



City of Harrisonburg, Virginia
Department of Planning & Community Development

409 South Main Street
Harrisonburg, Virginia 22801
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www.harrisonburgva.gov/community-development

Building Inspections
Engineering
Planning & Zoning

December 5, 2018

Glenn Loucks
206 South Ave
Harrisonburg, VA 22801

RE: Permitted uses at 111 Campbell Street, Harrisonburg, VA

Mr. Loucks,

The subject property is zoned U-R, Urban-Residential District with an R-P, Residential-Professional Overlay. The subject property has lot area of +/- 12,823 square feet. Located on the parcel is a principal single-family dwelling and an accessory structure in the rear, which is nonconforming to setbacks. As of the date of this letter, below is a listing of the uses that are permitted by right and the uses that are permitted by special use permit.

Uses permitted by right

The subject property may be used by right as **either**:

- (1) A single-family dwelling per Section 10-3-179 of the Zoning Ordinance, or
- (2) A professional office, as long as parking and building code requirements are met, per Section 10-3-186 of the Zoning Ordinance.

Uses permitted by special use permit

The following special uses are available to be requested from City Council:

Per Section 10-3-180 of the Zoning Ordinance:

- (1) Child day care centers.
- (2) Adult day care centers.
- (3) Home for the aged in which three (3) persons not of the immediate family are provided with food, shelter, and care for compensation.
- (4) Community buildings and facilities used for recreational, social, educational, and cultural activities, which are intended to benefit the residents of the subdivision.
- (5) Major family day home.
- (6) Bed and breakfast facilities in which (a) food service shall be limited to breakfast and light fare for room guests only and (b) having space available on premises for one (1) parking space for each guest room.
- (7) Concealed wireless telecommunications facilities, industrial microcells, distributed antenna systems, and macrocells. Telecommunications towers are not permitted, except towers primarily erected for the use of the Harrisonburg-Rockingham Emergency Communications Center up to two hundred (200) feet in height. Wireless telecommunications facilities are further regulated by article CC.
- (8) Reducing required parking areas to permit fewer than the required number of vehicle parking spaces for any use, provided that an amount of open space equal to the amount of space that would have been used for the required number of vehicle parking spaces is left available for

parking in the event that, at the discretion of the city council, it is needed at some time in the future. Open space used for this purpose shall be so noted in the deed and shall not be used to meet any conflicting requirements of the zoning ordinance.

- (9) Walls and fences greater than the height otherwise permitted, under such conditions as are deemed necessary by the city council.
- (10) Public uses which deviate from the requirements of title 10, chapter 3.

Per Section 10-3-187 of the Zoning Ordinance:

- (1) Museums, galleries and art studios, which may include instructional rooms and incidental sales where permitted.
- (2) Mixed use of a single dwelling unit and permitted nonresidential with lot area of thirteen thousand nine hundred ninety-nine (13,999) square feet or less, providing two (2) off-street parking spaces for the single dwelling and parking requirements as established in article G. Off-street parking for the nonresidential use are provided on site.
- (3) Occupancy, other than permitted by right, of not more than four (4) persons (except such occupancy may be superseded by building regulations), provided one (1) off-street parking space per tenant is provided on site.

Special use permits require a public hearing at both Planning Commission and City Council. The requests are required to be advertised in a newspaper published or having general circulation in the City. There is an application fee of \$425 plus \$30 per acre (\$455 for this property) in order to cover these advertising costs. Special use permit requests also require notice letters to be sent to adjoining property owners and the subject properties are posted advertising the request. This is handled by staff.

Once a special use permit application is submitted, staff will review the application, then meet with the applicant if there are any concerns which may need to be addressed. Staff offers a recommendation of action to Planning Commission who will make a voting recommendation to City Council on whether the request should be approved. City Council will then review the Planning Commission's recommendation (usually the month following the Planning Commission meeting), at which time it will vote to approve or deny the request.

Any questions regarding the use of the subject property can be directed to the Planning and Zoning Division of the Department of Planning and Community Development at 540-432-7700 or in person at 409 South Main Street, Harrisonburg, VA 22801.

Sincerely,

The City of Harrisonburg



Rachel Drescher
Zoning/Planning Specialist