

Zoning Ordinance Amendment

To amend Sections 10-3-55.6 of the R-5, High
Residential Density District

ORDINANCE AMENDING AND RE-ENACTING SECTION
10-3-55.6
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-55.6 Other regulations is amended as shown:

(e) Multiple-family development special use permits may be approved if the following conditions as determined by city council are met:

~~(1) Existing multiple family development, or land planned for multiple family development according to the Land Use Guide in the Comprehensive Plan, is located adjacent to, across the street from, or in close proximity to the proposed multiple family development.~~

(2) The applicant has demonstrated that adequate vehicular, transit, pedestrian and bicycle facilities:

- Currently serve the site; or
- Are planned to serve the site according to a city or state plan with reasonable expectation of construction within the timeframe of the need created by the development; or
- Will be provided by the applicant at the time of development; or
- Are not needed because of the circumstances of the proposal.

~~(3) The applicant has demonstrated that the proposed multiple family development's design is compatible with adjacent existing and planned single family, duplex and townhouse development. Compatibility may be achieved through architectural design, site planning, landscaping and/or other measures that ensure that views from adjacent single family, duplex and townhouse development and public streets are not dominated by large buildings, mechanical/electrical and utility equipment, service/refuse functions and parking lots or garages.~~

(4) The applicant has shown that the site is environmentally suitable for multiple-family development. There shall be adequate area within the site, or the development shall be designed, to accommodate buildings, roads and parking areas with minimal impact on steep slopes and floodplains.

Option 1

The remainder of Section 10-3-55.6 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2021. Adopted and approved this ____ day of _____, 2021.

MAYOR

ATTESTE:

CITY CLERK