

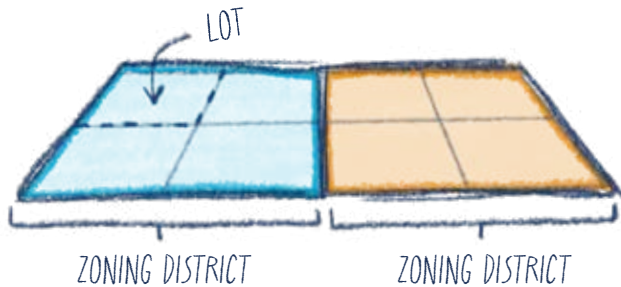


UNDERSTANDING THE PROPOSED ZONING ORDINANCE UPDATE:

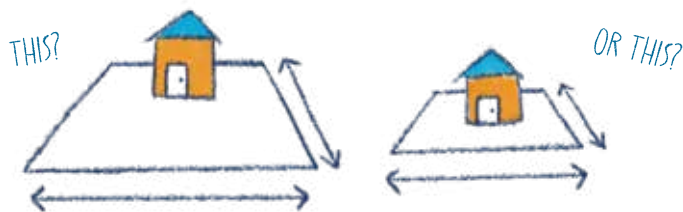
RESIDENTIAL LOT AREA REQUIREMENTS

WHAT ARE LOT AREA REQUIREMENTS?

- ★ Every structure is built on a lot, which is a legally defined piece of land.
- ★ Every lot is assigned to a zoning district.



- ★ Every zoning district has rules about how big a lot needs to be to build on it. These rules are called **lot area requirements**.



WHAT ARE SOME PROPOSED CHANGES?

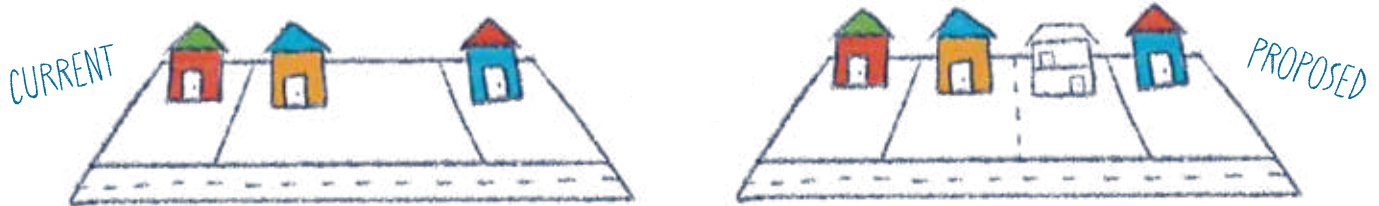
- ★ The Zoning Ordinance Update proposes to **reduce residential lot area requirements** in many instances.
- ★ Keep in mind that we're **only** talking about **residential** lot area requirements here. These are lots in residential zoning districts that someone could build a dwelling on (like a single-family home, duplex, townhouse, apartment, etc.).



- ★ Reducing these requirements means that **dwellings could be built on smaller lots** than allowed today.
- ★ Residential lot area requirements change based on the zoning district you're in.

HOW COULD REDUCING RESIDENTIAL LOT AREA REQUIREMENTS AFFECT HOUSING SUPPLY?

- ★ Reducing **residential lot area requirements** could allow more dwellings to fit into areas.



WANT TO LEARN MORE ABOUT RESIDENTIAL LOT AREA REQUIREMENTS?

- ★ This guide is meant to give a **simple introduction** to the topic of residential lot area requirements and what's being proposed in the Zoning Ordinance Update.
- ★ Check out the Draft Zoning Ordinance (Articles B and C) for complete information on residential lot area and use 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

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- ★ Visit our project webpage:

🖱️ HarrisonburgVA.gov/Zoning-Ordinance-Update

- ★ Subscribe to receive updates about the Zoning Ordinance Update Project:

🖱️ HarrisonburgVA.gov/Notify-Harrisonburg