

Zoning Permit Checklist

- Does the improvement require a Zoning permit? Building permit? (Note: some jobs might not require a Zoning permit, but still require a Building permit or vice versa)
- If the job requires a building permit, who is completing the job? If the job is on a property you own, you may complete. However, if you retain someone else, they must be a licensed contractor in Virginia.
- Once a decision is made regarding who is completing the job, apply for a Town zoning permit. Remember, you will need to adhere to all setbacks as required by your lot's zoning district.
- Once the zoning permit is approved, forward to Page County's Department of Planning & Community Development to begin steps to acquire a building permit.
- The Building Official will require construction plans and site inspections. Remember, this process could take time depending on the complexity of the job and time of year.

Town Setback & Lot Size Requirements

R1 – Low-Density Residential-15,000 sq ft minimum lot

Dwelling Property Line Setbacks:

Front:	35 feet
Rear:	35 feet
Side:	15 feet
Side Street:	35 feet

Accessory Buildings (1- Story: Garages, Sheds, etc.)

Front:	35 feet
Rear:	5 feet
Side:	5 feet
Side Street:	35 feet

R2-Medium-Density Residential-10,000 sq ft minimum lot

Dwelling Property Line Setbacks:

Front:	35 feet
Rear:	25 feet
Side:	10 feet
Side Street:	25 feet

Accessory Buildings (Garages, Sheds, etc.)

Front:	35 feet
Rear:	5 feet
Side:	5 feet

Side Street: 25 feet

R3 – High-Density Residential-7,000 sq ft minimum lot & Two Family-10,000 sq ft minimum lot

Dwelling Property Line Setbacks:

Front:	35 feet
Rear:	25 feet
Side:	10 feet
Side Street:	20 feet

Accessory Buildings (Garages, Sheds, etc.)

Front:	35 feet
Rear:	1 foot
Side:	1 foot
Side Street:	20 feet

R4 – High-Density Residential-6,000 sq ft minimum lot Two Family -8,000 sq ft minimum lot & Three Family-10,000 sq ft minimum lot

Dwelling Property Line Setbacks:

Front:	15 feet
Rear:	25 feet
Side:	5 feet
Side Street:	5 feet

Accessory Buildings (Garages, Sheds, etc.)

Front:	15 feet
Rear:	1 foot
Side:	1 foot
Side Street:	5 feet

R5 – Townhouse/Apartment Residential-7,000 sq ft minimum lot & Two Family Units-10,000 sq ft minimum lot

Dwelling Property Line Setbacks:

Front:	35 feet
Rear:	25 feet
Side:	10 feet
Side Street:	20 feet

Accessory Buildings (Garages, Sheds, etc.)

Front:	35 feet
Rear:	1 foot
Side:	1 foot
Side Street:	20 feet

B1 – General Business – No Minimum lot size

Business lots are not required to possess a minimum lot size, or adhere to traditional lot setbacks. However, prior to beginning construction, business lots are required to have a Site Plan approved by Town staff.

Side/Rear Setbacks to ANY R District 25 feet

M1 District

Side/Rear Setbacks to ANY R District 20 feet

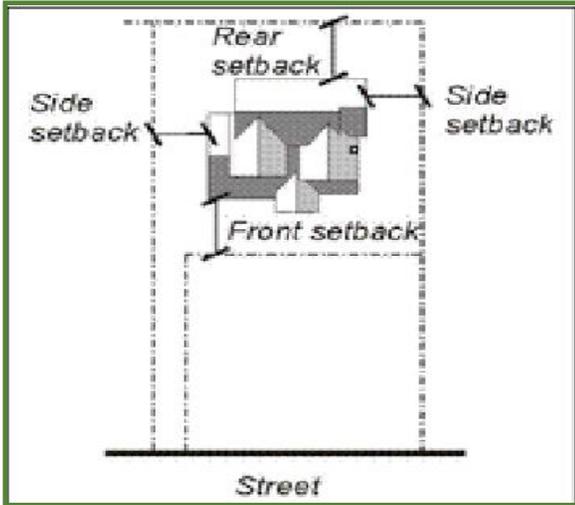
Town of Luray: A Guide to Building & Construction



Town of Luray

45 East Main Street

Luray, Virginia 22835



Residential & Commercial Construction: What do you need from the Town?

The Town is responsible for issuing zoning permits for all residential and commercial construction within Town limits. Zoning permits ensure additions and/or new structures conform to all required lot setback requirements. Setbacks differ depending on the lot's zoning district in which you intend to build. Please check with Town staff to make sure you know the required setbacks for your lot. The zoning permit also ensures the proposed use conforms to the allowable uses in the zoning district where the structure is to be constructed. For instance, a restaurant would not be an allowable use in a residential zoning district.

Commercial, Multi-Family, or Large Land Development Projects will require a Site Plan Review.

Where do you obtain a zoning permit?

Zoning permit applications can be obtained at the Town Office, or online at the Town's website (www.townofluray.com). The cost for a residential zoning permit is \$35, and a commercial zoning permit is \$100. Normally, Town staff will process zoning permit applications in two to three business days.

What type of construction activities require a Zoning Permit?

Any construction or installation activity that alters the "footprint" of a building or involves an item placed, will require a zoning permit.

Residential construction activities such as replacing windows, doors, siding, roofs, electrical systems, or HVAC interior systems are exempt from obtaining a Town zoning permit. However, this does not mean these activities are exempt from obtaining a building permit, and commercial construction activities such as detached sheds, garages, exterior HVAC units, pools, permanent tents, gazebos and decks are always required to obtain both zoning and building permits.

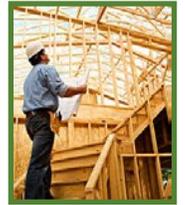


Where do I get a Building Permit?

The Town does not issue building permits. Building permits are issued by Page County's Department of Planning & Community Development. The County's Building Official is responsible for reviewing and

coordinating inspections for all building permit applications. Please note, that if constructing within Town limits, the Building Official will require an approved Town zoning permit prior to issuing a building permit.

How do I apply for a building permit? What does the Building Official require?



The property owner may apply for a building permit, and provided the property owner is completing the improvements/repairs a contractor's license is not required. Regardless, improvements must adhere to all relevant building codes, and the Building Official will require construction plans and/or "stamped" engineering/architectural plans depending on the nature and scope of the proposed improvements. Any third party completing improvements to a building/structure, which requires a building permit, must be a licensed contractor in Virginia.

How long does the building permit process take?

The Building Official will need to review all submitted construction plans, and schedule on-site inspections. The time for completing these activities may fluctuate depending on the complexity of the job, and time of year. You may contact the Page County's Department of Planning & Community Development at:

103 S. Court Street, Luray, Virginia; 540.743.6674