



June 16, 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 B. Zoning Districts and District Standard and a portion of draft Article C. Use Regulations (only residential districts included),
- A web link to the draft Zoning Map  
<https://experience.arcgis.com/experience/b9685a88af8d4869bab56db6f5174de6>, and
- Relevant bills passed by the Virginia General Assembly in 2026.

Staff requests that the Planning Commission review the attached materials in advance of the June 16, 2026, Planning Commission work session. Commissioners are encouraged to submit any questions or comments to [Wesley.Russ@harrisonburgva.gov](mailto:Wesley.Russ@harrisonburgva.gov) and [Thanh.Dang@harrisonburgva.gov](mailto:Thanh.Dang@harrisonburgva.gov) by the end of the day on Monday, June 15, 2026, to help staff prepare for and to facilitate the discussion. Questions or comments not submitted in advance may also be provided during the June 16 work session.

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

At this time, draft Article B is being provided for the Commission's review. Drafts of Articles A and C through L will be presented to Planning Commission in the future.

**Attachments**

1. Draft Article B. Zoning Ordinance Districts and District Standards and a portion of draft Article C. Use Regulations (only residential districts included)
2. Draft Zoning Map - <https://experience.arcgis.com/experience/b9685a88af8d4869bab56db6f5174de6>
3. Relevant bills passed by the Virginia General Assembly in 2026