

Town of Luray

Planning Commission Agenda

November 16, 2016

7:00 p.m.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Review of Minutes from the October 12, 2016 regular meeting**
- 4. Public Hearing:**

It is proposed that Appendix A (Zoning), Article III (Zoning Districts), Section 404 (High-Density Residential), 404.3 (Area Regulations), subsection (b) be amended. This subsection presently states: *"For a two-family dwelling arranged side-by-side, each unit shall be assigned 4,000 square feet on the lot. A lot containing a two-family dwelling arranged side-by-side may be further divided into separate parcels for each dwelling unit, provided that the resulting lot size for each dwelling unit is a minimum of 4,000 square feet..."* This proposed changes would amend this subsection to state: *"For a two-family dwelling arranged side-by-side, each unit shall be assigned 3,250 square feet on the lot. A lot containing a two-family dwelling arranged side-by-side may be further divided into separate parcels for each dwelling unit, provided that the resulting lot size for each dwelling unit is a minimum of 3,250 square feet..."* If approved, this would lower the required lot size for a two-family dwelling (duplex) from 4,000 square feet in area per side, to 3,250 square feet area per side.

- 5. New Business:**
 - Initial Review: Potential Lord Fairfax Community College rezoning request
 - Future Triplex Requests
- 6. Adjournment**