

Zoning Ordinance Amendment

To amend Article G, Off-Street Parking to create Section 10-3-25.1, Off-street bicycle parking regulations, to clarify rules for computing the required number of minimum parking spaces, and clarify that Sections 10-3-26 and 10-3-29 (a) refer only to vehicle parking spaces.

ORDINANCE AMENDING AND RE-ENACTING
ARTICLE G SECTION 10-3-25
AND ENACTING ARTICLE G SECTION 10-3-25.1
OF THE
ZONING CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Article G - Off-Street Parking is amended as shown:

ARTICLE G. - OFF-STREET VEHICLE AND BICYCLE PARKING

Sec. 10-3-25. - Off-street vehicle parking regulations.

Sec. 10-3-25.1. - Off-street bicycle parking regulations.

This section is applicable to all uses other than single-family detached and duplex dwelling units. Reference the Design and Construction Standards Manual Bicycle Parking Detail drawings 2.6.10 for visual aids of the applied regulations.

(1) Location requirements:

- a. Bicycle parking shall be located in a highly visible area within fifty (50) feet of a main entrance. For shopping centers, a single entrance may be used to satisfy this requirement.
- b. Bicycle parking shall be on a dust-free surface with a slope no greater than three (3) percent. Surfaces shall not be gravel, landscape stone, or wood chips.
- c. Bicycle parking spaces shall be a minimum of one (1) foot from vehicular parking, vehicular travelways, and all vertical surfaces such as, but not limited to, walls, fences, and curbs.
- d. Bicycle racks shall be placed such that each bicycle parking space is accessible without moving another bicycle, and its placement shall not result in a bicycle obstructing a walkway or drive aisle.
- e. Bicycle parking shall neither encroach on accessible paths nor interfere with the adequate sight distance standards as specified within the Design and Construction Standards Manual.

(2) Spatial and structural requirements:

- a. Bicycle parking spaces shall be a minimum of two (2) feet by six (6) feet and accommodated by a bicycle rack.

- b. Bicycle racks shall be spaced a minimum of four (4) feet apart and accommodate cable locks and “U” locks, permit the locking of a bicycle frame and one (1) wheel to the rack, and support a bicycle in a stable position.

(3) Bicycle parking space requirements by use:

<u>Use</u>	<u>Parking Requirement</u>
<u>Townhouses and multifamily dwellings</u>	<u>1 space/6 dwelling units or 4 spaces minimum, whichever is greater</u>
<u>Hotels, motels, and similar transient housing</u>	<u>4 spaces minimum (Bed and breakfast facilities have no minimum requirement)</u>
<u>Hospitals, nursing homes, and similar care facilities</u>	<u>1 space/20,000 square feet of gross floor area or 4 spaces minimum, whichever is greater</u>
<u>Houses of worship, theaters, auditoriums, stadiums, amphitheaters, and similar uses</u>	<u>0.5% of maximum occupant load or 4 spaces minimum, whichever is greater</u>
<u>Community centers, private clubs, museums, libraries, recreational and leisure-time activities, and similar uses</u>	<u>1 space/10,000 square feet of gross floor area or 4 spaces minimum, whichever is greater</u>
<u>Educational</u>	<u>1 space/20 vehicle spaces provided or 4 spaces minimum, whichever is greater</u>
<u>Child day care centers</u>	<u>4 spaces minimum</u>
<u>Business or professional offices and financial institutions</u>	<u>1 space/20,000 square feet of gross floor area or 4 spaces minimum, whichever is greater</u>
<u>General retail, restaurants, and personal service establishments</u>	<u>1 space/10,000 square feet of gross floor area or 4 spaces minimum, whichever is greater</u>
<u>Industrial uses, manufacturing, warehousing, auto service establishments, veterinarian offices, and animal hospitals and kennels</u>	<u>2 spaces minimum</u>

- (4) Nonconforming bicycle parking: Any enlargement of a parking lot on any property shall cause bicycle parking requirements to be met for the entire parcel. Repaving, regraveling, redesigning, or restriping a parking lot or increasing the number of parking spaces without increasing the net square footage of a parking lot does not constitute an enlargement.

Sec. 10-3-26. - Location in relation to building or use served.

- (a) All vehicle parking spaces required herein shall be located on the same lot with the building or use served or on adjoining lots located on property zoned where such parking is permitted. A common or cooperative location shall be in the ownership of all of the participating property owners, or shall have easement and maintenance agreements between the participating property owners for a period of at least ten (10) years following the date of city approval and shall provide the minimum sum of required parking spaces for all uses. When assembly uses propose borrowing parking from other public or private parking facilities which are properly zoned and in reasonable proximity, the planning commission, upon site plan review, may modify the number of on-site parking spaces.
- (b) Reductions in minimum required vehicle parking spaces for two (2) or more uses may be approved by the zoning administrator, at the request of the applicant, where a shared parking calculation and agreement, if applicable, shall be submitted to and approved by the zoning administrator. Such agreements shall be binding on the current and future property owners as long as the permitted uses remain substantially the same. Reductions shall be in accordance with the following calculation provided by the applicant:

Sec. 10-3-28. - Rules for computing required number of spaces.

In computing the number of parking spaces required, the following rules shall govern:

- (1) Where fractional ~~floor space~~ results occur, the parking spaces required shall be construed to the next whole number.

Sec. 10-3-29. - Other requirements.

All off-street vehicle parking spaces for handicapped persons shall conform with the most recent American Disabilities Act regulations.

The remainder of Article G of the Zoning Ordinance is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK

Zoning Ordinance Amendment

To amend Section 10-3-24, Definitions, for
“parking, off-street” to refer to both vehicle and
bicycle parking.

ORDINANCE AMENDING AND RE-ENACTING
ARTICLE F SECTION 10-3-24
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-24 Definitions is amended as shown:

Parking, off-street: Any on-site space specifically allotted to or required for ~~the~~ vehicle and bicycle parking ~~of motor vehicles~~.

The remainder of Section 10-3-24 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK

Zoning Ordinance Amendment

To amend Sections 10-3-34, 10-3-40, 10-3-46, 10-3-48.4, 10-3-52, 10-3-55.4, 10-3-56.4, 10-3-57.4, 10-3-58.4, 10-3-79, 10-3-91, 10-3-97, 10-3-106, and 10-3-180 to clarify that these existing regulations refer only to vehicle parking spaces.

ORDINANCE AMENDING AND RE-ENACTING
SECTION 10-3-34
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-34 Uses permitted only by special use permit is amended as shown:

- (10) 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.

The remainder of Section 10-3-34 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK

ORDINANCE AMENDING AND RE-ENACTING
SECTION 10-3-40
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-40 Uses permitted only by special use permit is amended as shown:

- (11) 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.

The remainder of Section 10-3-40 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK

ORDINANCE AMENDING AND RE-ENACTING
SECTION 10-3-46
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-46 Uses permitted only by special use permit is amended as shown:

- (3) 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.

The remainder of Section 10-3-46 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK

ORDINANCE AMENDING AND RE-ENACTING
SECTION 10-3-48.4
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-48.4 Uses permitted only by special use permit is amended as shown:

- (3) 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.

The remainder of Section 10-3-48.4 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK

ORDINANCE AMENDING AND RE-ENACTING
SECTION 10-3-52
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-52 Uses permitted only by special use permit is amended as shown:

- (6) 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.

The remainder of Section 10-3-52 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK

ORDINANCE AMENDING AND RE-ENACTING
SECTION 10-3-55.4
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-55.4 Uses permitted only by special use permit is amended as shown:

- (6) 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.

The remainder of Section 10-3-55.4 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK

ORDINANCE AMENDING AND RE-ENACTING
SECTION 10-3-56.4
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-56.4 Uses permitted only by special use permit is amended as shown:

- (g) 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.

The remainder of Section 10-3-56.4 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK

ORDINANCE AMENDING AND RE-ENACTING
SECTION 10-3-57.4
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-57.4 Uses permitted only by special use permit is amended as shown:

- (g) 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.

The remainder of Section 10-3-57.4 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK

ORDINANCE AMENDING AND RE-ENACTING
SECTION 10-3-58.4
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-58.4 Uses permitted only by special use permit is amended as shown:

- (6) 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.

The remainder of Section 10-3-58.4 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK

ORDINANCE AMENDING AND RE-ENACTING
SECTION 10-3-79
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-79 Uses permitted only by special use permit is amended as shown:

- (1) 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.

The remainder of Section 10-3-79 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK

ORDINANCE AMENDING AND RE-ENACTING
SECTION 10-3-91
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-91 Uses permitted only by special use permit is amended as shown:

- (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.

The remainder of Section 10-3-91 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK

ORDINANCE AMENDING AND RE-ENACTING
SECTION 10-3-97
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-97 Uses permitted only by special use permit is amended as shown:

- (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.

The remainder of Section 10-3-97 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK

ORDINANCE AMENDING AND RE-ENACTING
SECTION 10-3-106
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-106 Uses permitted only by special use permit is amended as shown:

- (a) The master plan process provides a mechanism for an applicant to request approval of a master plan for development that may include uses which do not meet the dimensional or vehicle parking requirements. Prior to obtaining approvals for otherwise required site plans and building permits for permitted uses which do not meet dimensional regulations (including any required separation between buildings) or vehicle parking requirements, the property owner shall submit, to the city planner, for review by planning commission and city council, a master plan for development of all or part of the I-1 district. Submission of this plan will also be required prior to consideration for inclusion of additional property in the I-1 district. Minimum district size cannot be reduced through the master plan concept or any other mechanism.

The remainder of Section 10-3-106 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK

ORDINANCE AMENDING AND RE-ENACTING
SECTION 10-3-180
OF THE
CODE OF ORDINANCES
CITY OF HARRISONBURG, VIRGINIA

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

That Section 10-3-180 Uses permitted only by special use permit is amended as shown:

- (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.

The remainder of Section 10-3-180 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the ____ day of _____, 2017. Adopted and approved this ____ day of _____, 2017.

MAYOR

ATTESTE:

DEPUTY CITY CLERK