

**ORDINANCE AMENDING AND RE-ENACTING MULTIPLE SECTIONS OF TITLE 10
– PLANNING AND DEVELOPMENT, CHAPTER 3. – ZONING, THE CODE OF
ORDINANCES CITY OF HARRISONBURG, VIRGINIA**

Be it ordained by the Council of the City of Harrisonburg, Virginia:

**Section 10-3-59.4. Uses permitted by only by special use permit (R-8).
Amend subsection (11) as shown:**

Reduced required side yard setbacks to zero (0) feet where such buildings are single-family detached dwellings, ~~or duplex dwellings, or townhomes~~ when National Fire Protection Association (NFPA) 13, 13R, or 13D fire sprinkler systems are installed in such buildings or exterior wall(s) adjacent to reduced side yard setback is constructed without openings and has a minimum 1-hour fire resistance rating in accordance with testing standards described in the Virginia Residential Code.

**Section 10-3-113. Townhouses. (Article T. Modifications and Adjustments)
Amend subsections (1) and (2) as shown:**

- (1) Each townhouse group of more than four (4) attached units shall have a minimum side yard setback of fifteen (15) feet for each end unit. Groups of four (4) or less attached units shall comply with minimum side yard setback regulations for end units as otherwise required for the zoning district in which they are built; except in the R-8, Small Lot Residential District the minimum side yard setback may be reduced when there is an approved special use permit per Section 10-3-59.4 (11).
- (2) End lots ~~created by the planning of end units~~ for a group of more than four (4) attached units, ~~but end lots that are~~ not considered corner lots, shall be planned to ensure a minimum separation of thirty (30) feet between the townhouse group and all other buildings on adjoining lots; except in the R-8, Small Lot Residential District the minimum separation between the townhouse group and other buildings on adjoining lots may be reduced when there is an approved special use permit per Section 10-3-59.4 (11).

The remainder of each Section is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the _____ day of _____, 2024. Adopted and approved this _____ day of _____, 2024.

MAYOR

ATTESTE:

CITY CLERK