

Ordinance Advisory Committee (OAC) Agenda

April 17th, 2024 at 5pm-7pm – City Hall, Room 011/012

(The entrance into the lower level of the building is on the west side of the City Hall building.)

1) INTRODUCTIONS (10 minutes)

- a. Share your name, organization you represent (if any), and briefly why this work is important to you.

2) REVIEW (15 minutes)

- a. Purpose of the OAC
 - i. Represent Broader Community
 - ii. Review Draft Ordinance
 - iii. Serve as Sounding Board for New Ideas and Solutions
 - iv. Provide Constructive Input
- b. What Zoning and Subdivision Regulations Can Address
 - i. Land Use on Private Property
 - ii. Building Placement Design, Height
 - iii. If and How Much Open Space is Set Aside in New Development
 - iv. Residential Density
 - v. Parking
 - vi. Landscaping
 - vii. Signs
 - viii. Street Connectivity
 - ix. Sidewalk, Trail, or Shared Use Path Requirements
 - x. Procedures, Nonconformities, and Enforcement
- c. What Zoning and Subdivision Regulations DO NOT Address
 - i. Property Tax Policy
 - ii. Annexation Policy
 - iii. Capital Improvements Program
 - iv. Building Code
 - v. Construction Standards
 - vi. Property Maintenance Code
- d. Initial Goals – Based on Comprehensive Plan (as summarized at the OAC's Meeting on November 18, 2020)
 - i. Encourage mix of uses, housing types, and lot sizes.
 - ii. Promote more single-family detached and duplex housing units.
 - iii. Promote the development of lower cost and affordable housing.
 - iv. Expand opportunities for infill, reuse, and redevelopment.
 - v. Promote walkable neighborhoods.
 - vi. Provide off-street parking to adequately meet demand without oversupply.
 - vii. Adapt to new trends and demands while ensuring that new development and redevelopment of residential, commercial, and industrial properties will

be compatible with existing land uses and with planned land uses of surrounding properties.

3) UPDATE ON PROGRESS (10 minutes)

- a. Module 1 (Revisiting/Review by Core Project Team (staff) In Progress)
 - i. Chpt. 1 - Article A – General Provisions
 - ii. Chpt. 1 - Article B – District Development Standards
 - iii. Chpt. 1 - Article C – Use Standards
 - iv. Chpt. 3 - Article C – Use Standards (Definitions and Rules of Construction)
- b. Module 2 (Review by Core Project Team In Progress)
 - i. Chpt. 2 - Article A – (Subdivision)
 - ii. Chpt. 2 - Article B, C, D, E, F- (Subdivision)
- c. Module 2 (Review Completed by Core Project Team; In review by KKC)
 - i. Chpt. 1 - Article C – Use Standards (Floodplain & Institutional Overlay)
 - ii. Chpt. 1 - Article D – Building Design Standards
 - iii. Chpt. 1 - Article D – Sustainability Incentives
 - iv. Chpt. 1 - Article E – Parking, Loading, and Stacking
 - v. Chpt. 1 - Article F – Landscaping, Buffering, and Tree Preservation
 - vi. Chpt. 1 - Article G – Signs
 - vii. Chpt. 1 - Article H – Outdoor Lighting
- d. Module 3 (Drafted by KKC; Review by Core Project Team in Summer 2024)
 - i. Chpt. 1 - Article I – Nonconformities
 - ii. Chpt. 1 - Article J – Administrative Procedures
 - iii. Chpt. 1 - Article K – Legislative Procedures
 - iv. Chpt. 1 - Article L – Quasi-Judicial Procedures
 - v. Chpt. 1 - Article M – Enforcement and Remedies
 - vi. Chpt. 2 - Article D – Development Review Procedures
 - vii. Chpt. 2 - Article E – Nonconformities
 - viii. Chpt. 2 - Article F – Enforcement and Remedies
 - ix. Chpt. 3 - Article A – Development Review Bodies
 - x. Chpt. 3 - Article B – Common Development Review Procedures
 - xi. Chpt. 3 - Article C – Definitions and Rules of Construction

4) UPCOMING SCHEDULE (10 minutes)

- a. June/July - Planning Commission Work Session
- b. Summer – Public Engagement on Modules 1 and 2
- c. Summer - OAC Meeting
 - i. Discuss Specific Topics (possible examples: Parking, Landscaping, Home Occupations, Temporary Uses, Food Trucks)
 - ii. Discuss the draft Zoning Map and allowed uses in each district
- d. Fall & Winter – Additional OAC meetings and public engagement/open houses
- e. Early 2025 – Public hearings

5) DISCUSSIONS LED BY STAFF (65 Minutes)

- a. Residential densities
- b. Accessory dwelling units

6) CLOSING (10 minutes)

NOTE TO PUBLIC:

Anyone interested may attend the meeting; however, no public comment will be received.

The OAC meeting will also be available live on the Public Education Government Channel 3 and on the City's website at <https://harrisonburg-va.legistar.com/Calendar.aspx>.

For more information about the Zoning and Subdivision Ordinances Update Project visit the project website at <https://www.harrisonburgva.gov/zoning-subdivision-ordinances-update>.