

Zoning Ordinance Amendment

Meat and Poultry Processing and Storage Facilities



- Honest Meats LLC (Applicant) currently operates a facility at 256 Charles Street that contains a nonconforming slaughterhouse operation.
- Slaughterhouse operations have been a prohibited use in Harrisonburg since the first ZO was adopted in 1939. The Honest Meats facility on Charles Street was annexed from Rockingham County.
- The applicant expressed interest in finding a way to permit the slaughterhouse use to remove their nonconforming status.

Meat Processing and Storage Facility

- Proposed New Term and Definition:

Meat processing and storage facility: A building used for the slaughter and processing of game or domestic animals. May include temporary storage of animals outside the principal building and onsite storage facilities for distribution of processed meats. Does not include processing and storage of poultry and other fowl.

- Meat processing and storage facility would only be permitted by SUP in the M-1, General Industrial District under a new subsection (18).

Considerations for meat processing SUPs

- Staff believes PC and CC should consider meat processing and storage facility operations on a case-by-case. This will allow the specific location and potential for undesirable impacts to be evaluated and considered.
- SUP conditions may address, but are not limited to:
 - Location relative to adjacent and nearby uses, zoning districts, and (future) Land Use Guide designations,
 - Facility size (i.e. footprint, building scale),
 - Temporary outdoor storage of animals,
 - Hours of operation, and
 - Noise.
- These standards are not proposed to be included within the ZO.

Poultry Processing and Storage Facilities

- Harrisonburg's first ZO in 1939 separated poultry processing from other types of meat processing and slaughterhouses.
- While slaughterhouses were expressly prohibited as a use, poultry processing and storage was allowed.
- The ZO has changed significantly, and poultry processing is not explicitly mentioned. It has been a long-standing interpretation of the ZO that poultry processing is allowed by right under Section 10-3-96(1).

Poultry Processing and Storage Facilities Continued

To clarify that poultry processing is not a subcategory of meat processing, the proposal includes another new term and definition.

Poultry processing and storage facility: A building used for the slaughter and processing of poultry or fowl. May include temporary storage of poultry outside the principal building and onsite storage facilities for distribution of processed poultry.

- Proposed to be permitted by right in the M-1, General Industrial District under a new subsection (22).

Recommendation

Staff and Planning Commission (6-0) recommends approval of the Zoning Ordinance amendment.

