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1 **HOUSE BILL NO. 888**

2 Offered January 14, 2026

3 Prefiled January 13, 2026

4 *A BILL to amend and reenact § 15.2-2279 of the Code of Virginia and to amend the Code of Virginia by*  
5 *adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4, relating to minimum off-*  
6 *street parking requirements in certain areas.*

7 Patron—Shin

8 Committee Referral Pending

9 **Be it enacted by the General Assembly of Virginia:**10 **1. That § 15.2-2279 of the Code of Virginia is amended and reenacted and that the Code of Virginia is**  
11 **amended by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4 as follows:**12 **§ 15.2-2209.4. Minimum off-street parking requirements; designated areas; administrative reductions.**

13 A. As used in this section:

14 "Designated area" means any parcel that is (i) located within one mile of the entrance to a mass transit or  
15 public transportation station or facility; (ii) located within an approved small area plan and designated  
16 therein as a revitalization area or other designated district established for the purpose of facilitating  
17 residential or mixed-use development; (iii) located within a zoning district classification that permits  
18 residential, multifamily, or mixed-use development and authorizes a floor area ratio of 1.0 or greater, either  
19 by-right or by special exception, special use permit, conditional use permit, or other discretionary approval;  
20 or (iv) subject to an affordable dwelling unit ordinance pursuant to § 15.2-2304, 15.2-2305, or 15.2-2305.1.21 "Mass transit or public transportation" means passenger transportation by rubber-tired, rail, or other  
22 surface conveyance providing shared-ride service to the general public on a regular and continuing basis.  
23 "Mass transit or public transportation" does not include school buses, charter or sight-seeing services, a  
24 vehicular ferry service that serves as a link in the highway network, or a human service agency or other  
25 client-restricted transportation.26 B. Any locality that has adopted a zoning ordinance pursuant to this chapter shall not require, as a  
27 condition of zoning approval, minimum off-street parking for residential, multifamily, or mixed-use  
28 development located within a designated area in amounts exceeding the following:29 1. One-half of one parking space per dwelling unit for multifamily or mixed-use residential development;  
30 and

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

32 C. No locality shall adopt or enforce any provision of a zoning ordinance that imposes minimum off-street  
33 parking requirements for residential, multifamily, or mixed-use development located within a designated area  
34 in excess of the limitations set forth in subsection B.35 D. Any locality with a population greater than 20,000 shall, by ordinance, provide for administrative  
36 reduction of minimum off-street parking requirements of not less than 20 percent for residential, multifamily,  
37 or mixed-use development proposed on parcels not located within a designated area. The ordinance shall  
38 include criteria to determine eligibility for, and prescribe procedures for the submission and review of, the  
39 administrative reduction authorized by this subsection.40 **§ 15.2-2279. Ordinances regulating the building of houses and establishing setback lines.**41 Any locality may by ordinance regulate the building of houses in the locality including the adoption of  
42 off street parking requirements, minimum setbacks and side yards and the establishment of minimum lot  
43 sizes.44 Any locality may by ordinance require that no building be constructed within thirty-five feet of any street  
45 or roadway and may provide for exceptions to such requirement whenever a large portion of existing  
46 buildings along a section of street or roadway is within thirty-five feet of such street or roadway. The  
47 provisions of such an ordinance shall not apply within the limits of any town which has enacted a zoning  
48 ordinance or has adopted an ordinance establishing minimum setbacks.

INTRODUCED

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