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HOUSE BILL NO. 1212**AMENDMENT IN THE NATURE OF A SUBSTITUTE**

(Proposed by the House Committee on Counties, Cities and Towns
on February 6, 2026)

(Patron Prior to Substitute—Delegate Sewell)

A BILL to amend the Code of Virginia by adding a section numbered 15.2-2286.2, relating to small lot residential zoning district.

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. Small lot residential zoning district required.

A. Any locality with a population of 20,000 or more shall adopt, maintain, and apply to land within its boundaries at least one zoning district classification that permits a single-family dwelling on a lot with a minimum lot area not exceeding 3,000 square feet

B. Such zoning district classifications shall not impose minimum lot widths exceeding 30 feet or setback, lot coverage, or density requirements that would preclude construction of eligible dwellings on conforming lots.

C. A locality shall satisfy the requirements of this section through either (i) the maintenance of one or more existing zoning district classifications already applying to land within the locality's boundaries and meeting the requirements of this section or (ii) the amendment of the requirements of one or more existing zoning district classifications already applying to land within the locality's boundaries to meet the requirements of this section.

D. This section shall not apply to areas within a historic district established pursuant to § 15.2-2306.

HOUSE SUBSTITUTE**HB1212H1**