Planning Commission Work Session
Agenda Item 2.d.

Agenda Item: **ZONING ORDINANCE TEXT AMENDMENT - ZOTA #26-08 to amend Chapter 78 (ZONING), Article X (Parking, Loading and Circulation), as deemed necessary and appropriate to update conformance with the Code of Virginia to cap minimum off-street parking requirements for residential, multifamily, and mixed-use development within a designated area, defined as any parcel located within one-half mile of the entrance to a mass transit or public transportation station or facility**

Meeting Date: October 5, 2026

Category: Public Hearings

Prepared by: Aaron Zoellick, Zoning Services Specialist

Description:
The Virginia General Assembly passed HB 888, and created § 15.2-2209.4, in April 2026. The statute establishes minimum off-street parking requirements for residential, multifamily, and mixed-use development within a designated area. The statute defines a designated area as any parcel located within one-half mile of the entrance to a mass transit or public transportation station or facility. A mass transit or public transportation station or facility is defined as a building or enhanced structure where the public boards or disembarks from mass transit or public transportation.

The statute caps minimum off-street parking for this area at the following:
1. One-half of one parking space per dwelling unit for multifamily or mixed-use residential development: and
2. One parking space per dwelling unit for one-family and two-family dwellings and townhouses.

Designated areas for the Town of Herndon are located around the Herndon Metro Station, specifically in the PD-W, PD-R, R-10, PD-TOC, PD-TRG1, and PD-TRG-2 zoning districts. The proposed ZOTA reduces minimum off-street parking requirements in these zoning districts.

The statute also requires that localities with a population greater than 20,000 establish an administrative process allowing developers to obtain a reduction of at least 20% in minimum off-street parking requirements for residential, multifamily, or mixed-use projects that are not in designated areas. The proposed ZOTA allows an applicant to seek a waiver from the zoning administrator for a reduction of 20% in minimum off-street parking requirements.

Background/Timing Impact:
HB 888 was approved and signed into law by the Governor in April 2026 and became effective on July 1, 2026.

Fiscal Impact:
N/A

Legal Impact:
Code of Virginia § 15.2-2285 states that the Planning Commission shall hold at least one public hearing on a proposed ordinance or any amendment of an ordinance, after notice as required by § 15.2-2204, and may make appropriate changes in the proposed ordinance or amendment as a result of the hearing.

Staff Recommendation/Next Steps:
Recommend approval of ZOTA #26-08 to the Town Council.

Attachments:
1. ZOTA 26-08 Draft Language
2. Legal Ad