

# Town of Luray

## Planning Commission Agenda

### January 19, 2011

1. Call to Order
2. Pledge of Allegiance
3. Review of Minutes from the December 15, 2010 regular meeting
4. Public Hearing: Ordinance Amendment

A) Amendments are proposed to the supplemental regulations in Appendix A (Zoning), Article V (Supplemental Regulations), Section 516 (Accessory Dwelling Units) of the Town Code. The proposed amendments are related to the development of Accessory Dwelling Units (ADUs), and the texts of the proposed amendments are **bolded below**:

516. Accessory Dwelling Units.

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

*(f) The accessory dwelling unit must have a dedicated single off-street parking space **measuring a minimum of 10' x 20' size**.*

*(i) **The size of an accessory dwelling unit may not exceed fifty percent (50%) of the footprint occupied by the lot's primary dwelling, exclusive of attached carports, decks, etc. The applicant shall provide both sets of dimensions with their application.***

*(j) **Accessory dwelling units are required to have its own water meter and line connected directly to a Town water main, and a separate sewer connection with a clean-out at the property line. A separate utility account, with proper fees and deposits, shall be required.***

*(1) **For Accessory structures being converted to an accessory dwelling unit containing existing approved water and sewer connections: the above requirement may be waived provided the owner maintains responsibility for all fees associated with water, sewer and trash service for both structures in perpetuity. An approved connection is one where a Building Permit and Inspection were issued and completed, and/or the owner can substantively verify the subject connection(s) were done so prior to the enactment of relevant codes and/or ordinances. To be eligible for a waiver, such work must have been completed and approved prior to December 31, 2008.***

*(2) **If a waiver from item "j" of this ordinance is granted, a condition of the special use permit shall be that if the billing or plumbing arrangements are changed, then adherence to the requirements of item "j" shall be met.***

5. Review: Potential SUP application for an apartment building in a B1 zoning district

6. Review: 2010 Planning & Zoning Report

**Old Business:**

7. SUP10-6, Jason & Penny Pettit: An ADU in a R3 zoning district

8. Continued Review & Discussion: Definitions of Electronic Office, Home Occupations and Professional Office.

9. Adjournment

