Town Council
Regular Meeting
Agenda Item 7.d.

Agenda Item: **Resolution 26-G-50 to initiate consideration of a Zoning Ordinance Text Amendment ZOTA #26-08 to amend Chapter 78 (ZONING), Article X (Parking), Section 78-100.2 (Minimum off-street parking and loading standards) and Section 78-100.8 (Parking alternatives), to update sections for conformance with the Code of Virginia regarding minimum off-street parking requirements**

Meeting Date: August 25, 2026

Category: Consent

Prepared by: Aaron Zoellick, Zoning Services Specialist

Description:
Virginia Code § 15.2-2209.4 sets limits for minimum off-street parking requirements for residential and mixed-use developments within one-half mile of mass transit and public transportation facilities. The statute further requires that localities with a population greater than 20,000 establish an administrative review process for reductions of minimum off-street parking requirements of not less than 20% for residential, multifamily, or mixed-use development on parcels located more than one-half mile from mass transit and public transportation facilities. To address these new requirements, staff will update the zoning ordinance requirements for minimum off-street parking for residential and mixed-use developments near the Herndon Metro Center and evaluate current administrative review procedures to align with the Virginia Code updates.

Background/Timing Impact:
Section 15.2-2209.4 went into effect July 1, 2026 as a result of House Bill 888, passed in the 2026 Virginia General Assembly session.

Strategic Focus Area:
Good Governance
Thriving Community
Environmental and Economic Sustainability

Fiscal Impact:
N/A

Legal Impact:
Adoption of the initiating resolution will refer the Zoning Ordinance Text Amendment to

the Planning Commission to be discussed at a public hearing, followed by a public hearing before the Town Council.

Staff Recommendation/Next Steps:
Approve the initiating resolution.

Attachments:
1. Resolution (Proposed)