

EXPERIENCE



WARRENTON

. VIRGINIA .

EST.  1810

ZOTA-26-1

**A Zoning Ordinance Text Amendment affecting Hotels,
Clubs and Lodges in the Central Business District**

Planning Commission Regular Meeting
June 16, 2026

Draft Ordinance – Article 3

Section 3-4.11.2 Permitted Uses (by-right)

- Hotels, not exceeding 40 rooms
- Inns, Bed & Breakfasts & Tourist Homes

Section 3-4.11.3 Permissible Uses (by special use permit upon approval of the Town Council)

- Clubs & Lodges – *no change*
 - *A club or lodge accessory to another Permitted by-right principal use would not require a SUP.*
- Hotels and motels, not exceeding 75 rooms – *no change*

Draft Ordinance – Article 9

9-26 Lodging Uses in the Central Business District (CBD)

Hotels not exceeding 40 rooms, Inns, Bed & Breakfasts, and Tourist Homes, as defined in Article 12, are permitted in the Central Business District (CBD), subject to the following additional standards.

9-26.1 Additional Standards

Minimum Parking Spaces Required

- 0.75 Parking spaces per hotel room – either on-site, or off-site via a parking agreement; does not include on-street or municipal parking lot spaces.
- Must be within 500 feet of the hotel with adequate pedestrian pathways.
- Does not allow use of the CBD parking reductions in Article 7.
- Allows a modification or waiver through a public hearing process.

Loading/Drop-Off Area Required

- 0.1 spaces per hotel room if more than 12 rooms for rent – either on-site, or in the street with a Right-of-Way permit.

Accessory Use Parking

- Must provide spaces as required by Article 7; this would allow for the CBD parking reductions.

Zoning Ordinance Regulations – Article 7

Required Minimum Parking

Minimum Number of Spaces are Based off of:

- Closest-Available Use Category; or
- Parking Demand Information Provided by Applicant; or
- Research by Staff

| Use Category | Minimum Parking Requirement | Ordinance Section |
|-----------------------|---|--|
| Hotel or Motel | One (1) space per room, plus one (1) space for each employee calculated for the work period containing the largest number of employees, plus additional spaces for restaurants. | <i>Sec. 7-6 Commercial Uses</i> |
| Restaurants, Sit Down | One (1) space per two hundred fifty (250) square feet of gross floor area. | <i>Sec. 7-6 Commercial Uses</i> |
| Civic Club or Org. | One (1) space per four (4) members, based on the designed occupancy load. | <i>Sec. 7-4 Institutional and Community Service Uses</i> |
| Country Club | One (1) space per four (4) members, based on the designed occupancy load. | <i>Sec. 7-5 Recreational Uses</i> |

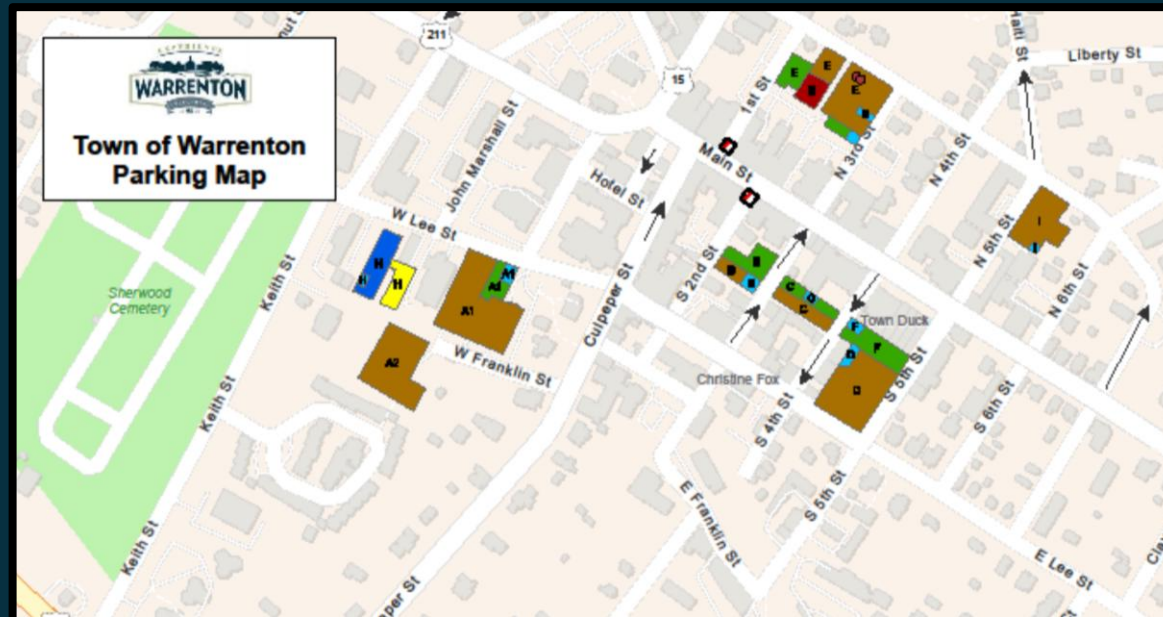
Zoning Ordinance Regulations – Article 7

Required Minimum Parking

Special Parking Considerations for the Central Business District

- Section 7-9.1 – 25% Reduction if the use is within 500 feet of another off-site parking lot.
- Section 7-9.2 – 25% Reduction if the applicant contributes to the Downtown Parking Fund*
- Section 7-13 – 100% Reduction if the use is within 300 feet of a Town-owned parking lot.

* A parking fund is provided for in the Zoning Ordinance, but a fund has not been adopted by Town Council.



Zoning Ordinance Regulations – Article 12

Hotel: A facility offering transient lodging accommodations for ten or more individuals on a daily rate and providing additional services, such as restaurants, meeting rooms, and recreational facilities (also see Motel).

Motel: A building or a group of two (2) or more detached or semi-detached buildings containing rooms or apartments having separate entrances provided directly or closely in connection with automobile parking or storage space serving such rooms or apartments, which building or group of buildings is designed, intended, or used principally for the providing of sleeping accommodations for automobile travelers and is suitable for occupancy at all seasons of the year.

Tourist Home: A dwelling where only lodging is provided for compensation for up to five (5) persons (in contradistinction to hotels and boardinghouses) and open to transients.

Bed and Breakfast Facility: A private residence, or portion thereof, where short-term lodging is provided for compensation (no longer than 14 consecutive days) and meals may be provided, to guests only. The operator of the facility shall live on the premises or in an adjacent premises on the same lot. Up to four (4) guest rooms without cooking facilities may be provided. [also see Tourist Home; also see Inn]

Inn: A single-family dwelling, portion thereof, or accessory building to, where short-term lodging is provided for compensation to transient guests only. Additional services, such as restaurants, meeting and event space, and recreational facilities may also be provided. The operator may or may not live on the premises. Up to twelve (12) guest rooms may be provided.

Text Amendment – ZOTA-26-1

Process:

- Initiated by Town Council on April 14, 2026
- Planning Commission Work Session April 28, 2026
- Planning Commission Public Hearing May 19, 2026
 - Public Hearing was Closed
- **Next Step:**
 - Make a Recommendation of Approval or Denial.
 - ❖ Draft Resolutions provided in agenda packet.
 - Defer Action until the Next Regular Meeting on July 21st.

The Planning Commission must make a recommendation to Town Council by no later than 100 days after the first meeting.

100-day deadline:
August 6, 2026

Potential Planning Commission meeting dates for final recommendation:
Tuesday, July 21, 2026
Tuesday, July 28, 2026

Zoning Ordinance Criteria for Consideration of Text Amendments

When there is a request for a zoning ordinance text amendment, the Planning Commission and Town Council shall consider the following matters:

Section 11-3.9.13

Two Main Considerations for Text Amendments:

1. Whether the proposed text amendment is consistent with the Comprehensive Plan.
2. Whether the proposed text amendment is consistent with the intent and purpose of the Zoning Ordinance.

Section 11-3.9.12

Fourteen Additional Considerations – Use only those that are Relevant to the Proposed Text Amendment

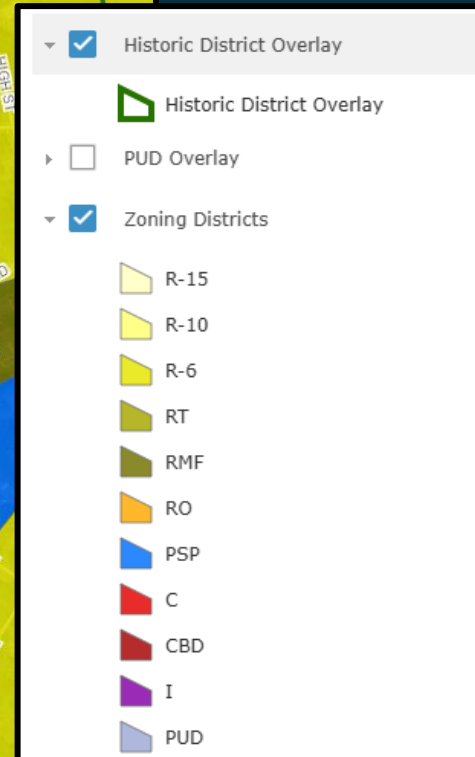
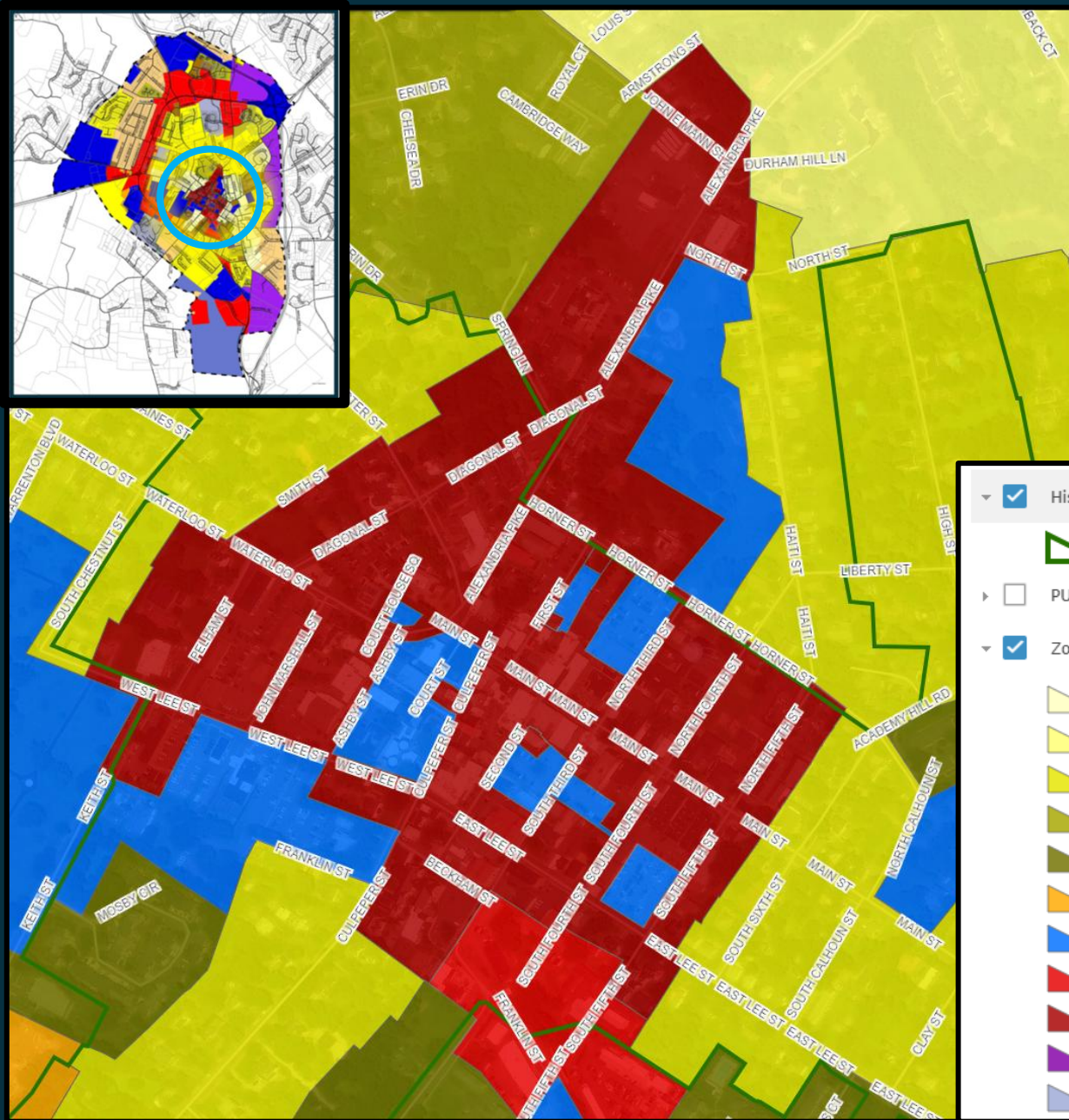
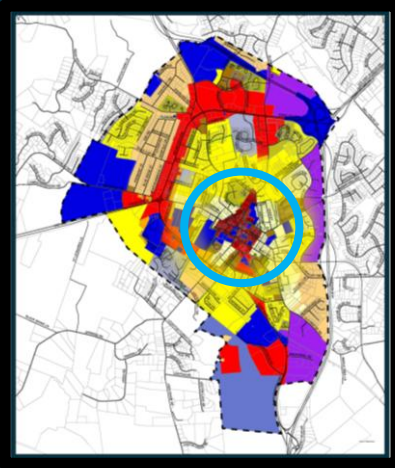
1. Does it further the public interest, and conforms with the goals, objectives, and policies of the Comprehensive Plan?
2. Is it consistent with the Future Land Use Plan and the established character and land use patterns?
3. Is it justified by changed/changing conditions?
4. Would it create an isolated district that is unrelated to adjacent districts?
5. Are there now, or could there be built, adequate infrastructure and utilities to serve the use?
6. Is it compatible with properties in the vicinity, and would have no adverse impact on these properties?
7. Are there adequate sites elsewhere in the Town for the use?
8. Would there be traffic impacts that cannot be mitigated?
9. Is there already a reasonable and viable economic use of the property?
10. Would it have a negative impact on natural resources that is not compatible with the Comprehensive Plan?
11. Does it encourage economic development in areas deigned suitable by the Comprehensive Plan, provides desirable employment and enlarges the tax base?
12. Does it consider the current and future needs of the community, as determined by population and economic studies?
13. Does it enhance the opportunity for moderate housing for residents of the Town?
14. Does it negatively effect natural, scenic, archaeological, or historic features of significant importance?

An aerial photograph of a town street, showing a mix of residential and commercial buildings, trees, and parked cars. The street runs vertically through the center of the image. The buildings are mostly multi-story, with some featuring gabled roofs and others with flat roofs. There are several parking lots and streets lined with trees. The overall scene is a typical small-town or suburban street view.

Questions?

Central Business District

- ❖ 264 Parcels
- ❖ Established in 1976
- ❖ Most lots are within the Historic District



Legislative Intent of the District Z.O. Section 3-4.11.1

- Re-Use of Existing Buildings
- Preservation of Character
- Pedestrian Environment
- Mixed Uses
- Design Uniformity
- Adequate Parking

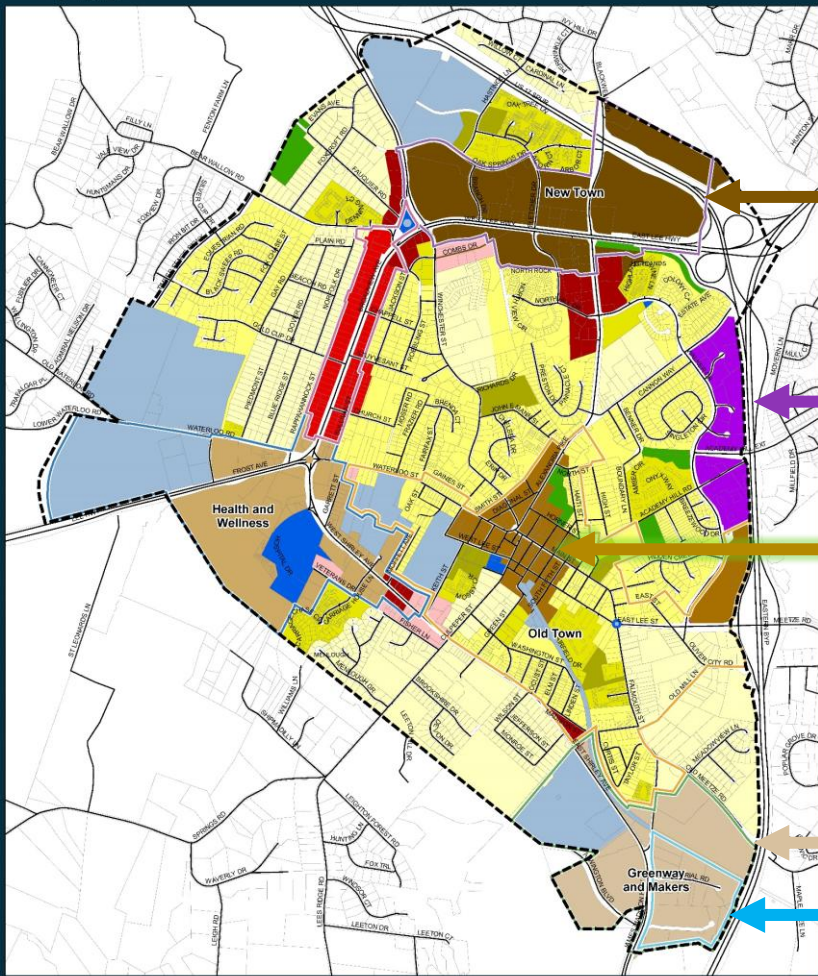
Future Land Use Map

Comprehensive Plan – Plan Warrenton 2040

Current Zoning Map – Industrial District

Future Land Use Map:

- New Town Character District/New Town Mixed Use
- Light Industrial
- **Old Town Character District/Old Town Mixed Use**
- Greenway & Makers Character District/Greenway and Wellness Mixed Use
- Makers Character District



Old Town Character District

Comprehensive Plan – Plan Warrenton 2040



Warrenton will continue to promote Old Town as the signature, cultural, social, and historic hub. The Town will encourage infill housing and other adaptive reuse of structures to bring more foot traffic to Old Town, but maintain the historic character and scale.