

# Zoning Ordinance Amendment

To amend Sections 10-3-47, 10-3-48.6,  
and 10-3-54 Other regulations in the R-3,  
Multiple Dwelling Residential District; R-3,  
Medium Density Residential District; and R-4,  
Planned Unit Residential District

ORDINANCE AMENDING AND RE-ENACTING SECTION  
10-3-47  
OF THE  
CODE OF ORDINANCES  
CITY OF HARRISONBURG, VIRGINIA

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

**That Section 10-3-47 Other regulations is amended as shown:**

(c) More than one (1) principal building may be constructed upon an unsubdivided parcel of land as density allows. The open space between each building as measured at the closest point between building walls shall not be less than twenty (20) ~~thirty (30)~~ feet. The minimum separation between buildings may be superseded by building regulations. The front façade of each principal building shall face a dedicated public street or the limits of a private parking unit (as defined) and no building shall have the rear façade facing a dedicated public street, unless the parcel has multiple public street frontages where rear façades may front one (1) public street.

The remainder of Section 10-3-47 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the \_\_\_\_ day of \_\_\_\_\_, 2020. Adopted and approved this \_\_\_\_ day of \_\_\_\_\_, 2020.

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**MAYOR**

ATTESTE:

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CITY CLERK

ORDINANCE AMENDING AND RE-ENACTING SECTION  
10-3-48.6  
OF THE  
CODE OF ORDINANCES  
CITY OF HARRISONBURG, VIRGINIA

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

**That Section 10-3-48.6 Other regulations is amended as shown:**

(c) More than one (1) principal building may be constructed upon an unsubdivided parcel of land as density allows. The open space between each building as measured at the closest point between building walls shall not be less than twenty (20) ~~thirty (30)~~ feet. The minimum separation between buildings may be superseded by building regulations. The front façade of each principal building shall face a dedicated public street or the limits of a private parking unit (as defined) and no building shall have the rear façade facing a dedicated public street, unless the parcel has multiple public street frontages where rear façades may front one (1) public street.

The remainder of Section 10-3-48.6 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the \_\_\_\_ day of \_\_\_\_\_, 2020. Adopted and approved this \_\_\_\_ day of \_\_\_\_\_, 2020.

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**MAYOR**

ATTESTE:

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CITY CLERK

ORDINANCE AMENDING AND RE-ENACTING SECTION  
10-3-54  
OF THE  
CODE OF ORDINANCES  
CITY OF HARRISONBURG, VIRGINIA

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

**That Section 10-3-54 Other regulations is amended as shown:**

(c) More than one (1) principal building may be constructed upon an unsubdivided parcel of land as density allows. The open space between each building as measured at the closest point between building walls shall not be less than twenty (20) ~~thirty (30)~~ feet. The minimum separation between buildings may be superseded by building regulations. The front façade of each principal building shall face a dedicated public street or the limits of a private parking unit (as defined) and no building shall have the rear façade facing a dedicated public street, unless the parcel has multiple public street frontages where rear façades may front one (1) public street.

The remainder of Section 10-3-53 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the \_\_\_\_\_ day of \_\_\_\_\_, 2020. Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
**MAYOR**

ATTESTE:

\_\_\_\_\_  
CITY CLERK