

**ORDINANCE AMENDING AND RE-ENACTING TITLE 10 –
PLANNING AND DEVELOPMENT, CHAPTER 3. – ZONING,
ARTICLE E. NONCONFORMING STRUCTURES AND USES
CITY OF HARRISONBURG, VIRGINIA**

Be it ordained by the Council of the City of Harrisonburg, Virginia:

That Section 10-3-59.5. Area and dimensional regulations shall be amended as shown:

Table 1. Area and Dimensional Regulations

	MINIMUM FEET					MAXIMUM	
Lot Area Sq. Ft.	*Lot Width	Lot Depth	Front Yard	**Side Yard	Rear Yard	Stories	Height
Single-Family Detached: 2,800	35 30	60	10	See Table 2	15	3	40
Duplex: 1,800/unit	25/unit	60	10	See Table 2	15	3	40
Townhouse: 1,800/unit	18	60	10	10	20	3	40
Other Uses: 6,000	60	100	10	10	25	3	40

*Measured at the point of required front setback line.

The remainder of Section 10-3-59.5 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the __ day of ____, 2026. Adopted and approved this day of ____, 2026.

MAYOR

ATTESTE:

CITY CLERK