



November 13, 2025 Planning Commission Meeting

Title

Consider initiating Zoning Ordinance amendments related to (1) Setbacks in the R-8 District, (2) Meat Processing and Storage Facility in the M-1 District, and (3) Sign Regulations – Thanh Dang, Community Development

Summary

Staff requests Planning Commission initiate consideration of Zoning Ordinance amendments related to:

Applicant	Description of Request
AM Yoder & Co	Setbacks in the R-8 District. Article L.4. – R-8, Small Lot Residential District – Section 10-3-59.4, Uses permitted by special use permit – To amend subsection (11) which currently allows with an approved special use permit reducing required side yard setbacks to zero feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when specified fire suppression or construction standards are met. The current ordinance does not allow openings in the exterior walls of buildings adjacent to the reduced side yard setback. Proposed is an amendment to allow exterior walls of buildings adjacent to the reduced side yard setbacks to have openings and penetrations in limited circumstances.
Honest Meats LLC	Meat processing and storage facility in the M-1 District. Article R. - M-1 General Industrial District – Section 10-3-97, Uses permitted by special use permit – To add a new subsection to allow slaughterhouses by special use permit and to create a new term and definition for “meat processing and storage facility.” This may include amendments to clarify that poultry processing is currently and will continue to be allowed by right.
City of Harrisonburg (Staff-generated)	Sign Regulations. Article EE. – Signs – To amend the sign regulations to update definitions and requirements related to, but not limited to, roof signs and signage in parking lots.

Should Planning Commission agree to direct staff to initiate consideration of the ZO amendments, then the following motion may be stated:

I move that the Planning Commission initiate consideration of zoning ordinance amendments to the City of Harrisonburg Zoning Ordinance to amend provisions relating to setbacks in the R-8 district, meat processing and storage facility in the M-1 district, and sign regulations.

The Planning Commission finds that such amendments are required by the public necessity, convenience, general welfare, and good zoning practice, and hereby directs staff to prepare appropriate draft ordinances for public hearings and recommendations in accordance with § 15.2-2286 of the Code of Virginia.

Recommendation

Option 1. Motion to direct staff to prepare draft ordinances for public hearing and recommendation related to both requests.

Options

1. Motion to direct staff to prepare draft ordinances for public hearing and recommendation related to all requests.
2. Motion to direct staff to not proceed with preparing draft ordinance amendments.
3. Motion to direct staff to proceed with preparing draft ordinances for some items, but not all.

Note that if no motion is made, then staff cannot initiate consideration of a ZO amendment.

Attachments

- None.