

Zoning and Subdivision Ordinances Update Project

# Ordinance Advisory Committee

## Meeting

April 17, 2024



# Introductions

- Your name
- Organization you represent (if any)
- Briefly why this work is important to you



# Terminology

- City's Core Project Team (CPT)
  - Thanh Dang, Adam Fletcher, Wesley Russ
- STT = Staff Technical Team
  - Staff representatives from City Departments
- Modules 1, 2, and 3
  - Different “parts” of the Zoning and Subdivision Ordinances



*OAC meeting is being recorded*

City of  
**HARRISONBURG, VIRGINIA**

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# Ordinance Advisory Committee Meeting

Brian Mabry, AICP, Kendig Keast Collaborative

4/17/2024



KENDIG KEAST  
COLLABORATIVE



WHITE &  
SMITH, LLC  
PLANNING AND  
LAW GROUP



# Zoning and Subdivision Ordinances Can Control...

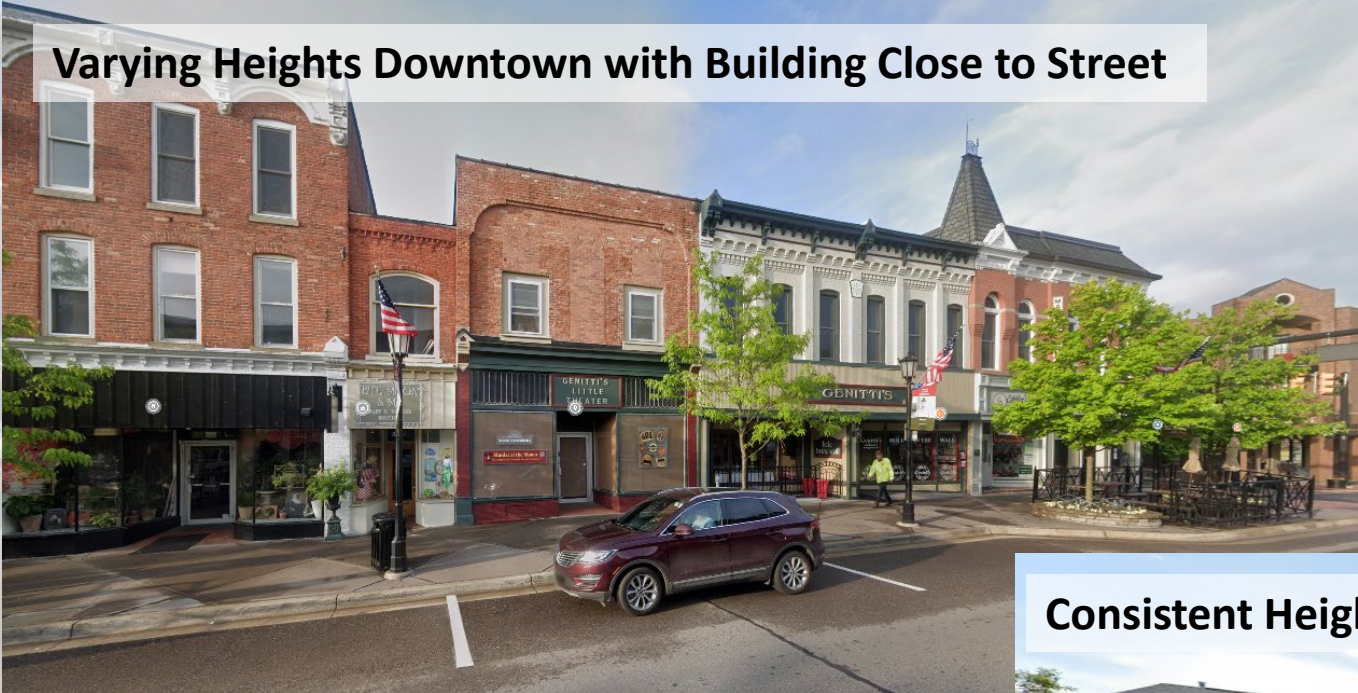
## Land Use on Private Property





# Zoning and Subdivision Ordinances Can Control...

**Varying Heights Downtown with Building Close to Street**



**Building Placement, Design, and Height**



**Consistent Heights with Building Farther from Street**



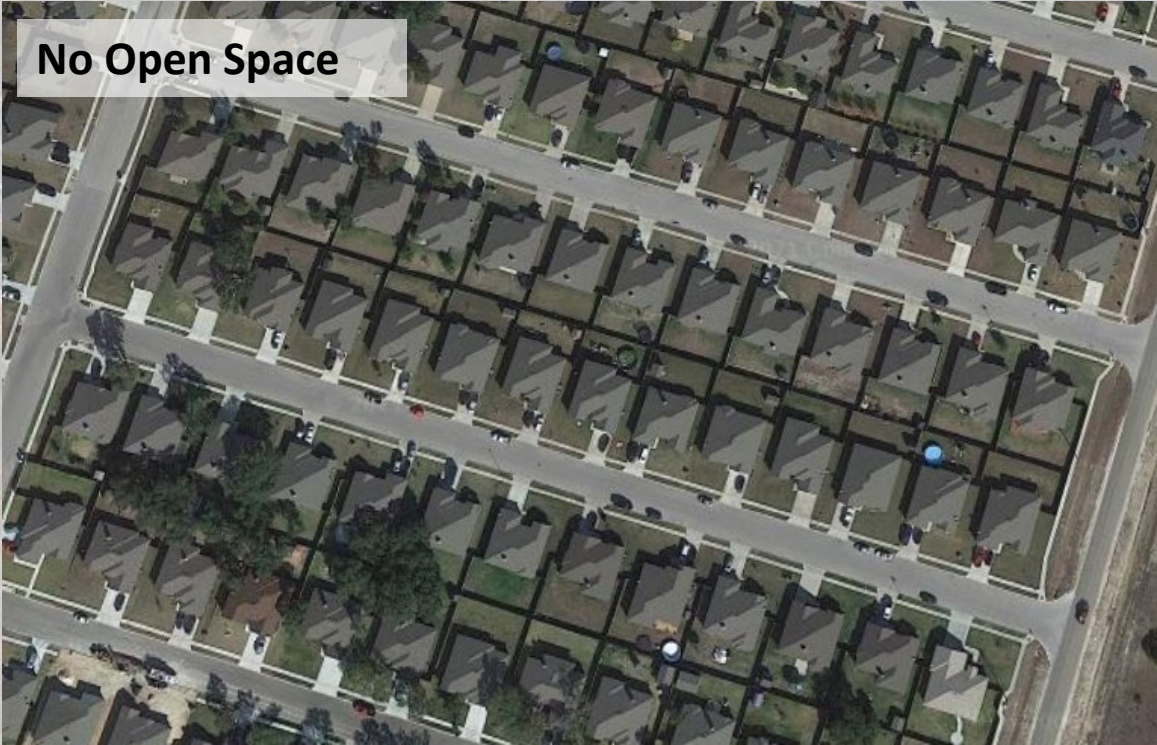


# Zoning and Subdivision Ordinances Can Control...

## If and How Much Open Space is Set Aside in a New Development



Open Space in the Form of a Park



No Open Space



# Zoning and Subdivision Ordinances Can Control...

Apartments – Roughly 18 units / Acre

# Residential Density in the form of Dwelling Units per Acre

Single-Family – Roughly 4 units / Acre



# Zoning and Subdivision Ordinances Can Control...



Large Format Retail – 1 space per 225 square feet of floor area

# Minimum or Maximum Amounts of Parking Required



Oil Change – 2 spaces per bay

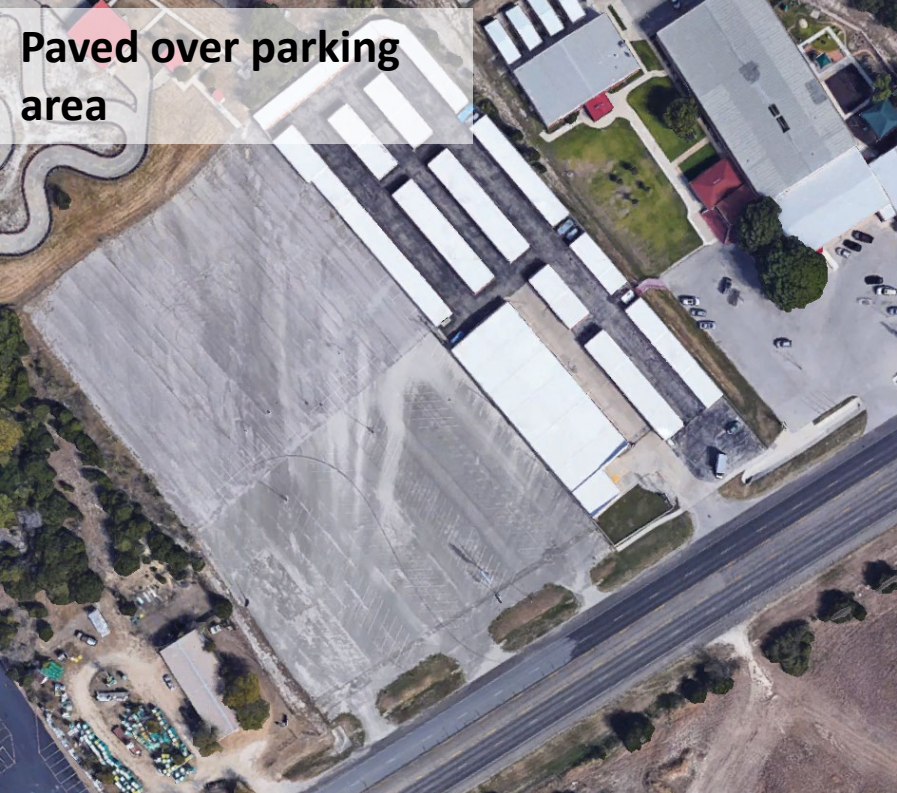


# Zoning and Subdivision Ordinances Can Control...



Parking lot with xeriscape islands

## Minimum Amounts of Landscaping Required



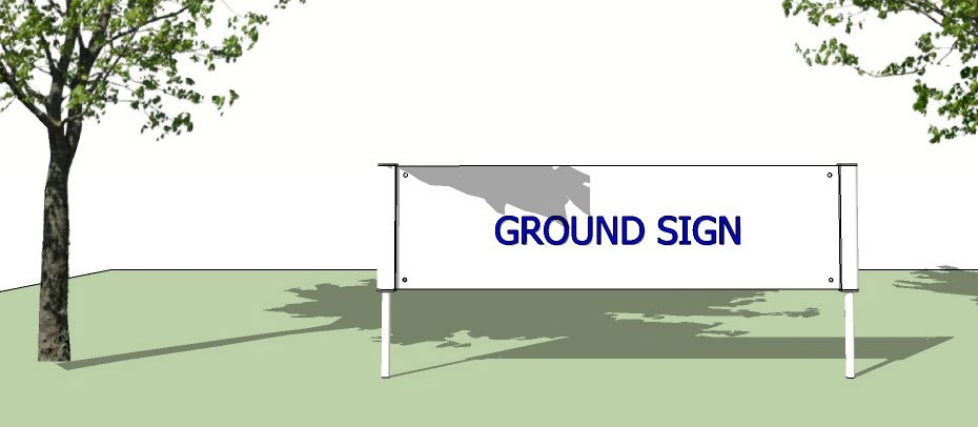
Paved over parking area

- Helps with drainage
- Decreases the urban “heat island” effect



# Zoning and Subdivision Ordinances Can Control...

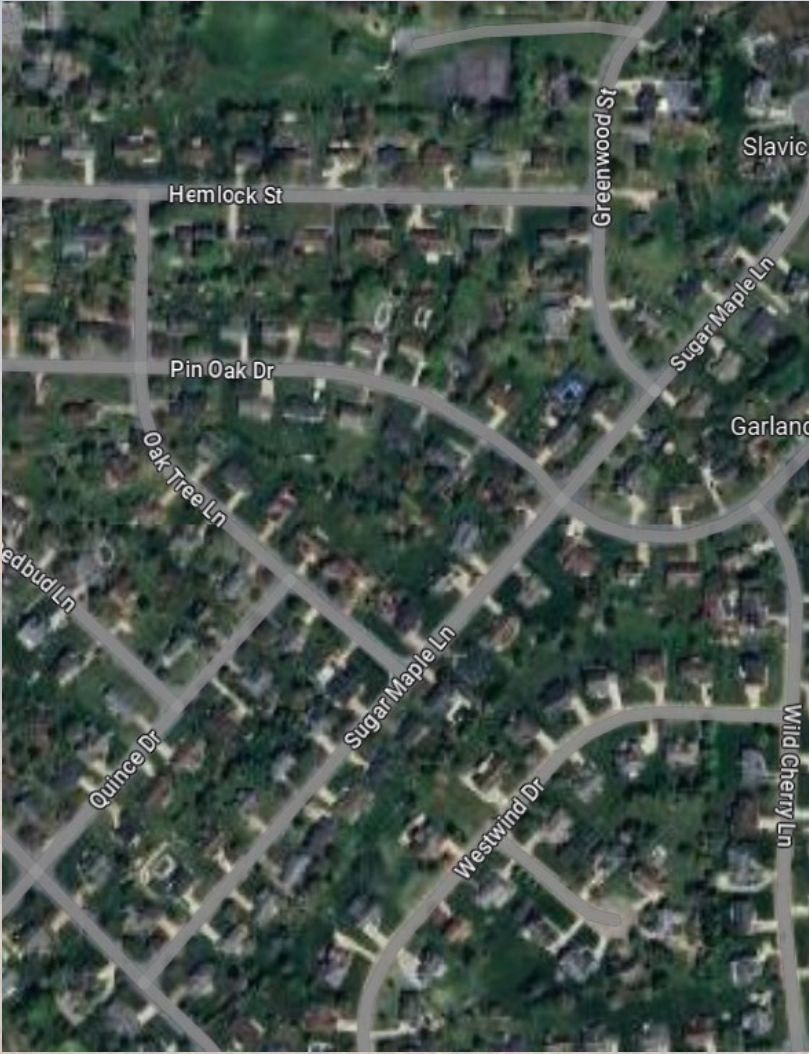
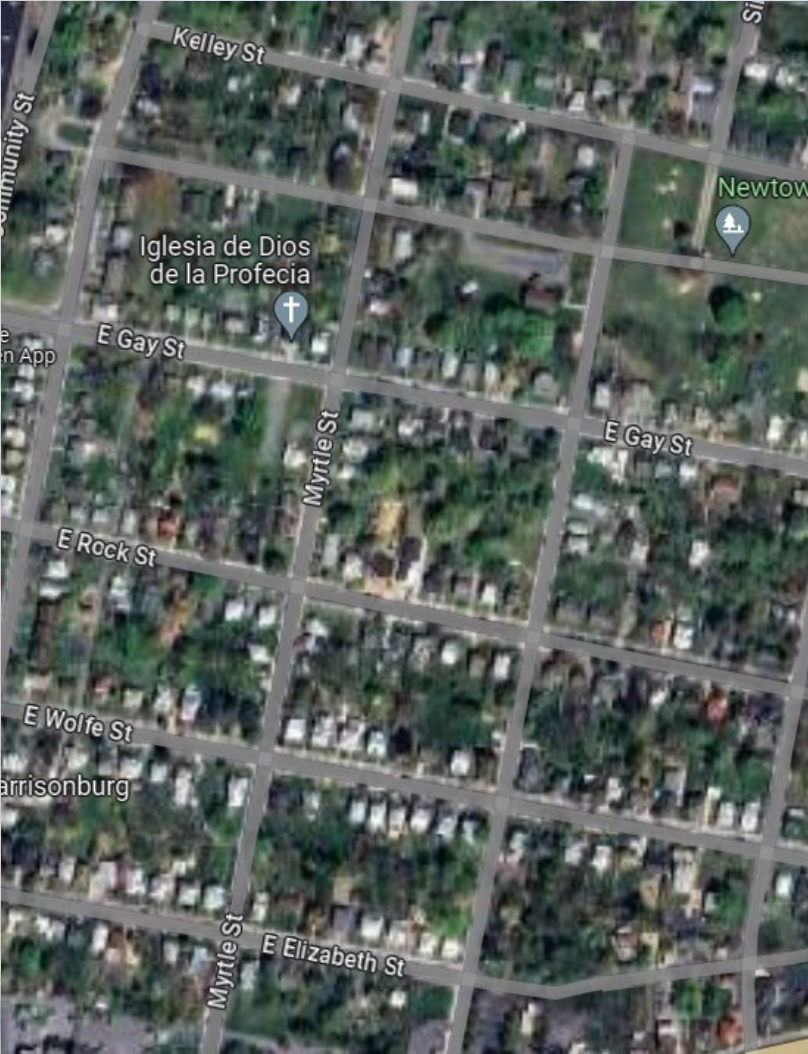
## Sign Size and Type





# Zoning and Subdivision Ordinances Can Control...

## Street Connectivity or Lack Thereof





# Zoning and Subdivision Ordinances Can Control...



**Sidewalk, Trail, or  
Multi-Use Path  
Requirements**

- Width
- Placement

**One side or Both**





# Zoning and Subdivision Ordinances Can Control...



**Procedures,  
Nonconformities,  
and Enforcement**





## Zoning and Subdivision Ordinances Cannot Control...

- **Property Tax Policy.** It will not raise or lower the City's property tax rate.
- **Annexation Policy.** Annexation of land is more closely related to a Comprehensive Plan.
- **Capital Improvements Program.** It does not set policy for the extension or improvement of public infrastructure.
- **Building Code.** This regulates how structures are built to ensure their future structural soundness and safety.
- **Construction Standards.** It does not specify how thick subbase, base, and paved surfaces should be, how curb and gutter is built, etc.
- **Property Maintenance Code.** It does not proactively require owners to clean up or fix dilapidated properties.



## Initial Goals Based on Comprehensive Plan

- i. Encourage mix of uses, housing types, and lot sizes.
- ii. Promote more single-family detached and duplex housing units.
- iii. Promote the development of lower cost and affordable housing.





## Initial Goals Based on Comprehensive Plan

- iv. Expand opportunities for infill, reuse, and redevelopment.
- v. Promote walkable neighborhoods.
- vi. Provide off-street parking to adequately meet demand without oversupply.





## Initial Goals Based on Comprehensive Plan

- vii. Adapt to new trends and demands while ensuring that new development and redevelopment of residential, commercial, and industrial properties will be compatible with existing land uses and with planned land uses of surrounding properties.



Zoning and Subdivision Update



# Update on Progress

- CPT
  - Meets weekly
  - Reviewing the work KKC put together for Modules 1 and 2
  - Working on new draft Zoning Map
- KKC
  - Reviewing comments/questions from CPT





# Upcoming Schedule (Tentative)

- April 17<sup>th</sup> – OAC meeting
- June/July – Planning Commission Work Session
- Summer – Public Engagement on Draft Modules 1 and 2
- Summer – OAC meeting
- Fall & Winter – Additional OAC meetings and public engagement/open houses
- Early 2025 – Public hearings





# Discussion

- Residential Densities
- Housing Types
- Accessory Dwelling Units

