



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Zoning Ordinance Amendment Application

www.harrisonburgva.gov/zoning

DESCRIPTION OF AMENDMENT

Zoning Ordinance Section:

Sec. 10-3-59.4 (11) , Sections 10-3-113 (1) and (2)

Proposed Text (Attach separate sheet, if needed.)

(see attached)

APPLICANT'S INFORMATION

Waterman Investments, LLC

443-271-2664

Applicant's Name

Telephone

600 Washington Ave., Suite 200

dgildea@sgs-law.com david@birchcp.com

Street Address

E-Mail

Baltimore

MD

21204

City

State

Zip

APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)

Todd Rhea, Clark and Bradshaw

540-433-2601

Applicant's Representative

Telephone

92 North Liberty Street

tcrhea@clark-bradshaw.com

Street Address

E-Mail

92 North Liberty Street

VA

22802

Additional Contact:

Craig George (Valley Engineering), cgeorge@valleyesp.com

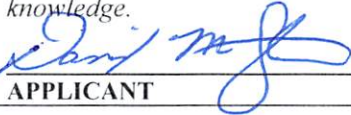
City

State

Zip

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided is accurate and true to the best of my knowledge.


APPLICANT

9/5/24
DATE

REQUIRED ATTACHMENTS

Letter explaining the reasons for seeking Ordinance amendment.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received

Total Fees Due: \$

Application Fee: \$450.00

Received By

Proposed Text (Revised 10-2-24):

Sec. 10-3-59.4 (11) in the R-8 district by special use permit:

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

Sections 10-3-113 (1) and (2):

(1) Each townhouse group of more than four (4) attached units shall have a minimum side yard setback of fifteen (15) feet for each end unit. Groups of four (4) or less attached units shall comply with minimum side yard setback regulations for end units as otherwise required for the zoning district in which they are built; except in the R-8, Small Lot Residential District the minimum side yard setback may be reduced when there is an approved special use permit per Section 10-3-59.4 (11).

(2) End lots ~~created by the planning of end units~~ for a group of more than four (4) attached units, but end lots that are not considered corner lots, shall be planned to ensure a minimum separation of thirty (30) feet between the townhouse group and all other buildings on adjoining lots; except in the R-8, Small Lot Residential District the minimum separation between the townhouse group and other buildings on adjoining lots may be reduced when there is an approved special use permit per Section 10-3-59.4 (11).



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September 6, 2024
(Revised 10-2-24)

Thanh Dang, AICP
Deputy Director of Community Development
Community Development
409 South Main Street
Harrisonburg, VA 22801

Project Name: Quarry Heights

Subject: Zoning Ordinance Amendment

Dear Thanh,

Please accept the attached Zoning Ordinance Amendment Application and associated submittal fees for an amendment related to Townhome side yard setbacks in the R-8 district. This amendment requests that "Townhomes" be added to section 10-3-59.4(11) of the R-8 code, which allows reduced side setbacks for single family and duplex units in certain situations with a Special Use Permit. In addition, this amendment requests a revision to Sections 10-3-113 (1) and (2) which would allow the side yard setback reduction for groups of townhomes that consist of more than four (4) attached units.

The reason for this request is to provide townhome developments the same opportunity as single family and duplex units in R-8 developments. The current ordinance includes minimum requirements that need to be met in order for single family and duplex units to have reduced side yard setbacks (NFPA sprinkler systems, no windows on exterior walls, and 1 hour fire resistance). This amendment request does not propose a change to this part of the text; therefore, the health and welfare of the public is not at risk if approved.

This amendment will allow for more compact development and eliminate "extra" space between groups of townhomes. In most cases this will result in a more efficient layout with larger, more usable, open space within the community. Instead of large interior setbacks that are generally located on private lots, the "extra" space can be located in areas of the project better suited for resident/public use.

If you have any questions, please do not hesitate to ask.

With kind regards,

A handwritten signature in black ink, appearing to read "Craig A. George".

Craig A George, PLA

Partner | Landscape Architecture and Planning
Valley Engineering

