



City of Harrisonburg, Virginia

Department of Planning & Community Development

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Building Inspections

Engineering

Planning & Zoning

To: Eric Campbell, City Manager
From: Adam Fletcher, Director - Department of Planning and Community Development and Mike Collins, Director – Department of Public Utilities
Date: June 11, 2019 (Regular Meeting)
Re: Proposed Amendments to City Code Title 7 – Water and Sewer related to fire suppression systems.

Summary:

The Harrisonburg Department of Planning and Community Development and Department of Public Utilities recommends amending Section 7-4-22 (e) (10) and (11) of the City Code only if the R-8 Small Lot Residential Zoning District regulations are adopted by City Council as part of the Zoning Ordinance amendment as proposed by Richard Blackwell.

Background:

If approved as currently drafted, the proposed R-8 Small Lot Residential District will allow a special use permit option to allow setbacks to be up to zero feet under the parameters outlined below:

- Reduced required side yard setbacks to zero (0) feet where such buildings are single-family detached or duplex dwellings when National Fire Protection Association (NFPA) 13, 13R, or 13D fire sprinkler systems are installed in such buildings or exterior wall(s) adjacent to reduced side yard setback is constructed without openings and has a minimum 1-hour fire resistance rating in accordance with testing standards described in the Virginia Residential Code.

If properties zoned R-8 receive approval of a special use permit for the reduced side yard setbacks to zero feet for single-family detached or duplex dwellings, and if the applicant chooses to install fire sprinkler systems in single-family detached, duplex, or townhouse dwellings, then two water meters would be required; one water meter for domestic water service and a second water meter for the fire sprinkler system.

Key Issues:

The proposed amendments to Section 7-4-22 (e) (10) and (11) addresses the cost to the applicant to install water meters solely for the purpose of fire sprinkler systems (also referred to as fire suppression systems).

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve the Ordinance amendments; or
- (b) Deny the Ordinance amendments.

Community Engagement:

N/A

Recommendation:

Staff recommends alternative (a) to approve the ordinance amendments.

Attachments:

Proposed Amendments to Harrisonburg City Code Title 7 – Water and Sewer related to Fire Suppression Systems (3 pages)

Review:

N/A