Zoning Ordinance Text Amendment
ZOTA #26-08
Minimum Off-Street Parking Near Public Transportation

Planning Commission Regular Meeting

October 19, 2026

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Zoning Services Specialist

ZOTA 26-08 Minimum Off-Street Parking



Virginia Legislature
HB 888

Herndon Town Council

Herndon Planning Commission

Herndon Town Council

ZOTA 26-08

Sec. 78-100.2
Minimum off-street parking and loading standards

Sec. 78-100.8
Parking alternatives

Image source: Schoolhouse Rock! / The Walt Disney Company

Sec. 78-100.2

Minimum off-street parking and loading requirements

HB 888 requires:

B. Any locality that has adopted a zoning ordinance pursuant to this chapter shall not require, as a condition of zoning approval, minimum off-street parking for residential, multifamily, or mixed-use development located within a designated area in amounts exceeding the following:

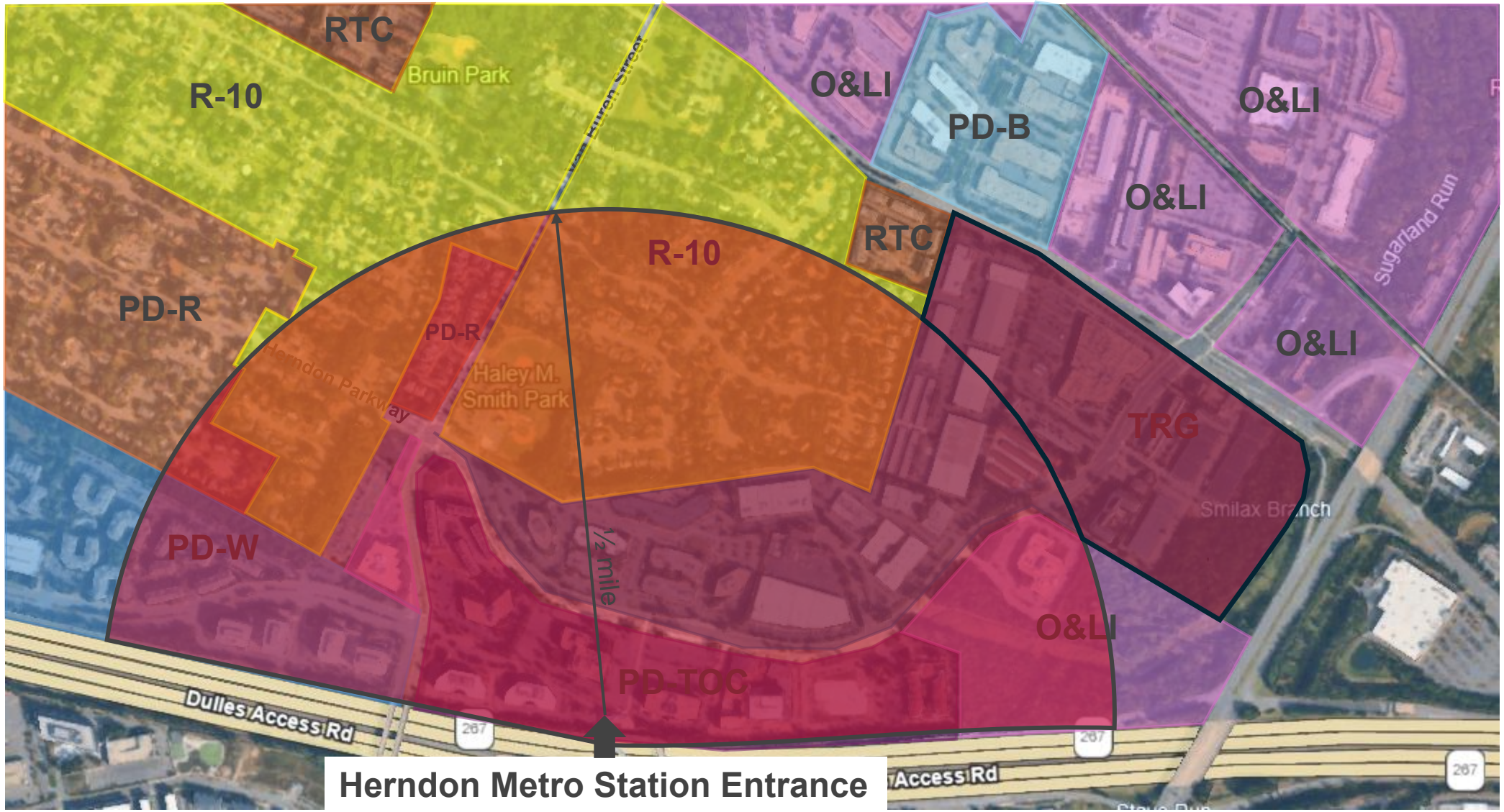
1. One-half of one parking space per dwelling unit for multifamily or mixed-use residential development; and

2. One parking space per dwelling unit for one-family and two-family dwellings and townhouses.

Metro Stations Near Herndon



Map imagery from Google Earth



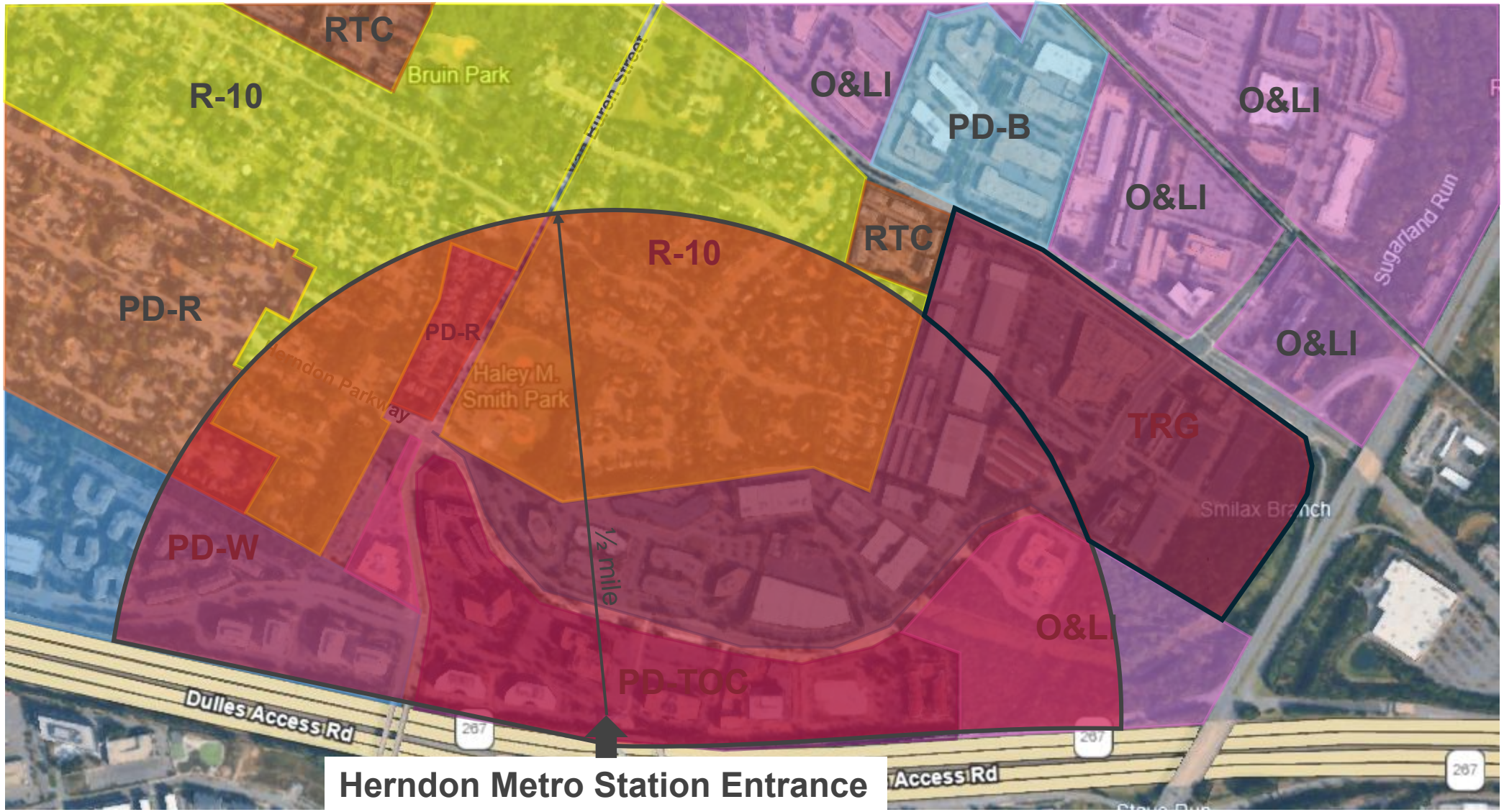
Herndon Metro Station Entrance

Sec. 78-100.8

Parking alternatives

HB 888 further requires:

E. Any locality with a population greater than 20,000 shall, by ordinance, establish an administrative review process in which developers may request a reduction of minimum off-street parking requirements of not less than 20 percent for residential, multifamily, or mixed-use development proposed on parcels not located within a designated area. The ordinance shall include criteria to determine eligibility for, and prescribe procedures for the submission and review of, the administrative reduction authorized by this subsection.



Herndon Metro Station Entrance

Map imagery from Google Earth

Waiver

- Requests are reviewed and determined by the Zoning Administrator
- Parcel shall be beyond ½ mile from the Herndon Metro station
- Waiver shall be for no less than 20% of required minimum off-street parking
- One of two criteria shall be demonstrated
  1. Unique characteristics of the site or uses on the site make the spaces proposed to be eliminated unnecessary or infeasible
  2. A written shared parking agreement ensures availability of equivalent spaces within 1,000 feet of the subject property

Staff Recommendation

- Recommend approval to Town Council

- If recommended, ZOTA #26-08 will be presented to Town Council at the November 17 regular meeting