Town of Luray
Planning Commission Agenda
November 13, 2013

1. Call to Order

2. Pledge of Allegiance

3. Review of Minutes from the <u>October 16, 2013</u> meeting

4. Public Hearings:

1) It is proposed that Appendix A (Zoning), Article II (Definitions), Section 202 (Specific Terms), specifically the term "Apartment House" be amended. The proposed amended definition is as follows:

Apartment house: A building used or intended to be used as a dwelling by two or more families living independently of each other and who do their cooking therein. A building containing one (1) apartment unit may be considered an apartment house provide it is located on a single commercially zoned lot with other apartment houses containing two or more apartment units. In addition, apartment houses shall be required to meet all Town Code and Building Code requirements.

2) It is proposed that Appendix A (Zoning), Article IV (District Regulations), Section 402 (Medium-Density Residential District – R2), 402.2 (Uses Permitted by Special Permit), (d) Bed and Breakfast Home, be amended to include the following (see **bolded** text):

Bed and breakfast home. These regulations are established to allow the rental of bedrooms to guests in bed and breakfast homes while at the same time preserving the historical and residential character of the neighborhoods in which the dwellings are located. Bed and breakfast homes are allowed only along the listed major street to avoid bringing increased traffic and congestion by non-residents into this residential district in order to ensure that the corridor maintains its residential character. Bed and breakfast homes shall be permitted only in single-family detached dwellings located on lots contiguous to South Court Street from West Main Street to South Highland Court, **Blue Ride Avenue from Cave Street to Luray Avenue**, and only if the single-family detached dwelling and its front door faces South Court Street **or Blue Ridge Avenue**.

5. New Business

6. Adjournment