



July 21, 2026 Planning Commission Work Session

Title

Review and discuss portions of draft Zoning Ordinance text and draft Zoning Map – Wesley Russ, City Attorney’s Office and Thanh Dang, Community Development

Summary

Provided for the Planning Commission’s review are:

- Draft Article C. Use Regulations (excludes section on wireless telecommunications facilities)
- Draft Sections 10-3-53 through 56 from Article D. Site Development Standards
- Draft Section 10-3-11. Definitions
- Web link to the draft Zoning Map
<https://experience.arcgis.com/experience/b9685a88af8d4869bab56db6f5174de6>
- Zoning Districts Breakdown
 - o What each proposed district is made of
 - o Where each current district went

Staff requests that the Planning Commission review the attached materials in advance of the July 21, 2026 work session. Commissioners are encouraged to submit any questions or comments to Wesley.Russ@harrisonburgva.gov and Thanh.Dang@harrisonburgva.gov by the end of the day on Monday, July 20, 2026 to help staff prepare for and to facilitate the discussion. Questions or comments not submitted in advance may also be provided during the July 21 work session.

References

The draft Zoning Ordinance is organized into the following articles:

- Article A. General Provisions
- Article B. Zoning Districts and District Standards
- Article C. Use Regulations
- Article D. Site Development Standards
- Article E. Parking and Landscaping
- Article F. Signs
- Article G. Floodplain Overlay Regulations
- Article H. Development Review Procedures
- Article I. Board of Zoning Appeals
- Article J. Nonconformities
- Article K. Administration and Enforcement
- Article L. Definitions and Rules of Construction

The draft Zoning Ordinance includes the following zoning districts:

RESIDENTIAL DISTRICTS	
Neighborhood Residential	R-NR
Flexible Neighborhood	R-FN
Traditional Residential	R-TN
Attached Community	R-AC
Garden Community	R-GC
COMMERCIAL DISTRICTS	
Neighborhood Commercial	C-NC
Auto-Urban Commercial	C-AU
MIXED USE DISTRICTS	
Mixed Use - Urban Village <i>(previously named Mixed Ues Neighborhood)</i>	MU-UV
Mixed Use – Downtown <i>(previously named Mixed Use Center)</i>	MU-D
INDUSTRIAL DISTRICTS	
General Industrial	I-G

Attachments

1. See list above