or other administrative officer be subject to change, modification or reversal by any zoning administrator or other administrative officer after 60 days have elapsed from the date of the written order, requirement, decision or determination where the person aggrieved has materially changed his position in good faith reliance on the action of the zoning administrator or other administrative officer unless it is proven that such written order, requirement, decision or determination was obtained through malfeasance of the zoning administrator or other administrative officer or through fraud. The 60-day limitation period shall not apply in any case where, with the concurrence of the town attorney ~~for the governing body~~, modification is required to correct clerical or other nondiscretionary errors.

~~(d)~~ In any appeal taken pursuant to this section, if the board's attempt to reach a decision results in a tie vote, the matter may be carried over until the next scheduled meeting at the request of the person filing the appeal.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2311.

705.5. Appeal procedure: Appeals shall be mailed to the board of zoning appeals, c/o the zoning ~~zoning~~ administrator, ~~and a copy of the appeal mailed to the secretary of the planning commission. A third copy shall be mailed to the individual, official, department or agency concerned, if any.~~ Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to the applicant, appellant, or other person aggrieved as soon as practicable thereafter, but in no event more than three business days of providing such materials to a member of the board. If the applicant, appellant, or other person aggrieved requests additional documents other than those materials provided to the board, the request shall be made pursuant to Code of Virginia, § 2.2-3704, as amended. All materials furnished to

a member of the board shall also be made available for public inspection pursuant to Code of Virginia, § 2.2-3707(G), as amended.

705.6. Public hearing: The board shall fix a reasonable time for the hearing of an application or appeal, give public notice thereof as well as due notice to the parties in interest and make its decision within 90 days of the filing of the application or appeal. In exercising its powers the board may reverse or affirm, wholly or partly, or may modify, an order, requirement, decision, or determination appealed from. ~~The concurring vote of a majority of the membership of the board shall be necessary to reverse any order, requirement, decision or determination of an administrative officer or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance or to effect any variance from this ordinance. The board shall keep minutes of its proceedings and other official actions which shall be filed in the office of the board and shall be public records. The chairman of the board, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses.~~

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2312.

705.7. Review of decision of board of zoning appeals:

Any person or persons jointly or severally aggrieved by any decision of the board of zoning appeals, or any aggrieved taxpayer or any officer, department, board or bureau of the town, may file with the clerk of the Page County Circuit Court ~~for the county~~ a petition specifying the grounds on which aggrieved within 30 days after the final decision of the board.

Upon the presentation of such petition, the court shall allow a writ of certiorari to review the decision of the board of zoning appeals and shall prescribe therein the time within which a return thereto must be made and served upon the secretary of the board of zoning appeals or, if no secretary exists, the chair of the board of zoning appeals ~~relator's attorney~~, which shall not be less than ~~ten~~ 10 days and may be extended by the court. Once the writ of certiorari is served, the board of zoning appeals shall have 21 days or as ordered by the court to respond. The allowance of the writ shall not stay proceedings upon the decision appealed from, but the court may, on application, on notice to the board and on due cause shown, grant a restraining order.

The board of zoning appeals shall not be required to return the original papers acted upon by it but it shall be sufficient to return certified or sworn copies thereof or of the portions thereof as may be called for by the writ. The return shall concisely set forth such other facts as may be pertinent and material to show the grounds of the decision appealed from and shall be verified.

~~If, upon the hearing, it shall appear to the court that testimony is necessary for the proper disposition of the matter, it may take evidence or appoint a commissioner to take evidence as it may direct and report the evidence to the court with his findings of fact and conclusions of law, which shall constitute a part of the proceedings upon which the determination of the court shall be made. The court may reverse or affirm, wholly or partly, or may modify the decision brought up for review.~~

In the case of an appeal from the board of zoning appeals to the circuit court of an order, requirement, decision or determination of a zoning administrator or other administrative officer in the administration or enforcement of any ordinance or provision of state law, the findings and conclusions ~~decision~~ of the board of zoning appeals on questions of fact shall be presumed to be correct. The appealing party may rebut that presumption by proving by a preponderance of the evidence, including the record before the board of zoning appeals, that the board of zoning appeals erred in its decision. Any party may introduce evidence in the proceedings in the court.

In the case of an appeal by a person of any decision of the board of zoning appeals that denied or granted an application for a variance, ~~or application for a special exception~~, the decision of the board of zoning appeals shall be presumed to be correct. The petitioner may rebut that presumption by proving by a preponderance of the evidence, including the record before the board of zoning appeals, showing to the satisfaction of the court that the board of zoning appeals erred in its decision ~~applied erroneous principles of law, or where the discretion of the board of zoning appeals is involved, the decision of the board of zoning appeals was plainly wrong and in violation of the purpose and intent of the zoning ordinance.~~

~~If, upon the hearing, it shall appear to the court that testimony is necessary for the proper disposition of the matter, it may take evidence or appoint a commissioner to take evidence as it may direct and report the evidence to the court with his findings of fact and conclusions of law, which shall constitute a part of the proceedings upon which the determination of the court shall be made. Any party may introduce evidence in the proceedings in court in accordance with the Rules of Evidence of the Supreme Court of Virginia. The court may reverse or affirm, wholly or partly, or may modify the decision brought up for review.~~

Costs shall not be allowed against the ~~townboard~~, unless it shall appear to the court that it acted in bad faith or with malice ~~in making the decision appealed from~~. In the event the decision of the board is affirmed and the court finds that the appeal was frivolous, the court may order the ~~person or persons~~arty who requested the issuance of the writ of certiorari to pay the costs incurred in making the return of the record pursuant to the writ of certiorari. If the petition is withdrawn subsequent to the filing of the return, the ~~townboard~~ may request that the court hear the matter on the question of whether the appeal was frivolous.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2314.

(Ord. No. 2006-04-08, 4-10-2006; Res. No. 2006-04-08, § 1, 4-10-2006)

706. Violation and penalty.

706.1. All departments, officials, and employees of the town which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this ordinance. They shall issue permits for uses, buildings, or purposes only when they are in harmony with the provisions of this ordinance. Any such permit, if issued in conflict with the provisions of this ordinance, shall be null and void.

706.2. Any violation of this ordinance shall be a misdemeanor punishable by a fine of up to \$1,000.00. If the violation is uncorrected at the time of the conviction, the court shall order the violator to abate or remedy the violation in compliance with this ordinance within a time period set by the court. Failure to remove or abate a zoning violation within the time period specified by the court shall constitute a separate misdemeanor punishable by a fine of up to \$1,000.00; and any such failure during a succeeding ten-day period shall constitute a separate misdemeanor offense punishable by a fine of up to \$1,500.00; and any such failure during a succeeding ten-day period shall constitute a separate misdemeanor offense for each ten-day period punishable by a fine of up to \$2,000.00.

(Ord. of 11-13-2018, § 2)

State law reference(s)—Permitted penalty for violation of zoning ordinance, Code of Virginia, § 15.2-2286(A)(5).

707. Amendments.

707.1. The regulations, restrictions, and boundaries established in this ordinance may, from time to time, be amended, supplemented, changed, modified, or repealed by ~~a favorable majority vote of~~ the town council, provided:

~~707.1. That a public hearing is noticed and shall be conducted held in relation thereto in accordance with Code of Virginia, § 15.2-2204, as amended, to provide members of the public at which parties in interest and citizens shall have an opportunity to be heard.~~

~~707.2. Notices shall be given of the time and place of such hearings by publication in accordance with Code of Virginia, § 15.2-2204, as amended.~~

~~707.3. When a proposed amendment of the zoning ordinance involves a change in the zoning map classification of 25 or fewer parcels of land, then, in addition to the advertising as above required, written notice shall be given by the local planning commission, or its representative, at least five days before the~~

hearing to the owner or owners, their agent or the occupant, of each parcel involved; to the owners, their agent or the occupant, of all abutting property and property immediately across the street or road from the property affected, including those parcels which lie in other localities of the commonwealth; and, if any portion of the affected property is within a planned unit development, then to such incorporated property owner's associations within the planned unit development that have members owning property located within 2,000 feet of the affected property as may be required by the commission or its agent. Notice sent by registered or certified mail to the last known address of such owner as shown on the current real estate tax assessment books or current real estate tax assessment records shall be deemed adequate compliance with this requirement. If the hearing is continued, notice shall be remailed. Costs of any notice required under this ordinance shall be taxed to the applicant.

When a proposed amendment of the zoning ordinance involves a change in the zoning map classification of more than 25 parcels of land, or a change to the applicable zoning ordinance text regulations that decreases the allowed dwelling unit density of more than 25 parcels of land, then, in addition to the advertising as above required, written notice shall be given by the local planning commission, or its representative, at least five days before the hearing to the owner, owners, or their agent of each parcel of land involved, provided, however, that written notice of such changes to zoning ordinance text regulations shall not have to be mailed to the owner, owners, or their agent of lots shown on a subdivision plat approved and recorded pursuant to the provisions of Code of Virginia, § 15.2-2240 et seq. where such lots are less than 11,500 square feet. One notice sent by first class mail to the last known address of such owner as shown on the current real estate tax assessment books or current real estate tax assessment records shall be deemed adequate compliance with this requirement, provided that a representative of the local commission shall make affidavit that such mailings have been made and file such affidavit with the papers in the case. Nothing in this subsection shall be construed as to invalidate any subsequently adopted amendment or ordinance because of the inadvertent failure by the representative of the local commission to give written notice to the owner, owners or their agent of any parcel involved.

The governing body may provide that, in the case of a condominium or a cooperative, the written notice may be mailed to the unit owners' association or proprietary lessees' association, respectively, in lieu of each individual unit owner.

Whenever the notices required hereby are sent by an agency, department or division of the local governing body, or their representative, such notices may be sent by first class mail; however, a representative of such agency, department or division shall make affidavit that such mailings have been made and file such affidavit with the papers in the case.

A party's actual notice of, or active participation in, the proceedings for which the written notice provided by this section is required shall waive the right of that party to challenge the validity of the proceeding due to failure of the party to receive the written notice required by this section.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2204.

707.24. Changes to the regulations, restrictions, and boundaries established in this ordinance may be made by the town council ~~in the zoning ordinance or the zoning map~~ only after such changes shall have been referred to the planning commission for its recommendations. Action shall be taken by the town council only after a recommendation report has been received from the planning commission. Failure of the planning commission to issue a recommendation within, unless a period of 90-100 days of the has elapsed after date of referral shall be deemed approval of ~~to the commission, after which time it may be assumed the commission has approved~~ the change or amendment. No land may be zoned to a more intensive use classification than was contained in the public notice without an additional public hearing after notice as required herein.

707.35. A ~~Individual~~ property owner, contract purchaser with the owner's written consent, or the owner's agents may petition the governing body ~~town council~~ to have their property rezoned by submitting their request in writing to the zoning administrator. The fee imposed shall be used to defray the cost of advertising and administration. After proper public hearing, the planning commission shall make its recommendation to the town council, which will then act upon the applicant's request. Failure of ~~if~~ the planning commission to ~~makes an~~

recommendation within ~~109~~90 days from the date of referral ~~shall be deemed approval; council may assume that the commission concurs with the applicant.~~

707.~~46~~. When an application for rezoning, special use permit, or zoning amendment is denied, substantially the same application will not be reconsidered for a period of 12 months from the date of the denial. An application is "substantially the same" if it requests (a) the rezoning of the same parcel to a zoning district that was requested by a prior application; (b) a special use permit for the same use on a parcel that was requested by a prior application; or (c) a change to the same existing zoning district regulation or the addition of the same proposed zoning district regulation that was requested by a prior application.

(Ord. of 4-8-2024, § 1)

708. Administration.

708.1. ~~The provisions of this ordinance shall be administered by the zoning administrator who shall be the town manager and his or her authorized designee. The zoning administrator shall have the authority specified in Code of Virginia, § 15.2-2286 and such other authority as may be granted by law. This ordinance shall be enforced by the administrator who shall be appointed by the governing body. The administrator shall serve at the pleasure of that body. Compensation for such may be fixed by resolution of the governing body.~~

708.2. Nothing contained herein shall require any change in the plans or construction of any building or structure for which a permit was granted prior to the effective date of this ordinance. However, such construction must commence within 30 days after this ordinance becomes effective and be completed within a period of one year after construction is initiated. If construction is discontinued for a period of six months or more, further construction shall be in conformity with the provisions of this ordinance for the district in which the operation is located.

709. Severability.

Should any section or provision of this ordinance be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so held to be unconstitutional or invalid.

710. Conflicting ordinances.

All conflicting ordinances or parts thereof which are inconsistent with the provisions of this ordinance are hereby repealed.

711. Effective date.

This Zoning Ordinance of Luray, Virginia, shall be effective at and after 7:30 p.m., October 10, 1977.

ARTICLE VII. ADMINISTRATION AND ENFORCEMENT

701. Zoning permits.

701.1. No building or structure shall be started, repaired, reconstructed, enlarged or altered until after a zoning permit has been obtained from the zoning administrator.

701.2. Each application for a zoning permit shall be accompanied by three copies of an adequately dimensioned drawing unless as otherwise specified. The drawing shall show the size and shape of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land, the location and arrangement of off-street parking, the location of such building or use with respect to the property line of said parcel of land and to the right-of-way of any street or highway adjoining said parcel of land, the developer's drainage plan for properly distributing surface water and additional information as required by this ordinance. Any other information which the zoning administrator may deem necessary for the consideration of the application may be required. If the proposed building or use is in conformity with the provisions of this ordinance, a permit shall be issued to the applicant by the zoning administrator. One copy of the drawing shall be returned to the applicant with the permit.

702. Certificate of occupancy.

Land may be used or occupied, and buildings structurally altered or erected may be used or changed in use only after a certificate of occupancy has been issued. The certificate shall state that the building or the proposed use, or the use of land, complies with the provisions of this ordinance. A similar certificate shall be issued for the purpose of maintaining, renewing, changing, or extending a nonconforming use. A certificate of occupancy either for the whole or a part of a building shall be applied for simultaneously with the application for a zoning permit.

(Ord. of 4-28-1980, § 5)

703. Special use permit.

Uses permitted by special use permit require a special use permit in addition to the zoning permit and certificate of occupancy. A special use permit shall be subject to such conditions as required in this ordinance and those that the town council upon recommendation of the planning commission deems necessary to carry out the intent of this ordinance. Applications for special use permits shall be submitted to the zoning administrator. The planning commission and town council shall each hold a public hearing noticed in accordance with Code of Virginia, § 15.2-2204, as amended, prior to issuing a recommendation or deciding upon an application for a special use permit.

704. Satisfaction of applicable fees, charges, expenses, and liens.

704.1. *Fees, charges, and expenses.* The town council shall establish, by resolution, a schedule of fees, charges, expenses, and collection procedures for zoning permits, special use permits, variances, appeals, amendments, and other matters pertaining to this ordinance. The schedule of fees shall be available for inspection in the office of the zoning administrator and may be amended by resolution of the town council. No action shall be taken on any application or appeal until all application fees, charges, and expenses have been paid in full.

704.2. *Delinquent real estate taxes, nuisance charges, and other liens.* An application by the owner of the subject property, the owner's agent, or any entity in which the owner holds an ownership interest greater than 50 percent, for a special use permit, variance, rezoning or land disturbing permit, including building permits and erosion and sediment control permits, shall not be approved until satisfactory evidence is presented to the zoning administrator that any delinquent real estate taxes, nuisance charges, and other charges owed to the town and constituting a lien on the subject property have been paid in full.

(Ord. of 3-9-2020(1))

State law reference(s)—Code of Virginia, § 15.2-2286(B).

705. Provisions for appeal.

705.1. Board of zoning appeals:

- (a) A board consisting of seven town residents shall be appointed by the Circuit Court of Page County, Virginia. The board shall serve without pay other than for traveling expenses, and members shall be removable for malfeasance, misfeasance, or nonfeasance in office, or for other just cause, by the Circuit Court of Page County, Virginia, after a hearing held after at least 15 days' notice. Appointments for vacancies shall be for the unexpired term.
- (b) Members of the board shall hold no other public office in the town except that one member may be a member of the planning commission.
- (c) Any member of the board shall be disqualified to act upon a matter before the board when necessary to comply with the provisions of the State and Local Government Conflict of Interest Act, Code of Virginia, § 2.2-3100, et seq., as amended.
- (d) The board members shall elect a chairman and vice chairman from its members, and secretary who may either be a member or an otherwise qualified individual. The vice chairman shall act when the chairman is absent or abstaining. All officers shall serve one-year terms and may succeed themselves.

State law reference(s)—Local board of zoning appeals, Code of Virginia, § 15.2-2308 et seq.

705.2. Powers of the board of zoning appeals:

The board of zoning appeals shall have the following powers and duties:

- (a) To hear and decide appeals from any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of Code of Virginia, § 15.2-2280, et seq., or this ordinance. The determination of the administrative officer shall be presumed to be correct. At a hearing on an appeal, the administrative officer shall explain the basis for the determination after which the appellant has the burden of proof to rebut the presumption by a preponderance of the evidence. The board shall consider the purpose and intent of any applicable ordinances, laws and regulations in making its decision.
- (b) To grant a variance upon appeal or original application in specific cases as defined in Code of Virginia, § 15.2-2201. The board of zoning appeals shall grant a variance if the appellant or applicant shows by a preponderance of the evidence:
 - 1.
 - (i) A strict application of the ordinance provisions would unreasonably restrict the utilization of the property; or
 - (ii) The granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of this ordinance; or
 - (iii) The variance would alleviate a hardship by granting a reasonable modification for a person with a disability; and
 - 2. The property interest for which the variance is requested was acquired in good faith and any hardship was not created by the applicant; and
 - 3. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity; and

4. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as amendment to this ordinance; and
5. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
6. The relief or remedy sought by the variance applicant is not available through a modification authorized under section 606 of this ordinance.

No variance shall be authorized except after notice and hearing as required by Code of Virginia, § 15.2-2204, as amended. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

In authorizing a variance, the board may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the public interest, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

- (c) To hear and decide appeals from the decision of the zoning administrator after notice and hearing as provided by Code of Virginia, § 15.2-2204, as amended. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.
- (d) To hear and decide applications for interpretation of the district map where there is any uncertainty as to the location of a district boundary. After notice to the owners of the property affected by the question, and after public hearing with notice as required by Code of Virginia, § 15.2-2204, the board may interpret the map in such way as to carry out the intent and purpose of the ordinance for the particular section or district in question. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. The board shall not have the power to change substantially the locations of district boundaries as established by ordinance.
- (e) No provision of this section shall be construed as granting the board the power to rezone property or to base board decisions on the merits of the purpose and intent of ordinances duly adopted by the town council.
- (f) Any variance granted to provide a reasonable modification to property or improvements thereon requested by, or on behalf of, a person with a disability may expire when the person benefited by it is no longer in need of the modification to such property or improvements provided by the variance, subject to the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131, et seq.), as applicable. If a request for a reasonable modification is made to the town and is appropriate under the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131, et seq.), as applicable, such request shall be granted by the town unless a variance from the board of zoning appeals under this section is required in order for such request to be granted.
- (g) The board by resolution may fix a schedule of regular meetings, and may also fix the day or days to which any meeting shall be continued if the chairman, or vice chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting in accordance with Code of Virginia, § 15.2-2312 shall be conducted at the continued meeting and no further advertisement is required.

(Ord. of 8-14-2017(1), § 6; Ord. of 11-13-2018, § 1)

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2309.

705.3. Rules and regulations:

- (a) The board of zoning appeals shall adopt such rules and regulations as it may consider necessary.
- (b) The meeting of the board shall be held at the call of its chairman or at such time as a quorum of the board may determine.
- (c) The chairman or, in his or her absence, the vice chairman, may administer oaths and compel the attendance of witnesses.
- (d) The board shall keep minutes of its proceedings and other official actions in accordance with Code of Virginia, § 2.2-3707(I), as amended.
- (e) All meetings of the board shall be open to the public except as provided in Code of Virginia, § 2.2-3707, as amended.
- (f) A quorum shall be at least four members of the board.
- (g) A concurring vote of a majority of the membership of the board shall be necessary to reverse any order, requirement, decision, or determination of any administrative official or to decide in favor of the applicant on any matter upon which the board is required to pass.

705.4 Appeal to the board of zoning appeals:

- (a) An appeal to the board may be taken by any person aggrieved by any decision of the zoning administrator or from any order, requirement, decision or determination made by any other administrative officer in the administration or enforcement of Code of Virginia, § 15.2-2280, et seq., or this ordinance.

Any written notice of a zoning violation or a written order of the zoning administrator shall include a statement informing the recipient that he may have a right to appeal the notice of a zoning violation or a written order within 30 days in accordance with this section, and that the decision shall be final and unappealable if not appealed within 30 days. The appeal period shall not commence until the statement is given and the zoning administrator's written order is sent by registered or certified mail to, or posted at, the last known address or usual place of abode of the property owner or its registered agent, if any. There shall be a rebuttable presumption that the property owner's last known address is shown on the current real estate tax assessment records, or the address of a registered agent that is shown in the records of the Virginia State Corporation Commission.

The appeal shall be taken within 30 days after the decision appealed from by filing with the zoning administrator, and with the board, a notice of appeal specifying the grounds thereof. The zoning administrator shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken. The fee for filing the appeal shall not exceed the costs of advertising the appeal for public hearing and reasonable costs. A decision by the board on an appeal shall be binding upon the owner of the property which is the subject of such appeal only if the owner has been provided notice of the zoning violation or written order of the zoning administrator. The owner's actual notice of such notice of zoning violation or written order or active participation in the appeal hearing shall waive the owner's right to challenge the validity of the board's decision due to failure of the owner to receive notice.

- (b) An appeal shall stay all proceedings in furtherance of the action appealed from unless the zoning administrator certifies to the board that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order granted by the board or by a court of record, on application and on notice to the zoning administrator and for good cause shown.

- (c) In no event shall a written order, requirement, decision or determination made by the zoning administrator or other administrative officer be subject to change, modification or reversal by any zoning administrator or other administrative officer after 60 days have elapsed from the date of the written order, requirement, decision or determination where the person aggrieved has materially changed his position in good faith reliance on the action of the zoning administrator or other administrative officer unless it is proven that such written order, requirement, decision or determination was obtained through malfeasance of the zoning administrator or other administrative officer or through fraud. The 60-day limitation period shall not apply in any case where, with the concurrence of the town attorney, modification is required to correct clerical or other nondiscretionary errors.
- (d) In any appeal taken pursuant to this section, if the board's attempt to reach a decision results in a tie vote, the matter may be carried over until the next scheduled meeting at the request of the person filing the appeal.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2311.

705.5. Appeal procedure: Appeals shall be mailed to the board of zoning appeals, c/o the zoning administrator. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to the applicant, appellant, or other person aggrieved as soon as practicable thereafter, but in no event more than three business days of providing such materials to a member of the board. If the applicant, appellant, or other person aggrieved requests additional documents other than those materials provided to the board, the request shall be made pursuant to Code of Virginia, § 2.2-3704, as amended. All materials furnished to a member of the board shall also be made available for public inspection pursuant to Code of Virginia, § 2.2-3707(G), as amended.

705.6. Public hearing: The board shall fix a reasonable time for the hearing of an application or appeal, give public notice thereof as well as due notice to the parties in interest and make its decision within 90 days of the filing of the application or appeal. In exercising its powers the board may reverse or affirm, wholly or partly, or may modify, an order, requirement, decision, or determination appealed from.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2312.

705.7. Review of decision of board of zoning appeals:

Any person or persons jointly or severally aggrieved by any decision of the board of zoning appeals, or any aggrieved taxpayer or any officer, department, board or bureau of the town, may file with the clerk of the Page County Circuit Court a petition specifying the grounds on which aggrieved within 30 days after the final decision of the board.

Upon the presentation of such petition, the court shall allow a writ of certiorari to review the decision of the board of zoning appeals and shall prescribe therein the time within which a return thereto must be made and served upon the secretary of the board of zoning appeals or, if no secretary exists, the chair of the board of zoning appeals, which shall not be less than 10 days and may be extended by the court. Once the writ of certiorari is served, the board of zoning appeals shall have 21 days or as ordered by the court to respond. The allowance of the writ shall not stay proceedings upon the decision appealed from, but the court may, on application, on notice to the board and on due cause shown, grant a restraining order.

The board of zoning appeals shall not be required to return the original papers acted upon by it but it shall be sufficient to return certified or sworn copies thereof or of the portions thereof as may be called for by the writ. The return shall concisely set forth such other facts as may be pertinent and material to show the grounds of the decision appealed from and shall be verified.

In the case of an appeal from the board of zoning appeals to the circuit court of an order, requirement, decision or determination of a zoning administrator or other administrative officer in the administration or enforcement of any ordinance or provision of state law, the findings and conclusions of the board of zoning appeals on questions of fact shall be presumed to be correct. The appealing party may rebut that presumption by

proving by a preponderance of the evidence, including the record before the board of zoning appeals, that the board of zoning appeals erred in its decision. Any party may introduce evidence in the proceedings in the court.

In the case of an appeal by a person of any decision of the board of zoning appeals that denied or granted an application for a variance, the decision of the board of zoning appeals shall be presumed to be correct. The petitioner may rebut that presumption by proving by a preponderance of the evidence, including the record before the board of zoning appeals, that the board of zoning appeals erred in its decision. Any party may introduce evidence in the proceedings in court in accordance with the Rules of Evidence of the Supreme Court of Virginia. The court may reverse or affirm, wholly or partly, or may modify the decision brought up for review.

Costs shall not be allowed against the town unless it shall appear to the court that it acted in bad faith or with malice. In the event the decision of the board is affirmed and the court finds that the appeal was frivolous, the court may order the party who requested the issuance of the writ of certiorari to pay the costs incurred in making the return of the record pursuant to the writ of certiorari. If the petition is withdrawn subsequent to the filing of the return, the town may request that the court hear the matter on the question of whether the appeal was frivolous.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2314.

(Ord. No. 2006-04-08, 4-10-2006; Res. No. 2006-04-08, § 1, 4-10-2006)

706. Violation and penalty.

706.1. All departments, officials, and employees of the town which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this ordinance. They shall issue permits for uses, buildings, or purposes only when they are in harmony with the provisions of this ordinance. Any such permit, if issued in conflict with the provisions of this ordinance, shall be null and void.

706.2. Any violation of this ordinance shall be a misdemeanor punishable by a fine of up to \$1,000.00. If the violation is uncorrected at the time of the conviction, the court shall order the violator to abate or remedy the violation in compliance with this ordinance within a time period set by the court. Failure to remove or abate a zoning violation within the time period specified by the court shall constitute a separate misdemeanor punishable by a fine of up to \$1,000.00; and any such failure during a succeeding ten-day period shall constitute a separate misdemeanor offense punishable by a fine of up to \$1,500.00; and any such failure during a succeeding ten-day period shall constitute a separate misdemeanor offense for each ten-day period punishable by a fine of up to \$2,000.00.

(Ord. of 11-13-2018, § 2)

State law reference(s)—Permitted penalty for violation of zoning ordinance, Code of Virginia, § 15.2-2286(A)(5).

707. Amendments.

707.1. The regulations, restrictions, and boundaries established in this ordinance may, from time to time, be amended, supplemented, changed, modified, or repealed by the town council, provided that a public hearing is noticed and conducted in accordance with Code of Virginia, § 15.2-2204, as amended, to provide members of the public an opportunity to be heard.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2204.

707.2. Changes to the regulations, restrictions, and boundaries established in this ordinance may be made by the town council only after such changes shall have been referred to the planning commission for its recommendations. Action shall be taken by the town council only after a recommendation has been received from the planning commission. Failure of the planning commission to issue a recommendation within 100 days of the date of referral shall be deemed approval of the change or amendment. No land may be zoned to a more

intensive use classification than was contained in the public notice without an additional public hearing after notice as required herein.

707.3. A property owner, contract purchaser with the owner's written consent, or the owner's agent may petition the town council to have their property rezoned by submitting their request in writing to the zoning administrator. The fee imposed shall be used to defray the cost of advertising and administration. After proper public hearing, the planning commission shall make its recommendation to the town council, which will then act upon the applicant's request. Failure of the planning commission to make a recommendation within 100 days from the date of referral shall be deemed approval.

707.4. When an application for rezoning, special use permit, or zoning amendment is denied, substantially the same application will not be reconsidered for a period of 12 months from the date of the denial. An application is "substantially the same" if it requests (a) the rezoning of the same parcel to a zoning district that was requested by a prior application; (b) a special use permit for the same use on a parcel that was requested by a prior application; or (c) a change to the same existing zoning district regulation or the addition of the same proposed zoning district regulation that was requested by a prior application.

(Ord. of 4-8-2024, § 1)

708. Administration.

708.1. The provisions of this ordinance shall be administered by the zoning administrator who shall be the town manager and his or her authorized designee. The zoning administrator shall have the authority specified in Code of Virginia, § 15.2-2286 and such other authority as may be granted by law.

708.2. Nothing contained herein shall require any change in the plans or construction of any building or structure for which a permit was granted prior to the effective date of this ordinance. However, such construction must commence within 30 days after this ordinance becomes effective and be completed within a period of one year after construction is initiated. If construction is discontinued for a period of six months or more, further construction shall be in conformity with the provisions of this ordinance for the district in which the operation is located.

709. Severability.

Should any section or provision of this ordinance be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so held to be unconstitutional or invalid.

710. Conflicting ordinances.

All conflicting ordinances or parts thereof which are inconsistent with the provisions of this ordinance are hereby repealed.

711. Effective date.

This Zoning Ordinance of Luray, Virginia, shall be effective at and after 7:30 p.m., October 10, 1977.



TOWN OF LURAY
Planning Commission
Regular Meeting
August 13, 2025

7C. Lodging House
Evaluation Criteria



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VII-C

Meeting Date: August 13, 2025

Agenda Item:

PLANNING COMMISSION PUBLIC HEARING, DISCUSSION & ACTION
Item VII-C – Lodging House Evaluation Criteria

Summary:

The Planning Commission is requested to conduct a Public Hearing to receive citizen input and to consider a request from the Town Council to determine whether the listed criteria should be included in the Zoning Ordinance (Appendix A) or not.

The Council passed a Resolution earlier in 2025 requesting that the Planning Commission evaluate the criteria outlined in the Resolution of Referral and make a recommendation as to whether they are appropriate for inclusion in the Zoning Ordinance as an amendment.

The Commission may propose changes, additions, or deletions so long as they are clearly specified, but the principal decision is whether these listed items should be included in the Code of the Town as official elements of evaluation or not.

Commission Review: Various discussions on the topic in 2024 and 2025

Fiscal Impact: N/A

Suggested Motions: I move that the Lodging House Evaluation Criteria be recommended to Council for **approval as a Zoning Amendment**, as presented.

OR

I move that the Lodging House Evaluation Criteria be recommended to Council for **denial as a Zoning Amendment**, for the reasons noted _____

_____.

Resolution No. 2025-03-10

**A RESOLUTION INITIATING AN AMENDMENT TO
THE ZONING ORDINANCE OF THE TOWN OF LURAY, VIRGINIA**

WHEREAS, the Town Council may initiate an amendment to the Town's zoning regulations by resolution pursuant to Virginia Code § 15.2-2286(A)(7); and

WHEREAS, the Town Council has determined that convenience and good zoning practice require amending the Town's zoning regulations to include a non-exhaustive list of criteria that may be utilized for evaluating applications for special use permits for lodging houses; and

WHEREAS, the Town Council has further determined that the amendment will provide notice of the evaluation criteria to potential applicants and promote consistency in the evaluation process.

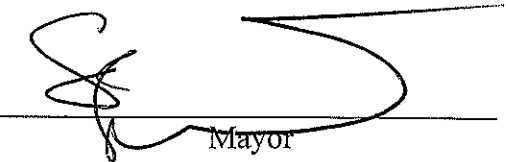
NOW, THEREFORE, be it resolved by the Council of the Town of Luray, Virginia, as follows:

1. The following zoning amendment to Appendix A, Article V, Section 519.1 is hereby referred to the Planning Commission for public hearing and recommendation:

- (i) In considering a special use permit application, the planning commission and town council may consider the following factors along with any other appropriate land-use considerations deemed relevant:
 - (1) The potential neighborhood impact based upon the current use of adjoining parcels, setbacks from structures on adjoining parcels, existing noise levels in the area, and the nature and extent of any renovations proposed by the applicant.
 - (2) The presence, location, and numerosity of other lodging houses on the same street and/or within the same neighborhood.
 - (3) The current, historical, and potential uses of the subject property.
 - (4) The ability of applicant to respond to and address issues arising on the subject property in a timely manner.
 - (5) The applicant's history of compliance or noncompliance with land use restrictions and other relevant legal obligations.

2. This Resolution shall take effect immediately.

Adopted: March 10, 2025


Mayor

CERTIFICATE


I certify that I am the Clerk of the Town of Luray, Virginia, and that the foregoing is a true copy of a Resolution adopted by the Council of the Town of Luray, Virginia, on March 10, 2025, upon the following vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Mayor Lillard ¹				
Ron Vickers	✓			
Jerry Dofflemeyer				✓
Alex White	✓			
Jason Pettit	✓			
Joey Sours	✓			
Charles Butler, Jr.		✓		

Date: March 10, 2025

[SEAL]

ATTEST:


Clerk, Town Council of
Town of Luray, Virginia

¹ Votes only in the event of a tie.

ACTION ITEMS

Lodging House Resolution

Town Manager, Bryan Chrisman requested Council to discuss and take action on a proposed Resolution regarding the evaluation of Lodging Houses.

A Copy of the Resolution is included for Council review.

The Resolution, if adopted, would forward the enclosed topics to the Planning Commission for their consideration and comment.

Councilman White stated this telegraphs to people what our priorities are and believes a lot of work has gone into this on the staff's side. He added this sends a message that we've tried to do as much as we can. Councilman Butler believes that it will open people up to contest things and doesn't believe it should be adopted by Council. Councilman Sours stated that it would be non-binding, no hard and fast rules or strict grade. Councilman White added there would be no grading system. Councilman Butler stated that he doesn't want to nail down something too solid and understands this would be non-binding but believes people will argue. Councilman Butler added the least amount of rules would be better.

Motion: Councilman White motioned the Resolution be approved with the following changes: to replace any other land use considerations as presented. Councilman Sours seconded the motion with the vote as follows: YEA: Council Members Vickers, White, Pettit, Sours. NAY: Councilman Butler.
Approved 4-1

Various Appointments

Mayor Lillard requested Council consider various appointments.

Luray-Page County Airport Authority

One (1) Council Member or Town Citizen (by Council)

Interested citizens that we are aware of at this time include:

- 1) Alex White
- 2) Mark Dofflemyer

Board of Zoning Appeals (BZA)

One (1) Town Citizen (by Ron Vickers)

Appointment or Re-Appointment (Rick Black)
due June 30, 2025 (by Alex White)



TOWN OF LURAY
Planning Commission
Regular Meeting
August 13, 2025

8A. CP25
Draft Update



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VIII-A

Meeting Date: August 13, 2025

Agenda Item:

PLANNING COMMISSION REVIEW & DISCUSSION
Item VIII-A – Draft CP25

Summary:

The Planning Commission is requested to review, discuss, and make recommendations regarding this second draft of the CP25.

A current copy of the proposed draft is included for your review.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: N/A

Cover

TOWN OF LURAY, VIRGINIA

https://www.canva.com/design/DAGpOrBZTjs/YsLl7aec2bfs_Qm4on0lYQ/edit?utm_content=DAGpOrBZTjs&utm_campaign=designshare&utm_medium=link2&utm_source=sharebutton

COMPREHENSIVE PLAN 2025

ACKNOWLEDGEMENTS

The Luray Planning Commission would like to thank the citizens of Luray and Page County who contributed their time, ideas, and experience to the development of this plan.

MAYOR

Stephanie Lillard

LURAY TOWN COUNCIL

Ron Vickers – Vice Mayor

Jerry Dofflemyer

Alex White

Jason Pettit

Joseph Sours

Chuck Butler

LURAY PLANNING COMMISSION

Ronald Good - Chairman

John Shaffer – Vice Chair

Bill Huffman

Barbie Stombock

Frankie Seaward

Brian Sours

Tracie Dickson

LURAY TOWN STAFF

*Bryan Chrisman, Town Manager
Michael Coffelt, Assistant Town Manager
Brooke Fox, Planning & Zoning Technician
Danielle Babb, Town Clerk/Treasurer
Danielle Alger, Treasurer/Deputy Clerk
Jennifer Jenkins, Superintendent-Parks and Recreation
Greg Richards, Assistant Superintendent-Parks and Recreation
C.S. "Bow" Cook- Chief
Lynn Mathews, Superintendent of Public Works
Joseph Haddock, Water Plant Superintendent
John Sonifrank, Superintendent of Wastewater Treatment*

INDIVIDUAL CONTRIBUTORS

*Sophie Williams, Intern
Jackie Wood, Luray Downtown Initiative
Drone Photos by Ben Glenn*

Adopted by the Luray Town Council: insert date

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Section 20: Other Resources

INTRODUCTION

*This document, Luray's Town Plan 2025: **ENTER TITLE**, is the comprehensive plan for the Town of Luray, Virginia. It was prepared under the direction and guidance of the Luray Planning Commission. Work on the plan was initiated in the spring of 2024 and was completed in the fall of 2025.*

A comprehensive plan is a long-range planning tool for a community. A good plan identifies local issues, evaluates trends, and contains an overall community vision and goals that help guide decision making and public investments. Good plans contain specific plans for improving the physical and social environment of a community.

The Planning Commission worked to identify and prioritize specific improvement areas within the Town. The hope is that the proposed improvements will be prioritized and eventually implemented over the next 5, 10 or 20 years. In Luray's Town Plan, this portion of the Town Plan is known as the "Town Plan Elements."

COMMUNITY INVOLVEMENT PROCESS

Community involvement was one of the guiding principles governing the preparation of this plan. The Town's Planning Commission led this process and engaged Town residents via several modes. This process culminated in a "community work session" which took place in the fall of 2024. This community work session provided citizens with an opportunity to evaluate

numerous planning scenarios and provide feedback to Town decision makers.

Citizens who attended the community work session completed a survey which was analyzed; and citizens who could not attend the community work session were provided with the opportunity to complete the survey on-line.

*This plan is an official public document adopted by Luray's Town Council in **ENTER DATE**. This plan can be used as a long-term guide for decisions related to growth and development within the Town of Luray. Additionally, this plan can also be used as a general guide that outlines public priorities and directs expenditures for public facilities and programs within the Town of Luray.*



Photo by Town of Luray

POWERS OF THE PLAN

A comprehensive plan is an instrument that is designed to give a local jurisdiction within the Commonwealth of Virginia responsibility for managing development, services, and public infrastructure. The legal basis for the plan is established in the Code of Virginia, Section 15.2.2232, which states:

The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction to achieve a coordinated, adjusted and harmonious development of territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants.

According to the code, the comprehensive plan is general in nature and may include, but is not limited to, the designation of land use, transportation systems, community facilities and services and historic areas.

A comprehensive plan can include a concise vision statement for the community accompanied by goals for long-range development, as well as objectives for implementing the goals. The goals provide general directions based on the aspirations of the community. Objectives provide further directions for achieving an aspect of a goal.

Luray's Town Plan is intended to serve those purposes for the Town of Luray. More particularly, it serves as a general guide

for the Town Council in its legislative role, the Planning Commission in its advisory role, and Town staff, citizens, and landowners with respect to directing development in the Town.

PLANNING HORIZON

This document does not have a specific planning horizon. However, it is believed that many of the recommendations in the plan can be implemented over the next 5, 10 or 20 years.

By law, this comprehensive plan shall be reviewed by Luray's Planning Commission at least once every five years. Each future comprehensive plan review can serve as the basis to formally evaluate Luray's progress and community success, and the continued appropriateness of the plan.

PLAN CREATION & IMPLEMENTATION

*Luray's Town Plan 2025: **INSERT TITLE**, was prepared under the direction and guidance of the Luray Planning Commission and town staff.*

A comprehensive plan is an instrument that is designated to give a local jurisdiction within the Commonwealth of Virginia responsibility for managing development, services, and public infrastructure. The legal basis for the plan is establishment in the Code of Virginia, Section 15.2-2223, which states:

The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction to achieve a coordinated,

adjusted and harmonious development of territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants.

The development of the Comprehensive Plan is a Community-Based Effort which is one of the guiding principles governing the preparation of the plan. The Town's Planning Commission engaged Town citizens through a community work session and e-surveys.

PLAN MONITORING

Luray's Town Plan is a dynamic document, which should be actively used by the Town Council, the Planning Commission, Town staff, and the public at large to formulate and guide decisions affecting the Town's built and natural environments.

In order to ensure that the Plan retains its dynamic character, the community and Town government need to review the Plan on a frequent basis, perhaps more often than the five-year mandate by the Code of Virginia. Citizens' participation in the planning process is a critical element in making Luray's Town Plan successful, and future revisions of this plan are encouraged to do the same.

*The plan was adopted by Luray's Town Council at their **enter date** meeting. The Planning Commission and Town Staff review the plan annually and make updates every 5 years as required.*



Photo by Town of Luray



GOVERNMENT STRUCTURE

The Town is organized under a council-manager form of government. The Town Council is the legislative body of the Town and is empowered by the Town charter to make all Town policy. Members of the Council, including the mayor, are elected at large for four year overlapping terms. The Council appoints a Town Manager to act as administrative head of the Town. The Manager serves at the pleasure of the Council, carries out its policies, directs business procedures, and has the power to appoint and remove all Town employees except the Town Attorney and the Town Clerk, who are appointed by the Council.

The duties and responsibilities of the Town Manager include preparing, submitting, and administration of the capital and operating budgets, advising the Council on the affairs of the Town, handling citizens' complaints, maintaining all personnel records, enforcing the Town charter and all laws of the Town, and directing and supervising all departments.

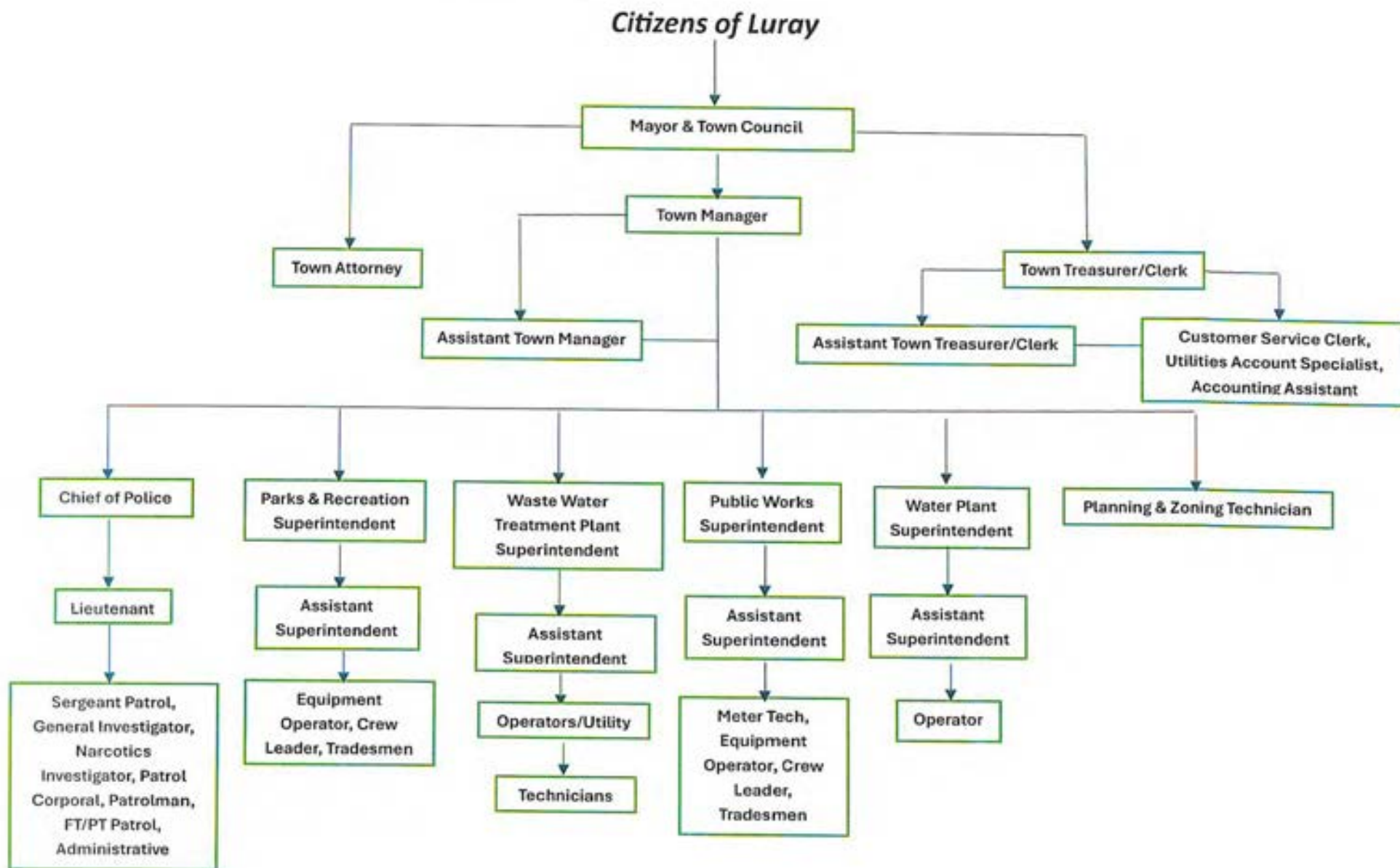


TOWN AND COUNTY GOVERNMENT

In the Commonwealth of Virginia, a town is an incorporated municipality similar to a city (though with a smaller required minimum population), but while cities are by Virginia law independent of counties, towns are contained within a County.

The Town of Luray and Page County share a special relationship that strengthens the delivery of services to both Town and County residents. The Town of Luray provides enhanced service levels for police, recreation, public works/streets, and planning and zoning. The Town also provided water and sewer services to its residents. In turn, Page County provides schools, courts, and social services to the residents of the Town. Additionally, the Town of Luray and Page County share its responsibility of solid waste disposal.

Town of Luray, Virginia: Organizational Chart



Regional Setting & History

REGIONAL SETTING

The Town of Luray is located in the county of Page, Virginia, and is situated near the geographic center of the county. This location has contributed favorably to Luray's function as a cultural and economic center for the surrounding region. The 2010 U.S. Census reported that the Town of Luray had a population of 4,895 residents.

Page County lies in the eastern half of the Shenandoah Valley. On its eastern border are the Blue Ridge Mountains; on its western border is the Massanutten Mountain range; and in between flows the South Fork of the Shenandoah River. The mountains and valley area abound in scenic beauty and offer a multitude of natural outdoor recreational opportunities. Shenandoah National Park, with its mountain crest of Skyline Drive, extends along the Blue Ridge Mountains to the east. Additionally, the Town of Luray is the location of the internationally known "Luray Caverns." Because of these and other attractions, visitors are drawn to the Luray area year-round.

TOPOGRAPHY & CLIMATE

Luray's topography is primarily rolling hills with elevations varying from 800 feet to 1,000 feet. The surrounding landscape in Page County is mountainous terrain with elevations as high as 4,000 feet at the Hawksbill Mountain. The Hawksbill Creek flows through the Town and is a tributary of the South Fork of the Shenandoah River. The Creek and the South Fork merge approximately six miles to the north of Luray. The headwaters

of the Hawksbill Creek begin on the steep, wooded slopes of the Blue Ridge Mountains.

Luray lies in an area with generally fertile agricultural soils. The general soil characteristics in the area are usually derived from limestone and are loamy, well-drained and have clay subsoil. The average length of the growing season is approximately 185 days.

The Town of Luray enjoys a moderate climate. The winters are not extremely cold, with the mean daily minimum temperature in January being about 26 degrees Fahrenheit. The summers are warm, with a mean maximum temperature in July of 86 degrees Fahrenheit. The average annual snowfall is around 10 inches, and the average annual precipitation is about 45.7 inches throughout the year. Luray's physical environment -- with no extremes of temperature, precipitation, or topography makes it suitable for most types of development and activities.



Luray Looking East towards Shenandoah National Park



HISTORY: THE TOWN OF LURAY IS ESTABLISHED

The Town of Luray was officially established by act of General Assembly on February 6, 1812, on ten acres of land near the Hawksbill Creek. On March 21, 1871, by act of General Assembly, the Town became an "Incorporated Town," containing approximately 442 acres.

In 1781, Direk Pennypacker located the Redwell Furnace about a mile south of the current town at Yager's Spring. Here, Pennypacker operated a forge and a foundry making nails, farm tools, kettles, stoves, and other iron products. The iron works was later renamed the Isabella Furnace. More industry was located about a mile south of Luray at Willow Grove Mill. The small village known as Mundellsville contained a flour mill,

carding mill, tannery and blacksmith shop. The economy of the town would prosper from the nearness of the local industry. On August 21, 1812, the Town of Luray was surveyed on the lands owned by Mr. Isaac Ruffner. The first streets platted were Main Street, due west of the Hawksbill Creek, to the top of the hill at present day Court Street. Court Street was called Peter Street in memory of Peter Ruffner, an early pioneer in the area. Three blocks of three lots each on either side of Peter Street were laid out. Three cross streets were mapped out due north and south, going west from Hawksbill Creek. These were Water Street (now Hawksbill Street), High Street (now Bank Street) and West Street (now Court Street). The first house was built here in 1814.

The lots were all the same size and contained about one-half acre. The rear alleys did not appear on the first plot but were added very early. It was the custom to lay off a town in half acre lots such as those in Woodstock and New Market. These early plats often provided for "out lots" of five acres each. These "out lots" adjoined the town and were probably used for pastureland.

In 1818, the Town was extended by adding 26 lots. The town now had 44 lots, and the eastern end was at Hudson's alley near the railroad. These lots were conveyed to the purchasers by Isaac Ruffner on May 9, 1818. The first plat was recorded in the Clerk's Office at Woodstock, which at the time was the county seat of Shenandoah County. The extended plat was later recorded again in the Clerk's Office at Luray, when the new County of Page was organized in 1831.

About 1845, according to Howe's *History of Virginia*, Luray contained several mercantile stores, two or three churches, and a population of about 500. A description of Luray, in 1867 indicates Luray still had a population of 500. During the 1880's the population of Luray more than doubled, from 630 in 1880 to 1,386 in 1890.

The Town continued to grow in size from its original 442 acres that was established by the Town Charter in 1871. In 1941, the first annexation occurred when 289 acres were added to the Town for a total of 835 acres. Ten years later, 284 acres were annexed for a total of 1,365 acres. In 1963, the Town added 410 acres for a total of 1,775 acres. The recent annexation effective since January 1, 1985, added an additional 1,220 acres for a total of 2,995 acres.

There are varying explanations for the origin of the Luray name. One explanation is that Luray is a derivation of the Indian word Lorrain, the original name given to Hawksbill Creek. Another explanation is based on the story of the Huguenot family who escaped from France and finally migrated to the valley and named the new settlement Lorraine after their province in France and that Luray is a corruption of the former name. Finally, there are some who claim it came from the name of an early settler, Lewis Ramey. He was familiarly known as Lew Ramey and the contraction "Lew Ray" followed. The site of Ramey's little log cabin is at the corner of Main and Court Street.



Main Street 1940's



Hotel Laurance



LURAY BECOMES A COUNTY SEAT

In the late 18th and early 19th centuries, citizens living in the eastern portion of Shenandoah County – which is now Page County - traveled 35 to 40 miles to the Town of Woodstock, which served as Shenandoah's County seat. During this era, a county seat served as an important location for conducting essential business such as recording deeds, paying property taxes, and settling disputes in civil court. Therefore, the town

which served as the location of a county seat was usually the undisputed epicenter of civic life for a county and region.

For the citizens who lived in the far eastern portions of Shenandoah County, traveling to Woodstock was not only far in distance, but it was an arduous trip as well. Often the trip entailed crossing a mountain pass and several streams. This inconvenience prompted the General Assembly to establish Page County in 1831 with Luray, due to its central location, becoming the logical place for this new county seat. The establishment of Luray as the county seat of the newly formed Page County ensured that the Town would evolve into the center for civic, cultural, and economic life.



Driveway to the Inn 1883 – Then young trees, now the Inn Lawn Park

THE RAILROAD AND TOURISM SERVE AS AN EARLY ECONOMIC ENGINE

As the case with many towns and cities in the Shenandoah Valley and surrounding region, railroad expansion brought economic prosperity to Page County and the Town of Luray. Before 1881, transportation in Page County was by wagon or by water. Extensive water travel was by flat bottom and gondola boats on the Shenandoah River. Produce was hauled eastward across the Blue Ridge Mountains to Culpeper for shipment. In addition, Page merchants often took produce westward across the Massanutten Mountain to New Market for shipment by rail.

The Shenandoah Valley branch of the Norfolk and Western Railroad extends 238 miles, from Hagerstown, Maryland to Roanoke, Virginia. The branch was built and operated until 1890 by the Shenandoah Valley Railroad Company. On April 18, 1881, a train ran 144 miles from Hagerstown, through Luray, and then onto Waynesboro.

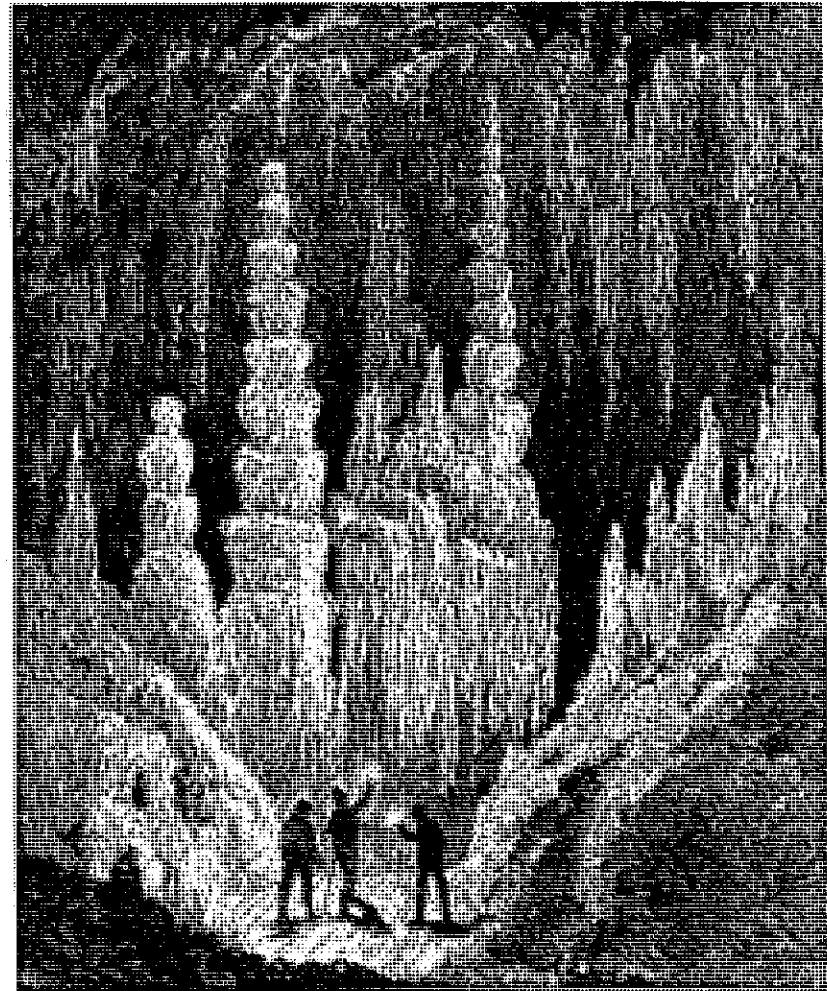
The first annual report on the railroad was published in 1880. The next report dated May 2, 1883, stated that the Caverns of Luray had been purchased by the Luray Cave and Hotel Company, owner of the attractive and convenient hotel known as the Luray Inn; that a large restaurant and excursion house had been built near the passenger station; and that during 1883, the caverns were visited by more than 15,000 persons.



Train Depot

LURAY CAVERNS BECOMES A TOURISM ANCHOR

As far back as 1793, a cave near the present Luray Caverns was known to Native American and settlers alike. However, it was not until August 13, 1878, that the Caverns were officially discovered and subsequently opened to the public. The Luray Caverns are one of the largest in the country, with over forty rooms. The coming of the railroad made visiting the caverns more accessible, and it has since become a major tourist attraction. Today, Luray Caverns attracts over one-half million visitors yearly to the area, and with the opening of Shenandoah National Park and Skyline Drive during the 1930's, the area's tourist potential has continued to increase.



Vintage Harper's Sketch Courtesy Luray Caverns

HOW DID LURAY GET ITS NAME?

The number of explanations for how Luray got its name are probably as varied as the people who have come up with those explanations over the past 200 years.

In the Centennial edition of the Page News and Courier, dated Friday, August 16, 1912, a couple of interesting theories are noted, along with the statement that the "origin of the name Luray is debatable ground."

One is that the Town was named for the province of Lorraine, France, and that early settlers from that area were reminded of the pastoral landscape of their homeland.

Another theory posited in that article is that it comes from a corruption of the name of "one of our prettiest girls, a Miss Lew Ray."

A third theory, and apparently the one most popular and accepted at the time, was that Luray evolved from the name Lew Ramey, the Town's first blacksmith.

Perhaps the most colorful explanation (and most likely the most garbled one as well) is that it has its roots in an Indian name – but there seems to be a difference of opinion as to what the name was or what it meant. One is that the Town "takes its name from the Indian word Lorraine, the original name given by the Indians to the Hawksbill. Not being versed in the Indian

classics, we do not know its significance but have been told it means 'crooked waters.'"

In 1976, (John) Waybright (former editor of the Page News and Courier) wrote a paper on the topic.

In the paper he discounted the Lorrain, La Reine, Lew Ramey and Lew Ray theories, and even the idea that Luray was derived from a Native-American word.

But he did conclude that the Town was given its name by William Staige Marye, Peter Ruffner's son-in-law.

Waybright wrote that Marye "chose the name in honor of his ancestors, who came to America from Luray, France."

In fact, Waybright noted that "Mr. and Mrs. E.D. Herzberg visited Luray, France in the 1970's and did research to prove that the two names were related."

The towns actually became "sister cities" and dignitaries from both towns visited each other with great fanfare, Waybright recalled.

Waybright also noted that William Staige Marye "probably did not seek the advice of his German neighbors" when he named the Town, because they most likely would have insisted upon a German or even an English name instead of one of French origin.

Economy & Employment

INDUSTRIAL ERA & NEW ECONOMY

Manufacturing establishments played an important role in Luray's economic growth at the end of the 19th century. In 1882, the DeFord Tannery was founded in Luray. The Tannery employed over 200 full-time employees and operated for over a century before it closed. During this era, other establishments helped to contribute to Luray's vibrant manufacturing economy. The Blue Bell Company, a clothing manufacturer, and Luray Textiles, helped to fuel much of Luray's early economic growth.

During the majority of the 20th century, manufacturing played a significant role in the economies of many cities and towns in the region and throughout the country. However, by the early 1980's, it became apparent that the country's industrially-based economy was changing – and Luray was not immune to these changes. By the early 1980's both the Tannery and Luray Textiles closed. Additionally, in the early part of this new century, the Blue Bell Company (VF Jeans Wear) reduced operations in the area and Wallace Manufacturing closed its Luray plant, taking over 1,000 jobs with them.

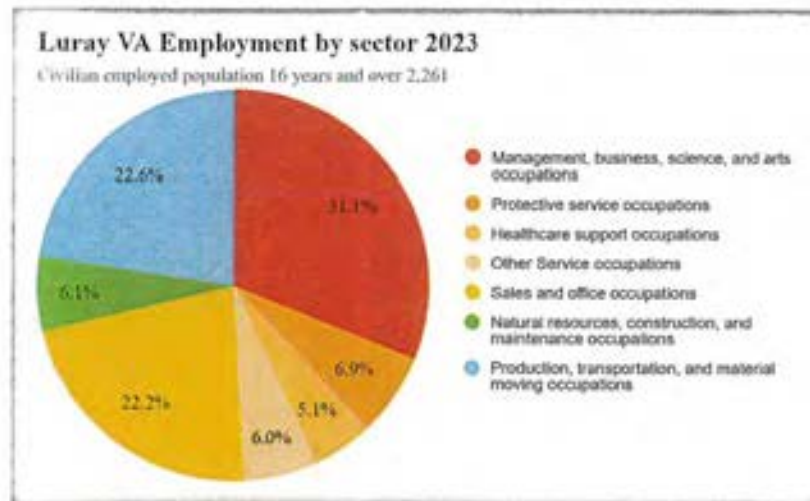
By the late 20th century, the national and local economy was evolving in response to the principles of what economists dubbed the "new economy." This new economy has been described as an evolution from an industrial/manufacturing-based, wealth-producing economy into a service sector and professional services economy.

Although Luray's regional economy has lost many manufacturing jobs over the past 40 years, total employment remained consistent until a significant economic downturn began in the fall of 2008. This downturn peaked during the summer of 2010, and eventually the local, regional and national economy began a slight rebound during 2011-12 and continues today. However, despite this rebound in economic activity, Luray's (and the nation at large) economy has not reached levels similar to those prior to 2008.



EMPLOYMENT BY SECTOR

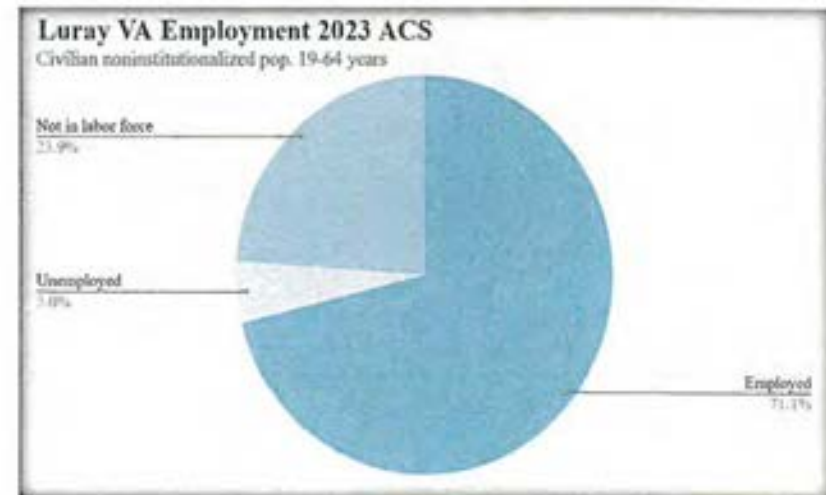
Historically, the manufacturing sector has been Luray's largest employment sector. The manufacturing sector still employs approximately 15.5 percent of the total workforce in Luray, but this sector is no longer the dominant sector. Today the most common employment sectors are management and business, manufacturing and retail.



Understanding sectors is helpful for understanding the overall economy and how different industries contribute.

EMPLOYMENT RATE

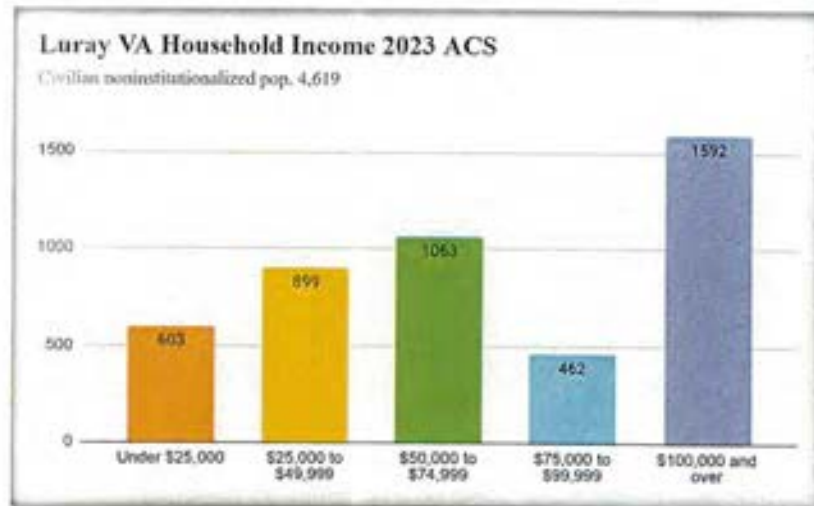
Other than occasional fluctuations throughout the years, Luray's unemployment rate remains low.



The employment rate is a key indicator of economic health, reflecting how well a labor force is being utilized. However, it is just one piece of the puzzle. It's important to consider market indicators such as wages, hours worked, and job creation, to get a complete picture of the employment situation.

HOUSEHOLD INCOME

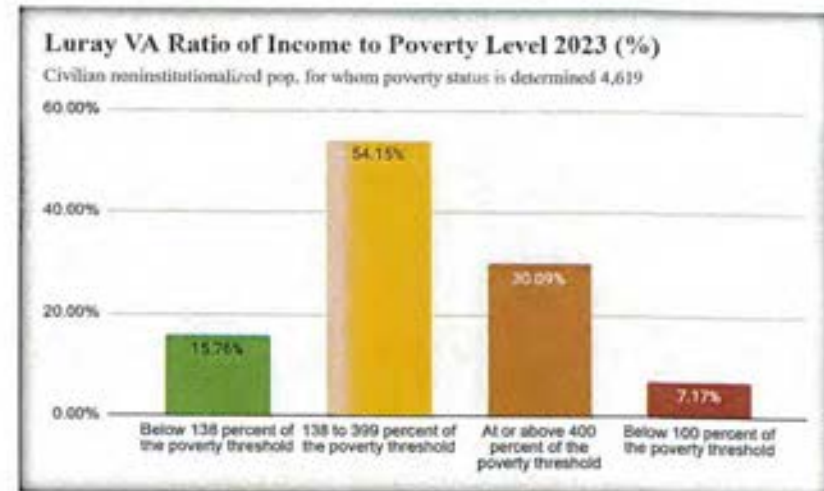
The median income for a household in Luray was \$55,802 in 2023, which marked a decrease of \$5,253 (8.60%) from \$61,055 in 2020. The median income for a family was \$73,88, median income for a married couple was \$87,885 and nonfamily household was \$37,500.



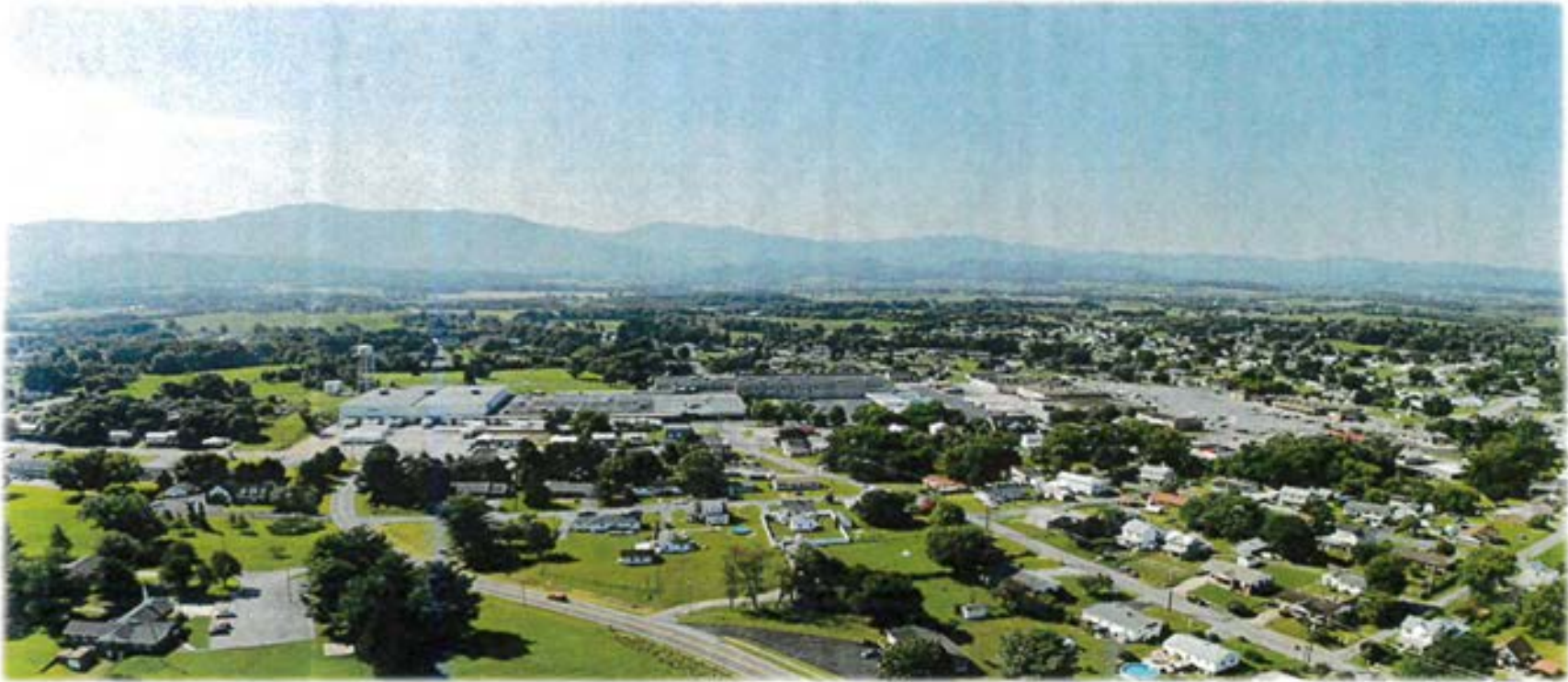
Household income is a crucial factor used to assess community needs and guide policy decisions. It helps to understand the financial well-being of residents, which informs decisions about housing needs, infrastructure, and access to resources.

POVERTY RATE

The poverty rate in Luray in 2023 was 7.17%. The federal poverty guidelines in 2023 indicated a poverty level of \$30,000 for a family of four. The median household income was \$55,802. Based on this, a household in Luray earning the median income (\$55,802) would be earning approximately 1.86 times the poverty level for a family of four (\$30,000).



The poverty rate acts as a critical piece of information, guiding communities towards creating more equitable, prosperous, and sustainable futures for all residents.



SUMMARY

Like many regions of the country, Luray's economy has transformed from a manufacturing-based economy to a service-based economy. However, Luray's manufacturing sector still represents a significant provider of jobs. Throughout this transformation, Luray has gained a diverse job market, with opportunities in manufacturing, hospitality, government and healthcare. The region is encouraged to

retain and recruit manufacturing jobs and continue to expand Luray's ever-increasing tourism related industries.

Economic & Business Development

INTRODUCTION

Economic and business development aim to improve the economic well-being and quality of life within a community. Economic development focuses on initiatives like job creation, infrastructure improvements, and workforce development, while business development centers on attracting, retaining, and supporting businesses to thrive. Both work together to create a stronger, more prosperous economy.

I. PROPERTY MARKETING

- A. Chamber & Luray Downtown Initiative
 - 1) Quarterly listings
 - 2) Identify properties and zoning
 - 3) Standard Fact Sheet – Searchable Online, Brochure
 - 4) Realistic valuations of real estate/buildings

II. ECONOMIC DESIGNATIONS

- A. Maintain and enhance Incentive Zones and adopt policies that support these zones
 - 1) Enterprise Zone
 - 2) HUB Zone
 - 3) Tourist Zone
- B. Adopt additional zones
 - 1) Opportunity Zone
 - 2) Technology Zone

III. COMMUNITY POLICIES

- A. Small Business Development
 - 1) Business Expansion
 - 2) Business Retention
 - 3) New Business Attractions

IV. DOWNTOWN REDEVELOPMENT

- A. Incentives
 - 1) Several incentives are available to encourage business development, as well as property improvements in our Downtown.

V. EDUCATION CONNECTION

- A. Education and Training Opportunities
 - 1) The Laurel Ridge Community College Campus and Page County Technical Center works with local businesses and industries to develop education and training opportunities to further the skills necessary to meet business and industry needs in Luray and Page County.

SUMMARY

An economic and business development plan is essential for guiding the growth and prosperity of our community.

tourism

INTRODUCTION

Luray is a tourism destination due to its proximity to the Shenandoah National Park, Skyline Drive, Luray Caverns and other recreational amenities. In addition, the Town has established the Enterprise Zone, HUB Zone, and Opportunity Zone that offer numerous incentives to business development. Even further, the Town strives to work with businesses to promote new and expanded business opportunities.

I. TOURISM

A. COORDINATE & PROMOTE

- 1) Coordinating with surrounding attractions –Luray Caverns, Shenandoah National Park, George Washington & Jefferson National Forests, Shenandoah River
- 2) Promoting Tourism & Hospitality Services in Educational Facilities – Laurel Ridge Community College, Page County Technical Center



View from Mary's Rock Overlooking Luray



Shenandoah River

B. INFRASTRUCTURE

- 1) Continue improving local infrastructure

C. MARKETING

- 1) Luray Downtown Initiative
- 2) Local events and festivals



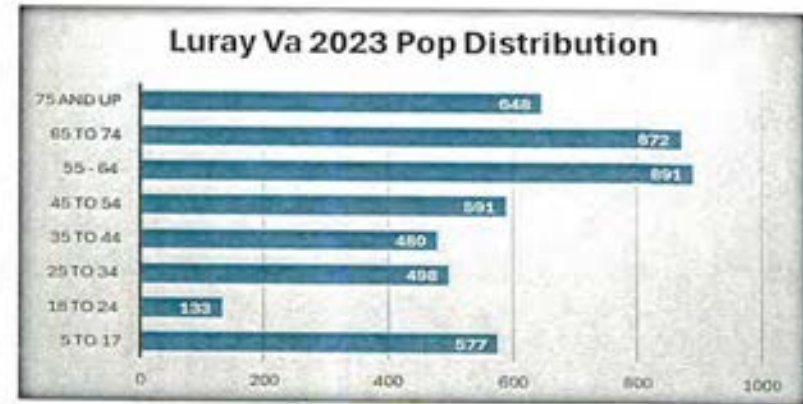
SUMMARY

The Luray Downtown Initiative works to increase the economic vitality of Downtown Luray. By providing a roadmap for developing and managing tourism in a way that benefits both visitors and the local community, ensuring sustainability and long-term success.

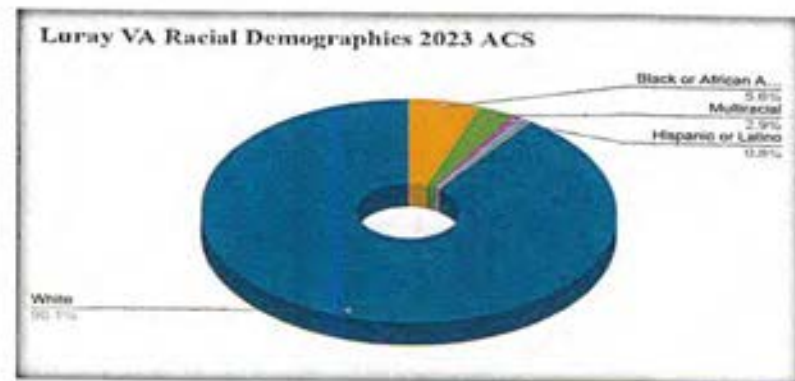
Population & Growth

HISTORIC POPULATION TRENDS

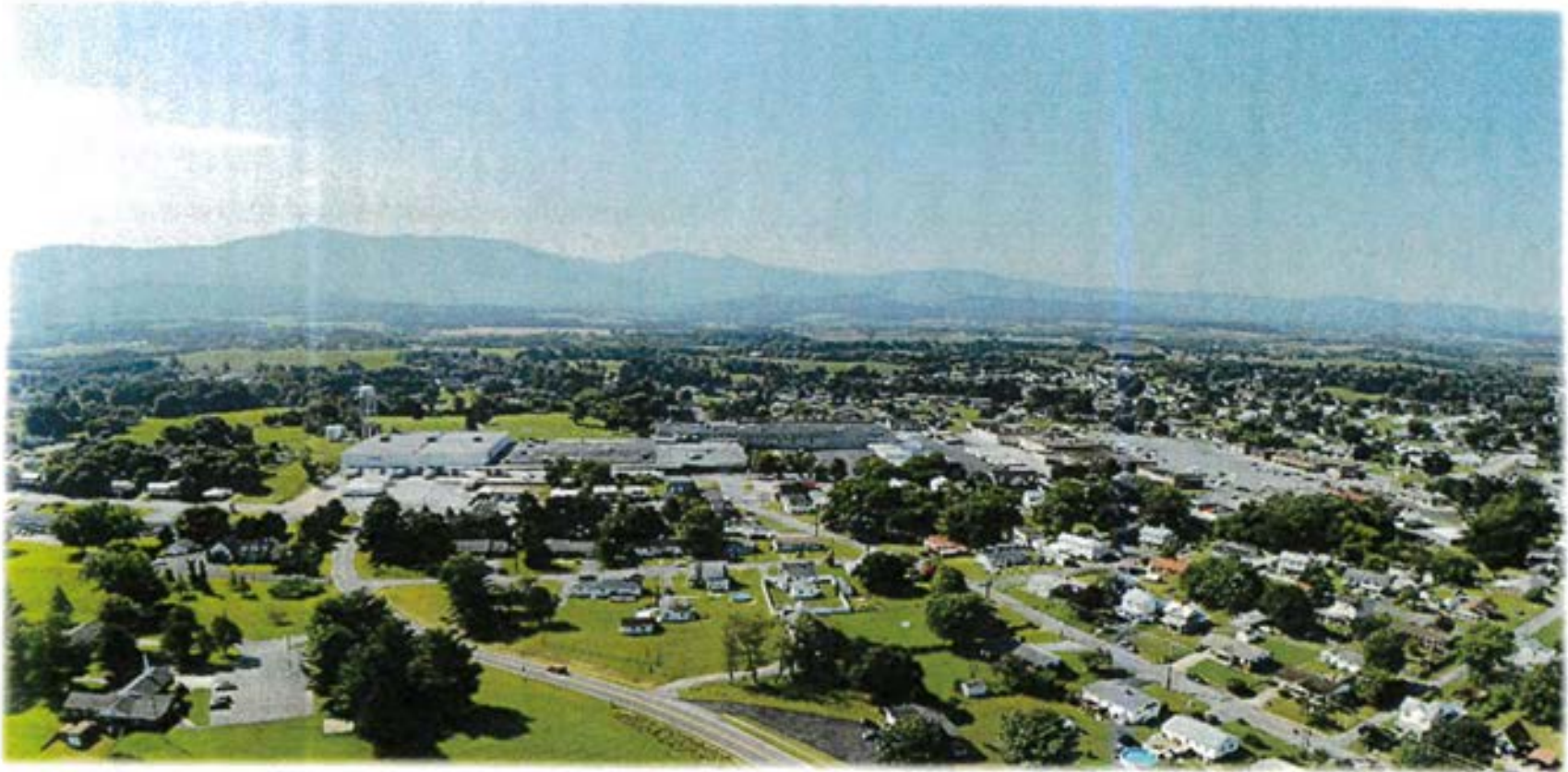
In 2010, the U.S. Census reported the Town of Luray's population to be 4,895 residents with a median age of 54.9. This count represents a net gain of 24 residents from the 2000 U.S. Census estimate, or a 10-year growth rate of 0.5 percent. The chart below illustrates historic census count for the Town of Luray starting in 2000 and ending with the 2023 U.S. Census population count. As the chart indicates, the Town has undergone several relatively significant population spikes over the last 23 years, particularly between 2009 and 2010 and between 2016 and 2018. As of 2023, the U.S. Census reported the Town of Luray's population to be 4,831 residents.



Population distribution involves understanding the current distribution, projecting future trends, and planning for infrastructure, services, and land use to accommodate the anticipated population shifts. This alongside demographics, which play a crucial role by providing understanding of our communities population structure and characteristics, are vital for addressing equity, planning for future needs, and ensuring inclusive development.



Land use & Zoning



INTRODUCTION

The Town of Luray shall ensure that the uses of land throughout the community are compatible, protected from non-compatible development, and encourage balanced development.

I. ACCURATE & ADEQUATE ZONING

A. ALIGNING LAND USE WITH ZONING

- 1) *Change zoning to match actual land use*
- 2) *Identify and promote alignment by altering zoning*
- 3) *Insuring compatibility with existing infrastructure*
- 4) *Create harmonious transition between zoning types*
- 5) *Minimize or Eliminate "Spot" & "Split" Zoning*
- 6) *Enhance and provide open green space in the community*

B. BORDER PARCELS WITH PAGE COUNTY-CORPORATE LIMIT BOUNDARIES

- 1) *Evaluate compatible uses for parcels*
- 2) *Coordinate with Page County Planning to make sure the parcels are compatible with one another*

II. EXISTING & PROPOSED LAND USES

A. AGRICULTURAL

- 1) *Identify current use of agricultural land*
- 2) *Evaluate and monitor – tall grass, chickens, care of animals, odors*
- 3) *Make appropriate ordinance changes*

B. FUTURE LAND USE AND GROWTH

- 1) *Map other resources*
- 2) *Smart growth in appropriate areas*
- 3) *Insuring Compatibility with existing infrastructure*

III. DEVELOPMENT OF SPECIAL DISTRICTS

A. DOWNTOWN MAINSTREET

- 1) *Work with Luray Downtown Initiative to enhance business district*
- 2) *Offer finance options to help kickstart businesses*
- 3) *List of advantages for businesses in business district*

B. HISTORIC DISTRICT

- 1) *Provide incentives to property owners*
- 2) *Historical District tax credits*
- 3) *Link to Department of Historic Resources*

C. ARTS AND CULTURAL

- 1) *Enhance awareness*
- 2) *Promote activities*
- 3) *Identify Artists*
- 4) *Provide additional incentives*

D. HUB ZONE

- 1) *Maintain Luray's HUB Zone*
- 2) *Educate community about business opportunities and incentives*

E. ENTERPRISE ZONE

- 1) *Maintain & utilize by informing applicants*

F. FUTURE TOURISM ZONE

- 1) *Work with LDI, Chamber, EDA to adopt*

G. URBAN DEVELOPMENT AREA



IV. FLOODPLAIN

A. IMPLEMENT FLOODPLAIN EDUCATION & ASSISTANCE

- 1) Educate owners about requirements
- 2) Floodplain elevation certificates cheaper & easier to obtain
- 3) Enhance compliance with Floodplain Ordinance
- 4) Floodplain Map, FIRM Maps, (Hawksbill Creek & Dry Run)
 - a) Provide links to GIS Mapping to increase knowledge

5) Enhance Floodplain Certificate Program through local surveyors

- a) Hold meetings with local surveyors to discuss how to utilize Floodplain Elevation Certificates
- b) Initiate Floodplain Review on applications that are in the floodplain and floodplain elevations
- c) Create floodplain review checklist based on floodplain ordinance

V. SPECIAL USE COMPLIANCE

- A. Evaluate special use permits issued for compliance of the ordinance and their conditions
- B. Encourage use of Section 515 to include all components on the site plans

VI. ACCURATE & EFFICIENT PERMITTING

- A. Clear regulations and requirements
 - 1) Evaluate the ordinance in areas we receive questions in order to make it clearer
- B. Be proactive with the zoning processes
 - 1) Work with County Building Office
- C. Early engagement and better communication
 - 1) Evaluate average completion and issuance of permits
 - 2) Streamline internal review and processing
 - 3) Timely review process



SUMMARY

As Luray progresses into the future it will be imperative to accommodate new growth and respond to change while maintaining aspects of the Town that are valued by its residents, businesses, and visitors.

Housing

INTRODUCTION

The housing plan serves as a guideline for addressing and examining the diverse and evolving housing needs of our community. By examining current housing conditions, identifying future challenges, and outlining strategies for improvement, this plan aims to create a more inclusive, affordable, and sustainable housing environment for all residents.

I. HOUSING AFFORDABILITY

A. ZONING

- 1) Permit affordable housing conforming with the regulations in each of our Zoning Districts.
- 2) Include housing affordability elements into the PND designs and encourage this element on smaller lot sizes
- 3) Encourage local builders to utilize modular houses as duplex on permanent foundations where zoning allows multi-family dwellings
- 4) Consider adding a smaller lot size for smaller homes
- 5) Reduce the minimum house living space square footage
- 6) Support manufactured homes by right in additional zoning districts provided that the units are placed on permanent continuous masonry foundations

B. VARIETY

- 1) Evaluate zoning map for adequate distribution of zoning that supports a variety of housing types
- 2) Work with developers to provide a variety of housing



II. TYPES OF HOUSING

A. PLANNED NEIGHBORHOOD DEVELOPMENT (PND)

- 1) Development to provide a variety of housing types and possible commercial use that will incorporate multi-modal transportation at its heart.

B. VILLAGE RESIDENTIAL

- 1) Consider Village Residential which allows for smaller sized homes

C. WORKFORCE HOUSING

- 1) Utilize state and federal grants to facilitate additional workforce housing, and utilize the funding for new construction or renovation of existing housing

D. APARTMENTS

- 1) Use renovation incentives to promote more apartment housing
- 2) Investigate residential use in commercial districts as a by-right use

E. ACTIVE ADULT/SENIOR HOUSING

- 1) Develop ordinance to allow age restricted housing
- 2) Pursue developments that enable active lifestyles for seniors
- 3) Propose group homes for elderly & disabled
- 4) Promote rehabilitation housing & homeless housing

F. MIXED USE IN BUSINESS DISTRICT (B1)

- 1) Promote a combination of residential and business uses in the business district
- 2) Investigate residential use in commercial districts as a by-right use
- 3) Encourage converting existing structures to apartment houses in commercial districts as a by-right use

G. LEASED HOUSING

- 1) Update ordinance to allow for leased housing
- 2) Update ordinance to allow for development of apartments

III. LODGING

A. HOTEL/MOTEL

- 1) Provide and maintain true lodging establishments – work with building officials, owner, & health department to ensure they remain true transient lodging establishments
- 2) Propose adult half-way homes, group homes, and other types of multi-member housing

B. BED & BREAKFAST

- 1) Encourage in zoning districts
- 2) Ensure special use permit & conditions

C. Lodging Houses/Short Term Home Rentals

- 1) Identify correct zoning
- 2) Ensure special use permit & conditions
- 3) Collect tourism lodging tax
- 4) Solicit public input to ensure appropriate short-term rental locations

IV. NEIGHBORHOODS

A. CODE ENFORCEMENT

- 1) The Town shall equitably enforce its Zoning Ordinance to ensure property land use and promote increasing property values

B. VIRGINIA MAINTENANCE CODE

- 1) The Town should investigate the possible benefits of implementing the Virginia Maintenance Code

V. ZONING

A. ENSURE APPROPRIATE DEVELOPMENT

- 1) Evaluate zoning regulations

SUMMARY

The Town recognizes the importance of housing as a fundamental need of community well-being, and it seeks to promote a variety of housing types and opportunities to meet the diverse needs of Luray residents.

HISTORIC RESOURCES

The Luray Downtown Historic District is located in the Town of Luray and is recognized by the United States Department of Interior and the Virginia Department of Historic Resources. The district embraces the historic commercial core of the Town, which developed after the Town's establishment in 1812 along the east-west axis of Main Street. The commercial area (and the district) is bisected by Hawksbill Creek, a tributary of the South Fork of the Shenandoah River, and the downtown occupies the hillsides on each side of the creek at elevations of between 700 and 900 feet above sea level.

The district embraces approximately thirty-five acres along Main Street with short extensions along Court and Broad streets. It extends from the Norfolk Southern rail line on the east to the park-like grounds of the Mimslyn Hotel on the west. The district is densely built-up with commercial buildings and other building types dating primarily from the 1830s through the 1940s, with a few structures dating before and after that span. The total number of resources is 101, of which seventy-nine (78 percent) are "contributing", meaning they were in existence during the period of significance (ca. 1830-1953) and they possess sufficient historic integrity.

COMMERCIAL STRUCTURES

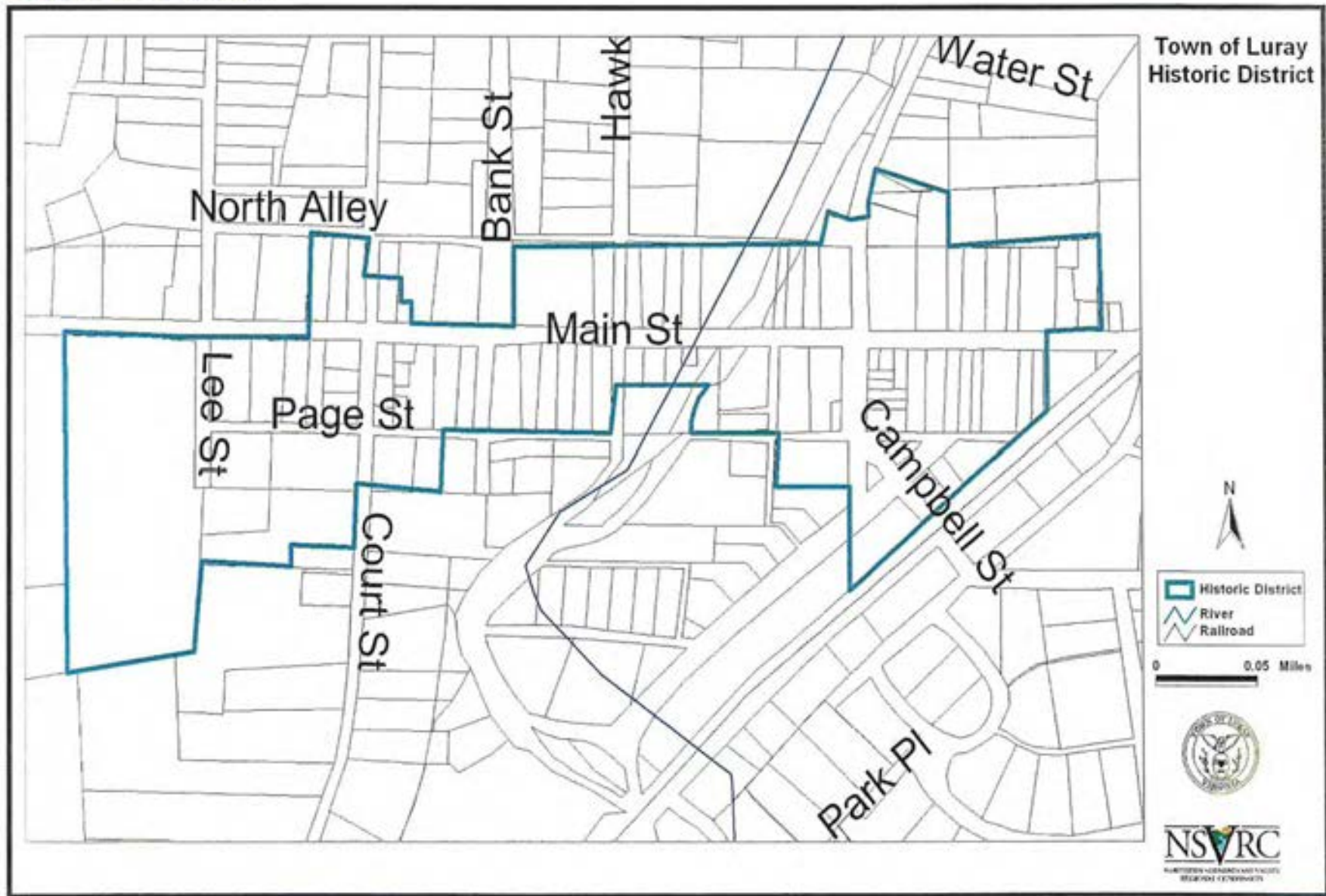
The commercial buildings in the Town are generally one, two, or three-story brick buildings built up to the street. The earliest surviving commercial buildings, those dating to the antebellum period, are domestic in character (in part a reflection of their

dual function as dwellings) with their long dimension along the street, gable or hip roofs, and unspecialized street fronts. Commercial buildings from the postbellum period through the mid-twentieth century are characterized by rectangular footprints with the short dimension on the street, parapeted shed roofs sloping away from the street, and specialized street elevations with storefronts with large display windows. Other historic building types include dwellings, hotels, churches, warehouses, government buildings (a courthouse, firehouse, and post office), a school, a train station, and a monument. Secondary resources such as garages, chicken houses, and sheds are relatively few in number.

SUMMARY

By understanding the past, Luray can better address current challenges and opportunities and create a more informed and effective vision for the future.

LURAY HISTORY



Parks & Rec

INTRODUCTION

The Town's Parks and Recreation Department is responsible for the operation and management of seven parks consisting of approximately 300 acres of parkland located in and around the Town.

LAKE ARROWHEAD

Luray's largest park is Lake Arrowhead Park, built in the early 1970's and located approximately two miles outside of Town's limits. Lake Arrowhead is a 34-acre lake with abundant fishing and boating opportunities. There are six picnic shelters, restroom facilities, a baseball field, playground areas, and two miles of marked hiking trails. The Lake Arrowhead Information Station serves weekend park visitors from Memorial Day through September. The park's total acreage is 122.



Lake Arrowhead Raymond Bogusz



RALPH H DEAN RECREATION PARK

The Luray Recreation Park was built in the early 1990's partially with funding from the Department of Conservation and Recreation and the Virginia Department of Transportation. In 2009, the Luray Recreation Park was rededicated as the "Ralph H. Dean Recreation Park", in honor of long time Mayor, Ralph H. Dean. This park consists of approximately 58 acres. The 28-acre athletic field complex offers 6 Sports Fields (Softball, Baseball, Soccer, Football, Lacrosse) and a multi-purpose building used for meetings, concessions, and restrooms. In 2010, two lighted "championship style" softball fields were constructed at the Recreation Park. Both fields contain seating and press box areas. Since the softball complex's development, the fields have been utilized for several annual regional softball tournaments and have only

further enhanced Luray's reputation as an outdoor recreation and sports destination.

Also located at the Luray Recreational Park is a newly rebuilt Imagination Station playground with a smaller restroom facility, a one-mile walking fitness trail, and picnic shelters available for rental, two pickleball courts, an 18 holes disc golf course and a skatepark. Additional property is being graded in preparation for future development.



Imagination Station – Ralph Dean Rec Park

<https://www.townofluray.com/parks/ralph-h-dean-park>

HAWKSBILL GREENWAY

The Luray Hawkswill Grenway is located along the Hawkswill Creek in Luray. The linear park features a 10-foot-wide paved walking and handicap accessible pathway with benches and picnic tables which parallel the Hawkswill Creek. Phase One of this planned four-phased trail, which is ½ mile in length, was completed in the spring of 2002. This phase runs from the commuter park-and-ride (located at the intersection of Route 211 Bypass and Route 340 North) to Main Street. Phase Two, complete in 2003, crosses Main Street, and for approximately ½ mile before stopping at the Route 340 (Farm Bureau) bridge. This phase includes a beautiful plaza area with a pocket park, landscaping, a drinking fountain, picnic tables, benches, and a stage. Phase Three, completed in 2005, runs from the park-and-ride area under Route 211 Bypass and makes a large loop. This phase is approximately ¾ of a mile in length and transverses a riparian area. Further extensions have been completed to Linden Avenue and two-bathroom facilities have been added as comfort stations. To date, the total trail distance is roughly 3 miles.

<https://hawkswillgreenway.org/>

POCKET PARKS

The Town also maintains a small neighborhood park and several pocket parks throughout the Town. The Luray Inn Lawn Park is located across from the Page Public Library and consists of a community gazebo, picnic areas, and playground equipment. Eugene Park, located on Rosser Drive, is a community green area which often serves as an area for picnics and informal recreational activities. The Carillon Pond Park is located on West Main Street and includes a one-acre pond with a lighted fountain and picnic shelters. Slye Pocket Park is located on East Main Street and is a small park with landscaping, picnic tables, and benches. Creekside Commons is the Town's newest pocket park and features a roadside picnic area overlooking the Hawksbill Creek and Greenway Trail.

<https://www.townofluray.com/parks/pocket-parks>



I. FACILITIES

A. LAKE ARROWHEAD

- 1) Expand parking
- 2) Enhance information station (expansion of services and features)
- 3) Promote and enhance fishing and boating opportunities and amenities
- 4) Enhance recreational amenities (basketball and volleyball courts, nature trails)
- 5) Boat dock and handicap accessible platform

B. RALPH H DEAN RECREATION PARK

- 1) Update master plan elements map (additional amenities, parks and rec office)
- 2) Complete renovations of fit trail – Resurfacing and Exercise Station Upgrades
- 3) Lighting Upgrades and Additions for Ralph Dean Park Athletic Fields

C. POCKET PARKS

- 1) Enhance and promote locations for citizens and visitors

D. HAWKSBILL GREENWAY

- 1) Continue extension to Ralph H. Dean Recreational Park
- 2) Continue extension to West Side of town
- 3) Continue plans for development of Yager Spring/Redwell Furnace Expansion
- 4) Trail bollard and sign upgrades
- 5) Maintain close partnership with the Hawksbill Greenway Foundation
- 6) Maintain linear trail system to provide for and meet the community and guest needs
- 7) Kiosk upgrades and additional locations



Trout Derby 2025



Trout Derby 2025

II. MARKETING

A. **INSERT**

- 1) Partnerships
- 2) Grants
- 3) Funding Through Capital Improvement Project Funds
- 4) Enhance the use of social media
- 5) Coordination of seasonal and periodic users
- 6) Continue to promote events through rack cards, flyers, signage, and other print media
- 7) Effective and targeted coordination & marketing of events

SUMMARY

Luray's vast park system and open spaces provide essential outdoor recreational options for local families. These facilities enhance and maintain a wide variety of venues and activities to support Luray's citizens and the tourists.

Education & Child Care

PRIMARY & SECONDARY EDUCATION

Inside of town limits is Luray Elementary School and Luray Middle School; both located on Luray Avenue and serving town residents since 1961 and 1930 respectively. The newly constructed Luray High School (2009) lies just outside of the town limits but serves residents of Luray. Page County Public Schools runs schooling within the town and the entirety of Page County. With class sizes of 100-130 students in recent years, Luray schools serve as a key pillar of the community and ensure the future of Luray citizens.

On average between the three schools, Fall of 2024:

47% of students are Economically Disadvantaged

17% of students are Students with Disabilities

3.2% of students are English Language Learners

Data courtesy of the Virginia Department of Education

With sports teams, academic teams, music performances, art shows, student government, and service clubs- the schools open opportunities for youth empowerment and involvement in our community.



Sophie Williams

HIGHER EDUCATION & CAREER DEVELOPMENT

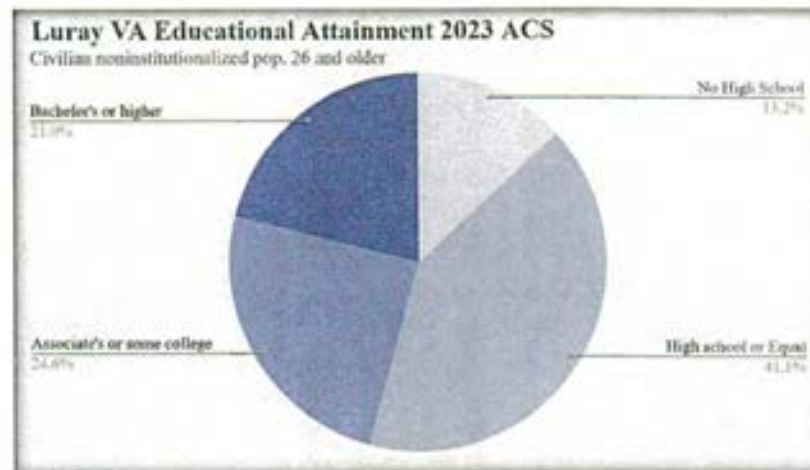
Luray hosts the Luray-Page chapter of Laurel Ridge Community College- LRCC (formally Lord Fairfax)- it offers associate degree programs, certificates, dual enrollment, and transfer opportunities to 4-year universities.

Jenkins Hall is the new center of the Luray-Page chapter. It opened in 2021 and is located behind the 2-11 shopping center.



LAUREL RIDGE COMMUNITY COLLEGE-LURAY CAMPUS

Page County Technical Center offers a wide range of opportunities for high school students and postgraduates, including electricity, automotive technology, welding, practical nursing, health sciences and cosmetology. In 1993, shortly after the Page County Technical Center, the Page County Technical Center Foundation (PCTCF) was established. The Foundation plays a critical role in efforts to enhance and expand the center's offerings, recognizing that technical training is a viable path to high demand careers.



Over the past 3 school years, on average, 13.9% of Luray High School students were enrolled in Dual Enrollment courses through LRCC. In the Class of 2024: Data courtesy of the Page Valley News

35% of students would pursue higher education from a 4-year or 2-year institution
22% graduated with a certificate from the Page County Technical Center

I. EDUCATION

A. WORKFORCE DEVELOPMENT & TRAINING OPTIONS

- 1) *Locate Small Business Development Center, Provide Training Program for Small Businesses*
- 2) *Maintain and grow the connection between Luray schools and town and community involvement*

II. CHILDCARE

A. Expanded support for childcare for Luray residents

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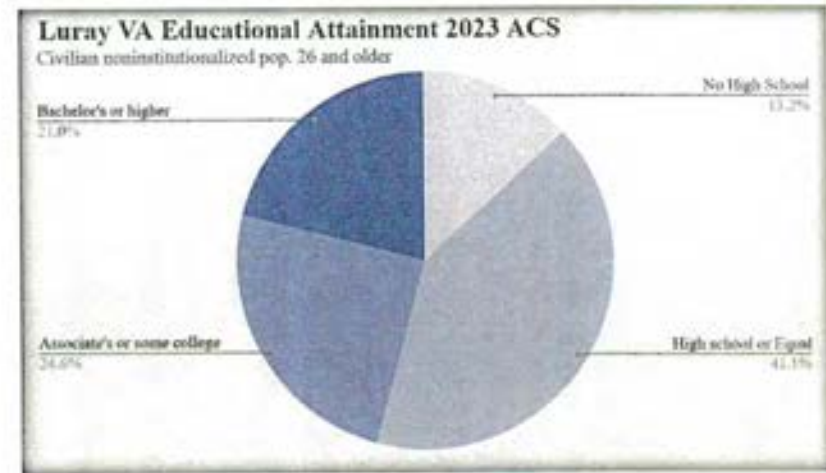
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Luray Elementary & Middle Schools

SUMMARY

Arts & Culture

INTRODUCTION

A wide range of arts and cultural opportunities in the Town of Luray are made possible through a collaborative effort between civic organizations, nonprofits, and public resources. While the Town's Parks and Recreation Department remains one of the most visible providers of cultural programming, it is far from the only contributor. Working alongside the Luray Downtown Initiative, Page Valley Arts Council, Page Alliance for Community Action, Luray-Page Chamber of Commerce, and other community partners, the Town helps host a variety of cultural and recreational events throughout the year. These include the popular Evenings on Main concert series at Ruffner Plaza, as well as seasonal celebrations and family-friendly activities during holidays and special occasions.

FESTIVAL & EVENTS

Luray, its Parks and Recreation Department in conjunction with the Luray Downtown Initiative, provides a variety of arts and cultural opportunities that promote community and tourism throughout the year. These events range from a series of evening concerts on the Ruffner Plaza, to organized events for families and children during popular holiday seasons.

Luray's most visible cultural event is the Page Valley Sunflower Festival, which takes place annually on the Saturday of Labor Day weekend at Ralph Dean Park. Other town sponsored events include the Youth Trout Derby, Arbor Day, Evenings on

Main, 4th of July Downtown Get Down, Trick-or-Treat Mainstreet, and several December festivities. However, civic organizations also provide popular cultural activities, in and around the Town of Luray and Page County. Two of these events are the Page Valley Agricultural and Industrial Fair, and the Page County Heritage Festival.

Other notable events include the annual Shriner's Bluegrass Festival, Page Valley Road Race, Luray Triathlon and various youth softball/baseball tournaments at the Ralph H. Dean Recreation Park.



Ruffner Plaza – Evenings On Main Concert Series

PERFORMING & VISUAL ARTS

The Rebecca J. Graves Center for the Performing Arts (PAL) is a nonprofit organization that is managed by a volunteer Board of Directors. PAL is supported in part by grants from the Virginia Commission on the Arts, and the National Endowment for the Arts. Since 2005, PAL has hosted a myriad of local, regional, and national performance artists.

Blue Ridge Youth Theatre, located in the Trackside Theatre, was created in 2009 to bring theater arts education, performance opportunities and entertainment to the youth of Page County and the Shenandoah Valley.

The Page Valley Arts Council is a 501(c) all volunteer organization comprised of individuals dedicated to celebrating, promoting, and enhancing the arts and cultural heritage of the local community. Its core objective is to showcase arts and artists in the region and help promote Page County as a destination for visitors interested in the arts and traditional and contemporary crafts. They have hosted the PVAC Festival of the Arts in Downtown Luray.

Trackside Theater is a volunteer-based nonprofit corporation whose mission is to provide Luray and Page County with a wide range of performance opportunities and theater arts education through various performances including musicals, dramas, and comedies. Like PAL, Trackside theater is also located in Downtown Luray.

I. UNIQUE EVENT VENUES

- A. PERFORMING ARTS OF LURAY (PAL)
- B. TRACKSIDE THEATER
- C. RUFFNER PLAZA
 - 1) Music – Evenings on Main
 - 2) Expand awareness of availability as an event location
- D. LURAY SINGING TOWER
- E. RALPH DEAN PARK
- F. LAKE ARROWHEAD

II. EXPANDING ARTS & POTENTIAL PATHWAYS

- A. COORDINATE & PROMOTE ACTIVITIES
- B. ARTS COUNCIL
- C. PARTICIPATION IN OTHER TOWNS EVENTS
- D. EDUCATIONAL TOPICS
 - 1) Reach out to schools and promote to students
- E. ARTISANS TRAIL
 - 1) Encourage Membership

Community Design & Beautification

INTRODUCTION

Luray offers our residents and visitors a number of facilities to enjoy life and to greet neighbors. From our recreational sites to our school properties, public space is abundant to enjoy in Luray. Town leaders are encouraged to continuously look to improve the Town's physical condition by maintaining existing assets and identifying new opportunities.

I. COMMUNITY FACILITIES

- A. PAGE PUBLIC LIBRARY
- B. LURAY SINGING TOWER
- C. RUFFNER PLAZA
 - 1) Add public restrooms



Luray Singing Tower

II. DOWNTOWN ENHANCEMENTS

A. OPEN AIR MARKET/VENUE

- 1) Public/Private partnership
- 2) Close to downtown
- 3) Overhead canopy, lights, electric, parking, bathrooms

B. COMMUNITY EVENTS

- 1) Investigate an indoor pool facility that engages swim/dive teams and healthcare aqua aerobics/rehabilitation groups, dive compatible, separate toddler areas, snack bar
- 2) Investigate Multi-Use/Multipurpose Facility with Meeting Rooms, Catering Area

C. STREETSCAPE PLANNING

- 1) Look for opportunities to construct sidewalks and trails that connect neighborhoods to public and private spaces and facilities.
- 2) Encourage a creative, artistic downtown that encompasses extensive shopping and dining options

D. DOWNTOWN BEAUTIFICATION

- 1) Continue to beautify Luray through enhancement projects that promote a sense of place and community.
- 2) Preserve the Town's buildings and structures which are of historical value

E. GREENWAY EXPANSION

III. EXPANDING COMMUNITY COMMUNICATION

- A. CITIZEN/VISITOR/GOVERNMENT INTERACTIONS
- B. ENHANCED USE OF SOCIAL MEDIA
- C. CREATE ONLINE TOOLS TO ENGAGE THE COMMUNITY

Transportation & Parking

INTRODUCTION

Luray strives to provide safe, efficient movement of vehicles, bicycles, and pedestrians throughout our community. Coordinating with the Virginia Department of Transportation and communicating future plans to our residents is essential to the success of our transportation networks.

I. VEHICULAR

A. CAPITAL IMPROVEMENTS

- 1) Continue implementation of capital improvements plan



Creekside Commons – Location of Electrical Vehicle Charging Station

II. AIRPORT

A. IMPROVEMENTS

- 2) Continue implementation of capital improvements plan



Luray Caverns Airport Terminal

III. PUBLIC TRANSIT

A. TRANSPORTATION OPTIONS

- 1) Evaluate commuter needs
- 2) Educate & promote on website & social media

IV. WAYFINDINGS

A. SIGNAGE

- 1) *Update gateway signs*
- 2) *Retro reflective*
- 3) *Add directional signs - Enhance navigation*
- 4) *Improve & relocate signage*
- 5) *Educate & promote on website & social media*

V. FUTURE PROJECTS

A. PRIVATE TRANSIT

- 1) *Encourage and promote qualified private transit for*
- 2) *citizens*

IV. PARKING

- 1) *Park & Ride - Continue to maintain – lights, safety, trash, restrooms*
- 2) *Ride Smart Program*



Park & Ride

CULVERT PROJECTS

Replacement to better enhance storm water flow

STREET PROJECTS

Pedestrian Improvements

INTRODUCTION

Luray strives to provide safe, efficient movement of vehicles, bicycles, and pedestrians throughout our community. In order to encourage walking and biking in Luray for tourists and residents, the Town of Luray wishes to create safe pathways for all. Coordinating with the Virginia Department of Transportation and communicating future plans to our residents is essential to the success of our transportation networks.



Luray Ave Pedestrian Sidewalk Extension

I. PEDESTRIANS & BICYCLES

A. IMPROVING CONNECTIVITY

- 1) Between neighborhoods & Downtown Business
- 2) District Connector sidewalks & trail systems
- 3) Link multi-modal and pedestrian sidewalks with trail expansion

- 4) Interconnect multimodal and street intersections

B. SAFE & EFFECTIVE PEDESTRIAN ROUTES

- 1) Midblock crossing points that are appropriately signed to direct pedestrians to those areas for safe crossing
- 2) Provide routes separated from street traffic
- 3) Provide routes that enable multiple users simultaneously

C. ADA ACCESSIBILITY

- 1) Major sidewalk connectors

D. EXPAND OPPORTUNITIES

- 1) Greenway Expansion



North End of Greenway – Future Greenway Expansion

II. FUTURE PROJECTS

A. SAFETY PROJECTS

infrastructure

INTRODUCTION

WATER PROJECTS

SEWER PROJECTS

STORMWATER

COMMUNICATION

FLOOD CONTROL

LIGHTING

Public Safety & Emergency Services

INTRODUCTION

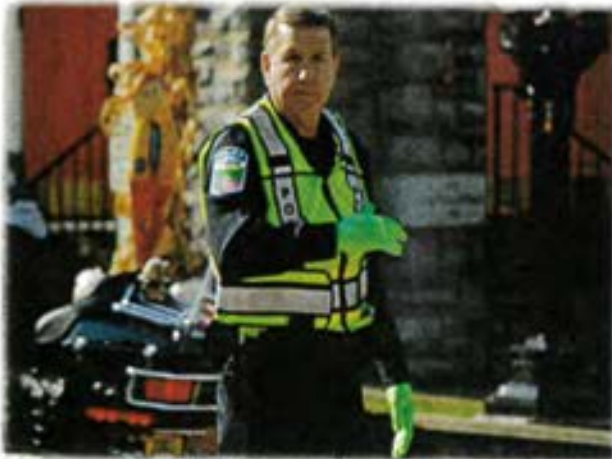
TOPICS OF INTEREST

TARGETED GOALS & POTENTIAL PATHWAYS

I. POLICE DEPARTMENT

A. COMMUNITY SAFETY & SECURITY

- 1) Enhance presence and outreach in the community
Enhance patrols
- 2) Enhance safety programs
- 3) Expand camera system
- 4) School Safety – Work with Luray Police Department to enhance school safety
- 5) Safe routes of access- Encourage and promote the use of Safe Routes to School



Photos by Luray Police Department

B. DRUG INTERDICTION

- 1) Active approach in the community
- 2) Boone – Police Drug Canine
- 3) Training for Officers



Boone-K9 Officer

C. CODE ENFORCEMENT

- 1) Handling complaints
- 2) Zoning infractions

D. EMERGENCY SERVICES

- 1) Incident response – Enhance annual training for department heads, staff, and community members
- 2) Disaster Response – Enhance and Educate

II. FIRE DEPARTMENT

A. COMMUNITY SAFETY & SECURITY

- 1) Fire Programs Grant
- 2) Hydrant Testing
- 3) GPS Hydrant Mapping



Photo by Luray Fire Department



Photo by Luray Rescue Squad

III. RESUE SQUAD

HEALTHCARE

Providing healthcare in rural areas is a top priority to improve the quality of life of residents. Rural healthcare poses unique challenges such as transportation, long distances, and poverty.

According to the United States Census Bureau, 8.2% of Luray residents are without healthcare coverage.

Healthcare in Luray is supported by these major programs and organizations: Valley Health Page Memorial Hospital, Page County Health Department, Remote Area Medical (RAM Clinic).

Additional businesses and organizations provide services to Luray and Page residents for substance rehabilitation, optometry, and dental services.

PAGE MEMORIAL HOSPITAL

For nearly a century, generations of families have relied on Page Memorial Hospital for their healthcare. Since the early 1920's, PMH has served its patients and families well with expertise, compassion and life-saving care. Page Memorial Hospital has operated from its original building in virtually the same location since 1958.

In 2006, a master facility plan recommended the need for either a major renovation or the construction of a replacement hospital to meet the needs of modern healthcare.

Valley Health, a system of six hospitals in Virginia and West Virginia with which PMH joined in 2008, committed \$37 million of the \$38.5 million required to build a new, three-story, 67,000 square-foot hospital with 25 beds in Luray.

The newly constructed hospital opened its doors for patients in 2014. The facility features an expanded Emergency Department and a larger inpatient unit and Rehabilitation Services Department. PMH provides a variety of diagnostic, medical and surgical services as well as around-the-clock nursing care and short-term rehabilitation. The specialty services offered include cardiology, neurology, orthopedics, and pulmonary.



In addition, in 2011 Valley Health broke ground on the new Page Health Care Associates' Medical Office Building. This 19,000 square foot building serves as a primary care facility, and its doors opened in the fall of 2012.

I. PUBLIC HEALTH

- A. TRANSPORTATION BETWEEN MEDICAL & PHARMACY FACILITIES
- B. DRUG REHABILITATION & COUNSELING PROGRAMS

II. MAJOR PROGRAMS & ORGANIZATIONS

- A. CONTINUED SUPPORT
- B. ENCOURAGE EXPANSION OF SPECIALISTS

OTHER RESOURCES

RELEVANT WEBSITES

Town of Luray (www.townofluray.com)

Luray Downtown Initiative (www.downtownluray.com)

Luray-Page Chamber of Commerce (www.visitluraypage.com)

Page County Economic Development (www.pagecounty.virginia.gov/295/Economic-Development-Authority-EDA)

Virginia Department of Historical Resources (www.dhr.virginia.gov)

REPORTS

Northern Shenandoah Valley Regional Commission Reports (www.nsvregion.org)

Town of Luray Municipal Code (https://library.municode.com/va/luray/codes/code_of_ordinances)

MAPS

Town of Luray Maps (www.townofluray.com/services-2/zoning)

IMAGERY

Town of Luray Facebook (www.facebook.com/townofluray)

STATE RESOURCES PLANNING DATA

Virginia Economic Development Partnership (www.vedp.org)

Virginia Tourism (www.virginia.org)

Virginia Association of Planning District Commission (www.vapdc.org)

Virginia Department of Emergency Management (www.vaemergency.gov)

Virginia Department of Transportation (www.vdot.virginia.gov)

FEDERAL WEBSITES

Federal Emergency Management Agency (www.fema.gov)

Department of Housing and Urban Development (www.hud.gov/states/virginia)

Federal Highway Administration (<https://highways.dot.gov>)

DATA & STATISTICS

United States Census Bureau (https://data.census.gov/profile/Luray_town,_Virginia?q=160XX00US5147528)

U.S. Bureau of Labor Statistics (www.bls.gov)



TOWN OF LURAY
Planning Commission
Regular Meeting
August 13, 2025

8B. Proposed Ordinance
Amendments



Town of Luray, Virginia

Planning Commission Agenda Statement

Item No: VIII-B

Meeting Date: August 13, 2025

Agenda Item:

PLANNING COMMISSION REVIEW & DISCUSSION

Item VIII-B – Proposed Zoning Amendments

Summary:

The Planning Commission is requested to review, discuss, and make recommendations regarding the proposed zoning ordinance amendments.

A copy of the proposed amendments is included for your review.

The original driver for these changes is a Resolution of Referral from the Town Council, which is also included for your review.

The principal changes focus on:

- 1) Clarifying acceptable uses in all zoning districts
- 2) Eliminating vague and confusing language regarding uses
- 3) Separating out the Bed & Breakfast and Manufactured Homes uses into their own chapters (518 and 520, respectively) for ease of use.
- 4) Adding the roof pitch element to the Manufactured Home section
- 5) Proposing that Manufactured Homes become a by-right use in the R-3 and R-4 zoning districts (as opposed to the Special Use they are now).

Number 5 above is a significant philosophical shift from the original intent of the ordinance but given that both the Commission and Council have discussed this very issue as a way to potentially enhance housing affordability options in Luray, the changes are included for consideration. Changing both, or only one district, are options to consider moving forward.

If the Commission is in favor of these amendments, they can direct staff to advertise for the appropriate Public Hearing at a future meeting.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: N/A

ARTICLE III. ZONING MAP AND ZONING DISTRICTS

304. Interpretation of district regulations.

The district regulations in article IV establish the uses and structures that are permitted by right and by special use permit in each zoning district. Any use that is not listed in the regulations as permitted by right or by special use permit is expressly prohibited.

ARTICLE IV. DISTRICT REGULATIONS

401. Low-Density Residential District R-1.

Statement of intent: This district is composed of certain quiet, low-density residential areas plus certain open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life where there are children, and to prohibit all activities of a commercial nature. To these ends, development is limited to relatively low concentration and permitted uses are limited basically to single unit dwellings providing homes for the residents plus certain additional uses such as schools, parks, churches, and certain public facilities that serve the residents of the district. ~~No home occupations (including room renting) are permitted.~~

401.1. Uses permitted by right: Only one main building and its accessory buildings may be erected on any lot or parcel of land in Residential District R-1.

- (a) Single-family dwellings.
- (b) Schools.
- (c) Churches.
- (d) Libraries.
- (e) Parks and playgrounds.
- (f) Off-street parking for uses permitted in this district as required by this ordinance.
- (g) Accessory buildings as defined, however, garages or other accessory buildings such as carports, porches and stoops attached to the main building shall be considered part of the main building. No accessory building may be closer than five feet to any property line.
- (h) Public utilities: Poles, lines, distribution transformers, booster and relay stations, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewage facilities.
- (i) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

- (j) Reserved.

(Ord. of 8-8-2016(1))

(k) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(l) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(m) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(n) Reserved.

(Mo. of 10-10-2000; Ord. of 9-12-2011, § 3)

(o) Electronic occupations.

(Ord. of 9-12-2011, § 4)

401.2. Uses permitted by special permit:

(a) Temporary mobile homes and temporary mobile home parks as set forth in section 508.

(b) Fire, police, and rescue squad stations.

~~(c) Other uses not specifically permitted, which are not expected to be recurring or of general application.~~

~~(Ord. of 4-28-1980, § 1)~~

401.3. Area regulations: The minimum lot area for permitted uses shall be 15,000 square feet, except that private schools must conform to land area requirements of the state board of education.

401.4. Setback regulations: All structures shall be located at least: (a) 35 feet from the front lot line; (b) 35 feet from the edge of any street right-of-way; and (c) 60 feet from the center of any street right-of-way. The line which complies with all of these minimum distances shall be known as the "setback line."

(Ord. of 8-14-2017(1), § 2)

401.5. Frontage regulations: The minimum lot width at the setback line shall be 100 feet.

401.6. Yard regulations:

(a) Side: Each side yard shall be a minimum of 15 feet.

(b) Rear: Each rear yard shall have a minimum of 35 feet.

401.7. Height regulations:

(a) Buildings may be erected up to 2½ stories but not to exceed 35 feet in height except that:

1. A public or semipublic building such as a school, church, or library may be erected to a height of 60 feet from grade provided that required front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.
2. Church spires, belfries, cupolas, municipal water towers, chimneys, flues, ~~flag poles~~, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

-
- (b) No accessory building which is within 20 feet of any party lot line shall be more than one story high. All accessory buildings shall be less than the main building in height.

401.8. Special provisions for corner lots:

- (a) Of the two sides of a corner lot, the owner may determine the front. All area and setback regulations of this section shall apply.

(Mo. of 4-10-1995)

- (b) The side yard on the side facing the side street shall be 35 feet or more for both main and accessory building.
- (c) Each corner lot shall have a minimum width at the setback line of 125 feet.

401.9. Signs: As provided in article VIII.

(Ord. of 8-8-2016(1))

402. Medium-Density Residential District R-2.

Statement of intent: This district is composed of certain medium concentration of residential uses, plus certain open areas where similar development appear likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life composed of an adult population with children. To these ends, development is limited to low-to-medium concentration and permitted uses are limited basically to single unit dwellings plus certain additional uses such as schools, parks, churches and certain public facilities that serve the district. ~~No home occupations are permitted.~~

402.1. Uses permitted by right: Only one building and its accessory buildings may be erected on any lot or parcel of land in Residential District R-2.

- (a) Single-family dwellings.
- (b) Schools.
- (c) Churches.
- (d) Libraries.
- (e) Parks and playgrounds.
- (f) Off-street parking for uses permitted in this district as required by this ordinance.
- (g) Accessory buildings permitted as defined, however, garages, or other accessory structures, such as carports, porches, and stoops attached to the main building, shall be considered part of the main building. No accessory building may be closer than five feet to any property line.
- (h) Public utilities: Poles, lines, distribution transformers, booster and relay stations, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewage systems.
- (i) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

- (j) Reserved.

(Ord. of 8-8-2016(1))

-
- (k) Reserved.
(Mo. of 4-10-1995; Ord. of 8-8-2016(1))
- (l) Reserved.
(Mo. of 4-10-1995; Ord. of 8-8-2016(1))
- (m) Reserved.
(Mo. of 4-10-1995; Ord. of 8-8-2016(1))
- (n) Reserved.
(Mo. of 10-10-2000; Ord. of 9-12-2011, § 5)
- (o) Electronic occupations.
(Ord. of 9-12-2011, § 6)

402.2. Uses permitted by special permit:

- (a) Temporary mobile homes and temporary mobile home parks ~~as set forth in section 508.~~
- (b) Fire, police and rescue squad stations.
- (c) ~~Reserved~~ ~~Other uses not specifically permitted, which are not expected to be recurring or of general application.~~

~~(Ord. of 4-28-1980, § 1)~~

- (d) Bed and breakfast home. ~~These regulations are established to allow the rental of bedrooms to guests in bed and breakfast homes while at the same time preserving the historical and residential character of the neighborhoods in which the dwellings are located. Bed and breakfast homes are allowed only along the listed major street to avoid bringing increased traffic and congestion by non residents into this residential district in order to ensure that the corridor maintains its residential character. Bed and breakfast homes shall be permitted only in single family attached dwellings.~~

~~(1) Guest registration shall not exceed a period of 14 consecutive calendar days.~~

~~(2) A bed and breakfast home shall have no more than three guest rooms and no more than six guests at any one time. Except that a bed and breakfast home situated on a lot one acre or greater in size shall be allowed no more than six guest rooms and no more than 12 guests. Existing cottages on the premises may be rented and shall be considered a guest room. Children 12 years old and under in the same room shall not be included in the total number of guests.~~

~~(3) At least one off-street parking space shall be provided for each guest room and each outside employee. No more than two parking spaces shall be permitted in the front yard. Parking spaces and driveways shall be constructed of gravel, compacted stone, concrete, asphalt, brick, or paving stones. Parking areas shall be screened and buffered as to preserve the residential character of the premises.~~

~~(4) An identification sign may be allowed on the property, not exceeding four square feet on either side.~~

~~(5) The bed and breakfast home must be occupied and managed by the owner or lessee of the property. Such owners or lessees may employ no more than one outside person to assist with the operation of the bed and breakfast home.~~

~~(6) Meals shall only be served to guests renting bedrooms in the dwelling.~~

~~(7) Applicable provisions of the Uniform Statewide Building Code, the commonwealth board of health, and all other applicable laws, regulations, inspections, and licenses shall be met.~~

~~(8) Transient occupancy tax and meals tax must be collected and remitted to the town.~~

~~(9) The application for a bed and breakfast home shall include a floor plan showing the location of each bedroom to be rented, including its dimensions and floor area, the location of exits and the location of smoke detectors. A site plan shall also be submitted showing the location of the parking to be provided.~~

~~(10) It shall be a violation of this section to advertise for rent to guests any bedroom exceeding the number of bedrooms authorized herein.~~

~~(Ord. of 6-9-1997; Res. No. 2005-05-02, 5-9-2005; Ord. of 12-9-2013, § 2)~~

(e) Home occupation.

(Ord. of 9-12-2011, § 13)

402.3. Area regulations:

- (a) For lots served by public water and sewage disposal or only public sewage disposal, the minimum lot area shall be 10,000 square feet. The required area for lots with on-site water systems shall be approved by the health official.
- (b) For lots not served by public sewerage systems the minimum lot area shall be 15,000 square feet. The required area for any such use shall be approved by the health official.

402.4. Setback regulations: All structures shall be located at least: (a) 35 feet from the front lot line; (b) 35 feet from the edge of any street right-of-way; and (c) 60 feet from the center of any street right-of-way. The line which complies with all of these minimum distances shall be known as the "setback line."

(Ord. of 8-14-2017(1), § 2)

402.5. Frontage regulations: The minimum lot width at the setback line shall be 75 feet.

402.6. Yard regulations:

- (a) Side: Each minimum side yard shall be a minimum of ten feet.
- (b) Rear: Each rear yard shall have a minimum of 25 feet.

402.7. Height regulations:

- (a) Buildings may be erected up to 2½ stories but not to exceed 35 feet in height except that:
 - 1. A public or semipublic building such as a school, church, or library may be erected to a height of 60 feet from grade provided that required front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.
 - 2. Church spires, belfries, cupolas, municipal water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.
- (b) Accessory buildings over one story in height shall be at least ten feet from any lot line. All accessory buildings shall be less than the main building in height.

402.8. Special provisions for corner lots:

- (a) Of the two sides of a corner lot, the owner may determine the front. All area and setback regulations of this section shall apply.

(Mo. of 4-10-1995)

(b) The side yard on the side facing the side street shall be 25 feet or more for both main and accessory buildings.

(c) Each corner lot shall have a minimum width at the setback line of 100 feet.

402.9. *Signs*: As provided in article VIII.

(Ord. of 8-8-2016(1))

403. High-Density Residential District R-3.

Statement of intent: This district is composed of certain medium to high concentration of residential uses, plus certain open areas where similar development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life composed of an adult population with children, and to permit certain commercial uses of a character unlikely to develop general concentration of traffic, crowds of customers, and general outdoor advertising. To these ends, retail activity is sharply limited and this district is protected against encroachment of general commercial or industrial uses. Residential types of structures for both permanent and transient occupancy and including institutions, are permitted plus structures for commercial uses conforming to the pattern of the district.

403.1. *Uses permitted by right*: In Residential District R-3, structures to be erected or land to be used shall be for one of the following uses:

(a) Single-family dwellings.

(b) Two-family dwellings.

(c) Libraries.

(d) Reserved.

(Mo. of 4-10-1995)

(e) Reserved.

(Mo. of 4-10-1995)

(f) Schools.

(g) Churches.

(h) Reserved.

(Ord. of 4-12-1993; Ord. of 12-11-1995)

(i) Reserved.

(Ord. of 4-12-1993; Mo. of 4-10-1995; Ord. of 12-11-1995)

(j) Reserved.

(Mo. of 4-10-1995)

(k) Parks and playgrounds.

(Supp. No. 54)

Created: 2024-11-12 12:06:03 [EST]

(l) Reserved.

(Ord. of 9-12-2011, § 20)

(m) Reserved.

(Ord. of 9-12-2011, § 14)

(n) Off-street parking for permitted uses in this district as required by this ordinance.

(o) Accessory buildings permitted as defined, however, garages or other accessory structures such as carports, porches, and stoops attached to the main building shall be considered part of the main building. No accessory building may be closer than one foot to any property line.

(p) Public utilities: Poles, lines, distribution transformers, booster and relay stations, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage facilities.

(q) Reserved.

(Mo. of 4-10-1995)

(r) Reserved.

(Res. No. 2017-12-03, § 1, 12-11-2017)

(s) Reserved.

(Mo. of 4-10-1995)

(t) Reserved.

(Mo. of 4-10-1995; Res. No. 2017-12-03, § 1, 12-11-2017)

(u) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(v) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(w) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(x) Electronic occupations.

(Ord. of 9-12-2011, § 7)

(y) Manufactured home.

403.2. Uses permitted by special permit:

(a) General hospitals and special care hospitals.

(b) Temporary mobile homes and temporary mobile home park ~~as set forth in section 508.~~

(c) Fire, police, and rescue squad stations.

(Supp. No. 54)

Created: 2024-11-12 12:06:03 [EST]

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- (d) ~~Reserved~~Other uses not specifically permitted, which are not expected to be recurring or of general application.

~~(Ord. of 4-28-1980, § 1)~~

- (e) ~~Reserved~~Manufactured home, if it meets the following requirements:

- ~~1. If it is a structure, transportable in two or more sections, which in the traveling mode is ten body feet or more in width or 40 body feet or more in length, or when erected on site is 800 or more square feet, and which is built on a permanent chassis and designed to be used as a single family dwelling with a permanent foundation when connected to the required utilities, and includes the plumbing, heating and electrical systems contained therein.~~
- ~~2. The special use permit application must be reviewed by the Luray Planning Commission and approved by the Luray Town Council.~~
- ~~3. The axles, wheels and towbar/hitch must be removed.~~
- ~~4. The roof must be constructed of shingles, or other materials customarily and normally used for conventional dwelling roofing, and must be approved by the planning commission and the Luray Town Council.~~
- ~~5. The underpinning shall consist of a permanent, continuous masonry foundation.~~
- ~~6. Siding must be of any material commonly used in conventional homes.~~
- ~~7. Front, rear and all other steps and landings must be constructed in accordance with all legal requirements.~~
- ~~8. All other Town of Luray zoning requirements must be met.~~

~~(Ord. of 3-12-1990; Ord. of 8-12-1991, § 2)~~

- (f) Homes for adults.

(Ord. of 12-11-1995)

- (g) Bed and breakfast home. ~~These regulations are established to allow the rental of bedrooms to guests in bed and breakfast homes while at the same time preserving the residential character of the neighborhoods in which the dwellings are located. Bed and breakfast homes shall be permitted only in single family detached dwellings. Approval for a bed and breakfast home shall be subject to the following:~~

- ~~(1) Guest registration shall not exceed a period of 14 consecutive calendar days.~~
- ~~(2) A bed and breakfast home shall have no more than three guest rooms and no more than six guests at any one time. Except that a bed and breakfast home situated on a lot one acre or greater in size shall be allowed no more than six guest rooms and no more than 12 guests. Existing cottages on the premises may be rented and shall be considered a guest room. Children 12 years old and under in the same room shall not be included in the total number of guests.~~
- ~~(3) At least one off-street parking space shall be provided for each guest room and each outside employee. No more than two parking spaces shall be permitted in the front yard. Parking spaces and driveways shall be constructed of gravel, compacted stone, concrete, asphalt, brick, or paving stones. Parking areas shall be screened and buffered as to preserve the residential character of the premises.~~
- ~~(4) An identification sign may be allowed on the property, not exceeding four square feet on either side.~~

~~(5) The bed and breakfast home must be occupied and managed by the owner or lessee of the property. Such owners or lessees may employ no more than one outside person to assist with the operation of the bed and breakfast home.~~

~~(6) Meals shall only be served to guests renting bedrooms in the dwelling.~~

~~(7) Applicable provisions of the Uniform Statewide Building Code, the commonwealth board of health, and all other applicable laws, regulations, inspections, and licenses shall be met.~~

~~(8) Transient occupancy tax and meals tax must be collected and remitted to the town.~~

~~(9) The application for a bed and breakfast home shall include a floor plan showing the location of each bedroom to be rented, including its dimensions and floor area, the location of exits and the location of smoke detectors. A site plan shall also be submitted showing the location of the parking to be provided.~~

~~(10) It shall be a violation of this section to advertise for rent to guests any bedroom exceeding the number of bedrooms authorized herein.~~

~~{Ord. of 6-9-1997; Res. No. 2005-05-02, 5-9-2005}~~

(h), (i) Reserved.

(j) Clubs and lodges.

(Mo. of 4-10-1995)

(k) Accessory dwelling units, ~~as set forth in article V, section 516.~~

(Ord. of 5-11-2009(2), § 1)

(l) Home occupation.

(Ord. of 9-12-2011, § 15)

(m) Professional offices.

(Ord. of 9-12-2011, § 21)

(n) Lodging houses.

(Res. No. 2017-12-02, § 1, 12-11-2017)

403.3. Area regulations:

(a) For lots served by public water and sewage disposal or only with public sewer, the minimum lot area shall be 7,000 square feet, plus 3,000 square feet for each additional dwelling unit. The health official shall approve all lot sizes for lots having either on-site water and/or on-site sewer systems.

(b) For two-family dwellings arranged side-by-side, each unit shall be assigned 5,000 square feet on the lot.

(c) For lots containing or intended to contain a single-family dwelling not served by public sewerage systems, the minimum lot area shall be 15,000 square feet. The required area for any such use shall be approved by the health official. All other permitted uses shall be served by public water and sewerage systems.

403.4 Setback regulations: All structures shall be located at least: (a) 35 feet from the front lot line; (b) 35 feet from the edge of any street right-of-way; and (c) 60 feet from the center of any street right-of-way. The line which complies with all of these minimum distances shall be known as the "setback line."

(Ord. of 8-14-2017(1), § 2)

403.5. Frontage regulations: The minimum lot width at the setback line shall be 60 feet, and for each additional dwelling unit above one there shall be at least ten feet of additional lot width at the setback line.

403.6. Yard regulations:

- (a) Side: The minimum side yard shall be ten feet.
- (b) Rear: The minimum rear yard shall be 25 feet.

403.7. Height regulations: Buildings may be erected up to 2½ stories but not to exceed 35 feet in height except that:

- 1. A public or semipublic building such as a school, church, library, or hospital may be erected to a height of 60 feet from grade provided that required front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.
- 2. Church spires, belfries, cupolas, monuments, municipal water towers, chimneys, flues, flag poles, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

403.8. Special provisions for corner lots:

- (a) Of the two sides of a corner lot, the owner may determine the front. All area and setback regulations of this section shall apply.

(Mo. of 4-10-1995)

- (b) The side yard on the side facing the side street shall be 20 feet or more for both main and accessory buildings.

403.9. Signs: As provided in article VIII.

(Ord. of 8-8-2016(1))

404. High-Density Residential (Boomfield) District R-4.

Statement of intent: This district is composed of certain medium to high concentration of residential uses, plus certain open areas where similar development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life composed of an adult population with children, and to permit certain commercial uses of a character unlikely to develop general concentration of traffic, crowds of customers, and general outdoor advertising. To these ends, retail activity is sharply limited and this district is protected against encroachment of general commercial or industrial uses. Residential types of structures for both permanent and transient occupancy and including institutions, are permitted plus structures for commercial uses conforming to the pattern of the district. This district has been designed specifically to provide regulations for the Boomfield Area.

404.1. Uses permitted by right: In Residential District R-4, structures to be erected on land to be used shall be for one of the following uses:

- (a) Single-family dwellings.

(b) Two-family dwellings.

(c) Libraries.

(d) Reserved.

(Mo. of 4-10-1995)

(e) Reserved.

(Mo. of 4-10-1995)

(f) Schools.

(g) Churches.

(h) Reserved.

(Ord. of 4-12-1993; Ord. of 12-11-1995)

(i) Reserved.

(Ord. of 4-12-1993; Ord. of 12-11-1995)

(j) Reserved.

(Mo. of 4-10-1995)

(k) Parks and playgrounds.

(l) Reserved.

(Ord. of 9-12-2011, § 22)

(m) Reserved.

(Ord. of 9-12-2011, § 16)

(n) Off-street parking for uses permitted in this district as required by this ordinance.

(o) Accessory buildings permitted as defined, however, garages or other accessory structures such as carports, porches, and stoops attached to the main building shall be considered part of the main building. No accessory building may be closer than one foot to any property line.

(p) Public utilities: Poles, lines, distribution transformers, booster and relay stations, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage facilities.

(q) Reserved.

(Mo. of 4-10-1995)

(r) Reserved.

(Res. No. 2017-12-03, § 2, 12-11-2017)

(s) Reserved.

(Mo. of 4-10-1995)

(t) Reserved.

(Mo. of 4-10-1995; Res. No. 2017-12-03, § 2, 12-11-2017)

(u) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(v) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(w) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(x) Electronic occupations.

(Ord. of 9-12-2011, § 8)

(y) Manufactured home.

404.2. Uses permitted by special permit:

(a) General hospitals and special care hospitals.

(b) Temporary mobile homes and temporary mobile home parks as set forth in section 508.

(c) Fire, police, and rescue squad stations.

(d) ~~Reserved~~~~Other uses not specifically permitted, which are not expected to be recurring or of general application.~~

~~(Ord. of 4-28-1980, § 1)~~

(e) ~~Manufactured home~~Reserved, if it meets the following requirements:

~~1. If it is a structure, transportable in two or more sections, which in the traveling mode is ten body feet or more in width or 40 body feet or more in length, or when erected on site is 800 or more square feet, and which is built on a permanent chassis and designed to be used as a single family dwelling with a permanent foundation when connected to the required utilities, and includes the plumbing, heating and electrical systems contained therein.~~

~~2. The special use permit application must be reviewed by the Luray Planning Commission and approved by the Luray Town Council.~~

~~3. The axles, wheels and towbar/hitch must be removed.~~

~~4. The roof must be constructed of shingles, or other materials customarily and normally used for conventional dwelling roofing, and must be approved by the planning commission and the Luray Town Council.~~

~~5. The underpinning shall consist of a permanent, continuous masonry foundation.~~

~~6. Siding must be of any material commonly used in conventional homes.~~

~~7. Front, rear and all other steps and landings must be constructed in accordance with all legal requirements.~~

~~8. All other Town of Luray zoning requirements must be met.~~

~~{Ord. of 3-12-1990; Ord. of 8-12-1991, § 3}~~

(f) Homes for adults.

(Ord. of 12-11-1995)

(g) Bed and breakfast home. ~~These regulations are established to allow the rental of bedrooms to guests in bed and breakfast homes while at the same time preserving the residential character of the neighborhoods in which the dwellings are located. Bed and breakfast homes shall be permitted only in single family detached dwellings. Approval for a bed and breakfast home shall be subject to the following:~~

~~(1) Guest registration shall not exceed a period of 14 consecutive calendar days.~~

~~(2) A bed and breakfast home shall have no more than three guest rooms and no more than six guests at any one time. Except that a bed and breakfast home situated on a lot one acre or greater in size shall be allowed no more than six guest rooms and no more than 12 guests. Existing cottages on the premises may be rented and shall be considered a guest room. Children 12 years old and under in the same room shall not be included in the total number of guests.~~

~~(3) At least one off street parking space shall be provided for each guest room and each outside employee. No more than two parking spaces shall be permitted in the front yard. Parking spaces and driveways shall be constructed of gravel, compacted stone, concrete, asphalt, brick, or paving stones. Parking areas shall be screened and buffered as to preserve the residential character of the premises.~~

~~(4) An identification sign may be allowed on the property, not exceeding four square feet on either side.~~

~~(5) The bed and breakfast home must be occupied and managed by the owner or lessee of the property. Such owners or lessees may employ no more than one outside person to assist with the operation of the bed and breakfast home.~~

~~(6) Meals shall only be served to guests renting bedrooms in the dwelling.~~

~~(7) Applicable provisions of the Uniform Statewide Building Code, the commonwealth board of health, and all other applicable laws, regulations, inspections, and licenses shall be met.~~

~~(8) Transient occupancy tax and meals tax must be collected and remitted to the town.~~

~~(9) The application for a bed and breakfast home shall include a floor plan showing the location of each bedroom to be rented, including its dimensions and floor area, the location of exits and the location of smoke detectors. A site plan shall also be submitted showing the location of the parking to be provided.~~

~~(10) It shall be a violation of this section to advertise for rent to guests any bedroom exceeding the number of bedrooms authorized herein.~~

~~{Ord. of 6-9-1997; Res. No. 2005-05-02, 5-9-2005}~~

(h), (i) Reserved.

(j) Clubs and lodges.

(Mo. of 4-10-1995)

(l) Home occupation.

(Ord. of 9-12-2011, § 17)

(m) Professional offices.

(Ord. of 9-12-2011, § 23)

(n) Triplex.

(Mo. of 12-14-2015)

(o) Reserved.

(Res. No. 2017-12-02, § 2, 12-11-2017; Ord. of 9-9-2024, § 2)

404.3. Area regulations:

- (a) For a single family dwelling, the minimum lot area shall be 6,000 square feet.
- (b) For two-family dwellings arranged side-by-side, the minimum lot area shall be 7,000 square feet. Each unit shall be assigned 3,500 square feet on the lot. A lot containing a two-family dwelling arranged side-by-side may be further divided into separate parcels for each dwelling unit, provided that the resulting lot size for each dwelling unit is a minimum of 3,500 square feet, and provided further that there be a firewall meeting all legal and regulatory requirements between the two dwellings.

(Ord. of 8-10-1992)

- (c) Triplex units arranged side-by-side can be divided into lot sizes as deemed appropriate; provided the units are located on a lot with a minimum aggregate size of 10,000 square feet, and contains a firewall between individual dwelling units. A triplex unit shall possess a minimum of 75 feet of lot width at the setback line, and no individual unit/lot shall possess less than 20 feet of lot width.

(Mo. of 12-14-2015; Ord. of 1-9-2017(1))

404.4. Setback regulations: All structures shall be located at least: (a) 15 feet from the front lot line; (b) 15 feet from the edge of any street right-of-way; and (c) 40 feet from the center of any street right-of-way. The line which complies with all of these minimum distances shall be known as the "setback line."

(Ord. of 8-14-2017(1), § 3)

404.5. Frontage regulations: The minimum lot width at the setback line shall be 50 feet.

404.6. Yard regulations:

- (a) Each side yard shall be a minimum of five feet.
- (b) The minimum rear yard shall be 25 feet.

404.7. Height regulations: Buildings may be erected up to 2½ stories but not to exceed 35 feet in height from grade except that:

1. A public or semipublic building such as a school, church, library, or hospital may be erected to a height of 60 feet from grade provided that required front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.
2. Church spires, belfries, cupolas, monuments, municipal water towers, chimneys, flues, flag poles, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

404.8. Special provisions for corner lots:

- (a) Of the two sides of a corner lot, the owner may determine the front. All area and setback regulations of this section shall apply.

(Mo. of 4-10-1995)

- (b) The side yard facing the side street shall be a minimum of five feet.

404.9. Signs: As provided in article VIII.

(Ord. of 8-8-2016(1))

405. Townhouse and Apartment Residential District R-5.

Statement of intent: This district is intended to be composed of some of the highest residential densities in the Town of Luray. The regulations for this district are designed to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life composed of an adult population with children. Various types of residential structures for permanent occupancy are permitted along with institutional uses. This is the only residential district in Luray in which apartments and townhouses are permitted.

405.1. Uses Permitted by right: In Residential District R-5, structures to be erected on land to be used shall be for one of the following uses:

- (a) Single-family dwellings.
- (b) Two-family dwellings.
- (c) Libraries.
- (d) Schools.
- (e) Churches.
- (f) Parks and playgrounds.
- (g) Off-street parking for uses permitted in this district as required by this ordinance.
- (h) Accessory buildings permitted as defined, however, garages or other accessory structures such as carports, porches, and stoops attached to the main building shall be considered part of the main building. No accessory building may be closer than one foot to any property line.
- (i) Public utilities: Poles, lines, distribution transformers, booster relay stations, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage facilities.
- (j) Reserved.

(Ord. of 8-8-2016(1))

- (k) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

- (l) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

- (m) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

- (n) Reserved.

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(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

- (o) Garden apartments in accordance with section 511.
- (p) Electronic office.

(Mo. of 10-10-2000)

- (q) Townhouses in accordance with section 510.

(Ord. No. 2006-07-02, § 1, 7-10-2006)

- (r) Electronic occupations.

(Ord. of 9-12-2011, § 9)

405.2. Uses permitted by special permit:

- (a) Temporary mobile homes and temporary mobile home parks as set forth in section 508.
- (b) Fire, police, and rescue squad stations.
- (c) ~~Reserved Other uses not specifically permitted, which are not expected to be recurring or of general application.~~

~~(Ord. of 4-28-1980, § 1)~~

- (d) Reserved.

(Res. No. 2017-12-02, § 3, 12-11-2017; Ord. of 9-9-2024, § 2)

405.3. Area regulations:

- (a) For lots served by public water and sewage disposal, the minimum lot area shall be 7,000 square feet.
- (b) For two-family units, for lots served by public water and sewage disposal, the minimum lot area shall be 10,000 square feet.

(Mo. of 4-10-1995)

- (c) For two-family dwelling units arranged side-by-side, each unit shall be assigned 5,000 square feet on the lot.
- (d) For townhouses, see section 510.
- (e) For garden apartments, see section 511.

405.4 Setback regulations: All structures shall be located at least: (a) 35 feet from the front lot line; (b) 35 feet from the edge of any street right-of-way; and (c) 60 feet from the center of any street right-of-way. The line which complies with all of these minimum distances shall be known as the "setback line."

(Ord. of 8-14-2017(1), § 2)

405.5. Frontage regulations: The minimum lot width at the setback line shall be 60 feet, and for each additional dwelling unit above one there shall be at least ten feet of additional lot width at the setback line. (Unless as otherwise specified for townhouses and garden apartments.)

405.6. Yard regulations:

- (a) Side: The minimum side yard shall be ten feet.

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- (b) Rear: The minimum rear yard shall be 25 feet. (Unless as otherwise specified for townhouses and garden apartments.)

405.7. Height regulations: Buildings may be erected up to 2½ stories but not to exceed 35 feet in height from grade except that:

1. A public or semipublic building, such as a school or church, may be erected to a height of 60 feet from grade provided that required front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.
2. Church spires, belfries, cupolas, monuments, municipal water towers, chimneys, flues, flag poles, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest. (Unless as otherwise specified for townhouses and garden apartments.)

405.8. Special provisions for corner lots:

- (a) Of the two sides of a corner lot, the owner may determine the front. All area and setback regulations of this section shall apply.

(Mo. of 4-10-1995)

- (b) The side yard on the side facing the side street shall be 20 feet or more for both main and accessory buildings. (Unless as otherwise specified for townhouses and garden apartments.)

405.9. Signs: As provided in article VIII.

(Ord. of 8-8-2016(1))

406. Business District B-1.

Statement of intent: Generally this district covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise due to the congregation of people and passenger vehicles.

406.1. Uses permitted by right: In Business District B-1, structures to be erected or land to be used shall be for one or more of the following:

- (a) Retail food stores.
- (b) Bakeries.
- (c) Drycleaners.
- (d) Laundries or laundromats.
- (e) Wearing apparel stores.
- (f) Drugstores.
- (g) Barber and beauty shops.
- (h) Auto and home appliance services.
- (i) Theaters, assembly halls.
- (j) Hotels and motels.

(Mo. of 4-10-1995)

(k) Office buildings (see professional offices).

(Ord. of 9-12-2011, § 24)

(l) Churches.

(m) Libraries.

(n) Hospitals, general.

(o) Animal hospital or clinic, veterinary office.

(p) Funeral homes.

(q) Services stations (with major repair under cover), and garages.

(r) Clubs and lodges.

(s) Auto sales and service.

(t) Lumber and building supply (with storage under cover).

(u) Plumbing and electrical supply (with storage under cover).

(v) Machinery sales and service.

(w) Furniture stores.

(x) Restaurants.

(y) Public utilities.

(z) Commercial recreation, tourist and scenic attractions.

(aa) Off-street parking for permitted uses in this district as required by this ordinance.

(bb) Single-family dwellings constructed prior to October, 1977 when used as a residential single-family dwelling.

(Ord. of 10-15-2019)

(cc) Artisan food and beverage—Maximum size of individual production establishment is 2,000 square feet of gross floor area per establishment.

(Ord. of 8-10-2020)

(dd), (ee) Reserved.

(Res. No. 2017-12-05, § 1, 12-11-2017)

(ff) Pet stores.

(Ord. of 9-17-1990)

(gg) Banks.

(Ord. of 9-17-1990)

(hh) Photographers, photographic services.

(Ord. of 11-12-1990)

(ii) Bookstore.

(Ord. of 11-12-1990)

(jj) General retail stores.

(Mo. of 4-10-1995)

(kk) Businesses for the rental or sale of equipment of all sizes and designs and rental of supplies or any other items, except that no equipment or other items for rental or sale shall be stored outside.

(Mo. of 11-8-1999)

(ll) Country inn.

(Res. No. 2005-05-02, 5-9-2005)

(mm) Small winery operation.

(Ord. of 5-10-2010, § 2)

(nn) Microbrewery.

(Ord. of 5-10-2010, § 2)

(oo) Electronic occupations.

(Ord. of 9-12-2011, § 10)

(pp) Home occupation.

(Ord. of 9-12-2011, § 18)

(qq) Mixed-use development.

(Ord. of 5-9-2016(1), § 2)

(rr) Schools.

(Ord. of 3-13-2017(1))

(ss) Bed and breakfast homes.

(Ord. of 5-8-2017, § 3)

(tt) Lodging houses.

(Ord. of 5-8-2017, § 3)

(uu) Accessory buildings.

(Res. No. 2017-12-05, § 2, 12-11-2017)

406.2. Uses permitted by special permit:

(a) Apartment houses.

(b) Wholesale houses.

(Mo. of 4-10-1995)

- (c) Public billiard parlors and poolroom, bowling alleys, dance halls, and similar forms of public amusement. The governing body shall request that the planning commission submit a recommendation to it concerning such use applications. In approving any such application, the governing body may establish such special requirements and regulations for the protection of adjacent property, set the hours of operation, and make requirements as it may deem necessary in the public interest.
- (d) Temporary mobile homes and temporary mobile home parks as set forth in section 508.
- (e) Fire, police, and rescue squad stations.
- (f) ~~Reserved Other uses not specifically permitted, which are not expected to be recurring or of general application.~~

~~{Ord. of 4-28-1980, § 1}~~

- (g) ~~Manufactured home, if it meets the following requirements:~~
 - ~~1. If it is a structure, transportable in two or more sections, which in the traveling mode in ten body feet or more in width or 40 body feet or more in length, or when erected on site is 800 or more square feet, and which is built on a permanent chassis and designed to be used as a single family dwelling with a permanent foundation when connected to the required utilities, and includes the plumbing, heating and electrical systems contained therein.~~
 - ~~2. The special use permit application must be reviewed by the Luray Planning Commission and approved by the Luray Town Council.~~
 - ~~3. The axles, wheels and towbar/hitch must be removed.~~
 - ~~4. The roof must be constructed of shingles, or other materials customarily and normally used for conventional dwelling roofing, and must be approved by the planning commission and the Luray Town Council.~~
 - ~~5. The underpinning shall consist of a permanent, continuous masonry foundation.~~
 - ~~6. Siding must be of any material commonly used in conventional homes.~~
 - ~~7. Front, rear and all other steps and landings must be constructed in accordance with all legal requirements.~~
 - ~~8. All other Town of Luray zoning requirements must be met.~~

~~{Ord. of 3-12-1990; Ord. of 8-12-1991, § 4}~~

- (h) Single-family dwellings not permitted by right in section 406.1(bb).

(Amendment of 12-9-1991; Ord. of 10-15-2019)

- (i) Preschool, child care facilities.

(Ord. of 7-9-1990, § 2)

- (j) Mini-storage units.

(Ord. of 12-11-1989)

- (k) Homes for adults.

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(Ord. of 4-12-1993)

(l) Reserved.

(Ord. of 6-9-1997; Res. No. 2005-05-02, 5-9-2005; Ord. of 8-8-2016(1); Ord. of 5-8-2017, § 4)

(m) Two-family dwellings.

(Ord. of 8-11-1997)

(n) Townhouses for sale or rental in accordance with section 510.

(Ord. of 8-11-1997)

(o) Tattoo parlor.

(Ord. of 10-13-2009, § 2)

(p) Artisan manufacturing—Maximum size of individual production establishment is 4,000 square feet of gross floor area per establishment.

1. Intended business:

- a. Breweries and distilleries.
- b. Food production—Coffee roasters, popcorn, bakery, confectionaries.
- c. Apparel.
- d. Furniture.
- e. Sporting goods.
- f. Jewelry/watches.
- g. Artisans/crafters.
- h. Personal hygiene/makeup—Soap, makeup.
- i. Glass blowing.
- j. 3-D printing.

(Ord. of 8-10-2020)

406.3. Area regulations: None.

406.4. Setback regulations: None.

406.5. Frontage and yard regulations: For permitted uses, the minimum side yard or rear yard adjoining or adjacent to a residential district shall be 25 feet and off-street parking shall be in accordance with the provisions contained herein.

406.6. Height regulations:

- (a) Buildings may be erected up to 45 feet in height from grade.
- (b) Church spires, belfries, cupolas, monuments, cooling towers, municipal water towers, chimneys, flues, flag poles, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

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406.7. Requirements for permitted uses: Before a building permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, detailed site plans (three copies) in sufficient detail to show the operations and processes shall be submitted to the zoning administrator for study. The administrator may refer these plans to the planning commission for their recommendations. Modification of the plans may be required. A use permitted by special permit shall also receive approval or rejection by the town council. Such site plan shall be proposed in accordance with section 515.

406.8. Signs: As provided in article VIII.

(Ord. of 8-8-2016(1))

407. Limited Industrial District M-1.

Statement of intent: The preliminary purpose of this district is to permit certain industries to locate adjacent to residential uses, without harming such residential property.

407.1. Uses permitted by special permit: In Industrial District M-1 any structure to be erected or land to be used shall be for one or more of the following uses:

- (a) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs. Also the manufacture of small parts such as coils, condensers, transformers, and crystal holders.
- (b) Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping or battery manufacture.
- (c) Blacksmith shop, welding or machine shop, excluding punch presses exceeding 40 ton rated capacity and drop hammers.
- (d) Laboratories, pharmaceutical and/or medical.
- (e) Manufacture, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products.
- (f) Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, straw, textiles, tobacco, wood, yarn, and paint.
- (g) Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
- (h) Manufacture of musical instruments, toys, novelties and rubber and metal stamps.
- (i) Building material sales yards, plumbing supplies storage.
- (j) Coal and wood yards, lumber yards, feed and seed stores.
- (k) Contractors' equipment storage yards or plants, or rental of equipment commonly used by contractors.
- (l) Cabinet, furniture and upholstery shops.
- (m) Boat building.
- (n) Stone monument works.
- (o) Veterinary hospital, kennels.
- (p) Wholesale businesses, storage warehouses.

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- (q) Off-street parking for permitted uses in the district as required by this ordinance.
 - (r) Public utility generating, booster or relay stations, transformer substations, transmission lines and towers, and other facilities for the provision and maintenance of public utilities, including railroads and facilities, and water and sewage installations.

- (s) Reserved.

(Ord. of 8-8-2016(1))

- (t) Reserved.

(Ord. of 8-8-2016(1))

- (u) Reserved.

(Ord. of 8-8-2016(1))

- (v) Airports.

- (w) Temporary mobile homes and temporary mobile home parks as set forth in section 508.

- (x) Fire, police, and rescue squad stations.

- (y) ~~Reserved~~ Other uses not herein specifically listed.

~~(Ord. of 4-28-1980, § 2)~~

- (z) Small winery operation.

(Ord. of 5-10-2010, § 3)

- (aa) Microbrewery.

(Ord. of 5-10-2010, § 3)

- (bb) Lodging houses.

(Res. No. 2017-12-02, § 4, 12-11-2017)

407.2. Requirements for permitted uses:

- (a) Before a building permit, or special use permit, shall be issued or construction commenced on any enumerated use in this district, or a special permit issued for a new use, the plans (three copies), in sufficient detail to show the operations and processes, shall be submitted to the zoning administrator for study. Modifications of the plans may be required. Site plans shall be prepared in accordance with section 515.
- (b) Such uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid board fence or evergreen hedge six feet in height. Public utilities and signs requiring natural air circulation, unobstructed view, or other technical consideration necessary for proper operation may be exempt from this provision. This exception does not include storing of any materials.
- (c) Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards. Landscaping may be permitted up to a height of three feet, and to within 50 feet from the corner of any intersecting streets.

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- (d) Sufficient area shall be provided to adequately screen such uses from adjacent business and residential districts and for off-street parking of vehicles incidental to the industry, its employees and clients.
 - (e) Automobile graveyards and junkyards in existence at the time of the adoption of this ordinance are to be considered as nonconforming uses. They shall be allowed up to three years after adoption of this ordinance in which to completely screen, on any side open to view from a public road, the operation or use by a masonry wall, a uniformly painted solid board fence or an evergreen hedge six feet in height. They shall comply with all other regulations for nonconforming uses of land.

(Ord. of 4-28-1980, § 4)

407.3. Area regulations: The minimum lot area shall be 10,000 square feet.

407.4. Setback regulations: All structures shall be located at least (a) 20 feet from the front lot line; (b) 20 feet from the edge of any street right-of-way; and (c) 45 feet from the center of any street right-of-way. The line which complies with all of these minimum distances shall be known as the "setback line."

(Ord. of 8-14-2017(1), § 4)

407.5. Frontage regulations: None.

407.6. Yard regulations: For permitted uses the minimum side yard adjoining or adjacent to a residential district shall be 20 feet. The side yard of all corner lots shall be 20 feet or more. A rear yard adjacent to a residential district shall be a minimum of 20 feet.

407.7. Height regulations: Buildings may be erected up to a height of 45 feet. Chimneys, flues, cooling towers, flag poles, radio or communication towers or their accessory facilities not normally occupied by workmen are excluded from this limitation. Parapet walls are permitted up to four feet above the limited height of the building on which the walls rest.

407.8. Signs: As provided in article VIII.

(Ord. of 8-8-2016(1))

412. Open Space/Park (OSP).

Statement of intent. It is the intent of this district to perpetuate the rural atmosphere, open space and scenic landscape of the area. This district is established for the specific purpose of conserving natural resources, promoting outdoor recreation areas, and protecting existing undeveloped areas.

412.1. Uses permitted by right:

- A. Public park and recreation areas.
- B. Forest, scenic and wildlife preserves and conservation areas.
- C. Agriculture.
- D. Parking for designated by right uses.

412.2. Uses permitted by special permit:

- A. Police, fire and rescue squad stations; other essential public services.
- B. Bed and breakfast home. ~~These regulations are established to allow the rental of bedrooms to guests in bed and breakfast homes while at the same time preserving the residential character of the neighborhoods in which the dwellings are located. Bed and breakfast homes shall be permitted only in~~

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~~single family detached dwellings. Approval for a bed and breakfast home shall be subject to the following:~~

- ~~(1) Guest registration shall not exceed a period of 14 consecutive calendar days.~~
 - ~~(2) A bed and breakfast home shall have no more than three guest rooms and no more than six guests at any one time, except that a bed and breakfast home situated on a lot one acre or greater in size shall be allowed no more than six guest rooms and no more than 12 guests. Existing cottages on the premises may be rented and shall be considered a guest room. Children 12 years old and under in the same room shall not be included in the total number of guests.~~
 - ~~(3) At least one off street parking space shall be provided for each guest room and each outside employee. No more than two parking spaces shall be permitted in the front yard. Parking spaces and driveways shall be constructed of gravel, compacted stone, concrete, asphalt, brick, or paving stones. Parking areas shall be screened and buffered as to preserve the residential character of the premises.~~
 - ~~(4) An identification sign may be allowed on the property, not exceeding four square feet on either side.~~
 - ~~(5) The bed and breakfast home must be occupied and managed by the owner or lessee of the property. Such owners or lessees may employ no more than one outside person to assist with the operation of the bed and breakfast home.~~
 - ~~(6) Meals shall only be served to guests renting bedrooms in the dwelling.~~
 - ~~(7) Applicable provisions of the Uniform Statewide Building Code, the commonwealth board of health, and all other applicable laws, regulations, inspections, and licenses shall be met.~~
 - ~~(8) Transient occupancy tax and meals tax must be collected and remitted to the town.~~
 - ~~(9) The application for a bed and breakfast home shall include a floor plan showing the location of each bedroom to be rented, including its dimensions and floor area, the location of exits and the location of smoke detectors. A site plan shall also be submitted showing the location of the parking to be provided.~~
 - ~~(10) It shall be a violation of this section to advertise for rent to guests any bedroom exceeding the number of bedrooms authorized herein.~~
- C. Commercial outdoor recreation areas and facilities: Parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses; archery; laser tag; paintball; and other similar uses.
- D. Outdoor commercial recreation areas and facilities: Camps and campgrounds.
- E. Cemeteries.
- ~~F. Other uses not specifically permitted, which are not expected to be recurring or of general application.~~

412.3 Open space designated and required within the Planned Neighborhood Development District shall not be considered for rezoning to this district.

(Am. of 8-9-2021(1))

518. Bed and breakfast homes.

These regulations are established to allow the rental of bedrooms to guests in bed and breakfast homes while at the same time preserving the historical and residential character of the neighborhoods in which the dwellings are located.

- (a) Bed and breakfast homes are allowed only along the listed major street to avoid bringing increased traffic and congestion by non-residents into this residential district in order to ensure that the corridor maintains its residential character.
- (b) Bed and breakfast homes are permitted only in single-family attached dwellings.
- (c) ~~(1)~~—Guest registration shall not exceed a period of 14 consecutive days.
- (d) A bed and breakfast home shall have no more than three guest rooms and no more than six guests at any one time. Except that a bed and breakfast home situated on a lot one acre or greater in size shall be allowed no more than six guest rooms and no more than 12 guests. Existing cottages on the premises may be rented and shall be considered a guest room. Children 12 years old and under in the same room shall not be included in the total number of guests.
- (e) At least one off-street parking space shall be provided for each guest room and each outside employee. No more than two parking spaces shall be permitted in the front yard. Parking spaces and driveways shall be constructed of gravel, compacted stone, concrete, asphalt, brick, or paving stones. Parking areas shall be screened and buffered as to preserve the residential character of the premises.
- (f) An identification sign may be allowed on the property, not exceeding four square feet on either side.
- (g) The bed and breakfast home must be occupied and managed by the owner or lessee of the property. Such owners or lessees may employ no more than one outside person to assist with the operation of the bed and breakfast home.
- (h) Meals shall only be served to guests renting bedrooms in the dwelling.
- (i) Applicable provisions of the Uniform Statewide Building Code, the commonwealth board of health, and all other applicable laws, regulations, inspections, and licenses shall be met.
- (j) Transient occupancy tax and meals tax must be collected and remitted to the town.
- (k) The special use permit application for a bed and breakfast home shall include a floor plan showing the location of each bedroom to be rented, including its dimensions and floor area, the location of exits and the location of smoke detectors. A site plan shall also be submitted showing the location of the parking to be provided.
- (l) The number of bedrooms advertised as available for rent shall not exceed the number of bedrooms authorized herein.

520. Manufactured homes.

Manufactured homes are subject to the following requirements:

- (a) The structure must be transportable in two or more sections, which in the traveling mode is ten body feet or more in width or 40 body feet or more in length, or when erected on site is 800 or more square feet, and which is built on a permanent chassis and designed to be used as a single-family dwelling with a permanent foundation when connected to the required utilities, and includes the plumbing, heating and electrical systems contained therein.
- (b) The axles, wheels and towbar/hitch must be removed.

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- (c) The roof must be constructed of shingles, or other materials customarily and normally used for conventional dwelling roofing, and must have a pitch of 6/12 or steeper.
 - (d) The underpinning shall consist of a permanent, continuous masonry foundation.
 - (e) Siding must be of any material commonly used in conventional homes.
 - (f) Front, rear and all other steps and landings must be constructed in accordance with all legal requirements.
 - (g) All other Town of Luray zoning requirements must be met.

Resolution No. 2025-__

A RESOLUTION REFERRING THE MATTER OF DATA CENTER REGULATION TO THE PLANNING COMMISSION FOR EVALUATION AND RECOMMENDATION

WHEREAS, the Town Council of Luray recognizes the increasing interest in data center development across Virginia, including rural areas similar to Luray; and

WHEREAS, data centers have been shown to impose significant impacts on local communities, including but not limited to excessive water consumption, intensive energy demands, disruption of viewsheds and community character, noise pollution, limited job creation relative to land use, and potential financial risks associated with overpromised revenues and costly incentives; and

WHEREAS, communities throughout the Commonwealth have experienced division, misinformation, and strained public resources as a result of data center proposals and development; and

WHEREAS, it is in the best interest of the Town of Luray to proactively assess and clarify its land use policies and zoning regulations to protect community interests, preserve rural character, and maintain control over infrastructure and natural resources;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Luray, Virginia:

1. That the Town Council hereby refers the matter of data center development to the Luray Planning Commission for study, evaluation, and public discussion.
2. That the Planning Commission is requested to consider and make recommendations on the following actions:
 - a. Establishing clear definitions for data centers and related infrastructure in the Town's zoning and land use ordinances.
 - b. Exploring explicitly prohibiting data centers and related infrastructure as a permitted use within the Town of Luray.
 - c. Evaluating the advisability of prohibiting the provision of municipal water or other utility services to data centers located outside town limits.
 - d. Considering prohibitions on private construction of infrastructure within town limits that would facilitate data center development outside of town boundaries.
3. That the Planning Commission shall report its findings and recommendations to the Town Council as soon as practical.
4. This Resolution shall take effect immediately.

Adopted: July 14, 2025

CERTIFICATE

I certify that I am the Clerk of the Town of Luray, Virginia, and that the foregoing is a true copy of a Resolution adopted by the Council of the Town of Luray, Virginia, on July 14, 2025, upon the following vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Mayor Lillard ¹				
Ron Vickers	✓			
Jerry Dofflemyer	✓			
Alex White	✓			
Jason Pettit	✓			
Joey Sours	✓			
Charles Butler, Jr.	✓			

Date: July 14, 2025

[SEAL]

ATTEST: _____



Clerk, Town Council of
Town of Luray, Virginia

¹ Votes only in the event of a tie.



TOWN OF LURAY
Planning Commission
Regular Meeting
August 13, 2025

9A.RZ25-001 Rezoning
M-1 to B-1



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: IX-A

Meeting Date: August 13, 2025

Agenda Item:

PLANNING COMMISSION REVIEW, DISCUSS & TAKE ACTION
Item IX-A Rezoning from M-1 to B-1 RZ25-001 62 Carillon Drive

Summary:

The Planning Commission is requested to review, discuss, and take action on a request for a Parcel Rezoning from a **Limited Industrial (M-1)** designated lot to a **Business (B-1)** designated lot for the parcel identified as **Tax Map 42A9-A-10** owned by **Great Southern Land Developers, LLC (applicant/owner)**.

Staff suggest that the following items be considered for discussion:

- 1) Street limitations, including the current use as a dead-end street, current and potential traffic volumes, and commercial access entrances, as required.
- 2) Storm water management and off-street/out-of-right-of-way parking
- 3) The lack of a properly designed and constructed cul-de-sac makes turning around at the dead-end difficult without encroaching onto private property. Additional property deeded from the applicant may be necessary to expand the right-of-way.
- 4) If no specific business use is provided, the Commission can consider potential impacts from all types of by-right uses in the B-1 zoning district (see attached).
- 5) Available infrastructure elements such as water and sewer.
- 6) Compatibility of non-specified by-right uses with the current adjacent uses, which include Lodging Houses, single family dwellings, a church, and a park.
- 7) Other items relevant to the discussion as proposed by the Commissioners, or by the public.

A letter of support for the rezoning by Mr. Tiller is included for your review.

Commission Review: July 16, 2025, meeting at which a Public Hearing was held

Fiscal Impact: N/A

Suggested Motion: I move to **recommend approval** of the proposed Rezoning, as presented
OR
I move to **recommend approval** of the proposed Rezoning **with the following suggestions** _____

OR
I move to **recommend denial** of the proposed Rezoning for the following reasons



Town of Luray
Rezoning Application
Application No.: RZ-25001

Existing Property Information:

Site Address 62 CARILLON DRIVE
Page County Tax Map Number 42A9-A-10 Town Zoning District M-1

Request Information:

Requested Zoning District B-1
Total Acreage to be Rezoned 1.9 (Entire Parcel Shall be Requested to be Rezoned)
Nature of Request (Describe fully to include future property use and planned structure(s) construction)
REZONE TO B-1 FOR ANY LAWFUL USE AS PERMITTED BY THAT DISTRICT. ALSO, TO MAKE THE PARCEL THE SAME ZONING AS ALL OTHERS ON THE SAME STREET FOR CONTINUITY AND TO PROVIDE FOR HIGHEST AND BEST USE.

Please include location map, plat, property deed, impact analysis statement, and proffer statement with your Application

I (we), the undersigned, do hereby respectfully make application and petition to the Town of Luray to amend the Zoning Ordinance and to change the Zoning Map of the Town of Luray, Virginia. I (we) authorize Town of Luray officials to enter the property for site inspection purposes.

I (we) authorize the Town of Luray to place standard signage on the property necessary for notifying the public of this rezoning request during the application consideration process.

I (we) hereby certify that this application and its accompanying materials are true and accurate to the best of my (our) knowledge.

John Coleman, AGENT
Signature of Applicant

7-17-2025
Date

Signature of Applicant

Date

Signature of Owner

Date

Signature of Owner

Date



Town of Luray
Zoning Permit Application
Application No.: RZ-25001

I, as owner or authorized agent for the property described below, do hereby certify that I have the authority to make this application for a Zoning Permit for the activity described below and as show on any attached plans or specifications, that the information provided is correct and that any construction/use will conform to the regulations of the Town's *Zoning Ordinance* and other codes of the Town of Luray, County of Page, and Commonwealth of Virginia, as applicable. This permit application authorizes the Zoning Administrator or designee to perform reasonable site inspections as required to confirm information provided and compliance with the conditions applicable to this permit. Further I understand that any deviation from the application as requested shall require the express written approval of the Zoning Administrator.

Application: ☒ Site Development ☐ Property Subdivision ☐ Boundary Line Adjustment
☒ Rezoning ☐ Special Use Permit ☐ Zoning Variance

Applicant Information:

Applicant Name GREAT SOUTHERN LAND DEVELOPERS, LLC
Company Name JOHN COLEMAN, AGENT
Address 1079 US HWY 21 W, LURAY, VA 22835
Phone: [REDACTED] Email: [REDACTED]

Property Owner Information:

Owner Name SAME
Address _____
Phone: _____ Email: _____

Property Information:

Site Address 62 CARILLON DRIVE,
Page County Tax Map Number 42A9-A-10 Town Zoning District M-1

Request Information:

Nature of Request (Describe Fully) REZONE TO B-1 FOR CONTINUITY
WITH ALL OTHER PARCELS ON THIS STREET.

See Appropriate Application Appendix for Additional Information Required with Your Application

JOHN COLEMAN, AGENT
Signature of Applicant

7-17-2025
Date



Page County Property Map

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional.

General Tab

Addresses

Parcels

Zoning - Town of Luray

B-1 (Business)	B-1 (Business)
M-1 (Limited Industrial)	M-1 (Limited Industrial)
R-1 (Low-Density Residential)	R-1 (Low-Density Residential)

R-2 (Medium-Density Residential)	R-2 (Medium-Density Residential)
R-3 (High-Density Residential)	R-3 (High-Density Residential)
R-4 (High-Density Residential - Boomfield)	R-4 (High-Density Residential - Boomfield)

R-5 (Townhouse and Apartment Residential)	R-5 (Townhouse and Apartment Residential)
PND (Planned Neighborhood Development)	PND (Planned Neighborhood Development)
P (Parkland)	P (Parkland)

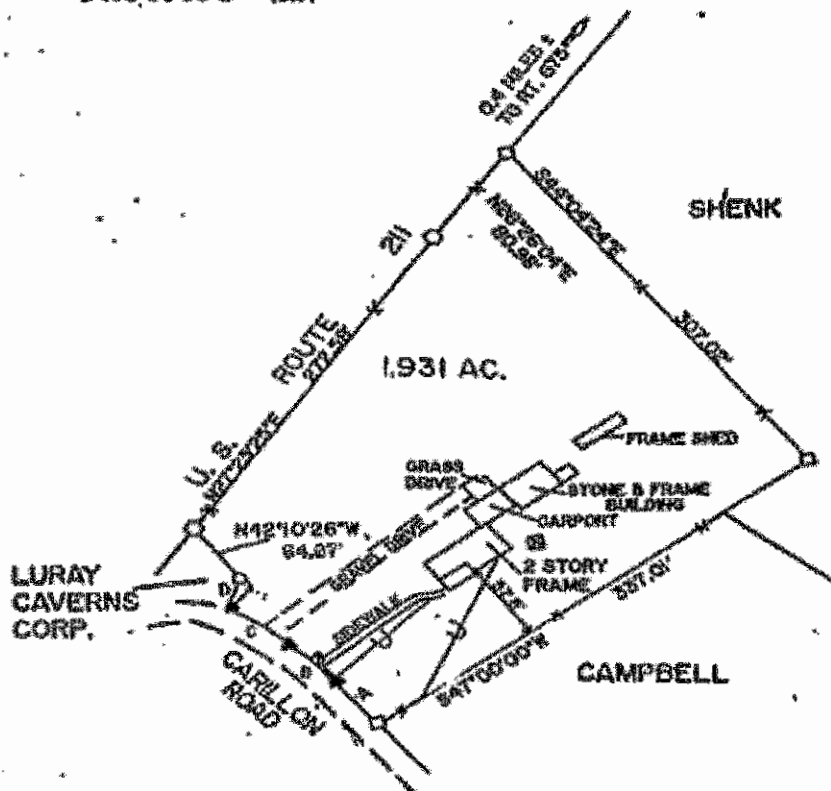


- 1-BEARINGS ARE MAGNETIC
2-SCALE 1"=100'
3-OTHER RIGHT OF WAYS AND EASEMENTS IF ANY, ARE NOT SHOWN
4-TAX MAP 42A9-A-9&10
5-DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY
6-FEMA PANEL NO. 0002-B
FLOOD ZONE 0

LETTERED COURSES

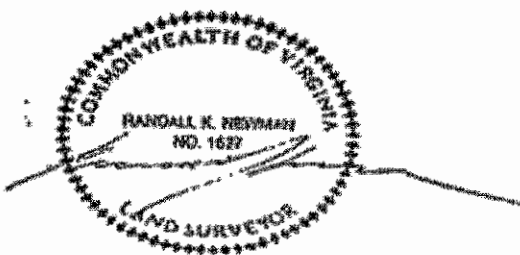
A N40°49'55"W 48.45'
B N81°25'52"W 42.87'
C N83°41'0"W 32.56'
D N9°00'00"E 16.57'

- LEGEND
O=IRON PIN SET
□=POST
△=POINT
○=MONUMENT
⊗=CISTERN PUMP
⊙=WATER METER
-U=UTILITY LINE
X=FENCE



PLAT SHOWING A SURVEY OF A 1.931 ACRE TRACT OF LAND STANDING IN THE NAME OF THOMAS C. LEAKE JR. AND CHARLES R. LEAKE AS RECORDED IN WILL BOOK 56, PAGE 263.

LOCATED IN THE TOWN OF LURAY, AT THE INTERSECTION OF CARILLON ROAD AND U.S. ROUTE 211 BYPASS, IN THE LURAY MAGISTERIAL DISTRICT, PAGE COUNTY, VIRGINIA.



Given Under My Hand This 18th
Day Of FEBRUARY, 1991

JOB NO. P42A9-A-B & 10

MORRIS and NEWMAN
Professional Land Surveyors
Mt. Jackson, Virginia 22842
(703) 477-3730
(703) 459-8676

406. - Business District B-1.

Statement of intent: Generally this district covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise due to the congregation of people and passenger vehicles.

406.1. Uses permitted by right: In Business District B-1, structures to be erected or land to be used shall be for one or more of the following:

- (a) Retail food stores.
- (b) Bakeries.
- (c) Drycleaners.
- (d) Laundries or laundromats.
- (e) Wearing apparel stores.
- (f) Drugstores.
- (g) Barber and beauty shops.
- (h) Auto and home appliance services.
- (i) Theaters, assembly halls.
- (j) Hotels and motels.

(Mo. of 4-10-1995)

- (k) Office buildings (see professional offices).

(Ord. of 9-12-2011, § 24)

- (l) Churches.
- (m) Libraries.
- (n) Hospitals, general.
- (o) Animal hospital or clinic, veterinary office.
- (p) Funeral homes.
- (q) Services stations (with major repair under cover), and garages.
- (r) Clubs and lodges.
- (s) Auto sales and service.
- (t) Lumber and building supply (with storage under cover).
- (u) Plumbing and electrical supply (with storage under cover).
- (v) Machinery sales and service.

(w) Furniture stores.

(x) Restaurants.

(y) Public utilities.

(z) Commercial recreation, tourist and scenic attractions.

(aa) Off-street parking for permitted uses in this district as required by this ordinance.

(bb) Single-family dwellings constructed prior to October, 1977 when used as a residential single-family dwelling.

(Ord. of 10-15-2019)

(cc) Artisan food and beverage—Maximum size of individual production establishment is 2,000 square feet of gross floor area per establishment.

(Ord. of 8-10-2020)

(dd), (ee) Reserved.

(Res. No. 2017-12-05, § 1, 12-11-2017)

(ff) Pet stores.

(Ord. of 9-17-1990)

(gg) Banks.

(Ord. of 9-17-1990)

(hh) Photographers, photographic services.

(Ord. of 11-12-1990)

(ii) Bookstore.

(Ord. of 11-12-1990)

(jj) General retail stores.

(Mo. of 4-10-1995)

(kk) Businesses for the rental or sale of equipment of all sizes and designs and rental of supplies or any other items, except that no equipment or other items for rental or sale shall be stored outside.

(Mo. of 11-8-1999)

(ll) Country inn.

(Res. No. 2005-05-02, 5-9-2005)

(mm) Small winery operation.

(Ord. of 5-10-2010, § 2)

(nn) Microbrewery.

(Ord. of 5-10-2010, § 2)

(oo) Electronic occupations.

(Ord. of 9-12-2011, § 10)

(pp) Home occupation.

(Ord. of 9-12-2011, § 18)

(qq) Mixed-use development.

(Ord. of 5-9-2016(1), § 2)

(rr) Schools.

(Ord. of 3-13-2017(1))

(ss) Bed and breakfast homes.

(Ord. of 5-8-2017, § 3)

(tt) Lodging houses.

(Ord. of 5-8-2017, § 3)

(uu) Accessory buildings.

(Res. No. 2017-12-05, § 2, 12-11-2017)

406.2. Uses permitted by special permit:

(a) Apartment houses.

(b) Wholesale houses.

(Mo. of 4-10-1995)

(c) Public billiard parlors and poolroom, bowling alleys, dance halls, and similar forms of public amusement. The governing body shall request that the planning commission submit a recommendation to it concerning such use applications. In approving any such application, the governing body may establish such special requirements and regulations for the protection of adjacent property, set the hours of operation, and make requirements as it may deem necessary in the public interest.

(d) Temporary mobile homes and temporary mobile home parks as set forth in section 508.

(e) Fire, police, and rescue squad stations.

(f)

Other uses not specifically permitted, which are not expected to be recurring or of general application.

(Ord. of 4-28-1980, § 1)

(g) Manufactured home, if it meets the following requirements:

1. If it is a structure, transportable in two or more sections, which in the traveling mode in ten body feet or more in width or 40 body feet or more in length, or when erected on site is 800 or more square feet, and which is built on a permanent chassis and designed to be used as a single-family dwelling with a permanent foundation when connected to the required utilities, and includes the plumbing, heating and electrical systems contained therein.
2. The special use permit application must be reviewed by the Luray Planning Commission and approved by the Luray Town Council.
3. The axles, wheels and towbar/hitch must be removed.
4. The roof must be constructed of shingles, or other materials customarily and normally used for conventional dwelling roofing, and must be approved by the planning commission and the Luray Town Council.
5. The underpinning shall consist of a permanent, continuous masonry foundation.
6. Siding must be of any material commonly used in conventional homes.
7. Front, rear and all other steps and landings must be constructed in accordance with all legal requirements.
8. All other Town of Luray zoning requirements must be met.

(Ord. of 3-12-1990; Ord. of 8-12-1991, § 4)

(h) Single-family dwellings not permitted by right in section 406.1(bb).

(Amendment of 12-9-1991; Ord. of 10-15-2019)

(i) Preschool, child care facilities.

(Ord. of 7-9-1990, § 2)

(j) Mini-storage units.

(Ord. of 12-11-1989)

(k) Homes for adults.

(Ord. of 4-12-1993)

(l) Reserved.

(Ord. of 6-9-1997; Res. No. 2005-05-02, 5-9-2005; Ord. of 8-8-2016(1); Ord. of 5-8-2017, § 4)

(m)

Two-family dwellings.

(Ord. of 8-11-1997)

(n) Townhouses for sale or rental in accordance with section 510.

(Ord. of 8-11-1997)

(o) Tattoo parlor.

(Ord. of 10-13-2009, § 2)

(p) Artisan manufacturing—Maximum size of individual production establishment is 4,000 square feet of gross floor area per establishment.

1. Intended business:

- a. Breweries and distilleries.
- b. Food production—Coffee roasters, popcorn, bakery, confectionaries.
- c. Apparel.
- d. Furniture.
- e. Sporting goods.
- f. Jewelry/watches.
- g. Artisans/crafters.
- h. Personal hygiene/makeup—Soap, makeup.
- i. Glass blowing.
- j. 3-D printing.

(Ord. of 8-10-2020)

406.3. Area regulations: None.

406.4. Setback regulations: None.

406.5. Frontage and yard regulations: For permitted uses, the minimum side yard or rear yard adjoining or adjacent to a residential district shall be 25 feet and off-street parking shall be in accordance with the provisions contained herein.

406.6. Height regulations:

- (a) Buildings may be erected up to 45 feet in height from grade.
- (b) Church spires, belfries, cupolas, monuments, cooling towers, municipal water towers, chimneys, flues, flag poles, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

406.7. Requirements for permitted uses: Before a building permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, detailed site plans (three copies) in sufficient detail to show the operations and processes shall be submitted to the zoning administrator for study. The administrator may refer these plans to the planning commission for their recommendations. Modification of the plans may be required. A use permitted by special permit shall also receive approval or rejection by the town council. Such site plan shall be proposed in accordance with section 515.

406.8. Signs: As provided in article VIII.

(Ord. of 8-8-2016(1))

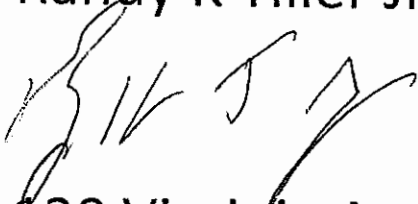
Bryan Chrisman

Town Manager of Luray

I wanted to voice my support for the rezoning of property located on Carillon Drive owned by John Coleman , next to my property from m1 to business. If you have any questions, please feel free to reach out to me either by mail or by calling my cell.

Thanks,

Randy K Tiller Jr

A handwritten signature in black ink, appearing to read 'Randy K Tiller Jr', written over the printed name.

120 Virginia Ave

Luray Va 22835

540-244-6306