

Town of Luray

Planning Commission Agenda January 14, 2009

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes from the November 19th, 2008 work session
4. Public Hearing:

Additions to the Town's Zoning Ordinance-

1) It is proposed that a definition for the term "Accessory Dwelling Unit" be added to the Appendix A (Zoning), Article II (Definitions), Section 202 (Specific Terms) of Code of the Town of Luray, Virginia. The proposed addition of the term "Accessory Dwelling Unit" shall be defined as follows:

Accessory Dwelling Unit – A secondary residence located on a single zoning lot which is detached from the primary residence, and contains provisions for sleeping, cooking and sanitation. Accessory dwelling units are subject to the provision enumerated in Appendix A (Zoning), Article V (Supplemental Regulations), Section 516 (Accessory Dwelling Units) of the Town Code.

2) It is proposed that the term "Accessory Dwelling Unit" be added to the Town's zoning ordinance as a "use permitted by special permit" in the following zoning districts: R1 (Low Density Residential), R2 (Medium Density Residential), R3 (High Density Residential), R4 (High Density Residential) and R5 (Townhouse and Apartment Residential).

Specifically the following additions to the Town's zoning ordinance are proposed:

A) An addition to Appendix A (Zoning), Article IV (District Regulations), Section 401 (Low Density Residential District – R1), 401.2 (Uses permitted by special permit) to include a letter "d". This letter "d" will state: (d) Accessory Dwelling Units, as set forth in Article V, Section 516.

B) An addition to Appendix A (Zoning), Article IV (District Regulations), Section 402 (Medium Density Residential – R2), 402.2 (Uses permitted by special permit) to include a letter "d". This letter "d" will state: (d) Accessory Dwelling Units, as set forth in Article V, Section 516.

C) An addition to Appendix A (Zoning), Article IV (District Regulations), Section 403 (High Density Residential – R3), 403.2 (Uses permitted by special permit) to include a letter "e". This letter "e" will state: (e) Accessory Dwelling Units, as set forth in Article V, Section 516.

(D) An addition to Appendix A (Zoning), Article IV (District Regulations), Section 404 (High Density Residential – R4), 404.2 (Uses permitted by special permit) to include a letter "k". This letter "k" will state: (k) Accessory Dwelling Units, as set forth in Article V, Section 516.

(E) An addition to Appendix A (Zoning), Article IV (District Regulations), Section 405 (Townhouse and Apartment Residential – R5), 405.2 (Uses permitted by special use

permit) to include a letter “r”. This letter “r” will state: (r) Accessory Dwelling Units, as set forth in Article V, Section 516.

3) It is proposed that an additional supplemental regulation be added to Appendix A (Zoning), Article V (Supplemental Regulations) of the Town Code. This additional supplemental regulation would govern the development of accessory dwelling units and be enumerated as section 516. Therefore it is proposed that a section 516 be added to Appendix A (Zoning), Article V (Supplemental Regulations) of the Town Code and read as follows:

516. Accessory Dwelling Units.

(a) Accessory Dwelling Units are allowable only by special use permit in the following zoning districts: R1 (Low Density Residential), R2 (Medium Density Residential), R3 (High Density Residential), R4 (High Density Residential), and R5 (Townhouse and Apartment Residential).

(b) Only one accessory dwelling unit allowable per lot.

(c) The accessory dwelling unit must be located on the same lot as the primary dwelling unit.

(d) The proposed accessory dwelling unit is required to be an existing and permanent structure, and constructed prior to December 31, 2008.

(e) The accessory dwelling unit is required to meet all relevant building and zoning codes and contain provisions for sleeping, cooking and sanitation.

(f) At minimum the accessory dwelling unit shall have a single dedicated off-street parking space. The dimensions of this dedicated parking space shall measure 10’ x 20’ or greater.

(g) The property owner must reside in either the primary residence or the accessory dwelling unit.

(h) The accessory dwelling unit can be rented.

(i) Unless the portion of the lot upon which the accessory dwelling unit is located can meet minimum lot size and setback requirement as required by the underlying zoning district, an accessory dwelling unit can not be divided or separated from the primary dwelling unit’s lot. If ownership of the lot is transferred, the accessory dwelling unit must be conveyed as well.

(j) The accessory dwelling unit is required to have its own separate account and meter for water and sewer service.

(k) The accessory dwelling unit is required to conform to additional regulations as required by the Town’ Planning Commission, or Town Council.

5) New Business:

- **Review of Final Plat: Habitat for Humanity Duplex Subdivision (Hilltop Lane)**
- **Review of Annual Report**

6) Old Business:

- **Final Ordinance Review: Short Term Rentals**

7) Adjournment

