

26103929D

1 **HOUSE BILL NO. 816**

2 Offered January 14, 2026

3 Prefiled January 13, 2026

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

6 Patron—Helmer

7 Committee Referral Pending

8 **Be it enacted by the General Assembly of Virginia:**9 **1. That the Code of Virginia is amended by adding a section numbered 15.2-2286.2 as follows:**10 **§ 15.2-2286.2. *By-right multifamily residential development in areas zoned for commercial use.***11 A zoning ordinance shall include provisions allowing for the by-right development and construction of
12 multifamily residential uses on at least 75 percent of all land contained in commercial or business zoning
13 district classifications, including any land contained in commercial or business zoning district classifications
14 that allow for the by-right development and construction of single-family residential uses. Such provisions
15 shall not (i) apply in undeveloped areas that are covered by a tree canopy of at least 60 percent; (ii) impose
16 more stringent land use requirements for such development than would otherwise be required in such
17 commercial or business zoning district classifications; or (iii) require that a special exception, special use, or
18 conditional use permit be obtained for such development. The review and approval of such development shall
19 be done administratively by the locality's staff.20 B. A zoning ordinance shall include provisions that exempt any existing building that is proposed to be
21 converted to multifamily residential use pursuant to this section from any setback, height, or frontage
22 requirements, provided that the existing building's floor area, height, and setbacks do not change.23 C. A zoning ordinance may include provisions that require any residential development proposed
24 pursuant to the authority granted in this section to dedicate all available ground floor space or a percentage
25 thereof to commercial uses.26 D. Any residential development proposed pursuant to the authority granted in this section that dedicates a
27 minimum of 10 percent of the total number of housing units to affordable housing may be offered application
28 incentives, such as waiving or reducing fees or expedited processing, for rezoning, subdivision, or site plan
29 approval.30 E. Once a multifamily residential development has been approved in a commercial or business zoning
31 district pursuant to this section, a locality shall not approve a commercial or business use on property that is
32 adjacent to the multifamily residential development that is different from the use that had been established at
33 the time such multifamily residential development was approved. However, nothing in this section shall be
34 construed to impair any vested rights established pursuant to § 15.2-2307.35 F. Nothing in this section shall relieve a developer of a multifamily residential development from the
36 obligation to provide any infrastructure improvements necessary to support such development.37 G. Nothing in this section shall be construed to supersede, limit, or affect a locality's development
38 restrictions or caps on residential density for any properties located within the Air Installation Compatible
39 Use Zones footprint in any locality in which a United States military air installation or an auxiliary landing
40 field used in connection with flight operations arising from a master jet base is located.

INTRODUCED

HB816