

EXPERIENCE



**WARRENTON**

. VIRGINIA .

EST.  1810

**Zoning Ordinance Update  
Planning Commission Update**

Planning Commission Meeting  
June 16, 2026



## **Update & Modernize the 2006 Zoning Ordinance**

- Ensure compliance with current State & Federal Laws
- General modernization – digital format, searchable, with links
- Increase User-Friendliness – drawings, tables, plain language

## **Implement the Goals & Objectives from the Comprehensive Plan**

- Include Character Districts from Plan Warrenton 2040
- Conserve the character of existing Residential districts
- Promote 'Missing Middle' housing types

## **Town Council Actions:**

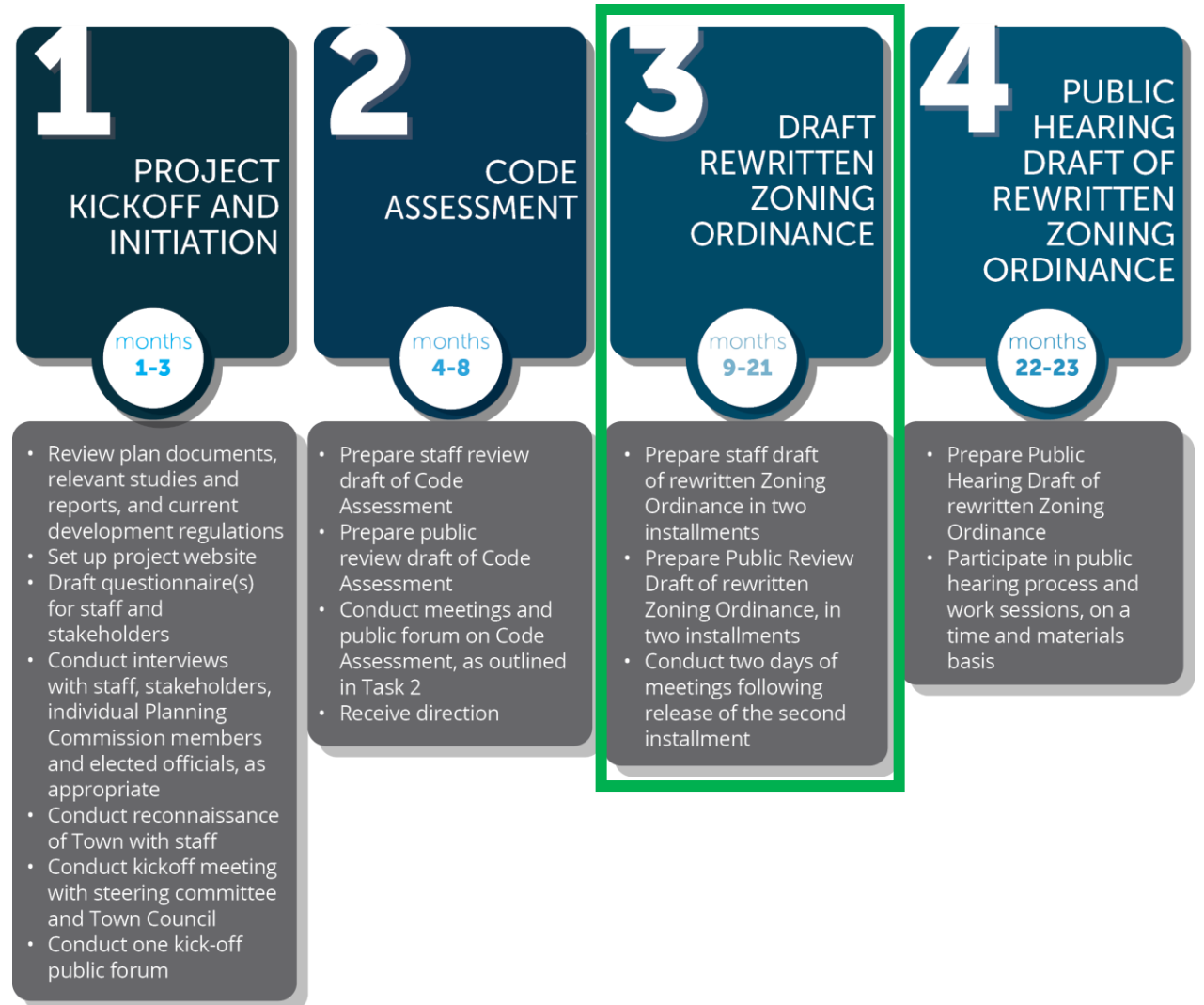
Initiation & Appointment of Steering Committee June 11, 2024

Funding appropriation in 2024 Budget, to include \$200,000 ARPA Funds





- December 2026 Deadline for Fund Use

## Process Update - Step Three

- Module One Available
  - *Draft Review & Feedback*
- Module Two is In-Progress



**Module  
One**

<b>Overview of New Zoning Ordinance</b>	
	<b>Article 1</b> General Provisions
	<b>Article 2</b> Zoning Districts ★
	<b>Article 3</b> Use Regulations ★
	<b>Article 4</b> Development Standards
	<b>Article 5</b> Administration
	<b>Article 6</b> Nonconformities
	<b>Article 7</b> Enforcement
	<b>Article 8</b> Rules of Measurement and Construction, and Definitions



**Steering Committee Meeting**  
Wednesday, June 10, 2026, 9:00 AM

### Future Public Outreach

- Joint Town Council & Planning Commission Meeting (**July 16<sup>th</sup>**)
- Module Two upcoming
- Public Hearings prior to Adoption

## CLARION

**Geoff Green**  
*Project Director*



**Craig Richardson**  
*Project Advisor*

**Kayla DiCristina**  
*Code Drafting*



**Holly White**  
*Website and Graphics*

## COMPASS POINT

ENVISION • PLAN • IMPLEMENT



**Wendy Moeller**  
*Code Drafting and Public Engagement*



## Keep Up To Date

<https://www.warrentonzoningordinanceupdate.com/>

- Module One
- Feedback Questionnaire

**Provide feedback,  
review content,  
and more!**



## ANNOUNCEMENTS

Module One of Warrenton's updated Zoning Ordinance is now available for public review! The release of the first module is a key milestone in the Town's Zoning Ordinance update project. Module One is the first of two parts of the updated Zoning Ordinance and includes revisions to the Town's zoning districts, uses and use specific standards, general provisions, and rules of measurement, construction, and interpretation and definitions. For more information about what's included in Module One, please visit the Work Products page.

To provide comments after reviewing Module One, **please respond to the questionnaire, which is open now.** Public forums will be scheduled and announced on this website. We look forward to hearing from you!

Drafting of the new Zoning Ordinance (Phase 3 of the project) will continue throughout 2026. Module Two will include development standards (such as parking, landscaping, lighting, and signs), enforcement, and the process for nonconformities updated enforcement and development standards and is expected to be released to the public in fall 2026. Check back here for news, updates, and materials from future public meetings and sign up below to stay informed.

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 having gabled roofs and others being more modern. There are many trees, particularly on the right side of the street. The overall scene is a typical small-town or suburban street.

**Questions?**