



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Tuesday, June 16, 2026

6:00 PM

City Hall, Room 011

Zoning Ordinance Update Project Work Session

1. Call To Order

2. Roll Call/Determination of Quorum

3. Presentations

- 3.a. Presentation on the Communications and Public Engagement Plan for the Zoning Ordinance Update Project

Attachments: [PC Memorandum](#)

- 3.b. Review and discuss portions of draft Zoning Ordinance text and draft Zoning Map

Attachments: [PC Memorandum Zoning Ordinance Draft](#)
[Draft Article B. Zoning Districts and portion of Article C. Use Regulations](#)
[Relevant bills passed by the Virginia General Assembly in 2026](#)

4. Other Matters

5. Adjournment

INTERPRETATION SERVICES

Language interpretation service in Spanish, Arabic and Kurdish is available for Planning Commission meetings. To ensure that interpreters are available at the meeting, interested persons must request the accommodation at least four (4) calendar days in advance of the meeting by contacting the City Clerk at (540) 432-7701 or by submitting a request online at: www.harrisonburgva.gov/interpreter-request-form

El servicio de intérpretes inglés-español está disponible para las reuniones públicas de la Comisión de Planificación. Para asegurar la disponibilidad de intérpretes, cualquier interesado deberá solicitar la presencia de un intérprete al menos cuatro (4) días calendarios antes de la reunión comunicándose con la Secretaría Municipal al (540) 432-7701 o por medio de la página por internet al:

<https://www.harrisonburgva.gov/interpreter-request-form>

NOTE TO THE PUBLIC

Anyone interested may attend the meeting; however, no public comment will be received. The meeting will be recorded and will be posted online after the meeting.

Staff will be available at 4:00 p.m. on the Tuesday before the next Planning Commission meeting for those interested in going on a field trip to view the sites on the next agenda.



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Legislation Text

File #: ID 26-220, **Version:** 1

Subject:

Presentation on the Communications and Public Engagement Plan for the Zoning Ordinance Update Project

Presented By: Michael Parks, Director of Communications and Public Engagement

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June 16, 2026 Planning Commission Work Session

Title

Presentation on the Communications and Public Engagement Plan for the Zoning Ordinance Update Project – Michael Parks, Communications and Public Engagement

Summary

Staff will present an overview of the communications and public engagement plan for the Zoning Ordinance Update Project, including strategies for explaining complex topics in clear, accessible parts and for ensuring that a range of community stakeholders have meaningful opportunities to participate in the process.

Attachments

1. None



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Legislation Text

File #: ID 26-221, **Version:** 1

Subject:

Review and discuss portions of draft Zoning Ordinance text and draft Zoning Map

Presented By: Wesley Russ, City Attorney's Office and Thanh Dang, Community Development



June 16, 2026 Planning Commission Work Session

Title

Review and discuss portions of draft Zoning Ordinance text and draft Zoning Map – Wesley Russ, City Attorney’s Office and Thanh Dang, Community Development

Summary

Provided for the Planning Commission’s review are:

- Draft Article B. Zoning Districts and District Standard and a portion of draft Article C. Use Regulations (only residential districts included),
- A web link to the draft Zoning Map <https://experience.arcgis.com/experience/b9685a88af8d4869bab56db6f5174de6>, and
- Relevant bills passed by the Virginia General Assembly in 2026.

Staff requests that the Planning Commission review the attached materials in advance of the June 16, 2026, Planning Commission work session. Commissioners are encouraged to submit any questions or comments to Wesley.Russ@harrisonburgva.gov and Thanh.Dang@harrisonburgva.gov by the end of the day on Monday, June 15, 2026, to help staff prepare for and to facilitate the discussion. Questions or comments not submitted in advance may also be provided during the June 16 work session.

The draft Zoning Ordinance is organized into the following articles:

- Article A. General Provisions
- Article B. Zoning Districts and District Standards
- Article C. Use Regulations
- Article D. Site Development Standards
- Article E. Parking and Landscaping
- Article F. Signs
- Article G. Floodplain Overlay Regulations
- Article H. Development Review Procedures
- Article I. Board of Zoning Appeals
- Article J. Nonconformities
- Article K. Administration and Enforcement
- Article L. Definitions and Rules of Construction

At this time, draft Article B is being provided for the Commission's review. Drafts of Articles A and C through L will be presented to Planning Commission in the future.

Attachments

1. Draft Article B. Zoning Ordinance Districts and District Standards and a portion of draft Article C. Use Regulations (only residential districts included)
2. Draft Zoning Map - <https://experience.arcgis.com/experience/b9685a88af8d4869bab56db6f5174de6>
3. Relevant bills passed by the Virginia General Assembly in 2026

ARTICLE B. Zoning Districts and District Standards

SECTION 10-3-9. Official Zoning Map

- A. **Zoning Map.** The locations and boundaries of the various zoning districts under this Ordinance are hereby established as shown on the maps derived from digital source files maintained in the office of the Zoning Administrator entitled “Official Zoning Map of the City of Harrisonburg,” effective [EFFECTIVE DATE], as may be amended from time to time in accordance with this Ordinance.
- B. **Incorporation by Reference.** The “Official Zoning Map of the City of Harrisonburg,” as amended, known as the Official Zoning Map, is incorporated by reference and made a part of this Ordinance.
- C. **Zoning of Entire Jurisdiction.**
1. It is the intent of this Ordinance that the entire City of Harrisonburg, including all land, water areas, and waterways, be incorporated in the districts established by this Ordinance.
 2. Whenever any road, alley or other right-of-way is vacated by official action, the zoning district adjoining each side of the road, alley or right-of-way will automatically be extended to the center line of the vacation.
- D. **Zoning Map Interpretation.** Where uncertainty exists with respect to the boundaries of a zoning district as shown on the Official Zoning Map, the following rules apply:
1. Where a district boundary is indicated as approximately following the centerline of a street, alley, railroad, or highway, the centerline is the district boundary.
 2. Where a district boundary is indicated as approximately following the corporate limits line of the City of Harrisonburg, the corporate limit is the district boundary.
 3. Where a district boundary is indicated as approximately parallel to the right-of-way line of a street or highway, such line parallel to the right-of-way line is the district boundary, at a distance determined by use of the scale appearing on the Official Zoning Map.
 4. Where uncertainty continues to exist or where further interpretation is required, the Zoning Administrator will make a determination in accordance

with [PLACEHOLDER]. Any person aggrieved by the Zoning Administrator’s determination may appeal in accordance with [PLACEHOLDER].

- E. **Annexed Territory.** Any territory annexed by the City of Harrisonburg after the Effective Date of this Ordinance is automatically classified as Neighborhood Residential (R-NR) until otherwise changed.

SECTION 10-3-10. Districts Established

The City is divided into the following zoning districts:

Table		
District	Abbreviation	Reference
RESIDENTIAL DISTRICTS		
Neighborhood Residential	R-NR	Section 10-3-11
Flexible Residential	R-FR	Section 10-3-12
Traditional Neighborhood	R-TN	Section 10-3-13
Attached Community	R-AC	Section 10-3-14
Garden Community	R-GC	Section 10-3-15
COMMERCIAL DISTRICTS		
Neighborhood Commercial	C-NC	Section 10-3-16
Auto-Urban Commercial	C-AU	Section 10-3-17
MIXED USE DISTRICTS		
Mixed Use Neighborhood	MU-N	Section 10-3-18
Mixed Use Center	MU-C	Section 10-3-19
INDUSTRIAL DISTRICTS		
General Industrial	I-G	Section 10-3-20

SECTION 10-3-11. Neighborhood Residential (R-NR)

- A. **Intent.** The Neighborhood Residential (R-NR) District is intended
- B. **Dimensional Regulations.**

Table						
Use	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Minimum Setbacks		
				Front, Side Street	Side	Rear
Single-Family Detached	6,000	45	35	20	7*	20
Single-Family Attached	4,000	30	35	20	7*	20
Duplex	6,000	45	35	20	7*	20
All Other Uses	6,000	45	35	20	10	20

* For buildings up to 2 stories in height, the minimum side setback is 7 feet. For buildings of 3 or more stories, the minimum side setback is 10 feet for the entire building.

C. **Exception to Minimum Side Setbacks.** For any lot with a principal dwelling lawfully established prior to [EFFECTIVE DATE] with a side setback of less than the minimum side setback, the minimum side setback is 5 feet or the actual minimum distance between the dwelling and the side lot line, whichever is greater.

SECTION 10-3-12. Flexible Neighborhood (R-FN)

A. **Intent.** The Flexible Neighborhood (R-FN) District is intended

B. **Dimensional Regulations.**

Table						
Use	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Minimum Setbacks		
				Front, Side Street	Side	Rear
Single-Family Detached	5,000	40	35	10	7*	20
Single-Family Attached	3,750	30	35	10	7*	20
Duplex	5,625	45	35	10	7*	20
Townhouse, Exterior	3,375	27	35	10	7*	20
Townhouse, Interior	2,500	20	35	10	7*	20
Apartment	7,500	60	35	10	10	20
All Other Uses	7,500	60	35	10	10	20

* For buildings up to 2 stories in height, the minimum side setback is 7 feet. For buildings of 3 or more stories, the minimum side setback is 10 feet for the entire building.

C. **Exception to Minimum Side Setbacks.** For any lot with a principal dwelling lawfully established prior to [EFFECTIVE DATE] with a side setback of less than the minimum side setback, the minimum side setback is 5 feet or the actual minimum distance between the dwelling and the side lot line, whichever is greater.

D. **Streetscape and Parking Placement.** The following requirements apply to all apartments and all non-Residential Uses:

1. Parking lots are prohibited between any principal building and the public street.

2. No building may have its rear façade facing a public street.

SECTION 10-3-13. Traditional Neighborhood (R-TN)

A. **Intent.** The Traditional Neighborhood (R-TN) District is intended to accommodate diverse residential development in areas with a traditional neighborhood character, including single-family detached, single-family attached, and duplex dwellings, with limited townhouse and apartment dwellings. The district promotes walkable, human-scale development with narrower lots, reduced setbacks, and a mix of housing types.

B. Dimensional Regulations.

Table						
Use	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Minimum Setbacks		
				Front, Side Street	Side	Rear
Single-Family Detached	3,000	30	35	10	7*	20
Single-Family Attached	2,000	20	35	10	7*	20
Duplex	4,000	40	35	10	7*	20
Townhouse, Exterior	2,300	23	35	10	7*	20
Townhouse, Interior	1,600	16	35	10	7*	20
Apartment	5,000	50	35	10	10	20
All Other Uses	5,000	50	35	10	10	20

* For buildings up to 2 stories in height, the minimum side setback is 7 feet. For buildings of 3 or more stories, the minimum side setback is 10 feet for the entire building.

C. **Exception to Minimum Side Setbacks.** For any lot with a principal dwelling lawfully established prior to [EFFECTIVE DATE] with a side setback of less than the minimum side setback, the minimum side setback is 5 feet or the actual minimum distance between the dwelling and the side lot line, whichever is greater.

D. **Streetscape and Parking Placement.** The following requirements apply to all apartments and all non-Residential Uses:

1. Parking lots are prohibited between any principal building and the public street.
2. No building may have its rear façade facing a public street.

SECTION 10-3-14. Attached Community (R-AC)

A. **Intent.** The Attached Community (R-AC) District is intended to provide for higher-density attached residential development, including single-family attached dwellings and townhouses, through coordinated development sites that incorporate shared facilities, private travelways, and efficient land use, while maintaining compatibility with surrounding neighborhoods.

B. Dimensional Regulations.

Table						
Use	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Minimum Setbacks		
				Front, Side Street	Side	Rear
Single-Family Attached	2,000*	25	40	30/10**	10	25
Townhouse, Exterior	2,000*	18	40	30/10**	10	25
Townhouse, Interior	2,000*	25	40	30/10**	10	25
All Other Uses	7,500	60	40	30	10	25

* Minimum lot area does not apply when the use is part of a development site approved after [EFFECTIVE DATE].

** Where the use is part of a development site approved after [EFFECTIVE DATE], the front setback for each residential lot is reduced to 10 feet, provided that all buildings are set back at least 30 feet from the public street.

C. **Development Sites.** The minimum lot area does not apply to any residential lot within a development site approved after [EFFECTIVE DATE], provided the following are true:

1. **Density.** The development site may have up to 1 dwelling unit per 2,700 square feet.
2. **Townhouse Standards.** The development site complies with all requirements of Section 10-3-32.
3. **Governing Document.** Once approved, the site plan or zoning plan serves as the governing document for the development site. All density, dimensional requirements, and use regulations applicable to the development site and its

internal lots are bound by the approved plan, unless and until formally amended or superseded.

4. **Modification and Future Development.** No portion of an approved development site may be used to calculate or satisfy the density, setback, or lot area requirements for any new, separate development site. Any future development using unbuilt density capacity within the original boundaries, or any proposal to sever acreage for use in a separate development, requires amendment to the governing documents and recordation of a new subdivision plat.
5. **Plat Recordation.** The subdivision plat for any development site approved under this Subsection must clearly delineate the outer boundary of the development site used for density calculations and include a note stating: “The density and development rights of the land within this boundary are governed by an approved plan. No portion of this development site may be used to satisfy the zoning requirements of any other property or development site.”

SECTION 10-3-15. Garden Community (R-GC)

A. **Intent.** The Garden Community (R-GC) District is intended to accommodate garden-style apartment and multi-building residential developments.

B. Dimensional Regulations.

Table						
Use	Minimum Lot Area	Minimum Lot Width	Maximum Building Height	Minimum Setbacks		
				Front, Side Street	Side	Rear
Apartment, Triplex, or Quadplex	3,000 per dwelling unit	60	40	30	10	25
All Other Uses	7,500	60	40	30	10	25

C. Building Count.

1. **Residential Uses.** Multiple principal and accessory buildings are permitted on a single lot.
2. **Non-Residential Uses.** All principal non-residential uses must be located on a separate lot, with no more than one principal building per lot, except for uses in the Communications Use Category.

D. **Building Separation.** All principal and accessory buildings on a lot with residential uses must be separated by at least 20 feet.

E. **Streetscape and Parking Placement.**

1. Parking lots are prohibited between any principal building and the public street, unless another principal building completely separates the parking lot from the public street.
2. No building may have its rear façade facing a public street, unless another principal building completely separates the building from the public street.

SECTION 10-3-16. Neighborhood Commercial (C-NC)

A. **Intent.** The Neighborhood Commercial (C-NC) District is intended for small- and medium-scale commercial uses that serve nearby neighborhoods, without introducing undue auto-oriented or high-impact uses. Development should be compatible in scale and design with surrounding residential areas, emphasizing pedestrian access where feasible.

B. **Dimensional Regulations.**

Table	
Standard	Requirement
Minimum Lot Area	N/A
Minimum Lot Width	200 feet*
Maximum Building Height	35 feet
Minimum Front, Side Street Setback	20 feet
Minimum Side Setback	20 feet (0 feet if abutting a Commercial District)
Minimum Rear Setback	30 feet (0 feet if abutting a Commercial District)

*See Section 10-3-54 for exceptions to minimum lot width requirements based on access management conditions.

C. **Streetscape and Parking Placement.**

1. **General Standard.** No more than 1 drive aisle and 1 single-loaded row of parking spaces are permitted between a principal building and the public street.
2. **Apartments Standard.** Parking and drive aisles may occupy no more than 50 percent of the linear frontage between a principal building with apartment dwelling units and the public street.

SECTION 10-3-17. Auto-Urban Commercial (C-AU)

A. **Intent.** The Auto-Urban Commercial (C-AU) District accommodates large-format retail, regional commercial centers, and similar developments typically located along major corridors. The district supports the incremental evolution of these corridors through special exceptions for residential uses where compatible as part of a larger transition toward a more integrated, pedestrian-oriented design.

B. Dimensional Regulations.

Table	
Standard	Requirement
Minimum Lot Width	200 feet*
Maximum Building Height	75 feet
Minimum Front, Side Street Setback	20 feet
Minimum Side Setback	10 feet (30 feet if abutting a Residential District)
Minimum Rear Setback	10 feet (30 feet if abutting a Residential District)

*See Section 10-3-54 for exceptions to minimum lot width requirements based on access management conditions.

C. **Height-Based Step-Backs.** Where a lot abuts a Residential District, any portion of a building exceeding 35 feet in height must be set back an additional 1 foot for every 1 foot of height above 35 feet. This requirement may be met by stepping back the upper stories of the building.

SECTION 10-3-18. Mixed Use Neighborhood (MU-N)

A. **Intent.** The Mixed Use Neighborhood (MU-N) District encourages coordinated development and redevelopment that integrates a variety of housing types with commercial and community uses scaled appropriately for a neighborhood setting. Development should emphasize walkable design, interconnected streets, and compatibility with surrounding neighborhoods, creating cohesive, mixed-use environments that can evolve over time while maintaining human scale.

B. Dimensional Regulations.

C. Streetscape and Parking Placement.

SECTION 10-3-19. Mixed Use Center (MU-C)

A. **Intent.** The Mixed Use Center (MU-C) District provides for the City’s urban activity center of concentrated commercial, office, civic, and residential uses. Development should occur in a compact, walkable pattern with buildings oriented to the street, active ground-floor uses, and minimal front setbacks.

B. Dimensional Regulations.

Table	
Standard	Requirement
Minimum Lot Width	N/A
Maximum Building Height	75 feet*
Minimum Front Setback	0 feet
Minimum Side Setback	0 feet
Minimum Rear Setback	0 feet

*Maximum building height may be increased by Special Exception in accordance with Section 10-3-54.

C. Streetscape and Parking Placement. Parking lots are prohibited between the front façade of any principal building and the public street. If a lot has multiple street frontages, a parking lot is permitted between the principal building and any side or rear lot line abutting the public street, provided it is separated from the public street by a masonry wall at least 3 feet in height.

SECTION 10-3-20. General Industrial (I-G)

A. Intent. The General Industrial (I-G) District provides areas for manufacturing, processing, distribution, and related industrial activities that may not be appropriate in residential or mixed-use settings. The intent is to preserve land for employment uses, ensure adequate access and buffering, and minimize potential conflicts between industrial operations and adjacent uses.

B. Dimensional Regulations.

Table	
Standard	Requirement
Minimum Lot Width	200 feet*
Maximum Building Height	75 feet**
Minimum Front Setback	20 feet
Minimum Side Setback	10 feet (30 feet if abutting a Residential District)
Minimum Rear Setback	10 feet (30 feet if abutting a Residential District)

*See Section 10-3-54 for exceptions to minimum lot width requirements based on access management conditions.

**Maximum building height may be increased by Special Exception in accordance with Section 10-3-58.

C. Height-Based Step-Backs. Where a lot abuts a Residential District, any portion of a building exceeding 35 feet in height must be set back an additional 1 foot for

every 1 foot of height above 35 feet. This requirement may be met by stepping back the upper stories of the building.

ARTICLE C. Use Regulations

DIVISION 1. Principal Use Tables

SECTION 10-3-21. Use Tables, Generally

- A. **Organization of Use Tables.** Sections Section 10-3-20 and Section 10-3-21 organize the uses in each zoning district by Use Classification, Use Category, and Use.
1. **Use Classifications.** Uses are organized into broad, general Use Classifications: Residential, Civic and Institutional, Office and Business Services, Commercial, and Industrial.
 2. **Use Categories.** Use Classifications are further divided into Use Categories, which describe the sub-groups of the Use Classification. For example, the Residential Use Classification is divided into Household Living and Group Living.
 3. **Uses.** Use Categories are divided into specific Uses.
- B. **Use Approvals.** The Use Tables establish the following use approvals:
1. **Permitted.** A “P” indicates that the specific use is allowed by right in the respective district.
 2. **Special Exception.** An “S” indicates that the specific use is allowed by special exception in the respective district.
 3. **Varies.** “P/S” indicates that the specific use is allowed by-right under certain conditions and is allowed by special exception under other conditions.
 4. **Prohibited.** A blank cell indicates that the specific use is prohibited in the respective zoning district.
- C. **Use-Specific Standards.** Some uses are subject to use-specific standards. Where a use has use-specific standards, the Use Table includes a cross-reference to the applicable use-specific standards.

SECTION 10-3-22. Residential Districts – Use Table

The use table in this Section lists all uses allowed within Residential districts.

Table						
Use	R-NR	R-FN	R-TN	R-AC	R-GC	Standards
RESIDENTIAL USE GROUP						
<i>HOUSEHOLD LIVING</i>						
Single-Family Detached	P	P	P			
Single-Family Attached	S	P	P	P		
Duplex	S	P	P			
Triplex/Quadplex		S	S		P	
Townhouse		S	S	P		Section 10-3-32
Apartment		S	S		P/S	Section 10-3-31
<i>GROUP LIVING</i>						
Boarding or Rooming House	S	S	S			
Recovery Residence (More than 8)	S	S	S	S	S	
<i>RESIDENTIAL ACCESSORY USES</i>						
Homestay	P	P	P	P	P	Section 10-3-33
Home Day Care, Small	P	P	P	P	P	
Home Day Care, Large	S	S	S	S	S	
Home Occupation	P	P	P	P	P	Section 10-3-27
Short-Term Rental	S	S	S	S	S	
CIVIC AND INSTITUTIONAL USE GROUP						
<i>Community and Cultural Facilities</i>						
Adult Day Support Center	S	S	S		P	
Child Day Care Center	S	S	S		P	
Community Center	S	S	S		P	
Community Garden						
Private Club	S	S	S		S	
Religious Assembly	P	P	P		P	
<i>MEMORIAL USES</i>						
Cemetery	S	S	P			
<i>COMMUNITY SERVICE USES</i>						
Public Use	P	P	P	P	P	
Volunteer Rescue Squad	S	S	S		S	
<i>EDUCATIONAL USES</i>						
Public School	P	P	P	P	P	
Private School	S	S	S	S	S	
COMMERCIAL USE GROUP						
<i>OFFICE AND SERVICE USES</i>						
Financial Institution		S	S		S	
Personal Service		S	S		S	
Professional Office		S	S		S	

INFRASTRUCTURE AND UTILITIES USE GROUP						
<i>COMMUNICATIONS USES</i>						
Small Cell Facility	P	P	P	P	P	
Concealed Wireless Facility	S	S	S	S	S	
Microcell, DAS, and Macrocell	S	S	S	S	S	
Telecommunications Tower	S	S	S	S	S	
Emergency Communications Tower	P	P	P	P	P	

VIRGINIA ACTS OF ASSEMBLY - 2026 SESSION

CHAPTER 19

An Act to amend and reenact §§ 15.2-2247 and 15.2-2290 of the Code of Virginia, relating to zoning; manufactured housing.

[H 655]

Approved March 31, 2026

Be it enacted by the General Assembly of Virginia:

- 1. That §§ 15.2-2247 and 15.2-2290 of the Code of Virginia are amended and reenacted as follows:
§ 15.2-2247. Applicability of subdivision ordinance to manufactured home parks.**

Any locality may designate, by ordinance, the areas within its jurisdiction in which ~~manufactured homes may be located or~~ manufactured home parks may be established, notwithstanding the absence of a zoning ordinance in such locality. Such ordinance may also apply to any of the provisions of §§ 15.2-2241 through 15.2-2245 in the regulation and governing of the location, establishment, and operation of ~~manufactured homes or~~ manufactured home parks. The ordinance may apply to any park or portion thereof licensed as a campground pursuant to Title 35.1 ~~of this Code~~. In the event of irreconcilable conflict between the ordinance and state law, the state law shall supersede the ordinance.

§ 15.2-2290. Uniform regulations for manufactured housing.

A. *Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that in all agricultural zoning districts, or districts having similar classifications regardless of name or designation, where agricultural, horticultural, or forest uses such as those described in § 58.1-3230 are the dominant use and where site-built housing is allowed, the placement of manufactured homes shall be permitted.*

B. *Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that, in all ~~agricultural zoning districts or districts having similar classifications regardless of name or designation where agricultural, horticultural, or forest uses such as but not limited to those described in § 58.1-3230 are the dominant use, other than zoning districts listed in subsection A, where site-built housing is allowed,~~ the placement of manufactured ~~houses~~ homes shall be permitted for manufactured homes that are ~~on a permanent foundation~~ (i) converted to real property in accordance with § 46.2-653.1, (ii) constructed so that the certificate of occupancy is issued within five years following the date of manufacture listed on the home's data plate, and (iii) placed on individual lots shall be permitted, subject to development standards that are equivalent to those applicable to site-built single family dwellings within the same or equivalent zoning district. Localities shall not adopt or enforce any zoning, land-use, or development regulation that treats manufactured homes differently or more restrictively than a single-family site-built dwelling allowed in the same zoning district. Nothing in this subsection shall be construed as limiting the authority of localities to adopt ordinances pursuant to §§ 10.1-2206.1 and 15.2-2306 designed to protect existing or future areas of historical or archaeological significance, historical sites, historical landmarks, and historical buildings and structures, or to establish local historical districts.*

~~B.~~ C. *Localities adopting and enforcing zoning regulations under the provisions of this article may, to provide for the general purposes of zoning ordinances, adopt uniform standards, so long as they apply to all residential structures erected within the ~~agricultural zoning district or other districts identified in subsection A of this section incorporating such standards.~~ The standards shall not have the effect of excluding manufactured housing built in compliance with the Virginia Manufactured Housing Construction and Safety Standards Law (§ 36-85.2 et seq.).*

~~C.~~ D. *Local zoning ordinances adopting provisions consistent with this section shall not relieve lots or parcels from the obligations relating to manufactured housing units imposed by the terms of a restrictive covenant.*

VIRGINIA ACTS OF ASSEMBLY - 2026 SESSION

CHAPTER 751

An Act to amend the Code of Virginia by adding a section numbered 15.2-2286.2, relating to small lot residential zoning district.

[H 1212]

Approved April 13, 2026

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding a section numbered 15.2-2286.2 as follows:

§ 15.2-2286.2. Small lot residential zoning district required.

A. Any locality with a population of 50,000 or more shall adopt, maintain, and apply to land within its boundaries at least one zoning district classification that permits a single-family dwelling on a lot with a minimum lot area not exceeding 3,000 square feet.

B. Such zoning district classifications shall not impose minimum lot widths exceeding 30 feet or setback, lot coverage, or density requirements that would preclude construction of eligible dwellings on conforming lots.

C. A locality shall satisfy the requirements of this section through either (i) the maintenance of one or more existing zoning district classifications already applying to land within the locality's boundaries and meeting the requirements of this section or (ii) the amendment of the requirements of one or more existing zoning district classifications already applying to land within the locality's boundaries to meet the requirements of this section.

D. This section shall not apply to areas within a historic district established pursuant to § 15.2-2306.

VIRGINIA ACTS OF ASSEMBLY - 2026 SESSION

CHAPTER 895

An Act to amend the Code of Virginia by adding a section numbered 15.2-2292.3, relating to zoning; development and use of accessory dwelling units.

[S 531]

Approved April 13, 2026

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding a section numbered 15.2-2292.3 as follows:

§ 15.2-2292.3. Development and use of accessory dwelling units.

A. As used in this section, "accessory dwelling unit" or "ADU" means an attached or detached dwelling unit on a residential dwelling lot that:

1. Provides complete independent living facilities for one or more individuals;
2. Is located on the same lot as a proposed or existing primary residence; and
3. Includes facilities for living, sleeping, eating, cooking, and sanitation.

B. Zoning ordinances for single-family residential zoning districts shall be deemed to include accessory dwelling units as a permitted accessory use, and no locality shall require compliance with any other requirements except as provided in this section.

C. Any person proposing an ADU shall first obtain an ADU permit from the locality, for which the locality may charge a fee of no more than \$500. Such fee shall be in addition to any other applicable fees, including inspection, site, or building permit fees, that may be required in connection with the ADU. A locality shall issue the permit if the applicant demonstrates that the ADU complies with the requirements of this section and the local codes and ordinances referenced herein.

D. Localities may require the following:

1. A lease term for the rental of an ADU of 30 consecutive days or longer;
2. Replacement of a primary dwelling's required parking if the construction of the ADU eliminates such parking;
3. Dedicated parking for the ADU;
4. Limits on floor area, lot coverage, and impervious area of an ADU of no less than (i) 350 square feet on lots less than 2,500 square feet and (ii) 500 square feet on lots 2,500 square feet or greater;
5. Compliance with (i) building codes, including the requirements of the Uniform Statewide Building Code (§ 36-97 et seq.), for an accessory dwelling unit if the ADU is attached or for a dwelling unit if the ADU is detached; (ii) water, sewer, septic, emergency access, flood zone, and stormwater requirements; (iii) historic and architectural districts and corridor protection restrictions; and (iv) Air Installations Compatible Use Zone restrictions;

6. Owner occupancy of the ADU or the primary dwelling, but not both, only at the time an application is submitted to construct or convert an accessory dwelling unit;

7. That the ADU shall be no more than 500 feet from the primary dwelling;

8. No ADUs on a residential lot that has more than one dwelling unit; and

9. No ADUs sold separately or subdivided from the primary dwelling.

E. Localities shall not require the following:

1. Rear or side setbacks for the ADU that are greater than the setback required for the primary dwelling or the setback required for accessory structures on the residential lot, whichever is less;

2. Restrictions for ADUs that are more restrictive than those for single-family dwellings within the same zoning area with regard to height, rear or side setbacks, lot size or coverage, or building frontage;

3. A restrictive covenant concerning an ADU on a lot or parcel zoned for residential use by a single-family dwelling;

4. Improvements to public streets as a condition of allowing an ADU, except as necessary to reconstruct or repair a public street that is disturbed as a result of the construction of the ADU; or

5. Consanguinity or affinity between the occupants of an ADU and the primary dwelling.

F. Nothing in this section shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real property, including recorded declarations and covenants, the provisions of condominium instruments of a condominium created pursuant to the Virginia Condominium Act (§ 55.1-1900 et seq.), the declaration of a common interest community as defined in § 54.1-2345, the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ 55.1-2100 et seq.), or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (§ 55.1-1800 et seq.).

G. Nothing in this section shall apply to any existing permits for an ADU approved by the locality prior to July 1, 2027.

H. Nothing in this section shall be construed to restrict a locality's passage prior to July 1, 2027, of an ADU ordinance, or a subsequent amendment thereof, that substantially complies with the requirements of this section.

I. Nothing in this section shall apply to a locality that adopted an ADU ordinance prior to January 1, 2026.

2. That the provisions of this act shall become effective on July 1, 2027.