

Corporate Boundaries, Existing Land Use & Zoning

Luray's Corporate Boundaries

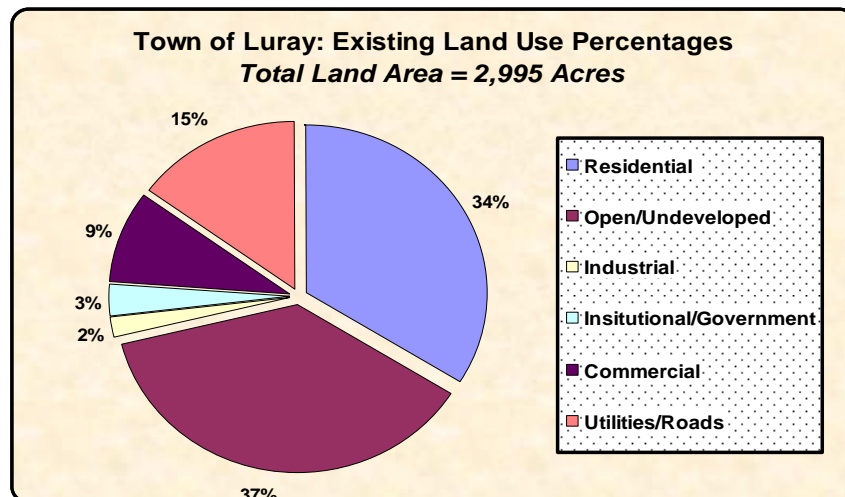
As previously noted, the Town of Luray was officially established by act of the General Assembly in 1812 on ten acres of land near the Hawksbill Creek, and in 1871 the Town became an "incorporated Town." In 1871, this newly incorporated Town covered approximately 442 acres.

During the 20th century, the incorporated Town of Luray annexed unincorporated areas of Page County. These annexations significantly increased in land area of the Town. Notable annexations took place in 1941, 1951 and 1963. The last significant annexation took place in 1985, and Luray's corporate boundaries have not significantly changed since this last annexation. The Town's total land area is approximately 2,995 acres, or 4.7 square miles.

Existing Land Use

The general existing land use pattern of the Town has been well-documented in previous land use plans. Luray's first land use plan was prepared by planners from the Virginia Division of Industrial Development adopted in 1965. This plan included a future land use map and recommendations for a zoning and subdivision ordinance to implement it. The staff of the former Lord Fairfax Planning District Commission (LFPDC) updated the original plan and it was adopted by the Town in 1977.

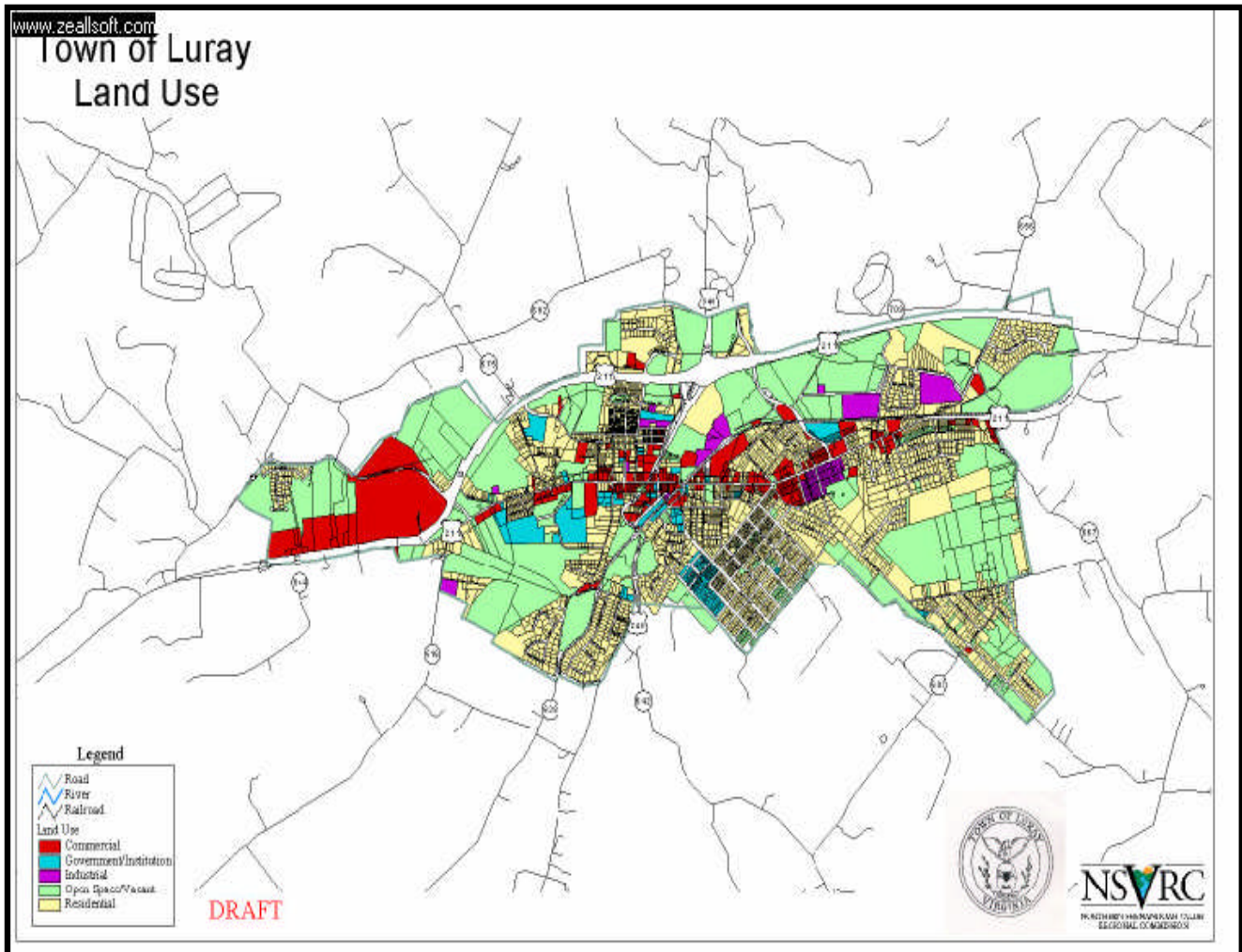
The 1993 Comprehensive Plan formulated a detailed land use map and an inventory of existing land uses was formulated by the LFPDC. In 2006, this land use map and an inventory of existing land uses was again updated by Town staff. The Town's current land uses, and corresponding percentage of a particular use, are detailed below.



Methodology

A combination of existing documentation, windshield surveys, development records, and interviews with Town officials were employed to determine the type and amounts of existing land uses within the Town boundaries. An updated Town land use map was prepared.

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Existing Land Use Pattern

As indicated on the chart on page 19, Luray has a total area of approximately 2,995 acres including about 9.5 acres of water area; totaling 4.7 square miles. Residential uses are the



Residential uses account for approximately 34 percent of the total land developed in the Town.

predominate type of land development, accounting for 34 percent of the total developed land area of the Town, followed by transportation (15 percent), commercial (9 percent), institutional/government (3 percent), and industrial (2 percent).

Undeveloped land compromises about 37 percent of the total Town land area; the majority of this land is vacant or open land. Even with development constraints imposed by

flood plain, steep slopes, and farmland areas there still remains a significant amount of vacant land which can accommodate a substantial amount of future development.

Zoning

Zoning is the legal method of imposing conditions on the development of land and establishing controls on land use, building use, building size, building height, area lot sized, bulk and location of structures. By restricting unhealthy, dangerous or other unwise use of land a zoning ordinance acts as a major protector of property values for all land owners. It also forms the basis for controlling density in each area so that property can be adequately served by such facilities as roads, schools and utility systems.

The Town of Luray has been actively regulating its growth and land use since 1967 when it enacted its first zoning ordinance. In 1967, the Town appointed a five-member Planning Commission, and has had an active commission since that time.

The Town's zoning ordinance divides the Town into various districts and regulates the use of land in each district. It also regulates setbacks, percentage of site coverage, building height, parking requirements, signs, and open space. First enacted in 1967, the Luray zoning ordinance contained provision for 7 zones, including five residential, one commercial and one industrial zone. These seven districts still exist today. Luray's ordinance arranges residential land uses in districts of increasing use intensity.

In addition, in 2006 two "overlay" districts were adopted by the Town of Luray; these districts were a Planned Neighborhood Development District, and a Flood Insurance Rate Map (FIRM) which governs development in floodplain and floodway areas of the Town.

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