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HOUSE BILL NO. 152

Offered January 8, 2020

Prefiled December 18, 2019

A BILL to amend the Code of Virginia by adding a section numbered 15.2-2292.2, relating to zoning; two-family development on single-family lots.

Patron—Samirah

Referred to Committee on Counties, Cities and Towns

Be it enacted by the General Assembly of Virginia:**1. That the Code of Virginia is amended by adding a section numbered 15.2-2292.2 as follows:****§ 15.2-2292.2. Two-family development allowed on lots zoned for single-family use.**

All localities adopting a zoning ordinance under the provisions of this article shall allow development or redevelopment of middle housing residential units upon each lot zoned for single-family residential use. For purposes of this section, "middle housing" means a two-family residential unit, including duplexes, townhouses, cottages, and any similar structure by whatever name it may be known. Such structures shall not require a special use permit or be subjected to any other local requirements beyond those imposed upon other authorized residential uses. Localities may regulate the siting, design, and environmental standards of middle housing residential units, including setback requirements, provided that the regulations do not, individually or cumulatively, discourage the development of all middle housing types permitted through unreasonable costs or delay. Nothing in this section shall prohibit local governments from permitting (i) single-family dwellings in areas zoned to allow for single-family dwellings, or (ii) middle housing in areas not required under this section.

INTRODUCED

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