

# **Master Plan Zoning Requirements for Juniper Hill Commons**

**A Proposed R-7 Medium Density Mixed Use Residential  
Planned Community in Harrisonburg, Virginia**

**January 3, 2020**

**Applicant:  
Harrisonburg Cohousing, LLC  
1315 Harmony Drive, Harrisonburg, VA  
22802**

**Prepared by:  
Sheeflee, LLC  
Peter Lazar  
peterlazar@sheeflee.com  
540-250-3261**

**Consultant:  
Colman Engineering  
Gil Colman  
gil@colmanengineering.com  
540-246-3712**

## Table of Contents

A.	Uses Permitted By Right.....	3
B.	Uses Permitted Only by Special Use Permit.....	3
C.	Area, Density and Dimensional Regulations .....	3
D.	Off-Street Vehicle and Bicycle Parking.....	4
E.	Modifications and Adjustments.....	8
F.	Other Regulations .....	9

# ZONING REGULATIONS FOR JUNIPER HILL COMMONS

## A. Uses Permitted By Right

- (a) Single-family detached dwellings.
- (b) Single-family attached dwellings (townhouse dwellings of two (2) to eight (8) dwelling units).
- (c) Multiple-family dwellings with no more than sixteen (16) units per building under conditions set forth within the Zoning Ordinance.
- (d) Home occupations.
- (e) Community buildings associated with the housing development.
- (f) Common open space.
- (g) Accessory buildings customary to permitted use.
- (h) Dwelling units may be occupied by a single family or not more than two unrelated persons, except that such occupancy may be superseded by building regulations.
- (i) Parking lots associated with the housing development.
- (j) Small cell facilities. Wireless telecommunications facilities are further regulated by the Zoning Ordinance.

## B. Uses Permitted Only by Special Use Permit

Special use permits listed in the associated district regulations of the Zoning Ordinance shall be permitted as approved by the Harrisonburg City Council.

## C. Area, Density and Dimensional Regulations

- (a) Maximum density: Eight (8) dwelling units per acre.
- (b) Lot area, lot width, and yards for all uses:

Unit Type	Min. Lot Size (SF/per unit)	Min. Lot Depth (ft.)	Min. Lot Width (ft.)	Min. Front, Rear, and Side Yard Setbacks (ft.)
Single-family detached dwellings	2,600	55	30	5
Single-family attached dwellings (townhouse dwellings of 2 to 8 dwelling units)	1,200	55	15	5
Multiple-family dwellings	No minimum	No minimum	No minimum	5

Community buildings	N/A	N/A	N/A	5
---------------------	-----	-----	-----	---

The minimum setback for principal buildings along the Keezletown Road public street right-of-way is 15 ft.

The minimum setback for principal buildings along side and rear exterior property lines of the development shall be 7-feet for one- and two-story buildings and 10-feet for three-story buildings.

Setback regulations for accessory buildings and structures are in Section E. Modifications and Adjustments of this master plan.

#### D. Off-Street Vehicle and Bicycle Parking

Off-street vehicle and bicycle parking, including parking lot landscaping, are not governed by Article G of the Zoning Ordinance. Regulations for off-street vehicle and bicycle parking are specified below:

##### *Off-Street Vehicle Parking Regulations*

Off-street parking requirements shall be met as stated herein for all new buildings and structures and all existing building types included herein which are hereafter enlarged, altered and/or changed in use.

- (1) Definition of a "parking space:" The area required for accommodating one (1) automobile or other motorized vehicle on private property, which shall be a minimum of nine (9) feet in width and eighteen (18) feet in length, not including passageways (9' x 18'). Compact spaces shall be a minimum of eight feet by seventeen feet (8' x 17') for regular spaces and eight feet by twenty feet (8' x 20') for parallel spaces and that all such compact car spaces be clearly marked, using vertical signage, with the wording "Compact Cars Only." At least 44% of provided spaces shall be regular (9 foot wide) or accessible parking spaces.
- (2) All off-street parking spaces and drives shall be constructed of an all-weather stabilized, dust free surface which is clearly defined from adjoining on-site improvements.
- (3) Where a creation of a paved or graveled parking lot may cause stormwater runoff due to grade conditions, review and approval by the city engineer's office is necessary before the improvement is to be made.
- (4) On-site parking shall not depend on the public right-of-way in order to maneuver into or out of parking spaces.
- (5) All means of ingress and egress for parking on lots fronting on more than one (1) public street shall be located at least twenty-five (25) feet from the intersection of property lines (rights-of-way) of such streets.

- (6) There shall be no more than two parking spaces located within 33 feet of the Keezletown Road public street right-of-way, however, no parking spaces shall be located within 15 feet of the Keezletown Road public street right-of-way.
- (7) All vehicle parking spaces required herein shall be located on the same lot with the building or use served, on adjoining lots located on property zoned where such parking is permitted, or within a common or cooperative location in the ownership of all participating owners or have easement and maintenance agreements between the participating owners.
- (8) All off-street vehicle parking spaces for handicapped persons shall conform with the most recent Americans with Disabilities Act regulations at the time of their construction.
- (9) All off-street parking spaces, loading areas, driveways, travelways, parking bays and entrances shall comply with the City Design and Construction Standards Manual.
- (10) Single-family detached, duplexes, townhomes, and multifamily units shall provide a minimum of one (1) parking space per dwelling unit.
- (11) Community centers/buildings associated with housing developments, where the use of such space is primarily for the use of residents of the housing development, have no minimum off street parking requirements.
- (12) Short-term rentals shall provide one (1) parking space for each guest room or accommodation space, or as may be more or less restrictive as conditioned by a special use permit.

### *Off-Street Bicycle Parking Regulations*

This section is applicable to all uses other than single-family detached and duplex dwelling units. Reference the Design and Construction Standards Manual Bicycle Parking Detail for visual aids of the applied regulations.

- (1) *Location requirements:*
  - (a) Bicycle parking shall be located in a highly visible area within fifty (50) feet of a main entrance.
  - (b) Bicycle parking shall be on a dust-free surface with a slope no greater than three (3) percent. Surfaces shall not be gravel, landscape stone, or wood chips.
  - (c) Bicycle parking spaces shall be a minimum of one (1) foot from vehicular parking, vehicular travelways, and all vertical surfaces such as, but not limited to, walls, fences, and curbs.
  - (d) Bicycle racks shall be placed such that each bicycle parking space is accessible without moving another bicycle, and its placement shall not result in a bicycle obstructing a walkway or drive aisle.
  - (e) Bicycle parking shall neither encroach on accessible paths nor interfere with the adequate sight distance standards as specified within the Design and Construction Standards Manual.

(2) *Spatial and structural requirements:*

- (a) Bicycle parking spaces shall be a minimum of two (2) feet by six (6) feet and accommodated by a bicycle rack.
- (b) Bicycle racks shall be spaced a minimum of four (4) feet apart and accommodate cable locks and "U" locks, permit the locking of a bicycle frame and one (1) wheel to the rack, and support a bicycle in a stable position.

(3) *Bicycle parking space requirements by use:*

Use	Parking Requirement
Townhouses and multifamily dwellings	1 space/6 dwelling units or 4 spaces minimum, whichever is greater

*Rules For Computing Required Number of Spaces*

- (1) Where fractional results occur, the parking spaces required shall be construed to the next whole number.

*Parking Lot Landscaping*

All properties being developed or redeveloped shall conform to all regulations of this section. Reference the City’s Design and Construction Standards Manual Example Parking Lot Landscaping for visual aids of the applied regulations.

- (1) Parking lots shall be separated from public street right-of-way lines by a landscaping border not less than ten (10) feet in width.
- (2) Parking spaces within parking lots located within twenty (20) feet of side and rear exterior property lines of the development shall be separated from such lines by an opaque wall or fence of at least six (6) feet in height.
- (3) Parking lots shall include well-defined and well-maintained landscaping areas equal to at least fifteen (15) percent of the total area of the parking lot. Only landscaping within the parking lot and/or within a thirty (30) foot perimeter of the parking lot, exclusive of the required landscaping border adjacent to public street rights-of-way and landscaping immediately adjacent (within five (5) feet) to a principal building/structure, shall be permitted to count towards meeting the fifteen (15) percent requirement.
- (4) Trees shall be planted and maintained within landscaping borders adjacent to public street right-of-way such that: no less than one (1) small/ornamental deciduous tree or evergreen tree, planted for every twelve and a half (12.5) linear feet of parking lot street frontage, or fraction thereof. Evergreen trees shall not exceed fifty (50) percent of the number of trees planted within the border. At the time of planting, trees shall meet the requirements as defined within the Zoning Ordinance. Tree locations within the border are at the discretion of the property owner/developer.
- (5) For every six (6) parking spaces provided, a landscaping island shall be provided either at the terminus of a row of parking bays or within twenty-five (25) feet of

- the parking lot. Each landscaping island shall be a minimum of one hundred forty (140) square feet in size and the entire island shall be located within twenty-five (25) feet distance.
- (6) Rows of parking spaces shall be divided at intervals of no more than eighteen (18) parking spaces by a landscaping island of no less than one hundred forty (140) square feet.
  - (7) Each required landscaping island, as described in (5) and (6) above shall have and maintain at least one (1) large deciduous tree, one (1) small/ornamental deciduous tree, or one (1) evergreen tree. At the time of planting, tree sizes shall meet the requirements as defined within the Zoning Ordinance. The planting of evergreen trees shall not exceed fifty (50) percent of the number of trees planted in landscaping islands. In addition, at least three (3) deciduous or evergreen shrubs, at least eighteen (18) inches tall at the time of planting, shall be planted and maintained within each required landscaping island.
  - (8) Parking lots shall have landscaping of at least nine (9) feet in width for the entire length of every other interior parking bay, connecting the landscaping islands required above. Trees shall be provided in parking lots as follows: no less than one (1) large deciduous tree planted for every forty (40) linear feet of island length, or fraction thereof; no less than one (1) small/ornamental deciduous tree, planted for every twenty-five (25) linear feet of island length, or fraction thereof; no less than one (1) evergreen tree planted for every twenty-five (25) linear feet of island length, or fraction thereof; or no less than a combination to the above mentioned proportions. The planting of evergreen trees shall not exceed fifty (50) percent of the number of trees planted in this landscaping area. At the time of planting, tree sizes shall meet the requirements as defined within the Zoning Ordinance. Tree locations within this landscaping area are at the discretion of the property owner/developer. Parking lots with two (2) or less internal parking bays are exempt from this requirement.
  - (9) All areas within the parking lot, not used for parking spaces, travelways, or pedestrian ways, shall be landscaped.
  - (10) All landscaping shall be located as to not interfere with the adequate sight distance standards as specified within the Design and Construction Standards Manual.
  - (11) All required landscaping is suggested to be of regional species and planted in accordance with the International Society of Arboriculture.
  - (12) Vehicle parking and/or the display of goods in landscaping islands and borders is prohibited.
  - (13) Owner(s) and their agent(s), heirs, or assigns shall be responsible for the installation, preservation and maintenance of all planting and physical features required to satisfy the conditions of this section. Any dead or missing vegetation shall be replaced (with like or similar vegetation) within one (1) calendar year of the vegetation's death.
  - (14) Required planting in easements: Required trees, and other deep-rooted vegetation, shall not be planted within public water and/or sewer easements. In particular circumstances where no other area within the required location can accommodate the required planting, such planting may be waived by the Zoning

Administrator. Required planting in public general utility easements shall be coordinated with the Department of Public Utilities.

- (15) Landscaping plan submittal: Landscaping information shall be submitted with a comprehensive site plan and/or, if applicable, with a building permit, with a plan of the property at an appropriate scale to show accordance with this section. The plan shall be appropriately labeled and shall provide the following information:
  - (a) The calculation of the required landscaping area as specified within the Off-Street Vehicle Parking Regulations of this master plan.
  - (b) The location, size, and schedule of all proposed landscaping with the dimensions of landscaped areas indicated. Plant materials may be indicated in generic terms (i.e. large deciduous tree or small/ornamental deciduous tree, etc.).
  - (c) Existing healthy trees or wooded areas, where such trees are required, may be preserved in lieu of planting new materials to meet the landscaping requirements. In such case, the landscaping plan shall indicate the trees and areas to be saved.
  - (d) Verification that landscaping will not impede sight distance.

## E. Modifications and Adjustments

Article T of the Zoning Ordinance does not apply. Modifications and adjustments set forth in this section modify, supplement, or qualify regulations appearing elsewhere in this master plan.

### *General Modifications*

- (1) Architectural treatments and functional elements, including, but not limited to: chimneys, moldings, rain gutters, downspouts, roof eaves, buttresses and bay windows, shall be allowed to project not more than two (2) feet, eight (8) inches into the required yard setback, provided they do not include additional floor space.
- (2) Fire escapes and other required means of egress from any building may project into a required yard setback, provided that they are uncovered and unenclosed.
- (3) Terraces, patios, uncovered porches, decks, uncovered swimming pools, and other similar features may project into a side or rear yard, provided these projections are at least two (2) feet from any adjoining property.
- (4) Front, side, and rear yards are established based upon the proposed orientation of the building.

### *Height*

The height regulations heretofore established will be adjusted in the following cases:

- (1) The height limitations of this master plan shall not apply to the architectural features such as chimneys, spires, etc., and necessary accessory structures such as water



- towers, smoke-stacks and conveyors which are incidental to uses permitted in nonresidential districts.
- (2) The limitations on the number of stories shall not comply to buildings and structures not intended for human occupancy.

### *Accessory Buildings*

- (1) Accessory buildings may be located on property which has not been improved with a principal building or use.
- (2) Accessory buildings shall not be less than five (5) feet from any property line, except that the minimum setback for accessory buildings and structures along Keezletown Road is 30 feet.
- (3) No accessory buildings or garages may be placed within the limits of a recorded easement or required fire lane.
- (4) *Bus shelters* are exempt from all regulations within this master plan except that no shelter shall be located within the limits of a recorded easement or required fire lane.
- (5) *Portable restroom facilities in residential districts.* Portable restroom facilities are not permitted as accessory to residential uses. Portable restroom facilities used for active construction sites or emergencies are exempt from all regulations within this section.

### *Walls and fences*

Walls and fences, beams and similar items which may restrict passage or vision or simply enhance private property may be located within required yards and defined by building setbacks except as restricted herein:

- (1) No walls or fences or similar items other than landscaping shall exceed an average height of six (6) feet; except that such items, when attached to a principal building, may not exceed eight (8) feet in height when clearly incidental to a function of the building rather than site improvement.
- (2) Walls and fences which adjoin property lines shall not be electrified, barbed or otherwise secured in a manner inappropriate or dangerous to the neighborhood.
- (3) Walls and fences shall not impede sight distance at entrances and street intersections, in accord with the City's Design and Construction Standards Manual.
- (4) Walls, fences and other enclosures for special uses, such as swimming pools, refuse containers/facilities or compactors, transformers and substations, shall be restricted by other regulations which shall supersede this master plan.

## **F. Other Regulations**

- (1) Where buildings are 20-feet or less apart, there shall be no temporary or permanent structures and obstacles, including but not limited to fences, mechanical equipment

(exclusive of HVAC equipment), and landscaping (such as trees and shrubs) between the buildings, except when:

- (a) Sprinkler systems have been installed in the buildings according to National Fire Protection Association (NFPA) 13, 13R, or 13D fire sprinkler system standards; or
  - (b) The parallel or generally parallel exterior wall(s) of the buildings that are 20-ft or less apart are constructed without openings and have a minimum 1-hour fire resistance rating in accordance with testing standards described in the Virginia Residential Code
- (2) Proposed building projects as permitted in this district, which rely on private refuse collection, shall provide a designated point of collection for dumpsters, trash cans, or other containers, with appropriate dumpster and refuse storage areas. Said facilities shall be screened by fences or walls to hide them from view. Dumpster and refuse storage areas shall be screened on all sides by opaque gates and screening made of decay-resistant material equal to or greater than the height of the container(s) placed within the storage area. Additionally, dumpsters and other refuse storage areas shall not be located within 20 ft. of exterior property lines of the development.
- (3) As generally shown on the Conceptual Site Layout, housing areas for all dwelling units for Juniper Hill Commons will be located south of the stream, while open space, parks, trails, and other green space amenities such as, but not limited to, accessory buildings, will be located north of the stream.