

OAC meeting is being recorded

City of
HARRISONBURG, VIRGINIA

Module 1

Zoning and Subdivision Ordinance Update

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7/2/2021



KENDIG KEAST
COLLABORATIVE



**WHITE &
SMITH, LLC**
PLANNING AND
LAW GROUP

Topics | Zoning Ordinance – Module 1

- Background
- **Module 1 Content**
 - General Provisions
 - Zoning Districts
 - Dimensional Standards
 - Land Uses
 - Measurements and Allowances
- **Outcomes of Open House Meeting**
- **Module 2 Preview**
- **Comments/Q&A**



Project Process | Milestones

PHASE 1:

PROJECT INITIATION & ORIENTATION

July - December
2020

- Review plans and ordinances
- Field reconnaissance
- Stakeholder interviews
- Video conferences w/ STT & OAC
 - Summary of Input, Diagnostic, Annotated Outline

PHASE 3:

PUBLIC REVIEW & COMMENT

Fall / Late 2021

- Compilation of Public Review Drafts
 - Public Review Draft
 - Public Review Draft Presentations

PHASE 2:

ITERATIVE DRAFTING

January – Fall 2021

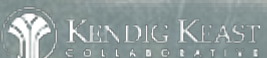
- Staff, Ord. Advisory Comm., and Open House meetings / coordination
- STT & OAC review and comment
- Revisions to modules
 - Ordinances in 3 draft modules with revisions (enCodePlus)
 - Module presentations

PHASE 4:

ADOPTION

Late 2021 /
Early 2022

- Compilation of Public Hearing Drafts
- Public Hearings
 - Public Hearing Drafts
 - Finalized enCodePlus site
 - Adopted Ordinances



Zoning and Subdivision Update Modules

1

Zoning Districts

- Establishment
- Base Districts

Land Uses

- Permitted
- Limited
- Special Exceptions

Dimensional Standards

- Setbacks
- Height
- Density

Definitions

2

Special Purpose & Overlay Districts

Subdivision Design Standards

- Street widths
- Sidewalks
- Utilities
- Improvement Acceptance

Site Development Standards

- Landscaping & Buffering
- Signs
- Screening
- Parking, Loading, & Stacking

Definitions

3

Common Development Review Procedures

- Review Bodies
- Review Procedures
- Nonconformities
- Enforcement & Remedies

Definitions

Module 1 | Key Enhancements to Zoning Ordinance

- Implementing Comp. Plan & Housing Assessment
 - Include “Missing Middle Housing” strategies
 - Address New Housing Types
- Updating Land Use Table
- Increasing Density through Development Standards
- Refining Home Occupations (home visits, home-based kitchens)
- Clarifying Solar Arrays
- Redefining Manufactured Homes to be “real property” or Single-Family Detached
- Including Beekeeping



Module 1 | Key Enhancements to Zoning Ordinance

- **Question for Consideration at Open House:** What are some other topics you hope that this update can address? *(Summarized responses from Open House participants)*
- Supporting affordable housing
- Including adherence to the Environmental Action Plan (EAP). *(Note: Most of what zoning can do to support the EAP is limited to increasing density, improving walkability, development patterns to support transit, etc.)*
- Air B&B rental for secondary dwelling on a single parcel and air B&B rental as the primary dwelling on a single parcel *(Note: Short-term rental/homestay regulations are proposed to remain the same as current regulations.)*

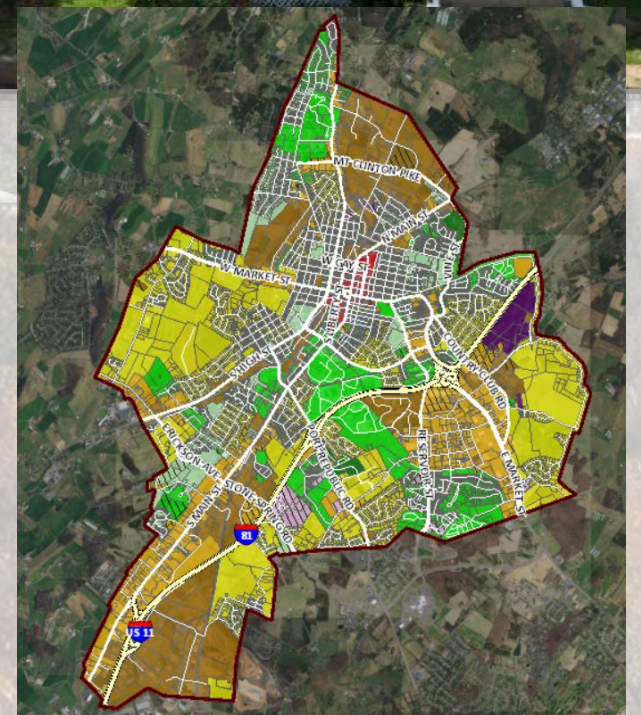


Article A | General Provisions & Article B | District Development Standards

- Purposes
- Jurisdiction
- Vested Rights
- Effective Date

Article B | District Development Standards

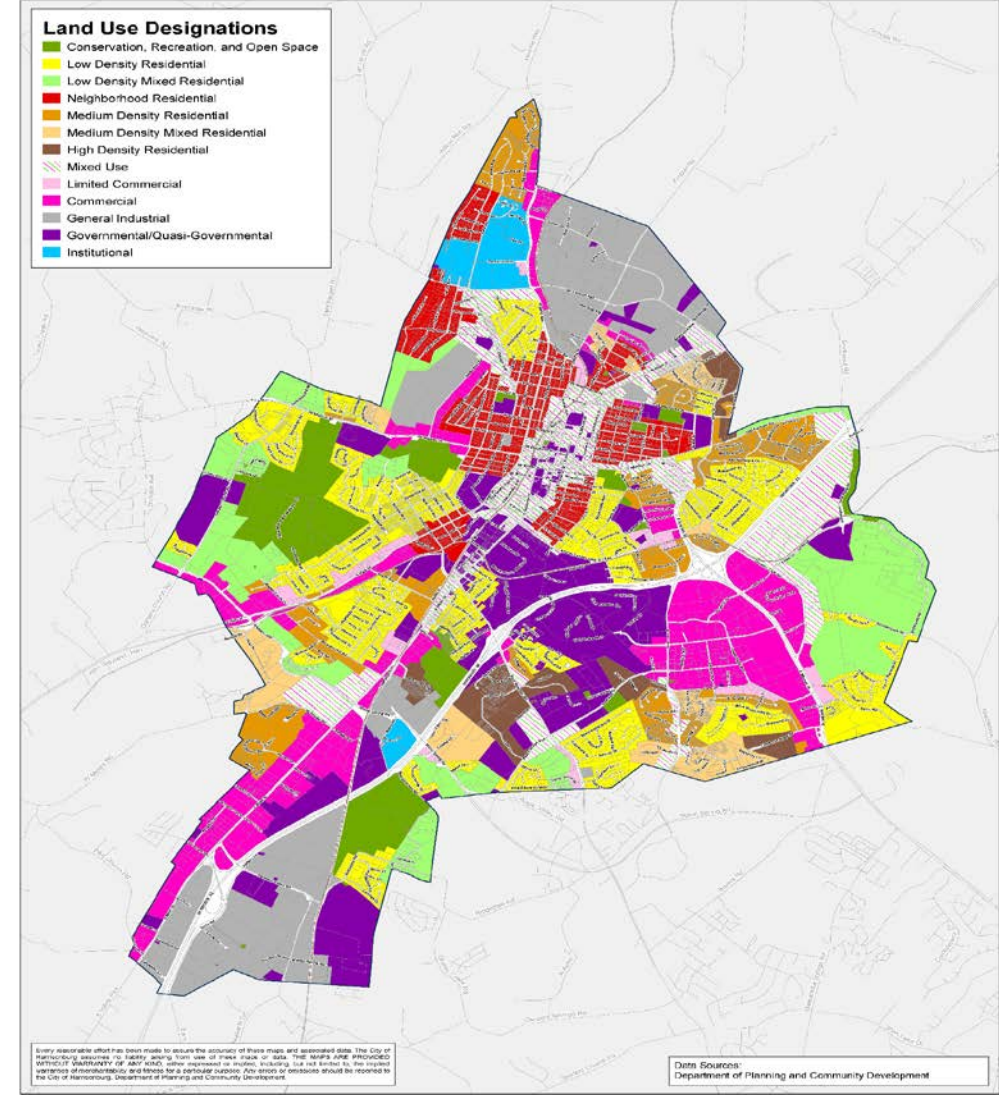
- Purpose and Applicability
- Official Zoning Map
- Zoning Districts and Standards



Current
Zoning
Map

Possible Zoning District Locations

Proposed Zoning Districts	Potential Locations
MUC	Current B-1 district plus possible expansion to include fringe areas depicted as Mixed Use in the Comp Plan's Land Use Guide
MUN	Possibly Mixed Use areas identified in Comp Plan. Ex. portions of N. Main St, S. Main St, Chicago Ave, E. Market St, etc.
GI	Focused on north and south portions of City identified as General Industrial in Comp Plan
AUC	Generally think of as current B-2 district or areas in the Comp Plan shown as Commercial or Limited Commercial
LR, MR, HR	Generally, would try to match residential areas up with new zoning district that currently matches existing use



MUC, Mixed-Use Center

- **Question for Consideration at Open House:** What can the Zoning Ordinance do to make downtown a better place? *(Summarized responses from Open House participants)*
- Solar panels and EV charging stations should be required for medium to high density. *(Incentivizing them through parking reductions is a more common strategy)*
- What is allowed in MUN and MUC should be both viable and not inconsistent with the surrounding neighborhood. Stakeholder input is essential early on to avoid undesirable and unwelcome outcomes.
- Temporary dining in parking lots and other outdoor spaces.

Article C | Use Standards

- Shows what land uses are allowed in what zoning districts
 - P = Permitted by Right
 - L = Permitted with Limitations
 - S = Special Exception
 - L/S = Limited or Special Exception, depending on context
- Use Categories / Specific Uses w/ definitions
- Some uses permitted as L or S in some districts and P in others for example, Townhouses

Table 10-1-19-1, Use Table

Use Category	Specific Use ¹	Residential		Mixed-Use		Non-residential		Standards	
		LR	MR	HR	MUN	MUC	AUC		GI
Agriculture									
Agriculture and Animal Services	Beekeeping or Apiary	L	L	L	L	L	--	--	10-1-20.A.1
	Chickens, Keeping of	L	L	L	L	L	--	--	10-1-24.B.5
	Community Garden or Food Forest	--	L	L	L	L	--	--	10-1-20.A.2
	Animal Boarding and Dog-Kennel	--	--	--	--	--	--	P	10-1-20.A.3
<p>1. Beekeeping or Apiary.</p> <p>a. <i>Principal and Accessory Uses.</i> The standards of this Subsection apply to beekeeping as a principal or accessory use.</p> <p>b. <i>Hives.</i> All bee colonies shall be kept in hives with removable combs, which shall be kept in sound and usable condition.</p>									
Residential									
Household Living	Dwelling, Duplex	L/S	L/S	L/S	L/S	L/S	--	--	10-1-20.B 10-1-21.B
	Dwelling, Single-Family	L	L	L	L	L	--	--	10-1-20.B 10-1-21.B
	Dwelling, Single-Family	L	L	L	L	L	--	--	10-1-20.B 10-1-21.B
	Dwelling, Duplex	L/S	L/S	L/S	L/S	L/S	--	--	10-1-20.B 10-1-21.B
	Dwelling, Townhouse	--	L/S	L/S	L/S	L/S	L/S	--	10-1-20.B 10-1-21.B
	Dwelling, Tri- or Quadraplex	--	L/S	L/S	L/S	L/S	--	--	10-1-20.B 10-1-21.B
	Family Day Home, Major (Accessory)	S	S	S	S	S	S	--	10-1-24.B.4
	Family Day Home, Minor (Accessory)	P	P	P	P	P	P	--	10-1-24.B.4
	Home Occupation (Accessory)	L	L	L	L	L	L	--	10-1-24.B.4
	Short-Term Rental (Accessory)	S	S	S	S	S	S	--	10-1-24.B.6
Homestay (Accessory)	L	L	L	L	--	L	--	10-1-24.B.6	



Use Standards

- Limited and Special Use Standards
- Wireless Telecommunication Facilities
- Accessory Uses and Structures
 - General standards that apply to all
 - Residential
 - Nonresidential and Mixed Use
 - Outdoor display and storage
 - Dumpsters
- Temporary Uses and Structures

Table 10-1-25-1
Permitted Temporary Uses, Frequencies, and Duration

Temporary Use	Specific Standards ¹	Duration	Zoning Districts				
			Residential	Mixed-Use	Nonresidential		
					AUC	GI	
Mobile food unit	(E)(1)	1 / 365	--	TUPN		TUPN	TUPN
Outdoor circus, carnival, or exhibition	(E)(2)	14 / 1	--	--	--	TUPR	TUPR
Portable storage unit	(E)(3)	N/A	TUPN	--		TUPR	TUPR
Temporary construction or field sales office	(E)(4)	N/A	TUPR	TUPR		TUPR	TUPR
Temporary vendor	(E)(5)	4 / 8	--	TUPN	--	TUPR	--
All Other Temporary Use	N/A	30 / 3	--	--	--	TUPR	TUPR

Notes:

1. Specific Standard references refer to the standards below within this subsection.
 TUPN = Temporary Use Permit Not Required | TUPR = Temporary Use Permit Required | -- = Prohibited | "Number / Number" = Maximum number of days permitted per event / Maximum number of events permitted on a single site in a calendar year



Open House Polling Question 2 – Housing Types

QUESTION: What are your thoughts on allowing a wide variety of housing types (single-family, duplex, townhouses, tri- and quadraplexes) in most of the residential zoning districts?

- a) Strongly disagree (1) 3%
- b) Disagree (4) 11%
- c) Neutral (1) 3%
- d) Agree (11) 31%
- e) Strongly Agree (18) 51%
- f) Don't know / Don't understand (0) 0%



Single-Family



Duplex



Townhouse

Open House Polling Question 3 - Townhouses

QUESTION: What should be the limit on townhouse groupings?

- a) Less than 8 contiguous units (4) 12%
- b) 8 contiguous units (10) 29%
- c) More than 8 contiguous units (18) 53%
- d) Don't know / Don't understand (0) 0%
- e) Neutral (2) 6%



***Townhouses:** a series of single-family attached dwelling units each on the own lot*

Open House Polling Question 4 – Mobile / Manufactured Homes

Manufactured Homes in Draft

- “Mobile Homes” from prior to 1976 prohibited
- No new parks but possible on their own lot as single-family detached housing types
- Special design standards (e.g. skirts, roof pitch, porch, etc.)



Open House Polling Question 4 – Mobile / Manufactured Homes

QUESTION: Should the City permit manufactured homes as a single-family home on their own lots?





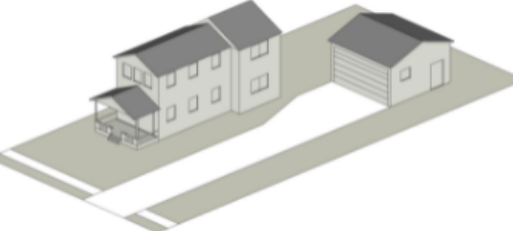
- a) No, manufactured homes should not be permitted in City. **(3) 9%**
- b) No, keep them only in manufactured home parks. **(3) 9%**
- c) Yes, permit them but with special design standards. **(20) 59%**
- d) Yes, permit them without any special design standards. **(6) 18%**
- e) Don't know / Don't understand **(2) 6%**
- f) Neutral **(0) 0%**



Module 2 Preview

- Building Design Standards
 - Requirements to prevent garage doors from dominating the streetscape
 - Good idea or too much?
 - Already not allowed closer than 20' to front property line or to protrude past front facade
 - Will also include standards for apartments, tri- and quadraplexes, mixed use, and nonresidential

**Table 10-1-30
Garage Orientation**

Requirements	Illustration
<p>Garage in Front.</p> <ol style="list-style-type: none"> 1. Garage doors shall be oriented to the street and shall be no more than five feet in front of the front wall plane of the residence. 2. Garage doors that are not semi-flush, recessed, side-loaded, or detached may extend a maximum of 20% of the width of the residence, or 10 linear feet, whichever is less. 	
<p>Semi-Flush.</p> <ol style="list-style-type: none"> 1. Garage doors oriented toward the street shall be positioned semi-flush or recessed. 2. Semi-flush doors shall be a minimum of two feet and a maximum of 20 feet behind the front wall plane of the residence and create a minimal intrusion into the livable area of the home. 3. Semi-flush doors may extend a maximum of 40% of the width of the residence. 	
<p>Recessed.</p> <ol style="list-style-type: none"> 1. Garage doors oriented toward the street shall be positioned semi-flush or recessed. 2. Recessed doors shall be a minimum of 20 feet behind the front wall plane of the residence. 3. There is no restriction on maximum recessed garage door width. 	
<p>Side-Loaded.</p> <p>Garage doors oriented perpendicular to the front wall plane have no restrictions on door width or recessed position.</p>	
<p>Detached.</p> <ol style="list-style-type: none"> 1. Detached garages placed entirely to the rear of the house have no restrictions on door width or recessed position. 2. Detached garages that are closer to the street than the rearmost portion of the residence shall be a minimum of 20 feet behind the front wall plane of the residence. 	

Module 2 Preview

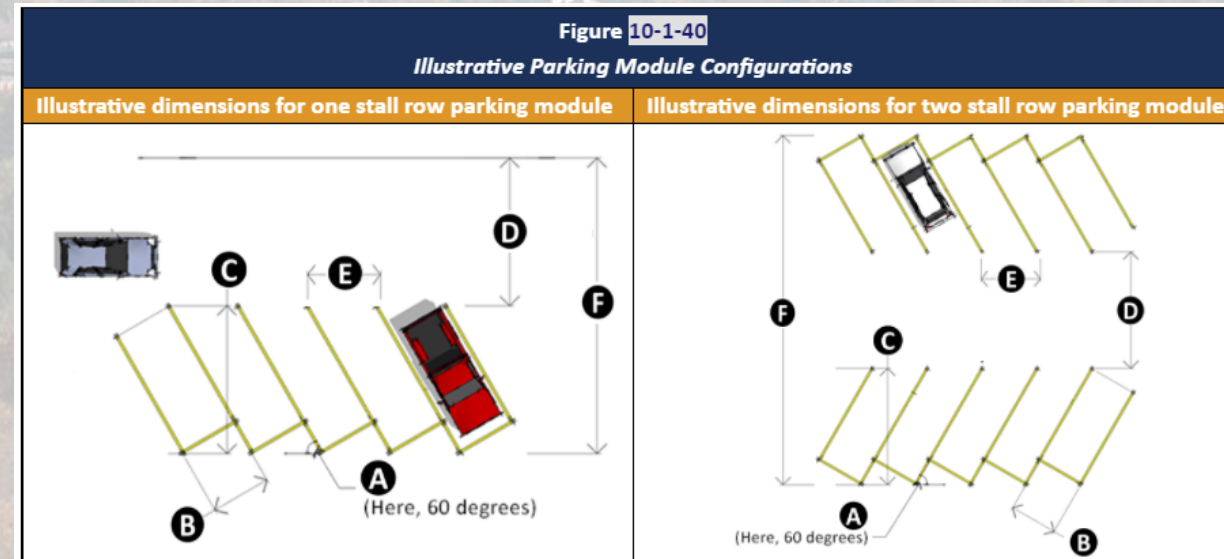
• Parking

- Maximum parking ratios?
 - Even for single-family?
- Administrative reductions
 - Shared parking “baked in” reductions
 - On-street credits
 - Off-site credits
- Legislative Reductions
 - Parking study
 - Open ended
- Will also include standards for bicycle parking, loading, stacking, and more
 - Optional loading?

**Table 10-1-40
Parking Module Dimensions**

A Angle of Parking (Degrees)	B Width of Stall	C Depth of Stall 90 Degrees to Aisle		D Width of Aisle		E Width of Stall Parallel to Aisle	F Module Width	
		One Way	Two Way	One Way	Two Way		One Way	Two Way
		30	9	16.8	12.9		11	18
45	9	19.1	15.9	13	18	12.7	51.2	49.8
60	9	20.1	17.8	18	18	10.4	58.2	53.6
90	9 ¹	18	18	24	24	9	42	60
Parallel	9	21 ² (length)	21 ² (length)	12	18	N/A	30	36

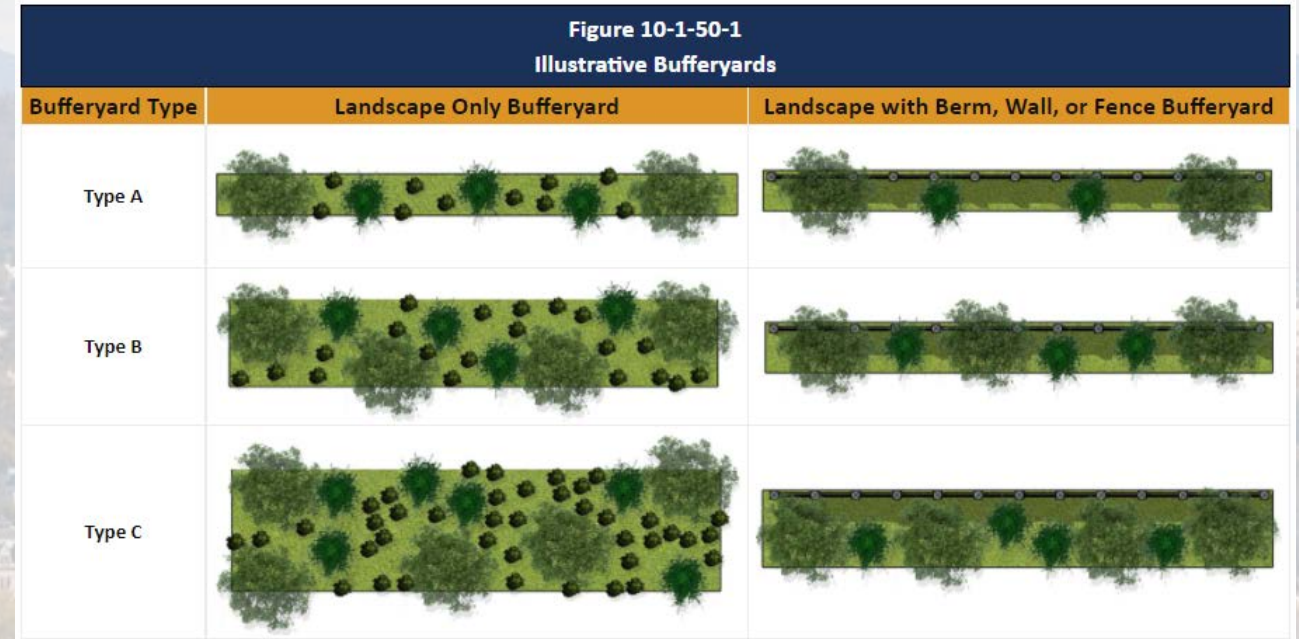
TABLE NOTES:
¹End spaces must be 12 feet
²End spaces may be 18 feet



Module 2 Preview

- Landscaping

- 3 types of bufferyards
- Range from 5' to 15'
- 1 to 3 large trees per 100'
- 2 to 5 small trees per 100'
- 0 to 3 evergreen trees per 100'
- 10 to 15 shrubs per 100'
- If buffer, berm, wall or fence, substantial reduction in plants per 100'
- Mitigates conflict between districts
- Sound do-able so far?
- Will also include standards for site landscaping and tree pres.



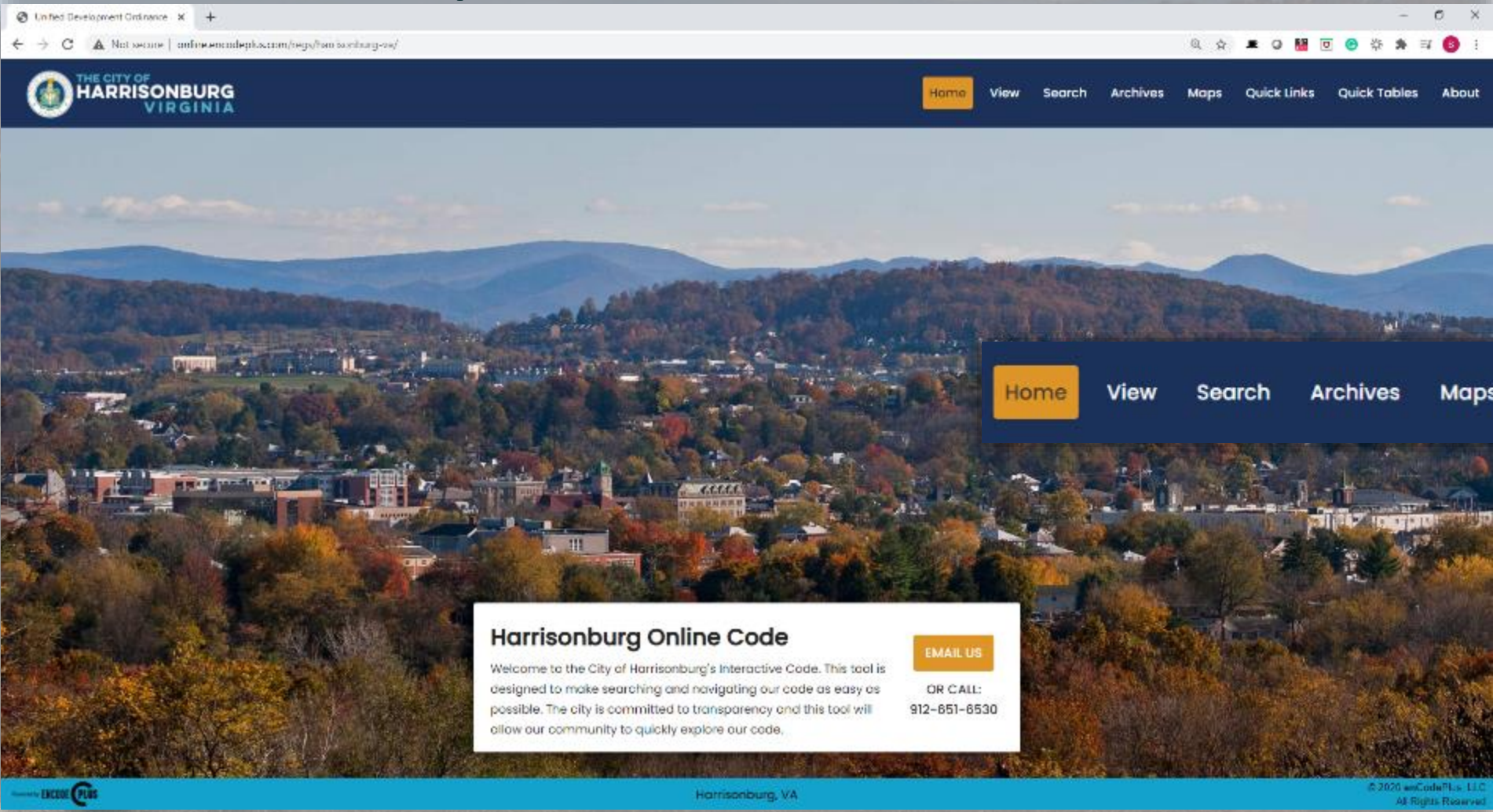
**Table 10-1-50-2
District Bufferyard Standards**

Zoning of Parcel Proposed for Development ¹	Zoning of Abutting District				
	LR	MRGR, HR	MUC, MUN	CC, AUC	GI
Residential (LR)	--	A	B	B	C
Residential (MRGR, HR)	B	--	A	B	C
Mixed-Use (MUC, MUN)	C	C	--	B	C
General Auto-Urban Commercial (CC, AUC)	B	C	B	A	C
General Industrial (GI)	C	C	C	C	--

TABLE NOTES:
1. A lot adjacent to two or more streets must provide the same required bufferyard type along each street.



User Friendliness | Platform



The Ordinances aren't just hosted on the City's website – They ARE a website

Next Steps

- Public comment period on this Module ends July 12 at 11:59 PM (extended one week)
- Module 2 Delivery to Staff – July 16
- Module 2 Open House – First full week of September
- Module 2 Open House, STT, and OAC meetings – September

Think of more comments or questions later?

You can email them to: Thanh.Dang@harrisonburgva.gov



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