



TOWN COUNCIL SPECIAL MEETING

21 Main Street

Thursday, July 16, 2026 at 2:00 PM

AGENDA

Possible additions to the agenda and related materials are not set forth herein.

Times set forth are approximate and may be adjusted as necessary.

I. WORKSESSION - 2:00 PM

- A. Zoning Ordinance Update - Presentation of the Module One public draft by Clarion Associates.

B. ADJOURNMENT.



STAFF REPORT

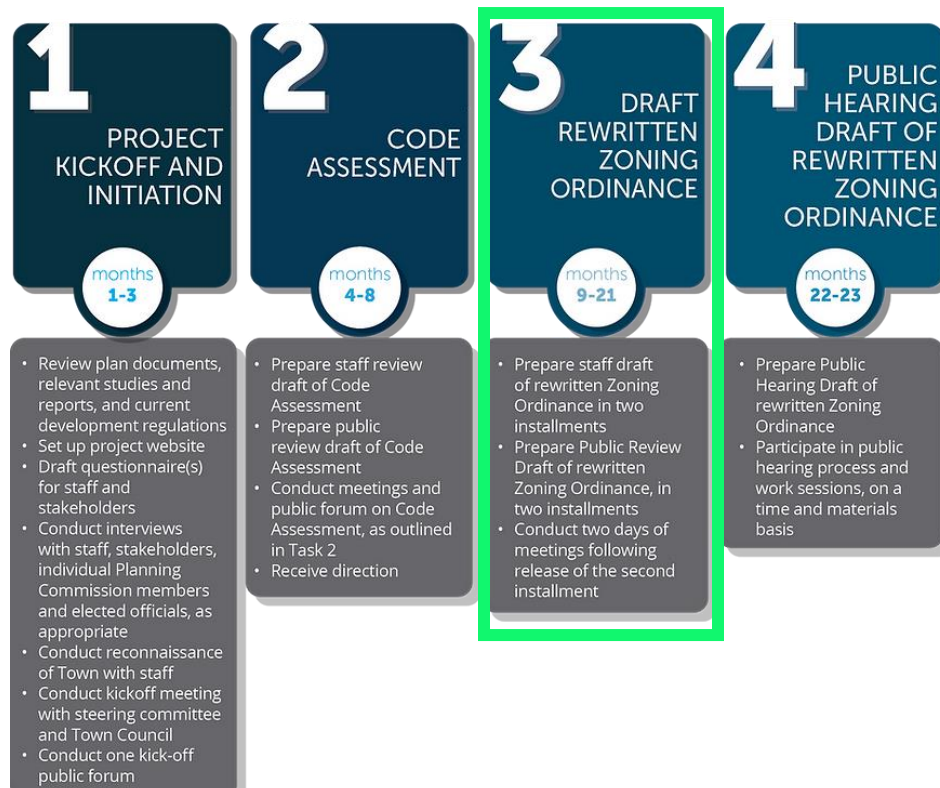
Special Meeting Date:	July 16 th , 2026
Agenda Title:	Zoning Ordinance Update – Module One Public Draft
Requested Action:	Receive the Module One Draft; no other action necessary.
Department / Agency Lead:	Community Development
Staff Lead:	Heather Jenkins, Zoning Administrator

EXECUTIVE SUMMARY

Town Council initiated an update to the Town of Warrenton Zoning Ordinance, and contracted with Clarion Associates to accomplish this task. The update process has been on-going, and at this time, Clarion Associates has Module One, the first half of the updated ordinance, available in draft form for public review. This is a special meeting of the Town Council with the addition of the Planning Commission, so that both bodies may receive the Module One draft and an introduction by Clarion Associates. At this time no action is required.

BACKGROUND

The Zoning Ordinance Update is scheduled as a four-step process, currently on Step 3, where a draft ordinance is prepared for public review and comment in two sections.



The first section, Module One, has four parts – General Provisions, Zoning Districts, Uses and Use-Specific Standards, and Rules of Measurement, Construction and Interpretation, and Definitions. Each of the four parts are summarized below, as found on the ordinance update webpage.

- General Provisions (Article 1)**

General provisions include certain rules that apply to the entire Zoning Ordinance. This section establishes a clear basis for authority for Warrenton to adopt, administer, and enforce zoning regulations. These standards are largely carried forward from the current Zoning Ordinance and aligned, where necessary, with state law. General provisions play an important role in the user-friendly nature of the updated Zoning Ordinance by clearly stating the applicability of the Ordinance, its purpose and intent, and how the new Ordinance interacts with other laws, covenants, or decrees, as well as the Town’s current Zoning Ordinance.
- Zoning Districts (Article 2)**

Zoning districts establish the standards for the various zoning districts and govern the types of development and uses allowed in different parts of Warrenton.

All of Warrenton’s current zoning districts are carried forward, except for the planned unit development district. Instead, two new planned unit development districts are proposed. These new districts include a standard Planned Development district, providing flexibility for larger, phased developments, and a Planned Development – Traditional Neighborhood Design (TND) district, that replaces the TND development option in the current Zoning Ordinance by offering a specific planned development district for traditional neighborhood style development. Five new character overlay districts are also established to implement the recommendations in the Comprehensive Plan, Plan Warrenton 2040.

Warrenton's new zoning district list is laid out in a single location in the Zoning Ordinance with a new layout that presents information in clear tables and includes new illustrations.
- Uses and Use Specific Standards (Article 3)**

Use regulations establish where specific uses are allowed or not allowed in Warrenton. For some uses, additional standards apply to limit a use's potential impacts on surrounding properties.

The use regulations in Warrenton’s updated Zoning Ordinance are organized into principal, accessory, and temporary uses and use specific standards in one location. The existing uses in Warrenton’s current Zoning Ordinance are modernized and defined, with each use being clearly established and any necessary use specific standards included. New uses, such as missing middle housing types, are added to support the Town’s long-term goals and vision based off of the Comprehensive Plan. These new uses are clearly defined and use specific standards, where needed, are established. Finally, a new section for interpretation of unlisted uses is established.
- Rules of Measurement, Construction, and Interpretation and Definitions (Article 9)**

Rules of measurement, construction, and interpretation and definitions are crucial elements of a user-friendly Zoning Ordinance. These sections guide the community to a mutual understanding of how the standards in the Zoning Ordinance function. This section in Warrenton’s updated Zoning Ordinance builds on the rules established in the Town’s current Zoning Ordinance.

STAFF RECOMMENDATION

The Zoning Ordinance Steering Committee, as appointed by Town Council, met with Clarion Associates for a virtual presentation on June 10, 2026 to begin the Committee’s review of Module One. Module Two of the Zoning Ordinance Update will be prepared by Clarion Associates and provided for public review and comment at a later date. Module Two will include development standards such as parking, landscaping, lighting and signs, as well as code enforcement procedures. Prior to any final adoption of the updated Ordinance sections, public hearings must be conducted, with a recommendation by the Planning Commission and final decision by the Town Council.

At this time, staff is requesting that the Town Council and Planning Commission review the Module One provisions, and participate in the feedback survey that is available online. Any specific questions can be directed to Community Development staff, and can be answered by staff or by Clarion Associates, as appropriate. All work products, to include the complete draft of Module One, as well as the feedback survey for this module and all other work products and background information can be accessed online at www.warrentonzoningordinanceupdate.com.

Service Level/Collaborative Impact

The Zoning Ordinance is a legal document that lays out how land in the Town may be used and developed, which in turn generates the need for services that are provided by the Town to residents, business owners, and visitors.

Policy Direction/Warrenton Plan 2040

The Zoning Ordinance Update was undertaken in direct response to the rewritten Comprehensive Plan, Plan Warrenton 2040, to transform the goals and objectives of that Plan into the built environment of the Town. While Comprehensive Plans are a guiding document, the Zoning Ordinance is a legally enforceable code of regulations that helps to ensure that new development and redevelopment within the Town will agree with what was envisioned in the Comprehensive Plan.

Fiscal Impact

A fiscal impact study has not been prepared.

Legal Impact

The Zoning Ordinance is an enforceable code of regulations that governs how property may be used within the Town.

ATTACHMENTS

1. Module One Power Point Presentation by Clarion Associates

MODULE 1 OF UPDATED ZONING ORDINANCE JOINT WORKSHOP

July 16, 2025



Agenda

Item A.

- ◎ Project Background and status
- ◎ Module 1 overview
- ◎ Receive comments and answer questions on Module 1
- ◎ Next steps

PROJECT BACKGROUND

Project Team

CLARION



Geoff Green
Project Director



Kayla DiCristina
Code Drafting



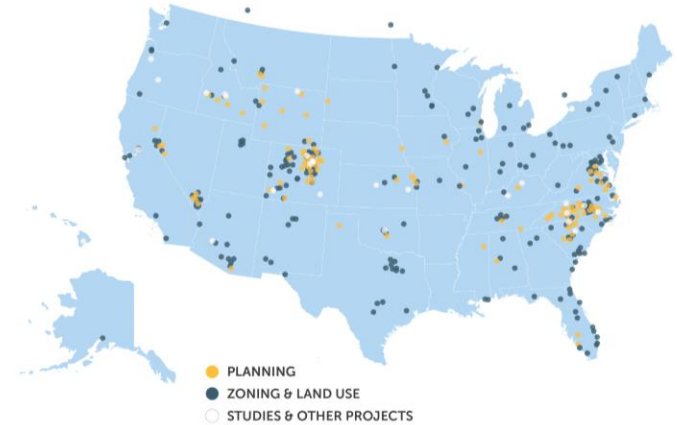
Holly White
Website and Graphics

COMPASS POINT

ENVISION • PLAN • IMPLEMENT



Wendy Moeller
Code Drafting and Public Engagement



31 Years
of effective land use solutions



237
adopted development codes



Project Background

Item A.

Project purpose: To update the Town's Zoning Ordinance

Over four stages, the update will implement key recommendations in *Plan Warrenton 2040* and make the ordinance more user friendly

1

PROJECT
KICKOFF AND
INITIATION

2

CODE
ASSESSMENT

3

DRAFT
REWRITTEN
ZONING
ORDINANCE

WE ARE HERE!

4

PUBLIC
HEARING
DRAFT OF
REWRITTEN
ZONING
ORDINANCE



Overview of New Zoning Ordinance

Article 1	General Provisions
Article 2	Zoning Districts
Article 3	Use Regulations
Article 4	Development Standards
Article 5	Administration
Article 6	Nonconformities
Article 7	Enforcement
Article 8	Rules of Measurement and Construction, and Definitions



Project Background

Item A.

Articles included in Module 1

Article 1	General Provisions
Article 2	Zoning Districts
Article 3	Use Regulations
Article 4	Development Standards
Article 5	Administration
Article 6	Nonconformities
Article 7	Enforcement
Article 8	Rules of Measurement and Construction, and Definitions



Project Background

Item A.

Articles that will be included in Module 2

Article 1	General Provisions
Article 2	Zoning Districts
Article 3	Use Regulations
Article 4	Development Standards
Article 5	Administration
Article 6	Nonconformities
Article 7	Enforcement
Article 8	Rules of Measurement and Construction, and Definitions



Project Background

Item A.

- **Drafting of rewritten Zoning Ordinance is conducted and release to the public in two modules**
 - **Module 1:** Released last month and discussed today
 - **Module 2:** Released this fall
- Releasing as separate modules allows for public review of draft regulations ahead of release of entire draft
- Tonight is an opportunity for Town Council and Planning Commission members to provide feedback to town staff and the consultant team that can be incorporated into future drafts
- No action will be taken on the Module 1 draft

Project Background

Item A.

- **Mid-2024:** Project kick-off (public forum & questionnaire, stakeholder meetings)
- **Early 2025:** Code Assessment released (public forum & questionnaire)

Theme 1

Create a User-Friendly Zoning Ordinance

Theme 3

Update Development Standards

Theme 2

Update the Zoning Districts and Use Regulations

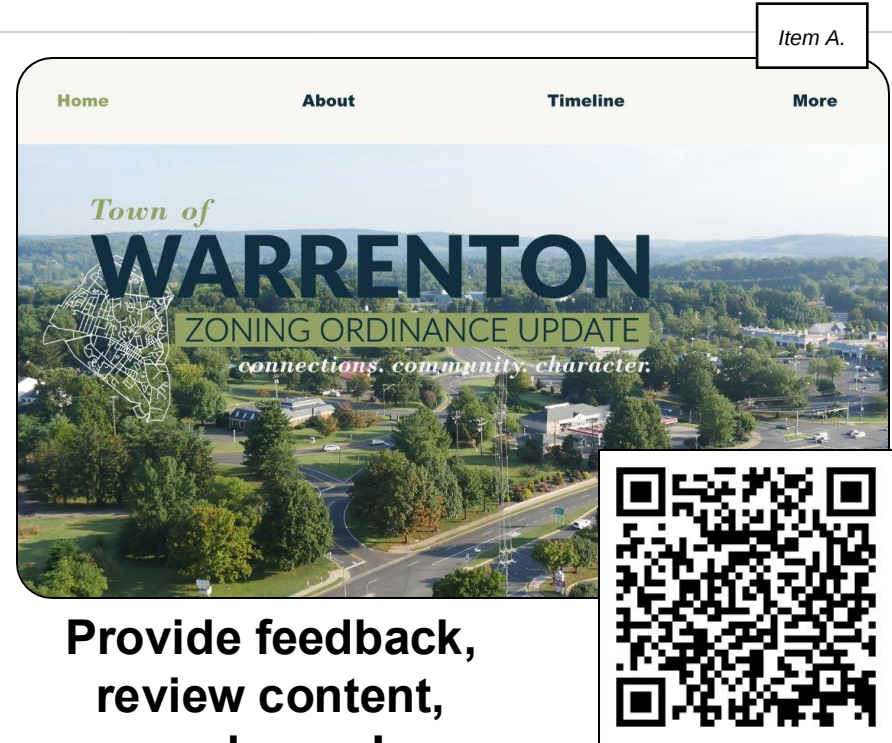
Theme 4

Allow More Opportunities for Attainable and Affordable Housing

Project Background

Project information hub:

- Find project and contact information
- Sign-up for project updates
- Learn about upcoming meetings
- Access background documents and draft work products, respond to questionnaires, and provide feedback
- Read frequently asked questions about the project



WarrentonZoningOrdinanceUpdate.com

MODULE 1 OVERVIEW



Overview of New Zoning Ordinance

Article 1	General Provisions
Article 2	Zoning Districts
Article 3	Use Regulations
Article 4	Development Standards
Article 5	Administration
Article 6	Nonconformities
Article 7	Enforcement
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Overview of New Zoning Ordinance

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Identifying Changes from Current Zoning Ordinance

Item A.

Extensive footnotes on the bottom of each page in the draft identify each change from the current Zoning Ordinance and where existing content is carried forward

¹⁰⁷ Combines all instances of “day care center.”

¹⁰⁸ New.

¹⁰⁹ Combines all instances of “trade school.”

¹¹⁰ New use added to comply with Code of Virginia §15.2-2291 (allowing assisted living facilities with 8 or fewer residents wherever single-unit dwellings are permitted).

¹¹¹ Combines all instances of “clinics” with “medical centers and laboratories.”

¹¹² Combines all instances of “nursing homes.”

¹¹³ Combines “water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, and substations, and cable television facilities and accessory buildings” with “treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings.”



2026 Legislative Session Relevant Bills		
Bill #	Bill Subject	Addressed in Update?
H 258	Home-based child care	Yes, in future draft
H 888	Minimum parking requirements	Not applicable
H 1279	Affordable housing	Yes, in future draft
S 531	Accessory dwelling units	Not required

Module 1 Overview

Article 1	General Provisions
Article 2	Zoning Districts
Article 3	Use Regulations
Article 8	Rules of Measurement and Construction, and Definitions

Article

1

General Provisions

General Provisions

- General rules that apply to the entire new Zoning Ordinance
- Rules for transition from the old Zoning Ordinance to the new Zoning Ordinance

Article 1

Item A.

Sec. 1.1	Title
Sec. 1.2	Authority
Sec. 1.3	Applicability
Sec. 1.4	Purpose and Intent
Sec. 1.5	Relationship to Other Laws, Covenants, or Decrees
Sec. 1.6	Official Zoning Map
Sec. 1.7	Transitional Provisions
Sec. 1.8	Delegation of Authority
Sec. 1.9	Severability
Sec. 1.10	Effective Date

Article

2

Zoning Districts

Zoning Districts

- Establishes the Town's zoning districts and each district's specific standards
- Updated district design and organization
- Overall clean-up of districts
- All zoning districts carried forward, except **PUD: Planned Unit Development** (replaced with modernized Planned Development districts)
- No changes to district boundaries
- Five new character area overlay districts, one for each character area in *Plan Warrenton 2040*

Article 2

Sec. 2.1	General Provisions
Sec. 2.2	Residential Districts
Sec. 2.3	Institutional Districts
Sec. 2.4	Mixed-Use Districts
Sec. 2.5	Industrial District
Sec. 2.6	Planned Development Districts
Sec. 2.7	Overlay Districts

Current R-10 Zoning District Layout

Item A.

provisions of the Town's Comprehensive Plan. The regulations for this district are designed to stabilize and protect the essential characteristics of the district and to promote and encourage suitable environment for single-family residential units and to prohibit all activities of a commercial nature, except neighborhood professional businesses. To these ends, development is limited to low density single-unit dwellings, plus certain compatible uses by special use permit. In order to increase the supply of affordable housing and to recognize the changes in demography of a neighborhood while continuing to maintain the character of the district, accessory dwelling units are permitted by special use permit.

An alternative to the precise requirements of this district may be employed, known as cluster development. The purpose of cluster development is to provide a more creative and flexible approach to the use of the land, to provide for the more efficient and economical provision of streets and utilities and to create a pedestrian-oriented, human scale streetscape.

3-4.2.2 Permitted Uses (by-right)

- Accessory buildings.
- Group Homes of eight (8) residents or less
- Home occupations.
- Off-street parking for permitted uses subject to Article 7.
- Open space subject to Article 9.
- Public utilities including poles, wires, transformers, underground pipelines or conduits but not those facilities listed as requiring a special use permit.
- Signs subject to Article 6.
- Single-family detached dwelling units.
- Yard sale or garage sale

3-4.2.3 Permissible Uses (by special use permit approved by the Town Council, in accord with Article 11)

- Accessory dwelling units
- Active and passive recreation and recreational facilities.
- Assisted living facilities
- Cemeteries
- Cluster Development (See Section 9-6)
- Child care center, day care center, or nursery school
- Churches
- Community buildings
- Family care homes or foster homes
- Golf courses, swim, and tennis clubs
- Group Homes of more than eight (8) residents

- Home business
- Hospitals and clinics.
- Inn, bed and breakfast facility, or tourist home
- Libraries
- Neighborhood professional business
- Nursing or convalescent homes
- Parks and playgrounds
- Schools
- Traditional Neighborhood Developments
- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regular stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings

3-4.2.4 Lot and Yard Regulations

Use	Minimum	Minimum	Maximum	Minimum Setbacks		
	Lot Size (sq. ft.)	Lot Frontage (at front setback)	Lot Coverage (impervious surfaces)	Front	Side	Rear
Single-Family Dwelling	10,000	75 ft.	65%	25 ft.	10 ft.	20 ft.
Cluster Development	6,000	55 ft.	65%	25 ft.	8 ft.	15 ft.
Other Permitted Uses	10,000	75 ft.	65%	25 ft.	15 ft.	20 ft.

3-4.2.5 Building Regulations

3-4.2.5.1 Building Height

Use	Maximum Height
Single-Family Dwellings	35 ft.*
Cluster Development	35 ft.*
Other Permitted Uses	35 ft.**

* The height limit for dwellings may be increased up to forty-five (45) feet and up to three (3) stories provided that front, side, and rear yard setbacks increase one (1) foot for each additional foot of building height over thirty-five (35) feet. This may be achieved in part by setting back the second and/or third stories of the building a greater amount than the first story.

** A public or institutional building or church may be erected to a height of sixty (60) feet from grade provided that required front, side, and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet.

New R-10 Zoning District Layout

Purpose Statement

Reference to Use Standards

Dimensional Standards Table

District Layout

Article 2: Zoning Districts Section 2.2: Residential Districts

2.2.6. R-10: Residential 10²⁶

A. Purpose

The purpose of the R-10: Residential 10 district is to provide lands primarily for moderate-density, single-unit detached dwellings by right as well as compatible nonresidential uses by special use permit, to support the residential character of the town's single-family neighborhoods.

B. Use Standards

Permitted uses and use-specific standards for principal, accessory, and temporary uses are established in Article 3, Use Regulations.

C. Intensity and Dimensional Standards²⁷

Standard	Value
Lot size, min (sf)	10,000
Lot frontage, min (ft)	75
Lot coverage, max (percent)	65
A Building height, max (ft)	35
B Primary front yard setback, min (ft)	25
C Secondary front yard setback, min (ft) ²⁸	17
D Side yard setback, min (ft)	10
E Rear yard setback, min (ft)	20

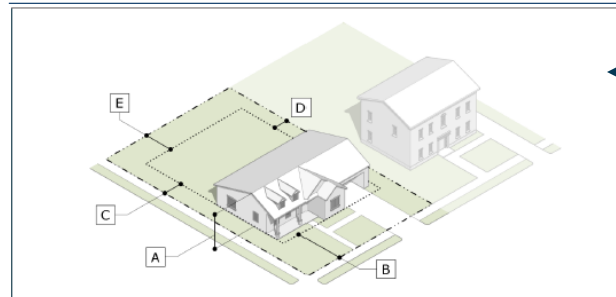
= feet sf = square feet min = minimum max = maximum

²⁶ The R-10: Residential 10 District and its standards are carried forward from the existing Ordinance, with updates.

²⁷ This consolidates the current ordinance's dimensional standards for Single-Family Dwellings and Other Permitted Uses. There is only one difference between the existing standards for those types of uses is that a 15-foot side yard setback is required for Other Permitted Uses, instead of a 10-foot setback for Single-Family Dwellings. Because this difference is small, for simplicity it is proposed the 10-yard setback be applied to all uses.

²⁸ As staff's direction, the front yard secondary setback is established as the average of the front yard primary and side yard setbacks rounded down.

Article 2: Zoning Districts Section 2.2: Residential Districts



D. References to Other Standards

Development in the R-10 district shall comply with all standards in this Ordinance, including but not limited to the general standards in Section 2.1.1, Compliance with Ordinance Regulations and Standards, and the standards referenced below.

Section 4.1	Off-Street Parking and Loading Standards	Section 4.6	Fence and Wall Standards
Section 4.2	Access and Connectivity Standards	Section 4.7	Neighborhood Compatibility Standards
Section 4.3	Landscape, Screening, and Tree Protection Standards	Section 4.8	Sustainable Design Standards
Section 4.4	Open Space Set-Aside Standards ²⁹	Section 4.9	Sign Standards
Section 4.5	Exterior Lighting Standards		

²⁹ The district-specific open space requirements are not being carried forward and will be addressed in Section 4.4, Open Space Set-Aside Standards, of this updated Ordinance.

Item A.

Diagram with Labels Linked to Table

Reference to Other Applicable Standards

2.1 General Provisions

- Establishes all zoning districts and references the Official Zoning Map
- Describes zoning district organization
- Requires compliance with the Zoning Ordinance standards
- Establishes requirement for underground utility lines

2.2 Residential Districts

Provides the standards for the Town's seven residential zoning districts

Current District	Proposed District
R-E: Residential District	R-E: Residential District
R-40: Residential District	R-40: Residential District
R-15: Residential District	R-15: Residential 15
R-10: Residential District	R-10: Residential 10
R-6: Residential District	R-6: Residential 6
RT: Residential Townhouse District	RT: Residential Townhouse
RMF: Residential Multifamily District	RMF: Residential Multifamily

2.3 Institutional District

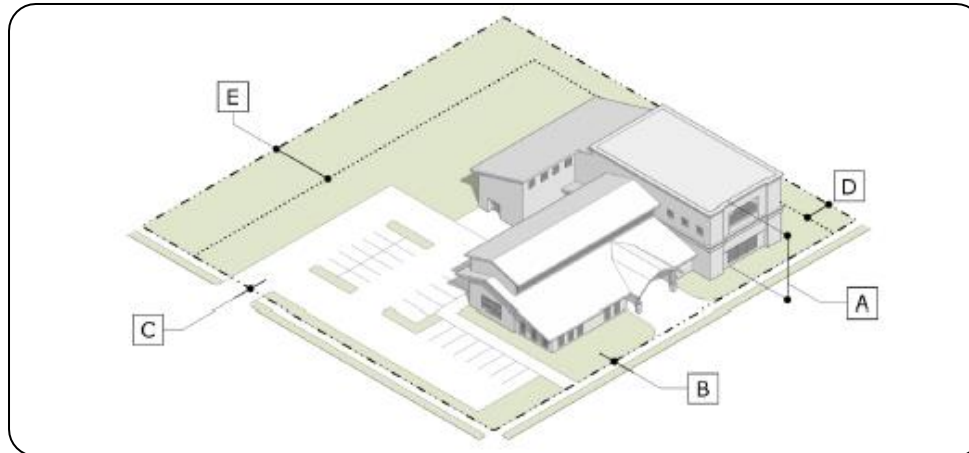
Provides the standards for the Town's single institutional zoning district

Current District

PSP: Public-Semi-Public Institutional District

Proposed District

PSP: Public-Semi-Public Institutional



2.4 Mixed-Use Districts

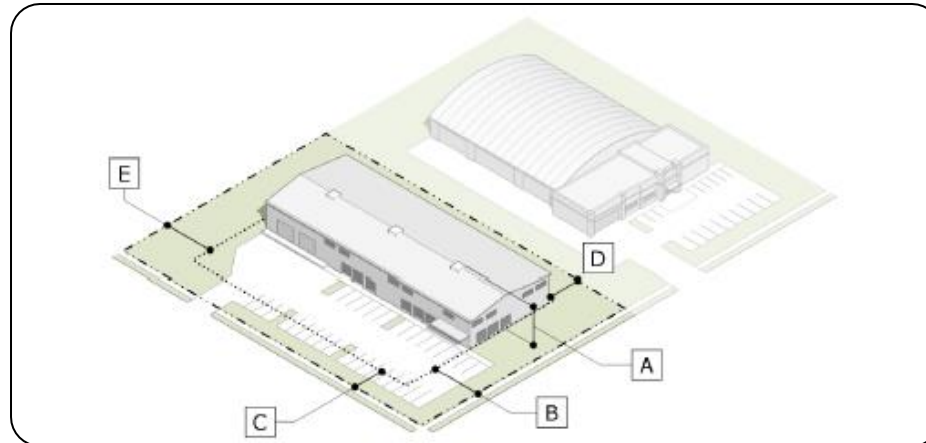
Provides the standards for the Town's three mixed-use zoning districts.

Current District	Proposed District
RO: Residential Office District	MU-N: Mixed-Use Neighborhood
C: Commercial District	C: Commercial
CBD: Central Business District	CBD: Central Business District

2.5 Industrial District

Provides the standards for the Town's single industrial zoning district

Current District	Proposed District
I: Industrial District	I: Industrial



2.6 Planned Development Districts

Provides the standards for the Town's two planned development districts

Current District	Proposed District
<i>Overlay District</i>	
PUD: Planned Unit Development	[Delete]
<i>Base District</i>	
[New]	PD: Planned Development
[New]	PD-TND: Planned Development– Traditional Neighborhood Development

● **PD: Planned Development District**

- Allows applicants to develop based on a master plan, while providing Town Council flexibility to adjust the Zoning Ordinance's standards
- Establishes new standards stating the expectations for PD-type development. Specifies what development standards can (and cannot) be modified

● **PD-TND: Planned Development-Traditional Neighborhood Development District**

- Replaces the current TND development option to provide a PD-type alternative for traditional neighborhood design elements

2.7 Overlay Districts

Provides the standards for the Town's seven overlay districts (five new)

Current District	Proposed District
[New]	BV-O: Broadview Overlay
[New]	GM-O: Greenway and Makers Overlay
[New]	HW-O: Health and Wellness Overlay
[New]	NT-O: New Town Overlay
[New]	OT-O: Old Town Overlay
FPD: Floodplain District	FP-O: Floodplain Overlay
HD: Historic District	H-O: Historic Overlay

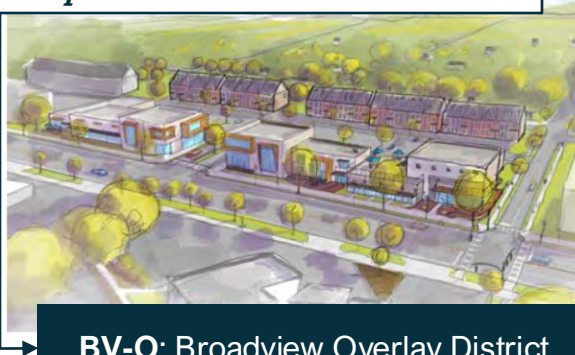
2.7.4 Character Area Overlay Districts

- General standards for density, lot area, and building design (including scale, massing, orientation, entrances, and transparency) that apply to all character areas
- Each character area overlay district includes:
 - A specific purpose, related to the *Plan Warrenton 2040*;
 - Additional standards for lot coverage and size, building height, setback, orientation, and design;
 - Requirements for open space; and
 - Permissions and prohibitions on certain uses

2.7.4 Character Area Overlay Districts

- Standards apply to new development and expansions of existing building(s) that exceed certain thresholds (based on the existing size of the building)
- Standards do not apply to:
 - Existing buildings that are not being expanded; and
 - Certain uses, such as single-unit and two-unit dwellings

Experience Broadview District



BV-O: Broadview Overlay District

Greenway & Makers District



GM-O: Greenway and Makers
Overlay District

Health & Wellness District

Item A.



HW-O: Health and Wellness
Overlay District

Old Town District



OT-O: Old Town Overlay District

New Town District



NT-O: New Town Overlay
District

BV-O: Broadview Overlay District

The purpose of the BV-O: Broadview Overlay district is to **implement the comprehensive plan's goals for the Experience Broadview Character District** that envisions Broadview Avenue continuing to serve as a **commercial spine for the Town**, but with redevelopment and reinvestment that will **transform the area into a pedestrian-friendly neighborhood business district** with an infusion of new **mixed-use and residential development** that expands the Town's economic base and supports additional housing options.

BV-O District Building Design Standards

Item A.

Building Height

- (1) Each new building shall be **at least** two stories and 20 feet in height.⁷¹
- (2) The **maximum building height** shall be:
 - (A) 50 feet for **buildings with frontage on Broadview Avenue** that have nonresidential uses on the ground floor; and
 - (B) 35 feet for **all other buildings**, including any buildings that contain only residential uses.

Setbacks and Building Orientation

- (1) The facade of the principal building on the site **shall not be set back more than 15 feet from any right-of-way**, except that the maximum setback may be increased following approval of a special use permit, in accordance with Section 5.4.6, Special Use Permit, if the applicant demonstrates that the **increased setback is necessary for creating outdoor seating, dining, or other pedestrian amenities that contribute to the district's purpose**.⁷⁴
- (2) Where residential use only structures are allowed by this overlay district, the side and rear yard setbacks shall meet the lot setback standards of the RMF district, as established in Section 2.2.9.C, Intensity and Dimensional Standards, when individual lots are proposed.

Building Design

In support of the design standards in Section 2.7.4.D, General Design Standards Applicable to All Character Area Overlay Districts, **architectural detailing** and fenestration, such as windows, dormers, awnings, doors, louvers, wall panels, skylights, and storefronts, are **required along the building's Broadview Avenue frontage**. Side or rear facing facades lacking such details visible from the corridor are prohibited.

Article

3

Use Regulations

- Consolidates and reorganizes all use regulations
- Separate sections for principal uses, accessory uses and structures, and temporary uses and structures
- Modernizes use definitions and use-specific standards

Article 3

Sec. 3.1 General Provisions

Sec. 3.2 Principal Uses

Sec. 3.3 Accessory Uses and Structures

Sec. 3.4 Temporary Uses and Structures

3.1 General Provisions

- Provides the article's organization
- Establishes a general requirement for compliance with applicable state and local regulations

3.2 Principal Uses

- Establishes the structure of the principal use table, which identifies principal uses allowed in each base zoning district
- Organizes principal uses under:
 - Use classifications (broad and general)
 - Use categories (major subgroups)
 - Use types (specific uses)
- Principal uses are defined in Article 8: Rules of Measurement and Construction, and Definitions

Table 3-1: Principal Use Table

Use permission key

P = Permitted use S = Permissible use A = Allowed in PD district Blank = Prohibited use

Item A.

Zoning district category

Permissions in each zoning district

Reference to use-specific standards

Use classification

Use category

Use type

Use	Residential							In	Mixed-Use			Id	PD		Use-Specific Std.
	R-E	R-40	R-15	R-10	R-6	RT	RMF	PSP	MU-N	C	CBD	I	PD	PD-TND	
Dwelling, four-unit ⁹⁶					S					S			A	A	
Cottage court development ⁹⁷				S	S	S	P								3.2.3.B(3)
Dwelling, multiunit ⁹⁸							P			P	P/S		A	A	3.2.3.B(4)
Dwelling, elderly or disabled multiunit ⁹⁹							P						A	A	3.2.3.B(5)
Group Living Uses															
Family care home ¹⁰⁰	S	S	S	S	S	S	S	P					A	A	
Group home, small	P	P	P	P	P	P	P	S	P		P		A	A	
Group home, large	S	S	S	S									A	A	
Civic/Institutional Uses															
Community and Cultural Uses															
Club, lodge, or service organization ¹⁰¹									S	S	S	P	A	A	
Community center ¹⁰²	S	S	S	S	P	S	S	P	S	P	P		A	A	
Cultural facility ¹⁰³								P	S	P	P	P	A	A	
Emergency housing								S			S		A	A	

P = Permitted use S = Permissible use A = Allowed in PD district Blank = Prohibited use															
	Residential							In	Mixed-Use			Id	PD		
Use	R-E	R-40	R-15	R-10	R-6	RT	RMF	PSP	MU-N	C	CBD	I	PD	PD-TND	Use-Specific Std.
Library ¹⁰⁶			S	S	S	S	S	P	S	P	P	P	A	A	3.2.3.C(2)

Item A.

Use-Specific Standards

(2) Library

A library may exceed the height limit in the applicable zoning district, up to a maximum building height of 60 feet, provided that required front, side, and rear setbacks increase by one foot for each foot in height over the maximum height allowed in the district.

Definitions

Library

A place devoted to the collection and display of books, manuscripts and related intellectual property for use and circulation by the public but not for sale.

P = Allowed **by right** in the PSP, C, CBD, and I districts

S = Allowed with a **special use permit** in the R-15, R-10, R-6, RT, RMF, and MU-N districts

(blank) = Prohibited in the R-E and R-40 districts

3.3 Accessory Uses and Structures

- Establishes the structure of the accessory use table, which identifies accessory uses allowed in each base zoning district
- Provides general standards that apply to all accessory uses and structures, and standards that apply to specific accessory uses and structures
- Accessory uses are defined in Article 8: Rules of Measurement and Construction, and Definitions

3.4 Temporary Uses and Structures

- Establishes the structure of the temporary use table, which identifies temporary uses allowed in each base zoning district
- Provides general standards that apply to all temporary uses and structures, and standards that apply to specific temporary uses and structures
- Temporary uses are defined in Article 8: Rules of Measurement and Construction, and Definitions

Article

9

Rules of Measurement and Construction, and Definitions

Rules of Measurement and Construction, and Definitions

- Definitions and interpretive rules that assist code users in interpreting the new Zoning Ordinance
- Additional terms are added as the remainder of the Zoning Ordinance is drafted

Article 8	
Sec. 8.1	Rules of Construction and Interpretation
Sec. 8.2	Rules of Measurement
Sec. 8.3	Definitions

Town of

WARRENTON

ZONING ORDINANCE UPDATE

connections. community. character.



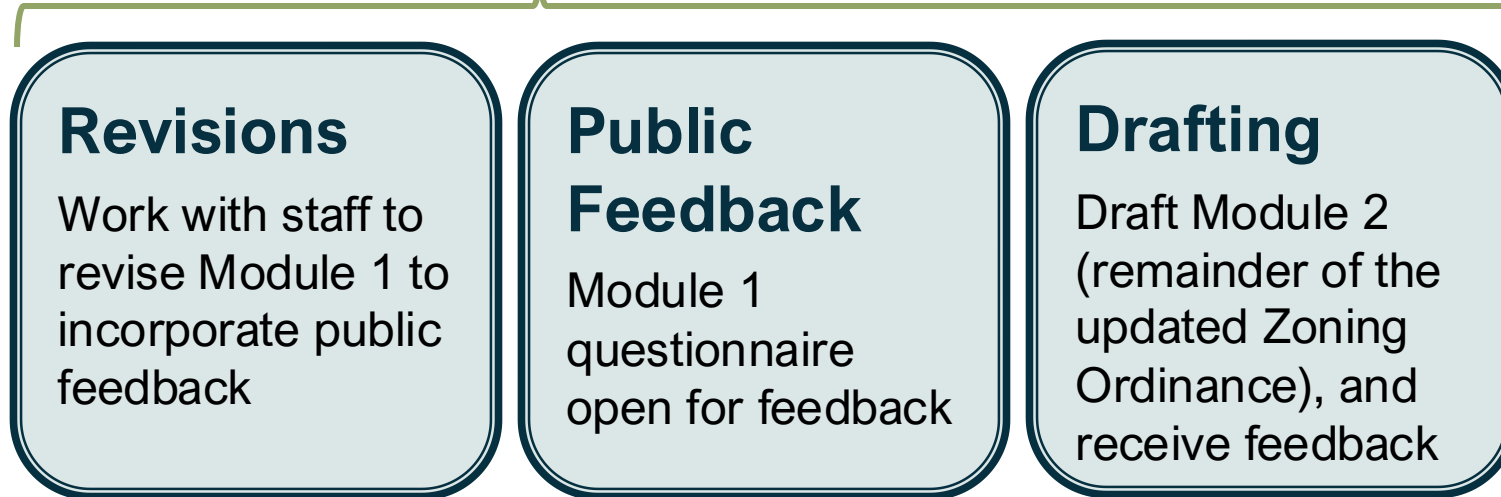
Item A.

NEXT STEPS

Next Steps



Provide feedback,
review content,
and more!



Cottage Court Examples (VA)

Item A.

Ashland

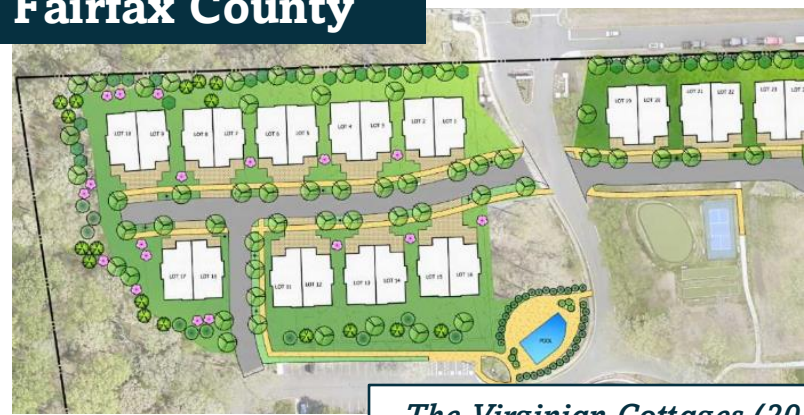


Calley Commons (2024)

Beyond Virginia...

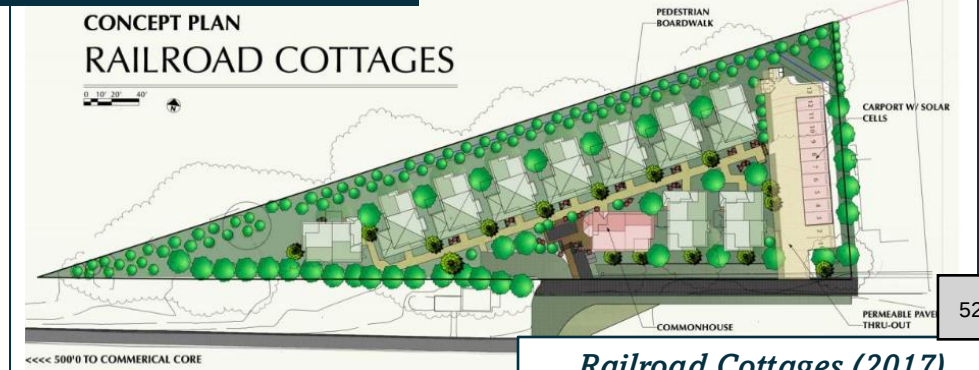
Projects in **Redmond, WA** (2006); **Brooktondale, NY** (2016); **Knightdale, NC** (2025)

Fairfax County



The Virginian Cottages (2025)

Falls Church



Railroad Cottages (2017)

House Bill 258

Early childhood care and education; updates terminology.

- Changes the term for residence based child care from “family day home” to “home-based child care.”

The Town is required to align its terminology with this bill. A new use will be established for “home-based child care” and regulations compliant with VA Code § 15.2-2292 as amended will be established.

Link to adopted session law: [here](#)

House Bill 888

Minimum off-street parking requirements; definitions, administrative reductions.

- Prohibits minimum parking requirements in certain areas (“designated areas”) from exceeding certain amounts
- Requires an administrative review process for parking reduction for any locality whose population is greater than 20,000

The Town is not required to comply with this bill as there are no designated areas in Warrenton and the Town’s population according to 2025 census data is less than 20,000.

Link to adopted session law: [here](#)

House Bill 1279

Affordable housing; religious organizations and other nonprofit tax-exempt properties.

- Allow mixed-use or residential development by right for a tax-exempt religious or nonprofit organization
- Imposes specific conditions on this avenue for development (e.g., minimum percentage of units available at 80% AMI)
- Specifies what the ordinance can regulate (e.g., density)

The Town is required to comply with the new provisions for affordable housing provided by religious organizations and other nonprofit tax-exempt properties and will included in a future draft of the regulations.

Senate Bill 531

Zoning; development and use of accessory dwelling units, delayed effective date.

- Allows accessory dwelling units (ADUs) by right
- Identifies permissible and prohibited regulations in a development ordinance for ADUs
- Does not apply to regulations adopted prior to January 1, 2026

The Town is not required to align its regulations with this bill but may consider incorporating some (or all) of the provisions in this bill to support the Town's housing goals.