



UNDERSTANDING THE PROPOSED ZONING ORDINANCE UPDATE:

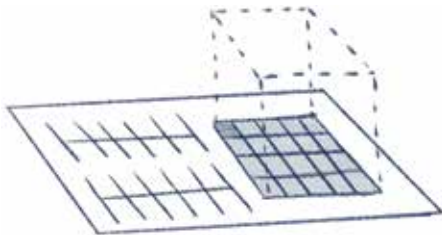
PARKING REQUIREMENTS

WHAT DO WE HAVE NOW?

- ★ There are rules about how many minimum parking spaces every use needs to have.
- ★ Here are some of the minimum parking requirements we have right now:

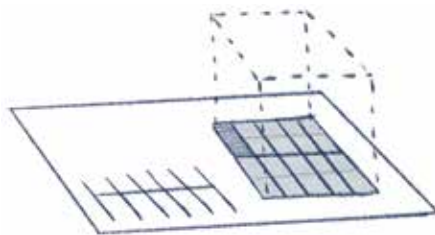
RESTAURANTS

1 parking spot per 100 sq. ft.



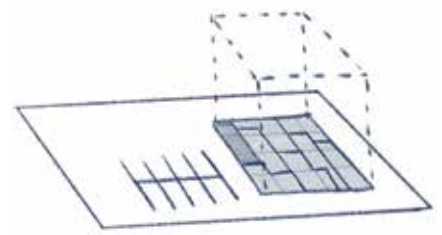
CONVENIENCE STORES

1 parking spot per 200 sq. ft.



LARGER THINGS LIKE GROCERY STORES & STRIP MALLS

1 parking spot per 250 sq. ft.

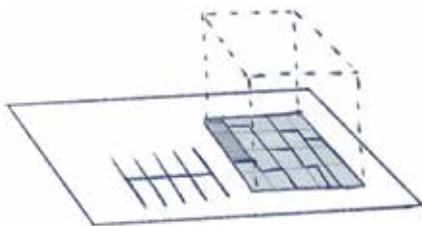


WHAT ARE SOME PROPOSED CHANGES?

- ★ Parking requirements have been **reformatted into a table** to make them easier to read, search, and compare by land use.
- ★ The City is proposing to **simplify** the way commercial parking requirements are calculated. All retail uses and many businesses that have in-person customers will now follow a **1 parking spot per 250 square feet** rule.
- ★ In some situations, minimum parking requirements will be **reduced**.

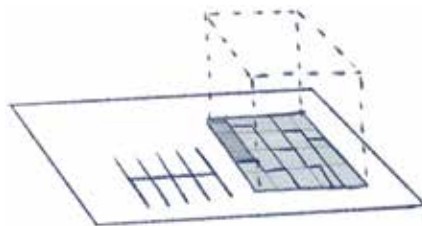
RESTAURANTS

1 parking spot per 250 sq. ft.



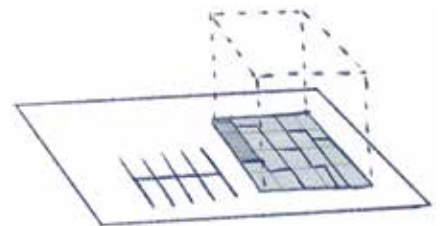
CONVENIENCE STORES

1 parking spot per 250 sq. ft.

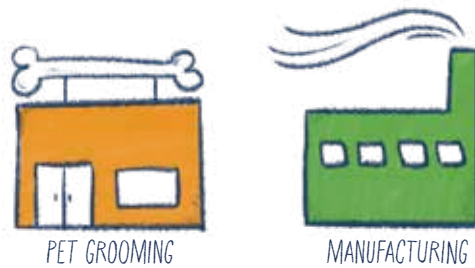


LARGER THINGS LIKE GROCERY STORES & STRIP MALLS

1 parking spot per 250 sq. ft.



- ★ Some other types of businesses will also have their parking requirements change to become calculated by the square footage of the building they're in, rather than staff levels, shift sizes, or number of fleet vehicles.



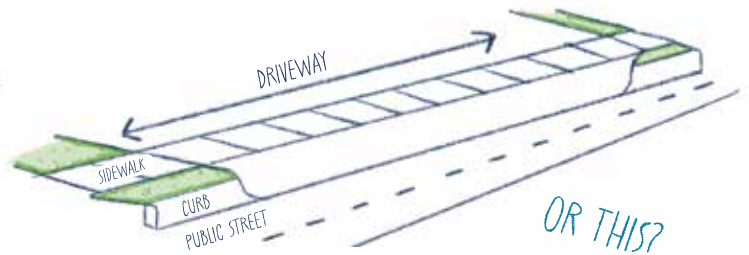
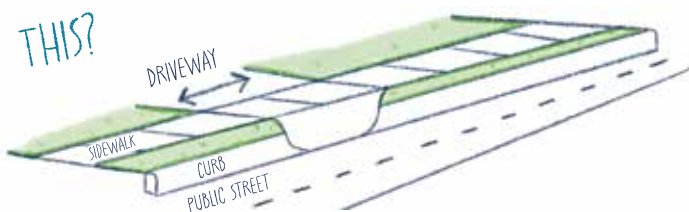
- ★ Today, when businesses share required parking, their parking agreement only has to last for 10 years. The proposal requires a permanent parking agreement so that shared parking doesn't expire and leave a business without a parking lot.

These shared parking agreements will also be required when a single owner has two or more next-door lots with shared parking. They will now need a permanent parking agreement, too, so that if they sell one lot, the parking agreement will stay.



- ★ Residential **driveway dimensions** are established, including maximum driveway widths, to improve safety for pedestrians and drivers.

THIS?



OR THIS?

- ★ New **parking lots must be paved**. Driveways for houses, duplexes, and townhouses can still use other materials like gravel or stone.

WANT TO LEARN MORE ABOUT PARKING REQUIREMENTS?

- ★ This guide is meant to give a **simple introduction** to the topic of parking requirements and what's being proposed in the Zoning Ordinance Update.
- ★ Check out the Draft Zoning Ordinance (Article E, Parking and Landscaping) for information on parking requirements.

WANT TO LEARN MORE ABOUT ZONING?

- ★ Visit our website or get in touch:
 - 🖱️ HarrisonburgVA.gov/Zoning
 - 📞 (540) 432-7700
 - ✉️ ZoningDivision@HarrisonburgVA.gov
...for questions about zoning requirements or to report a zoning violation
 - ✉️ CDPlanning@HarrisonburgVA.gov
...for questions about rezonings and special use permits
 - 📍 Community Development
City Hall, 2nd floor
409 S. Main Street

STAY CONNECTED TO THE ZONING ORDINANCE UPDATE PROJECT

- ★ Visit our project webpage:
 - 🖱️ HarrisonburgVA.gov/Zoning-Ordinance-Update
- ★ Subscribe to receive updates about the Zoning Ordinance Update Project:
 - 🖱️ HarrisonburgVA.gov/Notify-Harrisonburg