

Overview

The Town of Strasburg is updating, modernizing, and restructuring the Unified Development Ordinance. Strasburg has enlisted the support of the Berkley Group to facilitate public engagement and visioning exercises for feedback on zoning district standards and particular uses.

This process will:

- Identify strengths and weaknesses of selected zoning districts, with permitted uses and use standards being the focus;
- Identify appropriate future uses for industrial zoned property; and
- Consider citizen needs and issues identified through public engagement.

The visioning and update recommendations will be guided by Town staff, the Planning Commission, and the Town Council with opportunities for input from citizens and stakeholders.

Agenda

The March 14, 2024 meeting will be a joint meeting between the Planning Commission and Town Council to review final drafting recommendations for:

- Industrial district
- Accessory dwelling units/tiny homes
- Short-term rentals

The following agenda is provided as an outline for discussion:

- Project/Schedule Overview – 5 minutes
- Drafting Recommendations Review – 60 minutes
- Wrap-up – 5 minutes

Attachments

- A. Project Schedule
- B. Drafting Recommendations Report
- C. Draft Short-Term Rental Ordinance Amendments by Town Staff

Summary of Major Changes Since December 19, 2023 Worksession

Industrial District

- *Consolidation of Uses Throughout*: Further consolidated uses into broader categories.
- *Minimum Road Frontage*: Reduced frontage recommendation to 50' in M-1 to match M-2.
- *Flexibility*: Added Zoning Administrator modification process examples in Appendix A.

Accessory Dwelling Units & Tiny Homes

- *Minimum lot size*: Clarified a minimum lot size of 10,890 SF (0.25 ac.) for detached ADUs, with no minimum lot size for attached ADUs as long as parking and other requirements can be met.
- *Owner occupancy*: Specified that the owner must live onsite in either the principal or accessory dwelling unit.

- *Tiny Home Minimum lot size and setbacks.* Clarified that principal dwellings meeting the tiny home definition on lots less than 5,000 SF can have reduced side/rear setbacks (must meet accessory structure setbacks).

Short-Term Rentals

- *Use permissions:* Adjusted use permissions for consistency with SB 544, should it be signed into law this year.
- *Maximum day caps:* Removed provisions for caps on days of operations.
- *Revocation:* Added provision that allows for revocation of STR permits if in violation of other state laws, County ordinances, or other applicable laws (including property maintenance as discussed at the previous worksession).
- *Posting of information:* Added Town Hall and emergency response contacts to the list of information required to be supplied to the tenant, so complaints and safety calls can reach the proper channels.

Next Steps

Town Staff will prepare the revised Zoning and Subdivision Ordinances for advertising and adoption.