



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

OFFICE (540) 432-7700 • FAX (540) 432-7777

REZONING and SPECIAL USE PERMIT

On **April 28, 2026**, the Harrisonburg City Council approved a rezoning request from R-2, Residential District, to **R-8C, Small Lot Residential District Conditional**, and a **special use permit to allow a reduction in the required number of vehicle parking spaces** for the property located at:

851 Madison Street
Harrisonburg, VA 22802
City Tax Map Parcel(s): 41-K-5 and 6

In connection with the rezoning approval for the property the following is proffered:

1. None.

In connection with the special use permit approval,

As per Section 10-3-130(c) of the City Code, whenever a special use permit is approved by the city council, the special use authorized shall be established, or any construction authorized shall be commenced and diligently pursued, within such time as the city council may have specified, or, if no such time has been specified, then within thirty-six (36) months from the approval date for residential projects and within twelve (12) months from the approval date for all other projects.

This permit is subject to all conditions and requirements of the Harrisonburg City Code now in effect and to the additional conditions imposed by the City Council, as follows:

1. The special use permit shall apply only to the two planned dwelling units as shown on the conceptual layout.


Thanh Dang, AICP

Deputy Director of Community Development

4/30/26
Date