

Town of Strasburg

SPECIAL MESSAGE TO THE PUBLIC

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by 4:00 p.m., Tuesday, November 16th, 2021

Planning Commission

Tuesday, November 16th, 2021, 7:00 PM

Planning Commission Members:

Robert Flanagan, Chair

Hank Dean, Vice-Chair

Steve Nicholson

Brian Otis

Vince Poling

John Rhodes

Emily Reynolds, Council Representative

Staff Contacts:

Lee Pambid, Planning & Zoning Administrator



Agenda

Call to Order: *Chairperson Flanagan*

Approval of Agenda

Public Hearing(s), if needed:

Citizen Comments on non-agenda items:

Action Items:

1.) Approval of Minutes

Description: Minutes of the September 28th, 2021, Planning Commission Meeting

Staff Contact: Amy Keller, Clerk of Council

Support Materials: Minutes of the September 28th, 2021 meeting

Discussion Item:

1.) Use Matrices

Description: Commission's first opportunity for input into revision of use matrices

Staff Contact: Lee Pambid, Planning and Zoning Administrator

Support Materials: Memo, first draft of use matrices

2.) Multifamily Residential in Community Commercial (CC)

Description: Discussion of letter from property owner requesting consideration of allowing multifamily residential use in the CC District

Staff Contact: Lee Pambid, Planning and Zoning Administrator

Support Materials: Memo, property owner letter

Staff Updates

1.) Departmental Update

Description: Current and future items of interest

Staff Contact: Lee Pambid, Planning and Zoning Administrator

New/Old Business

Adjournment

If you require any type of reasonable accommodation as a result of physical, sensory, or mental disability in order to participate in this meeting, please contact Amy Keller, Clerk of Council, at 1-(540)-465-9197, or akeller@strasburgva.com. Three (3) days of notice is required.

MINUTES OF THE STRASBURG PLANNING COMMISSION MEETING HELD ON TUESDAY, SEPTEMBER 28TH, 2021, AT 7 P.M. IN THE COUNCIL CHAMBERS OF THE STRASBURG TOWN HALL.

PLANNING COMMISSIONERS PRESENT: Chairperson Flanagan, and Commissioners Dean, Nicholson, Otis, Poling, Rhodes, and **Council Member Reynolds. Absent: Commissioner**
STAFF PRESENT: Planning & Zoning Administrator Pambid, and substitute Clerk of Council Fazzini.

Call to Order:

Chairperson Flanagan called the meeting to order at 7 p.m.

Approval of Agenda:

The agenda was approved by consensus.

Public Hearing:

1.) UDO Amendment – Short Term Rentals Ordinance

To receive public comment on amendments to UDO Sections 6.2 Bed and Breakfast Establishments and 7.2 Definitions to allow for Short Term Rentals in certain zoning districts.

The Public Hearing opened at 7:01 p.m.

Scott Terndrup, 247 S. Fort Street, Strasburg, VA: Stated his family had become quite a consumer of AirBnBs recently. He was looking at this from the consumer point of view as he thinks the planning should be left to the Planning Commission. AirBnB's serve a basic consumer need. Being able to rent an entire home is really appealing to a consumer especially when family members come in. Also, in order to have this type of place, the property has to be in great condition, so investors are looking for rundown properties to repair for this type of rental which is good for the town because it raises property values. The STRs he has visited all have a tax which is good for the localities because it is another source of revenue. From the consumer standpoint, he feels this type of business is growing, and he thinks Strasburg has a couple, so he feels it would be a benefit to our town; it sounds good to him.

Kath Stanley 153 Signal Court, Strasburg, VA: Stated she is a Warren County resident. She has been following the development of this since the beginning, and she appreciates that some of her comments have been incorporated into the ordinance. Most of her comments for tonight are concerned with implementation. As a STR owner, she wants to make sure that she is following the rules accordingly. So, her first question is, will she be following the rules? She could not get any guidance from the written materials or the UDO. Do the new rules cover existing STR owners or is it from day forward? She thinks this would be something good to answer. She said there is a new requirement of having a safety inspection. This has a 24-hour notice to allow someone to come in and inspect your property. This might appear to be reasonable, but if you have guests, it might not be as reasonable. She was surprised by this and wanted to know if it goes from day forward or all existing STRs. There is a requirement to provide guests with good information, which they already do provide a lot of good information, but one of the requirements is in regard to the noise ordinance. She was left confused as this new ordinance just states they have to tell guests there is a noise ordinance and then they would have to look it up and read it; this is how the ordinance reads. She read the ordinance on noise, and she left very confused about it. At this point, to just tell their guests that quiet hours are between 10 p.m. and 7 a.m., they will automatically know what quiet hours mean. The noise ordinance was about six pages long, but it didn't really cover residences. Her last comment was on what is overriding --- State, County, Town, as well as the guidance from the specific platform owners use with their STR. She uses AirBnB and they tell

them that if the locality has a requirement, that rules; if your state has something, that rules. With this ordinance, which would rule? She read in the UDO and it was stated that the one with the most stringent rules would rule, so she thinks it would be good to clarify this.

They appreciated being part of the development.

Dane Hooser 14 Front Royal Road, Strasburg, VA: Said he would agree with the comments from **Mr. Terndrup**, but they come to different conclusions. Encouraging STRs will increase home values in the area, but he doesn't think that is necessarily a great thing. He was reading an article that said the reason that the housing market is cooling off is because first-time home buyers are priced out. They are competing with people that already have a lot of capital that can come in and pay cash for a house \$20,000 over asking price. He is 27 and it is his friends that are moving away because they can't afford to stay here; they don't want to move, they want to stay, but they can't afford to. He does not think encouraging STRs as a policy is a good route to go. He uses STRs and they are a good option, and he thinks they should be incorporated, but he thinks there should be limits and what they can entail. He feels there is a downside to them, as well.

Being no other speakers, the Public Hearing closed at 7:15 p.m.

Citizen Comments:

Kim Bishop 728 Crystal Lane, Strasburg, VA: Stated she knows Summit Crossing will be developed either this winter or in the spring of next year. She is not sure who will be in charge of watching over the environmental integrity of the development goes forward as far as boundaries for water runoff. There was some work done on the property and grading was done on the hillside along Route 11 and the vegetation removed, and she is concerned about the runoff from this and going into the Town Run. There needs to be proper boundaries put down to stop the runoff. She does not know who to tell to watch out for this. She and **Mr. Pfister** will be watching this. She will talk to **P&Z Administrator Pambid**, but she wants to make sure someone is watching this time to make sure that all the environmental necessities are watched. This has always been her concern, and someone needs to be made aware of it.

Chairperson Flanagan said these are very valid points.

Scott Terndrup, 247 S. Fort Street, Strasburg, VA: Stated that during the Staff Update portion of the meeting, **P&Z Administrator Pambid** would be inviting the Commission to the October 27th meeting regarding the Shenandoah County Comprehensive Plan. The Board of Supervisor will appoint two volunteers to construct the comprehensive plan. They are currently in year 2 of the five year cycle. He and **John Adamson** have been appointed to represent District 6 in the process. They are trying to create awareness for decisions that will be made for the next 20 years that will affect citizens of greater Strasburg. We are giving citizens the opportunity to talk about schools and overcrowding issues, transportation, Corridor H, water quality and quantity of the river. These are big issues that will impact lives and we want to make sure that people that actually live here and not just elected officials help in the making of the decisions. They wanted to keep all of the Town Councils in the County in the loop. He offered to come and talk quarterly or whenever to keep them in the know.

Luke Pfister 551 N. Massanutten Street, Strasburg, VA: Stated the runoff that comes down Route 11 destroys his mailbox and his neighbor's mailbox. The mailboxes are on private property. He has been told that Cool Spring is also private property so no one will fix this; it is left up to his neighbor and himself. Is this solely on the homeowners or can they get some assistance from the town? This is a heavily used road as there are about eight trailers down there and then there is a four or five inch drop. They have fixed it several times this year. Should he bring this to Council or can the Planning Commission help?

Chairperson Flanagan said that as the development moves forward, this would be addressed, but **P&Z Administrator Pambid** said this is not part of the development and **Mr. Pfister** agreed and said it is Cool Springs Lane. **Mr. Pfister** will be in touch with **P&Z Administrator Pambid**.

Approval of Minutes:

1.) Approval of Minutes: Tuesday, August 24th, 2021

The minutes of the Tuesday, August 24th, 2021, Planning Commission Meeting were approved unanimously on a motion by Council Member Reynolds; second Commissioner Otis.

Action Items:

1.) UDO Amendment – Short Term Rentals Ordinance

Description: Provide recommendation to the Town Council on amendments to UDO Sections 6.2 Bed and Breakfast Establishments and 7.2 Definitions to allow for Short Term Rentals in certain zoning districts.

Chairperson Reynolds, referencing **Ms. Stanley’s** comments about the quiet hours, said it needs to be more specific about how STR owners could instruct their guests about the Town’s noise ordinance. She suggested just mentioning the quiet hours in the information packet.

P&Z Administrator Pambid said he could do an overview of how we have gotten to this point in the ordinance or just answer specific questions. The Commission decided to just do specific questions.

Chairperson Flanagan said he had a few changes that he would like to propose with the first being a typographical error (6.2.1). An issue he had was with 6.2.2.A.f.i and ii and parking requirements. He does not understand why a non-owner occupied STR doesn’t have the same requirement as it required in “ii”.

Amanda Kerns, NSVRC, said this was put in there with the assumption that if the owner is there, using their off-street parking or driveway, then they need to create an additional space(s) for the guests. If it is non-owner occupied, then the guests would be utilizing the off-street parking area.

Chairperson Flanagan said he has trouble assuming things. He thinks they should be told the code and they have to provide parking for each guest room, whether owner or non-owner occupied.

P&Z Administrator Pambid said these could be combined into one. It could read that non-owner of owner occupied STR shall meet parking requirements. He said the motion would include the amendment **that all STRs shall meet parking requirements for the applicable zoning district plus one additional off street parking space per available guest room in order to accommodate guests.**

Council Member Reynolds moved to recommend approval to Town Council of the Short Term Rental ordinance with the amendment stated above; second by Commissioner Otis. With no discussion, the motion passed on a roll call vote with the following results:

Chairperson Flanagan	Yea
Commissioner Dean	Yea
Commissioner Nicholson	Yea
Commissioner Otis	Yea
Commissioner Poling	Nay
Commissioner Rhodes	Yea
Council Member Reynolds	Yea

Discussion Items:

1.) UDO Section 6.6.5 Townhouse Standards (Pre-application information)

Description: Applicant is requesting an information session prior to formally proposing

to amend rear yard setbacks of townhouses in the Planned Development District.

P&Z Administrator Pambid said this was brought to staff to float an ordinance amendment by the Planning Commission to see how they will react to this. This is for informational purposes only. No application has been submitted. The proposal is to reduce rear yard setbacks in Planned Developments from 30 feet to 25 feet. A representative from Ryan Homes and **David Frank** from Penoni were in attendance to answer questions. Ryan Homes is having Penoni look into the feasibility of this type of amendment. The proposed language was shown:

UDO Section 6.6.5.D.5 -Townhouse Standards

5. Each lot shall have a rear yard of not less than 30 feet in depth measured from the rear wall of the structure on the lot. **Lots zoned PD and providing the minimum 30% open space requirement shall have a rear yard of 25 feet in depth measured from the rear wall of the structure on the lot.**

David Frank said he was representing NVR who is looking to build homes in the Summit Crossing project. This amendment is to try to maintain consistency in the UDO. Overtime, they have noticed it is a rather large ordinance and there are some inconsistencies. By-right, in the LDR and MDR districts, single family rear setback is 25' for single family and detached duplex; it is then 30' for townhouses. If you look deeper into the ordinance, you can subdivide as small as a half of an acre, by-right, which can be subdivided into townhouses. On some of these smaller lots, you have the potential for open space that will be subdivided into townhouses. By-right, the density is 12 units per acre for townhouses. The homebuilders asked specifically why rear yard setback is 30'. **Mr. Frank** said he tried to figure out where the intent was and what is being presented in the UDO. In this Planned Development, you have 30 percent open space, exclusionary space, over a mile of trails, and 4.2 units per acre, and recreational areas. It is totally different than an infill subdivision for townhouses. Therefore, they are bringing this forward to the Planning Commission because there are different types of things that can happen with a Planned Development, with the architecture itself if they are allowed to have the 25' setback that duplexes and single family detached homes have. They fully intend to submit an application. The text amendment is fairly simple, and they believe, because of the amount of open space, it justifies the townhouse standard of 25' rear setback. This amendment would not open the door to infill subdivisions with townhouses as it would just be for Planned Developments. They would like to hear comments.

Commissioner Poling asked how this amendment could just be applicable to this subdivision and not any others; he doesn't understand this.

Chairperson Flanagan said he could not answer that question as he thinks it would be for anybody that has 30 percent open space. His position is that the UDO stands as it is and what they are seeking is a variance and if they want to be specific, it would go to the Board of Zoning Appeals. He doesn't believe the Commission should be the vehicle to initiate changes to the UDO. Why was it done this way? Staff should think through the issue of how this development can be the only one. If all questions can be answered, then it would be the normal course of action with staff coming to the Commission to make a change to the UDO.

P&Z Administrator Pambid said in response to **Commissioner Poling's** question, this is controlled through the fact that they are saying planned development or PD in the proposed amendment. You have a couple of places in the ordinance where townhouses are allowed. They are allowed in a planned development, but they are also allowed in multi family residential districts and medium density residential districts (through SUP). What **Mr. Frank** is saying, if you are limiting it to Planned Development, of which we only have three, if any other areas would want to have the 25' setback, they would have to be rezoned to Planned Development to take advantage of

that.

Commission Poling asked if 6.6.5 D.5 was only applicable to Planned Development townhouses and **P&Z Administrator Pambid** said this section is for all townhouses, but this change makes a distinction between Planned Development and the other zoning districts.

Commission Flanagan recommended bringing this back to the October meeting.

Commission Poling asked to be excused, and left the meeting at 7:32 p.m.

Mr. Terndrup said Planned Developments are different from townhouse standards because a planned development was created to take residential and commercial and open space requirements and present them as a coordinated building design. Specifically, there is a reason why the setback is at 30' and he hopes that instead of looking at language, you see the visual. If you are going to change the ordinance, how is this going to impact five feet on every single townhouse to the overall look of the development? Please be careful. One major concession has already been made. Look at the big picture please.

Council Member Reynolds said she would really like them to show why visually this amendment is worth it. A lot of people bulk at a stick of townhouses. She recommended that they show the impact.

Staff Updates

1.) UDO Amendment Updates

Description: Brief update on continuing work on use matrices, bonding requirements, and subdivision

P&Z Administrator Pambid said the Berkley Group continues to work with staff on the amendments. Staff has reviewed the use matrix work and is working through bonding and subdivision process. He will have a more definitive report at the next meeting and a public hearing will need to be held.

2.) Shenandoah County Comprehensive Plan Update

Description: Update on the County's public outreach efforts and timeline for review and revision of its Comprehensive Plan

P&Z Administrator Pambid said the State mandates to review comprehensive plans every five years and revise it every 10 years. On October 27th, a meeting will be held at Town Hall for interested people to make comments. A survey is on the County website. Meetings are being held throughout the County by magisterial district and you should expect to see social media posts. We will include information in the next utility billing. The meeting on October 27th will be for both District 5 and 6. The meeting will be shown through Swagit, but you can only listen and not interact with the panel. If you hear something on Swagit, please let the County know.

3.) Departmental Update

Description: Current and future items of interest

P&Z Administrator Pambid said as well as sending out an agenda, he also sends out the department reports to the ARB and Planning Commission. **Town Manager Coggsdale** is always available for questions.

Chairperson Flanagan said in regard to STR, staff should think about supplementary information

for clarification purposes to answer questions about “grandfathering”, safety inspections and the 24 hour notification, noise ordinance, and what government agency rules. This is not a change to what is being recommended, but just things to be sent to operators.

P&Z Administrator Pambid said this is a good idea. This ordinance will be part of the UDO which is essentially our zoning and subdivision ordinance combined. As the Zoning Administrator, he is responsible for the administration of the processes and the interpretation of its provisions. In terms of any changes made, all the STRs will have to comply with the new provisions. They will be doing annual reviews of the permits, and for the operators that are aware of this, as **Ms. Stanley** said, we had two public engagements, and incorporated all of that. All of these measures are intended to mitigate any negative impacts on the neighborhoods in which these are located. Moving forward, the SUP process will be a significant measure of control for both the Planning Commission and Town Council as far as the number of STRs and if this will impact housing pricing as **Council Member Hooser** discussed, and **Council Member Reynolds** has also mentioned this. In general, anything new, people will need to comply with it. He does not think the performance standards were particularly onerous, especially regarding the safety aspect of it. As far as the safety inspections and the 24 hour notice, if there is an issue the town feels they need to contact the owner about, and if it is not a life/safety issue, more advance notice can be given. This is not intended to be too overbearing. The standards are for the safety of guests, and not negatively impacting the neighborhood. **Council Member Reynolds** mentioned the noise ordinance, and this ordinance is very specific and goes into depth. The information packet for the users can just say 10 p.m. – 6 a.m. are quiet hours, pursuant to town code. If we do get complaints, Strasburg Police Department will respond and investigate it. With applicability of which regulation prevails, whatever is the most stringent shall apply. We are not saying the town ordinance is the overriding rule; if there is a provision in the State Code that we do not cover, it will be covered by the State rule. He thinks that a concern of the Planning Commission was that uninformed operators would come in and say that this is what my platform says I need to do and that is all I have to do, and this is wrong. First of all, any STR may need to get a SUP and staff will inform them of the provisions with an information packet. The permit must go through Planning Commission and Council.

Adjournment:

Commissioner Rhodes moved for adjournment; second by Chairperson Flanagan. With no discussion, the motion passed unanimously, and the meeting adjourned at 7:48pm.



Memorandum

To: Strasburg Planning Commission
From: Leander N. "Lee" Pambid, Planning and Zoning Administrator
Date: Tuesday, November 9, 2021
Re: Use Matrices

Included in this packet is a first draft of the Berkley Group's use matrices update, which staff has made initial comments on and is forwarding herewith for your consideration.

The intent is to remove the LBCS system and to provide definitions that are not tied to an "industry standard" (American Planning Association) which is no longer supported by that organization and limits flexibility. These uses and the definitions will be written in a more traditional format.

Staff requests that the Commission review the matrices and consider what other uses it would like to add or delete and under what process (by-right vs. SUP) certain uses would be allowed. Please note that this is the first review by the Commission.

As always, don't hesitate to contact me at 540-465-9197 x 127 or lpambid@strasburgva.com.

Town of Strasburg
Draft Composite Use Matrix

Uses and Definitions			NEW ADDITION (Y/N)	Zoning Use Matrix - Districts & Uses										Notes:
Existing Uses	PROPOSED USE	PROPOSED DEFINITIONS		Districts										
				AG / RR Agriculture / Rural Residential	ER Estate Residential	LRD Low Density Residential	MDR Medium Density Residential	MFR Multi Family Residential	CC Community Commercial	HC Highway Commercial	BP / LI Business Park / Limited Industrial	PD Planned Developme nt	MIC Medical & Institutional Care	
				P = permitted by-right SUP = special use permit required A = permitted as an accessory use										
RESIDENTIAL														
Accessory Dwelling	Dwelling, Accessory	A dwelling that exists as part of a principal dwelling or on the same lot as the principal dwelling and is subordinate in size to the principal dwelling.		SUP P	SUP P	SUP P	SUP P	SUP	SUP	SUP		SUP P		Per initial discussion, allowing Accessory Dwellings as a permitted use to provide more affordable housing options.
Multi-family	Dwelling, Multi-Family	Means any building arranged or designed to be occupied by three or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type but not limited to would be garden apartments, low-and high-rise apartments, apartments for elderly housing and condominiums.				SUP	P					SUP P	P	
Congregate living services							P SUP	P				SUP P	P	
Retirement housing services							P SUP	P				SUP P	P	
Single Family detached dwelling	Dwelling, Single Family	A site built or designed for or used exclusively as one dwelling unit for permanent occupancy, which is surrounded by open space or yards on all sides, is located on its own individual lot, and which is not attached to any other dwelling by any means.		P	P	P	P	P				SUP P		
Townhouses	Dwelling, Townhouse	A row of three or more dwelling units, each separated from one another by a continuous vertical wall without opening from basement floor to roof between units, which is commonly known as a firewall.				P	P					SUP P		
Single Family attached dwelling						P	P					SUP P		
Two-family	Dwelling, Two-Family	Also referred to as a duplex; means a structure arranged or designed to be occupied by two families, the structure having only two dwelling units.				P	P	P				SUP P		
Assisted-living board and care and adult group homes	Group Home	As provided by Code of Virginia § 15.2-2291, a licensed residential facility in which no more than eight mentally ill, intellectually disabled, or developmentally disabled persons or no more than eight aged, infirmed or disabled persons reside, with one or more resident counselors or other resident or nonresident staff persons, shall be considered a residential occupancy by a single family. Mental illness and developmental disability shall not include current illegal use of or addiction to a controlled substance as defined in the Code of Virginia §54.1-3401. Such facility shall be licensed by the Commonwealth of Virginia Department of Behavioral Health and Development Services (Code of Virginia §15.2-2291).		P	P	P	P	P	P	P		SUP P	P	

Town of Strasburg
Draft Composite Use Matrix

Uses and Definitions			NEW ADDITION (Y/N)	Zoning Use Matrix - Districts & Uses										Notes:		
Existing Uses	PROPOSED USE	PROPOSED DEFINITIONS		Districts												
				AG / RR Agriculture / Rural Residential	ER Estate Residential	LRD Low Density Residential	MDR Medium Density Residential	MFR Multi Family Residential	CC Community Commercial	HC Highway Commercial	BP / LI Business Park / Limited Industrial	PD Planned Developme nt	MIC Medical & Institutional Care			
				P = permitted by-right SUP = special use permit required A = permitted as an accessory use												
Continuing care retirement center (PD zoning)	Life Care Facility	A residential facility primarily for the continuing care of the elderly, providing for transitional housing progressing from independent living in various dwelling units, with or without kitchen facilities, and culminating in nursing home type care where all related uses are located on the same lot. Such facility may include other services integral to the personal and therapeutic care of the residents.		SUP	SUP	SUP	SUP	SUP					SUP	P		
Manufactured home park	Manufactured Home Park	Means the use of land for any area designed to accommodate two or more independent Manufactured Homes intended for residential use where residence is exclusively in Manufactured Homes.		SUP	SUP											
Single Family manufactured home Type A	Dwelling, Manufactured Home	A structure that is transportable in one (1) or more sections, is eight (8) feet or more in width and forty (40) feet or more in length in the traveling mode, is built on a permanent chassis and is designed for use as a dwelling unit with or without a permanent foundation when connected to the required utilities. For purposes of this chapter, a Manufactured Home must meet the standards promulgated by the United States Department of Housing and Urban Development (HUD), published at 24 CFR Part 3280, including the ANSI standards incorporated therein by reference. For purposes of this chapter, a Manufactured Home must bear a data plate declaring that it meets HUD standards.		P	P	P	P	P							May need design standards for doublewides intended as permanent fixtures such as higher roof pitch (4/12 pitch) and brick or stone masonry foundation/ skirt. Also need to keep distinguishing between single and double wides.	
Single Family manufactured home Type B				P	P											
Single Family manufactured Come Type C				SUP P												

Town of Strasburg
Draft Composite Use Matrix

Uses and Definitions			NEW ADDITION (Y/N)	Zoning Use Matrix - Districts & Uses										Notes:	
Existing Uses	PROPOSED USE	PROPOSED DEFINITIONS		Districts											
				AG / RR Agriculture / Rural Residential	ER Estate Residential	LRD Low Density Residential	MDR Medium Density Residential	MFR Multi Family Residential	CC Community Commercial	HC Highway Commercial	BP / LI Business Park / Limited Industrial	PD Planned Developme nt	MIC Medical & Institutional Care		
P = permitted by-right SUP = special use permit required A = permitted as an accessory use															
SUGGESTED ADDITIONS to Residential	Dwelling, Modular Home	A dwelling unit constructed on-site in accordance with the Virginia code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.	Y	P	P	P	P	P							
	Family Health Care Structure, Temporary	As required by and pursuant to all conditions set forth in the Code of Virginia §15.2-2292.1, a transportable residential structure, providing an environment facilitating a caregiver’s provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation; (ii) is limited to one occupant who shall be the mentally or physically impaired person, or in the case of a married couple, two occupants, one of whom is a mentally or physically impaired person and the other requires assistance with one or more activities of daily living as defined in §63.2-2200, as certified in writing by a physician licensed in the Commonwealth; (iii) has no more than 300 gross square feet; and (iv) complies with applicable provisions of the Industrialized Building Safety Law (§36-70 et seq.).	Y	P	P	P	P	P					P	This use is a State Code required use. Will this fall under temporary use standards? Main issue is what does temporary mean? What about setbacks?	

Town of Strasburg
Draft Composite Use Matrix

Uses and Definitions			NEW ADDITION (Y/N)	Zoning Use Matrix - Districts & Uses										Notes:		
Existing Uses	PROPOSED USE	PROPOSED DEFINITIONS		Districts												
				AG / RR Agriculture / Rural Residential	ER Estate Residential	LRD Low Density Residential	MDR Medium Density Residential	MFR Multi Family Residential	CC Community Commercial	HC Highway Commercial	BP / LI Business Park / Limited Industrial	PD Planned Developme nt	MIC Medical & Institutional Care			
				P = permitted by-right SUP = special use permit required A = permitted as an accessory use												
COMMERCIAL																
Bed and Breakfast home	Bed and Breakfast	A single family dwelling occupied by the owner or agent who resides on premises, that provides temporary lodging wherein food service shall be limited to breakfast and light fare for guests of the Bed and Breakfast.		P (SUP)	SUP	SUP	SUP	SUP	SUP	SUP				By SUP per PC discussions. Also need to add "Short Term Rentals"		
Bed and Breakfast inn				P (SUP)	SUP	SUP	SUP	SUP	SUP	SUP						
Photofinishing	Business Support Services	The use of land for the sale, rental, or repair of office equipment and supplies or the provision of services used by office and service establishments. Typical uses include, but are not limited to, office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, or information technology support services.								P	P	P				
Printing and related support activities											P	SUP P	P			
Technical, trade, or other specialty school	Business or Trade School	A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit and not otherwise defined as an Educational facility, either primary and secondary, or college and university.								P	P	P				
Beauty schools											P	P	P			
Business management												P	P	P		
Computer training												P	P	P		
Driving education												P	P	P		
Fine and performing arts education												P	P	P		
Sports and recreation education										P	P	P				
Caterer	Catering Services	An establishment in which food and meals are prepared on premises, and where such food and meals are delivered to another location for public or private entertainment for a fee.								P	P	P				
Food service contractor											P	P	P			
Game arcade facilities	Commercial indoor recreation / amusement	An establishment which provides an enclosed building for indoor sports and/or multiple coin operated amusement or entertainment devices or machines as other than an incidental use of the premises. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquet ball, swimming, billiard halls, game rooms, and video arcades.								P	P	P	P			
Bowling, billiards, pool											P	P	P	P	SUP	
skating rink, roller skating												P	P	P	P	SUP
Amusement, sports, or recreation establishment												P	P	P	P	SUP
Miniature golf establishment	Commercial outdoor recreation / amusement	Participant or spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf, swimming pools, paintball facilities, sports arenas, motorized model airplane flying facilities, rodeos and outdoor amusement parks.		SUP	SUP	SUP	SUP	SUP			P	SUP	P	P		
Public golf course				P SUP	P SUP	P SUP	P SUP	P SUP	P SUP			P	SUP	SUP P	P	
Private golf course				P SUP	P SUP	P SUP	P SUP	P SUP	P SUP			P	SUP	SUP P	P	
Golf course resort				SUP	SUP	SUP	SUP	SUP	SUP			P	SUP	SUP P	P	

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Heating and plumbing equipment	Construction Material Sales	Establishment or place of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures, but this use shall not include automobile or equipment supplies otherwise classified herein. Typical uses include building material stores and home supply establishments.							P	P						
Hardware										P	P					
Hardware, home center											P	P		P		
Heavy consumer goods sales or service											P	P				
Lumber yard and building materials											P	P		P		
Retail sales or service and repair	Consumer Repair Services	An establishment or place of business primarily engaged in the provision of repair services to individuals, rather than businesses, but this use shall not include automotive and equipment repair use types. Typical uses include repair of electronics, shoes, watches, jewelry, or musical instruments.							P	P		P	SUP P			
Cemetery or cremation services	Crematory	A commercial establishment that specializes in the cremation of corpses, including pets.										P SUP				
Crematorium													SUP	SUP		
Child daycare	Day Care Center	Any facility operated for the purpose of providing care, protection, and guidance during only part of a twenty-four-hour day. This term includes nursery schools, preschools, day care centers for individuals, including adults, and other similar uses. Excluded are public and private educational facilities, family home day care, or any facility offering care to individuals for a full twenty-four-hour period.							SUP	SUP		SUP	SUP	P	P	
Leasing commercial, industrial machinery and equipment	Equipment Sales and Rental	Establishments primarily engaged in the sale or rental of tools, tractors, construction equipment, commercial equipment, agricultural implements, and similar industrial equipment. Included in this use type is the incidental storage, maintenance, and servicing of such equipment.										P	P			
Markets for farm produce or crafts	Farmer's Market	Retail sale of fresh fruits and vegetables, and other food, crafts and related items, at a facility with spaces occupied by several different temporary tenants on a short term or daily basis; indoor or outdoor; but this term does not include roadside stands.							P	P		P	P			

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Finance and insurance	Financial Institution	An establishment whose principal purpose is the provision of financial services, including but not limited to, an insured depository institution, a credit union, a Federal home loan bank, a small business investment company, a depository institution holding company, a mortgage lending business, or other institutions as defined by Federal code.								P	P	P	P		
Bank, credit union, or savings institution										P	P	P	P		
Credit and finance establishment										P	P	P	P		
Investment banking, securities, and brokerages										P	P	P	P		
Fund, trust, or other financial establishment										P	P	P	P		
Funeral home and services	Funeral Home	An establishment engaged in undertaking services such as preparing the dead for burial and arranging and managing funerals.								P	P				
Lawn and garden supplies	Garden Center	An establishment or place of business primarily engaged in retail sales from the premises including trees, shrubs, seeds, fertilizers, pesticides, plants, and plant materials primarily for agricultural, residential and commercial consumers. Such an establishment typically sells products purchased from others but may sell material which they grow themselves.									P		P		Rockingham Co-op is a garden center in BP/LI and would be made non-conforming.
Gasoline service	Gas Station	Any place of business with fuel pumps and underground or aboveground storage tanks that provides fuels and oil by individual sale for motor vehicles and equipment. A store associated with automobile fuel sales shall be considered a gasoline station.								SUP?	P		P		There are downtown gas stations that are zoned CC.
Hotel, Motel, or tourist court	Hotel or Motel	Also referred to as a motel or motor lodge; means the use of land for transitory lodging or sleeping accommodations offered to the public for compensation. Typical uses include hotels, motels, travel lodges, tourist homes, or hostels, but not including a Bed and Breakfast.								SUP	P			SUP	Adding to MIC district, as it is a best practice to have accommodations nearby to medical care.
Hospital	Hospital	A building or group of buildings, having room facilities for overnight patients, used for providing services for the in-patient medical, surgical, or obstetrical care of sick or injured humans, and which may include related facilities, central service facilities and staff offices; provided, however, that such related facility must be incidental and subordinate to the main use and must be an integral part of the hospital operations.									P			P	

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Janitorial	Janitorial Business	Janitorial business means a cleaning service that may include an office and storage of supplies.									P	P		
Animal and pet services and kennels	Kennel	The use of land where five or more canines, felines, or hybrids of either are kept for the purpose of breeding, hunting, training, renting, buying, boarding, selling, or showing. Excluded from this definition are Retail Sales uses that, as an accessory use, offer for adoption dogs or cats procured only from a humane society or public animal shelter as those terms are defined in Code of Virginia §3.2-6500.	SUP?	SUP							P			
Scientific research and development services	Laboratory, Research and Development	An establishment whose principal purpose is the research, compounding and/or packaging of scientific products, or research and development of innovative ideas in technology-intensive fields. Examples include research and development of communication systems, transportation, geographic information systems, multi-media and video technology. Development and construction of prototypes and light manufacturing may be associated with this use.									P	P	P	
Linen and uniform supply	Laundry, Commercial	Establishments primarily engaged in the provision of laundering, cleaning or dyeing services other than those classified as Personal services. Typical uses include bulk laundry and cleaning plants, diaper services, or linen supply services.									P	P		
Commercial property-related, mini- or self-storage	Mini-Warehouse	A building designed to provide rental storage space in cubicles where each cubicle has a maximum floor area of 400 square feet. Each cubicle shall be enclosed by walls and ceiling and have a separate entrance for the loading and unloading of stored goods. The conduct of sales, business or any other activity within the individual storage units, other than storage, shall be prohibited.								SUP	SUP	SUP	SUP	
Nursing or convalescent home	Nursing Home	A use providing bed care and in-patient services for the aged and infirm that require regular physical and mental medical attention but does not include a facility providing surgical or emergency medical services or a facility providing care for alcoholism, drug addiction, mental disease, or communicable disease; nor does this include Life Care Facility uses and activities, as defined in this ordinance.		SUP	SUP	SUP	SUP	SUP			P			P
Nursing, supervision and other rehabilitative services				SUP	SUP	SUP	SUP	SUP			P			P

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Insurance-related establishment	Office, General	The use of land wherein the primary use is the conduct of a business or profession such as, but not limited to accounting, tax-preparation, lenders and securities brokers, architecture, computer software, or information systems research and development, engineering, insurance, law, management, organization and association offices, psychology, theology, real estate and travel. Retail Sales do not comprise more than an Accessory Use of the primary activity of a General Office. This definition does not include Medical Office as defined by this chapter.							P	P	P	P	P		
Real estate, and rental and leasing										P	P	P	P	P	
Real estate services										P	P	P	P	P	
Property management services										P	P	P	P	P	
Professional services										P	P	P	P	P	
Legal services										P	P	P	P	P	
Accounting, tax, bookkeeping, payroll										P	P	P	P	P	
Architectural, engineering, surveying and related services										P	P	P	P	P	
Graphic, industrial, interior design services										P	P	P	P	P	
Consulting services (mgmt, environ. tech.)										P	P	P	P	P	
Advertising, media, and photography services										P	P	P	P	P	
Administrative services										P	P	P	P	P	
Office administrative services										P	P	P	P	P	
Facilities support services										P	P	P	P	P	
Employment agency										P	P	P	P	P	
Collection agency										P	P	P	P	P	
Travel arrangement and reservation										P	P	P	P	P	
Rental housing-related										P	P	P	P	P	
Mail order or direct selling establishment										P	P	P	P	P	
Business, professional, scientific, and technical										P	P	P	P	P	
Courier / messenger services										P	P	P	P	P	
Information services and data processing										P	P	P	P	P	
Online information services								P	P	P	P	P			
Publishing								P	P	P	P	P			
Software publisher								P	P	P	P	P			
Rental and leasing								P	P	P	P	P			

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Clinic	Office, Medical / Clinic	The use of a site for facilities which provide diagnoses, minor surgical care and outpatient care on a routine basis, but which does not provide overnight care or serve as a base for an ambulance service. Medical offices are operated by doctors, dentists, or similar practitioners licensed by the Commonwealth of Virginia.							P	P		P	P			
Family planning or outpatient care clinic									P	P		P	P			
Medical or diagnostic laboratory										P	P		P	P		
Blood or organ bank										P	P		P	P		
Health care facility										P	P		P	P		
Ambulatory or outpatient services										P	P		P	P		
Pawn Shop	Pawn Shop	A use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker and the incidental sale of such property.							P	P		P				
Dieting and weight reducing	Personal Improvement Services	Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services. Typical uses include health or physical fitness studios, reducing salons, dance studios, handicraft and hobby instruction.							P	P		P	P			
Adult education services									P	P	P	P	P			
Florist	Personal Services	Establishments or places of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops; grooming of pets; seamstresses, tailors, or shoe repairs; florists; and laundromats and dry cleaning stations serving individuals and households.							P	P		P	P			
Carpet and upholstery cleaning										P	P	P	P	P		
Animal services										SUP	P	P	P	P		
Coin-operated laundromat											P	P		P	P	
Dry cleaning / laundry											P	P		P	P	
Massage therapist											P	P		P	P	
Pet and animal sales or service (except veterinary)											P	P		SUP P	P	
Health / personal care											P	P		P	P	
Tanning salon											P	P		P	P	
Electrolysis, ear piercing, and other personal care services											P	P		P	P	
Personal services											P	P		P	P	
Personal care											P	P		P	P	
Hair, nail, and cosmetic skin care											P	P		P	P	

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Drive-through restaurants	Restaurant, Drive-Through	An establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery or table service, served in disposable containers at a counter, drive-up, or drive through service facility.									P					
Bar or drinking place	Restaurant, General	An establishment in which, for compensation, food or beverages are dispensed for consumption on the premises, including, among other establishments, cafes, tearooms, confectionery shops, eat-in delis and refreshment stands. Excluded from this definition are Restaurant, drive-in and Restaurant, mobile.								SUP P	P		P	P	It was originally by SUP to accommodate Box Office and Siblings Rivalry. This change to include as a normal restaurant will need to be highlighted to the	
Food services										P	P	P	P	P		
Full-service restaurant											P	P	A	SUP P		P
Cafeteria or limited service restaurant											P	P	A	SUP P		P
Mobile food services	Restaurant, Mobile	A readily movable wheeled cart, trailer, or vehicle designed and equipped for the preparing, service, and/or selling of food and operated at temporary locations. This definition shall include food trucks, food trailers, and food carts and shall not apply to those selling in short bursts of 30 minutes or less at a single location and moving to multiple properties through the course of a business day, such vehicles may include, but are not limited to, ice cream trucks.								P	P	P		P		
Motorcycle, ATV	Small Engine Repair	Any building, structure, or land used for the repair and maintenance of small engine vehicles including but not limited to motorcycles, dirt bikes, ATVs, lawn mowers, etc. Accessory to repair uses, may have sales.									SUP	P				
Horse riding stables	Stable, Commercial	A lot that may be used for commercial riding stable open to the general public; boarding of livestock not involved with current breeding or training; training involving large groups of eight or more students; polo fields or arenas used for scheduled, public, or club events; and those uses permitted on a ranch. No feed lot shall be permitted.		P												

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Pharmacy or drug store	Store, General	An establishment that is greater than 2,500 square feet in size and serves for the display and sale of merchandise at retail.							P	P		P	P	
Durable consumer goods sales and service									P	P		P		
Computer and software									P	P		P		
Camera and photographic supplies									P	P		P		
Clothing, jewelry, luggage, shoes, clocks, sewing									P	P		P		
Sporting goods, toy and hobby, and musical instruments									P	P		P		
Books, magazines, music, videos, CDs, stationery, greeting cards, seasonal decorations, school and office supplies, etc.									P	P		P		
Consumer goods, other									P	P		P		
Department store, warehouse club, or superstore									P	P		P		
Electronics and appliances									P	P		P		
Furniture or home furnishings									P	P		P		
Grocery, food, beverage, dairy			Store, Grocery	A retail business primarily engaged in the sale of unprepared food for personal or household preparation and consumption. Such a facility may also engage in incidental sales of prepared foods for personal consumption on-or off-site.							P	P		P
Grocery store, supermarket, or bakery									P	P		P	P	
Fruit and vegetable store									P	P		P	P	
Convenience store	Store, Neighborhood Convenience	Establishments primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, and limited household supplies and hardware. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles. Typical uses include neighborhood markets and country stores.								P	P		P	

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Art dealer, supplies, sales and service	Store, Specialty	A small-scale (less than 2,500 square feet per business) retail use which offers for sale items of art or crafts, or which offers for sale items related to a specific theme, e.g., kitchen wares, pet care, etc.							P	P		P	P	Should these be listed in the general definition?	
Tobacco or tobacconist establishment										P	P		P	P	OR these could be included in the interpretation manual. Wherever we consolidate a variety of uses under a single term, perhaps this should be done.
Pet or pet supply store										P	P		SUP P	P	
Beer, wine, and liquor store										P	P		P	P	
Cosmetic and beauty supplies and personal grooming products										P	P		P	P	
Optical and contact lenses										P	P		P	P	
Bicycle sales and repair										P	P		P	P	
Antique shop, flea market, thrift stores										P	P		P	P	
Recreational goods rental										P	P		P	P	
Consumer goods rental										P	P		P	P	
Newspapers, books, periodicals, etc.										P	P	P	P	P	
Copy center, private mail center, other business support services										P	P	P	P	P	
Snack or nonalcoholic bar			Store, Specialty Food	The use of land, such as a coffee, candy, or ice cream shop, where the primary client consumption is off-site with limited seating and the product is limited to one type or line of food service and the food preparation is such that: (1) All odors must be contained within the establishment and specialized equipment may be required to contain the odors; (2) It does not involve "cooking" but the application of heat, by microwave or the boiling of water for beverages, shall not be considered "cooking" for purposes of this definition; and (3) No open flame heat source is used.							P	P	P	P	P
Specialty food store										P	P	P	P	P	
Tattoo Parlor	Tattoo Parlor	Any business that provides tattooing and/or body-piercing as those terms are defined in Virginia Code §54.1-700, as amended.								SUP	P				

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Building, developing, and general contracting	Tradesperson Service	Tradesperson service means an establishment or place of business primarily engaged in providing a specific trade service to individuals. Typical uses include plumbing, electricians, blacksmith, welding, and taxidermy. This definition does not include Vehicle Service Station or Construction Material Sales as otherwise defined in this ordinance.								P	P					
Machinery related											P	P				
Special trade contractor												P	P			
Carpentry, floor, and tile contractor												P	P			
Concrete contractor												P	P			
electrical contractor												P	P			
Glass and glazing contractor												P	P			
Masonry and drywall contractor												P	P			
Painting and wall covering												P	P			
Plumbing, heating, and air conditioning												P	P			
Roofing, siding, or sheet metal contractor												P	P			
Heavy construction												P	P			
Landscaping												P	P			
Extermination and pest control												P	P			
Services to buildings and dwellings												P	P			
Car dealer	Vehicle Sales, Leasing and Rental	A lot arranged, designed or used for the storage and display for sale, lease, or rent of any new or used motor vehicle capable of independent operation or any type of boat, travel trailer and recreation vehicle, provided the travel trailer and recreation vehicle is unoccupied, and where warranty repair work and other major and minor repair service is done wholly within an enclosed building as an accessory use. This definition excludes Equipment Sales and Rental as defined in this ordinance.									P					
Bus, truck, mobile homes, or large vehicles												P				
Boat or marine craft dealer													P			
Parts, accessories, or tires													P			
Cars													P			
Leasing trucks, trailers, RVs, buses, aircraft, tugboats, etc.											P					

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Automotive repair and maintenance	Vehicle Service Station	The repair and/or maintenance of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include tire sales and installation, wheel and brake shops, oil and lubrication services, and similar repair and service activities where minor repairs and routine maintenance are conducted.										P		
Veterinary services	Veterinary Office / Clinic	An establishment rendering surgical and medical treatment of animals. Boarding of domestic animals shall only be conducted indoors, on a short-term basis, and shall only be incidental to such hospital/clinic use, unless also authorized and approved as a commercial kennel.								P	P	P	P	
SUGGESTED ADDITIONS to Commercial	Adult Use	Any premise from which minors are excluded and in which features the viewing, retail sale, and/or rental of books, magazines, newspapers, digital media, movie films, devices, or other photographic or written productions. Additionally, any premise from which minors are excluded and operates as a nightclub, bar, restaurant, or similar establishment that regularly features live performances that have a dominant theme or purpose intended to provide sexual stimulation or sexual gratification to such customers, and which is distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities, or specified anatomical areas.	Y									SUP		Such uses shall be ###' from a religious use, elementary, middle, or high school, or child care facility of any type.
	Brewery or Distillery	The use of land, licensed by the commonwealth, where beer or spirits are manufactured for sale. Breweries have a capacity greater than 1,000 barrels a year and distilleries have a capacity greater than 5,000 gallons a year. Consumption on the premises is permitted as an accessory use (Code of Virginia §15.2-2288.3:1 and §15.2-2288.3:2).	Y								SUP	P	P	
	Car Wash	A structure or portion thereof, standalone or accessory to gas station, containing facilities for washing and/or waxing motor vehicles, typically using production-line automated or semiautomated methods for washing, whether or not employing a chain conveyor, blower, steam cleaning or similar mechanical devices operated either by the patron or others. Car washes are a separate use and not treated as an accessory to gasoline stations, automobile service, or other similar uses.	Y									SUP		SUP

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	Commercial Indoor Entertainment	Predominantly spectator uses conducted within an enclosed building. Typical uses include, but are not limited to, motion picture theaters, and concert or music halls.	Y							P	P		P		
SUGGESTED ADDITIONS to Commercial	Family Day Home (1-4 individuals)	A child day program, as defined under Code of Virginia § 22.1-289.02, for children offered in the residence of the provider for up to four children at any one time, exclusive of the provider's own children and any children who reside in the home, when at least one child receives care for compensation.	Y	P	P	P	P	P							This use is a State Code required use.
	Family Day Home (5-12 individuals)	A child day program, as defined under Code of Virginia § 22.1-289.02, for children offered in the residence of the provider for between five and twelve children at any one time, exclusive of the provider's own children and any children who reside in the home, when at least one child receives care for compensation.	Y	SUP	SUP	SUP	SUP								Most of the residential properties are zoned MDR. If someone has a home/ site suitable for 5-12 children, then this will afford the PC/ Council a chance to review that.
	Micro-brewery	An establishment primarily engaged in brewing ale, beer, malt liquors, and nonalcoholic beer, with a capacity of not more than 1,000 barrels per year. Micro-brewery may include a restaurant or public tasting room as an accessory use.	Y							P	P			P	PDs are 'monolithically' zoned.
	Micro-distillery	An establishment primarily engaged in distilling and blending potable liquors, including mixing them with other ingredients, with a capacity of not more than 5,000 gallons of finished product per year. A micro-distillery may include a restaurant or public tasting room as an accessory use.	Y							P	P			P	
	Outdoor Display and Use Areas	The use of land accessory to a permitted commercial use that provides an outdoor arrangement of commercial objects, items, products, or other materials, typically not in a fixed position and capable of rearrangement. Uses can include sidewalk sales, dining, and merchandise displays.	Y							P	P			P	I do not want to put this where people may interpret this as a by-right private use of public sidewalks.
SUGGESTED ADDITIONS to	Outdoor Sales, Seasonal	Any business or use (primary or accessory) that is conducted primarily out of doors, which may include but not be limited to: retail sales of fruits, vegetables, plants, flowers, Christmas trees, fireworks; and other similar businesses or uses.	Y							P	P			P	
	Parking Lot, Commercial	A site for surface parking use which is fee based and provides one or more parking spaces together with driveways, aisles, turning and maneuvering areas, incorporated landscaped areas, and similar features meeting the requirements established by this Ordinance. This use type shall not include parking facilities accessory to a permitted principal use.	Y							P				P	

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Uses and Definitions			NEW ADDITION (Y/N)	Zoning Use Matrix - Districts & Uses										Notes:				
Existing Uses	PROPOSED USE	PROPOSED DEFINITIONS		Districts														
				AG / RR Agriculture / Rural Residential	ER Estate Residential	LRD Low Density Residential	MDR Medium Density Residential	MFR Multi Family Residential	CC Community Commercial	HC Highway Commercial	BP / LI Business Park / Limited Industrial	PD Planned Developme nt	MIC Medical & Institutional Care					
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Commercial	Wayside Stand	An establishment for the seasonal retail sale of agricultural or forestal goods and merchandise primarily produced by the operator on the site, or on nearby property. Agricultural goods produced on other properties owned or leased by the operator may also be allowed provided a majority of the produce comes from land surrounding the wayside stand. This use type may include agricultural products picked by the consumer. Also referred to as a roadside or farm stand or wayside market.	Y	P														Would I review this as a full commercial site plan, since it is a commercial use? May need suggested performance standards.

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INDUSTRIAL																
Vending machine operator	Manufacturing, Light	Establishments primarily engaged in the on-site production of goods by hand manufacturing, assembly, packaging or fabrication of materials and products within enclosed structures without significant external effects such as smoke, noise, soot, vibration, odor, and the like. Uses may include, but are not limited to, a machine shop, bottling, electronic equipment, ceramic products, business machines, musical instruments, furniture, medical appliances, tools or hardware, any other product of a similar nature. Retail sales may be incidental to the manufacturing use.									P SUP	P				
Wood, paper, and printing products													SUP	P		
Wood products													SUP	P		
Furniture and related products													SUP	P		
Machinery manufacturing													SUP	P		Strasburg may consider some of these existing uses as heavy manufacturing. The main objective is to consider the two definitions (Manufacturing Light and Manufacturing Heavy) and ensure all items are covered appropriately/can be applied to the appropriate new use.
Electrical Equipment, appliance, and components manufacturing													SUP	P		
Transportation equipment													SUP	P		
Miscellaneous manufacturing													SUP	P		
Jewelry and silverware													SUP	P		
Dolls, toys, games, and musical instruments													SUP	P		
Office supplies, inks, etc.													SUP	P		
Signs													P SUP	P		
Foods, textiles, and related products													SUP	P		
Food and beverages												SUP	SUP	P		
Tobacco manufacturing													SUP	P		
Textiles											SUP	P				

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Leather and leather substitute products	Manufacturing, Heavy	The processing and/or converting of raw, unfinished material and/or products into articles or substances of a different character or for use for a different purpose. Uses may have significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in manufacturing or other processes. Uses may include, but are not limited to, paper products, plastic products, and pharmaceutical.										SUP				
Chemicals and metals, machinery, and electronics manufacturing													SUP			
Petroleum products													SUP			
Chemicals, plastics, and rubber products													SUP			
Nonmetallic mineral products													SUP			
Primary metal manufacturing													SUP			
Paper and printing materials													SUP			
Wholesale trade establishment	Warehousing and Distribution	Uses including storage, warehousing, and dispatching of goods within enclosed structures. Typical uses include wholesale distributors, e-commerce fulfillment centers, storage warehouses, data centers, and moving/storage firm. Uses may also include the distribution and transmission of natural gases and fuel.									SUP	P				
Warehousing and storage services												SUP	P			
Office and warehousing													SUP	P		
Warehousing													SUP	P		
Natural gas, petroleum, fuels													SUP	P		
Truck and freight transportation services	Truck / Freight Terminal and Services	An area of land used for the switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of freight.											P			
General freight trucking, local														P		Repairing of trailers or the trucks themselves? If trucks, then maybe allow by SUP.
General freight trucking, long distance															P	

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PUBLIC, CIVIC, RECREATION															
Camps, camping, and related establishments such as trailer parks	Camp or Campground	An area that provides recreational opportunities on a daily or overnight basis, upon which are located sites for three or more travel trailers, camping trailers, pickup truck campers, motor homes, tents, or other recreational vehicle for seasonal or temporary recreational occupancy. The term "camps" includes the land and buildings used by recreational vehicle parks and civic, religious and social organizations for social, recreational, educational and/or religious activities on a seasonal basis.		SUP	SUP										
Cemetery accessory to religious institution	Cemetery	Any land or structure used or intended to be used for the interment of human remains. Additionally, a cemetery includes mausoleums, columbaria, chapels, administrative offices, and maintenance and storage areas (Code of Virginia § 15.2-2288.5). The sprinkling of ashes or their burial in a biodegradable container on church grounds or their placement in a columbarium on church property shall not constitute the creation of a cemetery.		SUP	SUP				P	P					
Free-standing cemetery				SUP	SUP					P	P				
Labor or political organization	Club	A use providing educational, meeting, or social facilities for civic or social clubs, fraternal/sororal organization, and similar organizations and associations, primarily for use by members and guests. Recreational facilities, unless otherwise specifically cited in this section, may be provided for members and guests as an accessory use. A Club does not include a building in which members reside.		SUP					P	P					
Business association or professional membership				SUP					P	P				P	
Civic, social, or fraternal organization				SUP					P	P					P
Sports team or club				SUP					P	P					
Child and youth services				SUP					P	P					P
Motion picture and video production, publishing/distribution	Communications Services	An establishment primarily engaged in the provision of broadcasting and other information relay services accomplished using electronic and telephonic mechanisms. Excluded from this use type are facilities classified as utility services, major or broadcasting or communication towers. Typical uses include television studios, telecommunication service centers, telegraph service offices or film and sound recording facilities.							P	P	P				
Sound recording, production, publishing, and distribution									SUP P	P	P				
Tele-communications and broadcasting										P	P	P			
Radio and television broadcasting										P	P	P			
Cable networks and distribution										P	P	P			
Communications and information										P	P	P			
News syndicate										P	P	P			

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Performing arts or supporting establishments	Cultural Facility	A use providing for the public display, performance, or enjoyment of heritage, history, or the arts. This use includes but is not limited to: museums, arts performance venues, cultural centers, or interpretive sites, but does not include commercially-operated theatres.							P	P		SUP P		
Theater, dance, or music establishment									P	P		SUP P		
Independent artist, writer, or performer									P	P	P	SUP P		
Museums and other special purpose recreational institutions									P	P		SUP P	P	
Museum									P	P		SUP P	P	
Historical or archeological institution									P	P		SUP P	P	
College or university	Education Facility, College or University	An educational institution authorized by the Commonwealth of Virginia toward associate, baccalaureate or higher degrees, and facilities associated with it. This term includes academic buildings, administrative facilities, dormitories, special housing, parking areas, dining halls and other physical plants associated with the college or university use.								P	P	P		
Nursery or preschool	Education Facility, Primary or Secondary	A public, private or parochial school offering instruction at the primary, elementary, junior and/or senior high school levels in the branches of learning and study required to be taught in the public schools of the Commonwealth of Virginia.	P	P	P	P	P	P	P	P	SUP	SUP	SUP	
Grade school			P	P	P	P	P	P	P	P		SUP		
Elementary			P	P	P	P	P	P	P	P		SUP		
Middle or Junior			P	P	P	P	P	P	P	P		SUP		
Senior or high			P	P	P	P	P	P	P	P		SUP		
Special needs education services			P	P	P	P	P	P	P	P		SUP		
Public safety	Emergency Management Services Facility	A building operated by a public or private entity for the storage of emergency vehicles and equipment and ancillary operations such as but not limited to fire stations, police stations, and ambulance services.	P	P	P	P	P	P	P	P	P	P	P	
Fire and rescue			P	P	P	P	P	P	P	P	P	P	P	
Police			P	P	P	P	P	P	P	P	P	P	P	
Emergency response			P	P	P	P	P	P	P	P	P	P	P	
Private recreation facilities	Private Recreation Facility	A use specifically by the residents and guests of a particular residential development, planned unit development, or residential neighborhood, including indoor and outdoor facilities.	P	P	P	P	P	P	P	P	P	P		

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Public administration	Public Use	Use of land, exclusively for public purposes, by any department or branch of the federal government, Commonwealth or any political subdivision, public authority, or any combination thereof. This use shall not include Public Park and Recreational Area, Educational Facilities, Emergency Management Services Facility, or Utility Service (major or minor) as defined in this ordinance.		P	P	P	P	P	P	P	P	P	P		
Legislative and executive functions				P	P	P	P	P	P	P	P	P	P	P	
Judicial functions				P	P	P	P	P	P	P	P	P	P	P	
Court				P	P	P	P	P	P	P	P	P	P	P	
Other governmental functions				P	P	P	P	P	P	P	P	P	P	P	
Postal services				P	P	P	P	P	P	P	P	P	P	P	
National Post Office				P	P	P	P	P	P	P	P	P	P	P	
Library or archive						P	P	P	P	P	P	P	P	P	
Public recreation facilities	Public Park and Recreation Area	Publicly owned and operated parks, picnic areas, playgrounds, indoor/outdoor athletic or recreation facilities, indoor/outdoor shelters, amphitheaters, game preserves, open spaces, and other similar uses. This use shall not include Public use as defined in this ordinance.		P	P	P	P	P	P	P	P	P	P		
Natural and other recreational parks				P	P	P	P	P	P	P	P	P	P	P	
Small religious institution	Religious Assembly	A use located in a permanent building or in outdoor spaces and providing regular organized religious worship and related incidental activities. This use shall not include Educational facility, primary/secondary schools and Day care facilities.		P	P				P	P		SUP	P		
Large religious institution				P	P				P	P		SUP	P		

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Community Food services	Social Services	A facility operated by an organization which provides services such as training, counseling, health, or the distribution of food or clothing. The term includes but is not limited to a facility offering youth, disabled, elderly, and veteran services. However, it does not include housing or shelter.								P	P				P			
Other family services											P	P				P		
Emergency and relief services												P	P				P	
Services for elderly and disabled												P	P				P	
Veterans affairs												P	P				P	
Vocational rehabilitation												P	P				P	
Social assistance, welfare, and charitable services												P	P				P	
Health and human services												P	P				P	
Road, ground passenger, and transit transportation	Transportation Services	Passenger services provided by public, private, or nonprofit entities such as the following surface transit modes: bus systems, taxi and limousine services, towing, and other ground services.										P						
Local transit systems - bus, special needs, and other motor vehicles													P					
Non local and charter bus													P					
Taxi and Limousine service													P					
Towing and other road and ground services													P					
School and employee bus transportation														P				
Pipeline transportation														P				
Natural gas service	Utility Service, Minor	A service that is necessary to support development within the immediate vicinity and involve only minor structures. Included in this use type are small facilities such as "Administrative review-eligible project" as defined in the Code of Virginia §15.2-2316.3, transformers, relay and booster devices, and well, water and sewer pump stations.		P	P	P	P	P	P	P	P	P	P	P	P	P		
Telephone / other wired telecommun.				P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wastewater service				P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Water service				P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Service distribution lines				P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Electric power				P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities and Utility Services				P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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Wastewater treatment plants	Utility Service, Major	Service of a regional nature which normally entails the construction of new buildings or structures such as electric generating plants and sources; electrical switching facilities and stations or substations; community wastewater treatment plants; water towers; sanitary landfills; and similar facilities. All overhead transmission lines are included in this definition.		SUP							P	P			
Electric substations				SUP								P	P		
Towers and antennas	Broadcasting or Communications Tower	Any unstaffed facility for the transmission and/or reception of radio, television, radar, cellular telephone, personal paging device, specialized mobile radio (SMR), and similar services. A broadcasting or communication tower usually consists of an equipment shelter or cabinet, a support tower or other structure used to achieve the necessary elevation, and the transmission or reception devices or antenna. Excluded are amateur radio antennas, which are defined separately. Also excluded are wireless communication antennas which fit the definition of Small cell facility and "Administrative review-eligible project" as defined in the Code of Virginia §15.2-2316.6 and supplied as Utility service, minor by this ordinance.		SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P	SUP	P	
Wireless telecommunications				SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P	SUP	P

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SUGGESTED ADDITIONS for Public, Civic, and Recreation	Assembly, Place of	The use of land for a meeting place where persons gather together for purposes of attending civic, social, or private events on a regular or recurring basis including but not limited to, banquet facilities, conference centers, and event venues. A gathering of less than 25 persons shall not be considered a Place of Assembly provided the gathering is accessory and incidental to the principal use. Place of Assembly does not include the use "Club" as defined by this UDO.	Y	P	P	P	P	P	P	P	P	P			
	Small Cell Facility	A wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than six cubic feet in volume, or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet and (ii) all other wireless equipment associated with the facility has a cumulative volume of no more than 28 cubic feet, or such higher limit as is established by the Federal Communications Commission. The following types of associated equipment are not included in the calculation of equipment volume: electric meter, concealment, telecommunications demarcation boxes, back-up power systems, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services (Code of Virginia §15.2-2316.4).	Y	P	P	P	P	P	P	P	P	P	P		
	Solar Energy, Medium Scale	A facility that generates electricity from sunlight primarily to reduce onsite consumption of utility power for commercial and industrial applications. Sites are between one to three acres with maximum capacity of 999 kW.	Y	SUP	SUP						SUP	SUP		SUP	
	Solar Energy, Small Scale	A facility that either (a) generates less than 20 kilowatts (kW) electricity from sunlight, consisting of one or more photovoltaic (PV) systems and other appurtenant structures and facilities within the boundaries of the site, or (b) utilizes sunlight as an energy source to heat or cool buildings, heat or cool water, or produce electrical or mechanical power by means of any combination of collecting, transferring, or converting solar-generated energy; and (c) meets at least one of the following criteria: has a disturbance zone equal to or less than one acre; is mounted on or over a building, parking lot, or other previously disturbed area; or utilizes integrated PV only.	Y	P	P	P	P	P	P	P	P	P	P	P	

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AGRICULTURE															
Crop production	Agriculture / Silviculture	Any operation devoted to the bona fide production of crops, or animals, or fowl; the production of fruits and vegetables of all kinds; the production and harvest of products from silvicultural activity; and farm wineries, farm breweries, and farm distilleries as defined by the Code of Virginia.		P	P										
Outdoor production				P	P										
Support functions for agriculture				P	P										
Animal production				P	P										Need a ratio for number of animals/ heads of livestock allowed. See also intensive agriculture.
Cattle ranch				P	P										
Dairy cattle				P	P										
Hog farm				P	P										
Poultry and egg production				P	P										Farm wineries and distilleries are considered ag uses?
Sheep and goats				P	P										
Fish				P	P										
All other animals				P	P										
Horses				P	P										
Fur-bearing				P	P										
Forestry and logging				P	P										
Greenhouse production				P	P										
Greenhouse - no on-premises sales				P	P										
Greenhouse - sales of products grown on premises	Greenhouse, Commercial	A structure used for the cultivation and exhibition of plants under controlled conditions in which plants are offered for sale to the public, either at wholesale or at retail.		P	P					P	P		SUP		
Greenhouse - sales of products and related accessory products				P						P	P				

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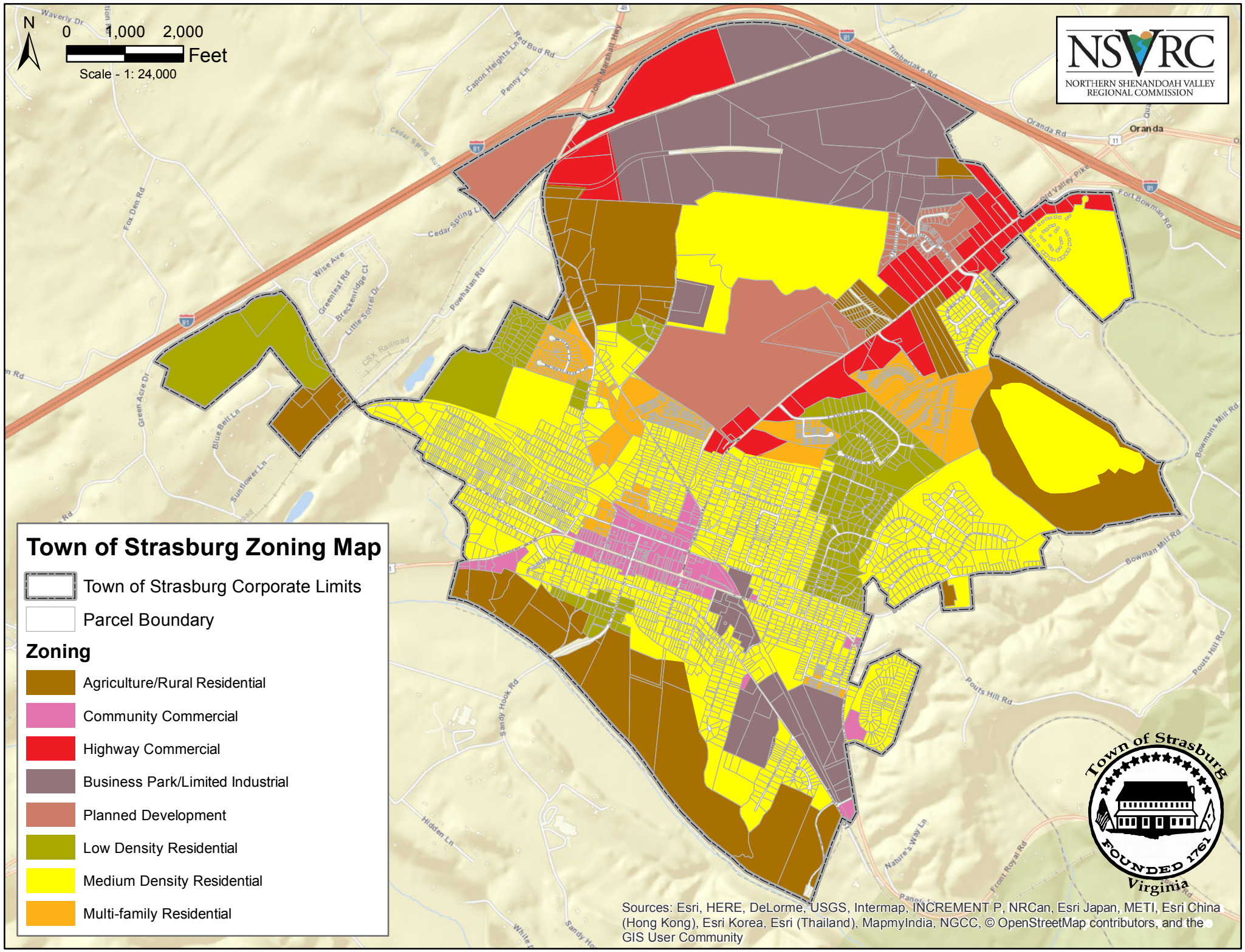
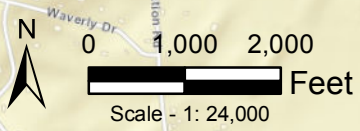
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SUGGESTED ADDITIONS to Agriculture	Agritourism	Pursuant to the Code of Virginia §15.2-2288.6, any activity carried out at a farm winery, farm brewery, farm distillery, or an agricultural operation, that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions, regardless of whether or not the participant paid to participate in the activity. These rural activities also include, but are not limited to, farm tours, tours of an individual agricultural operation, hayrides, heirloom plant and animal exhibits, crop mazes, and educational programs, workshops, or demonstrations related to agriculture or silviculture.	Y	P	P									OK
	Intensive Agriculture	A fenced area of one acre or less wherein more than five head of livestock are permitted to graze, roam or feed or an enclosed structure for the exclusive occupancy of animals, (excluding dogs and cats), or livestock or poultry, which are not permitted to graze, roam or exercise frequently outside of the enclosed structure. Included within such definition are poultry houses, hog houses, hog lots, etc.	Y	SUP										

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MISCELLANEOUS															
Home occupations	Home Occupation Class A	An occupation conducted from a dwelling unit within a residential district and involving persons residing on the premises.		P	P	P	P	P				P		Besides zoning district, what is the difference?	
	Home Occupation Class B	An occupation conducted from a dwelling unit within the Agriculture / Rural Residential district and involving persons residing on the premises.		P	P	P	P	P				P			
Special events	Special Events	The temporary use of land or buildings for entertainment, educational, and / or cultural events.		P	P	P	P	P	P	P	P	P	P	Bit of a conflict here because 250+ require council approval, so not technically by-right. I like the definition.	
Temporary uses	Construction Temporary Uses	A use established for a fixed period of time, with the intent to discontinue such use upon the expiration of such time, that does not involve the construction or alteration of any permanent structure.		P	P	P	P	P	P	P	P	P	P		
SUGGESTED ADDITIONS to MISC.	Accessory Building or Structure	A building subordinate to and located on the same lot with a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or roof to the main building. The term "accessory building" also includes, but is not limited to, portable storage containers, gazebos, carports, private greenhouses, and sheds which may be modular in nature and are delivered to the site and which may or may not have a foundation. Accessory building or structure does not include motorhomes, travel trailers or other recreational vehicles.	Y	P	P	P	P	P	SUP	SUP		P	of some kind	I can't see going through hearings to allow accessory buildings by SUP. If they are on a foundation, then I can see going through a minor site plan process.	
	Mixed Use Structure	A building or development that contains a variety of complementary and integrated uses, including but not limited to residential, office, research & development, production, retail, public, entertainment, conference and lodging uses arranged in a compact urban form.	Y							P	SUP	P	P	Yes! I think there are enough controls in place to allow it by right in HC.	
	Outdoor Storage	An accessory use for the storage of goods of a large size, mass, or volume and are not easily moved or carried, such as railroad ties, large bags of feed, or fertilizer, wood, etc.	Y								SUP	P-SUP			By SUP in BPLI?
	Short-term Rental	A residential dwelling unit that is used or advertised for rent for transient occupancy in increments of 45 nights or less. This use type does not include bed-and-breakfast establishments and does not apply to month-to-month extensions following completion of a year's lease.	Y	P	P	P	P	P	P	P					By SUP in all residential districts by right in CC and HC, not allowed in BP/LI, PD, or MIC.

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P = permitted by-right SUP = special use permit required A = permitted as an accessory use														
ETC.														
	Gaming Machines												As of April, 2020: Bill passed that aims to amortize gaming machines over time. The provisions related to the prohibition of skill games have a delayed effective date of July 1, 2021. The bill provides for a one-year phase-out of currently existing skill games. Do not recommend addressing at this point.	
	CBD Production												We see CBD Production fitting into Light Manufacturing. This recommendation would be contingent upon State decisions and potential new regulation.	



Town of Strasburg Zoning Map

Town of Strasburg Corporate Limits

Parcel Boundary

Zoning

Agriculture/Rural Residential

Community Commercial

Highway Commercial

Business Park/Limited Industrial

Planned Development

Low Density Residential

Medium Density Residential

Multi-family Residential



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Memorandum

To: Strasburg Planning Commission
From: Leander N. “Lee” Pambid, Planning and Zoning Administrator
Date: Tuesday, November 9, 2021
Re: Shapiro letter regarding multifamily in the Community Commercial Zoning District

Background

The Town Staff received on October 14, 2021 a letter from **Mr. Barney Shapiro** dated October 9 requesting that the Planning Commission consider multifamily apartments as an allowable use within the Community Commercial (CC) District. This letter was provided to the Commission in last month’s information packet. The bulk of this zoning district covers Strasburg’s downtown area/ central business district. There are only a few properties zoned CC outside of the downtown area.

The zoning ordinance currently allows residences as follows:

- Accessory dwellings by SUP
- Apartments over commercial by-right ¹
- Dwelling units on the ground floor of mixed-use commercial/residential buildings by SUP ²

None of these uses cover standalone multi-family apartment buildings that are residential only.

A Multi-Family Dwelling is defined as follows:

*A structure originally arranged or designed to be composed of **three or more dwelling units (an apartment house or condominium)**, with the number of families in residence not exceeding the number of dwelling units provided.*

To the Staff’s knowledge, there are at least eight (8) structures ³ within the downtown area zoned CC that meet this definition:

Address	# of units
143 North Fort Street	6
263 West King Street	3
206 West King Street	3
137 West King Street	8
278 East King Street	4
282-284 East King Street	10
342 East King Street	3
190 North Massanutten Street	4
Total # of standalone multifamily units	41

¹ UDO 3.12.2.B.5

² UDO 3.12.2.B.6

³ Derived from Shenandoah County E-911 address points or electric meter base count.



Status

No official application with fee for a UDO text amendment has been submitted. Therefore, there is no immediate action required to amend the ordinance. If the developer wishes to expedite an amendment, he can do so pursuant to UDO Section 2.16.3.B, which reads simply as follows: “*Text amendments may be proposed by any person.*”

As you know, the use matrices are currently under review. Should the Planning Commission see fit to allow this use in the Community Commercial Zoning District, it can also consider it under the larger use matrices amendment.

As always, don't hesitate to contact me at 540-465-9197 x 127 or lpambid@strasburgva.com.

Barney R. Shapiro
714 Deer Meadow Drive
Strasburg, Virginia, 22657

RECEIVED

October 9, 2021

OCT 14 2021

Robert Flanagan, Chairperson
Strasburg Planning Commission
174 E King Street
Strasburg, Virginia, 22657

Planning & Zoning
Town of Strasburg VA

Re: U.D.O. Community Commercial

Dear Chairperson Flanagan,

It is my understanding that the Planning Commission periodically considers amendments to the Town of Strasburg Unified Development Ordinance. I am contemplating a small development that lies within the Community Commercial District and have run into a small zoning issue.

Section 3.12, Community Commercial District, Sub-section 3.12.3, Community Commercial Use Matrix does not allow for multi-family use greater than two (2) units per lot either by right or with a Special Use Permit. Within the Strasburg Historic District the pre-dominant zoning categories are Community Commercial (CC) and Medium Density Residential (MDR). Ironically, the Medium Density Residential would allow greater density than the adjoining Community Commercial.

Multi-family construction within the MDR requires a Special Use Permit. It would seem that multi-family construction within the CC District would encourage reasonable density. Reasonable density within the Historic District can only serve to improve the walkability, the liveability, and the attractiveness to both current and future residents. It goes without saying that allowing multi-family construction will increase the tax base in town.

When a larger parcel (half an acre or more) is considered for development within the CC District this existing prohibition makes it virtually impossible to create the highest, best, or most importantly, the most appropriate land use.

One argument against this use would be the issue of architectural appropriateness. This, of course, becomes an issue for the Architectural Review Board to provide any needed controls.

As such, I would hope that the Commission would consider recommending a change to the UDO allowing construction of multi-family by right within the Community Commercial District.

Yours truly,

A handwritten signature in black ink, appearing to read 'B. Shapiro', written in a cursive style.

Barney R Shapiro

cc: Hank Dean

Steve Nicholson

Brian Otis

Vince Poling

Emily Reynolds

John Rhodes

Leander N Pambid