

2025 SESSION

INTRODUCED

25102146D

SENATE BILL NO. 839

Offered January 8, 2025

Prefiled January 2, 2025

A *BILL to amend the Code of Virginia by adding a section numbered 15.2-2286.2, relating to zoning; by-right multifamily development.*

Patrons—VanValkenburg and Bagby

Referred to Committee on Local Government

**Be it enacted by the General Assembly of Virginia:**

**1. That the Code of Virginia is amended by adding a section numbered 15.2-2286.2 as follows:**

**§ 15.2-2286.2. *By-right multifamily residential development in areas zoned for commercial use.***

*A locality shall provide in its zoning ordinance provisions allowing for the by-right development and construction of multifamily residential uses on all land contained in commercial or business zoning district classifications. Such ordinances shall not (i) impose more stringent land use requirements for such development than would otherwise be required or (ii) require that a special exception, special use, or conditional use permit be obtained for such development. The review and approval of such development shall be done administratively by the locality's staff. Any residential development pursuant to the authority granted in this section that dedicates a minimum of 10 percent of the total number of housing units to households with a household income at or below 80 percent of the area median income shall be granted an accelerated plan review and permit approval process by the locality's staff.*

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