

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings in the City Council Chambers, 409 South Main Street, Harrisonburg, VA on Tuesday, October 13, 2026, at 7:00 p.m., to consider the following:

Rezoning – Eastern Mennonite School (Master Plan Amendment)

A request from Eastern Mennonite School to amend the master plan for a +/- 26.3-acre property zoned R-3, Medium Density Residential with I-1, Institutional Overlay, and B-2, General Business District with I-1, Institutional Overlay. The property is addressed as 701 and 801 Parkwood Drive and 1251 Virginia Avenue and is identified as tax map parcel 47-N-7.

Zoning Ordinance Amendment – Manufactured Housing

A request to amend the definition of “Dwelling, single-family” within Zoning Ordinance Section 10-3-24 to include qualifying manufactured homes. Under the proposed amendment, a manufactured home would be allowed in zoning districts where single-family dwellings are permitted, provided that the manufactured home is (i) converted to real property in accordance with §46.2-653.1 of the Code of Virginia, (ii) constructed so that the certificate of occupancy is issued within five years following the date of manufacture listed on the home’s data plate, and (iii) placed on individual lots. This amendment brings the Zoning Ordinance into compliance with § 15.2-2290 of the Code of Virginia, as amended by HB655 and SB364 and effective July 1, 2026.

Zoning Ordinance Amendment – Minimum Lot Width in R-8

A request to amend the Zoning Ordinance to reduce the minimum lot width for single-family detached dwellings in the R-8, Small Lot Residential District from 35-feet to 30-feet. The amendment brings the Zoning Ordinance into compliance with § 15.2-2286.2 of the Code of Virginia, which became effective July 1, 2026, and requires localities with a population of 50,000 or more to adopt at least one zoning one zoning district that permits single-family dwellings on lots with a minimum lot area not exceeding 3,000 square feet and a minimum lot width not exceeding 30 feet.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at www.harrisonburgva.gov/public-hearings. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 1072, and the City’s website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Publication dates:

Wednesday, September 30, 2026

Wednesday, October 7, 2026