

ARTICLE B. Zoning Districts and District Standards

SECTION 10-3-9. Official Zoning Map

- A. **Zoning Map.** The locations and boundaries of the various zoning districts under this Ordinance are hereby established as shown on the maps derived from digital source files maintained in the office of the Zoning Administrator entitled “Official Zoning Map of the City of Harrisonburg,” effective [EFFECTIVE DATE], as may be amended from time to time in accordance with this Ordinance.
- B. **Incorporation by Reference.** The “Official Zoning Map of the City of Harrisonburg,” as amended, known as the Official Zoning Map, is incorporated by reference and made a part of this Ordinance.
- C. **Zoning of Entire Jurisdiction.**
 - 1. It is the intent of this Ordinance that the entire City of Harrisonburg, including all land, water areas, and waterways, be incorporated in the districts established by this Ordinance.
 - 2. Whenever any street, alley or other right-of-way is vacated by official action, the zoning district adjoining each side of the street, alley or right-of-way will automatically be extended to the center line of the vacation.
- D. **Zoning Map Interpretation.** Where uncertainty exists with respect to the boundaries of a zoning district as shown on the Official Zoning Map, the following rules apply:
 - 1. Where a district boundary is indicated as approximately following the centerline of a street, alley, railroad, or highway, the centerline is the district boundary.
 - 2. Where a district boundary is indicated as approximately following the corporate limits line of the City of Harrisonburg, the corporate limit is the district boundary.
 - 3. Where a district boundary is indicated as approximately parallel to the right-of-way line of a street or highway, such line parallel to the right-of-way line is the district boundary, at a distance determined by use of the scale appearing on the Official Zoning Map.
 - 4. Where uncertainty continues to exist or where further interpretation is required, the Zoning Administrator will make a determination in accordance with Section 10-3-114.

- E. **Annexed Territory.** Any territory annexed by the City of Harrisonburg after the Effective Date of this Ordinance is automatically classified as Suburban Neighborhood (R-SN) until otherwise changed.

SECTION 10-3-10. Districts Established

The City is divided into the following zoning districts:

District	Abbreviation	Reference
RESIDENTIAL DISTRICTS		
Suburban Neighborhood	R-SN	Section 10-3-11
General Neighborhood	R-GN	Section 10-3-12
Urban Neighborhood	R-UN	Section 10-3-13
Attached Community	R-AtC	Section 10-3-14
Apartment Community	R-ApC	Section 10-3-15
MIXED USE DISTRICTS		
Mixed Use – Urban Village	MU-UV	Section 10-3-16
Mixed Use – Downtown	MU-D	Section 10-3-17
COMMERCIAL DISTRICTS		
Neighborhood Commercial	C-NC	Section 10-3-18
Auto-Urban Commercial	C-AU	Section 10-3-19
INDUSTRIAL DISTRICTS		
General Industrial	I-G	Section 10-3-20
INSTITUTIONAL DISTRICTS		
Institutional Master Plan	IMP	Section 10-3-21

SECTION 10-3-11. Suburban Neighborhood (R-SN)

- A. **Intent.** The Suburban Neighborhood (R-SN) District is intended for low-density residential development. The district emphasizes single-family development with dimensional standards that may accommodate infill and a variety of home sizes within a low-density residential character.
- B. **Dimensional Regulations.**

Use	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Minimum Setbacks		
				Front, Side Street	Side	Rear
Single-Family Detached	6,000	45	35	20	7*	20
Single-Family Attached	4,000	30	35	20	7*	20
Duplex	6,000	45	35	20	7*	20
All Other Uses	6,000	45	35	20	10	20

* For buildings up to 2 stories in height, the minimum side setback is 7 feet. For buildings of 3 or more stories, the minimum side setback is 10 feet for the entire building. The minimum side setback does not apply to a lot line occupied by a wall shared with a dwelling on an adjoining lot.

- C. **Exception to Minimum Side Setbacks.** For any lot with a principal dwelling lawfully established prior to [EFFECTIVE DATE] with a side setback of less than the minimum side setback, the minimum side setback is 5 feet or the actual minimum distance between the dwelling and the side lot line, whichever is greater.

SECTION 10-3-12. General Neighborhood (R-GN)

- A. **Intent.** The General Neighborhood (R-GN) District is intended to accommodate single-family detached, single-family attached, and duplex development, with limited townhouse and apartment dwellings. The district includes diverse neighborhood forms and permits the same uses as the Urban Neighborhood (R-UN) District with generally larger minimum lot standards.

- B. **Dimensional Regulations.**

Use	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Minimum Setbacks		
				Front, Side Street	Side	Rear
Single-Family Detached	5,000	40	35	15	7*	20
Single-Family Attached	3,750	30	35	15	7*	20
Duplex	5,625	45	35	15	7*	20

Townhouse, Exterior	3,375	27	35	15	7*	20
Townhouse, Interior	2,500	20	35	15	0	20
Apartment Building	7,500	60	35	15	10	20
All Other Uses	7,500	60	35	15	10	20

* For buildings up to 2 stories in height, the minimum side setback is 7 feet. For buildings of 3 or more stories, the minimum side setback is 10 feet for the entire building. The minimum side setback does not apply to a lot line occupied by a wall shared with a dwelling on an adjoining lot.

- C. **Exception to Minimum Side Setbacks.** For any lot with a principal dwelling lawfully established prior to [EFFECTIVE DATE] with a side setback of less than the minimum side setback, the minimum side setback is 5 feet or the actual minimum distance between the dwelling and the side lot line, whichever is greater.

SECTION 10-3-13. Urban Neighborhood (R-UN)

- A. **Intent.** The Urban Neighborhood (R-UN) District is intended to accommodate medium-density residential development in areas with a traditional neighborhood character, including single-family detached, single-family attached, and duplex dwellings, with limited townhouse and apartment dwellings. The district promotes walkable, human-scale development on a traditional street grid with a mix of housing types.

B. **Dimensional Regulations.**

Use	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Minimum Setbacks		
				Front, Side Street	Side	Rear
Single-Family Detached	3,000	30	35	10	7*	20
Single-Family Attached	2,000	20	35	10	7*	20
Duplex	4,000	40	35	10	7*	20
Townhouse, Exterior	2,300	23	35	10	7*	20
Townhouse, Interior	1,600	16	35	10	0	20
Apartment Building	5,000	50	35	10	10	20

All Other Uses	5,000	50	35	10	10	20
----------------	-------	----	----	----	----	----

* For buildings up to 2 stories in height, the minimum side setback is 7 feet. For buildings of 3 or more stories, the minimum side setback is 10 feet for the entire building. The minimum side setback does not apply to a lot line occupied by a wall shared with a dwelling on an adjoining lot.

C. **Exception to Minimum Side Setbacks.** For any lot with a principal dwelling lawfully established prior to [EFFECTIVE DATE] with a side setback of less than the minimum side setback, the minimum side setback is 5 feet or the actual minimum distance between the dwelling and the side lot line, whichever is greater.

D. **Streetscape and Parking Placement.**

1. Parking lots are prohibited between any principal building and the public street.
2. No building may have its rear façade facing a public street.

SECTION 10-3-14. Attached Community (R-AtC)

A. **Intent.** The Attached Community (R-AtC) District is intended to provide for higher-density attached residential development, including single-family attached dwellings and townhouses, through coordinated development sites that incorporate shared facilities, travelways, and efficient land use, while maintaining compatibility with surrounding neighborhoods.

B. **Dimensional Regulations.**

Use	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Minimum Setbacks		
				Front, Side Street	Side	Rear
Single-Family Attached	2,000*	25	40	30/10**	7***	25
Townhouse, Exterior	2,000*	25	40	30/10**	7***	25
Townhouse, Interior	2,000*	18	40	30/10**	0	25
All Other Uses	7,500	60	40	30	10	25

* Minimum lot area does not apply when the use is part of a development site approved after [EFFECTIVE DATE].

** Where the use is part of a development site approved after [EFFECTIVE DATE], the front setback for each residential lot is reduced to 10 feet, provided that all buildings are set back at least 30 feet from the public street.

*** For buildings up to 2 stories in height, the minimum side setback is 7 feet. For buildings of 3 or more stories, the minimum side setback is 10 feet for the entire building. The minimum side setback does not apply to a lot line occupied by a wall shared with a dwelling on an adjoining lot.

C. **Development Sites.** The minimum lot area does not apply to any residential lot within a development site approved after [EFFECTIVE DATE], provided the following are true:

1. **Density.** The development site may have up to 1 dwelling unit per 2,700 square feet.
2. **Townhouse Standards.** The development site complies with all requirements of Section 10-3-35.
3. **Governing Document.** Once approved, the site plan or zoning plan serves as the governing document for the development site. All density, dimensional requirements, and use regulations applicable to the development site and its internal lots are bound by the approved plan, unless and until formally amended or superseded.
4. **Modification and Future Development.** No portion of an approved development site may be used to calculate or satisfy the density, setback, or lot area requirements for any new, separate development site. Any future development using unbuilt density capacity within the original boundaries, or any proposal to sever acreage for use in a separate development, requires amendment to the governing documents and recordation of a new subdivision plat.
5. **Plat Recordation.** The subdivision plat for any development site approved under this Subsection must clearly delineate the outer boundary of the development site used for density calculations and include a note stating: “The density and development rights of the land within this boundary are governed by an approved plan. No portion of this development site may be used to satisfy the zoning requirements of any other property or development site.”

SECTION 10-3-15. Apartment Community (R-ApC)

A. **Intent.** The Apartment Community (R-ApC) District is intended to accommodate garden-style apartment and multi-building residential developments.

B. **Dimensional Regulations.**

Use	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Minimum Setbacks		
				Front, Side Street	Side	Rear
Apartment Building	N/A*	60	40	30	10	25
All Other Uses	7,500	60	40	30	10	25

* See Section 10-3-33 for maximum density.

C. **Non-Residential Uses.** Principal non-residential uses must be located on a separate lot from any residential use, except for uses in the Communications Use Category.

D. **Building Separation.** All principal and accessory buildings on a lot with residential uses must be separated by at least 20 feet.

E. **Streetscape and Parking Placement.**

1. Parking lots are prohibited between any principal building and the public street, unless another principal building completely separates the parking lot from the public street.
2. No building may have its rear façade facing a public street, unless another principal building completely separates the building from the public street.

SECTION 10-3-16. Mixed Use Urban Village (MU-UV)

A. **Intent.** The Mixed Use Urban Village (MU-UV) District encourages coordinated development and redevelopment that integrates a variety of housing types and allows commercial and community uses scaled appropriately for a neighborhood setting. Development should emphasize walkable design, interconnected streets, and compatibility with surrounding neighborhoods, creating cohesive, mixed-use environments that can evolve over time while maintaining human scale.

B. **Dimensional Regulations.**

Standard	Requirement
----------	-------------

Minimum Lot Area	N/A
Minimum Lot Width	N/A
Maximum Density	1 dwelling unit per 1,200 square feet of site area*
Maximum Building Height (Core Block)	60 feet
Maximum Building Height (Neighborhood Block)	40 feet
Minimum Front, Side Street Setback	0 feet
Maximum Front, Side Street Setback	15 feet
Minimum Side Setback	0 feet
Minimum Rear Setback	0 feet

* Site area is the total area within the MU-UV District shown on the regulating plan, including land dedicated or reserved for streets and alleys.

C. Block Designations.

1. **Core Blocks.** Any use allowed in the MU-UV District may be located on a Core Block. A use in the Commercial Use Classification may occupy space in a building fronting a street only along a Commercial Frontage.
2. **Neighborhood Blocks.** Only the following principal uses may be located on a Neighborhood Block:
 - a. Single-family detached, single-family attached, duplex, and townhouse dwellings; and
 - b. Uses in the Civic and Institutional Use Classification.
3. **Commercial Frontages.** A Commercial Frontage may be designated along any block face of a Core Block. A Commercial Frontage allows, but does not require, uses in the Commercial Use Classification.
4. **Corner Commercial.** A single establishment in the Commercial Use Classification, with no more than 2,500 square feet of gross floor area, may be located on the ground story of a building on a corner lot of a Neighborhood Block.

D. Streets and Blocks.

1. **Mid-Block Passages.** A block face longer than 600 feet must include a mid-block pedestrian passage. A mid-block pedestrian passage must be at least 15 feet wide, with a recorded public access easement. A mid-block pedestrian passage must be privately owned and maintained by an owners' association or under a recorded maintenance agreement.
2. **Private Streets.** A street shown on the regulating plan may be a private street only if all of the following are true:
 - a. The street does not continue an existing public street or provide a street connection to adjoining land;
 - b. A perpetual public access easement for pedestrians and vehicles is recorded; and
 - c. An owners' association or recorded maintenance agreement provides for maintenance of the street.
3. **Alleys.** Each alley must be privately owned and maintained by an owners' association or under a recorded maintenance agreement. A recorded easement must allow access by emergency vehicles and City service vehicles.

E. Building Frontage.

1. **Build-To Requirement.** Principal building facades must occupy at least 60 percent of each lot's street frontage, measured between the minimum and maximum front setbacks.
2. **Open Space Credit.** Up to 50 percent of the build-to requirement for a lot may be occupied by a plaza, courtyard, or outdoor dining area only if all of the following are true:
 - a. At least 50 percent of its area is hardscape;
 - b. It includes seating; and
 - c. It is not used for parking, loading, drive aisles, or storage.
3. **Pedestrian Passages.** A mid-block pedestrian passage counts toward the build-to requirement.

F. Streetscape and Parking Placement.

1. **Location.** No parking lot or drive aisle may be located between a principal building and a street. Parking must be located within a parking garage or behind principal

buildings. Parking is behind principal buildings if a principal building separates it from each adjoining street, except at vehicle access points.

2. **Side Parking for Commercial Uses.** On a Core Block, a parking lot serving a use in the Commercial Use Classification may instead be located beside a principal building if all of the following are true:

- a. No part of the parking lot is closer to the street than the building's front façade;
- b. The parking lot's street frontage does not exceed 60 feet; and
- c. A masonry wall at least 3 feet in height separates the parking lot from the street.

3. **Residential Vehicle Access.** No driveway, garage, carport, or parking space serving a single-family detached, single-family attached, duplex, or townhouse dwelling may take vehicle access directly from a street. No garage door on such a dwelling may face a street.

- G. **Minimum Parking.** City Council may approve by special exception a reduction in the number of vehicle parking spaces required, where the applicant includes a parking demand study prepared by a professional engineer licensed in Virginia.

- H. **Minimum Site Area.** Land may be rezoned to MU-UV only if, once any proposed streets shown on the regulating plan are built, the land meets one of the following:

1. It forms at least one complete block; or
2. It adjoins, or is directly across the street from, land zoned MU-UV or MU-D.

- I. **Regulating Plan.**

1. **Required.** Each application to rezone land to MU-UV must include a regulating plan, drawn to scale, showing:
 - a. The boundaries of the district;
 - b. All existing and proposed blocks, streets, and alleys, with each street identified as public or private;
 - c. The designation of each block as a Core Block or Neighborhood Block;
 - d. The maximum number of dwelling units allocated to each block;
 - e. Each block face designated as a Commercial Frontage; and
 - f. The development phases, including any existing buildings and parking areas that will remain during an earlier phase.

2. **Conformity.** Every subdivision plat, site plan, and zoning plan must conform to the block designations, dwelling unit allocations, and Commercial Frontages shown on the approved regulating plan. Street, alley, and block lines may be adjusted to reflect final engineering, provided the adjustment keeps each block's designation, the general street network, and the street connections to adjoining land.
3. **Allocation Among Lots.** A subdivision plat that divides a block into 2 or more lots must allocate the block's dwelling units among those lots. The total allocated to the lots may not exceed the block's allocation on the regulating plan.
4. **Amendment.** The regulating plan, or any portion of the regulating plan, may be amended through the zoning map amendment process.

J. Phasing.

1. **Existing Buildings and Parking.** Buildings and parking areas shown on the regulating plan as remaining may continue until the phase that replaces them begins. Until then, they may be maintained and repaired, but not enlarged. They may be occupied by any existing use, any use allowed in the MU-UV District, or any use allowed under the land's prior zoning.
2. **Streets and Alleys.** Before the first certificate of occupancy is issued for any building on a block, all streets and alleys bordering or within that block must be dedicated or recorded, and built or bonded.

SECTION 10-3-17. Mixed Use Downtown (MU-D)

- A. **Intent.** The Mixed Use Downtown (MU-D) District provides for the City's urban activity center of concentrated commercial, office, civic, and residential uses. Development should occur in a compact, walkable pattern with buildings oriented to the street, active ground-floor uses, and minimal front setbacks.

B. Dimensional Regulations.

Standard	Requirement
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Maximum Building Height	75 feet*
Minimum Front, Side Street Setback	0 feet
Minimum Side Setback	0 feet

Minimum Rear Setback	0 feet
----------------------	--------

*Maximum building height may be increased by Special Exception in accordance with Section 10-3-65.

- C. **Streetscape and Parking Placement.** Parking lots are prohibited between the front façade of any principal building and the public street. If a lot has multiple street frontages, a parking lot is permitted between the principal building and any side or rear lot line abutting the public street, provided it is separated from the public street by a masonry wall at least 3 feet in height.

SECTION 10-3-18. Neighborhood Commercial (C-NC)

- A. **Intent.** The Neighborhood Commercial (C-NC) District is intended for small- and medium-scale commercial uses that serve nearby neighborhoods, without introducing undue auto-oriented or high-impact uses. Development should be compatible in scale and design with surrounding residential areas, emphasizing pedestrian access where feasible.

B. **Dimensional Regulations.**

Standard	Requirement
Minimum Lot Area	N/A
Minimum Lot Width	200 feet*
Maximum Building Height	35 feet
Minimum Front, Side Street Setback	20 feet
Minimum Side Setback	20 feet (0 feet if abutting a Commercial District)
Minimum Rear Setback	30 feet (0 feet if abutting a Commercial District)

*See Section 10-3-61 for exceptions to minimum lot width requirements based on access management conditions.

C. **Streetscape and Parking Placement.**

1. **General Standard.** No more than 1 drive aisle and 1 single-loaded row of parking spaces are permitted between a principal building and the public street.

2. **Apartment Building Standard.** Parking and drive aisles may occupy no more than 50 percent of the linear frontage between a principal building with apartment dwelling units and the public street.

SECTION 10-3-19. Auto-Urban Commercial (C-AU)

- A. **Intent.** The Auto-Urban Commercial (C-AU) District accommodates large-format retail, regional commercial centers, and similar developments typically located along major corridors. The district supports the incremental evolution of these corridors through special exceptions for residential uses where compatible as part of a larger transition toward a more integrated, pedestrian-oriented design.
- B. **Dimensional Regulations.**

Standard	Requirement
Minimum Lot Area	N/A
Minimum Lot Width	200 feet*
Maximum Building Height	75 feet**
Minimum Front, Side Street Setback	20 feet
Minimum Side Setback	10 feet (30 feet if abutting a Residential District)
Minimum Rear Setback	10 feet (30 feet if abutting a Residential District)

*See Section 10-3-61 for exceptions to minimum lot width requirements based on access management conditions.

**Maximum building height may be increased by Special Exception in accordance with Section 10-3-65.

- C. **Height-Based Step-Backs.** Where a lot abuts a Residential District, any portion of a building exceeding 35 feet in height must be set back an additional 1 foot for every 1 foot of height above 35 feet. This requirement may be met by stepping back the upper stories of the building.

SECTION 10-3-20. General Industrial (I-G)

- A. **Intent.** The General Industrial (I-G) District provides areas for manufacturing, processing, distribution, and related industrial activities that may not be appropriate in residential or mixed-use settings. The intent is to preserve land for employment uses, ensure adequate

access and buffering, and minimize potential conflicts between industrial operations and adjacent uses.

B. Dimensional Regulations.

Standard	Requirement
Minimum Lot Area	N/A
Minimum Lot Width	200 feet*
Maximum Building Height	75 feet**
Minimum Front, Side Street Setback	20 feet
Minimum Side Setback	10 feet (30 feet if abutting a Residential District)
Minimum Rear Setback	10 feet (30 feet if abutting a Residential District)

*See Section 10-3-61 for exceptions to minimum lot width requirements based on access management conditions.

**Maximum building height may be increased by Special Exception in accordance with Section 10-3-65.

- C. **Height-Based Step-Backs.** Where a lot abuts a Residential District, any portion of a building exceeding 35 feet in height must be set back an additional 1 foot for every 1 foot of height above 35 feet. This requirement may be met by stepping back the upper stories of the building.

SECTION 10-3-21. Institutional Master Plan (IMP)

- A. **Intent.** The Institutional Master Plan (IMP) District provides for the development of colleges and universities, private schools, and other institutional campuses.
- B. **Master Plan Required.** City Council may approve a zoning map amendment to the IMP District only concurrently with an institutional master plan for the land to be classified.
- C. **Effect.** The approved institutional master plan governs development within the district. Development must comply with the dimensional standards, use locations, and off-street parking requirements stated in the plan, which apply in place of any standard that would otherwise apply under this Ordinance. All other requirements of this Ordinance continue to apply.

D. **Contents.** An institutional master plan must be drawn to scale and must include the following:

1. The boundaries of the district and the ownership of the land within it;
2. All existing and proposed streets and alleys within and adjacent to the district;
3. The location and use of each existing building, and the approximate location, footprint, height, dimensions, and general use of each proposed building or addition to an existing building;
4. The dimensional standards that apply to all development within the district, including at least the minimum setback from each district boundary and each public street and the maximum building height;
5. The approximate location and capacity of each existing and proposed parking facility, and the off-street parking requirement for the district;
6. All existing and proposed points of vehicular access to public streets and alleys;
7. The general use and location of existing and proposed open space; and
8. Any screening, buffering, or retained natural area intended to address compatibility with adjoining property.

E. **Amendments.**

1. **Generally.** An amendment to an approved institutional master plan, including the addition of land to the district, requires a zoning map amendment.
2. **Minor Amendments.** The Zoning Administrator may approve the following amendments without a zoning map amendment:
 - a. Relocating a proposed building, provided the building is moved no closer to the district boundary and complies with the dimensional standards of the approved institutional master plan;
 - b. Changing the number or location of parking spaces, provided the total remains at least the number required by the master plan;
 - c. Relocating a travelway that does not create a new point of vehicular access to a public street; and
 - d. Substituting one use permitted in the district for another within an existing or approved building.

- F. **Substantial Conformity.** Any subdivision, site plan, or zoning plan for land within the district must substantially conform to the approved institutional master plan. Substantial conformity allows a reasonable margin for adjusting the location, footprint, and height of proposed buildings, travelways, and parking areas based on final engineering data, provided the adjustments maintain the general layout, use allocation, and pedestrian connectivity shown on the approved plan and comply with the dimensional standards of the plan.