



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
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Zoning Determination

Subject: Zoning Regulations effecting Solar Photovoltaic (PV) installations

Topic/Issue:

The City of Harrisonburg Zoning Ordinance (ZO) does not list solar photovoltaic (PV) installations as either a primary or an accessory use.

Determination:

1. Utility-scale (large-scale) solar PV are permitted by right only in the M-1, General Industrial District and shall meet the area and dimensional requirements of the zoning district.
2. Roof mounted solar PV are an accessory use to a permitted principal use, may be installed on principal and accessory structures and is permitted by right in all zoning districts. Roof mounted solar PV shall meet the area and dimensional requirements of the zoning district in which it is located.
3. Small-scale, ground mounted solar PV (ex. ground mounted solar on a single-family detached property) are an accessory structure and shall meet accessory structure setbacks and area and dimensional requirements of the zoning district.

Relevant Code Sections:

1. ZO Sec. 10-3-96 (1). Uses permitted by right (in the M-1, General Industrial District)
2. Area and dimensional regulations sections of all zoning districts
3. Article T. – Modifications and Adjustments

Certification:

Rendered on November 6, 2023 pursuant to City of Harrisonburg Zoning Ordinance Section 10-3-24 and Code of Virginia § 15.2-2286 (4).

Evan Winkler, Zoning Administrator

Anyone is aggrieved by this determination shall have a right to appeal it within thirty (30) days of this notice, in accordance with Virginia Code § 15.2-2311. If they do not file a timely appeal, this determination shall be final and unappealable. The application charge for the appeal is \$300.00. Additional information regarding the filing of an appeal can be obtained by visiting the office of the Department of Community Development located on the 2nd floor of City Hall at 409 South Main Street, Harrisonburg, Virginia 22801, by calling our office at 540-432-7700, or by reviewing the following webpage from the City's website: <https://www.harrisonburgva.gov/zoning>. Absent an appeal, this determination shall not be changed, modified, or reversed after 60 days pursuant to Virginia Code § 15.2-2311(c).