

**Current Ordinance Reflecting Amendments as requested by the applicant**

**ORDINANCE AMENDING AND RE-ENACTING TITLE 10 – PLANNING AND DEVELOPMENT, CHAPTER 3. – ZONING, SECTION 10-3-114, MODIFICATIONS AND ADJUSTMENTS, THE CODE OF ORDINANCES CITY OF HARRISONBURG, VIRGINIA**

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

**Section 10-3-114. Modifications and adjustments.  
Amend and add subsection (d) as shown:**

*(d) Location in setbacks in residential districts prohibited.* No accessory building in a residential district shall be located within the existing setback between a principal building and public street; except:

- (i)* on through lots in the U-R district, where an accessory building may be located within the established rear yard between the principal building and a public street ~~and meet principal building setbacks~~ and shall not be less than five feet from any property line;
- (ii)* on through lots in all other districts, where an accessory building may be located within the established rear yard between the principal building and a public street and meet principal building setbacks.

The remainder of each Section is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the \_\_\_\_\_ day of \_\_\_\_\_, 2025. Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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**MAYOR**

ATTESTE:

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CITY CLERK