



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda Planning Commission

Tuesday, July 21, 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. New Business

3.a. Brief Reflections on Prior Work Session (10-15 minutes)

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

Attachments:

[PC Memorandum Zoning Ordinance Draft](#)

[Draft Article C. Use Regulations \(excludes wireless telecommunications facilities\)](#)

[Draft Sections 10-3-53 through 56 from Article D. Site Development Standards](#)

[Draft Section 10-3-11. Definitions](#)

[Zoning District Breakdowns](#)

3.c. Next Steps

4. Adjournment

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 26-262, **Version:** 1

Subject:
Brief Reflections on Prior Work Session (10-15 minutes)
Presented By:



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Legislation Text

File #: ID 26-263, **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



July 21, 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 C. Use Regulations (excludes section on wireless telecommunications facilities)
- Draft Sections 10-3-53 through 56 from Article D. Site Development Standards
- Draft Section 10-3-11. Definitions
- Web link to the draft Zoning Map
<https://experience.arcgis.com/experience/b9685a88af8d4869bab56db6f5174de6>
- Zoning Districts Breakdown
 - o What each proposed district is made of
 - o Where each current district went

Staff requests that the Planning Commission review the attached materials in advance of the July 21, 2026 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, July 20, 2026 to help staff prepare for and to facilitate the discussion. Questions or comments not submitted in advance may also be provided during the July 21 work session.

References

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

The draft Zoning Ordinance includes the following zoning districts:

RESIDENTIAL DISTRICTS	
Neighborhood Residential	R-NR
Flexible Neighborhood	R-FN
Traditional Residential	R-TN
Attached Community	R-AC
Garden Community	R-GC
COMMERCIAL DISTRICTS	
Neighborhood Commercial	C-NC
Auto-Urban Commercial	C-AU
MIXED USE DISTRICTS	
Mixed Use - Urban Village <i>(previously named Mixed Ues Neighborhood)</i>	MU-UV
Mixed Use – Downtown <i>(previously named Mixed Use Center)</i>	MU-D
INDUSTRIAL DISTRICTS	
General Industrial	I-G

Attachments

1. See list above

ARTICLE C. Use Regulations

DIVISION 1. Principal Use Tables

SECTION 10-3-21. Principal Uses, Buildings, and Structures, Generally

- A. **Relationship to Lot.** Multiple principal uses and multiple principal buildings or structures are permitted on a single lot, except as otherwise provided in this Ordinance.
- B. **Single-Family Detached, Single-Family Attached, Duplex, and Townhouse.** A lot containing a single-family detached, single-family attached, duplex, or townhouse use is limited to one principal use and one principal building.

SECTION 10-3-22. Use Tables, Generally

- A. **Organization of Use Tables.** Sections Section 10-3-21 and Section 10-3-23 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 10-3-23. 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			Section 10-3-31
Single-Family Attached	S	P	P	P		Section 10-3-31
Duplex	S	P	P			Section 10-3-31
Townhouse		S	S	P		Section 10-3-31, Section 10-3-33
Apartment		S	S		P/S	Section 10-3-31, Section 10-3-32
<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 10-3-34
Home-Based Child Care, Small	P	P	P	P	P	
Home-Based Child Care, Large	S	S	S	S	S	
Home Based-Business	P	P	P	P	P	Section 10-3-29
Short-Term Rental	S	S	S	S	S	Section 10-3-34
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	
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	

SECTION 10-3-24. Non-Residential Districts – Use Table

The use table in this Section lists all uses allowed within Commercial, Industrial, and Mixed-Use districts.

Table						
Use	MU-UV	MU-D	C-AU	C-NC	I-G	Standards
RESIDENTIAL USE GROUP						
<i>HOUSEHOLD LIVING</i>						
Single-Family Detached	S					Section 10-3-31
Single-Family Attached	S					Section 10-3-31
Duplex	S					Section 10-3-31
Townhouse	P	P		S		Section 10-3-31, Section 10-3-33
Apartment	P	P	S	S		Section 10-3-31, Section 10-3-32
<i>GROUP LIVING</i>						
Recovery Residence (More than 8)	S	S	S			
<i>RESIDENTIAL ACCESSORY USES</i>						

Homestay	P	P	P	P		
Home-Based Child Care, Small	P	P	P	P		
Home-Based Child Care, Large	S	S	S	S		
Home-Based Business	P	P	P	P		Section 10-3-29
Short-Term Rental	S	S	S	S		Section 10-3-34
CIVIC AND INSTITUTIONAL USE GROUP						
<i>COMMUNITY AND CULTURAL FACILITY USES</i>						
Adult Day Support Center	P	P	P	P		
Child Day Care Center	P	P	P	P		
Community Center	P	P	P	P	S	
Private Club	S	P		S		
Religious Assembly	P	P	P	P		
<i>MEMORIAL USES</i>						
Funeral Home	S	S	P	S		
Cemetery			S	S	S	
Crematory			S		S	
<i>INSTITUTIONAL CARE AND SUPPORT SERVICE USES</i>						
Assisted Living Facility	S	S	S	S		
Congregate Housing	S	P			S	
Hospital			S		S	
Inpatient Substance Use Disorder Treatment Facility		S	S		S	
Nursing Home	S		P	P		
<i>COMMUNITY SERVICE USES</i>						
Public Use	P	P	P	P	P	
Volunteer Rescue Squad			S		S	
<i>EDUCATIONAL USES</i>						
Public School	P	P	P	P	P	
College or University	P	P	P	P		
Private School	S	S	S	S		
Training Facility or Vocational School			P		P	Section 10-3-35
COMMERCIAL USE GROUP						
<i>OFFICE AND SERVICE USES</i>						
Financial Institution	P	P	P	P		
Financial Institution, Drive-Thru	S		P	S		
Household Repair Service	P	P	P	P		
Medical Office	P	P	P	P		
Personal Service	P	P	P	P		
Professional Office	P	P	P	P	S	

Radio or Television Station or Studio		P	P	P		
RETAIL USES						
Grocery Store	P	P	P	P		
Pharmacy	P	P	P	P		
Pharmacy, Drive-Thru	S		P	P		
Other Drive-Thru	S		P	S		
Tobacco, Smoke, or Vape Shop	S	S	S	S		
Adult Business			S			Section 10-3-36
Retail, General	P	P	P	P	P	Section 10-3-39
ENTERTAINMENT AND RECREATION USES						
Commercial Recreation, Indoor	S	P	P	S		
Commercial Recreation, Outdoor	S	S	P	S	S	
Golf Course	S	S	S	S	S	
Health and Exercise Facility	P	P	P	P	S	
Museum or Gallery	P	P	P	P		
ANIMAL SERVICE USES						
Animal Kenneling and Training			S		P	
Animal Shelter			S		P	
Pet Adoption	P	P	P	P		Section 10-3-38
Pet Grooming	P		P	P	P	
Veterinary Hospital	S		P	P	P	
FOOD SERVICE AND HOSPITALITY USES						
Brewery, Distillery, or Winery	P	P	P	P	P	Section 10-3-37
Catering and Delivery-Only Kitchen	P	P	P	P		
Hotel or Motel	S	P	P			
Restaurant	P	P	P	P	S	
Restaurant, Drive-Thru	S		P	S	S	
VEHICLE SERVICE USES						
Car Wash			P			
Vehicle Fuel Station			P	S	P	
Vehicle Repair and Maintenance			P		P	Section 10-3-41
Vehicle Service Station			P	S		Section 10-3-43
Vehicle Sales and Rental			P		P	Section 10-3-42
INDUSTRIAL USE GROUP						

<i>LIGHT INDUSTRIAL AND LOGISTICS USES</i>						
Airport or Heliport					S	
Building and Materials Supplier			S		P	
Contractor's Storage Yard or Service Shop					P	
Data Center					S	
Micromanufacturing	P	P	P	P	P	Section 10-3-44
Plant Nursery or Greenhouse					P	
Retail Showroom			P		S	
Self-Service Storage			S		P	
Solar Facility					S	
Warehousing and Freight Movement					P	
Wholesale					P	
<i>GENERAL AND HEAVY INDUSTRIAL USES</i>						
Feed Mill					P	
Heavy Equipment Yard					P	
Manufacturing		S	S		P	
Salvage or Scrap Yard					S	Section 10-3-45
Meat Processing, General					S	
Meat Processing, Poultry					P	
Storage or Impound Lot					P	Section 10-3-46
Waste-Related Service					S	
INFRASTRUCTURE AND UTILITIES USE GROUP						
<i>COMMUNICATIONS USES</i>						
Small Cell Facility	P	P	P	P	P	
Concealed Wireless Facility	P	P	P	P	P	
Microcell, DAS, and Macrocell	P	P	P	P	P	
Telecommunications Tower	S	S	S	S	P	
Emergency Communications Tower	P	P	P	P	P	

SECTION 10-3-25. New and Unlisted Uses

- A. **Classification Required.** No principal use that is not listed in the use tables may be established, and no approval for such a principal use may be issued, unless the Zoning Administrator has classified the use by written zoning determination in accordance with this Section.
- B. **Classification Standards.** The Zoning Administrator may classify a proposed use as the listed use that it most closely resembles in nature, function, and external

impact. A use classified under this Section is subject to the same requirements of this Ordinance applicable to the listed use to which it is classified.

- C. **No Equivalent Listed Use.** If the Zoning Administrator determines that the proposed use does not closely resemble any listed use, the use is not allowed and the Zoning Administrator may issue a written determination to that effect.

DIVISION 2. Accessory Uses

SECTION 10-3-26. Accessory Uses, Buildings, and Structures, Generally

- A. **Generally Permitted.** Unless qualified by another provision of this Ordinance, accessory uses, buildings, and structures are permitted in any zoning district, subject to the standards in this Section.
- B. **Relationship to Principal Use.**
1. Accessory uses, buildings, and structures are allowed only in connection with, incidental to, and on the same lot with a principal use, building, or structure which is permitted, or which lawfully exists as a nonconforming use, within the district where the accessory use, building, or structure is located.
 2. No accessory structure may be occupied or used unless the principal use or structure to which it is accessory is occupied or used.
- C. **Location.** No accessory building or structure may encroach into a recorded easement.
- D. **Lots Under Common Ownership.** When two or more contiguous lots are under common ownership, the lots are treated as a single lot for the purposes of this Division, for so long as the lots continue to remain under common ownership. Whenever common ownership ceases, any accessory structure or use on a lot without a principal structure or use must be removed or brought into full compliance with this Ordinance.
- E. **Residential District Requirements.**
1. On lots in residential districts:
 - a. Accessory buildings must be located in the rear yard; and
 - b. Accessory buildings and structures must be at least 5 feet from all lot lines.

2. On lots in residential districts with a single-family detached dwelling, single-family attached dwelling, or duplex in a residential district, no more than 30 percent of the required rear yard may contain accessory buildings or structures.

- F. Non-Residential District Requirements.** On lots in non-residential districts, accessory buildings must adhere to the same setbacks as principal buildings, unless more specific requirements are provided elsewhere in this Ordinance.
- G. Non-Conforming Residential Uses in Non-Residential Districts.** A lawfully established nonconforming single-family detached, single-family attached, or duplex dwelling in a non-residential district may have any accessory use, building, or structure that would be allowed for the same residential use in the R-NR District. These accessory uses, buildings, and structures must meet the standards in Subsection E.

SECTION 10-3-27. Beekeeping

- A. Applicability.** Construction and maintenance of beehives for the purpose of keeping honeybees is allowed as an accessory use in connection with a single-family detached dwelling or a nonconforming agricultural use, subject to the following regulations:
- B. Generally.** The maximum number of beehives permitted on a lot is as follows:

Lot Size (sq. ft.)	Beehives Permitted
10,000 or less	2
Greater than 10,000 up to 30,000	4
Greater than 30,000 up to 50,000	6
Greater than 50,000 up to 90,000	8
Greater than 90,000	No restriction

- C. Queen Mating.** An additional 2 beehives are permitted for not more than 60 consecutive days for the purpose of queen mating and swarm control.
- D. Location and Maintenance.**
1. Beehives must be at least 10 feet from all lot lines, except that when associated with a nonconforming agricultural use, beehives must be at least 30 feet from all lot lines.
 2. Beehives must be located in the rear yard, unless associated with a nonconforming agricultural use.
 3. Whenever a beehive is 25 feet or closer to a lot line, a flyway barrier is required.

- a. The flyway barrier must be constructed of solid fencing, dense evergreen vegetation, or a combination.
 - b. The flyway barrier must be at least 6 feet in height, measured from grade.
 - c. The flyway barrier must be located no more than 5 feet from the beehive and on the beehive entrance side.
 - d. The flyway barrier must extend at least 3 feet beyond either side of the beehive entrance.
4. A water source, such as a birdbath, trickling fountain, or gravity fed pet feeder, must be provided on the lot and within 20 feet of any beehive. The water source must provide an accessible and usable supply of water for the bees and be maintained so as not to harbor mosquitoes.
- E. **Permit Required.** Beekeeping is allowed only upon issuance of a zoning permit. An applicant must submit a complete application that includes:
1. A zoning plan showing the proposed location of beehives, the water source, any required flyway barrier, and the lot lines. The zoning plan must show dimensions and setbacks sufficient to demonstrate compliance with this Subsection.
 2. A description or drawings of any required flyway barrier and water source.
 3. A \$25 application fee.
- F. **Permit Duration.** Zoning permits for beekeeping are valid for one year upon issuance and may be renewed by submitting a renewal application and \$25 renewal fee prior to expiration.

SECTION 10-3-28. Business Garden

Business gardens must comply with all of the following:

- A. **Area Limitation.** The area used for a business garden, including accessory cultivation structures and exterior storage, compost, or disposal areas, may not exceed 50 percent of the lot. This area must be at least 5 feet from all property lines.
- B. **Compost.** Compost may be produced to support a business garden's cultivation. No compost produced on the lot may be sold, distributed, or otherwise offered as a product of the business garden.
- C. **Off-Site Sales.** No commercial transactions or client interactions may take place on-site.

- D. **Permit Required.** A business garden is allowed only upon issuance of a zoning permit. The permit application must include a zoning plan designating the areas of the lot to be used for the business garden.

SECTION 10-3-29. Home-Based Business

- A. **Applicability.** This Section applies to all home-based businesses that are not subject to more specific use-specific standards elsewhere in this ordinance. Where another Section of this Ordinance specifically regulates a home-based business use, that Section controls.
- B. **Generally.** A home-based business must comply with all of the following:
1. Any fabrication, assembly, or processing associated with the home-based business must occur entirely within the principal building or an accessory building on the lot.
 2. All commercial transactions and client interactions must occur within the principal building or an accessory building on the lot.
 3. The home-based business must be clearly incidental to the residential use of the dwelling.
 4. No person other than a resident of the dwelling may work on the lot in connection with the home-based business.
 5. No equipment may be used that creates noise, vibration, glare, odors, or other impacts perceptible beyond the lot.
 6. No finished goods, materials, or equipment associated with the home-based business may be stored or displayed outside the principal building or an accessory building on the lot.
 7. No commercial transactions or client interactions may occur on the lot in connection with the home-based business, except that a home-based business involving professional counseling services or music lessons may have up to 10 clients per week.

SECTION 10-3-30. Portable Restrooms

- A. **Applicability.** This Section applies to all portable restrooms except those located on active construction sites and those associated with emergencies and temporary events.

- B. **Residential Districts.** Portable restrooms may not be located in any residential district.
- C. **Non-Residential Districts.** Portable restrooms in non-residential districts must:
 - 1. Meet all setbacks for principal buildings;
 - 2. Be set back at least 30 feet from any public street; and
 - 3. Be set back at least 30 feet from any residential district.

DIVISION 3. Residential Uses

SECTION 10-3-31. Dwelling Occupancy

The maximum occupancy of any single dwelling is limited as follows, unless modified by another section of this Ordinance:

- A. **R-AC, R-GC, MU-D, and C-AU Districts.** In the R-AC, R-GC, MU-D, and C-AU Districts, occupancy is limited to 1 family, or up to 4 unrelated individuals.
- B. **All Other Districts.** In all other districts, occupancy is limited to 1 family plus up to 2 unrelated individuals, or up to 3 unrelated individuals.

SECTION 10-3-32. Apartments

- A. **R-FN and R-TN District.** In the R-FN and R-TN Districts, apartments may not exceed 5 dwelling units per lot.
- B. **R-GC District.** In the R-GC District, apartments are subject to the following requirements:
 - 1. **Maximum Density.** The density may not exceed 1 dwelling unit per 3,000 square feet of lot area.
 - 2. **Units per Building.**
 - a. **Generally.** Apartments may have up to 12 units per building.
 - b. **Special Exception.** Apartments may have more than 12 units per building by special exception.
 - 3. **Community Amenities.**
 - a. Community amenities are permitted as accessory to the apartment use.
 - b. All community amenities must adhere to the same height, setback, location, and building separation requirements as apartments.

- c. Community amenities solely for the use of residents and their guests do not require additional off-street parking.
- C. **C-AU District.** In the C-AU District, apartments are subject to the following requirements:
 - 1. **Maximum Density.** The density may not exceed 1 dwelling unit per 1,200 square feet of lot area.
 - 2. **Integrated Non-Residential Uses.** Any non-residential use permitted in the C-AU District may be located within an apartment building. These uses are not restricted to the ground floor.
 - 3. **Special Exception Standards.** The following requirements apply to all applications for apartments in the C-AU District:
 - a. **Development Plan Required.** The applicant must submit a regulating plan indicating the proposed residential building footprint, number of stories, accessory facilities, travelways and parking areas, and a pedestrian circulation system. This system must show how pedestrian traffic between the residential building or buildings to adjacent commercial uses and public rights-of-way will be accommodated.
 - b. **Substantial Conformity.** Any subdivision, site plan, or zoning plan must substantially conform to the approved regulating plan. Substantial conformity allows a reasonable margin for adjustment based on final engineering data, provided the adjustments maintain the general layout, density, number of stories, travelways and parking areas, and pedestrian connectivity shown on the approved plan.
- D. **C-NC District.** In the C-NC District, apartments are subject to the following requirements:
 - 1. **Maximum Density.** The density may not exceed 1 dwelling unit per 4,500 square feet of lot area.
 - 2. **Mandatory Ground Floor Commercial Use.** Apartment dwelling units are permitted only within buildings where the first floor is occupied by a permitted use in the commercial use group, excluding those in the vehicle service use category.
 - 3. **Limitation on Ground Floor Residential Uses.** A minimum of 75% of the ground floor footprint must be occupied by a commercial use. The remainder of the

ground floor footprint may be dedicated to management offices, tenant amenities, and other accessory uses associated with the apartments.

4. **Street Interface.** No rear façade of a building may face a public street.

SECTION 10-3-33. Townhouses

- A. **Applicability.** This Section establishes design, access, and governance requirements that apply to any development site containing townhouses wherever permitted in this Ordinance. The requirements in this Section supplement the requirements of the applicable zoning district.
- B. **Applicability to Single-Family Attached Dwellings.** Any single-family attached dwellings within a development site that includes townhouses are considered townhouses for the purposes of this Section.
- C. **Design and Layout Standards.** Townhouses are subject to the following requirements:
 1. **Lot Configuration.** Each dwelling must be located on its own lot.
 2. **Grouping.** A series of attached dwellings may contain no more than 8 townhouse units.
 3. **Architectural Variation.** The front façade of all dwellings must be varied in material and design such that no more than 2 abutting units have the same architectural appearance and established setback. Variations in established setbacks must be at least 2 feet offset from adjoining units as measured at the principal foundation line of each unit.
 4. **Street Interface.** No rear façade of a dwelling may face a public street.
- D. **Detached Rear Garages.** Detached garages located in the rear yard are subject to the following standards:
 1. A garage may be attached to a garage on an adjoining lot within the same series of townhouse dwellings.
 2. No garage may occupy more than 50 percent of the rear yard of the lot on which it is located.
 3. The garage must be separated from the principal building by at least 15 feet.
 4. The garage must meet the following minimum setbacks:
 - a. Any public street: The front setback of the district.

- b. Any side lot line shared with an adjoining lot within the same series of townhouse dwellings: 0 feet.
- c. Any other lot line: 5 feet.

E. Street Access.

- 1. **Direct Access Prohibited.** No townhouse may have direct driveway access to a public street. Any driveway serving a townhouse must connect to a private street, shared drive aisle, or alley.
- 2. **Required Recordation.** As a condition of subdivision approval, the subdivider must record an instrument in the land records of the Rockingham County Circuit Court that provides notice to all future owners of the lot that no individual driveway connection to the public street will be approved for any townhouse lot within the subdivision.

- F. Common Areas and Governance.** Townhouses must comply with Section 10-3-53, unless the townhouse lot adjoins an improved public alley.

SECTION 10-3-34. Homestay and Short-Term Rental

- A. General Requirements.** The following requirements apply to all homestays and short-term rentals:

- 1. **Residency.** The property must serve as the operator's primary residence. Operators must provide a valid state-issued identification card reflecting the property as their principal place of residence.
- 2. **Operator Presence.** Operators who do not own the property must remain on-site during the entire lodging period.
- 3. **Stay Duration.** Lodging contracts are limited to a maximum of 29 consecutive nights.
- 4. **Food Service.** Any food or beverage service is restricted exclusively to lodging guests.
- 5. **Events.** The property may not be marketed or used for weddings, receptions, parties, or other events, except where such events are specifically authorized by special exception.

- B. Homestay Requirements.** The following additional requirements apply to all homestays:

1. **Occupancy Limit.** No more than 4 guests are permitted at any one time.
 2. **Annual Cap.** The property may not be rented for more than 90 nights per calendar year.
 3. **Events.** The property may not be marketed or used for weddings, receptions, parties, or other events.
- C. **Registration.** The operator of a homestay or short-term rental must register with the Department of Community Development prior to operation, unless exempt pursuant to Section 15.2-983(B)(2) of the Code of Virginia.
1. Registrations are valid from the date of registration through December 31.
 2. Registration must be renewed annually by March 1.
 3. Registration and renewal fees are \$25.00.
 4. Each registration is specific to the operator and the property and is nontransferable.

DIVISION 4. Civic and Institutional Uses

SECTION 10-3-35. Training Facility or Vocational School

In the C-AU District, all training facility or vocational school activities must take place completely within an enclosed building or structure, except by special exception.

DIVISION 5. Commercial Uses

SECTION 10-3-36. Adult Business

No adult business may be established, and no special exception for an adult business may be approved, within 1,000 feet of any public school, private school, child day care, or religious assembly. This distance is measured as the shortest straight line between the boundary line of the lot where the adult business is proposed and the boundary line of the lot containing the public school, private school, child day care, or religious assembly.

SECTION 10-3-37. Brewery, Distillery, or Winery

- A. **I-G District.** In the I-G District, tasting rooms and accessory food sales may not exceed 5,000 square feet.
- B. **All Other Districts.** In all other districts, a Brewery, Distillery, or Winery must include a tasting room, which may include accessory food sales, comprising no less than 20 percent of the gross floor area.

SECTION 10-3-38. Pet Adoption

In the MU-D District, pet adoption is limited to cats.

SECTION 10-3-39. Retail, General

In the I-G District, retail must be accessory to and supportive of another principal use.

SECTION 10-3-40. Tobacco, Smoke, or Vape Shop

No tobacco, smoke, or vape shop may be within 1,000 feet of any public school, private school, or child day care. This distance is measured as the shortest straight line between the boundary line of the lot where the tobacco, smoke, or vape shop is proposed and the boundary line of the lot containing the public school, private school, or child day care.

SECTION 10-3-41. Vehicle Repair and Maintenance

A. Generally.

1. All repair and maintenance activity must be conducted within an enclosed building.
2. Vehicles may not be dismantled for parts.
3. Inoperable vehicles not intended for repair at the establishment may not be stored.

B. C-AU District. In the C-AU District, the following restrictions apply:

1. No more than 2 inoperable vehicles may be stored outdoors.
2. No inoperable vehicle may be stored outside for more than 48 hours.
3. No major body work, frame straightening, painting, or welding may occur.

C. I-G District. In the I-G District, the outdoor storage of inoperable vehicles is limited to those areas designated on an approved zoning plan or site plan, which must comply with the following requirements:

1. Such areas must be located in the rear yard;
2. Such areas must be paved; and
3. Such areas must be screened on all sides by an opaque fence, wall, or other structural enclosure. The enclosure must be at least 6 feet tall. Any gate may have a gap of no more than 6 inches between the bottom of the gate and the ground surface.

SECTION 10-3-42. Vehicle Sales and Rental

- A. **Accessory Maintenance and Repair.** Routine maintenance and minor mechanical repairs or inventory or customers are permitted as an accessory use. These services may include oil changes, tire rotation and sales, brake repair, battery replacement, state inspections, and minor engine adjustments that do not require removal of the engine head or transmission.
- B. **Inoperable Vehicles.**
1. No more than 2 inoperable vehicles may be stored outdoors.
 2. No inoperable vehicle may be stored outside for more than 48 hours.
- C. **Prohibited Activity.**
1. Painting, welding, or frame straightening may not occur.
 2. Vehicles may not be dismantled or stripped, whether for parts or scrap.
 3. Heavy equipment and specialized vehicles may not be sold, leased, or rented.

SECTION 10-3-43. Vehicle Service Station

- A. **Inoperable Vehicles.**
1. No more than 2 inoperable vehicles may be stored outdoors.
 2. No inoperable vehicle may be stored outside for more than 48 hours.
- B. **Prohibited Activity.** No major body work, frame straightening, painting, or welding may occur.

DIVISION 6. Industrial Uses

SECTION 10-3-44. Micromanufacturing

The total space for production and storage of products and raw materials is limited to 2,000 square feet.

SECTION 10-3-45. Salvage or Scrap Yard

Any application for a special exception to allow a salvage or scrap yard must include the following information:

- A. **Development Plan.** A regulating plan indicating all proposed storage and processing areas, existing and proposed structures, and vehicle access points. No

zoning plan or site plan will be approved unless in substantial conformance with this regulating plan.

- B. **Screening and Landscaping Proposal.** Detailed plans for opaque fencing, walls, and supplemental vegetative buffers designed to fully screen the salvage or scrap yard from adjacent properties and public rights-of-way.
- C. **Operations Statement.** Proposed days and hours of operation, a list of accepted and prohibited materials, types of heavy machinery to be used, and methods for mitigating dust, odor, and noise.

SECTION 10-3-46. Storage or Impound Lot

- A. **Designated Areas.** The outdoor storage of operable or inoperable vehicles is limited to those areas designated on an approved zoning plan or site plan, which must comply with the following requirements:
 - 1. Areas designated for the outdoor storage of operable vehicles must comply with all setback requirements for principal buildings.
 - 2. Areas designated for the outdoor storage of inoperable vehicles, or a combination of operable and inoperable vehicles, must be screened on all sides by an opaque fence, wall, or other structural enclosure. The enclosure must be at least 6 feet tall. Any gate may have a gap of no more than 6 inches between the bottom of the gate and the ground surface.
 - 3. Areas designed for the outdoor storage of operable or inoperable vehicles must be paved.
- B. **Prohibited Activity.**
 - 1. Vehicle parts may not be sold.
 - 2. Vehicles may not be dismantled or scrapped.
 - 3. Mechanical repair work may not be performed on vehicles.

ARTICLE D. Site Development Standards

SECTION 10-3-53. Common Areas and Owners Associations

- A. **Applicability.** This Section applies whenever this Ordinance requires a property owners' association be established before subdivision or development site approval.
- B. **Establishment of Association.**
1. A property owners association must be established to own, operate, and maintain all shared and common facilities.
 2. Shared parking areas, private streets, drive aisles, alleys, playgrounds, stormwater management facilities, public street access, and any other common facilities must be platted as a separate common area and owned in fee simple by the property owners' association.
 3. No shared or common facilities may be located on a single-family detached, single-family attached, duplex, or townhouse lot unless approved under alternative compliance.
 4. Maintenance responsibilities, cost-sharing, enforcement authority, dispute resolution, and insurance obligations must be clearly identified in recorded documents.
- C. **Alternative Compliance.** The Zoning Administrator may approve a recorded joint maintenance agreement and cross-access easement in lieu of the creation of a property owners' association under the following circumstances:
1. The development site must consist of no more than 8 dwelling units;
 2. Any shared facilities are limited to drive aisles, alleys, shared driveways, public street access, and shared parking areas; and,
 3. Recorded documents clearly identify:
 - a. Mutual access rights and restrictions;
 - b. Allocation of maintenance, repair, and replacement costs;
 - c. Procedures for routine and major work, including dispute resolution;
 - d. Liability insurance requirements; and,
 - e. Provisions binding successors in title.

SECTION 10-3-54. Dumpsters and Waste Receptacles

- A. **Applicability.** This Section applies to all dumpsters, trash compactors, and areas used to store multiple waste receptacles, which must be located entirely within a designated collection area.
- B. **Plan Required.** Every designated collection area must be clearly identified on an approved Zoning Plan or Site Plan. A designated collection area must serve a principal building or use. If located on a lot without a principal building, the zoning plan or site plan must identify those principal buildings or uses served.
- C. **Designated Collection Area.** A designated collection area is any space set aside for the placement, storage, or staging of any of the following, either individually or in any combination:
1. 1 or more dumpsters;
 2. 1 or more trash compactors; or
 3. Multiple waste receptacles.
- D. **Screening.** A designated collection area must be screened on all sides by an opaque fence, wall, or other structural enclosure. The enclosure must be at least as tall as the tallest container within the collection area and must include a closable gate. The gate may have a gap of no more than 6 inches between the bottom of the gate and the ground surface.
- E. **Measurement.** For the purposes of this Section, the boundaries of a designated collection area are measured from the outside face of the required screening.
- F. **Location.** A designated collection area is subject to the following location requirements:
1. **Fire Lanes.** No designated collection area may be located within a designated fire lane.
 2. **Street Setback.**
 - a. **Lots with a Principal Building.** On a lot with at least 1 principal building, no designated collection area may be located between any principal building and a public street. If a lot has multiple street frontages, the designated collection area may be located between a principal building and a side street, provided it is set back from the side street at least as far as the principal building.

- b. **Lots without a Principal Building.** On a lot without a principal building, any designated collection area must be set back from the public street at least as far as the established setback of the principal building nearest to that street within the same development site.
- 3. **Interior Setbacks.** A designated collection area must be set back at least 5 feet from any lot line that does not abut a public street, except for lot lines interior to the development site.
- 4. **MU-D District.** In the MU-D District, Paragraphs 2 and 3 do not apply; instead, a designated collection area must be set back at least 20 feet from any lot line abutting a public street.

SECTION 10-3-55. Minimum Lot Width Exceptions

- A. **Intent.** The intent of this Section is to promote safe and efficient traffic circulation, reduce vehicle conflict points along public streets, and encourage coordinated development by limiting the proliferation of curb cuts on commercial and industrial lots.
- B. **Applicability.** In the C-AU, C-NC, and I-G Districts, the minimum lot width does not apply, provided the lot adheres to the requirements of this Section.
- C. **Subdivisions of Compliant Lots.** Where the original lot complies with the minimum lot width of the district, subdivision may create lots of any width, provided all resulting lots are subject to an agreement establishing shared access.
- D. **Subdivisions of Noncompliant Lots.** When the original lot does not comply with the minimum lot width of the district, subdivision may create lots of any width, provided all of the following conditions are met:
 - 1. All resulting lots must be subject to an agreement establishing shared access.
 - 2. All resulting lots must share a single access connection. If the original lot has more than 1 existing access connection, any excess direct access connections must be closed as a condition of subdivision.
 - 3. If the original lot has an existing access connection through a shared access across an adjoining lot, all resulting lots must use that existing, shared access.
- E. **Required Recordation.** An instrument establishing access and cross-use easements and joint maintenance agreements for all shared entrances and internal drive aisles must be recorded before a subdivision may be approved under this

Section. The instrument must satisfy the Subdivision Agent and City Attorney. The instrument may be amended through a future subdivision or site plan approval.

SECTION 10-3-56. Outdoor Display and Sales

- A. **Location.** Outdoor display and sales must be located on the same lot as the principal use.
- B. **Pedestrian Clearance.** Outdoor displays and sales are prohibited in any required parking spaces, vehicle or pedestrian access, or landscaped area.

SECTION 10-3-111. Definitions

Accessory Building or Structure: A building or structure that is incidental to and in connection with a principal building, structure, or use.

Accessory Use: An activity or purpose that is incidental to and in connection with a principal use.

Adult Business: Any of the following:

- A. An adult store;
- B. An adult motion picture theater;
- C. Any business that provides adult entertainment; or
- D. Any other establishment that regularly emphasizes an interest in matter relating to specified sexual activities or specified anatomical areas, or that is intended for the sexual stimulation or titillation of patrons.

Adult Day Support Center: A nonresidential facility offering structured activities, training programs, supportive services, and personal care during part of a 24-hour day to adults.

Adult Entertainment: Either of the following:

- A. Dancing, modeling, or other live performance, if the performance emphasizes specified anatomical areas or specified sexual activities, or is intended for the sexual stimulation or titillation of patrons; or
- B. The showing of films, motion pictures, videotapes, slides, photographic reproductions, virtual reality devices, files transmitted over the internet, or other media that emphasize matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, or that are intended for the sexual stimulation or titillation of patrons.

Adult Merchandise: Any of the following:

- A. Magazines, books, other periodicals, videotapes, movies, photographs, slides, CD-ROMs, DVD-ROMs, virtual reality devices, or other similar media that emphasize matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, or that are intended for the sexual stimulation or titillation of patrons;

- B. Toys, novelties, instruments, or devices designed or marketed as representations of human genital organs or the female breast, or designed or marketed primarily for use to stimulate human genital organs; or
- C. Lingerie or leather goods marketed or presented in a context suggesting use for sadomasochistic practices.

Adult Motion Picture Theater: An enclosed building used to present materials to patrons, where the material emphasizes matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.

Adult Store: An establishment that has adult merchandise as a substantial or significant portion of its stock-in-trade.

Airport or Heliport: An area of land or water used for the landing and take-off of aircraft.

All-Weather Surface: An improved surface that is constructed of concrete, asphalt, uni-stone pavers, or other paving materials approved by the City Engineer.

Alley: An accessway less than 30 feet in width that provides secondary access to the side or rear of a property.

Animal Kenneling and Training: An establishment that, for a fee, provides one or both of the following: (a) shelter, feeding, and care for companion animals not owned by the proprietor; or (b) training instruction for companion animals, regardless of whether the animal is boarded overnight. This use includes dog day care centers.

Animal Shelter: A facility that is used to house or contain animals and that is operated for the purpose of finding adoptive homes for those animals. These facilities primarily serve companion animals, but may include limited space for livestock.

Apartment or Apartment Building: A building containing 3 or more dwelling units located on a single lot.

Assisted Living Facility:

Bee Colony: A beehive and its equipment and appurtenances, including bees, combs, and honey.

Bicycle Parking Space: An area designed for the parking of a bicycle, including any associated device used to secure the bicycle.

Block: The property abutting 1 side of a street and lying between the 2 nearest intersecting streets. A block may contain an alley.

Boarding or Rooming House: A group living use for more occupants who do not meet the definition of family than otherwise allowed by this Ordinance. Occupants may share sanitary facilities. Occupants must share a common cooking facility, and individual cooking facilities are prohibited. Tenancy is provided on at least a month-to-month basis.

Brewery, Distillery, or Winery: A facility for the production of alcoholic beverages for distribution, retail, or wholesale, whether on- or off-premises.

Building: A structure, whether portable or fixed, having 1 or more stories, vertical surfaces, and a roof, designed primarily for the shelter, support, or closure of persons, animals, or property of any kind.

Building and Materials Supplier: An establishment that supplies or stores materials, goods, and equipment used in the construction or repair of buildings or infrastructure off-site. This use includes general hardware and home improvement stores, and may include accessory retail and office uses for the operation of an associated contracting business.

Car Wash: An establishment engaged in the commercial washing, cleaning, and detailing of motor vehicles. This use may occur by hand or through automated or manual systems.

Catering and Delivery-Only Kitchen: An establishment whose primary business is to prepare food on-site that is designed for consumption off-premises, and which may include transporting and serving the food off-premises.

Cemetery: A place where lots or niches are sold for the burial or interment of human or animal remains. A cemetery may include administrative offices, maintenance buildings, and storage structures.

Child Day Care Center: An establishment that supervises, protects, and is responsible for the wellbeing of children for less than a 24-hour period, in a facility that is not the residence of the provider or any of the children. This use includes nursery schools and kindergartens.

College or University: An institution of higher education that offers post-secondary academic instruction leading to associate, bachelor's, graduate, or professional degrees. This use includes instructional buildings, administrative offices, research facilities, student housing, dining facilities, athletic facilities, and other customary campus uses. This definition includes satellite campuses and branch locations. This definition does not include a Training Facility or Vocational School that offers instruction primarily in technical or trade skills.

Columbarium: An structure for the inurnment of cremated remains. This use may include associated walkways, seating areas, and landscaping.

Commercial Recreation, Indoor: An indoor facility for paid recreational activities. Sale and consumption of food and beverages may occur but is not the primary use. This use includes movie theaters, bowling alleys, indoor skating facilities, amusement arcades, indoor shooting and archery ranges, tennis and similar courts, and recreational crafting activities.

Commercial Recreation, Outdoor: A facility for active or passive recreation where activities take place predominantly outdoors. This use includes outdoor swimming pools, athletic fields or courts, and golf driving ranges when not associated with a Golf Course. This use does not include a Golf Course.

Community Amenity: An indoor or outdoor area, facility, or spaces designed principally for the exclusive use, convenience, and enjoyment of residents of a development. This use is typically owned and maintained by a property owners' association or management entity, and includes clubhouses, recreational courts, pools, laundry facilities, and leasing or management offices.

Community Center: A facility operated by a nonprofit corporation, fraternal organization, association, or group of people for social, educational, recreational, or service-oriented activities.

Congregate Housing: An establishment primarily engaged in providing any of the following services:

- A. Short term emergency shelter for victims of domestic violence, sexual assault, or child abuse;
- B. Temporary residential shelter for the homeless, runaway youths, and patients and families in medical crises; or
- C. Transitional housing for low-income individuals and families linked to supportive services.

Contractor's Storage Yard or Service Shop: An establishment used to store vehicles, equipment, and materials and to operate businesses engaged in construction, installation, repair, or maintenance activities, including landscaping or grounds maintenance. Services may include HVAC, electrical, flooring, painting, plumbing, roofing, tiling, and similar trades.

Crematory: A facility where human or animal bodies are incinerated and the ashes are collected for permanent burial, scattering, or storage in urns.

Data Center: A facility used for the storage, management, processing, and transmission of digital data. It may house computer servers, networking equipment, and related systems, and may include supporting infrastructure such as backup power, cooling systems, and utility connections. This use does not include small server rooms or information technology infrastructure that is accessory to a separate principal use.

Development: Any man-made change to improved or unimproved real estate, including the construction, reconstruction, alteration, or enlargement of any structure; any earthwork, grading, paving, or excavation; and any establishment or change of a land use.

Development Site: The entire land subject to a single approved Site Plan or Zoning Plan, including all lots, common areas, shared facilities, and private streets, regardless of internal lot lines.

Distillery: see “Brewery, Distillery, or Winery.”

Drive Aisle: A circulation route through a Parking Lot for vehicle traffic that provides access to Vehicle Parking Spaces and that may connect to a Driveway.

Driveway: A private vehicle access from a street or alley to the interior of a lot.

Drive-Thru: Any use that provides goods or services to occupants of a motor vehicle.

Duplex: A building containing 2 dwelling units on a single lot.

Dwelling or Dwelling Unit: A building or portion of a building that provides complete, independent, and permanent cooking, sanitation, and sleeping facilities. A Dwelling Unit must be designed and arranged so that no person is required to pass through another dwelling unit to access it. Each dwelling must be physically separated from any other dwellings that may be in the same building. Each dwelling unit must have direct access to the outside or to a common hallway, breezeway, or other shared access area.

Dwelling, Apartment: A dwelling within an apartment.

Dwelling, Single-Family Attached: 1 of 2 dwellings, each located on a separate lot and attached to the other by a shared wall.

Dwelling, Single-Family Detached: A building containing a single dwelling, located on a single lot, and entirely separated from any other dwelling by setbacks on all sides. This use includes a manufactured home, provided the manufactured home is placed on a permanent foundation, converted to real property pursuant to Virginia Code § 46.2-653.1, and issued a certificate of occupancy within 5 years of the date of manufacture listed on the home’s data plate.

Dwelling, Townhouse: 1 of a group of 3 to 8 contiguous and linearly arranged dwelling units, each on its own lot, and each of which abuts at least 1 other townhouse dwelling.

Establishment: A business, institution, place, or entity that operates or hosts a use, including any business, trade, or occupation. Establishment includes all buildings, structures, land, facilities, or equipment engaged in operating the use.

Family: A group of people living together consisting of one of the following:

- A. One or more persons related by blood or marriage and any number of natural children, foster children, stepchildren, adopted children, or children in kinship care;
- B. One or two persons with their dependent children, including natural children, foster children, stepchildren, adopted children, or children in kinship care, functioning as a single household;
- C. A recovery residence of no more than 8 adults and any number of dependent children of those adults; or
- D. Any residential facility identified in Code of Virginia Section 15.2-2291.

Feed Mill:

Financial Institution: An establishment where the primary occupation is financial services, such as banking, savings and loans, loan offices, check cashing, and currency exchange outlets.

Funeral Home: A building or part of a building used for funeral services, which may include embalming rooms, preparation areas, storage for caskets and urns, and storage for funeral vehicles. This use may include a columbarium but not a crematory.

Gallery: See “Museum or Gallery.”

Golf Course: An outdoor area designed for playing the game of golf and improved with tees, greens, fairways, and hazards. This use may include a club house, driving range, putting greens, and shelters.

Grocery Store: A retail establishment primarily engaged in the sale of food and household goods for off-premises consumption. This use may include accessory uses such as a pharmacy, bakery, deli, or florist.

Health and Exercise Facility: An indoor facility where patrons participate in exercise or similar activities designed to improve or preserve physical fitness or athletic skills. Examples include health clubs, gyms, yoga studios, cycling classes, and martial arts

instruction. Accessory uses to serve members may include child care, retail sales, massage therapy, and personal service.

Heavy Equipment or Specialized Vehicles: Farm machinery or equipment; trucks that have more than 2 axles; buses and vans designed to transport more than 15 passengers; recreational vehicles, trailers, and boats; and manufactured homes.

Heavy Equipment Yard: An establishment primarily engaged in the sale, rental, or repair of heavy equipment or specialized vehicles. This use includes the sale of parts and equipment for over-the-road tractors, their trailers, and heavy equipment and specialized vehicles.

Heliport: see “Airport or Heliport.”

Home Based-Business: An economic activity, profession, or trade conducted by a resident of the dwelling. A Home-Based Business must be secondary to the residential use. All associated activity must take place entirely within a dwelling or accessory building, unless an outdoor component is expressly authorized for a specific defined use.

Home-Based Child Care, Small: a Home Based-Business providing compensated care for up to 4 children under the age of 13 who do not reside in the dwelling.

Home-Based Child Care, Large: a Home Based Business providing compensated care for 5 to 12 children under the age of 13 who do not reside in the dwelling.

Homestay: The provision of at least 1 lodging or overnight accommodation space within the principal building for transient occupancy of a maximum of 4 guests at any one time.

Hospital: A licensed and accredited health care institution with an organized medical and professional staff and with inpatient beds available around-the-clock whose primary function is to provide inpatient medical, nursing, and other health-related services to patients for both surgical and nonsurgical conditions and that usually provides some outpatient services, particularly emergency care.

Hotel or Motel: A facility offering lodging to the general public. Accessory uses may include restaurants, meeting rooms, conference facilities, personal services, and recreational facilities.

Household Repair Service: An establishment providing repair services for personal and household goods, including household appliances, computers, televisions, furniture, and leather goods. This use excludes maintenance and repair of vehicles.

Improved Surface: A surface improved for parking vehicles. May include gravel, stone, and all-weather surfaces.

Inpatient Substance Use Disorder Treatment Facility:

Landscaping: Living vegetation used to enhance or improve environmental conditions. Landscaping may include grasses, shrubbery, trees, and other vegetation.

Landscaping Island: A curbed or otherwise delineated area within a parking lot.

Landscaping Median: A curbed or otherwise delineated area within a parking lot.

Loading Space: An off-street area, space, or dock used for the loading or unloading of cargo, products, or materials.

Lodging: Any use intended for living and sleeping exclusively on a transient basis.

Lodging Unit: A room or connected group of rooms forming a single habitable unit used or intended to be used for living and sleeping only on a transient basis. Each lodging unit must have its own bathroom and may contain dependent kitchen facilities.

Lot: A single recorded parcel, tract, or other area of land established by plat or other means as permitted by law and intended to be used, developed, or built upon.

Manufacturing: A facility for the processing, fabrication, packaging, or assembly of goods, including small-scale production and production by hand. Accessory uses may include offices, indoor and outdoor storage, and employee-caretaker's quarters.

Meat Processing, General: An establishment for the slaughter and processing of game or domestic animals, which may include temporary outdoor storage of animals and storage facilities for distribution of processed meat.

Meat Processing, Poultry: An establishment for the slaughter and processing of poultry or fowl, which may include temporary outdoor storage of poultry or fowl and storage facilities for distribution of processed poultry or fowl.

Medical Office: An establishment where patients are admitted for examination and treatment by individuals licensed by the Commonwealth to practice medicine, osteopathy, dentistry, chiropractic, podiatry, physical therapy, psychiatry, clinical psychology, or other health-related professions on an out-patient basis.

Micromanufacturing: The indoor production and storage of artisan goods that are produced in small quantities using small hand tools or light machinery. Examples of this use include 3-D printing, candle making, coffee roasting, cosmetic production, jewelry manufacturing, and leathercrafting.

Motel: see "Hotel or Motel."

Museum or Gallery: An establishment that is open to the public and primarily used for the display or exhibition of art, objects, collections, artifacts, or other items of cultural, historical, scientific, or educational interest. Accessory uses may include gift shops, classrooms, meeting rooms, special events, and administrative offices.

Nursing Home:

Outdoor Display and Sales: means an unenclosed area where the primary purpose is for the retail display of merchandise.

Outdoor Storage: The holding or storage, in an unroofed area, of any goods, junk, materials, or merchandise for more than 24 hours.

Parking Lot: An open area, not within a public street right-of-way, that is designed, constructed, or used for the temporary or long-term parking or storage of motor vehicles. A Parking Lot includes all vehicle parking spaces, drive aisles, drive-thrus, loading spaces, maneuvering areas, and any associated paved or improved surfaces but excludes public streets, alleys, and areas used for outdoor display and sales.

Personal Service: An establishment primarily engaged in rendering frequent or recurrent services of a personal nature to individuals. Examples include barber shops and beauty salons, tattoo parlors, laundromats, laundry and drycleaning sites, photography studios, tailors, and shoe cleaning and repair.

Pet Adoption: An establishment where companion animals are bought, sold, exchanged, or offered for adoption.

Pet Grooming: An establishment that provides grooming services to companion animals or pets. Services may include cleaning, cutting, styling, or maintaining of an animal's skin, coat, hair, or feathers. This use does not include the boarding or overnight stay of animals.

Pharmacy: a retail establishment that provides prescriptions, medicine, and associated medical items, and which may include the sale of toiletries, cosmetics, and packaged food, and similar items.

Plant Nursery or Greenhouse: An establishment primarily engaged in the cultivation, display, and retail or wholesale sale of plants, shrubs, trees, and associated gardening or landscaping supplies. This use may include indoor greenhouse facilities and outdoor growing or display areas

Principal Use: The main activity or purpose of land or structures, as distinguished from an accessory use.

Private Club: A facility operated by a nonprofit corporation, fraternal organization, or other association where use of the facility is restricted to members of such association and their guests. This use may include food and drink service, game rooms, and meeting rooms.

Private School: An establishment offering a curriculum for the elementary school or secondary school level leading to a high school diploma that is not operated by Harrisonburg City Public Schools. This use includes schools operated by other public school divisions.

Professional Office: A building or portion of a building used for: professional, executive, management, financial, research, or administrative business or activities; or the conduct of a business by professionals, including architects, artists, accountants, engineers, insurance agents, lawyers, and musicians. A Professional Office does not involve manufacturing, fabrication, production, processing, assembling, cleaning, testing, or repair of materials, goods, or products.

Public School: An establishment for the education of students that is under the authority of the Harrisonburg City Public Schools.

Public Street: A dedicated public thoroughfare which affords the principal means of access to abutting properties, including road, highway, drive, lane, avenue, place, boulevard, or other thoroughfare. This definition does not include an alley or other public right-of-way less than 30 feet in width.

Public Use: Any land, building, or structure held, used, or controlled primarily for public purposes by any department or branch of the federal government, Commonwealth of Virginia, or the City of Harrisonburg under the direct authority of the City Council, City of Harrisonburg School Board, or any joint exercise of powers by the City Council, regardless of the land, building, or structure's ownership.

Radio or Television Station or Studio: An establishment containing at least one broadcast studio for over-the-air, cable, or satellite delivery of radio or television programs.

Recovery Residence: A housing facility that is certified by the Virginia Department of Behavioral Health and Developmental Services that provides alcohol-free and illicit-drug-free housing to individuals with substance use disorders and individuals with co-occurring mental illnesses that does not include clinical treatment services.

Religious Assembly: A structure or group of structures intended for regular gatherings of people to attend, participate in, or conduct religious services and other related activities. Accessory uses may include religious instruction classrooms, associated offices,

counseling programs, youth programs, childcare facilities, recreational facilities, food banks, and columbarium.

Retail, General: An establishment primarily engaged in the sale or rental of goods, merchandise, or commodities directly to the consumer. This use serves as a catch-all for retail establishments not defined elsewhere in this Ordinance.

Restaurant: An establishment whose primary business is to prepare and sell food or beverages in a ready-to-consume state for individual consumption on- or off-premises.

Retail Showroom: An establishment primarily engaged in the display and sale of large-format or durable goods that are typically purchased infrequently and often delivered to the customer after sale. Merchandise commonly includes furniture, mattresses, appliances, cabinetry, lighting, flooring, and similar items. These establishments are characterized by extensive floor-area devoted to product display, lower customer turnover, and comparatively lower parking demand per square foot.

Salvage or Scrap Yard: The use of any space, inside or outside of a building, for the storage, keeping, or abandonment of junk, including scrap metals or other scrap material. This use also includes the dismantling, demolition, or abandonment of automobiles, other vehicles or machinery, or their parts. This use includes any placement of more than 5 inoperable motor vehicles that are exposed to the weather.

Self-Service Storage: A building consisting of individual, self-contained units that are leased or owned for the storage of business and household goods.

Short-Term Rental: The provision of at least 1 lodging or overnight accommodation space within a principal or accessory building for transient occupancy.

Solar Facility: A facility for the primary purpose of collecting, generating, and transferring electric energy from solar radiation.

Specified Anatomical Areas: Any of the following:

- A. Human genitals, the pubic region, or the buttocks, if less than completely and opaquely covered;
- B. The female breast below a point immediately above the top of the areola, if less than completely and opaquely covered; or
- C. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities: Any of the following:

- A. Human genitals in a state of sexual stimulation or arousal;
- B. Masturbation, sadomasochistic abuse, sexual penetration with an inanimate object, sexual intercourse, or sodomy; or
- C. Fondling or other erotic touching of the human genitals, pubic region, buttocks, or female breast.

Site Plan: A detailed engineering drawing and accompanying documentation showing the proposed layout and design of a development, prepared to ensure compliance with this Ordinance, the Subdivision Ordinance, and the Design and Construction Standards Manual (DCSM).

Storage or Impound Lot: A facility for the temporary outdoor storage of vehicles, including heavy equipment or specialized vehicles, whether operable or inoperable. This use includes:

- A. Storage of these vehicles or equipment when towed or impounded for legal violations, accidents, or abandonment;
- B. Fleet storage; and
- C. Staging areas for towing and recovery services.

Story: That portion of a building included between a floor and the floor or roof next above it, provided that its finished floor surface is entirely above grade, or the finished floor surface of the story above it is more than 6 feet above grade or more than 12 feet above the finished ground level at any point.

Street: A public or private thoroughfare, other than an alley or driveway, that provides vehicular access to abutting properties.

Structure: An assembly of materials forming a construction for occupancy or use, including buildings, stadiums, tents, parking lots, platforms, stagings, observation towers, telecommunications towers, radio and television broadcasting towers, water tanks, swimming pools, sheds, shelters, fences, walls, and pipelines.

Subdivision: The division of land into 2 or more new lots.

Tobacco, Smoke, or Vape Shop: An establishment where any combination of the following products are 25 percent or more of its total inventory or 15 percent or more of its total display area: tobacco products, nicotine vapor products, alternative nicotine products, and hemp products, as those terms are defined in the Code of Virginia § 18.2-371.2; and any kratom products as regulated by the Code of Virginia § 59.1-200.

Training Facility or Vocational School: An establishment offering regularly scheduled instruction in technical, commercial, or trade skills.

University: see “College or University.”

Vehicle Fuel Station: An establishment primarily engaged in the retail sale of any motor vehicle fuel, including gasoline, diesel fuel, natural gas, hydrogen, and electricity. This use may include the accessory retail sale of convenience goods and prepared foods.

Vehicle Parking Space: An off-street area designated for the parking of a single motor vehicle.

Vehicle Repair and Maintenance: An establishment providing high-intensity mechanical and body work for motor vehicles. This use includes collision repair, frame straightening, painting, welding, engine and transmission overhauls, and work involving the removal of the engine head or transmission.

Vehicle Sales and Rental: An establishment engaged in the retail sale, lease, or rental of new or used motor vehicles, including passenger cars, light trucks, motorcycles, and recreational vehicles.

Vehicle Service Station: An establishment providing routine maintenance and minor mechanical repairs for motor vehicles. Services may include oil changes, tire rotation and sales, brake repair, battery replacement, state inspections, and minor engine adjustments that do not require removal of the engine head or transmission.

Veterinary Hospital: An establishment for the diagnosis, treatment, or hospitalization of domestic animals, operated under the supervision of a licensed veterinarian. This use includes the incidental temporary overnight boarding of animals that are recuperating from treatment or otherwise subject to medical evaluation.

Vocational School: see “Training Facility or Vocational School.”

Volunteer Rescue Squad: A nonprofit organization, staffed by volunteers, that provides emergency medical services, rescue services, or both, to the public.

Warehousing and Freight Movement: An establishment used for the storage or movement of goods, with little or no on-site retail sales to customers. Goods may be received individually or in bulk for short-term holding and storage. This use also includes sorting, packaging, or redistribution of goods for shipment off-site.

Waste-Related Service: An establishment that receives solid or liquid wastes from others for treatment or transfer to another location, or that uses solid or liquid wastes for the manufacture or production of goods or energy.

Wholesale: An establishment for the sale of goods, merchandise, and commodities in gross, primarily for resale purposes.

Winery: see “Brewery, Distillery, or Winery.”

Zoning Administrator: The appointed City official who serves as the Zoning Administrator, charged with the interpretation, administration, and enforcement of the Zoning Ordinance for the City of Harrisonburg, or any designee of the Zoning Administrator.

Zoning Plan: A drawing showing the existing and proposed conditions of a lot or development site, used to demonstrate compliance with the dimensional, use, and layout standards of this Ordinance.

Breakdown: What Each Proposed District Is Made Of

One table per proposed district, showing which current zoning districts feed into it. Sorted by acres, descending, largest source first.

Neighborhood Residential — 4,000 parcels, 3,736.6 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
R-1	3,516	2,889.4	77.3%
R-3	157	475.7	12.7%
R-2	179	148.1	4.0%
M-1	3	106.0	2.8%
B-2	10	75.0	2.0%
R-3C	124	26.1	0.7%
R-3 INSTITUTIONAL OVERLAY	2	14.1	0.4%
R-4	9	2.1	0.1%
TOTAL	4,000	3,736.5	100.0%

General Industrial — 562 parcels, 1,709.8 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
M-1	511	1,576.8	92.2%
M-1C	5	38.6	2.3%
R-1	2	32.9	1.9%
B-2	30	22.8	1.3%
M-1 TECHNOLOGY	6	21.8	1.3%
R-3	6	11.3	0.7%
R-2	1	4.5	0.3%
B-2C	1	1.0	0.1%
TOTAL	562	1,709.8	100.0%

Maintains Current Proffers and Entitlements — 571 parcels, 1,198.0 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
R-7	84	218.6	18.2%
B-2C	79	194.7	16.3%
R-5C	31	172.9	14.4%
R-3 INSTITUTIONAL OVERLAY	21	153.0	12.8%
M-1	8	119.6	10.0%
R-3C	84	59.9	5.0%
R-8C	65	54.5	4.6%
R-2C	63	50.3	4.2%
R-2	7	42.3	3.5%
R-1	49	42.0	3.5%
B-2C INSTITUTIONAL OVERLAY	4	39.6	3.3%
M-1C	7	16.0	1.3%

B-2	5	13.8	1.2%
B-1C	26	10.1	0.8%
R-6	27	7.5	0.6%
R-3	5	2.3	0.2%
R-8	5	0.7	0.1%
R-5	1	0.2	0.0%
TOTAL	571	1,198.0	100.0%

Auto-Urban Commercial — 747 parcels, 1,098.1 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
B-2	726	1,079.2	98.3%
M-1	8	7.4	0.7%
B-2C	5	4.8	0.4%
R-3	5	4.0	0.4%
R-5	1	1.9	0.2%
R-1	2	0.8	0.1%
TOTAL	747	1,098.1	100.0%

Flexible Neighborhood — 2,376 parcels, 688.9 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
R-2	1,621	491.3	71.3%
R-3	540	159.7	23.2%
M-1	38	12.2	1.8%
R-4	117	11.8	1.7%
B-2	27	7.4	1.1%
R-3C	15	2.5	0.4%
R-2 INSTITUTIONAL OVERLAY	4	1.2	0.2%
R-2C	4	0.9	0.1%
B-1	4	0.7	0.1%
B-2C	1	0.4	0.1%
R-2C INSTITUTIONAL OVERLAY	1	0.3	0.0%
R-8	3	0.3	0.0%
R-8C	1	0.2	0.0%
TOTAL	2,376	688.9	100.0%

Garden Community — 762 parcels, 450.2 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
R-3	671	349.0	77.5%
R-4	14	67.3	15.0%
R-2	23	26.8	5.9%
B-2	7	3.6	0.8%
R-3C	47	3.5	0.8%

TOTAL	762	450.2	100.0%
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Attached Community — 2,955 parcels, 300.6 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
R-3	1,736	175.1	58.2%
R-4	865	89.0	29.6%
R-3C	310	33.0	11.0%
R-2	39	3.3	1.1%
R-8	5	0.3	0.1%
TOTAL	2,955	300.6	100.0%

Traditional Neighborhood — 1,125 parcels, 253.7 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
R-2	695	144.4	56.9%
R-3	182	48.6	19.2%
U-R	151	35.1	13.8%
U-R R-P OVERLAY	61	12.4	4.9%
M-1	27	10.7	4.2%
B-2	6	2.0	0.8%
R-1	1	0.2	0.1%
R-8	1	0.1	0.1%
R-4	1	0.1	0.0%
TOTAL	1,125	253.7	100.0%

Neighborhood Commercial — 135 parcels, 98.6 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
B-2	74	48.0	48.6%
R-3	43	38.8	39.4%
M-1	10	7.2	7.3%
B-2C	7	4.5	4.5%
R-1	1	0.2	0.2%
TOTAL	135	98.6	100.0%

Mixed Use Downtown — 247 parcels, 95.0 acres total

Current District	Parcels	Acres	% of Proposed District Acreage
B-1	230	90.2	94.9%
B-1C	12	3.6	3.7%
B-2	4	1.1	1.2%
M-1	1	0.2	0.2%
TOTAL	247	95.0	100.0%

Breakdown: Where Each Current District Went

One table per current zoning district,
showing the proposed districts it maps
to. Sorted by acres, descending, largest
destination first.

R-1 — 3,574 parcels, 2,965.7 acres total

Proposed District	Parcels	Acres	% of District Acreage
Neighborhood Residential	3,516	2,889.4	97.4%
Maintains Current Proffers and Entitle	49	42.0	1.4%
General Industrial	2	32.9	1.1%
Auto-Urban Commercial	2	0.8	0.0%
Unassigned	3	0.3	0.0%
Traditional Neighborhood	1	0.2	0.0%
Neighborhood Commercial	1	0.2	0.0%
TOTAL	3,574	2,965.7	100.0%

M-1 — 612 parcels, 1,842.1 acres total

Proposed District	Parcels	Acres	% of District Acreage
General Industrial	511	1,576.8	85.6%
Maintains Current Proffers and Entitle	8	119.6	6.5%
Neighborhood Residential	3	106.0	5.8%
Flexible Neighborhood	38	12.2	0.7%
Traditional Neighborhood	27	10.7	0.6%
Auto-Urban Commercial	8	7.4	0.4%
Neighborhood Commercial	10	7.2	0.4%
Unassigned	6	2.0	0.1%
Mixed Use Downtown	1	0.2	0.0%
TOTAL	612	1,842.1	100.0%

R-3 — 3,363 parcels, 1,267.8 acres total

Proposed District	Parcels	Acres	% of District Acreage
Neighborhood Residential	157	475.7	37.5%
Garden Community	671	349.0	27.5%
Attached Community	1,736	175.1	13.8%
Flexible Neighborhood	540	159.7	12.6%
Traditional Neighborhood	182	48.6	3.8%
Neighborhood Commercial	43	38.8	3.1%
General Industrial	6	11.3	0.9%
Auto-Urban Commercial	5	4.0	0.3%
Unassigned	18	3.4	0.3%
Maintains Current Proffers and Entitle	5	2.3	0.2%
TOTAL	3,363	1,267.8	100.0%

B-2 — 912 parcels, 1,257.4 acres total

Proposed District	Parcels	Acres	% of District Acreage
Auto-Urban Commercial	726	1,079.2	85.8%
Neighborhood Residential	10	75.0	6.0%
Neighborhood Commercial	74	48.0	3.8%
General Industrial	30	22.8	1.8%
Maintains Current Proffers and Entitle	5	13.8	1.1%
Flexible Neighborhood	27	7.4	0.6%
Unassigned	23	4.6	0.4%
Garden Community	7	3.6	0.3%
Traditional Neighborhood	6	2.0	0.2%
Mixed Use Downtown	4	1.1	0.1%
TOTAL	912	1,257.5	100.0%

R-2 — 2,566 parcels, 860.9 acres total

Proposed District	Parcels	Acres	% of District Acreage
Flexible Neighborhood	1,621	491.3	57.1%
Neighborhood Residential	179	148.1	17.2%
Traditional Neighborhood	695	144.4	16.8%
Maintains Current Proffers and Entitle	7	42.3	4.9%
Garden Community	23	26.8	3.1%
General Industrial	1	4.5	0.5%
Attached Community	39	3.3	0.4%
Unassigned	1	0.2	0.0%
TOTAL	2,566	860.9	100.0%

R-7 — 84 parcels, 218.6 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	84	218.6	100.0%
TOTAL	84	218.6	100.0%

B-2C — 93 parcels, 205.4 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	79	194.7	94.8%
Auto-Urban Commercial	5	4.8	2.3%
Neighborhood Commercial	7	4.5	2.2%
General Industrial	1	1.0	0.5%
Flexible Neighborhood	1	0.4	0.2%
TOTAL	93	205.4	100.0%

R-5C — 31 parcels, 172.9 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	31	172.9	100.0%
TOTAL	31	172.9	100.0%

R-4 — 1,007 parcels, 170.4 acres total

Proposed District	Parcels	Acres	% of District Acreage
Attached Community	865	89.0	52.2%
Garden Community	14	67.3	39.5%
Flexible Neighborhood	117	11.8	6.9%
Neighborhood Residential	9	2.1	1.3%
Traditional Neighborhood	1	0.1	0.1%
Unassigned	1	0.1	0.1%
TOTAL	1,007	170.4	100.0%

R-3 INSTITUTIONAL OVERLAY — 23 parcels, 167.0 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	21	153.0	91.6%
Neighborhood Residential	2	14.1	8.4%
TOTAL	23	167.1	100.0%

R-3C — 580 parcels, 125.0 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	84	59.9	47.9%
Attached Community	310	33.0	26.4%
Neighborhood Residential	124	26.1	20.9%
Garden Community	47	3.5	2.8%
Flexible Neighborhood	15	2.5	2.0%
TOTAL	580	125.0	100.0%

B-1 — 234 parcels, 90.9 acres total

Proposed District	Parcels	Acres	% of District Acreage
Mixed Use Downtown	230	90.2	99.2%
Flexible Neighborhood	4	0.7	0.8%
TOTAL	234	90.9	100.0%

R-8C — 66 parcels, 54.8 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	65	54.5	99.6%
Flexible Neighborhood	1	0.2	0.4%
TOTAL	66	54.8	100.0%

M-1C — 12 parcels, 54.6 acres total

Proposed District	Parcels	Acres	% of District Acreage
General Industrial	5	38.6	70.7%

Maintains Current Proffers and Entitle	7	16.0	29.3%
TOTAL	12	54.6	100.0%

R-2C — 68 parcels, 51.4 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	63	50.3	97.9%
Flexible Neighborhood	4	0.9	1.8%
Unassigned	1	0.1	0.3%
TOTAL	68	51.4	100.0%

B-2C INSTITUTIONAL OVERLAY — 4 parcels, 39.6 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	4	39.6	100.0%
TOTAL	4	39.6	100.0%

U-R — 151 parcels, 35.1 acres total

Proposed District	Parcels	Acres	% of District Acreage
Traditional Neighborhood	151	35.1	100.0%
TOTAL	151	35.1	100.0%

M-1 TECHNOLOGY — 6 parcels, 21.8 acres total

Proposed District	Parcels	Acres	% of District Acreage
General Industrial	6	21.8	100.0%
TOTAL	6	21.8	100.0%

B-1C — 38 parcels, 13.6 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	26	10.1	73.9%
Mixed Use Downtown	12	3.6	26.1%
TOTAL	38	13.6	100.0%

U-R R-P OVERLAY — 62 parcels, 12.6 acres total

Proposed District	Parcels	Acres	% of District Acreage
Traditional Neighborhood	61	12.4	98.1%
Unassigned	1	0.2	1.9%
TOTAL	62	12.6	100.0%

R-6 — 27 parcels, 7.5 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	27	7.5	100.0%

TOTAL	27	7.5	100.0%
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R-5 — 2 parcels, 2.1 acres total

Proposed District	Parcels	Acres	% of District Acreage
Auto-Urban Commercial	1	1.9	91.4%
Maintains Current Proffers and Entitle	1	0.2	8.6%
TOTAL	2	2.1	100.0%

R-8 — 14 parcels, 1.4 acres total

Proposed District	Parcels	Acres	% of District Acreage
Maintains Current Proffers and Entitle	5	0.7	50.3%
Attached Community	5	0.3	20.3%
Flexible Neighborhood	3	0.3	19.6%
Traditional Neighborhood	1	0.1	9.8%
TOTAL	14	1.4	100.0%

R-2 INSTITUTIONAL OVERLAY — 4 parcels, 1.2 acres total

Proposed District	Parcels	Acres	% of District Acreage
Flexible Neighborhood	4	1.2	100.0%
TOTAL	4	1.2	100.0%

R-2C INSTITUTIONAL OVERLAY — 1 parcels, 0.3 acres total

Proposed District	Parcels	Acres	% of District Acreage
Flexible Neighborhood	1	0.3	100.0%
TOTAL	1	0.3	100.0%



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Legislation Text

File #: ID 26-264, **Version:** 1

Subject:
Next Steps
Presented By: