

ARTICLE B. Zoning Districts and District Standards

SECTION 10-3-9. Official Zoning Map

- A. **Zoning Map.** The locations and boundaries of the various zoning districts under this Ordinance are hereby established as shown on the maps derived from digital source files maintained in the office of the Zoning Administrator entitled “Official Zoning Map of the City of Harrisonburg,” effective [EFFECTIVE DATE], as may be amended from time to time in accordance with this Ordinance.
- B. **Incorporation by Reference.** The “Official Zoning Map of the City of Harrisonburg,” as amended, known as the Official Zoning Map, is incorporated by reference and made a part of this Ordinance.
- C. **Zoning of Entire Jurisdiction.**
1. It is the intent of this Ordinance that the entire City of Harrisonburg, including all land, water areas, and waterways, be incorporated in the districts established by this Ordinance.
 2. Whenever any road, alley or other right-of-way is vacated by official action, the zoning district adjoining each side of the road, alley or right-of-way will automatically be extended to the center line of the vacation.
- D. **Zoning Map Interpretation.** Where uncertainty exists with respect to the boundaries of a zoning district as shown on the Official Zoning Map, the following rules apply:
1. Where a district boundary is indicated as approximately following the centerline of a street, alley, railroad, or highway, the centerline is the district boundary.
 2. Where a district boundary is indicated as approximately following the corporate limits line of the City of Harrisonburg, the corporate limit is the district boundary.
 3. Where a district boundary is indicated as approximately parallel to the right-of-way line of a street or highway, such line parallel to the right-of-way line is the district boundary, at a distance determined by use of the scale appearing on the Official Zoning Map.
 4. Where uncertainty continues to exist or where further interpretation is required, the Zoning Administrator will make a determination in accordance

with [PLACEHOLDER]. Any person aggrieved by the Zoning Administrator’s determination may appeal in accordance with [PLACEHOLDER].

- E. **Annexed Territory.** Any territory annexed by the City of Harrisonburg after the Effective Date of this Ordinance is automatically classified as Neighborhood Residential (R-NR) until otherwise changed.

SECTION 10-3-10. Districts Established

The City is divided into the following zoning districts:

| Table | | |
|------------------------------|--------------|-----------------|
| District | Abbreviation | Reference |
| RESIDENTIAL DISTRICTS | | |
| Neighborhood Residential | R-NR | Section 10-3-11 |
| Flexible Residential | R-FR | Section 10-3-12 |
| Traditional Neighborhood | R-TN | Section 10-3-13 |
| Attached Community | R-AC | Section 10-3-14 |
| Garden Community | R-GC | Section 10-3-15 |
| COMMERCIAL DISTRICTS | | |
| Neighborhood Commercial | C-NC | Section 10-3-16 |
| Auto-Urban Commercial | C-AU | Section 10-3-17 |
| MIXED USE DISTRICTS | | |
| Mixed Use Neighborhood | MU-N | Section 10-3-18 |
| Mixed Use Center | MU-C | Section 10-3-19 |
| INDUSTRIAL DISTRICTS | | |
| General Industrial | I-G | Section 10-3-20 |

SECTION 10-3-11. Neighborhood Residential (R-NR)

- A. **Intent.** The Neighborhood Residential (R-NR) District is intended
- B. **Dimensional Regulations.**

| Table | | | | | | |
|------------------------|------------------|-------------------|-------------------------|--------------------|------|------|
| Use | Minimum Lot Area | Minimum Lot Width | Maximum Building Height | Minimum Setbacks | | |
| | | | | Front, Side Street | Side | Rear |
| Single-Family Detached | 6,000 | 45 | 35 | 20 | 7* | 20 |
| Single-Family Attached | 4,000 | 30 | 35 | 20 | 7* | 20 |
| Duplex | 6,000 | 45 | 35 | 20 | 7* | 20 |
| All Other Uses | 6,000 | 45 | 35 | 20 | 10 | 20 |

* For buildings up to 2 stories in height, the minimum side setback is 7 feet. For buildings of 3 or more stories, the minimum side setback is 10 feet for the entire building.

C. **Exception to Minimum Side Setbacks.** For any lot with a principal dwelling lawfully established prior to [EFFECTIVE DATE] with a side setback of less than the minimum side setback, the minimum side setback is 5 feet or the actual minimum distance between the dwelling and the side lot line, whichever is greater.

SECTION 10-3-12. Flexible Neighborhood (R-FN)

A. **Intent.** The Flexible Neighborhood (R-FN) District is intended

B. **Dimensional Regulations.**

| Table | | | | | | |
|------------------------|------------------|-------------------|-------------------------|--------------------|------|------|
| Use | Minimum Lot Area | Minimum Lot Width | Maximum Building Height | Minimum Setbacks | | |
| | | | | Front, Side Street | Side | Rear |
| Single-Family Detached | 5,000 | 40 | 35 | 10 | 7* | 20 |
| Single-Family Attached | 3,750 | 30 | 35 | 10 | 7* | 20 |
| Duplex | 5,625 | 45 | 35 | 10 | 7* | 20 |
| Townhouse, Exterior | 3,375 | 27 | 35 | 10 | 7* | 20 |
| Townhouse, Interior | 2,500 | 20 | 35 | 10 | 7* | 20 |
| Apartment | 7,500 | 60 | 35 | 10 | 10 | 20 |
| All Other Uses | 7,500 | 60 | 35 | 10 | 10 | 20 |

* For buildings up to 2 stories in height, the minimum side setback is 7 feet. For buildings of 3 or more stories, the minimum side setback is 10 feet for the entire building.

C. **Exception to Minimum Side Setbacks.** For any lot with a principal dwelling lawfully established prior to [EFFECTIVE DATE] with a side setback of less than the minimum side setback, the minimum side setback is 5 feet or the actual minimum distance between the dwelling and the side lot line, whichever is greater.

D. **Streetscape and Parking Placement.** The following requirements apply to all apartments and all non-Residential Uses:

1. Parking lots are prohibited between any principal building and the public street.

2. No building may have its rear façade facing a public street.

SECTION 10-3-13. Traditional Neighborhood (R-TN)

A. **Intent.** The Traditional Neighborhood (R-TN) District is intended to accommodate diverse residential development in areas with a traditional neighborhood character, including single-family detached, single-family attached, and duplex dwellings, with limited townhouse and apartment dwellings. The district promotes walkable, human-scale development with narrower lots, reduced setbacks, and a mix of housing types.

B. Dimensional Regulations.

| Table | | | | | | |
|------------------------|------------------|-------------------|-------------------------|--------------------|------|------|
| Use | Minimum Lot Area | Minimum Lot Width | Maximum Building Height | Minimum Setbacks | | |
| | | | | Front, Side Street | Side | Rear |
| Single-Family Detached | 3,000 | 30 | 35 | 10 | 7* | 20 |
| Single-Family Attached | 2,000 | 20 | 35 | 10 | 7* | 20 |
| Duplex | 4,000 | 40 | 35 | 10 | 7* | 20 |
| Townhouse, Exterior | 2,300 | 23 | 35 | 10 | 7* | 20 |
| Townhouse, Interior | 1,600 | 16 | 35 | 10 | 7* | 20 |
| Apartment | 5,000 | 50 | 35 | 10 | 10 | 20 |
| All Other Uses | 5,000 | 50 | 35 | 10 | 10 | 20 |

* For buildings up to 2 stories in height, the minimum side setback is 7 feet. For buildings of 3 or more stories, the minimum side setback is 10 feet for the entire building.

C. **Exception to Minimum Side Setbacks.** For any lot with a principal dwelling lawfully established prior to [EFFECTIVE DATE] with a side setback of less than the minimum side setback, the minimum side setback is 5 feet or the actual minimum distance between the dwelling and the side lot line, whichever is greater.

D. **Streetscape and Parking Placement.** The following requirements apply to all apartments and all non-Residential Uses:

1. Parking lots are prohibited between any principal building and the public street.
2. No building may have its rear façade facing a public street.

SECTION 10-3-14. Attached Community (R-AC)

A. **Intent.** The Attached Community (R-AC) District is intended to provide for higher-density attached residential development, including single-family attached dwellings and townhouses, through coordinated development sites that incorporate shared facilities, private travelways, and efficient land use, while maintaining compatibility with surrounding neighborhoods.

B. Dimensional Regulations.

| Table | | | | | | |
|------------------------|------------------|-------------------|-------------------------|--------------------|------|------|
| Use | Minimum Lot Area | Minimum Lot Width | Maximum Building Height | Minimum Setbacks | | |
| | | | | Front, Side Street | Side | Rear |
| Single-Family Attached | 2,000* | 25 | 40 | 30/10** | 10 | 25 |
| Townhouse, Exterior | 2,000* | 18 | 40 | 30/10** | 10 | 25 |
| Townhouse, Interior | 2,000* | 25 | 40 | 30/10** | 10 | 25 |
| All Other Uses | 7,500 | 60 | 40 | 30 | 10 | 25 |

* Minimum lot area does not apply when the use is part of a development site approved after [EFFECTIVE DATE].

** Where the use is part of a development site approved after [EFFECTIVE DATE], the front setback for each residential lot is reduced to 10 feet, provided that all buildings are set back at least 30 feet from the public street.

C. **Development Sites.** The minimum lot area does not apply to any residential lot within a development site approved after [EFFECTIVE DATE], provided the following are true:

1. **Density.** The development site may have up to 1 dwelling unit per 2,700 square feet.
2. **Townhouse Standards.** The development site complies with all requirements of Section 10-3-32.
3. **Governing Document.** Once approved, the site plan or zoning plan serves as the governing document for the development site. All density, dimensional requirements, and use regulations applicable to the development site and its

internal lots are bound by the approved plan, unless and until formally amended or superseded.

4. **Modification and Future Development.** No portion of an approved development site may be used to calculate or satisfy the density, setback, or lot area requirements for any new, separate development site. Any future development using unbuilt density capacity within the original boundaries, or any proposal to sever acreage for use in a separate development, requires amendment to the governing documents and recordation of a new subdivision plat.
5. **Plat Recordation.** The subdivision plat for any development site approved under this Subsection must clearly delineate the outer boundary of the development site used for density calculations and include a note stating: “The density and development rights of the land within this boundary are governed by an approved plan. No portion of this development site may be used to satisfy the zoning requirements of any other property or development site.”

SECTION 10-3-15. Garden Community (R-GC)

A. **Intent.** The Garden Community (R-GC) District is intended to accommodate garden-style apartment and multi-building residential developments.

B. Dimensional Regulations.

| Table | | | | | | |
|---------------------------------|-------------------------|-------------------|-------------------------|--------------------|------|------|
| Use | Minimum Lot Area | Minimum Lot Width | Maximum Building Height | Minimum Setbacks | | |
| | | | | Front, Side Street | Side | Rear |
| Apartment, Triplex, or Quadplex | 3,000 per dwelling unit | 60 | 40 | 30 | 10 | 25 |
| All Other Uses | 7,500 | 60 | 40 | 30 | 10 | 25 |

C. Building Count.

1. **Residential Uses.** Multiple principal and accessory buildings are permitted on a single lot.
2. **Non-Residential Uses.** All principal non-residential uses must be located on a separate lot, with no more than one principal building per lot, except for uses in the Communications Use Category.

D. **Building Separation.** All principal and accessory buildings on a lot with residential uses must be separated by at least 20 feet.

E. **Streetscape and Parking Placement.**

1. Parking lots are prohibited between any principal building and the public street, unless another principal building completely separates the parking lot from the public street.
2. No building may have its rear façade facing a public street, unless another principal building completely separates the building from the public street.

SECTION 10-3-16. Neighborhood Commercial (C-NC)

A. **Intent.** The Neighborhood Commercial (C-NC) District is intended for small- and medium-scale commercial uses that serve nearby neighborhoods, without introducing undue auto-oriented or high-impact uses. Development should be compatible in scale and design with surrounding residential areas, emphasizing pedestrian access where feasible.

B. **Dimensional Regulations.**

| Table | |
|------------------------------------|---|
| Standard | Requirement |
| Minimum Lot Area | N/A |
| Minimum Lot Width | 200 feet* |
| Maximum Building Height | 35 feet |
| Minimum Front, Side Street Setback | 20 feet |
| Minimum Side Setback | 20 feet (0 feet if abutting a Commercial District) |
| Minimum Rear Setback | 30 feet (0 feet if abutting a Commercial District) |

*See Section 10-3-54 for exceptions to minimum lot width requirements based on access management conditions.

C. **Streetscape and Parking Placement.**

1. **General Standard.** No more than 1 drive aisle and 1 single-loaded row of parking spaces are permitted between a principal building and the public street.
2. **Apartments Standard.** Parking and drive aisles may occupy no more than 50 percent of the linear frontage between a principal building with apartment dwelling units and the public street.

SECTION 10-3-17. Auto-Urban Commercial (C-AU)

A. **Intent.** The Auto-Urban Commercial (C-AU) District accommodates large-format retail, regional commercial centers, and similar developments typically located along major corridors. The district supports the incremental evolution of these corridors through special exceptions for residential uses where compatible as part of a larger transition toward a more integrated, pedestrian-oriented design.

B. Dimensional Regulations.

| Table | |
|------------------------------------|---|
| Standard | Requirement |
| Minimum Lot Width | 200 feet* |
| Maximum Building Height | 75 feet |
| Minimum Front, Side Street Setback | 20 feet |
| Minimum Side Setback | 10 feet (30 feet if abutting a Residential District) |
| Minimum Rear Setback | 10 feet (30 feet if abutting a Residential District) |

*See Section 10-3-54 for exceptions to minimum lot width requirements based on access management conditions.

C. **Height-Based Step-Backs.** Where a lot abuts a Residential District, any portion of a building exceeding 35 feet in height must be set back an additional 1 foot for every 1 foot of height above 35 feet. This requirement may be met by stepping back the upper stories of the building.

SECTION 10-3-18. Mixed Use Neighborhood (MU-N)

A. **Intent.** The Mixed Use Neighborhood (MU-N) District encourages coordinated development and redevelopment that integrates a variety of housing types with commercial and community uses scaled appropriately for a neighborhood setting. Development should emphasize walkable design, interconnected streets, and compatibility with surrounding neighborhoods, creating cohesive, mixed-use environments that can evolve over time while maintaining human scale.

B. Dimensional Regulations.

C. Streetscape and Parking Placement.

SECTION 10-3-19. Mixed Use Center (MU-C)

A. **Intent.** The Mixed Use Center (MU-C) District provides for the City’s urban activity center of concentrated commercial, office, civic, and residential uses. Development should occur in a compact, walkable pattern with buildings oriented to the street, active ground-floor uses, and minimal front setbacks.

B. Dimensional Regulations.

| Table | |
|-------------------------|--------------------|
| Standard | Requirement |
| Minimum Lot Width | N/A |
| Maximum Building Height | 75 feet* |
| Minimum Front Setback | 0 feet |
| Minimum Side Setback | 0 feet |
| Minimum Rear Setback | 0 feet |

*Maximum building height may be increased by Special Exception in accordance with Section 10-3-54.

C. Streetscape and Parking Placement. Parking lots are prohibited between the front façade of any principal building and the public street. If a lot has multiple street frontages, a parking lot is permitted between the principal building and any side or rear lot line abutting the public street, provided it is separated from the public street by a masonry wall at least 3 feet in height.

SECTION 10-3-20. General Industrial (I-G)

A. Intent. The General Industrial (I-G) District provides areas for manufacturing, processing, distribution, and related industrial activities that may not be appropriate in residential or mixed-use settings. The intent is to preserve land for employment uses, ensure adequate access and buffering, and minimize potential conflicts between industrial operations and adjacent uses.

B. Dimensional Regulations.

| Table | |
|-------------------------|---|
| Standard | Requirement |
| Minimum Lot Width | 200 feet* |
| Maximum Building Height | 75 feet** |
| Minimum Front Setback | 20 feet |
| Minimum Side Setback | 10 feet (30 feet if abutting a Residential District) |
| Minimum Rear Setback | 10 feet (30 feet if abutting a Residential District) |

*See Section 10-3-54 for exceptions to minimum lot width requirements based on access management conditions.

**Maximum building height may be increased by Special Exception in accordance with Section 10-3-58.

C. Height-Based Step-Backs. Where a lot abuts a Residential District, any portion of a building exceeding 35 feet in height must be set back an additional 1 foot for

every 1 foot of height above 35 feet. This requirement may be met by stepping back the upper stories of the building.

ARTICLE C. Use Regulations

DIVISION 1. Principal Use Tables

SECTION 10-3-21. Use Tables, Generally

- A. **Organization of Use Tables.** Sections Section 10-3-20 and Section 10-3-21 organize the uses in each zoning district by Use Classification, Use Category, and Use.
1. **Use Classifications.** Uses are organized into broad, general Use Classifications: Residential, Civic and Institutional, Office and Business Services, Commercial, and Industrial.
 2. **Use Categories.** Use Classifications are further divided into Use Categories, which describe the sub-groups of the Use Classification. For example, the Residential Use Classification is divided into Household Living and Group Living.
 3. **Uses.** Use Categories are divided into specific Uses.
- B. **Use Approvals.** The Use Tables establish the following use approvals:
1. **Permitted.** A “P” indicates that the specific use is allowed by right in the respective district.
 2. **Special Exception.** An “S” indicates that the specific use is allowed by special exception in the respective district.
 3. **Varies.** “P/S” indicates that the specific use is allowed by-right under certain conditions and is allowed by special exception under other conditions.
 4. **Prohibited.** A blank cell indicates that the specific use is prohibited in the respective zoning district.
- C. **Use-Specific Standards.** Some uses are subject to use-specific standards. Where a use has use-specific standards, the Use Table includes a cross-reference to the applicable use-specific standards.

SECTION 10-3-22. Residential Districts – Use Table

The use table in this Section lists all uses allowed within Residential districts.

| Table | | | | | | |
|--|------|------|------|------|------|-----------------|
| Use | R-NR | R-FN | R-TN | R-AC | R-GC | Standards |
| RESIDENTIAL USE GROUP | | | | | | |
| <i>HOUSEHOLD LIVING</i> | | | | | | |
| Single-Family Detached | P | P | P | | | |
| Single-Family Attached | S | P | P | P | | |
| Duplex | S | P | P | | | |
| Triplex/Quadplex | | S | S | | P | |
| Townhouse | | S | S | P | | Section 10-3-32 |
| Apartment | | S | S | | P/S | Section 10-3-31 |
| <i>GROUP LIVING</i> | | | | | | |
| Boarding or Rooming House | S | S | S | | | |
| Recovery Residence (More than 8) | S | S | S | S | S | |
| <i>RESIDENTIAL ACCESSORY USES</i> | | | | | | |
| Homestay | P | P | P | P | P | Section 10-3-33 |
| Home Day Care, Small | P | P | P | P | P | |
| Home Day Care, Large | S | S | S | S | S | |
| Home Occupation | P | P | P | P | P | Section 10-3-27 |
| Short-Term Rental | S | S | S | S | S | |
| CIVIC AND INSTITUTIONAL USE GROUP | | | | | | |
| <i>Community and Cultural Facilities</i> | | | | | | |
| Adult Day Support Center | S | S | S | | P | |
| Child Day Care Center | S | S | S | | P | |
| Community Center | S | S | S | | P | |
| Community Garden | | | | | | |
| Private Club | S | S | S | | S | |
| Religious Assembly | P | P | P | | P | |
| <i>MEMORIAL USES</i> | | | | | | |
| Cemetery | S | S | P | | | |
| <i>COMMUNITY SERVICE USES</i> | | | | | | |
| Public Use | P | P | P | P | P | |
| Volunteer Rescue Squad | S | S | S | | S | |
| <i>EDUCATIONAL USES</i> | | | | | | |
| Public School | P | P | P | P | P | |
| Private School | S | S | S | S | S | |
| COMMERCIAL USE GROUP | | | | | | |
| <i>OFFICE AND SERVICE USES</i> | | | | | | |
| Financial Institution | | S | S | | S | |
| Personal Service | | S | S | | S | |
| Professional Office | | S | S | | S | |

| INFRASTRUCTURE AND UTILITIES USE GROUP | | | | | | |
|---|---|---|---|---|---|--|
| <i>COMMUNICATIONS USES</i> | | | | | | |
| Small Cell Facility | P | P | P | P | P | |
| Concealed Wireless Facility | S | S | S | S | S | |
| Microcell, DAS, and Macrocell | S | S | S | S | S | |
| Telecommunications Tower | S | S | S | S | S | |
| Emergency Communications Tower | P | P | P | P | P | |