



July 8, 2026 Planning Commission Meeting

Title

Consider requests to initiate Zoning Ordinance amendments related to (1) Manufactured housing, and (2) Minimum lot width in the R-8 district – Thanh Dang, Department of Community Development

Summary

Staff request Planning Commission initiate consideration of Zoning Ordinance amendments related to:

	Description of Request
Manufactured housing	<p>The Virginia General Assembly adopted amendments that prohibit localities from treating manufactured homes differently or more restrictively than single-family site-built dwelling units provided that the manufactured home is (i) converted to real property, (ii) constructed so that the certificate of occupancy is issued within five years following the date of manufacture listed on the home's data plate, and (iii) placed on individual lots. More information at: https://lis.virginia.gov/bill-details/20261/HB655/text/CHAP0019.</p> <p>The Zoning Ordinance will be amended to comply with updates to the Code of Virginia.</p>
Minimum lot width in the R-8 district	<p>The Virginia Assembly adopted amendments that requires any locality with a population of 50,000 or more to adopt at least one zoning classification that permits a single-family dwelling on a lot with a minimum lot area not exceeding 3,000 square feet and that such zoning district classification not impose minimum lot widths exceeding 30-feet. More information at: https://lis.virginia.gov/bill-details/20261/HB1212/text/CHAP0751.</p> <p>The R-8 district requires a minimum 2,800 square feet of lot area and a minimum of 35-feet of lot width for single-family detached dwellings. To comply with amendments to the Code of Virginia, staff proposes to reduce the minimum lot width for single-family detached dwellings from 35-feet to 30-feet.</p>

Should Planning Commission agree to direct staff to initiate consideration of the ZO amendments, then the following motion may be stated:

I move that the Planning Commission initiate consideration of zoning ordinance amendments to the City of Harrisonburg Zoning Ordinance to amend provisions related to manufactured housing and the minimum lot width requirement in the R-8 district.

The Planning Commission finds that such amendments are required by the public necessity, convenience, general welfare, and good zoning practice, and hereby directs staff to prepare appropriate draft ordinances for public hearings and recommendations in accordance with § 15.2-2286 of the Code of Virginia.

Recommendation

Option 1. Motion to direct staff to prepare draft ordinances for public hearing and recommendation related to all requests.

Options

1. Motion to direct staff to prepare draft ordinances for public hearing and recommendation related to all requests.
2. Motion to direct staff to not proceed with preparing draft ordinance amendments.
3. Motion to direct staff to proceed with preparing draft ordinances for some items, but not all.

Note that if no motion is made, then staff cannot initiate consideration of the ZO amendments.

Attachments

- None.