

Town of Luray

Planning Commission Agenda

July 20, 2011

1. Call to Order
2. Pledge of Allegiance
3. Review of Minutes from the May 11, 2011 regular meeting
4. Election of Chair and Vice-Chair of Planning Commission for term ending June 30, 2012.
6. Public Hearing: Ordinance Amendment (see attachment as well)

Changes are proposed to the Town's zoning ordinance related to electronic offices, home occupations and professional offices. The proposed changes create revised definitions for electronic offices, home occupations and professional offices. If adopted, the proposed changes would only affect new applications for such offices/occupations, and not existing offices/occupations. Listed below, is a brief summary of the proposed changes:

*It is proposed that **electronic offices** be redefined as "**electronic occupations**" and remain a "use by-right" in the R1, R2 and R5 zoning districts, and be added as a "use by-right" in the B1, R3, R4 and PND (Planned Neighborhood) zoning districts. If changed, electronic occupations, as defined, would be an allowable "use by-right" in the R1, R2, R3, R4, R5, B1 and PND zoning districts.*

*It is proposed that the redefined use of **home occupations** be added as a "use allowable by special permit" in the R2 zoning district; it is proposed that home occupations be removed as a "use by-right" in the R3 and R4 zoning districts, and added as a "use allowable by special permit" in these said zoning districts. It is proposed that home occupations be added as a "use by-right" in the B1 zoning district. If changed, home occupations would be a "use allowable by special use permit" in the R2, R3 and R4 zoning districts; and be a "use by-right" in the B1 zoning district.*

*It is proposed that the redefined use of **professional offices** be removed as a "use by-right" in the R3 and R4 zoning districts, and be added as a "use allowable by special permit" in these said zoning districts. If changed, professional offices would remain a "use by-right" in the B1 zoning district, and become a "use allowable by special use permit" in the R3 and R4 zoning districts.*

7. New Business:

Review – Height restrictions in all zoning districts

Review – The keeping of animals/livestock within Town limits

8. Adjournment