Topics | Zoning Ordinance – Module 1

- Background
- Module 1 Content
  - General Provisions
  - Zoning Districts
  - Dimensional Standards
  - Land Uses
  - Measurements and Allowances
- Outcomes of Open House Meeting
- Module 2 Preview
- Comments/Q&A
City of HARRISONBURG, VIRGINIA

Zoning and Subdivision Update

PHASE 1: PROJECT INITIATION & ORIENTATION
July - December 2020
- Review plans and ordinances
- Field reconnaissance
- Stakeholder interviews
- Video conferences w/ STT & OAC
  - Summary of Input, Diagnostic, Annotated Outline

PHASE 2: ITERATIVE DRAFTING
January – Fall 2021
- Staff, Ord. Advisory Comm., and Open House meetings / coordination
- STT & OAC review and comment
- Revisions to modules
  - Ordinances in 3 draft modules with revisions (enCodePlus)
  - Module presentations

PHASE 3: PUBLIC REVIEW & COMMENT
Fall / Late 2021
- Compilation of Public Review Drafts
  - Public Review Draft
  - Public Review Draft Presentations

PHASE 4: ADOPTION
Late 2021 / Early 2022
- Compilation of Public Hearing Drafts
- Public Hearings
  - Public Hearing Drafts
  - Finalized enCodePlus site
  - Adopted Ordinances

Project Process | Milestones
Zoning and Subdivision Update Modules

1. Zoning Districts
   - Establishment
   - Base Districts

   Land Uses
   - Permitted
   - Limited
   - Special Exceptions

   Dimensional Standards
   - Setbacks
   - Height
   - Density

   Definitions

2. Special Purpose & Overlay Districts
   Subdivision Design Standards
   - Street widths
   - Sidewalks
   - Utilities
   - Improvement Acceptance

   Site Development Standards
   - Landscaping & Buffering
   - Signs
   - Screening
   - Parking, Loading, & Stacking

   Definitions

3. Common Development Review Procedures
   - Review Bodies
   - Review Procedures
   - Nonconformities
   - Enforcement & Remedies

   Definitions
Module 1 | Key Enhancements to Zoning Ordinance

• Implementing Comp. Plan & Housing Assessment
  • Include “Missing Middle Housing” strategies
  • Address New Housing Types

• Updating Land Use Table

• Increasing Density through Development Standards

• Refining Home Occupations (home visits, home-based kitchens)

• Clarifying Solar Arrays

• Redefining Manufactured Homes to be “real property” or Single-Family Detached

• Including Beekeeping
Module 1 | Key Enhancements to Zoning Ordinance

- **Question for Consideration at Open House:** What are some other topics you hope that this update can address? *(Summarized responses from Open House participants)*

- Supporting affordable housing

- Including adherence to the Environmental Action Plan (EAP). *(Note: Most of what zoning can do to support the EAP is limited to increasing density, improving walkability, development patterns to support transit, etc.)*

- Air B&B rental for secondary dwelling on a single parcel and air B&B rental as the primary dwelling on a single parcel *(Note: Short-term rental/homestay regulations are proposed to remain the same as current regulations.)*
Article A | General Provisions & Article B | District Development Standards

- Purposes
- Jurisdiction
- Vested Rights
- Effective Date

Article B | District Development Standards

- Purpose and Applicability
- Official Zoning Map
- Zoning Districts and Standards
## Possible Zoning District Locations

<table>
<thead>
<tr>
<th>Proposed Zoning Districts</th>
<th>Potential Locations</th>
</tr>
</thead>
<tbody>
<tr>
<td>MUC</td>
<td>Current B-1 district plus possible expansion to include fringe areas depicted as Mixed Use in the Comp Plan’s Land Use Guide</td>
</tr>
<tr>
<td>MUN</td>
<td>Possibly Mixed Use areas identified in Comp Plan. Ex. portions of N. Main St, S. Main St, Chicago Ave, E. Market St, etc.</td>
</tr>
<tr>
<td>GI</td>
<td>Focused on north and south portions of City identified as General Industrial in Comp Plan</td>
</tr>
<tr>
<td>AUC</td>
<td>Generally think of as current B-2 district or areas in the Comp Plan shown as Commercial or Limited Commercial</td>
</tr>
<tr>
<td>LR, MR, HR</td>
<td>Generally, would try to match residential areas up with new zoning district that currently matches existing use</td>
</tr>
</tbody>
</table>
City of Harrisonburg, Virginia

Zoning and Subdivision Update

MUC, Mixed-Use Center

• **Question for Consideration at Open House:** What can the Zoning Ordinance do to make downtown a better place? *(Summarized responses from Open House participants)*

• Solar panels and EV charging stations should be required for medium to high density. *(Incentivizing them through parking reductions is a more common strategy)*

• What is allowed in MUN and MUC should be both viable and not inconsistent with the surrounding neighborhood. Stakeholder input is essential early on to avoid undesirable and unwelcome outcomes.

• Temporary dining in parking lots and other outdoor spaces.
### Article C | Use Standards

- Shows what land uses are allowed in what zoning districts
  - P = Permitted by Right
  - L = Permitted with Limitations
  - S = Special Exception
  - L/S = Limited or Special Exception, depending on context

- Use Categories / Specific Uses w/ definitions

- Some uses permitted as L or S in some districts and P in others for example, Townhouses

---

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Specific Use</th>
<th>Residential</th>
<th>Mixed-Use</th>
<th>Non-residential</th>
<th>Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td></td>
<td>LR</td>
<td>MR</td>
<td>HR</td>
<td>AUC</td>
</tr>
<tr>
<td>Beekeeping or Apiary</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>--</td>
</tr>
<tr>
<td>Chickens, Keeping of</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>--</td>
</tr>
<tr>
<td>Community Garden or Food Forest</td>
<td>--</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>--</td>
</tr>
<tr>
<td>Animal Boarding and Day Kennel</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Residential Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Household Living</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, Duplex</td>
<td>L/S</td>
<td>L/S</td>
<td>L/S</td>
<td>L/S</td>
<td>L/S</td>
</tr>
<tr>
<td>Dwelling, Single Family</td>
<td>--</td>
<td>L/S</td>
<td>L/S</td>
<td>L/S</td>
<td>--</td>
</tr>
<tr>
<td>Dwelling, Tri- or Quadruplex</td>
<td>--</td>
<td>L/S</td>
<td>L/S</td>
<td>L/S</td>
<td>--</td>
</tr>
<tr>
<td>Family Day Home, Major (Accessory)</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Home Occupation (Accessory)</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Short-Term Rental (Accessory)</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Homestay (Accessory)</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
</tbody>
</table>
Use Standards

• Limited and Special Use Standards
• Wireless Telecommunication Facilities
• Accessory Uses and Structures
  • General standards that apply to all
  • Residential
  • Nonresidential and Mixed Use
    • Outdoor display and storage
    • Dumpsters
• Temporary Uses and Structures

---

**Table 10-1:25-1**

<table>
<thead>
<tr>
<th>Temporary Use</th>
<th>Specific Standards</th>
<th>Duration</th>
<th>Residential</th>
<th>Mixed-Use</th>
<th>Nonresidential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mobile food unit</td>
<td>(E)(1)</td>
<td>1 / 365</td>
<td>--</td>
<td>TUPN</td>
<td>TUPN</td>
</tr>
<tr>
<td>Outdoor circus, carnival, or exhibition</td>
<td>(E)(2)</td>
<td>14 / 1</td>
<td>--</td>
<td>--</td>
<td>TUPR</td>
</tr>
<tr>
<td>Portable storage unit</td>
<td>(E)(3)</td>
<td>N/A</td>
<td>TUPN</td>
<td>--</td>
<td>TUPR</td>
</tr>
<tr>
<td>Temporary construction or field sales  office</td>
<td>(E)(4)</td>
<td>N/A</td>
<td>TUPR</td>
<td>TUPR</td>
<td>TUPR</td>
</tr>
<tr>
<td>Temporary vendor</td>
<td>(E)(5)</td>
<td>4 / 8</td>
<td>TUPN</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>All Other Temporary Use</td>
<td>N/A</td>
<td>30 / 3</td>
<td>--</td>
<td>TUPR</td>
<td>TUPR</td>
</tr>
</tbody>
</table>

Notes:
1. Specific Standard references refer to the standards below within this subsection.

   TUPN = Temporary Use Permit Not Required | TUPR = Temporary Use Permit Required | -- = Prohibited | "Number / Number" = Maximum number of days permitted per event / Maximum number of events permitted on a single site in a calendar year
Open House Polling Question 2 – Housing Types

QUESTION: What are your thoughts on allowing a wide variety of housing types (single-family, duplex, townhouses, tri- and quadruplexes) in most of the residential zoning districts?

a) Strongly disagree (1) 3%
b) Disagree (4) 11%
c) Neutral (1) 3%
d) Agree (11) 31%
e) Strongly Agree (18) 51%
f) Don’t know / Don’t understand (0) 0%
Open House Polling Question 3 - Townhouses

QUESTION: What should be the limit on townhouse groupings?

a) Less than 8 contiguous units (4) 12%
b) 8 contiguous units (10) 29%
c) More than 8 contiguous units (18) 53%
d) Don’t know / Don’t understand (0) 0%
e) Neutral (2) 6%

Townhouses: a series of single-family attached dwelling units each on the own lot
Open House Polling Question 4 – Mobile / Manufactured Homes

Manufactured Homes in Draft

- “Mobile Homes” from prior to 1976 prohibited
- No new parks but possible on their own lot as single-family detached housing types
- Special design standards (e.g. skirts, roof pitch, porch, etc.)
Open House Polling Question 4 – Mobile / Manufactured Homes

QUESTION: Should the City permit manufactured homes as a single-family home on their own lots?

a) No, manufactured homes should not be permitted in City. (3) 9%
b) No, keep them only in manufactured home parks. (3) 9%
c) Yes, permit them but with special design standards. (20) 59%
d) Yes, permit them without any special design standards. (6) 18%
e) Don’t know / Don’t understand (2) 6%
f) Neutral (0) 0%
Module 2 Preview

• Building Design Standards
  • Requirements to prevent garage doors from dominating the streetscape
  • Good idea or too much?
  • Already not allowed closer than 20' to front property line or to protrude past front facade
  • Will also include standards for apartments, tri- and quadruplexes, mixed use, and nonresidential

<table>
<thead>
<tr>
<th>Requirements</th>
<th>Illustration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Garage in Front.</strong></td>
<td></td>
</tr>
<tr>
<td>1. Garage doors shall be oriented to the street and shall be no more than five feet in front of the front wall plane of the residence.</td>
<td></td>
</tr>
<tr>
<td>2. Garage doors that are not semi-flush, recessed, side-loaded, or detached may extend a maximum of 20% of the width of the residence, or 10 linear feet, whichever is less.</td>
<td></td>
</tr>
<tr>
<td><strong>Semi-Flush.</strong></td>
<td></td>
</tr>
<tr>
<td>1. Garage doors oriented toward the street shall be positioned semi-flush or recessed.</td>
<td></td>
</tr>
<tr>
<td>2. Semi-flush doors shall be a minimum of two feet and a maximum of 20 feet behind the front wall plane of the residence and create a minimal intrusion into the livable area of the home.</td>
<td></td>
</tr>
<tr>
<td>3. Semi-flush doors may extend a maximum of 40% of the width of the residence.</td>
<td></td>
</tr>
<tr>
<td><strong>Recessed.</strong></td>
<td></td>
</tr>
<tr>
<td>1. Garage doors oriented toward the street shall be positioned semi-flush or recessed.</td>
<td></td>
</tr>
<tr>
<td>2. Recessed doors shall be a minimum of 20 feet behind the front wall plane of the residence.</td>
<td></td>
</tr>
<tr>
<td>3. There is no restriction on maximum recessed garage door width.</td>
<td></td>
</tr>
<tr>
<td><strong>Side-Loaded.</strong></td>
<td></td>
</tr>
<tr>
<td>Garage doors oriented perpendicular to the front wall plane have no restrictions on door width or recessed position.</td>
<td></td>
</tr>
<tr>
<td><strong>Detached.</strong></td>
<td></td>
</tr>
<tr>
<td>1. Detached garages placed entirely to the rear of the house have no restrictions on door width or recessed position.</td>
<td></td>
</tr>
<tr>
<td>2. Detached garages that are closer to the street than the rearmost portion of the residence shall be a minimum of 20 feet behind the front wall plane of the residence.</td>
<td></td>
</tr>
</tbody>
</table>
Module 2 Preview

- Parking
  - Maximum parking ratios?
    - Even for single-family?
  - Administrative reductions
    - Shared parking “baked in” reductions
    - On-street credits
    - Off-site credits
  - Legislative Reductions
    - Parking study
    - Open ended
  - Will also include standards for bicycle parking, loading, stacking, and more
    - Optional loading?

Table 10-1-40
Parking Module Dimensions

<table>
<thead>
<tr>
<th>Angle of Parking</th>
<th>Width of Stall</th>
<th>Depth of Stall 90 Degrees to Aisle</th>
<th>Width of Aisle</th>
<th>Width of Stall Parallel to Aisle</th>
<th>Module Width</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A</td>
<td>B</td>
<td>C</td>
<td>D</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>One Way</td>
<td>Two Way</td>
<td>One Way</td>
</tr>
<tr>
<td>30°</td>
<td>9</td>
<td>10.8</td>
<td>12.8</td>
<td>13</td>
<td>18</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>45°</td>
<td>9</td>
<td>15.1</td>
<td>15.9</td>
<td>13</td>
<td>18</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>60°</td>
<td>9</td>
<td>20.1</td>
<td>17.8</td>
<td>18</td>
<td>18</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50°</td>
<td>9</td>
<td>18</td>
<td>18</td>
<td>24</td>
<td>24</td>
</tr>
<tr>
<td>Paralleled</td>
<td></td>
<td>21² (length)</td>
<td>23² (length)</td>
<td>12</td>
<td>18</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table Notes:
²End spaces must be 12 feet
²²End spaces may be 18 feet
Module 2 Preview

- Landscaping
  - 3 types of bufferyards
  - Range from 5’ to 15’
  - 1 to 3 large trees per 100’
  - 2 to 5 small trees per 100’
  - 0 to 3 evergreen trees per 100’
  - 10 to 15 shrubs per 100’
  - If buffer, berm, wall or fence, substantial reduction in plants per 100’
  - Mitigates conflict between districts
  - Sound do-able so far?
  - Will also include standards for site landscaping and tree pres.
User Friendliness | Platform

The Ordinances aren’t just hosted on the City’s website – They ARE a website.
Next Steps

- Public comment period on this Module ends July 12 at 11:59 PM (extended one week)
- Module 2 Delivery to Staff – July 16
- Module 2 Open House – First full week of September
- Module 2 Open House, STT, and OAC meetings – September

Think of more comments or questions later?
You can email them to: Thanh.Dang@harrisonburgva.gov
Module 1

Zoning and Subdivision Ordinance Update

Brian Mabry, AICP, Code Practice Leader
Ashley Woolsey, Associate

7/2/2021