



Town of Strasburg Unified Development Ordinance Update Public Survey

Introduction

The Town of Strasburg is updating its Unified Development Ordinance – the document that regulates land use and development within Town limits. The Town’s goal is to develop a clear and user-friendly Zoning and Subdivision ordinance that:

- Encourages quality development and proper location of uses;
- Improves use and performance standards across districts; and
- Promotes preservation and community character in the historic district.

This survey will assist the Planning Commission and Town Council in understanding your opinions about development within the Town of Strasburg.

Survey Information

- **Survey period:** Thursday, June 1, 2023 – Friday, June 30, 2023
- **Online survey:** Please visit the [UDO Rewrite Homepage](#) for the link to the online survey.
- **Paper surveys – pickup/drop off:** Planning & Zoning Office | Town Hall | 174 E. King Street, Strasburg, VA
- **Staff contact:** Brian Otis, Planning & Zoning Administrator | 540-465-9197, Ext. 127 | botis@strasburgva.com

Survey Questions

1. Select your top zoning and land use priorities for the Town of Strasburg: *(Select up to 3)*

- Improving community appearance
- Encouraging industrial growth
- Encouraging new commercial businesses (retail, restaurants, etc.)
- Encouraging new housing development
- Preserving small-town character
- Preserving historic areas
- Conserving sensitive environmental areas
- Protecting existing residential areas from other uses
- Infill development that matches community character and design
- Other, please specify: _____

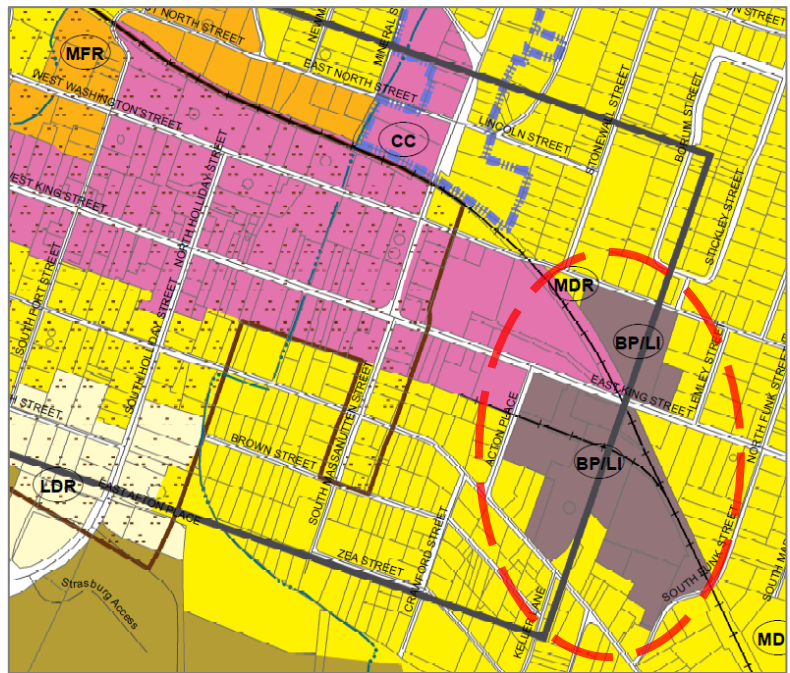
2. Community Character: In your opinion, what three things contribute most to creating an inviting community? *(Select up to 3)*

- High quality buildings materials and design
- Preservation of historic buildings
- Trees and landscaping that provide shade and color
- Consistent or compatible architectural features
- Consistent or compatible building scale, size, and height
- Lighting that ensures safety but prevents light pollution
- Reduced sign clutter
- Convenient parking
- Other, please specify: _____

3. With the possibility of growth through redevelopment, there are a few locations in town where rezoning an area may be a positive for the surrounding area and the Town as a whole. One of the locations Town staff has identified is on the eastern end of the downtown area (E. King Street near the railroad), where there are currently parcels zoned for industrial uses (labeled “BP/LI” within the red circle on the following map). What would you like to see on these parcels in the future? (Select up to 3)

Surrounding areas are currently zoned:

- Pink = Community Commercial
- Yellow = Moderate Density Residential
- Orange = Multifamily Residential
- Gray = Business Park/Light Industrial



INDUSTRIAL:

- Light industrial (product or clothing assembly/brewery/distillery, etc.)
- Heavy industrial (warehousing/distribution/manufacturing/chemical processing, etc.)
- Other Industrial, please specify: _____

COMMERCIAL:

- Professional offices/services
- Medical offices/services
- Local commercial – small retailers/“mom & pop” stores
- Chain commercial – regional/national retail brands
- Restaurants – formal/high end
- Restaurants – casual/diners
- Entertainment
- Other commercial, please specify: _____

OTHER, NON-INDUSTRIAL/COMMERCIAL:

- Please specify: _____
- No changes to the existing types of uses
- No opinion

4. Are there other locations that could benefit from rezoning? Please specify: _____

5. Cluster developments place residential units (often single family) onto smaller lots, which achieves the desired number of total units within a smaller footprint. The remaining land can then be conserved as natural/open green space.
 Density bonus incentives can allow higher maximum density in a particular development in exchange for items such as enhanced design standards, permanent open space, a certain number of affordable housing units, pedestrian/bike trails, etc.

Conventional Site Plan



Cluster Site Plan



Graphic courtesy of Sympoetica

| | Encourage | Allow with Restriction | Discourage | No Opinion |
|---|-----------|------------------------|------------|------------|
| Would you encourage or discourage cluster developments within the Town? | | | | |

6. Would you encourage or discourage the following land uses within the Town of Strasburg?

| | Encourage | Allow with Restriction | Discourage | No Opinion |
|--|-----------|------------------------|------------|------------|
| Data centers (large facilities, typically 10,000 SF or more, that house computer networking equipment) | | | | |
| Performance optimized data centers (“PODs” – smaller, modular facilities that house computer networking equipment) | | | | |
| Solar energy facilities, roof-mounted | | | | |
| Solar energy facilities, ground-mounted | | | | |
| Accessory dwelling units | | | | |
| Tiny homes (dwelling units less than 400 SF) | | | | |
| Short term rentals (e.g. Airbnb) | | | | |
| Backyard chickens in residential neighborhoods | | | | |
| Other small farm animals in residential neighborhoods (e.g. ducks, goats) | | | | |
| Other, please specify: | | | | |

Comments: _____

7. The following uses are proposed to be strictly prohibited within Town limits. Do you agree that these uses should be prohibited? Should any uses be added to this list?

| | Prohibit | Allow with Restrictions | No Opinion |
|---|----------|-------------------------|------------|
| Casino or gambling except video machines as an incidental use | | | |
| Junk and salvage yards | | | |
| Resource extraction, mining, and fracking | | | |
| Slaughterhouse | | | |
| Other, please specify: | | | |

8. What should the minimum lot size be for the following uses?

| | 0.25 acre or less | 0.25 to 0.99 acre | 1.0+ acre | No Opinion |
|--|-------------------|-------------------|-----------|------------|
| Accessory dwelling units | | | | |
| Tiny homes (dwelling units less than 400 SF, with or without foundation) | | | | |
| Short term rentals (e.g. Airbnb) | | | | |
| Backyard chickens and small farm animals in residential neighborhoods | | | | |
| RV parking in residential neighborhoods | | | | |

9. Short term rentals:

| | Yes | No | No Opinion |
|--|-----|----|------------|
| Should entire homes/units be allowed for use as short term rentals if it is the owner's primary home? (e.g. the owner lives there most of the time and rents it out seasonally while they are out of town) | | | |
| Should entire homes/units be allowed for use as short term rentals if it is the owner's second home? (e.g. the owner never lives in the unit and permanently lives in a different home) | | | |
| Should individual rooms within homes be allowed for use as short term rentals? (e.g. the owner lives in the home and will generally be present during rentals) | | | |
| Should accessory dwelling units be allowed for use as short term rentals? | | | |
| Should there be a limit on the total number of short term rentals within specific neighborhoods or areas? | | | |
| Should there be a limit on the total number of short term rentals within the Town? | | | |
| Should alternative/unique structures be allowed for use as short term rentals? (e.g. yurts, tiny homes, campers) | | | |

Do you have additional comments on the short term rental ordinance that was passed in October 2021? _____

10. Tiny homes (dwelling units less than 400 SF):



| | Yes | No | No Opinion |
|--|-----|----|------------|
| Should tiny homes be allowed as accessory dwelling units in residential areas? | | | |
| Should tiny homes be allowed as the primary dwelling unit on small lots? | | | |
| Should tiny homes be allowed to have reduced setbacks? | | | |

Do you have additional comments on provisions for tiny homes? _____

11. Personal recreation vehicle (RV) parking in residential neighborhoods:



| | Driveway | Front Yard | Side Yard | Backyard | No Opinion |
|--|---|---|--|----------------------------------|------------|
| Where should RVs be allowed to park, generally? <i>(select all that apply)</i> | | | | | |
| | Yes, completely screened by solid fence | Yes, completely screened by fence and/or vegetation | Screening should be encouraged by not required | Screening should not be required | No Opinion |
| Should screening be required if parked in yards? | | | | | |
| | Asphalt Surface | Gravel or Aggregate Surface | Grass | Other Surface | No Opinion |
| What surface is appropriate for RV parking? <i>(select all that apply)</i> | | | | | |
| | Yes | Yes, if standards can be met | Yes, but only temporarily | No | No Opinion |
| Should RVs be allowed to park along residential streets? | | | | | |

12. Are there any other topics that have not been addressed that you would like to identify, or do you have any general comments or suggestions? _____

13. Which of the following best describes your association with the Town of Strasburg? *(Select all that apply)*

- I live within Town limits
- I work within Town limits
- I own a business within Town limits
- I am a property owner within Town limits
- I am a developer/builder
- I use the Town Park services (pool, trails, fields, pavilions)
- I attend Town events (Vintage in the Valley, Mayfest, Grilled Cheese Festival, Front Porch Fridays)
- I frequent the downtown small businesses
- Other, please specify: _____