



UNDERSTANDING THE PROPOSED ZONING ORDINANCE UPDATE: TOWNHOUSE DEVELOPMENT

WHAT DO WE HAVE NOW?

- ★ When someone wants to **develop** (make structural changes to) a property, they might have to go through something called a **development review process**. This process includes steps to make sure the project complies with regulations and standards.

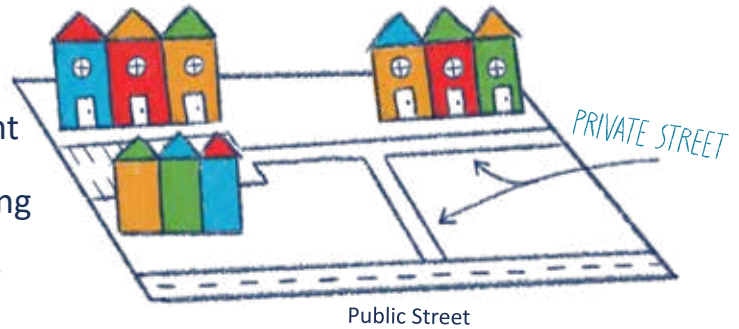


- ★ Today, most townhouse developments go before Planning Commission and City Council twice:
 1. First, **to change the zoning**, if needed. If the property's zoning does not allow townhouses by right, the owner must ask for a rezoning or a special use permit. That requires public hearings at both Planning Commission and City Council.
 2. Then, again, **to approve the lot layout**. Most townhouse lots in the City do not front a public street. Instead, they sit next to a private shared drive, parking area, or green space. The Subdivision Ordinance requires lots to front a public street, so the owner has to go back to Planning Commission and City Council for a subdivision variation or exception.
- ★ Planning Commission and City Council follow a set schedule, with one application deadline each month.



WHAT'S PROPOSED TO CHANGE?

- ★ The Zoning Ordinance Update proposes to **simplify** the development review process for townhouses by removing an additional trip to Planning Commission and City Council for a subdivision variation or exception for townhome lots to not front a public street (Step #2)



- ★ Instead of having to apply for a subdivision variation or exception, you would have the option of choosing (a) to allow lots to front a public street, or (b) to front common area owned by a homeowner's association and have access to a private street, shared drive aisle, or alley.

WANT TO LEARN MORE ABOUT THE TOWNHOUSE DEVELOPMENT?

- ★ This guide is meant to give a **simple introduction** to changes for townhouse development and what's being proposed in the Zoning Ordinance Update.
- ★ Check out the Draft Zoning Ordinance (Articles B and C) for district standards and use regulations for townhouse development.

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:

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