

Town of Luray
45 East Main Street
Luray, Virginia 22835
(540) 743-5511

Planning Commission Regular Meeting Agenda
September 10, 2008

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes from the August 13, 2008 regular meeting**
- 4. Public Hearings:**

Ordinance Amendments:

1) Appendix A (Zoning), Article V (Supplemental Regulations), Sections 501 – 515 of the Town Code provides supplemental regulations which govern and regulate a variety of uses. It is proposed that an additional section be added to these supplemental regulations.

It is proposed that the Town Code be amended in order to add a Section 516 to the existing supplemental regulations. Section 516 would provide regulations related to the construction of accessory buildings and detached private garages. It is proposed that Appendix A (Zoning), Article V (Supplemental Regulations), be amended to include a Section 516 (Accessory Building & Detached Private Garages). These additional requirements would be listed as letters (a) and (h) and read as follows:

516. Accessory Buildings and Detached Private Garages

Accessory building and detached private garages shall be subject to the following regulations:

- (a) An accessory building or detached private garage shall not be erected in any front yard.
- (b) An accessory building and/or detached private garaged erected in a side or rear yard must adhere to the underlying zoning district's setback regulations.
- (c) Accessory buildings shall not be located closer than five (5) feet from any main building.
- (d) A parcel may contain one detached private garage and multiple accessory building provided the cumulative lot coverage of a detached private garage and accessory building(s) does not exceed four (4) percent of the lot's total area.
- (e) The height of an accessory structure and/or detached private garage shall not exceed that the lot's main building.
- (f) In the case of row housing or apartment developments, parking garages or covered bays may be exempted from this requirement subject to approval by the Zoning Administrator.
- (g) No accessory building and/or detached private garage shall be permitted on any lot which does not contain a principal structure or use.
- (h) Any individual or entity requesting to deviate from any or part of the above regulations shall be required to apply for a special use permit.

2) Presently Appendix A (Zoning), Article II (Definitions), Section 202 (Specific Terms) of the Code of the Town of Luray, Virginia, states:

Accessory Building: A building subordinate to, and located on the same lot with a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not by any part of a common wall or roof of the main building.

It is proposed that this section of the Town Code be amended to include additional language. The proposed amendment would include the following additional language:

Accessory Building: A building subordinate to, and located on the same lot with a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not by any part of a common wall or roof of the main building. Accessory buildings are subject to the provision detailed in Appendix A (Zoning), Article V (Supplemental Regulations), Section 516 (Accessory Buildings and Private Garages) of the Town Code.

3) Presently Appendix A (Zoning), Article II (Definitions), Section 202 (Specific Terms) of the Code of the Town of Luray, Virginia, states:

Private Garage: An accessory building designed or used for the storage of not more than three automobiles owned and used by the occupants of the building to which it is accessory. On a lot occupied by multiple-unit dwelling, the private garage may be designed and used for the storage of 1 ½ times as many automobiles as there are dwelling units.

It is proposed that this definition be amended. The proposed amendment would exclude the term “accessory” and include the following additional language:

Private Garage: A building designed or used for the storage of not more than three automobiles owned and used by the occupants of the building to which it is accessory. On a lot occupied by multiple-unit dwelling, the private garage may be designed and used for the storage of 1 ½ times as many automobiles as there are dwelling units. Private garages are subject to the provision detailed in Appendix A (Zoning), Article V (Supplemental Regulations), Section 516 (Accessory Buildings and Private Garages) of the Town Code.

4) It is proposed that Appendix A (Zoning), Article II (Definitions), Section 202 (Specific Terms) of the Town Code be amended to include the following definition:

Lot Coverage: The total area covered by the foundation of a structure, attached and detached garages, accessory buildings, porches, patios and entry areas compared to the total lot area. Lot coverage is generally expressed as a percentage of the total area of a lot.

5) Old Business:

- **RZ08-2, Delton and Desiree Anglin: Request to rezone two M1 (Industrial) zoned parcels to R3 (High-Density Residential)**
- **Review of a proposed B2 (Highway Commercial) Zoning District**
- **Short term rental definition and guidelines**

6) Adjournment