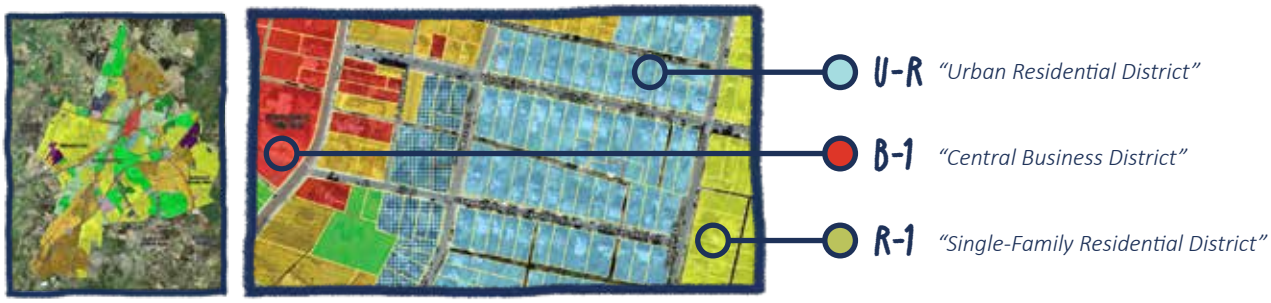
UNDERSTANDING THE PROPOSED ZONING ORDINANCE UPDATE:

ZONING DISTRICTS & ZONING MAP

WHAT DO WE HAVE NOW?

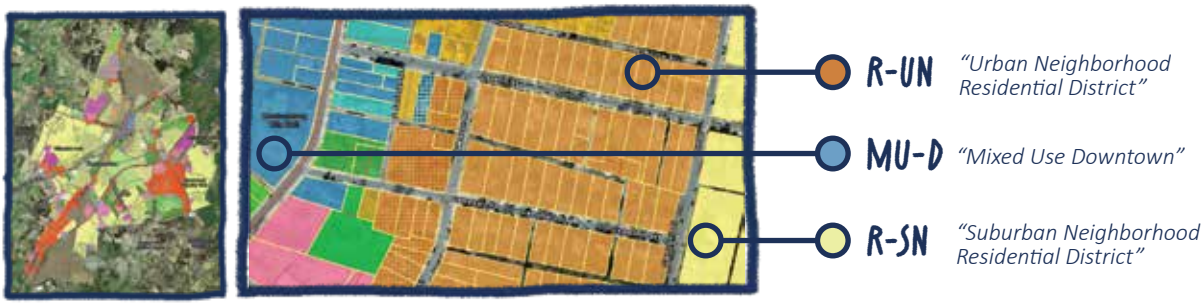
- Land is divided into "**zoning districts**." The **zoning map** shows where every single property in Harrisonburg is located and which zoning district it belongs to.
- Each zoning district has laws, or rules, about how land can and can't be used.
- Each color/pattern on the zoning map represents a different zoning district:



Current zoning map

WHAT ARE SOME PROPOSED CHANGES?

- The City is proposing to "recolor" the zoning map with a completely new set of zoning districts. These new zoning districts would have **new names, cover different areas,** and have **different rules** about how the land can and can't be used.



Proposed zoning map

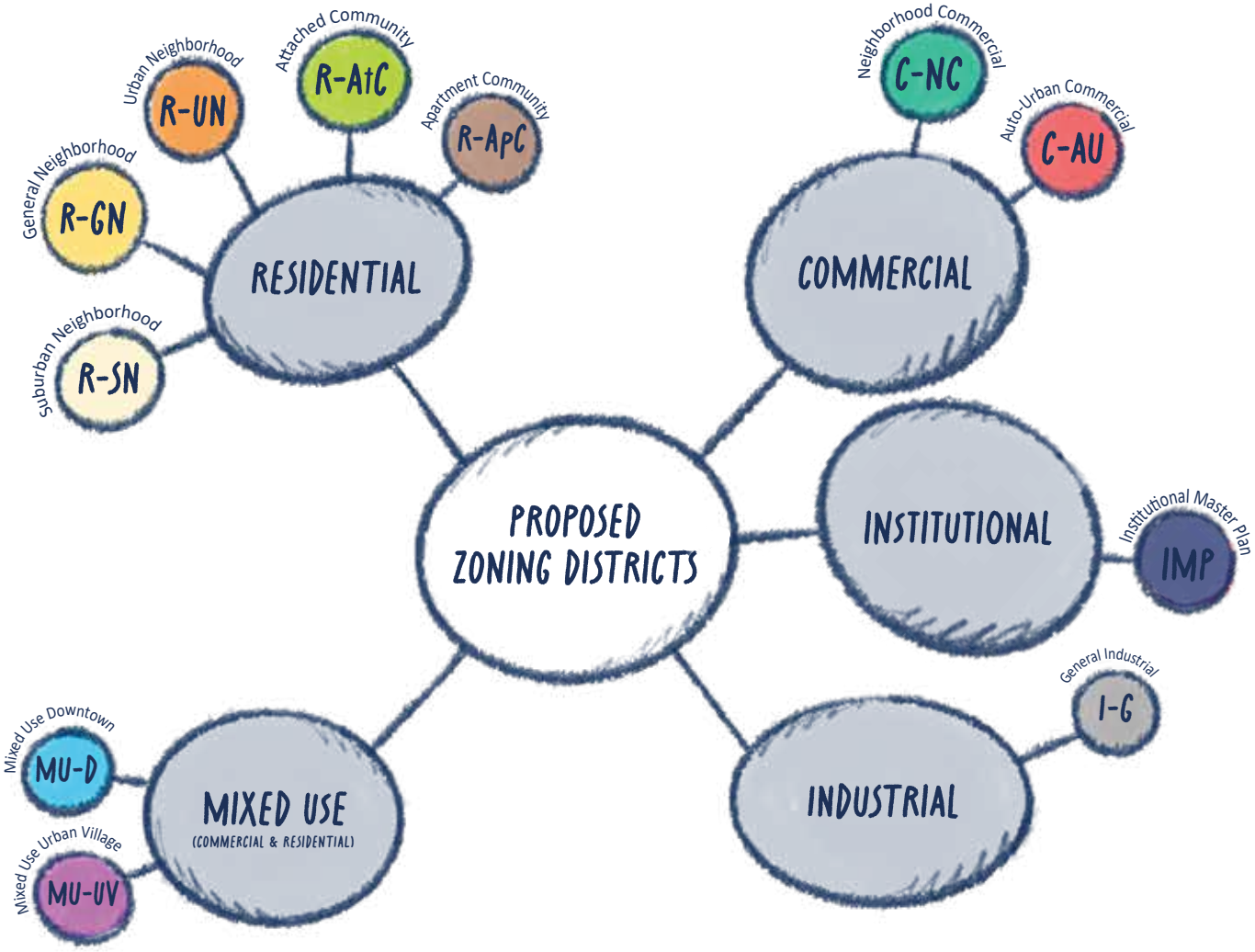
WHY UPDATE THE ZONING DISTRICTS & ZONING MAP?

- These updates would improve overall organization, update language and definitions, and create a map that better reflects existing development patterns.

Getting the zoning map tidied up now will create a solid foundation to build upon later for additional, broader policy discussions are had amongst staff, stakeholders, and Harrisonburg community members.

A CLOSER LOOK: PROPOSED ZONING DISTRICTS

★ There are 11 proposed zoning districts which fall into 5 categories:



★ You might also see light pink on the zoning map.

= Maintains current proffers & entitlements

Properties with this color previously received City Council approval to rezone and include proffers. These properties will keep their current zoning and proffers.

R-SN SUBURBAN NEIGHBORHOOD RESIDENTIAL DISTRICT

The **Suburban Neighborhood Residential (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.



★ Land in this zoning district could also be used for a few other things in addition to household living.

PERMITTED (P)

Household Living Uses

Single-Family, Detached Homes

Other Uses

Recovery Residences (8 or fewer)
Homestays
Home-Based Childcares, Small
Home-Based Businesses
Religious Assemblies
Public Uses
Public Schools
Small Cell Facilities
Emergency Communications Towers

THROUGH A VOTE FROM CITY COUNCIL...

PERMITTED BY SPECIAL EXCEPTION (S)

Household Living Uses

Single-Family, Attached Homes
Duplexes

Other Uses

Boarding Rooms or Houses
Recovery Residences (more than 8)
Home-Based Childcares, Large
Short-Term Rentals
Adult Day Support Centers
Child Day Care Centers
Community Centers
Private Clubs
Cemeteries
Volunteer Rescue Squads
Private Schools
Concealed Wireless Facilities
Microcells, DAS, and Macrocells
Telecommunications Towers

★ These lists do not include every possible use. For a full list of uses across zoning districts, please read the Use Table.

R-GN GENERAL NEIGHBORHOOD RESIDENTIAL DISTRICT

The **General Neighborhood Residential District (R-FN)** 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 allows the same uses as the Urban Neighborhood (R-UN) District with generally larger minimum lot standards.



Land in this zoning district could also be used for a few other things in addition to household living.

PERMITTED (P)

Household Living Uses

- Single-family, detached homes
- Single-family, attached homes
- Duplexes

Other Uses

- Recovery Residences (8 or fewer)
- Homestays
- Home-Based Child Cares, Small
- Home-Based Businesses
- Religious Assemblies
- Public Uses
- Public Schools
- Small Cell Facilities
- Emergency Communications Towers

THROUGH A VOTE FROM CITY COUNCIL...

PERMITTED BY SPECIAL EXCEPTION (S)

Household Living Uses

- Townhouses
- Apartments

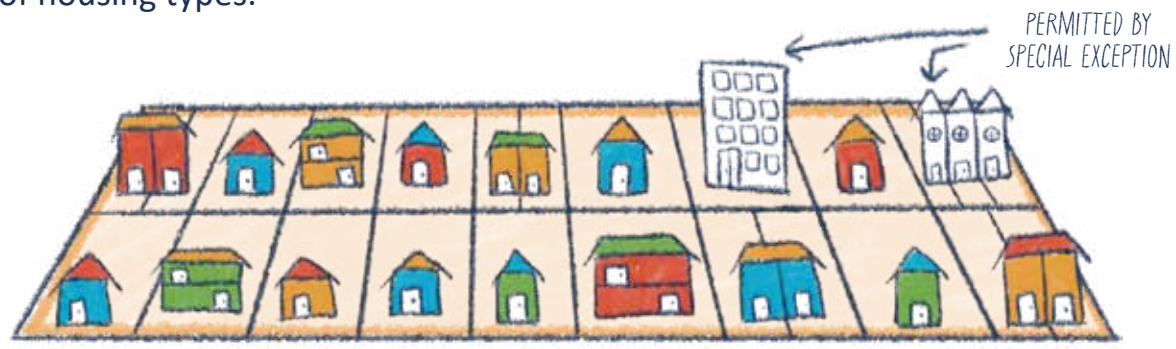
Other Uses

- Boarding or Rooming Houses
- Recovery Residences (more than 8)
- Home-Based Child Cares, Large
- Short-Term Rentals
- Adult Day Support Centers
- Child Day Care Centers
- Community Centers
- Private Clubs
- Cemetaries
- Volunteer Rescue Squads
- Private Schools
- Financial Institutions
- Personal Services
- Professional Offices
- Concealed Wireless Facilities
- Microcells, DAS, and Macrocells
- Telecommunications Towers

These lists do not include every possible use. For a full list of uses across zoning districts, please read the Use Table.

R-UN URBAN NEIGHBORHOOD RESIDENTIAL DISTRICT

The **Urban Neighborhood Residential District (R-UN)** is intended to accommodate diverse 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 with narrower lots, reduced setbacks, and a mix of housing types.



Land in this zoning district could also be used for a few other things in addition to household living.

PERMITTED (P)

Household Living Uses

- Single-family, detached homes
- Single-family, attached homes
- Duplexes

Other Uses

- Recovery Residences (8 or fewer)
- Homestays
- Home-Based Child Cares, Small
- Home-Based Businesses
- Religious Assemblies
- Cemetaries
- Public Uses
- Public Schools
- Small Cell Facilities
- Emergency Communications Towers

THROUGH A VOTE FROM CITY COUNCIL...

PERMITTED BY SPECIAL EXCEPTION (S)

Household Living Uses

- Townhouses
- Apartments

Other Uses

- Boarding or Rooming Houses
- Recovery Residences (more than 8)
- Home-Based Child Cares, Large
- Short-Term Rentals
- Adult Day Support Centers
- Child Day Care Centers
- Community Centers
- Private Clubs
- Volunteer Rescue Squads
- Private Schools
- Financial Institutions
- Personal Services
- Professional Offices
- Concealed Wireless Facilities
- Microcells, DAS, and Macrocells
- Telecommunications Towers

These lists do not include every possible use. For a full list of uses across zoning districts, please read the Use Table.

R-AtC ATTACHED COMMUNITY DISTRICT

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, private travelways, and efficient land use, while maintaining compatibility with surrounding neighborhoods.



Land in this zoning district could also be used for a few other things in addition to household living.

PERMITTED (P)

Household Living Uses

- Single-family, attached homes
- Townhouses

Other Uses

- Recovery Residences (8 or fewer)
- Homestays
- Home-Based Child Cares, Small
- Home-Based Businesses
- Religious Assemblies
- Public Uses
- Public Schools
- Small Cell Facilities
- Emergency Communications Towers

THROUGH A VOTE FROM CITY COUNCIL...

PERMITTED BY SPECIAL EXCEPTION (S)

Other Uses

- Recovery Residences (more than 8)
- Home-Based Child Cares, Large
- Short-Term Rentals
- Private Schools
- Concealed Wireless Facilities
- Microcells, DAS, and Macrocells
- Telecommunications Towers

These lists do not include every possible use. For a full list of uses across zoning districts, please read the Use Table.

R-ApC APARTMENT COMMUNITY DISTRICT

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



★ Land in this zoning district can also be used for other things in addition to household living.

PERMITTED (P)

Household Living Uses

Apartments (density not to exceed 1 dwelling unit per 3,000 square feet of lot area)

Other Uses

Recovery Residences (8 or fewer)
Homestays
Home-Based Child Cares, Small
Community Centers
Religious Assemblies
Public Uses
Public Schools
Small Cell Facilities
Emergency Communications Towers

THROUGH A VOTE FROM CITY COUNCIL...

PERMITTED BY SPECIAL EXCEPTION (S)

Household Living Uses

Apartments (density not to exceed 1 dwelling unit per 1,800 square feet of lot area)

Other Uses

Recovery Residences (more than 8)
Home-Based Child Cares, Large
Short Term Rentals
Adult Day Support Centers
Child Day Care Centers
Private Clubs
Volunteer Rescue Squads
Private Schools
Financial Institutions
Personal Services
Professional Offices
Concealed Wireless Facilities
Microcells, DAS, and Macrocells
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★ These lists do not include every possible use. For a full list of uses across zoning districts, please read the Use Table.

MU-UV MIXED USE URBAN VILLAGE DISTRICT

The **Mixed Use Urban Village (MU-UV) District** encourages coordinated development and redevelopment that integrates a variety of housing types with 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.



★ The drawing above shows only **some** of the uses that are permitted by right and permitted by special exception in this zoning district. For a list of uses, please read the Use Table.

MU-D MIXED USE DOWNTOWN DISTRICT

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.



★ The drawing above shows only **some** of the uses that are permitted by right and permitted by special exception in this zoning district. For a list of uses, please read the Use Table.

C-NC NEIGHBORHOOD COMMERCIAL DISTRICT

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.



The drawing above shows only **some** of the uses that are permitted by right and permitted by special exception in this zoning district. For a list of uses, please read the Use Table.

C-AU AUTO-URBAN COMMERCIAL DISTRICT

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.



The drawing above shows only **some** of the uses that are permitted by right and permitted by special exception in this zoning district. For a list of uses, please read the Use Table.

I-G GENERAL INDUSTRIAL DISTRICT

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.



★ The drawing above shows only **some** of the uses that are permitted by right and permitted by special exception in this zoning district. For a full list of uses, please read the Use Table.

INSTITUTIONAL MASTER PLAN DISTRICT

The **Institutional Master Plan (IMP) District** provides for the development of colleges and universities, private schools, and other institutional campuses.

WANT TO LEARN MORE ABOUT ZONING DISTRICTS AND THE ZONING MAP?

- This guide is meant to give a **simple introduction** to the topic of zoning districts & the zoning map and what's being proposed in the Zoning Ordinance Update.
- Check out the Draft Zoning Ordinance (Articles B and C) for information on the Zoning Districts and District Standards, and Use Regulations.

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 ZOUP 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

ZOUP CITY OF HARRISONBURG COMMUNITY DEVELOPMENT