

Town of Luray

Planning Commission Agenda

May 13, 2026
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** – April 15, 2026, Meeting Minutes
- 6. General Citizen Comments**
- 7. Public Hearings**
- 8. Updates & Discussion Items**
 - A) Accessory Dwelling Units – SB 531
 - B) Parking Requirements – HB 888
 - C) Manufactured Homes – HB 655
 - D) Special Event Venues
- 9. Action Items**
- 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 – vacant
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
Planning Commission
Regular Meeting

May 13, 2026

4. Addition or Deletion of
Agenda Items



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: IV

Meeting Date: May 13, 2026

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 _____.

OR

I move that the Planning Commission move Agenda Item _____ to a position on the agenda just following Agenda Item _____.



TOWN OF LURAY
Planning Commission
Regular Meeting

May 13, 2026

5. Review of Minutes
April 15, 2026

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
April 15, 2026**

The Luray Planning Commission met on Wednesday, April 15, 2026, 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
John Shaffer, Vice Chairman (7:08)
Barbie Stombock
Frankie Seaward
Brian Sours
Tracie Dickson

Commissioners Absent:

Bill Huffman

Others Present:

Bryan Chrisman, 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 five (5) members present and two (2) members absent.

ADDITIONS OR DELETION OF AGENDA

Motion: Commissioner Dickson approved the April 15, 2026, agenda with the addition of item 8C) Special Event Venues. **Motion seconded** by Commissioner Seaward with the vote as follows: **YEA:** Chairman Good, Commissioners Stombock, Seaward, Sours, Dickson **Approved 5-0**

APPROVAL OF MINUTES

Chairman Good led a review of the March 11, 2026, regular meeting minutes.

Motion: Commissioner Sours made the motion to approve the March 11, 2026, regular meeting minutes as presented. **Motion seconded** by Commissioner Seaward with the vote as follows: **YEA:** Chairman Good, Commissioners Stombock, Seaward, Sours, Dickson **Approved 5-0**

GENERAL CITIZENS COMMENTS:

There were no citizen comments.

PUBLIC HEARINGS

7A) Rezoning 102 S. Hawksbill Street R-3 to B-1

The Planning Commission is requested to conduct a public hearing to receive citizen input and to consider a request for a Parcel Rezoning from a High Density Residential (R-3) designation lot to a Business (B-1) designation lot for the parcel identified as Tax Map 42A11-7-1 owned by Christopher Potts (applicant/owner).

The subject parcel is approximately 7,000 square feet in size (0.16 acres) and the existing two-story structure contains approximately 1,410 square feet.

The property is bounded on two (2) sides by Business (B-1) parcels, and on the remaining two (2) sides by High Density Residential (R-3) parcels.

The intended use is for a Bed & Breakfast facility, or for a Lodging House with one or two units.

The current structure was designed for original use as a single-family dwelling and was converted into a two (2) unit apartment, with one unit above the other and fully separate. Each unit has its own water meter.

Staff recommend the following conditions be considered:

- 1) The existing onsite (off-street) parking area needs to be enhanced to allow for at least two (2) vehicles, one per each one-bedroom unit.
- 2) Conform as much as possible to the relevant requirements of Chapter 402.2(g) Bed & Breakfast facility, or to Chapter 519 – Lodging Houses, depending upon the use.

Public hearing was opened. With no one signed up to speak, the public hearing was closed.

Mr. Chrisman led the discussion by informing the commission that this section was left as the High Density (R-3) zoning district when the original zoning districts were created because the structures there were all residential. It is close to W Main Street and to other Business (B-1) commercial activities. It is adjacent to an overflow public parking area.

He referenced an email from the town attorney, Jason Botkins, which was a follow up to Commissioner Stombock's question from the last meeting regarding limitations applied to lodging houses in a residential zoning district. If the property is rezoned to Business (B-1) these limitations would not apply to lodging houses.

Commissioner Stombock stated that if Council approves the rezoning of 102 S. Hawksbill Street to Business (B-1) then 111 S. Hawksbill Street would be adjacent on two sides to Business (B-1) and 111 W. Page Street would be adjacent to Business (B-1) on two sides.

Mr. Chrisman stated that when you rezone property you do have the possibility of a domino effect. When you are in close proximity to the Business District along main street the chances of adjacent residential properties rezoning to Business are higher so they can take advantage of those business opportunities.

Motion: Commissioner Dickson made the motion that the rezoning be recommended to the Council for approval with the conditions staff recommended. **Motion seconded by** Commissioner Sours **YEA:** Chairman Good, Commissioners Shaffer, Stombock, Seaward, Sours, Dickson **Approved 6-0**

UPDATES & DISCUSSION ITEMS

8A) Accessory Dwelling Units

The Planning Commission is requested to review and discuss proposed amendments to the Accessory Dwelling Unit (ADU) section of the ordinance, including the definition.

Included are several sheets indicating the current definition, the current Ordinance section, and a list of topics for discussion related to these uses and the possible expansion.

Topics for consideration included, but are not limited to:

- Location in zoning districts (currently only in R-3 by SUP)
- New construction or renovated existing structures (change of use)
- Operational requirements
- Utilities and minimum setbacks
- Subdivision of the parcels in the future
- Minimum lot sizes required
- Special Use Permits – required for every use
- Potential Impacts of Economical Housing on Property Values

Mr. Chrisman stated the question is do you want to expand accessory dwelling units outside the R-3 zoning district? Everyone seems to be on the same page as to what the requirements should be for these units. One option is to leave accessory dwelling units in R-3 by special use permit and change the administrative requirements to match the things we have discussed over the last couple of meetings. Another is to leave it in R-3 but make it by-right and not by special use provided we have a clear set of requirements that are laid out for that use in that zoning district. The third option is that accessory dwelling units can be expanded into other zoning districts.

Commissioner Stombock asked if we have an update on the legislation from the General Assembly? Mr. Chrisman stated the town attorney is watching that and we have not received an update. If the governor signed it with an amendment, it would go back to the joint committee and then come back for signature again.

Commissioner Stombock stated until we see where this lands, we should not change anything. If the bill passes without amendment it would require by-right in every zoning district that allows single-family dwellings. And you cannot do special use permits; it has to be administrative approval. And you cannot require extra parking. There are lots of things in our ordinance that we will not be able to do if this passes the way it is written now. Mr. Chrisman stated until we get a look at that we will not know what the exemptions are. At this time, it is just a discussion item. Until we get a change to legally review it, he does not recommend we vote on this.

Chairman Good asked if this is the same bill as allowing manufactured homes in every zoning district. Mr. Chrisman stated that it is a different bill and the same concept. We will wait to see what final version is passed.

Commissioner Stombock asked what the application fee is for a special use permit. Mr. Chrisman informed the commission that the special use permit application fee is \$250 plus the cost of four (4) ads which cost \$95 each. That is a total of \$630. She stated if the accessory dwelling unit passed the maximum fee allowed will be a total of five-hundred dollars and ours will have to be changed.

8B) Parking Requirements

The Planning Commission is requested to review and discuss the suitability of the existing parking requirements listed in our Ordinance as Chapter 506.

Topics for consideration include, but are not limited to:

- Are the values in the current section adequate for current needs?
- Should the requirements for multi-unit residential uses be increased?
- Would one off-street/out of right-of-way parking space per bedroom be a better measure?
- Are owner-controlled overflow parking lots a viable alternative?
- Should the Town consider prohibiting on-street parking of any type when street widths are less than 40 feet from curb-face to curb-face?

Commissioner Stombock asked what the status of the parking study is? Mr. Chrisman stated they are compiling the basis of the report but have not flown the drones yet. He is hopeful to hear by the end of the fiscal year.

Commissioner Shaffer asked what the parking hours are in the town. Mr. Chrisman stated they are two to four hour limits depending on the time of day.

The reason this is on the agenda is that we have learned a couple of valuable lessons from the Luray Landing PND. Having street widths that do not allow on-street parking are not a good idea. Allowing a developer to create an overflow lot to take care of all those individual half cars in an eight-block town home unit is not a good idea because they do not want to have to walk. And the town home lots are not wide enough to allow you to park your car in front of your home without blocking your mailbox, trashcan or your driveway. When they are parked on both sides of the street you cannot have a firetruck and a rescue squad side by side. There is not enough

width. One reason that it is currently allowed to be that way for town homes is that in the ordinance it requires two and a half spaces per townhome unit. For an eight-block town home unit there are twenty parking spaces maximum. What the developer did is build a garage for one of the vehicles, one vehicle in the driveway so it does not block the sidewalk, and their half space is in the side lot down the block. What has happened is that individuals own more than one vehicle. So, they end up having to move multiple vehicles to get another vehicle out. One suggestion for multifamily dwellings, instead of doing two and a half vehicles per unit, do one off street parking per bedroom. We may even want to require two off street parking spaces per bedroom. That may better accommodate the number of vehicles most people have these days.

The other reason for this discussion is that there continues to be confusion about 506.22 of the parking ordinance. The town council passed 506.22, which is fairly specific. What it says is that you have to maximize the amount of off-street parking that your site will allow, and only then can you come to the council and ask for a waiver for the other spaces that you cannot physically build on your property. You have to put as many on your lot as you can. So, if you have a building in the front and open space to the back you cannot extend your structure all the way to the rear property line and not allow for off-street parking. They believe because they are in the downtown district they do not have to provide off-street parking. Some businesses do not have a choice as their building takes up the entire lot and this leaves them with no available property to build a parking lot. But there are properties that do have space for an off-street parking area, they just have to pay to build it there.

New business construction would also have to have on site areas for loading and unloading.

So, for future development we are looking at a minimum street width of forty feet curb to curb which includes the concrete gutter pan on each side, an eight-foot width for parking a vehicle and eleven-to-twelve-foot travel lane and the same on the other side of the street.

8C) Special Event Venue

Mr. Chrisman informed the commission that they have been provided with an event venue draft. Keeping the definition as generic and broad as possible allows for whatever could be considered a special event venue. There are a large variety of other things that can be considered an event venue that do not have anything to do with a wedding or a large meeting group. This is referring to private property venues. These are special event venues where the private property is being set up to hold repetitive special events all year long. They are using their space as a business to use as a venue to hold repeated events at their facility. Currently we do not have anything in the Business District that would apply to what we would consider to be a special event venue. These may not be ideal as a by-right use since every property is different. The layout, size, and off-street parking capacity is different. These would almost have to be looked at individually as they come in. And how do you set the maximum capacity and number of off-street parking spaces? Is the number so large that you have to coordinate with the Chief of Police for traffic control. They will have to be reminded that you have to meet the noise and light ordinance. You are not allowed to have fireworks, or light shows without specific permission from the town. We have had three requests in the last two months. One thing that has been allowed on main street are venues like Zora Janes. It is a fixed space inside with a maximum capacity. What these

applicants are looking at are these big open parcels that have lots of green space and can have huge pavilion tents and enormous gravel parking lots and some of them back right up to residential neighborhoods. We have provided copies of the noise ordinance and amplified speaker ordinance. We have also provided Shenandoah County's ordinance for special event centers. Instead of using the word venue they use the word centers. Anything that is set up for repetitive special event use would be governed by this document. This is a county and we are a town, so our density is a lot tighter than the county sites. Some of these venues may offer lodging. Some may offer meals and/or beverages in addition to their special events. Also, their special event may not be a wedding. It may be an indoor craft festival, holiday festival for a month or a corporate meeting. These types of facilities are economic drivers for a lot of communities. We can define it, but we need to have conditions to back it up. Having these by special use permit would be important so we can notify the neighbors and the Commission and Council have a chance to look at them. We have a lot of business district property adjacent to residential property, so we are going to have complaints if we allow this with no restrictions.

ACTION ITEMS

COMMISSION COMMENTS

CHAIRMAN'S COMMENTS

The next meeting would be held on May 13, 2026.

ADJOURNED

The meeting was adjourned at 7:59 p.m.

Bryan Chrisman
Town Manager



TOWN OF LURAY
Planning Commission
Regular Meeting

May 13, 2026

6. General Citizen Comments



TOWN OF LURAY
Planning Commission
Regular Meeting

May 13, 2026

Updates & Discussion Items

8A. Accessory Dwelling
Units - SB 531



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VIII-A

Meeting Date: May 13, 2026

Agenda Item:

PLANNING COMMISSION REVIEW & DISCUSSION
Item VIII-A – Accessory Dwelling Units SB531

Summary:

The Planning Commission is requested to review and discuss proposed amendments to the Accessory Dwelling Unit (ADU) section of the ordinance, including the definition.

Included are several sheets indicating the current definition, the current Ordinance section, and a list of topics for discussion related to these uses and the possible expansion.

Topics for consideration include, but are not limited to:

- Location in zoning districts (currently only in R-3 by SUP)
- New construction or renovated existing structures (change of use)
- Operational requirements
- Utilities and minimum setbacks
- Subdivision of the parcels in the future
- Minimum lot sizes required
- Special Use Permits – required for every use
- Potential Impacts of Economical Housing on Property Values

S531 may impact any potential changes, if any are selected.

Commission Review: January 14, 2026, meeting
February 11, 2026, meeting
March 11, 2026, meeting
April 15, 2026, meeting

Fiscal Impact: N/A

Suggested Motion: N/A

516. Accessory dwelling structures.

- (a) Accessory dwelling structures are allowable only by special use permit.
- (b) Only one accessory dwelling structure allowable per lot.
- (c) The accessory dwelling structure must be a detached structure located on the same lot of the primary dwelling and meet all setback requirements for accessory structures.
- (d) Reserved.
- (e) The accessory dwelling structure is required to meet all relevant building codes and contain provisions for sleeping, cooking, and sanitation. ADS's shall meet Virginia's Uniform Statewide Building Code's definition of a dwelling.
- (f) The accessory dwelling structure must have a dedicated single off-street parking space measuring a minimum of ten feet by 20 feet size.
- (g) The property owner must reside in either the primary residence or accessory dwelling structure.
- (h) No more than two individuals shall reside in an accessory dwelling structure at any given time.
- (i) Unless the ADS is proposed for an existing garage or existing accessory structure constructed before the date of adoption, the interior floor areas of an accessory dwelling structure shall not exceed 50 percent of the interior floor area of the lot's primary dwelling, or exceed 900 square feet of interior floor area, whichever number is less. Interior floor area calculations shall exclude attached carports, decks, etc. The accessory dwelling structure height shall not exceed that of the main structure. The applicant shall provide both sets of dimensions with their application.
- (j) An accessory dwelling structure shall not be utilized as a short-term rental unit.
- (k) Each accessory dwelling structure must have an independent address posted on the structure.
- (l) The accessory dwelling structure is required to conform to additional regulations as recommended by the town's planning commission, and required by the town council.

(Ord. of 5-11-2009(1), § 1; Ord. of 2-14-2011; Ord. of 10-10-2023)

Editor's note(s)—An Ord. adopted October 10, 2023, amended the title of § 516 by changing "units" to "structures."

Accessory dwelling unit: A detached secondary residence containing provisions for sleeping, cooking and sanitation which is located on the same lot as a primary residence. Accessory dwelling units are subject to the provisions enumerated in appendix A (zoning), article V (supplemental regulations), section 516 (accessory dwelling units) of the Town Code.

ACCESSORY DWELLING UNITS

- CONVERT EXISTING STRUCTURE VS NEW CONSTRUCTION
- ADD TO ADDITIONAL ZONING DISTRICTS (R2, R4)
- SUP REQUIRED
- PROPERTY OWNER LIVES IN PRIMARY STRUCTURE OR ADU
- 10,000 SQ FT LOT MINIMUM (MULTIPLE LOTS)
- CAN NOT SUBDIVIDE
- IF LOT SUBDIVISION IS AN OPTION & PROPERTY OWNER WANTS TO SELL THE ADU IN FUTURE, MUST VACATE SUP AND PROVIDE SEPARATE UTILITIES
- STREET ACCESS OR OFF-STREET PARKING
- UTILITIES ONE ACCOUNT PROPERTY OWNER RESPONSIBLE
- ADU 600 SQ FT MINIMUM
- MUST OBTAIN COUNTY PERMITS
- NEW CONSTRUCTION SETBACKS
- SIDE YARD KEEP SIDE SETBACKS
- REAR YARD DOUBLE SETBACKS
- 35' HEIGHT MAXIMUM
- NO LODGING HOUSE IN ADU

Excerpt from an Email from the Town Attorney
SUMMARIES

April 27, 2026

Manufactured Homes (H 655): Requires that manufactured homes be allowed and treated the same as site-built single family dwellings in districts where they are permitted. Effective date: 7/1/2026.

- Sec. 201 - Delete definition of mobile home and amend definition of manufactured home to match Virginia Code definition.
- Add Sec. 401.1(j), 402.1(j), 405.1(j) to allow by right in R-1, R-2, and R-5.
- Add Sec. 406.2(f) to allow by SUP in B-1.
- Add Sec. 409.13(A)(15) to allow in PND.
- Sec. 520 would need to be amended to only require the following:
 - o Manufactured homes must be converted to real property in accordance with Virginia Code 46.2-653, as amended.
 - o The certificate of occupancy must be issued within five years following the date of manufacture listed on the home's data plate.
 - o Each manufactured home must be placed on an individual lot.
 - o All manufactured homes must be built in compliance with the Virginia Manufactured Housing Construction and Safety Standards Law (Virginia Code 36.2-85.2, et seq., as amended).

Accessory Dwelling Units (S 531): Requires that ADUs be permitted as an accessory use to single-family dwellings. Effective date: 7/1/2027.

- Does not apply to any locality that passed an ADU ordinance prior to January 1, 2026. Changes are optional for Luray, if changes are desired.

Off-Street Parking Requirements (H 888): Sets ceiling on off-street parking that may be required for residential development. Effective date: 7/1/2026.

- Only applies to "designated areas" defined as parcels within half a mile of a "mass transit or public transportation station or facility" which is defined as passenger transport on fixed route by bus, rail or other means to the general public on a regular and continuing basis. Excludes school buses, microtransit, charter, or sight-seeing services.

Does not appear to have any current application to the Town.

Other Items:

"Mobile Homes" could be removed from the Ordinance, especially since they are not permitted in any zoning district.

The Town should also evaluate the provision for "temporary mobile homes" and "temporary mobile home parks" allowed by SUP in nearly all districts.

The Town should take up the subject of "retail marijuana sales" in the zoning ordinance, likely in limited spots such as B-1 and only by SUP. This bill may be effective January 1 or July 1, 2027.

VIRGINIA ACTS OF ASSEMBLY - 2026 SESSION

CHAPTER 895

An Act to amend the Code of Virginia by adding a section numbered 15.2-2292.3, relating to zoning; development and use of accessory dwelling units.

[S 531]

Approved April 13, 2026

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding a section numbered 15.2-2292.3 as follows:

§ 15.2-2292.3. Development and use of accessory dwelling units.

A. As used in this section, "accessory dwelling unit" or "ADU" means an attached or detached dwelling unit on a residential dwelling lot that:

- 1. Provides complete independent living facilities for one or more individuals;*
- 2. Is located on the same lot as a proposed or existing primary residence; and*
- 3. Includes facilities for living, sleeping, eating, cooking, and sanitation.*

B. Zoning ordinances for single-family residential zoning districts shall be deemed to include accessory dwelling units as a permitted accessory use, and no locality shall require compliance with any other requirements except as provided in this section.

C. Any person proposing an ADU shall first obtain an ADU permit from the locality, for which the locality may charge a fee of no more than \$500. Such fee shall be in addition to any other applicable fees, including inspection, site, or building permit fees, that may be required in connection with the ADU. A locality shall issue the permit if the applicant demonstrates that the ADU complies with the requirements of this section and the local codes and ordinances referenced herein.

D. Localities may require the following:

- 1. A lease term for the rental of an ADU of 30 consecutive days or longer;*
- 2. Replacement of a primary dwelling's required parking if the construction of the ADU eliminates such parking;*
- 3. Dedicated parking for the ADU;*
- 4. Limits on floor area, lot coverage, and impervious area of an ADU of no less than (i) 350 square feet on lots less than 2,500 square feet and (ii) 500 square feet on lots 2,500 square feet or greater;*
- 5. Compliance with (i) building codes, including the requirements of the Uniform Statewide Building Code (§ 36-97 et seq.), for an accessory dwelling unit if the ADU is attached or for a dwelling unit if the ADU is detached; (ii) water, sewer, septic, emergency access, flood zone, and stormwater requirements; (iii) historic and architectural districts and corridor protection restrictions; and (iv) Air Installations Compatible Use Zone restrictions;*

6. Owner occupancy of the ADU or the primary dwelling, but not both, only at the time an application is submitted to construct or convert an accessory dwelling unit;

7. That the ADU shall be no more than 500 feet from the primary dwelling;

8. No ADUs on a residential lot that has more than one dwelling unit; and

9. No ADUs sold separately or subdivided from the primary dwelling.

E. Localities shall not require the following:

1. Rear or side setbacks for the ADU that are greater than the setback required for the primary dwelling or the setback required for accessory structures on the residential lot, whichever is less;

2. Restrictions for ADUs that are more restrictive than those for single-family dwellings within the same zoning area with regard to height, rear or side setbacks, lot size or coverage, or building frontage;

3. A restrictive covenant concerning an ADU on a lot or parcel zoned for residential use by a single-family dwelling;

4. Improvements to public streets as a condition of allowing an ADU, except as necessary to reconstruct or repair a public street that is disturbed as a result of the construction of the ADU; or

5. Consanguinity or affinity between the occupants of an ADU and the primary dwelling.

F. Nothing in this section shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real property, including recorded declarations and covenants, the provisions of condominium instruments of a condominium created pursuant to the Virginia Condominium Act (§ 55.1-1900 et seq.), the declaration of a common interest community as defined in § 54.1-2345, the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ 55.1-2100 et seq.), or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (§ 55.1-1800 et seq.).

G. Nothing in this section shall apply to any existing permits for an ADU approved by the locality prior to July 1, 2027.

H. Nothing in this section shall be construed to restrict a locality's passage prior to July 1, 2027, of an ADU ordinance, or a subsequent amendment thereof, that substantially complies with the requirements of this section.

I. Nothing in this section shall apply to a locality that adopted an ADU ordinance prior to January 1, 2026.

2. That the provisions of this act shall become effective on July 1, 2027.



TOWN OF LURAY
Planning Commission
Regular Meeting

May 13, 2026

8B. Parking Requirements -
HB 888



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VIII-B

Meeting Date: May 13, 2026

Agenda Item:

PLANNING COMMISSION REVIEW & DISCUSSION
Item VIII-B – Parking Requirements HB888

Summary:

The Planning Commission is requested to review and discuss the suitability of the existing parking requirements listed in our Ordinance as Chapter 506.

A copy of that Ordinance section is included.

Topics for consideration include, but are not limited to:

Are the values in the current section adequate for current needs?

Should the requirements for multi-unit residential uses be increased?

Would one off-street/out of right-of-way parking space per bedroom be a better measure?

Should we add one extra off-street/out of right-of-way parking space required per dwelling unit for visitors or guests?

Are owner-controlled overflow parking lots a viable alternative?

Should the Town consider prohibiting on-street parking of any type when street widths are less than 40 feet from curb-face to curb face?

Please review the Parking Bill Summary provided

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: N/A

506. - Minimum off-street parking.

506.1. When an existing, or newly constructed, residential, commercial, industrial or institutional building is occupied for any use, minimum off-street parking spaces with adequate provisions shall be provided in conjunction with appropriate ingress and egress. Unless a parking waiver is requested in accordance to section 506.22 of this code, the standard dimensions of a parking space shall measure 10 feet by 20 feet (10 ft. × 20 ft.) and cover 200 square feet of area. Parking spaces and access driveways shall be covered with an appropriate surface, and shall be graded in order to facilitate appropriate site drainage.

506.2. A driveway or parking space shall be at least three feet from a property line and no parking space for a multiple-family dwelling shall be less than ten feet from a residential structure on the lot.

506.3. Off-street parking may not be located on or within any road, street, alley, or other public right-of-way.

506.4. The parking spaces required for other land uses shall be located on the same lot as the principal use or on a properly zoned lot which is within 1,200 feet of the principal use, such distance being measured along street lines abutting the property and such land shall be owned or leased by the operator of the principal use. Publically developed parking lots, located within 1,200 feet of the use may be utilized, but shall only satisfy 75 percent of the total number of parking spaces required for the principal use.

506.5. Collective provision of off-street parking facilities for two or more structures or uses is permissible, provided that the total number of parking spaces is at least equal to the sum of the minimum number of required spaces computed separately for each use. Collective parking is subject to all previously stated parking requirements. However, before such spaces are collectively provided or used, a written agreement thereto assuring their retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form by the town attorney, and shall be filed with the zoning administrator.

506.6. In all residential districts there shall be provided either in a private garage or on the lot, space for the parking of two automobiles for each dwelling unit in a new building, or each dwelling unit added in the case of the enlargement of an existing building. Off-street parking for residences in multiple-family dwellings or townhouses shall be provided at two spaces per dwelling unit.

506.7. Hotels and motels shall provide on the lot parking space for one automobile for each guest room or residence unit, plus one additional space for each ten guest rooms or residence units, plus required parking for any restaurant and/or assembly space, plus one space for each employee on the maximum shift.

506.8. For church and school auditoriums, and for theaters, general auditoriums, stadiums and other similar places of assembly, there shall be provided at least one off-street parking space for every four fixed seats, based on the maximum seating capacity in the main place of assembly for the building. For assembly halls without fixed seats, there shall be provided one parking space for each 100 square feet of usable floor area.

506.9. For public or private nursery, day care, kindergarten, elementary, intermediate or high schools, there shall be provided one parking space for each teacher, employee, or administrator, whether full or part time, whose activities are conducted between the hours of 8:00 a.m. and 4:00 p.m. in addition to the requirements of the auditoriums. In addition, high school shall provide one parking space for every 20 students for the maximum rated capacity of the school, as determined by the school board.

506.10. Parking space already provided to meet off-street parking requirements for stores, office buildings, and industrial establishments lying within 1,200 feet of the place of public assembly as measured along lines of public access, and which are not normally in use on Sundays or between the hours of 6:00 p.m. and midnight on other days, may be used to meet not more than 75 percent of the off-street parking requirements of a church or other similar place of public assembly.

506.11. For hospitals, there shall be provided at least one parking space for each two beds based on the maximum capacity in terms of beds, including those of infants and children, plus one space for each employee or staff member on maximum shift excluding doctors.

506.12. For medical and dental clinics, there shall be provided at least one parking space for each 200 square feet of floor area, or ten spaces, whichever is greater. In addition, three parking spaces shall be provided for each doctor or dentist in excess of three doctors and/or dentists having offices in such clinic.

506.13. For homes for adults, there shall be provided at least one parking space for each six beds, plus one space for each employee on maximum shift.

506.14. For retail stores selling directly to the public, there shall be provided one parking space for each 200 square feet of retail floor space in the building unless otherwise specified herein.

506.15. For funeral homes and mortuaries, there shall be one parking space for each four seats in chapels or parlors with fixed seats, or one parking space for each 100 square feet of floor area for assembly rooms without fixed seats for services, plus five parking spaces for employees in both instances noted above.

506.16. For restaurants (other than drive-in restaurants), there shall be provided at least one parking space for each four seats, or one space for each 50 square feet of gross floor area, whichever is greater. In addition, one parking space shall be provided for each employee on maximum shift.

506.17. For office buildings, offices of professionals and personal service establishments, there shall be provided one parking space for each 200 square feet of floor space occupied by the office or personal service.

506.18. For industrial establishments or wholesale establishments, there shall be provided one parking space for each 1½ employees computed on the basis of maximum number of individuals employed within an eight hours shift, plus space to accommodate all trucks and other vehicles used in connection therewith.

506.19. Any commercial building not listed above and hereafter erected, converted, or structurally altered, shall provide one parking space for each 200 square feet of business floor space in the building.

506.20. Every parcel of land hereafter used as a public parking area shall be surfaced with gravel, stone, asphalt, or concrete. It shall have appropriate guards where needed as determined by the administrator. Any lights used to illuminate said parking areas shall be so arranged as to reflect the light away from adjoining premises in a residential district.

506.21. Where a parking area adjoins a lot in a residential zone, suitable landscaping shall be planted between the parking lot and the adjoining property or street line. A plan for such planting shall be submitted to the administrator with a request for a zoning permit.

506.22. Because many existing downtown structures were constructed prior to the widespread use of vehicles, a reduction in required parking spaces, and variations in parking space dimensional requirements, may be requested. For all uses proposed to be operated from an existing, or newly constructed structure, located in Luray's downtown business district (extending from Memorial Drive to Bristol Avenue) which contain frontage and/or are located within 250 feet from Main Street, may request a waiver from the standard parking requirements detailed in this code section. The applicant shall be required to adhere to the following procedures in order to be granted a parking waiver:

- (a) The applicant shall provide the zoning administrator with a written request seeking a waiver from the parking standards required by this code section. This request must be provided to the zoning administrator and shall detail the proposed use(s) of the subject structure and specifically enumerate the total number parking spaces required under this code section; in conjunction with the written request, additional documents—such as a basic site plan sketch or visuals—may be requested. The applicant must detail the number of proposed off-street parking spaces, and demonstrate that a reasonable effort has been made to maximize off-street parking on-site and/or on nearby areas where off-street parking may be available by lease or agreement. In addition, a general summary of the existing on-street parking conditions should be addressed in this waiver request. These documents will be reviewed by the zoning administrator and forwarded to the town council for consideration at its next regularly scheduled meeting. The town council shall review the waiver request and render an approval, approval with proposed modifications or disapproval.
- (b) If a requested parking waiver is approved, and the subsequent use of the subject structure is changed or significantly modified, the zoning administrator may request that the previously submitted parking waiver be reviewed as detailed in 506.22(a) of this code.

VIRGINIA ACTS OF ASSEMBLY — CHAPTER

An Act to amend the Code of Virginia by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4, relating to minimum off-street parking requirements in certain areas.

[H 888]

Approved

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4 as follows:

§ 15.2-2209.4. Minimum off-street parking requirements; designated areas; administrative reductions.

A. As used in this section:

"Bus rapid transit" means a rubber-tired bus transit system with features such as frequent service, dedicated lanes, traffic signal priority, and enhanced stations.

"Designated area" means any parcel located within one-half mile of the entrance to a mass transit or public transportation station or facility. For purposes of this definition, "mass transit or public transportation station or facility" means a building or enhanced structure where members of the general public board or disembark mass transit or public transportation.

"Mass transit or public transportation" means passenger transportation on a fixed route by rubber-tired, rail, or other surface conveyance providing shared-ride service to the general public on a regular and continuing basis, including bus rapid transit or other high-capacity transit service as identified by the Virginia Department of Rail and Public Transportation. "Mass transit or public transportation" does not include school buses, microtransit, charter or sight-seeing services, a vehicular ferry service that serves as a link in the highway network, or a human service agency or other client-restricted transportation.

"Microtransit" means a flexible, on-demand, dynamically routed shared-ride passenger transportation service that operates similarly to traditional public transit but with greater adaptability to individual trip needs.

B. Any locality that has adopted a zoning ordinance pursuant to this chapter shall not require, as a condition of zoning approval, minimum off-street parking for residential, multifamily, or mixed-use development located within a designated area in amounts exceeding the following:

1. One-half of one parking space per dwelling unit for multifamily or mixed-use residential development; and

2. One parking space per dwelling unit for one-family and two-family dwellings and townhouses.

C. No locality shall adopt or enforce any provision of a zoning ordinance that imposes minimum off-street parking requirements for residential, multifamily, or mixed-use development located within a designated area in excess of the limitations set forth in subsection B.

D. Any locality with a population greater than 600,000 may by ordinance impose off-street parking requirements exceeding the limits in subsections B and C for residential, multifamily, or mixed-use development within one-half mile of a locality-managed fixed-route bus stop, provided that the ordinance includes an administrative process allowing an applicant, in connection with a pending rezoning, special exception, proffered condition amendment, site plan, or subdivision plat, to obtain a reduction of at least 25 percent in minimum off-street parking requirements for such development within 1,000 feet of such bus stop. An administrative reduction shall be granted upon the applicant's demonstration that (i) all dwelling units serve households at or below 70 percent of area median income, using income averaging; (ii) due to the unique characteristics of the site or uses on the site, the spaces proposed to be eliminated are unnecessary or infeasible; or (iii) a written shared parking agreement ensures availability of equivalent spaces within 1,000 feet of the subject property.

E. Any locality with a population greater than 20,000 shall, by ordinance, establish an administrative review process in which developers may request a reduction of minimum off-street parking requirements of not less than 20 percent for residential, multifamily, or mixed-use development proposed on parcels not located within a designated area. The ordinance shall include criteria to determine eligibility for, and prescribe procedures for the submission and review of, the administrative reduction authorized by this subsection.

Excerpt from an Email from the Town Attorney
SUMMARIES

April 27, 2026

Manufactured Homes (H 655): Requires that manufactured homes be allowed and treated the same as site-built single family dwellings in districts where they are permitted. Effective date: 7/1/2026.

- Sec. 201 - Delete definition of mobile home and amend definition of manufactured home to match Virginia Code definition.
- Add Sec. 401.1(j), 402.1(j), 405.1(j) to allow by right in R-1, R-2, and R-5.
- Add Sec. 406.2(f) to allow by SUP in B-1.
- Add Sec. 409.13(A)(15) to allow in PND.
- Sec. 520 would need to be amended to only require the following:
 - o Manufactured homes must be converted to real property in accordance with Virginia Code 46.2-653, as amended.
 - o The certificate of occupancy must be issued within five years following the date of manufacture listed on the home's data plate.
 - o Each manufactured home must be placed on an individual lot.
 - o All manufactured homes must be built in compliance with the Virginia Manufactured Housing Construction and Safety Standards Law (Virginia Code 36.2-85.2, et seq., as amended).

Accessory Dwelling Units (S 531): Requires that ADUs be permitted as an accessory use to single-family dwellings. Effective date: 7/1/2027.

- Does not apply to any locality that passed an ADU ordinance prior to January 1, 2026. Changes are optional for Luray, if changes are desired.

Off-Street Parking Requirements (H 888): Sets ceiling on off-street parking that may be required for residential development. Effective date: 7/1/2026.

- Only applies to "designated areas" defined as parcels within half a mile of a "mass transit or public transportation station or facility" which is defined as passenger transport on fixed route by bus, rail or other means to the general public on a regular and continuing basis. Excludes school buses, microtransit, charter, or sight-seeing services.

Does not appear to have any current application to the Town.

Other Items:

"Mobile Homes" could be removed from the Ordinance, especially since they are not permitted in any zoning district.

The Town should also evaluate the provision for "temporary mobile homes" and "temporary mobile home parks" allowed by SUP in nearly all districts.

The Town should take up the subject of "retail marijuana sales" in the zoning ordinance, likely in limited spots such as B-1 and only by SUP. This bill may be effective January 1 or July 1, 2027.



TOWN OF LURAY
Planning Commission
Regular Meeting

May 13, 2026

8C. Manufactured Homes - HB 655



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VIII-C

Meeting Date: May 13, 2026

Agenda Item:

PLANNING COMMISSION REVIEW & DISCUSSION
Item VIII-C – Manufactured Housing HB 655

Summary:

The Planning Commission is requested to review and discuss proposed amendments to Appendix A regarding manufactured housing allowance pursuant to HB655.

Please see the summary of amendment points outlined by the Town Attorney.

Implementation of these new allowances will significantly change the nature of the Ordinance as it relates to manufactured housing, town-wide.

Commission Review: April 15, 2026, meeting

Fiscal Impact: N/A

Suggested Motion: N/A

VIRGINIA ACTS OF ASSEMBLY - 2026 SESSION

CHAPTER 19

An Act to amend and reenact §§ 15.2-2247 and 15.2-2290 of the Code of Virginia, relating to zoning; manufactured housing.

[H 655]

Approved March 31, 2026

Be it enacted by the General Assembly of Virginia:

1. That §§ 15.2-2247 and 15.2-2290 of the Code of Virginia are amended and reenacted as follows:

§ 15.2-2247. Applicability of subdivision ordinance to manufactured home parks.

Any locality may designate, by ordinance, the areas within its jurisdiction in which ~~manufactured homes may be located or~~ manufactured home parks may be established, notwithstanding the absence of a zoning ordinance in such locality. Such ordinance may also apply to any of the provisions of §§ 15.2-2241 through 15.2-2245 in the regulation and governing of the location, establishment, and operation of ~~manufactured homes or~~ manufactured home parks. The ordinance may apply to any park or portion thereof licensed as a campground pursuant to Title 35.1 ~~of this Code~~. In the event of irreconcilable conflict between the ordinance and state law, the state law shall supersede the ordinance.

§ 15.2-2290. Uniform regulations for manufactured housing.

A. Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that in all agricultural zoning districts, or districts having similar classifications regardless of name or designation, where agricultural, horticultural, or forest uses such as those described in § 58.1-3230 are the dominant use and where site-built housing is allowed, the placement of manufactured homes shall be permitted.

B. Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that, in all ~~agricultural zoning districts or districts having similar classifications regardless of name or designation where agricultural, horticultural, or forest uses such as but not limited to those described in § 58.1-3230 are the dominant use, other than zoning districts listed in subsection A, where site-built housing is allowed, the placement of manufactured houses~~ homes shall be permitted for manufactured homes that are ~~on a permanent foundation~~ (i) converted to real property in accordance with § 46.2-653.1, (ii) constructed so that the certificate of occupancy is issued within five years following the date of manufacture listed on the home's data plate, and (iii) placed on individual lots ~~shall be permitted, subject to development standards that are equivalent to those applicable to site-built single family dwellings within the same or equivalent zoning district~~. Localities shall not adopt or enforce any zoning, land-use, or development regulation that treats manufactured homes differently or more restrictively than a single-family site-built dwelling allowed in the same zoning district. Nothing in this subsection shall be construed as limiting the authority of localities to adopt ordinances pursuant to §§ 10.1-2206.1 and 15.2-2306 designed to protect existing or future areas of historical or archaeological significance, historical sites, historical landmarks, and historical buildings and structures, or to establish local historical districts.

~~*C. Localities adopting and enforcing zoning regulations under the provisions of this article may, to provide for the general purposes of zoning ordinances, adopt uniform standards, so long as they apply to all residential structures erected within the agricultural zoning district or other districts identified in subsection A of this section incorporating such standards. The standards shall not have the effect of excluding manufactured housing built in compliance with the Virginia Manufactured Housing Construction and Safety Standards Law (§ 36-85.2 et seq.).*~~

~~*D. Local zoning ordinances adopting provisions consistent with this section shall not relieve lots or parcels from the obligations relating to manufactured housing units imposed by the terms of a restrictive covenant.*~~

Excerpt from an Email from the Town Attorney
SUMMARIES

April 27, 2026

Manufactured Homes (H 655): Requires that manufactured homes be allowed and treated the same as site-built single family dwellings in districts where they are permitted. Effective date: 7/1/2026.

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- Add Sec. 401.1(j), 402.1(j), 405.1(j) to allow by right in R-1, R-2, and R-5.
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The Town should take up the subject of "retail marijuana sales" in the zoning ordinance, likely in limited spots such as B-1 and only by SUP. This bill may be effective January 1 or July 1, 2027.



TOWN OF LURAY
Planning Commission
Regular Meeting

May 13, 2026

8D. Special Event Venues



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VIII-D

Meeting Date: May 13, 2026

Agenda Item:

PLANNING COMMISSION REVIEW & DISCUSSION
Item VIII-D – Special Event Venues

Summary:

The Planning Commission is requested to review and discuss proposed definitions and Ordinance elements related to Special Event Venues.

Included are several documents related to a Definition and Ordinance that are active in Shenandoah County.

Also included is a draft document containing a possible definition, use, and type, as well as possible location and operational criteria.

Commission Review: April 15, 2026, meeting

Fiscal Impact: N/A

Suggested Motion: N/A

8D) Special Event Venues

A. Definitions

Special Event Venue

A facility, structure, or site used for events in exchange for compensation, including but not limited to meetings, conferences, banquets, dinners, weddings, parties, and similar gatherings.

Event

An organized gathering of people exceeding normal use of the property.

Exempt Facilities

The following shall be exempt from this section:

- Public assembly locations (PAL)
- Schools and local government facilities
- Youth and athletic facilities

Public Property

Use of public property for events shall be exempt from Special Use Permit (SUP) requirements but shall require issuance of a Special Event Permit in accordance with Town regulations.

B. Applicability

1. Special event venues shall be permitted only within designated zoning districts, including B-1 (Business District), or as otherwise provided in the zoning ordinance.
2. All special event venues shall require approval of a Special Use Permit (SUP) by the Town Council.
3. The SUP shall run with the land and may be recorded with the deed. Transfer of ownership shall not invalidate the SUP; however, all conditions shall remain in effect.

C. Occupancy / Capacity

1. The maximum occupancy for any structure or event space (indoor and outdoor) shall be determined by the Page County Building Official in accordance with applicable building and fire codes.
2. Issuance of a Change of Use Permit and/or Certificate of Occupancy shall be required prior to operation.
3. The following shall be established and strictly enforced:
 - Maximum number of guests (indoor and outdoor)
 - Compliance with all occupancy limits at all times

D. Parking Requirements

1. Off-street parking shall be provided on-site unless otherwise approved through the SUP process.
2. Minimum parking requirements shall be established as a condition of the SUP based on capacity and use.
3. Parking areas shall:
 - Be clearly marked and, where practical, improved or stabilized
 - Provide safe ingress and egress
 - Prevent parking on public streets unless specifically authorized
4. Overflow parking and shuttle plans may be required.

E. Hours of Operation

1. Hours of operation shall be limited to:
 - Sunday through Saturday: 7:00 a.m. to 11:00 p.m.
2. All outdoor amplified music or sound shall cease by 10:00 p.m.
3. Setup and breakdown activities shall not create disturbances outside of permitted hours.

F. Noise

1. All activities shall comply with the Town's noise ordinance.
2. The Town may require additional sound mitigation measures as part of the SUP, including:
 - Speaker direction and placement
 - Volume limitations
3. Repeated violations may result in enforcement action or revocation of the SUP.

G. Lighting

1. Outdoor lighting shall:
 - Prevent glare onto adjacent properties
 - Be fully shielded and directed downward
2. Temporary event lighting shall be removed following each event.
3. Lighting shall be limited to that necessary for safety and security.

H. Sanitation and Facilities

1. Adequate restroom facilities shall be provided based on occupancy.
2. Portable toilets may be permitted and shall:
 - Be screened from public view where feasible
 - Be regularly serviced and maintained
3. Trash and recycling receptacles shall be provided in sufficient quantity.

4. The site shall be cleaned following each event, and all waste shall be removed promptly.

I. Traffic and Safety

1. A traffic management plan may be required as part of the SUP application.
2. The Town may require coordination with local law enforcement for traffic control or security.
3. Adequate ingress and egress shall be maintained at all times.
4. Emergency vehicle access shall be provided and maintained at all times.

J. Special Use Permit Conditions

In addition to the requirements of this section, the Town Council may impose conditions through the SUP process, including but not limited to:

- Maximum capacity and attendance
- Parking requirements
- Traffic and safety measures (including MOT plans)
- Security requirements
- Event log reporting (dates, attendance, type of event)
- Buffering, screening, and landscaping for adjacent properties
- Compliance with Virginia ABC licensing requirements where alcohol is served
- Noise and lighting limitations

K. Enforcement and Revocation

1. Violations of this section or any SUP condition shall constitute a zoning violation.
2. The Town may take the following actions:
 - Issue notices of violation
 - Impose civil penalties
 - Modify, suspend, or revoke the SUP after notice and public hearing
3. Repeated or significant violations may result in suspension or termination of operations.

SPECIAL EVENT CENTERS

A facility or site which, more than twice per calendar year, is utilized for **events** in exchange for compensation, such **events** to include meetings, conferences, banquets, dinners, weddings, parties, and other similar **events**. County-owned facilities shall be deemed not to be **special event centers**.

[Added 8-27-2019 by Ord. No. 2019-08]

§ 165-32.2. Special event centers. [Added 8-27-2019 by Ord. No. 2019-08]

All special event centers, where allowed, shall comply with the following requirements in addition to any other requirements applicable by special use permit:

- A. No special event shall be conducted for a period longer in duration than three consecutive days.
- B. A site plan shall be submitted with the special use permit application. The site plan shall identify the following:
 - (1) The locations where special events will be held and the setback of such locations from the front, rear, and side lot lines;
 - (2) The locations of access to and from the special events from public roads;
 - (3) The locations of all parking areas and the number of available parking spaces, whether paved or unpaved;
 - (4) The locations and square footage for all structures to be used for special events;
 - (5) The locations of all sewage or septic facilities.
- C. Special event centers that share a private easement with another property owner(s) must show the easement allows a use of this type or written permission must be obtained by the sharing parties.
- D. Unless otherwise specified by special use permit, special event centers with indoor events spaces shall provide a minimum of one parking space, as defined in § 165-86, for each 200 square feet of floor area in rooms used by event participants for assembly. Special event centers with outdoor event spaces shall provide for a sufficient number of parking spaces to accommodate the number of guests. Parking spaces shall not be designed or located so as to require or encourage cars to back up into or otherwise obstruct a public street. Such parking spaces shall further comply with the requirements in § 165-86, Subsections D through F.
- E. Special event centers shall comply with the requirements of Chapter 91, Festivals, in the event that such requirements are applicable to any event.