

ZONING AND SUBDIVISION ORDINANCES UPDATE PROJECT

The City of Harrisonburg is working on a comprehensive re-write of the Zoning and Subdivision Ordinances. The Ordinances regulate topics such as: where different types of housing can be constructed; where and how different types of businesses can operate, including home businesses; where buildings and structures can be located on a property; the number of parking spaces required; and how properties are divided to create two new parcels or to create whole neighborhoods. Along with other regulations and design standards for City streets, these regulations impact how people live, work, and travel throughout the community.

WHAT ARE ZONING REGULATIONS?

Zoning regulations protect community health, safety, and welfare by dividing a community into zoning districts with rules for the use of land.

WHAT ARE SUBDIVISION REGULATIONS?

Subdivision regulations manage how land is divided or assembled.

WHY ARE THESE REGULATIONS IMPORTANT?

These ordinances can help create more livable communities. They are used by everyone to shape and maintain our neighborhoods. And they help a community implement the vision for its future.

WHY IS THE CITY MAKING CHANGES NOW?

The Ordinances have not been updated since the 1990s and should help to implement our 2018 Comprehensive Plan, helping bring general goals into reality. Revising the Ordinances will help to shape the City's future growth and development.

HOW DO I GIVE MY INPUT ON THIS PROCESS?

This is a big project, so we've separated it into three different focus areas, or modules. We are currently working on Module 1, which includes general provisions, district development standards, and use standards of the Zoning Ordinance.

Module 1 will be available for public review and feedback through July 12.

Modules 2 and 3 are expected to be available later this year. Among other topics Module 2 will include building design standards; parking, loading, and stacking regulations; landscaping, buffering, and tree preservation rules; and sign regulations of the Zoning Ordinance.

Module 3 will include drafts of administrative procedures and information about development review for both the Zoning and Subdivision Ordinances. The release of each Module will include a public meeting or open house. Module 1 had an open house on June 7 and a video recording of the meeting is available at www.harrisonburgva.gov/zoning-subdivision-ordinances-update.

MODULE 1

CHANGES BEING CONSIDERED

1. Replacing existing zoning districts with seven new zoning districts
2. Including "Missing Middle Housing" strategies as identified in the Comprehensive Housing Assessment and Market Study
3. Providing opportunities to increase housing density by requiring smaller minimum lot sizes
4. Allowing more mixture of housing types (single-family, duplex, townhouses, tri- and quadplexes)
5. May allow some single-family detached structures to become duplexes or may allow some existing lots to subdivide to add a second single-family detached structure
6. Amending rules for Home Occupations (home businesses) and allowing a limited number of customers to visit the home
7. Allowing Manufactured Homes on permanent foundations to be treated the same as single-family detached dwellings
8. Allowing beekeeping
9. Allowing Community Gardens as a principal use by special exception
10. Allowing townhomes and apartments in commercial areas (AUC district) by special exception

Send an email to Thanh.Dang@harrisonburgva.gov with subject "Join Ordinance Updates Email List" to receive future email updates and announcements about this project

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ZONING DISTRICTS

WHAT ARE ZONING DISTRICTS, AND WHY ARE THEY SO IMPORTANT TO THIS PROJECT?

Zoning districts are established in order to classify, regulate, and allow certain uses of land and buildings; to regulate and restrict the height and bulk of buildings; to regulate the area of yards and other open spaces around buildings; and to regulate the density of development. A zoning ordinance consists of two parts: a map and regulatory text. The zoning map illustrates the zoning of all properties in the City. Module 1 proposes seven new zoning districts for Harrisonburg:

RESIDENTIAL

LOW-DENSITY RESIDENTIAL

Single-family detached, single-family attached, and duplex residential development with other allowed nonresidential uses

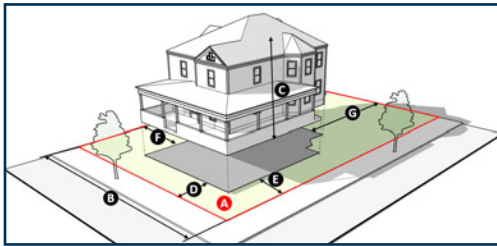
MEDIUM-DENSITY RESIDENTIAL

Medium to higher density residential development including single-family detached, single-family attached, duplex, tri- and quadplexes, and townhomes, and other allowed nonresidential uses

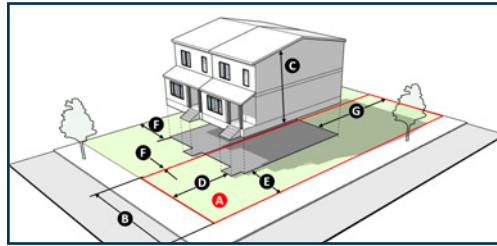
HIGH-DENSITY RESIDENTIAL

Higher density residential development, including all housing types and other allowed nonresidential uses

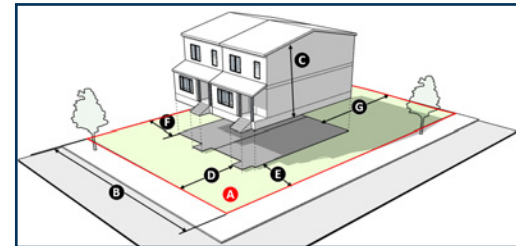
EXAMPLES OF DIFFERENT RESIDENTIAL DWELLING TYPES:



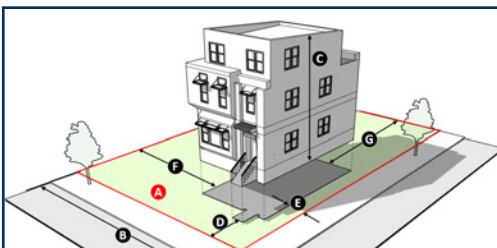
Single-family detached



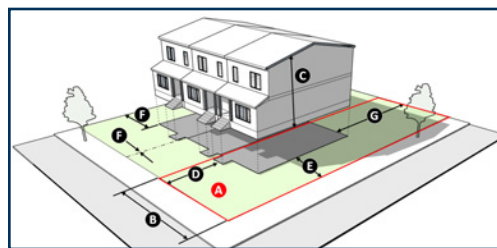
Single-family attached - each dwelling on its own lot



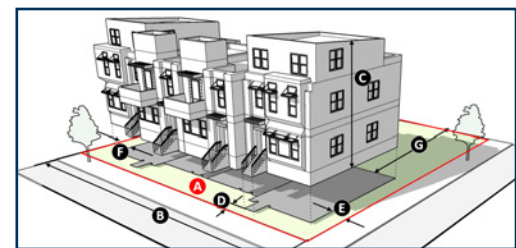
Duplex - two dwellings on one lot



Tri-plex or Quad-plex



Townhouse



Apartments

MIXED-USE

MIXED-USE NEIGHBORHOOD

Mixed use areas outside of downtown offering commercial and residential uses mixed in close proximity

MIXED-USE CENTER

An urban and regional center in the City's downtown with commercial and residential uses mixed in close proximity

NON-RESIDENTIAL

AUTO URBAN COMMERCIAL

Areas for single-use and multi-tenant commercial centers, where townhouses and apartments may be allowed by special exception

GENERAL INDUSTRIAL

Manufacturing, processing, storage, and distribution activities that are not associated with, nor compatible with residential development