



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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REZONING

On **March 10, 2026**, the Harrisonburg City Council approved a rezoning request from M-1, General Industrial District, to **R-3C, Medium Density Residential District Conditional**, for a +/- 3.0-acre portion of a 13.14-acre property located at:

2580 South Main Street
Harrisonburg, VA 22801
City Tax Map Parcel(s): 2-B-5

In connection with the rezoning approval for the property the following is proffered:

1. There shall be no more than three dwelling units.
2. The following uses shall be prohibited:
 - a. College and university buildings and functions, which are either owned or leased by such institutions, and which may include fraternities and sororities.
 - b. Cemeteries.
3. All traffic generating uses shall be limited to a combined total of 100 vehicle trips in either the AM or PM peak hour as calculated using the latest edition of the Institute of Transportation Engineer's Trip Generation Manual unless the property owner first, at their cost: (1) completes a Traffic Impact Analysis approved by the City Department of Public Works and (2) implements all identified mitigation measures or improvements. The City Department of Public Works may, in its sole discretion, waive, in whole or in part, completion of a Traffic Impact Analysis or any identified mitigation measures or improvements.


Thanh Dang, AICP

3/23/26

Date

Deputy Director of Community Development