

25101587D

HOUSE BILL NO. 1790

Offered January 13, 2025

Prefiled January 6, 2025

A BILL to amend and reenact § 15.2-2280 of the Code of Virginia, relating to zoning ordinances; residential district classifications; affordable housing.

Patron—Orrock

Referred to Committee on Counties, Cities and Towns

Be it enacted by the General Assembly of Virginia:

1. That § 15.2-2280 of the Code of Virginia is amended and reenacted as follows:

§ 15.2-2280. Zoning ordinances generally.

Any locality may, by ordinance, classify the territory under its jurisdiction or any substantial portion thereof into districts of such number, shape, and size as it may deem best suited to carry out the purposes of this article, and in each district it may regulate, restrict, permit, prohibit, and determine the following:

1. The use of land, buildings, structures, and other premises for agricultural, business, industrial, residential, flood plain, and other specific uses. *Within the residential district classifications of its zoning ordinance, a locality may include districts specifically designated for affordable housing, as defined in § 15.2-2201;*

2. The size, height, area, bulk, location, erection, construction, reconstruction, alteration, repair, maintenance, razing, or removal of structures;

3. The areas and dimensions of land, water, and air space to be occupied by buildings, structures, and uses, and of courts, yards, and other open spaces to be left unoccupied by uses and structures, including variations in the sizes of lots based on whether a public or community water supply or sewer system is available and used; or

4. The excavation or mining of soil or other natural resources.

INTRODUCED

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