

Town of Strasburg

Strasburg Town Council & Planning Commission Joint Meeting

174 E. King Street
Strasburg, VA 22657

Tuesday, April 23, 2024
7:00 PM

Strasburg Town Council Town Council Members:

Brandy Hawkins Boies, Mayor
A.D. Carter, IV
Dane Hooser
Ashleigh Kimmons

Emily Reynolds, Vice Mayor
Andrew Lowder
Christie Monahan
Brad Stover
David Woodson

Planning Commission Members:

Vince Poling, Chairperson
Hank Dean, Vice Chairperson
Bill Foster
Steve Nicholson
John Rhodes
Symantha Zeimet
Emily McCorn, Council Representative

Staff Contacts:

Brian Otis, Planning & Zoning Administrator

MEETINGS CAN BE VIEWED LIVESTREAM BY ACCESSING THE LINK BELOW:

<https://www.strasburgva.com/bc/page/meetings>

To make public comment please submit to:

comment@strasburgva.com by 4:00 p.m., Tuesday, April 23, 2024



Agenda

Call to Order: *Mayor Boies*
Chairperson Poling

Approval of Agenda

New Business:

- 1. Zoning Ordinance First Reading – Proposed Uses within the Zoning Districts**
Open discussion of the proposed uses for each district except for the historic districts.
- 2. Upcoming Topics for the Continuation of the First Reading**
Staff will provide the proposed topics for future First Reading meetings to ensure all language can be addressed as needed.

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.

PART 402. – A-3 AGRICULTURAL DITRICT

PART 402. – A-3 AGRICULTURAL DITRICT

Sec. 84-402.01. - A-3 Zoning District; Purpose and intent. (3 acres minimum AG/RR)

The A-3, Agricultural Zoning District (formerly AG/RR) is intended to implement the Agricultural/Rural Residential classification of the Comprehensive Plan. The district is designed to encourage conservation and proper use of large tracts of real property in order to assure available sources of agricultural products, to assure open spaces within reach of concentrations of population, to conserve natural resources, prevent erosion, and protect the environment; and to assure adequate water supplies. The intent is to encourage private land owners to protect these values and thereby create an environment favorable for the continuation farming and other agricultural pursuits; and to preserve prime agricultural land, forest land and/or open space.

Sec. 84-402.02. - Uses permitted by right

The following uses are by-right within the A-3 zoning district.

- 1. Agricultural

- 2. Assisted care residence

- 3. Dwelling, single-family

- 4. Group home

- 5. Home sales office

- 6. Dwelling, Manufactured Home

Sec. 84-402.03. - Secondary uses

The following uses shall be permitted by right in the A-3 district only in conjunction with a permitted principal use, as specifically identified below, existing or proposed:

- 1. Dwelling, accessory

- 2. Dwelling, emergency

- 3. Dwelling, temporary health care structure

- 4. Garden, home

- 5. Home occupation

- 6. Home office

- 7. Kennel, private lots 3 acres or larger

- 8. Tack shop, secondary to a stable use only.

PART 402. – A-3 AGRICULTURAL DITRICT

Sec. 84-402.04. - Special uses

The following uses shall be permitted in the A-3 district on existing lots of any size with a Special Use Permit:

1. Agricultural service
2. Amateur radio tower
3. Cemetery
4. Child care, as a secondary use
5. Child care facility
6. Child day center
7. Club
8. Dwelling Unit, Secondary Family Member
9. Event center
10. Farmers market
11. Flea market
12. Garden center
13. Garden, community
14. Group home
15. Halfway house
16. Homeless shelter
17. Kennel, commercial as a secondary use, with not more than 10 dogs

18. Pet grooming service
19. Recreation facility, outdoor
20. Religious institution
21. Satellite parking, secondary to a religious institution or place of religious worship only

22. School, private
23. Stable, private
24. Stable, commercial
25. Solar energy facility

PART 402. – A-3 AGRICULTURAL DITRICT

Sec. 84-402.05. - A-3 Development Standards

1. The minimum lot size shall be 3 acres.

2. The minimum road frontage shall be 200 feet. Frontage shall be maintained to the minimum required front yard setback.

3. The minimum lot depth/width ratio shall be 3.5.

4. The maximum lot coverage shall be 30%.

5. The maximum building heights for dwellings shall be 35 feet. The maximum height for a barn, silo or other agricultural building shall be 60 feet, provided that all yard setbacks are increased by one foot for each foot in height the building is over 35 feet.

Sec. 84.402.06. - A-3 Setbacks

1. The minimum front yard and right-of-way setback is 75 feet if right-of-way is 50 feet wide or more.

2. The minimum front yard and right-of-way setback is 85 feet if right-of-way is less than 50 feet wide.

3. The minimum side yard setback is 40 feet.

4. The minimum rear yard setback shall be 25 feet.

5. The minimum setback of accessory structures to the side and rear property line shall be 5 feet. For agricultural buildings, the setbacks identified in this subsection above shall apply.

PART 403. - R-1 RESIDENTIAL DISTRICT

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Sec. 84.403.01. - R-1 Zoning District; Purpose and intent. (1 acre minimum ER)

The rural residential district R-1 (formerly ER) is intended to implement the residential land use classifications of the Comprehensive Plan. This district is designed to encourage and transition the appropriate use of real property to those areas designated Agricultural, including providing for large-lot single-family development along with certain generally compatible special uses in a semi-rural setting. It is the purpose of this district to encourage landowners to protect the environment, conserve natural resources and limit the type and density of development so that a harmonious relationship of land uses is insured.

Sec. 84-403.02. - Uses permitted by right

The following uses are by-right within the R-1 zoning district.

1. Assisted care residence

2. Dwelling, single-family

3. Home sales office

Sec. 84-403.03. - Secondary uses

The following uses shall be permitted by right in the R-1 district only in conjunction with a permitted principal use, as specifically identified below, existing or proposed:

1. Dwelling, accessory

2. Dwelling, emergency

3. Dwelling, temporary health care structure

4. Garden, home

5. Home occupation

6. Home office

7. Keeping of chickens

PART 403. - R-1 RESIDENTIAL DISTRICT

Sec. 84-403.04. - Special uses

The following uses shall be permitted in the R-1 district on existing lots of any size with a Special Use Permit:

- 1. Assisted care residence
- 2. Child care facility
- 3. Child day center
- 4. Dwelling Unit, Secondary Family Member
- 5. Event Center (lots 2 acres or larger)
- 6. Garden, community
- 7. Group home
- 8. Halfway house
- 9. Homeless shelter
- 10. Kennel, private on lots 1 acres or larger
- 11. Religious institution
- 12. School, private
- 13. Stables, private on lots 3 acres or larger

Sec. 84-403.05. - R-1 Development Standards

- 1. The minimum lot size shall be 1 acre.
- 2. The minimum road frontage shall be 200 feet. Frontage shall be maintained to the minimum required front yard setback.
- 3. The maximum lot coverage shall be 30%.
- 4. The maximum building heights for dwellings shall be 35 feet.

Sec. 84-403.06. - R-1 Setbacks

- 1. The minimum front yard and right-of-way setback is 50 feet.
- 2. The minimum side yard setback is 40 feet.
- 3. The minimum rear yard setback shall be 60 feet.
- 4. The minimum setback of accessory structures to the side and rear property line shall be 5 feet.

PART 404. - R-4 RESIDENTIAL DISTRICT

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Sec. 84.404.01. - R-4 Zoning District; Purpose and intent. (4 lots per acre (LDR))

The R-4 district (formerly LDR) is intended residential land use classifications of the Comprehensive Plan. This district is designed to provide for and encourage development of quality one-family dwellings at a low to moderate suburban density of approximately four dwelling units per acre or less.

Sec. 84-404.02. - Uses permitted by right

The following uses are by-right within the R-4 zoning district.

- 1. Assisted care residence
- 2. Dwelling, single-family
- 3. Home sales office

Sec. 84-404.03. - Secondary uses

The following uses shall be permitted by right in the R-4 district only in conjunction with a permitted principal use, as specifically identified below, existing or proposed:

- 1. Dwelling, accessory
- 2. Dwelling, emergency
- 3. Dwelling, temporary health care structure
- 4. Garden, home
- 5. Home occupation
- 6. Home office
- 7. Keeping of chickens

PART 404. - R-4 RESIDENTIAL DISTRICT

Sec. 84-404.04. - Special uses

The following uses shall be permitted in the R-4 district on existing lots of any size with a Special Use Permit:

- 1. Assisted care residence
- 2. Child care facility
- 3. Child day center
- 4. Dwelling Unit, Secondary Family Member
- 5. Event Center (lots 2 acres or larger)
- 6. Garden, community
- 7. Group home
- 8. Halfway house
- 9. Homeless shelter
- 10. Religious institution

Sec. 84-404.05. - R-4 Development Standards

- 1. The minimum lot size shall be 10,890 sf.
- 2. The minimum road frontage shall be 100 feet. Frontage shall be maintained to the minimum required front yard setback.
- 3. The maximum lot coverage shall be 30%.
- 4. The maximum building heights for dwellings shall be 35 feet.

Sec. 84-404.06. - R-4 Setbacks

- 1. The minimum front yard and right-of-way setback is 35 feet.
- 2. The minimum side yard setback is 10 feet.
- 3. The minimum rear yard setback shall be 25 feet.
- 4. The minimum setback of accessory structures to the side and rear property line shall be 5 feet.

PART 405. - R-8 RESIDENTIAL DISTRICT

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Sec. 84.405.01. - R-8 Zoning District; Purpose and intent. (7-8 lots per acre MDR)

The R-8 (formerly MDR) district is intended to implement the residential land use classifications of the Comprehensive Plan. The R-8 district is designed to provide for a mixture of single-family attached and detached dwelling types so long as appropriate standards are maintained to insure a reasonable amount of open space and architectural variety.

Sec. 84-405.02. - Uses permitted by right

The following uses are by-right within the R-8 zoning district.

- 1. Assisted care residence (single-family dwelling only) _____
- 2. Dwelling, Duplex _____
- 3. Dwelling, single-family _____
- 4. Dwelling, townhouse, no more than 4 units per building _____
- 5. Home sales office _____

Sec. 84-405.03. - Secondary uses

The following uses shall be permitted by right in the R-8 district only in conjunction with a permitted principal use, as specifically identified below, existing or proposed:

- 1. Dwelling, emergency _____
- 2. Dwelling, temporary health care structure _____
- 3. Garden, home _____
- 4. Home occupation, only in detached dwellings _____
- 5. Home office _____
- 6. Keeping of chickens _____

PART 405. - R-8 RESIDENTIAL DISTRICT

Sec. 84-405.04. - Special uses

The following uses shall be permitted in the R-8 district on existing lots of any size with a Special Use Permit:

- 1. Assisted care residence

- 2. Child care facility

- 3. Child day center

- 4. Dwelling, townhouse, more than 4 but no more than 8 units per building

- 5. Dwelling Unit, Secondary Family Member

- 6. Garden, community

- 7. Group home

- 8. Halfway house

- 9. Homeless shelter

- 10. Religious institution

Sec. 84-405.05. - R-8 Development Standards

- 1. For single-family dwellings,
 - a. The minimum lot size shall be 6,250 square feet.

 - b. The minimum road frontage shall be 50 feet. Frontage shall be maintained to the minimum required front yard setback.

 - c. The maximum lot coverage shall be 35%.

 - d. The maximum building heights for dwellings shall be 35 feet.

- 2. For duplex dwellings,
 - a. The minimum lot size shall be 5,445 square feet.

 - b. The minimum road frontage shall be 30 feet. Frontage shall be maintained to the minimum required front yard setback.

 - c. The maximum lot coverage shall be 35%.

 - d. The maximum building heights for dwellings shall be 35 feet.

- 3. For townhouse dwellings, see PART 408 of this Chapter.

PART 405. - R-8 RESIDENTIAL DISTRICT

Sec. 84-405.06. - R-8 Setbacks

1. For single-family dwellings,
 - a. The minimum front yard and right-of-way setback is 25 feet.

 - b. The minimum side yard setback is 10 feet.

 - c. The minimum rear yard setback shall be 25 feet.

 - d. The minimum setback of accessory structures to the side and rear property line shall be 5 feet.

2. For duplex dwellings,
 - a. The minimum front yard and right-of-way setback is 25 feet.

 - b. The minimum side yard setback is 10 feet.

 - c. The minimum rear yard setback shall be 25 feet.

 - d. The minimum setback of accessory structures to the side and rear property line shall be 5 feet.

3. For townhouse dwellings, see PART 408 of this Chapter.

PART 406. - R-16 RESIDENTIAL DISTRICT

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Sec. 84.406.01. - R-16 Zoning District; Purpose and intent. (16 lots/units per acre MFR)

The R-16 District (formerly MFR) is intended to implement the residential land use classifications of the Comprehensive Plan. The R-16 District is designed to provide for and encourage quality development at urban densities in locations well-served by public utilities and roadways, not to exceed 16 dwelling units per net acre.

Sec. 84-406.02. - Uses permitted by right

The following uses are by-right within the R-16 zoning district.

1. Assisted care residence (single-family dwelling only) _____
2. Dwelling, Duplex _____
3. Dwelling, multi-family _____
4. Dwelling, single-family _____
5. Dwelling, townhouse, no more than 8 units per building _____
6. Home sales office _____

Sec. 84-406.03. - Secondary uses

The following uses shall be permitted by right in the R-16 district only in conjunction with a permitted principal use, as specifically identified below, existing or proposed:

1. Dwelling, emergency _____
2. Dwelling, temporary health care structure _____
3. Home office _____
4. Home occupation, only in detached dwellings _____

PART 406. - R-16 RESIDENTIAL DISTRICT

Sec. 84-406.04. - Special uses

The following uses shall be permitted in the R-16 district on existing lots of any size with a Special Use Permit:

- 1. Assisted care residence

- 2. Child care facility

- 3. Child day center

- 4. Dwelling Unit, Secondary Family Member

- 5. Garden, community

- 6. Group home

- 7. Halfway house

- 8. Homeless

- 9. Religious institution

Sec. 84-406.05. - R-16 Development Standards

- 1. For single-family dwellings,
 - a. The minimum lot size shall be 6,250 square feet.

 - b. The minimum road frontage shall be 40 feet. Frontage shall be maintained to the minimum required front yard setback.

 - c. The maximum lot coverage shall be 35%.

 - d. The maximum building heights for dwellings shall be 35 feet.

- 2. For duplex dwellings,
 - a. The minimum lot size shall be 5,445 square feet.

 - b. The minimum road frontage shall be 30 feet. Frontage shall be maintained to the minimum required front yard setback.

 - c. The maximum lot coverage shall be 35%.

 - d. The maximum building heights for dwellings shall be 35 feet.

- 3. For townhouse dwellings, see PART 408 of this Chapter.
- 4. For multi-family dwellings, see PART 409 of this Chapter.

PART 406. - R-16 RESIDENTIAL DISTRICT

Sec. 84-405.06. - R-16 Setbacks

1. For single-family dwellings,
 - a. The minimum front yard and right-of-way setback is 25 feet.

 - b. The minimum side yard setback is 10 feet.

 - c. The minimum rear yard setback shall be 25 feet.

 - d. The minimum setback of accessory structures to the side and rear property line shall be 5 feet.

2. For duplex dwellings,
 - a. The minimum front yard and right-of-way setback is 25 feet.

 - b. The minimum side yard setback is 10 feet.

 - c. The minimum rear yard setback shall be 25 feet.

 - d. The minimum setback of accessory structures to the side and rear property line shall be 5 feet.

3. For townhouse dwellings, see PART 408 of this Chapter.

4. For multi-family dwellings, see PART 409 of this Chapter.

PART 409. – MULTI-FAMILY STANDARDS

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Sec. 84-409.01. – Multi-family design standards.

Multi-family structures such as apartments and similar dwellings developed in any district shall follow the standards set forth in Part 409.

Sec. 84-409.02. - Multi-family development, design standards.

- | | |
|------------------------------------|--------|
| 1. Maximum dwelling units per acre | 16 |
| 2. Minimum lot width | 40 ft. |
| 3. Maximum building height | 35 ft. |
| 4. Setbacks: | |
| A. Front/ROW | 20 ft. |
| B. Side | 10 ft. |
| C. Side (from right-of-way) | 20 ft. |
| D. Rear | 25 ft. |
| 5. Open Space | 30% |

Sec. 84-409.03. – Multi-family development, building design.

1. Architectural Variation:
 - A. Architectural treatments shall vary so to create an aesthetic of separate building segments. No more than 50% of a single building shall be substantially the same.
 - B. Variations can be obtained by varied setbacks at least two feet.
 - C. Include variations in heights, color, setback, rooflines, trim, architectural features, and building sizes to create visual diversity in the structure.
2. Architectural features:
 - A. Exterior area of units by decks, balconies, patios and similar structures are encouraged.
3. Open space shall comply with Sec. 84-400.04.

Sec. 84-409.04. – Street and Parking requirements.

1. Parking spaces, per dwelling 2.25
2. All parking shall be provided by parking lots as on-street on roadways internal to the multi-family development.
3. Cul-de-sacs shall be permitted by the Zoning Administrator only when the lot size, lot shape, or topography prevents street design to promote circulation.
4. No parking shall be permitted within cul-de-sacs, signage shall be provided.
5. All parking spaces shall be located behind the front building setback line.

Sec. 84-408.07. - Trash receptacles:

1. Dumpsters shall be provided with approved enclosures that serve all dwellings within the multi-family development.

PART 501. – B-1 General Commercial (was HC)

PART 501. – B-1 General Commercial (was HC)

Sec. 84-501.01. – Purpose and intent

The B-1 District is intended to implement the regional commercial center and general commercial land use classifications of the Comprehensive Plan. It is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base of the Town. The B-1 District is not designed to implement the non-retail employment-based land uses reflected in the Comprehensive Plan; non-retail uses, however, are permitted within the district to complement and support the retail purposes.

Sec. 84-501.02. - Uses permitted by right

The following uses are by-right within the B-1 zoning district.

1. Antique shop

2. Arcade, amusement

3. Art gallery (private)

4. Brewery, Craft

5. Business support service

6. Carpet or flooring retail sales

7. Car wash

8. Catering, commercial

9. Child day center

10. Club

11. Commercial artist or photographer's studio

12. Consumer repair service

13. Dance hall

14. Dry Cleaning, pick-up

15. Dry Cleaning, processing

16. Event center

17. Farmers market

18. Financial institution

19. Funeral services

20. Grocery store

21. Guidance service

22. Gun shop

23. Gunsmith

24. Hardware store

25. Hotel/motel/motor lodge

PART 501. – B-1 General Commercial (was HC)

- 26. Medical or dental office or clinic
- 27. Motor vehicle fuel station
- 28. Motor vehicle parts/supply, retail
- 29. Office
- 30. Parking, Commercial
- 31. Pawn shop
- 32. Payday loan establishment
- 33. Personal services
- 34. Pet grooming service
- 35. Pet store
- 36. Print shop
- 37. Religious institution
- 38. Restaurant, fast food or drive-thru
- 39. Restaurant, general
- 40. Restaurant, mobile where permanent facilities are provided, to include but not limited to restrooms.
- 41. Restaurant, small
- 42. Retail sales
- 43. Retail sales, custom
- 44. School of special instruction
- 45. Shopping center
- 46. Studio, fine arts
- 47. Substance abuse clinic
- 48. Trade or convention or conference center
- 49. Trade, technical, and vocational school
- 50. Veterinary hospital/clinic

Sec. 84-501.03. - Secondary uses

The following uses shall be permitted by right in the B-1 district only in conjunction with a permitted principal use, as specifically identified below, existing or proposed:

- 1. Food bank/pantry
- 2. Live entertainment
- 3. Satellite parking, secondary to a religious institution or place of religious worship only.
- 4. Restaurant, mobile

PART 501. – B-1 General Commercial (was HC)

Sec. 84-501.04. - Special uses

The following uses shall be permitted in the B-1 district on existing lots of any size with a Special Use Permit:

1. Butcher shop
2. Farmers market
3. Hospital
4. Motor vehicle, commercial vehicle storage
5. Self-storage center

Sec. 84-501.05. - B-1 Development Standards

1. There shall be no minimum lot size.
2. There shall be no minimum lot width or depth.
3. The maximum lot coverage shall be 85 percent.
4. The maximum floor-to-area ratio (FAR) shall be 0.40.
5. The maximum building height shall be 45 feet.

Sec. 84-501.06. - B-1 Setbacks

1. All buildings and structures shall be set back at least 20 feet from any street right-of-way.
2. The minimum setback of 25 feet from the common property line for all structures and uses shall be required when the side or rear of a lot within a B-1 District abuts an agricultural or residential district.

PART 502. - B-2 Light Commercial (was CC)

PART 502. - B-2 Light Commercial (was CC)

Sec. 84-502.01. – Purpose and intent

The B-2 District is intended to implement the neighborhood commercial land use classification of the Comprehensive Plan. The B-2 District is designed to provide for areas of neighborhood-scale retail, and to a lesser extent, office and institutional uses but particularly consumer product and service centers in appropriate areas. The purpose of this district is also to promote employment opportunities and to enhance the tax base of the Town.

Sec. 84-502.02. - Uses permitted by right

The following uses are by-right within the B-2 zoning district.

- 1. Antique shop

- 2. Arcade, amusement

- 3. Art gallery (private)

- 4. Brewery, Craft

- 5. Business support service

- 6. Carpet or flooring retail sales.

- 7. Car wash

- 8. Catering, commercial

- 9. Child day center

- 10. Club

- 11. Commercial artist or photographer's studio

- 12. Consumer repair service

- 13. Dance hall.

- 14. Dry Cleaning, pick-up

- 15. Farmers market

- 16. Financial institution

- 17. Funeral services

- 18. Guidance service

- 19. Hardware store

- 20. Medical or dental office or clinic

- 21. Office

- 22. Pawn shop.

- 23. Payday loan establishment

- 24. Personal services

- 25. Pet grooming service

- 26. Pet store

PART 502. - B-2 Light Commercial (was CC)

- 27. Print shop.

- 28. Restaurant, general

- 29. Restaurant, mobile where permanent facilities are provided, to include but not limited to restrooms.

- 30. Restaurant, small

- 31. Retail sales

- 32. Retail sales, custom

- 33. Studio, fine arts

Sec. 84-502.03. - Secondary uses

The following uses shall be permitted by right in the B-2 district only in conjunction with a permitted principal use, as specifically identified below, existing or proposed:

- 1. Dwelling, multi-family per Section 84-502.07.

- 2. Food bank/pantry

- 3. Satellite parking, secondary to a religious institution or place of religious worship only.

- 4. Restaurant, mobile

Sec. 84-502.04. - Special uses

The following uses shall be permitted in the B-2 district on existing lots of any size with a Special Use Permit:

- 1. Assisted care residence.

- 2. Brewery, craft

- 3. Butcher shop

- 4. Gunsmith

- 5. Gun shop

- 6. Live entertainment

Sec. 84-502.05. - B-2 Development Standards

- 1. The minimum lot size shall be 1 acre.

- 2. The minimum road frontage shall be 200 feet. Frontage shall be maintained to the minimum required front yard setback.

- 3. The maximum floor-to-area ratio shall be 50%.

- 4. The maximum building height for dwellings and accessory structures shall be 35 feet.

PART 502. - B-2 Light Commercial (was CC)

Sec 84-502.06. - B-2 Setbacks

1. The minimum front yard and right-of-way setback is 50 feet.

2. The minimum side yard setback is 40 feet.

3. The minimum rear yard setback shall be 60 feet.

4. The minimum setback of accessory structures to the side and rear property line shall be 5 feet.

PART 601. - M-1 INDUSTRIAL HEAVY (currently BP/LI inside business park)

PART 601. - M-1 INDUSTRIAL HEAVY (currently BP/LI inside business park)

Sec. 84-601.01. - Uses permitted by right

The following uses are by-right within the M-1 zoning district.

1. Brewery and bottling facility.

2. Business school.

3. Business Support services.

4. Catering, commercial.

5. Cold storage facility.

6. Computer and network services.

7. Contractor or tradesman office.

8. Contractor or tradesman's shop (limited).

9. Crematory, crematorium.

10. Distillery.

11. Distribution and fulfillment center.

12. Donated materials collection center.

13. Dry Cleaning, processing.

14. Industry, light.

15. Janitorial service.

16. Laboratory.

17. Medical or dental laboratory.

18. Motor vehicle repair shop (limited).

19. Pharmaceutical product manufacturing.

20. Research and development.

21. Trade, technical, and vocational school.

22. Veterinary hospital/clinic.

23. Warehousing.

24. Wholesaling.

Sec. 84-601.02. - Secondary uses

The following uses shall be permitted by right in the M-1 district only in conjunction with a permitted principal use, as specifically identified below, existing or proposed:

1. Amateur radio tower

2. Retail sales.

PART 601. - M-1 INDUSTRIAL HEAVY (currently BP/LI inside business park)

Sec. 84-601.03. - Special uses

The following uses shall be permitted in the M-1 district on existing lots of any size with a Special Use Permit:

1. Asphalt plant.
2. Construction sales and service.
3. Contractor or tradesman's shop (unlimited).
4. Contractor yard.
5. Data center.
6. Equipment and material storage.
7. Equipment sales and rental, light.
8. Equipment sales and rental, heavy.
9. Industry, heavy.
10. Industry, medium.
11. Kennel, commercial.
12. Landscaping service.
13. Meat packing and related industries.
14. Motor vehicle, company vehicle service facility.
15. Motor vehicle impound yard.
16. Motor vehicle repair shop (unlimited).
17. Motor vehicle sales (recreational).
18. Office.
19. Propane fuel sales.
20. Range, shooting – indoor.
21. Recreation facility, commercial (indoor only).
22. Sawmill.
23. School of special instruction.
24. School of special instruction.
25. Self-storage center.
26. Small wind-driven energy system.
27. Solar energy facility.
28. Taxi or limousine dispatching service.
29. Taxi or limousine operations.
30. Testing and experimental laboratories (HAZMAT).
31. Trailer sales (retail), lease, storage, repair and maintenance.
32. Truck terminal.
33. Utility service, major.
34. Utility service, minor.

PART 601. - M-1 INDUSTRIAL HEAVY (currently BP/LI inside business park)

Sec. 84-601.04. - M-1 Development Standards

1. The minimum lot size shall be 1 acre.

2. The minimum road frontage shall be 100 feet. Frontage shall be maintained to the minimum required front yard setback.

3. The maximum lot coverage shall be 70%

4. The maximum building height for all structures shall be 45 feet.

Sec. 84-601.05. - M-1 Setbacks

1. The minimum front yard and right-of-way setback is 50 feet.

2. The minimum side yard setback is 20 feet.

3. The minimum rear yard setback shall be 25 feet.

4. The minimum setback of accessory structures to the side and rear property line shall be 5 feet.

PART 602. - M-2 LIGHT (currently BP/LI outside business park)

PART 602. - M-2 LIGHT (currently BP/LI outside business park)

Sec. 84-602.01. – M-2 Uses permitted by right

The following uses are by-right within the M-BP zoning district.

1. Business school.

2. Business Support services.

3. Carpet or flooring retail sales.

4. Catering, commercial.

5. Computer and network services.

6. Construction sales and service.

7. Crematory, crematorium.

8. Donated materials collection center.

9. Event center.

10. Funeral services.

11. Gunsmith.

12. Medical or dental laboratory.

13. Office.

14. Research and development.

15. School of special instruction.

16. Taxi or limousine dispatching service.

17. Trade, technical, and vocational school.

18. Veterinary hospital/clinic.

Sec. 84-602.02. - M-2 Secondary uses

The following uses shall be permitted by right in the M-BP district only in conjunction with a permitted principal use, as specifically identified below, existing or proposed:

1. Retail sales

PART 602. - M-2 LIGHT (currently BP/LI outside business park)

Sec. 84-602.03. - M-2 Special uses

The following uses shall be permitted in the M-BP district on existing lots of any size with a Special Use Permit:

1. Contractor or tradesman office.

2. Contractor or tradesman's shop (limited).

3. Dry Cleaning, processing.

4. Equipment sales and rental, light.

5. Garden Center

6. Home improvement center.

7. Industry, light.

8. Janitorial service.

9. Kennel, commercial.

10. Landscaping service.

11. Motor vehicle service (light).

12. Taxi or limousine operations.

13. Trade, technical, and vocational school.

Sec. 84-602.04. - M-2 Development Standards

1. The minimum lot size shall be 1 acre.

2. The minimum road frontage shall be 100 feet. Frontage shall be maintained to the minimum required front yard setback.

3. The maximum lot coverage shall be 70%

4. The maximum building height for all structures shall be 45 feet.

Sec. 84-602.05. - M-2 Setbacks

1. The minimum front yard and right-of-way setback is 50 feet.

2. The minimum side yard setback is 20 feet.

3. The minimum rear yard setback shall be 25 feet.

4. The minimum setback of accessory structures to the side and rear property line shall be 5 feet.

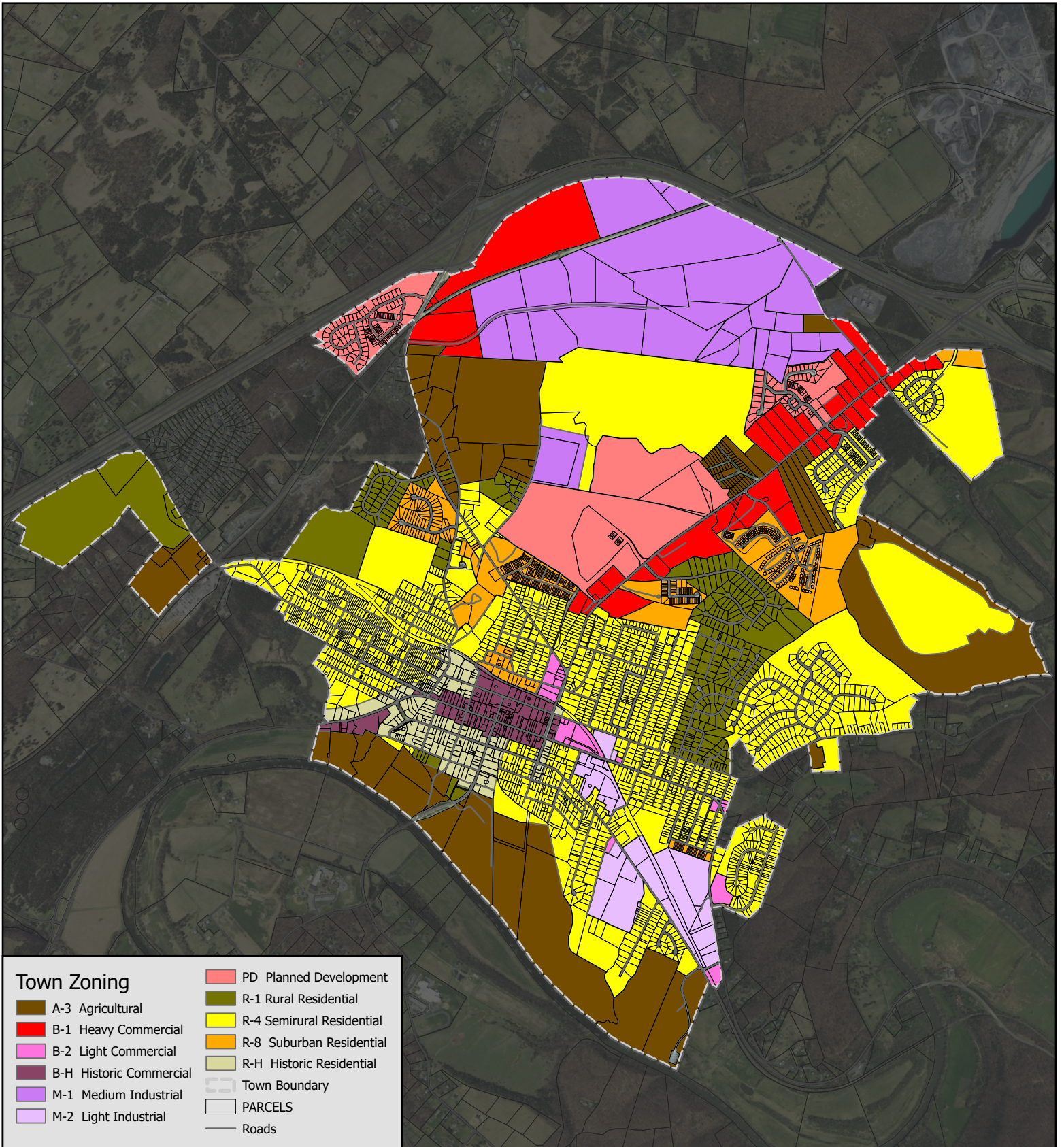
PART 602. - M-2 LIGHT (currently BP/LI outside business park)

Sec. 84-602.06. - M-2 Alternative Uses

The following alternative uses shall be permitted by-right within the M-2 with modified development standards.

1. Mixed use commercial on the ground floor with apartments on the floors above. The following commercial uses shall be permitted.
 - a. Antique shop
 - b. Art gallery (private)
 - c. Business support service
 - d. Commercial artist or photographer's studio
 - e. Consumer repair service
 - f. Dry Cleaning, pick-up
 - g. Medical or dental office or clinic
 - h. Office
 - i. Personal services
 - j. Pet grooming service

 - k. Pet store
 - l. Print shop.
 - m. Restaurant, small
 - n. Retail sales
 - o. Retail sales, custom
 - p. Studio, fine arts
2. Standards for commercial development shall comply with Part 502, light commercial district standards.
3. Apartments per Part 406 of this Chapter for R-16 districts and Part 409 for multi-family dwelling standards.
4. The zoning administrator shall have the flexibility with the mixed used design to identify the proper commercial and residential standards. These determinations shall be on a case-by-case basis on the development location and adjacent established uses.

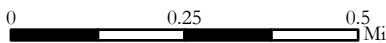


Town of Strasburg



Zoning Update

2024



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



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