

**PLANNING COMMISSION  
TOWN OF FRONT ROYAL, VIRGINIA**



**Work Session**

August 11, 2021, 7:00 PM

TOWN HALL 2<sup>nd</sup> Floor East Conference Meeting Room  
102 E. Main Street, Front Royal, Virginia

**AGENDA**

I. Call to Order

II. Roll Call

III. Work Session Business

- **Zoning Ordinance Text Amendment #FRZORDAM 2519-2021** initiated by resolution of the Front Royal Town Council. The purposes of the proposed amendments are to change the use regulations of the C-2 Downtown Business District pertaining to the administrative permitting of residential units and the special use permitting of apartments by Town Council.
- **Zoning Ordinance Text Amendment #FRZORDAM-2835-2021** an ordinance amendment to ease the regulations for bed and breakfasts (B&B) uses in residential districts to promote tourism. The proposed amendment would increase the permitted number of bedrooms from three (3) to six (6) for lots between 0.5 acres to 1.49 acres in area and from six (6) to ten (10) for lots 1.5 acres or greater in area.
- **Legal Staff Opinion and Update** on questions from the Commission: can off-street parking be required for a special use permit in the off-street parking exemption area per Town Code Chapter 148-870.A.17?

IV. Planning Director Update

V. Adjournment