Planning Commission
Regular Meeting
Agenda Item 4.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 19, 2026

Category: Public Hearings

Prepared by: Aaron Zoellick, Zoning Services Specialist

Description:
Update since the October 5 Work Session:

- Staff evaluated whether any residential or mixed-use properties fell within one half mile of the Reston Town Center or Innovation Center Metro Stations. Both stations are more than one half mile from the Town of Herndon border.
- The requirements for a waiver due to unique characteristics were reduced so that an applicant need only meet two of the standards.
- The limit of a 20% reduction in the minimum parking standards was removed for properties outside the designated area.
- A definition for "Designated Area" was added to:
    1. Establish a point of measurement from the entrance of Herndon Metro Station
    2. Clarify that if any portion of a parcel was within one half mile of the entrance to the Herndon Metro Station, then the entire parcel is considered a designated area.

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 ORDINANCE
2. Legal Ad
3. Presentation