

Housing

Goal:

Luray should encourage the provision of safe, adequate, and affordable housing consisting of a variety of building types and price ranges while maintaining a small-town atmosphere.

It is envisioned that Luray will continue to experience a slow to moderate growth rate for the foreseeable future. The present amount of land zoned for residential uses - coupled with the projected growth rates - should ensure adequate areas for future housing. Regardless, considering Luray's relative proximity to Washington, D.C. Metropolitan Area, it would be advisable to make provisions for potentially higher growth rates, and therefore increased housing demand.

In addition, as the region's housing prices continue to increase, affordable housing for a broad range of populations and job types is important. The Town should consider implementing policies that facilitate an adequate supply of affordable and attractive housing options. Finally, as the town's established housing stock continues to age, it is important to maintain the quality of both housing units and residential areas.

A diverse housing stock is important to accommodate a variety of choices for existing and new residents. Diversity is mentioned in terms of building type, housing price, tenure and location.

The Town's housing supply is fairly diverse in terms of type with approximately 44 percent single-family homes, and the remaining a mixture of multi-family dwelling, townhouses, and duplexes.

Objectives

Objective 1: Provide a diversity of housing types and lot sizes throughout the Town suitable to meet the Town's future population growth and projections.

- Strategies:**
- a. Conduct periodic assessments of proposed and approved housing developments to ensure an adequate proportion of housing types are available.
 - b. Ensure a balance of future housing supply is consistent with current ratios between single-family, multi-family, townhouse and duplex units.
 - c. Encourage proposed housing developments to contain a mixture of housing types.

Objective 2: Encourage new housing construction that is compatible with the existing quality and character of Luray’s established neighborhoods.

Strategies: a. Explore the adoption of zoning standards that provide incentives for property owners to develop infill housing compatible with existing neighborhoods.

b. Explore creating incentives so that new housing developments integrate a wide-array of architectural styles and forms.



An example of a housing unit that is architecturally inviting and affordable.

Objective 3: Explore regulatory approaches using Luray’s zoning and code enforcement to address housing quality and maintenance issues.

Strategies: a. Partner with Page County to investigate the adoption of all the applicable provisions of the BOCA Volume II property maintenance code to ensure that all properties in Luray are properly maintained for the health, safety, and welfare of all Luray citizens.

b. Evaluate, and if necessary, revise Luray’s existing weed and trash codes to determine if these codes are adequate in order to maintain the health, safety and welfare of the citizenry.

c. Place a priority on enforcement of existing codes and ensure that adequate staff is available to fully enforce codes designed to address housing quality and maintenance issues.

d. Explore the use of civil penalties as a strategy to ensure compliance with local zoning and building codes.

e. Review the costs and benefits of implementing a local tax incentive for property owners who rehabilitate run-down or dilapidated properties.

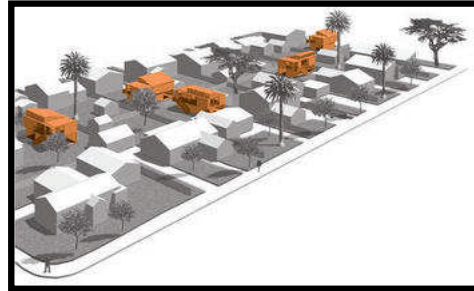
Objective 4: Encourage affordable housing options for a variety of populations and income ranges and seek mechanisms and partnerships to ensure an adequate supply of affordable housing.

Strategies: a. Participate in programs designed to provide housing assistance to populations with special needs.

b. Encourage the expansion of senior oriented housing options.

c. Consider allowing incentives for new developments that offer a variety of housing choices and price ranges.

d. Actively partner with Page County's Habitat for Humanity to identify and develop affordable housing opportunities within the Town.



e. Consider developing standards for implementing the use of Accessory Dwelling Units (ADUs) or "Granny Flats" in certain zoning district by special use permit.

Accessory Dwelling Units could be an appropriate provided the existence of certain conditions.

Objective 5: Ensure that residential areas are not encroached upon by incompatible uses.

Strategies:

- a. Ensure that, when nonresidential development occurs adjacent to existing residential areas, the type and intensity of the development is an asset to the area and site and building design mitigates such effects as noise, light, and automobile traffic.

- b. Ensure buffering of commercial and industrial areas from residential areas with landscaping and/or man-made berms or both.

Objective 6: Ensure that new residential areas are pedestrian friendly and have access to open space.

Strategies:

- a. Consider reducing the minimum lot size requirements in the R1, R2, and R3 zoning districts and require that each of these districts require a minimum allocation of open space.

- b. Ensure that all residential rezonings and subdivision plats address pedestrian movement and access.