Town Council Regular Meeting
Agenda Item 5.b.

Agenda Item: **Ordinance 26-O-24 to approve a 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: November 17, 2026

Category: Public Hearings

Prepared by: Aaron Zoellick, Zoning Services Specialist

Description:
HB 888, codified as §15.2-2209.4, establishes minimum off-street parking requirements for residential, multifamily, and mixed-use development within a designated area. To accomplish this, the bill does three things:

1. Defines a designated area

HB 888 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.

ZOTA 26-08 takes the HB 888 definition and establishes a point at Herndon Station from which to measure the one-half mile radius. Additionally, the proposed ZOTA clarifies that if any portion of a residential property falls within the one-half mile radius, then the entire parcel is considered to be within the designated area. A one-half mile radius from Herndon Station falls across the PD-W, PD-R, R-10, PD-TOC, TRG1, and TRG2 zoning districts.

2. Caps minimum off-street parking requirements for residential properties in designated areas

HB 888 sets minimum off-street parking for residential properties in designated areas at:

- One-half of one parking space per dwelling unit for multifamily or mixed-use

residential development; and,
- One parking space per dwelling unit for one-family and two-family dwellings and townhouses.

ZOTA 26-08 reduces the minimum off-street parking standards for residential properties in designated areas within the PD-W, PD-R, R-10, and PD-TOC zoning districts. Strictly interpreting HB 888, about 1/3 of the TRG zoning districts would be outside the one-half mile radius and not required to meet the reduced minimum off-street parking standards. Staff believes that establishing the minimum off-street parking requirements for the entirety of the TRG zoning districts will be simpler for applicants and meets the intent of the zoning districts and HB 888.

3. Requires an administrative review process for reduced minimum off-street parking requirements beyond designated areas

HB 888 requires that localities with a population greater than 20,000 establish an administrative process allowing an applicant to request 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.

ZOTA 26-08 allows an applicant with a qualifying project to seek a waiver from the zoning administrator for a reduction of at least 20% in minimum off-street parking requirements. For the waiver to be granted, the applicant must either demonstrate that unique characteristics of the property make the spaces proposed to be eliminated unnecessary or infeasible, or provide a written shared parking agreement that ensures availability of equivalent spaces within 1,000 feet of the subject property.

Background/Timing Impact:
§15.2-2209.4 of the Code of Virginia was codified as a result of House Bill 888 during the 2026 General Assembly session. The Planning Commission voted 7-0 to recommend approval of ZOTA #26-08 at their October 19, 2026, regular meeting.

Strategic Focus Area:
Environmental and Economic Sustainability
Good Governance

Fiscal Impact:
N/A

Legal Impact:
The provisions of this section of the Code of Virginia became effective on July 1, 2026.

Staff Recommendation/Next Steps:

Staff recommends adoption of Zoning Ordinance Text Amendment (ZOTA) #26-08, as presented.

Attachments:

1. Legal Ad
2. Ordinance (Proposed Revised 11-17-26)