

Town of Luray

Planning Commission Agenda

September 10, 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** – August 13, 2025, Meeting Minutes
- 6. General Citizen Comments**
- 7. Public Hearings**
- 8. Updates & Discussion Items**
 - A) District Regulation Amendments
 - B) CP25 Update
- 9. Action Items**
 - A) Referral & District Regulation Amendments
- 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: September 10, 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
August 13, 2025**

The Luray Planning Commission met on Wednesday, August 13, 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:

Commissioner's Present:

Ronald Good, Chairman
Frankie Seaward
Barbie Stombock
Bill Huffman
Tracie Dickson (7:02)
Brian Sours

Commissioners Absent:

John Shaffer, Vice Chairman

Others Present:

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

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

ROLL CALL

The roll was called with six (6) members present and one (1) member absent.

ADDITIONS OR DELETION OF AGENDA

Chairman Good requested Action Item 9A be moved up on the agenda to follow the Public Hearings.

Motion: Commissioner Huffman made the motion to approve the July 16, 2025, agenda as amended. **Motion seconded** by Commissioner Stombock with the vote as follows:

YEA: Chairman Good, Commissioner Seaward, Stombock, Sours, Huffman, Dickson

Approved 6-0

APPROVAL OF MINUTES

Chairman Good led a review of the July 16, 2025, regular meeting minutes. There were no additions or deletions to the minutes.

Motion made by Commissioner Huffman to approve the July 16, 2025, regular meeting minutes as presented. **Motion seconded** by Commissioner Dickson with the vote as follows:

YEA: Chairman Good, Commissioners Seaward, Stombock, Sours, Huffman, Dickson

Approved 6-0

GENERAL CITIZENS COMMENTS: No Public Comment

PUBLIC HEARINGS:

7A) SUP25-002 6 Wilson Avenue Lodging House (R-3)

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 operate 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.

Recommended Conditions:

- 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.

The Public Hearing was opened.

The applicants were in attendance to answer any questions the commission may have. Mr. Chrisman read in to record a comment received by email from Gail Ford opposing the approval of a lodging house at 6 Wilson Avenue. Commissioners commented that this location was previously a lodging house. This is a new owner special use permit application.

Commissioner Stombock stated she would oppose the approval as she did in the past. The location and lack of housing options for residents are the reasons for her objection.

The public hearing was closed.

Motion made by Commissioner Huffman to recommend approval of special use permit 25-002 to Council as presented. **Motion seconded** by Commissioner Seaward with the vote as follows: **YEA:** Chairman Good, Commissioners Seaward, Sours, Huffman, Dickson **NAY:** Commissioner Stombock **Approved 5-1**

7B) Zoning Ordinance Amendments – Article IV & VII

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.

The Zoning Ordinance 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 Appeals. The proposed changes are provided by the Town Attorney.

Mr. Chrisman stated one significant change is to Section 707.4 which states, 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.

The public hearing was opened.

Mr. Coleman asked for clarification on the 707.4 amendment. He also inquired about Village Residential development.

The public hearing was closed.

Motion made by Commissioner Sours to recommend the changes to the zoning ordinance amendments to Council as presented. **Motion seconded** by Commissioner Stombock with the vote as follows: **YEA:** Chairman Good, Commissioners Seaward, Stombock, Sours, Huffman, Dickson **Approved 6-0**

7C) Lodging House Evaluation Criteria (referral from Council)

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.

Public hearing was opened.

Commission discussed how they are currently taking these principles into consideration and did not feel they needed to be added to the ordinance.

Public hearing was closed.

Motion made by Commissioner Dickson that the lodging house evaluation criteria be recommended to Council for denial as a zoning amendment. **Motion seconded** by Commissioner Seaward with the vote as follows: **YEA:** Chairman Good, Commissioners Seaward, Stombock, Sours, Huffman, Dickson **Approved 6-0**

ACTION ITEMS

9A) RZ25-001 62 Carillon Drive Rezoning (M-1 to B-1)

The Planning Commission is requested to review, and 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).

Suggested items to consider:

- 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 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.
- 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.

Chairman Good read into record a letter of approval from Mr. Tiller who owns an adjacent lot and an email from Mr. Graves in support but with a few exceptions.

Commission discussed the remnants of M-1 lots along US HWY 211.

Motion made by Commissioner Stombock to recommend approve of the rezoning request of this lot from M-1 to B-1 as presented. **Motion seconded** by Commissioner Dickson with the vote as follows: **YEA:** Chairman Good, Commissioners Seaward, Stombock, Sours, Huffman, Dickson
Approved 6-0

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.

8B) Proposed Ordinance Amendments

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

Principle Changes to 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).

Commission agreed to advance these amendments to Council.

COMMISSION COMMENTS

CHAIRMAN'S COMMENTS

Chairman Good reminded members of the next meeting on September 17, 2025.

ADJOURNED

The meeting was adjourned at 8:22 p.m.

Bryan Chrisman
Town Manager



TOWN OF LURAY
Planning Commission
Regular Meeting
September 10, 2025

8A. District Regulation
Amendments



Town of Luray, Virginia

Planning Commission Agenda Statement

Item No: VIII-A

Meeting Date: September 10, 2025

Agenda Item:

PLANNING COMMISSION REVIEW & DISCUSSION

Item VIII-A – District Regulations Amendments

Summary:

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

A copy of the revised 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.

One change that occurred since the last version was a decrease from the proposed 6 ½ pitch roof minimum to a 5 ½ pitch roof minimum. The principal reasons are the availability of construction firms able to provide this pitch, and additional cost.

The requirement of a continuous masonry foundation costs about \$12,000 extra. The addition of a 5 ½ pitch roof also adds about \$12,000 to the cost.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: N/A

EXHIBIT 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 exists 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.

(Supp. No. 54)

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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~~

(Supp. No. 54)

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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 5/12 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 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 Articles III, IV, and V of the Town's zoning ordinance to provide clarification with respect to permissible uses, promote consistency among those provisions, and place the supplemental regulations for certain uses permitted by special use permit in a single location.

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

1. The amendments to Articles III, IV, and V of Appendix A reflected in Exhibit A are hereby referred to the Planning Commission for public hearing and recommendation.
2. This Resolution shall take effect immediately.

Adopted: September 8, 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 September 8, 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: September 8, 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
September 10, 2025

8B. Comp Plan 25 Update



TOWN OF LURAY
Planning Commission

Regular Meeting
September 10, 2025

**9A. Referral & District
Regulation Amendments**



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: IX-A

Meeting Date: September 10, 2025

Agenda Item:

PLANNING COMMISSION REVIEW, DISCUSS & TAKE ACTION
Item IX-A Referral & District Regulation Amendments

Summary:

The Planning Commission is requested to review, discuss, and take action on a referral from the Town Council (included) for potential action.

Based on this referral, the Town Attorney drafted District Regulation Amendments to handle these noted issues, as well as others.

The Planning Commission, upon previous review, indicated their support for these amendments. Accordingly, the Commission needs to vote on an official response to Council's request.

Staff support recommending the proposed District Regulation Amendments.

The proposed District Regulation Amendments & new Resolution are included in Item 8A of tonight's agenda under Updates & Discussion Items.

Commission Review: August 13, 2025, Review

Fiscal Impact: N/A

Suggested Motion: I move to **recommend approval** of the proposed District Regulation Amendments, in response to the Council Referral Resolution 2025-07-02,

OR

I move to **recommend approval** of the proposed District Regulation Amendments, in response to the Council Referral Resolution 2025-07-02, **with the following changes as noted:** _____

OR

I move to **recommend denial** of the proposed District Regulation Amendments, in response to the Council Referral Resolution 2025-07-02 **for the following reasons:** _____

Resolution No. 2025-07-02

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

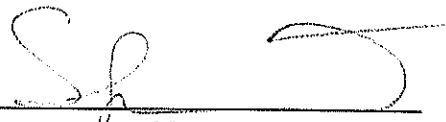
WHEREAS, communities throughout the Commonwealth have experienced division, misinformation, and strained public resources as a result of data center proposals and development; and

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



Mayor

CERTIFICATE

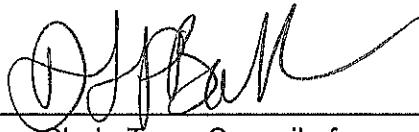
I certify that I am the Clerk of the Town of Luray, Virginia, and that the foregoing is a true copy of a Resolution adopted by the Council of the Town of Luray, Virginia, on July 14, 2025, upon the following vote:

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.