

This meeting is being recorded

City of
HARRISONBURG, VIRGINIA

Module 1 Open House

Zoning and Subdivision Ordinance Update

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Ashley Woolsey, Associate

6/14/2021



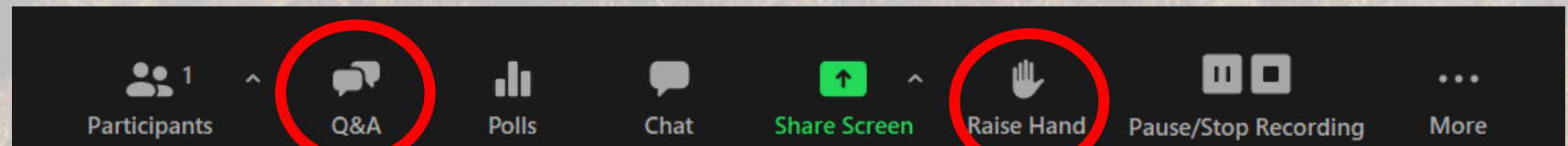
KENDIG KEAST
COLLABORATIVE



WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP

Topics | Zoning Ordinance – Module 1

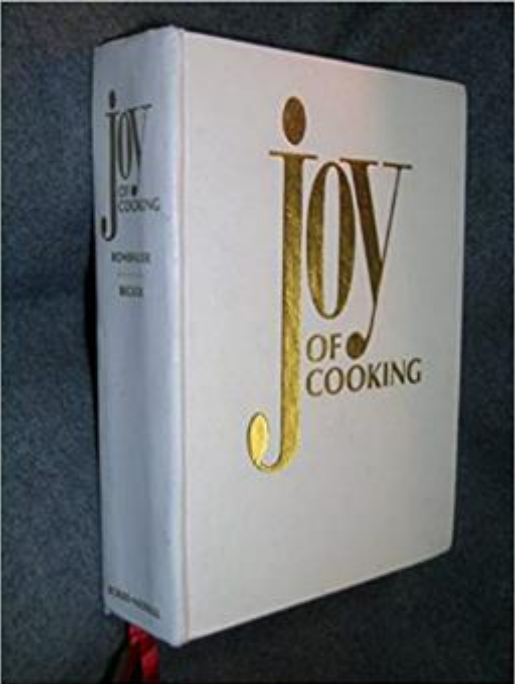
- Background
- **Module 1 Content**
 - General Provisions
 - Zoning Districts
 - Dimensional Standards
 - Land Uses
 - How Things are Measured
- How to use enCodePlus
- **Comments/Q&A**



Comprehensive Plan vs. Zoning Ordinance



- Shows the possibilities
- Less information on ingredients and timing
- Lots of pictures
- Does not get into the details



- How to make menu items
- Ingredients needed for a meal (piece of property) and how long to cook (procedures to follow for approval)
- Some pictures but they are more technical in nature
- Detail-oriented

What a Zoning / Subdivision Ordinance CAN Address

- Land Use on Private Property
- Building Placement, Design, Height
- Parking
- Landscaping
- Signs
- Lighting
- Floodplain and Standards
- Sidewalk, Street Width and Layout, and Easement Standards
- Procedures for Obtaining Approvals
- Nonconformities
- Enforcement

What a Zoning / Subdivision Ordinance CANNOT (Directly) Address

- Property Tax Assessments or Tax Rates
- Annexation Plans
- Building Structural Safety (electrical, mechanical, HVAC)
- Public Works Projects
- Street or Sidewalk Repair
- Dilapidated Structures

Polling Question 1 – Test Question

QUESTION: Were you involved in the Comprehensive Plan update in 2018?

- a) Yes
- b) No
- c) Don't remember / Don't know



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
- **Question for Consideration:** What are some other topics you hope that this update can address? (Use Q&A)



Article A | General Provisions

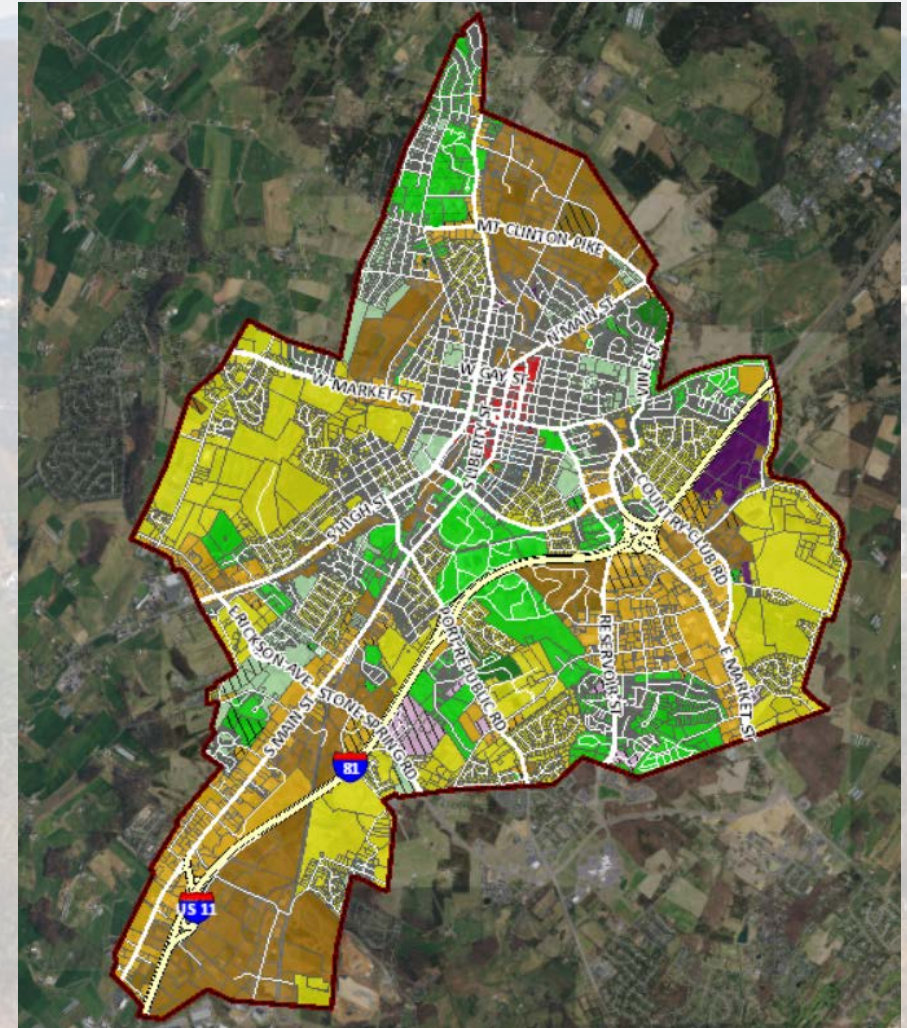
- Purposes – What Concepts does the ZO Promote?
 - Economic Development
 - Infill and Redevelopment
 - Equitable, Affordable Housing
 - Multi-Modal Transportation
- Jurisdiction – Where Does the ZO Apply?
 - Everything in ZO applies in City limits
- Vested Rights – When can I use the standards of the previous ZO or previous proffers?
 - Complete submittals prior to effective date are reviewed under previous standards
 - Approved Engineered Site Plan for a specific project
 - Proffers supersede new regulations
- Effective Date – When does the ZO start to apply?
 - Upon adoption, tentatively early 2022



Article B | District Development Standards

- Purpose and Applicability
 - Zoning establishes where land uses are allowed or not allowed
- Official Zoning Map
 - Adopted as part of ZO
- Zoning Districts and Standards
 - Zoning districts are one of the legal means of implementing the land use policies of the Comprehensive Plan
 - New zoning districts incorporate and merge former zoning districts

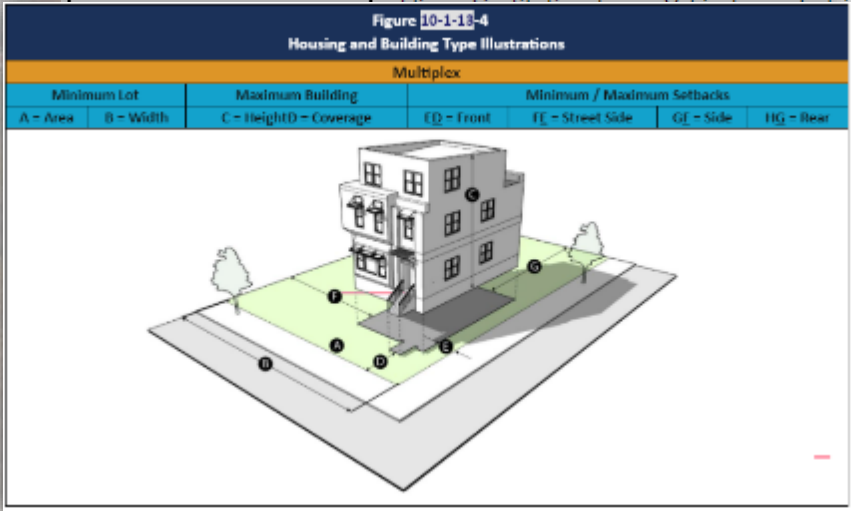
Current Zoning Map



Article B | Zoning Districts

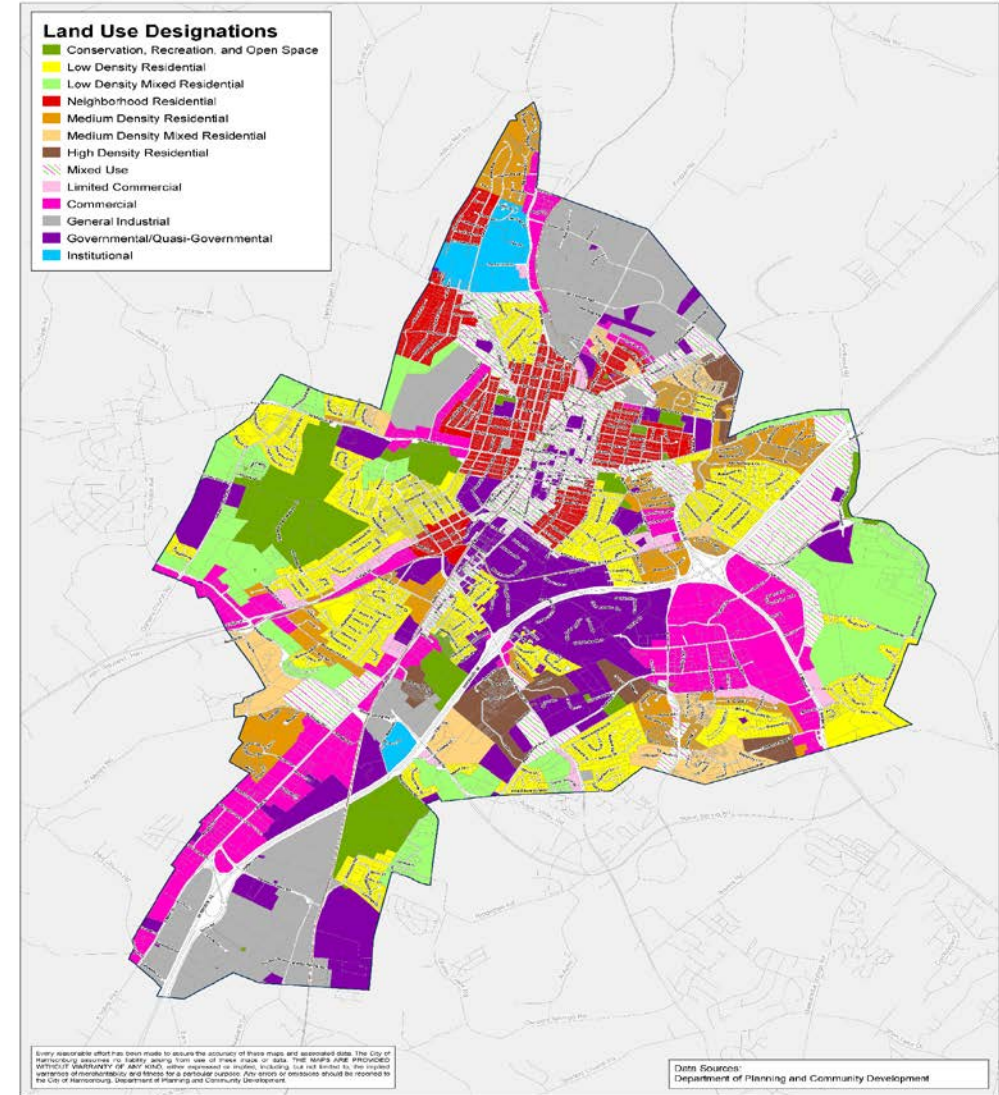
- Residential
 - Low Density Residential (LR)
 - Medium Density Residential (MR)
 - High Density Residential (HR)
- Mixed-Use
 - Mixed-Use Neighborhood (MUN)
 - Mixed-Use Center (MUC)
- Nonresidential
 - Auto Urban Commercial (AUC)
 - General Industrial (GI)
- Overlay District
 - Floodplain Overlay (FPOD) (Mod 2)
 - Institutional Overlay (I-1) (Mod 2)

Table 10-1-10-1 Zoning Districts		
Zoning District	Purpose: The purpose of this zoning district is to provide for:	Former Zoning District ¹
Residential Districts		
LR, Low-Density Residential	Low-density, relatively spacious single-family detached and duplex residential development and for areas where such development is likely to occur in the future, together with certain public and institutional uses, subject to restrictions and requirements necessary to ensure compatibility with residential surroundings.	R-1, R-2, R-6
MR, Medium-Density Residential	Medium- to higher-density residential development with a wide variety of housing types and other uses intended to respect the residential built environment which are aesthetically compatible within the district by means of architectural expression, landscaping, and restrained traffic flow. Nonresidential development may include public and institutional uses with additional low-impact nonresidential development for infill. It is further intended that conversion from residential use to other permitted nonresidential uses be compatible with the built environment of the district.	R-3, R-4, R-6, R-7, R-8, UR
	High-density residential development, including all housing types, together with certain commercial and bicycle transportation is facilitated and shared-use paths, so as to provide a safe and comfortable environment for residents and visitors.	R-5



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

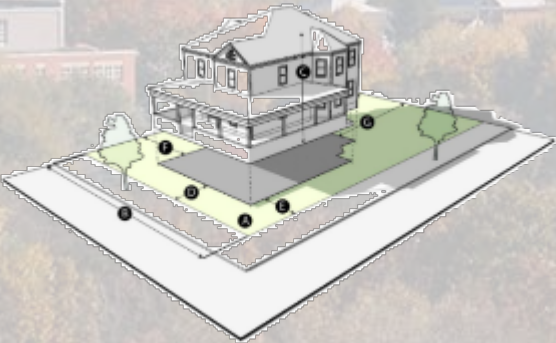


LR, Low Density Residential (7-8 du/acre)

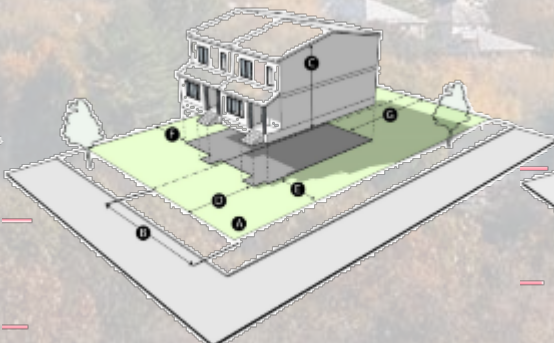
- Uses:
 - Single-Family Detached
 - Single-Family Attached
 - Duplex
 - Various Permitted Nonresidential Uses

**Table 10-1-12-1
Residential District Lot and Building Standards
(See Figures 10-1-12-1 through -6, below)**

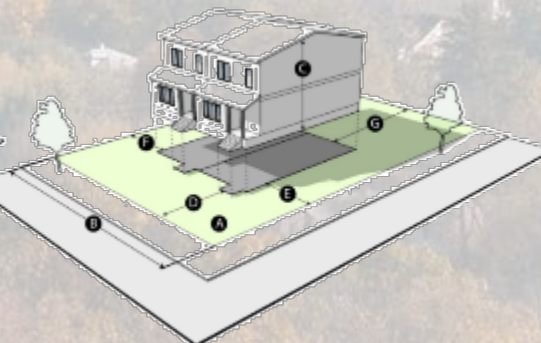
Housing/Building Type ¹	Maximum Gross Density (Units / Acre) (for reference only)	Common Civic or Open Space	Minimum Lot		Maximum Building	Minimum/Maximum Setbacks ⁵			
			Area ²	Width ²	Height	Front	Side Street	Side ³	Rear
Graphic Legend			A	B	C	D	E	F	G
LR - Low Density Residential									
Single-Family Detached	8	--	5,000 s.f.	50 ft.	35 ft.	20 ft.	15 ft.	7 ft. for 1- and 2-story; 10 ft. for 3 story	20 ft.
Single-Family Attached	7	--	11,000 s.f.	30 ft./unit					
Duplex		--	11,000 s.f.	60 ft.					
Permitted Nonresidential Uses	--	--	5,000 s.f.	50 ft.					



Single-Family Detached



Single-Family Attached



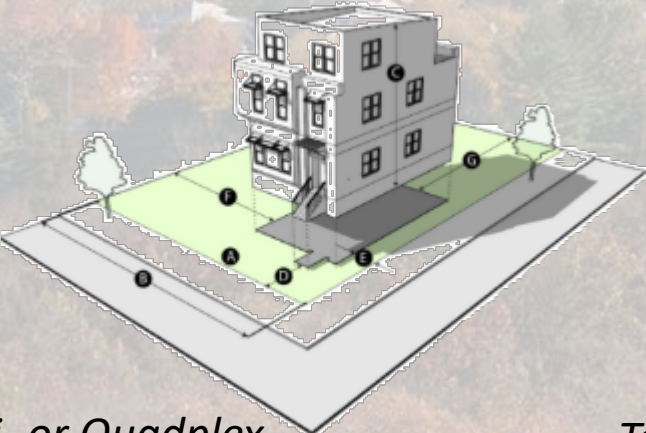
Duplex

MR, Medium Density Residential (12-21 du/acre)

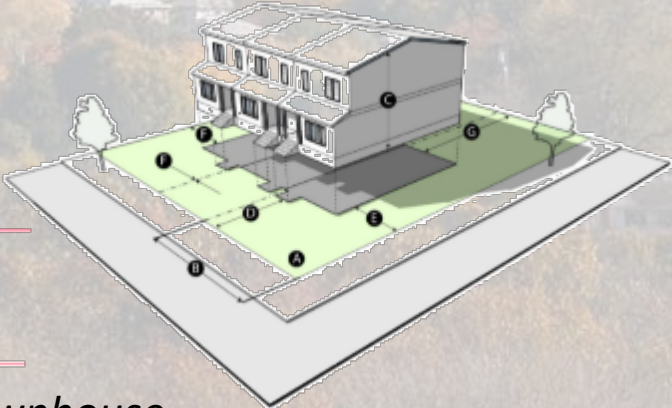
- Uses:
 - Single-Family Detached
 - Single-Family Attached
 - Duplex
 - *Tri- or Quadplex*
 - *Townhouse*
 - Various Permitted Nonresidential Uses

**Table 10-1-12-1
Residential District Lot and Building Standards
(See Figures 10-1-12-1 through -6, below)**

Housing/Building Type ¹	Maximum Gross Density (Units / Acre) (for reference only)	Common Civic or Open Space	Minimum Lot		Maximum Building	Minimum/Maximum Setbacks ⁵			
			Area ²	Width ²	Height	Front	Side Street	Side ³	Rear
Graphic Legend			A	B	C	D	E	F	G
MR - Medium Density Residential									
Single-Family Detached	12	--	3,500 s.f.	35 ft.	35 ft.	15 ft.	10 ft.	7 ft. for 1- and 2-story; 10 ft. for 3-story	15 ft.
Single-Family Attached	14	--	3,000 s.f.	30 ft.					
Duplex	13	--	3,300 s.f.	30 ft.					
Tri- or Quadplex	21	--	2,000 s.f.	60 ft.	40 ft.	15 ft.	10 ft.	7 ft. for 1- and 2-story; 10 ft. for 3-story	15 ft.
Townhouse ⁴	21	--	2,000	18 ft./unit					
Permitted Nonresidential Uses	NA	--	N/A	N/A	35 ft.		15 ft.	10 ft.	20 ft.



Tri- or Quadplex



Townhouse

HR, High Density Residential (15-24 du/ac)

- Uses:
 - Single-Family Detached
 - Single-Family Attached
 - Duplex
 - Tri- or Quadplex
 - Townhouse
 - *Apartment*
 - Various Permitted Nonresidential Uses

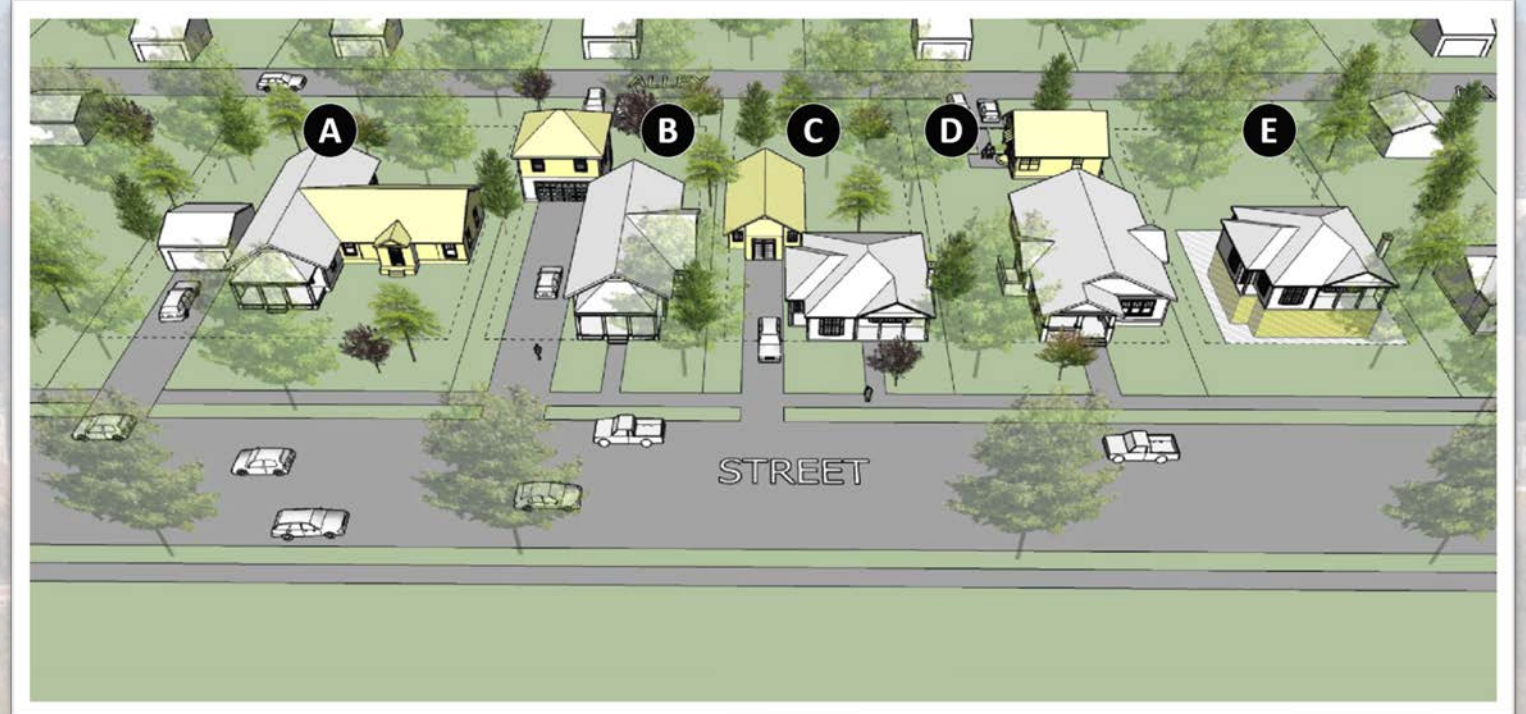
Table 10-1-13-1
Residential District Lot and Building Standards
(See Figures 10-1-13-1 through -6, below)

Housing/Building Type ¹	Maximum Gross Density (Units / Acre)	Minimum Lot		Maximum Building	Minimum/Maximum Setbacks ⁵				
		Area ²	Width	Height	Front	Side Street	Side ⁶	Rear	
Graphic Legend		A	B	C	D	E	F	G	
HR - High Density Residential Conventional Development Type									
Single-Family Detached	15	--	2,800 s.f.	35 ft.	52 ft.	10 ft.	10 ft.	7 ft. for 1- and 2-story; 10 ft. for 3 or more stories	15 ft.
Single-Family Attached		--		25 ft./unit					
Duplex		--		50 ft.					
Tri- or Quadplex	24	--	1,800 s.f.	60 ft.					
Townhouse		10%		18 ft./unit					
Apartment ⁵		10%		50 ft.					
All Permitted Nonresidential Uses	NA	--	5,000 s.f.				10 ft.	20 ft.	



Smaller Lot Residential (Additional Dwelling Units)

- Permit dwellings on smaller lots and in more districts
- Meet minimum lot size or the context of the area
- May require lot division



Additional Dwelling Units – Side-by-Side Duplex, Single-Family with Access Easement, Single-Family with Alley Access, Over-Under Duplex

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
- b) Disagree
- c) Neutral
- d) Agree
- e) Strongly Agree
- f) Don't know / Don't understand



Single-Family

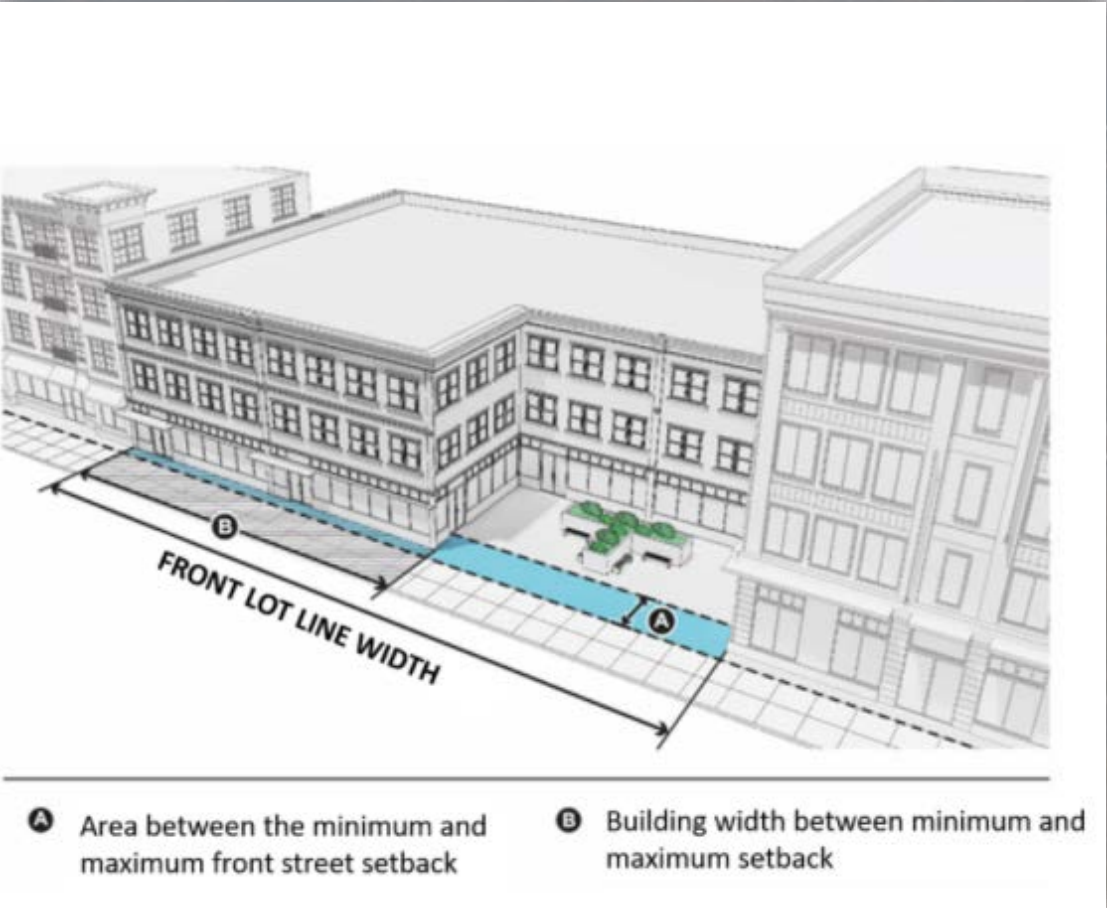
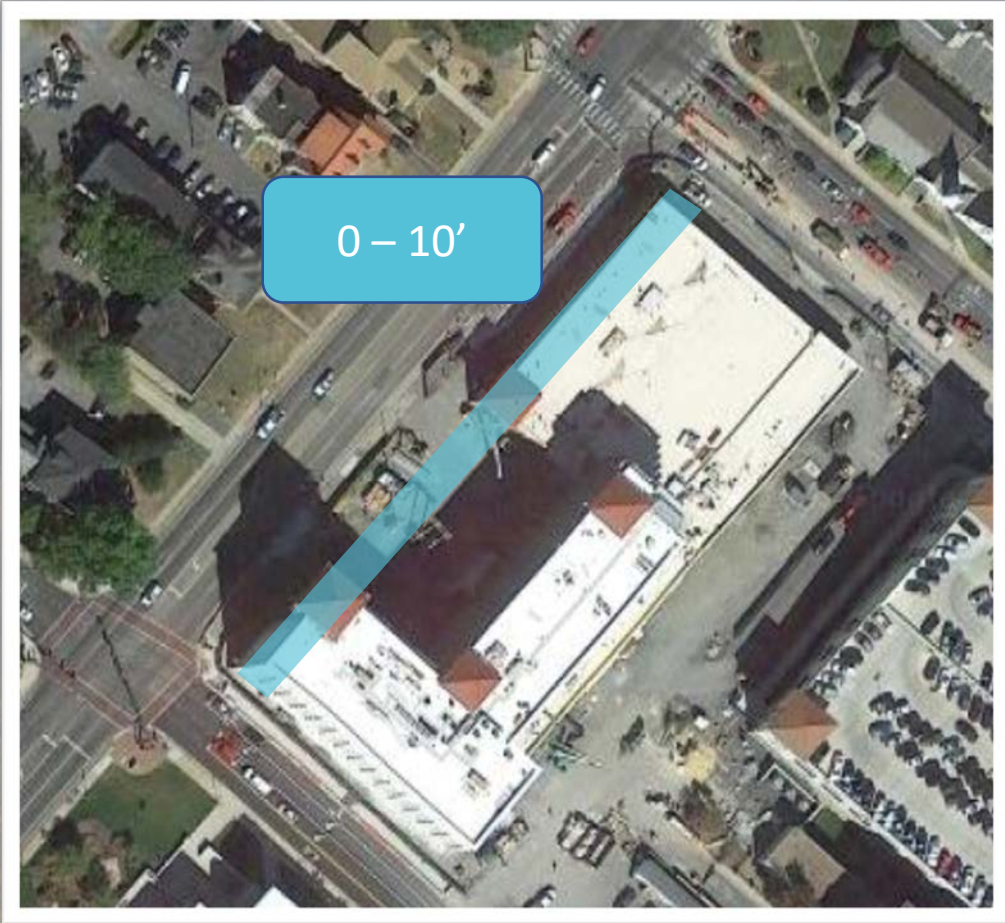


Duplex



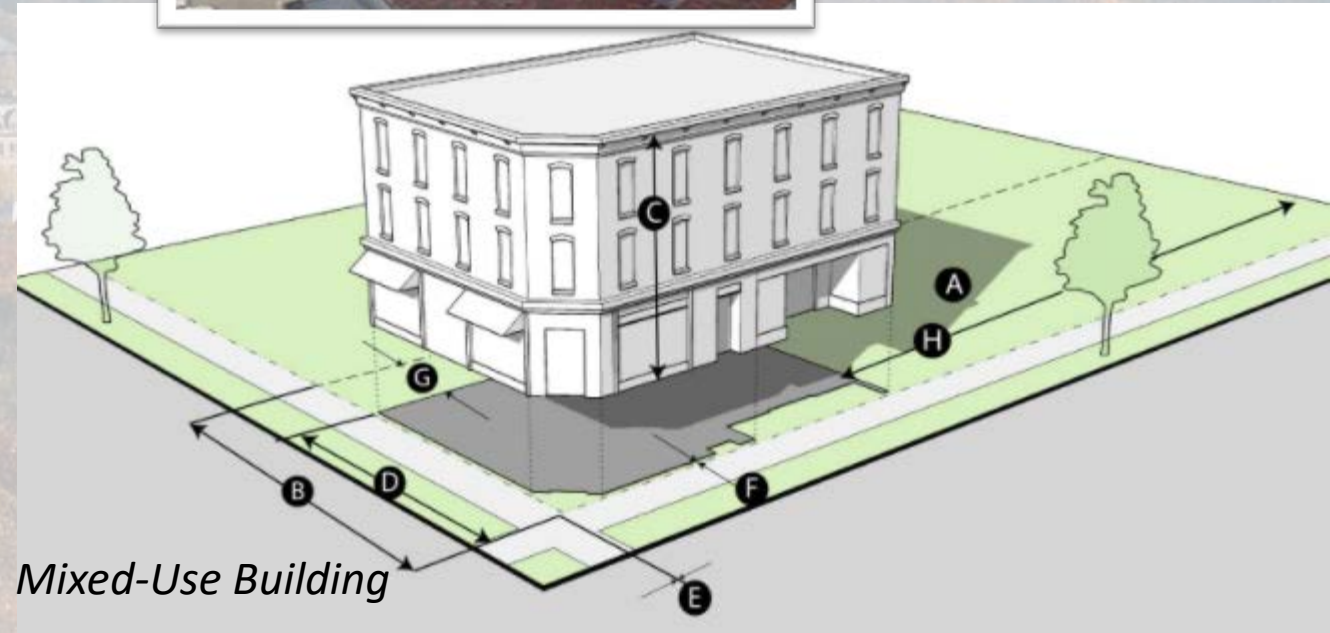
Townhouse

Frontage Build Out



MUN, Mixed-Use Neighborhood (17-38 du/ac)

- Uses:
 - All Housing Types
 - Various Permitted Nonresidential Uses
- Design Standards in Module 2



Mixed-Use Building

MUN, Mixed-Use Neighborhood (17-38 du/ac)

- Mixed Use Buildings and Apartments have “easier” or more generous standards to meet

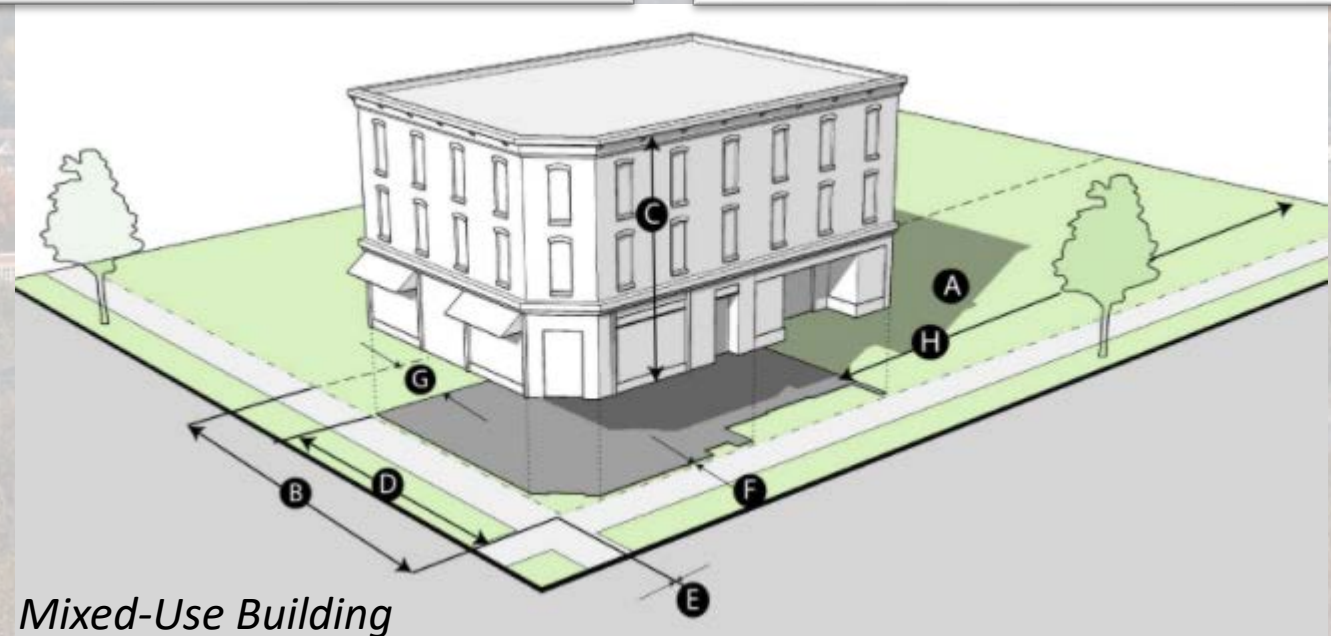
Table 10-1-13-1
Nonresidential and Mixed Use District Lot and Building Standards
(See Figures 10-1-13-1 and -2, below)

Housing/Building Type ¹	Maximum Gross Density (Units / Acre) (for reference only)	Minimum Lot ²		Maximum Building		Minimum/Maximum Setbacks ⁴			
		Area ³	Width	Height	Frontage Build Out	Front	Side Street	Side ^{5,6}	Rear ⁶
Graphic Legend		A	B	C	D	E	F	G	H
MUN- Mixed-Use Neighborhood									
Single-Family Detached	17	2,500 s.f.	35 ft.	75 ft.	90%	0/10 ft.	0/10 ft.	7 ft. for 1- and 2-story; 10 ft. for 3 or more stories	15 ft.
Single-Family Attached	17	2,500 s.f.	No Minimum	75 ft.	90%				
Duplex	27	1,600 s.f.	25	75 ft.	90%				
Townhouse ⁸	27	1,600 s.f.	No Minimum	75 ft.	80%				
Tri- or Quadraplex	34	1,250 s.f.	40 ft.	75 ft.					
Apartment	38	1,120 s.f.	60 ft.	75 ft.					
Mixed Use Building	38	1,120 s.f.	60 ft.	75 ft.					
Other Permitted Uses	--	--	50 ft.	75 ft.		0/15 ft.	0/30 ft.	5 ft.	25 ft.



MUC, Mixed-Use Center

- Building Types
 - All Housing Types
 - Mixed-Use Building
- Uses:
 - All Housing Types
 - Various Nonresidential Uses
- Design Standards in Module 2



Mixed-Use Building

MUC, Mixed-Use Center

- Question for Consideration: What can the ZO do to make downtown a better place? (Use Q&A or Chat)

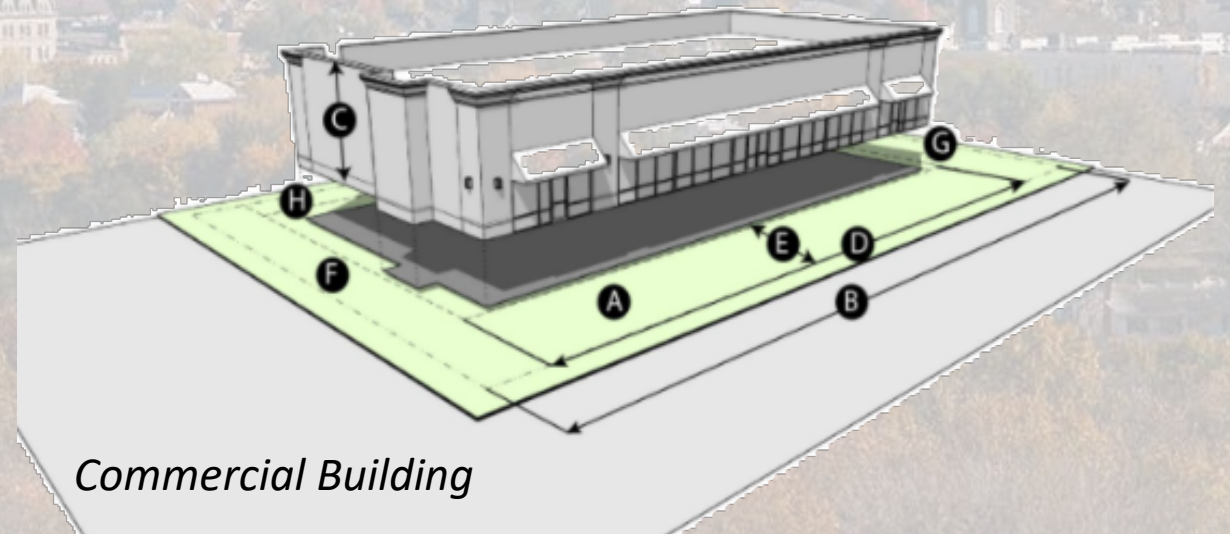
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Housing/Building Type ¹	Maximum Gross Density (Units / Acre) (for reference only)	Minimum Lot ²		Maximum Building	Minimum/Maximum Setbacks ⁴				
		Area ³	Width	Height	Frontage Build Out	Front	Side Street	Side ^{5,6}	Rear ⁶
Graphic Legend		A	B	C	D	E	F	G	H
MUC - Mixed Use Center									
Single-Family Detached	No Maximum	No Minimum	No Minimum	120 ft.	90%	0/10 ft.	0/10 ft.	7 ft. for 1- and 2-story; 10 ft. for 3 or more stories	7 ft. for 1- and 2-story; 10 ft. for 3 or more stories
Single-Family Attached						0/5 ft.	0/5 ft.		
Duplex									
Townhouse ⁷									
Tri- or Quadraplex									
Apartment									
Mixed Use Building							0 ft.	0 ft.	
Other Permitted Uses	--								



AUC, Auto Urban Commercial

- Commercial Dimensional Standards
 - Min. Lot Area and Width: None
 - Building Height: 75 feet
 - Frontage build out: N/A
 - Min. Front Setback: 20 ft.
 - Min. Side Street: 20 ft.
 - Min. Side: 10 ft.
 - Min. Rear: 10 ft.
- Design Standards in Module 2



AUC, Auto Urban Commercial

- Residential Density
 - Townhouse 27 du/ac
 - Apartment/MU: 38 du/ac
- Residential by Special Exception
- Horizontal mixing of uses and more walkable areas with less traffic
- Putting people nearer to amenities



Apartment

GI, General Industrial

- Previous District – M-1

Table 10-1-13-1
Nonresidential and Mixed Use District Lot and Building Standards
(See Figures 10-1-13-1 and -2, below)

Housing/Building Type ¹	Maximum Gross Density (Units / Acre) (for reference only)	Minimum Lot ²		Maximum Building		Minimum/Maximum Setbacks ⁴			
		Area ³	Width	Height	Frontage Build Out	Front	Side Street	Side ^{5,6}	Rear ⁶
Graphic Legend		A	B	C	D	E	F	G	H
GI - General Industrial									
Permitted Use	--	No Minimum	No Minimum	75 ft.	--	20 ft.	20 ft.	10 ft.	10 ft.

Permitted Uses	Special Exception Uses
Many commercial uses Light Industrial Bldg. and Development Contractor Micro-Manufacturing Research and Development Laboratory Heavy Industrial (Auto Parts) Warehousing and Freight Wholesale Trade	Other Heavy Industrial Waste-Related Service



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 = Occupation Limits/Special Exception Permit
- 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 <u>bee colonies</u> 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

**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	
	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
Group Living	Assisted Living Facility	S	P	P	P	--	S	--	10-1-21.A
	Boarding or Rooming House	--	S	S	S	S	--	--	10-1-21.C
	Dormitory (Accessory)	--	L	P	P	--	P	--	10-1-20.B
	Group Home	P	P	P	P	--	P	--	N/A
	All Other Group Living Uses	S	S	S	S	--	--	--	10-1-20.B 10-1-21.A



Polling Question 3 - Townhouses

QUESTION: What should be the limit on townhouse groupings?

- a) Less than 8 contiguous units
- b) 8 contiguous units
- c) More than 8 contiguous units
- d) Don't know / Don't understand
- e) Neutral

Question for Consideration: What is your preference for groupings of townhouses?(Use Q&A)



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

Polling Question 4 – Mobile / Manufactured Homes

Manufactured Homes in Draft

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



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.
- b) No, keep them only in manufactured home parks.
- c) Yes, permit them on individual lots but with special design standards.
- d) Yes, permit them without any special design standards.
- e) Don't know / Don't understand
- f) Neutral



Use Standards

- Temporary Uses and Structures
 - Master table
 - Where permitted, how long they can function, how many times a year
 - Specific standards
 - **Question for Consideration:** What are some temporary uses you want to be sure are addressed? (Use Q&A)



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

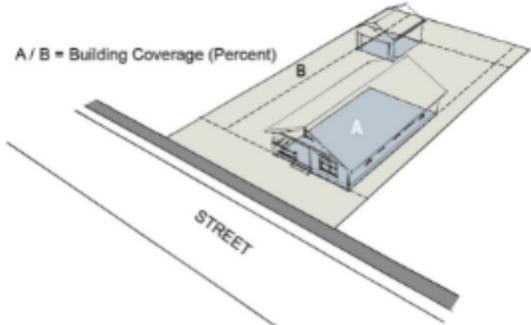

Temporary Use	Specific Standards ¹	Duration	Zoning Districts				
			Residential	Mixed-Use	Nonresidential		
					AUC	GI	
Mobile food unit	(E)(1)	1 / 365	--	TUPN		TUPN	TUPN
Outdoor circus, carnival, or exhibition	(E)(2)	14 / 1	--	--	--	TUPR	TUPR
Portable storage unit	(E)(3)	N/A	TUPN	--		TUPR	TUPR
Temporary 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

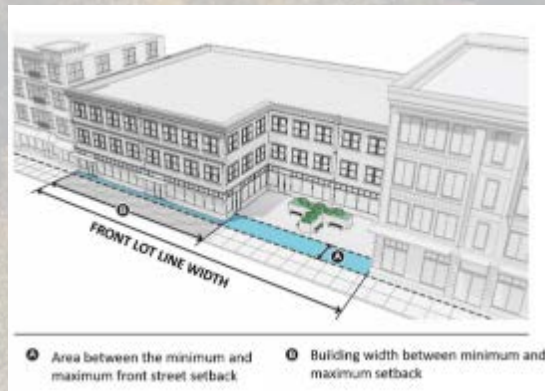
Notes:

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

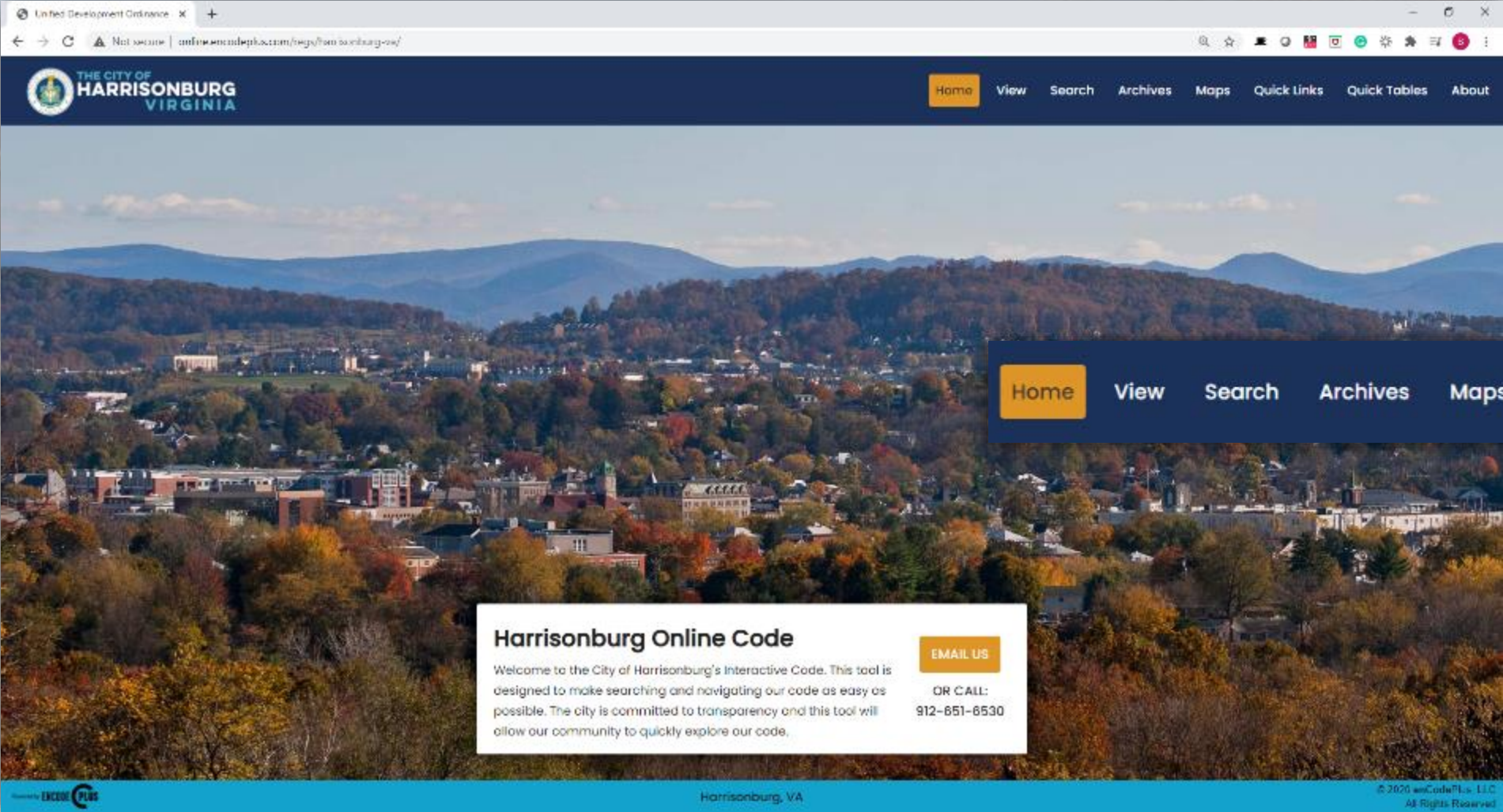
Measurements and Allowances

- Shows how to measure building height, lot width, sign height & area, etc.
- Provides special cases for extra flexibility in standards
 - Setback averaging
 - Lot averaging
 - Height and setback encroachments

Table 10-1-17.2-1 Measurements		
Measurement	Methodology	Illustration
Lot Building Coverage	The area of a parcel occupied by permanently anchored primary and/or accessory buildings.	 <p>A / B = Building Coverage (Percent)</p>
Gross Density	The number of dwelling units divided by gross acres.	 <p>45 Units</p> <p>Gross Density 10.0 Acres of Land 45 Dwelling Units</p> <p>45 Units / 10.0 Acres = 4.5 Units per Acre</p>



User Friendliness | Platform



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

User Friendliness | Platform

The screenshot shows a web browser displaying the online code viewer for the City of Harrisonburg. The page title is "ONLINE CODE" and the breadcrumb trail is "Title 10, Planning and Development > Chapter 1 – Zoning > Article B – District Development Standards > Sec. 10-1-12, Residential District Development Standards".

The left sidebar contains a "Table of Contents" with a tree view of the code structure, including "Title 10, Planning and Development", "Chapter 1 – Zoning", "Article B – District Development Standards", and "Sec. 10-1-12, Residential District Development Standards". A vertical "COMMENTS" button is visible on the sidebar.

The main content area displays the text of "Sec. 10-1-12, Residential District Development Standards", including sections A, B, and C. Section A discusses dimensional standards, Section B discusses setbacks related to driveways and garages, and Section C discusses measurements, modifications, and allowances reference.

Below the text is a table titled "Table 10-1-12-1 Residential District Lot and Building Standards (See Figures 10-1-12-1 through -6, below)".

Housing/Building Type ¹	Maximum Gross Density (Units / Acre) (for reference only)	Common Civic or Open Space	Minimum Lot		Maximum Building	Minimum/Maximum Setbacks ⁵				
			Area ²	Width ²	Height	Front	Side Street	Side ³	Rear	
			A	B	C	D	E	F	G	
LR - Low Density Residential										
Single-Family Detached	8	--	5,000 s.f.	50 ft.	35 ft.	20 ft.	15 ft.	7 ft. for 1- and 2-story; 10 ft. for 3 story	20 ft.	
Single-Family Attached	7	--	11,000 s.f.	30 ft./unit						
Duplex		--	11,000 s.f.	60 ft.						
Permitted Nonresidential Uses	--	--	5,000 s.f.	50 ft.						

At the bottom of the page, there is a footer with "Powered by ENCODE PLUS", "Harrisonburg, VA", and "© 2021 enCodePlus, LLC All Rights Reserved".

- Navigation
- Search
- Clickable Cross-References
- Definition Pop-Ups
- Numerous Illustrations and Tables
- Live Demonstration: How to Comment



Module 1 Open House
Zoning and Subdivision Ordinance Update

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Ashley Woolsey, Associate

6/14/2021



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COLLABORATIVE



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PLANNING AND
LAW GROUP