



City of Manassas, Virginia
City Council Meeting

AGENDA

City Council Work Session
Manassas City Hall - Community Conference Room
9027 Center Street
Manassas, VA 20110
Tuesday, January 13, 2026

Call to Order - 5:30 p.m.

Roll Call

1. Discussion Items

- 1.1 **Ordinance #O-2026-455: ZTA #2026-0001, Zoning Text Amendments - Data Center/Industrial Standards**
(Staff: Christian Samples, AICP, Planning Manager and Matt Arcieri, AICP, Assistant City Manager/Director of Planning & Community Development)
[Memorandum](#)
[ATTH01 Ordinance #O-2026-455](#)
[ATTH02 Draft Ordinance Redline](#)
[PRES CC Presentation - ZTA #2026-0001 - Data Center/Industrial Standards](#)
- 1.2 **ZTA #2026-0001, Zoning Text Amendments - Accessory Dwelling Units**
(Staff: Christian Samples, AICP, Planning Manager)
[Memorandum - ZTA # 2026-0001 Accessory Dwelling Units](#)
[ATTH01 Draft Ordinance - Clean](#)
[ATTH02 Draft Ordinance - Redline](#)
[PRES CC Presentation - ZTA #2026-0001 - Accessory Dwelling Units](#)
- 1.3 **Outdoor Dining Design Guidelines Update**
(Staff: Matt Arcieri, AICP, Assistant City Manager/Director of Planning & Community Development)
[Outdoor Dining Design Guidelines - Final Draft](#)
[Outdoor License Agreement - Existing](#)
[Outdoor License Agreement - Revised](#)

[Letter to Downtown Restaurant Owners](#)

1.4 Prince William County Boys & Girls Club Representative

1.5 The Landing at Cannon Branch - Good Housing VA, LLC
[The Landing at Cannon Branch - City Council 12-8-25 Presentation](#)
[Jan. 14 Landing Update Meeting](#)

2. City Manager's Time

3. Authorize a Closed Meeting

3.1 Resolution Authorizing a Closed Meeting of City Council
[R-2026-532 Authorize A Closed Meeting.pdf](#)

4. Certify the Closed Meeting

4.1 Resolution to Certify the Closed Meeting
[R-2026-533 Certify The Closed Meeting.pdf](#)

Adjournment



City Council Agenda Item Report

Agenda Item No. 1.1

Submitted by: Christen Miller

Submitting Department: Community Development

Meeting Date: January 13, 2026

Item Title

Ordinance #O-2026-455: ZTA #2026-0001, Zoning Text Amendments - Data Center/Industrial Standards

(Staff: Christian Samples, AICP, Planning Manager and Matt Arcieri, AICP, Assistant City Manager/Director of Planning & Community Development)

Suggested Action and/or Recommendation

For discussion.

Suggested Motion

For discussion. First reading of Ordinance #O-2026-455 is tentatively scheduled for the January 26th City Council meeting.

Item Type Public Hearings

Submitting Department Community Development

Meeting Body City Council

Item ID 2026-455

Drafter Christen Miller

Meeting Date January 13, 2026

Advisory Board/Committee Review

Planning Commission recommended approval November 6, 2025. (4-1)

Fiscal Impact

N/A

Executive Summary and Background Information

As part of the ongoing review of the Zoning Ordinance, Staff recommends that the City annually review the ordinance to make technical corrections and updates to implement the Comprehensive Plan, to address citizen concerns, and to make technical adjustments. The focus of this update is to consider ordinances to address data centers and enhancing industrial zone standards. The Planning Commission recommended approval of the proposed update (four votes in favor, one vote opposed) at the November 6, 2025 hearing.

ATTACHMENTS

- [Memorandum](#)
- [ATTH01 Ordinance #O-2026-455](#)
- [ATTH02 Draft Ordinance Redline](#)
- [PRES CC Presentation - ZTA #2026-0001 - Data Center/Industrial Standards](#)



MEMORANDUM

CITY OF MANASSAS

Department of Community Development

Phone: 703-257-8223 Fax: 703-257-5117

TO: City Council
FROM: Christian Samples, AICP, Planning Manager
DATE: December 8, 2025
RE: ZTA #2026-0001 – Zoning Ordinance Text Amendment – Summary Memorandum

Background

As part of the ongoing review of the Zoning Ordinance, Staff recommends that the City annually review the ordinance to make technical corrections and updates to implement the Comprehensive Plan, to address citizen concerns, and to make technical adjustments. The focus of this update is to consider ordinances to address data centers and enhancing industrial zone standards. The Planning Commission recommended approval of the proposed update (four votes in favor, one vote opposed) at the November 6, 2025 hearing.

Data Center/Industrial Standards

Industrial uses, such as data centers, have created development challenges and conflicts in the City. While data centers can generate additional revenue for the City, effects such as noise and massing, can be a detriment to City residents. Other industrial uses, including light manufacturing, heavy manufacturing, warehouses and truck terminals, have similar effects. These effects can have negative impacts to uses such as residences, child and adult day care facilities, schools, hospitals, and parks. An ordinance amendment amending the standards of the I-1 Light Industrial and I-2 Heavy Industrial zoning districts is proposed to address these issues and make these uses more compatible.

Presently, data centers are classified as the use “warehousing and distribution”, which is a permitted use in the I-1, I-2 and I-A Airport Overlay districts. The standards of these districts combined with the DCSM and City utility standards are applied to new data center construction that occurs in the City. A more focused approach is proposed to address data center concerns. The use “data center” is proposed to be created and defined in the zoning ordinance. The use is proposed as a permitted use in the I-1 and I-2 districts and prohibited in all other districts. Parking is proposed to be determined by the Zoning

Administrator as each data center is configured uniquely and must be addressed individually. Data centers are subject to the industrial districts' existing standards and the proposed amendments.

Noise is addressed by requiring all uses in the industrial zoning districts to meet the City's noise ordinance (Chapter 58 Environment). For data centers, light manufacturing, heavy manufacturing, truck terminal, and warehousing and distribution, a preconstruction noise study are proposed to ensure that adequate noise mitigation are required. A post-construction noise study within 30 days after the use is operational is also proposed to address unanticipated noise issues that may occur.

The location and screening of mechanical equipment is addressed by limiting the location of mechanical equipment to the side and rear of a principal structure unless otherwise prohibited by the industrial district standards. All mechanical equipment would be required to be screened from view and rooftop mechanical equipment would be required to be screened with a parapet wall or similar method. Mechanical equipment is proposed to be prohibited between a principal structure and an adjacent street unless screened in accordance with the DCSM. For data centers, light manufacturing, heavy manufacturing, truck terminal, and warehousing and distribution, mechanical equipment would not be located between the principal structure and any "R" zoned lot, any "B" zoned lot containing a dwelling unit, Child Care Center, Cultural Facility, Day Care Center - Adult, Educational Facility, Hospital, or Parks and Open Space.

The mass and façade of new principal structures associated with data centers, light manufacturing, heavy manufacturing, truck terminal, and warehousing and distribution are addressed in the proposed ordinance. The proposed standards require variation in the façade that will mitigate the height, width and scale of the structure. Changes in building materials, color, glazing or similar changes would qualify as a variation. A façade would be required to have one variation for every 100 feet of linear area and structures less than 100 feet in linear area would be required to have 35% of the façade contain at least one variation. Landscaped berms, enhanced landscaping, and tree preservation beyond the requirements of the zoning ordinance and DCSM can be credited toward a required variation.

Additional setbacks are also proposed for these uses when adjacent to any "R" zoned lot, any "B" zoned lot containing a dwelling unit, Child Care Center, Cultural Facility, Day Care Center - Adult, Educational Facility, Hospital, or Parks and Open Space. Structures that exceed 25 feet in height would be required to provide an additional 2.5 feet of setback for every foot of height over 25 feet. At the maximum height of 75 feet, this results in an additional 125 feet of setback.

Attachments:

1. Ordinance #O-2026-455
2. Draft Ordinance – Redline
3. Signed Planning Commission Initiation
4. Signed Planning Commission Resolution
5. Draft Planning Commission Meeting Minutes for November 5, 2025
6. CC Presentation – ZTA-2026-0001

ORDINANCE #O-2026-455

First Reading:
Second Reading:
Enacted:
Effective:

AN ORDINANCE TO AMEND AND REENACT THE CODE OF ORDINANCES, CITY OF MANASSAS, VIRGINIA (2002), AS AMENDED, BY AMENDING CHAPTER 130 ZONING, ARTICLE II DEFINITIONS, ARTICLE VI PARKING AND LOADING REQUIREMENTS, ARTICLE VIII ZONING DISTRICTS

WHEREAS, pursuant to the Code of Virginia §15.2-2283, zoning ordinances shall be for the general purpose of promoting the health, safety, or general welfare of the public and of further accomplishing the objectives of planning to facilitate the creation of a convenient, attractive, and harmonious community; and

WHEREAS, to effectuate the aforesaid general purposes of zoning and such other purposes as set forth in the Code of Virginia §15.2-2283, the Zoning Ordinance is to be considered a “living” document that is subject to amendment for the purposes of updating the ordinance for public necessity, convenience, general welfare, or good economic development and zoning practices; and

WHEREAS, the City of Manassas recognizes that an annual review and update of the Zoning Ordinance is a best practice to make technical corrections and updates, and ensure the code remains in compliance with current requirements of state and federal laws and regulations; and

WHEREAS, on August 6, 2025, the Planning Commission initiated Zoning Text Amendment #2026-0001 - 2026 Zoning Ordinance Amendments, which were reviewed by the Zoning Ordinance Review Committee on August 13, 2025, August 27, 2025, September 10, 2025, and October 1, 2025; and

WHEREAS, the Planning Commission held a public hearing on November 5, 2025 after full compliance with all State Code public hearing notice requirements and RECOMMENDED the ADOPTION of this ordinance; and

WHEREAS, the City Council held a public hearing on December 8, after full compliance with all State Code public hearing notice requirements; and

WHEREAS, the City Council upon careful consideration finds that approval of ZTA #2026-0001 is justified by public necessity, convenience, and general welfare and is consistent with reasonable economic development and zoning practices, and the State Code; and

WHEREAS, the City Council finds that approval of ZTA #2026-0001 is consistent with the goals, objectives, and strategies of the adopted Comprehensive Plan including emphasis on the quality and character of new growth and development in the City’s land use regulations, and review process.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Manassas, Virginia, meeting in regular session this 12th day of January, 2026.

1. That ZTA #2026-0001 is hereby adopted as follows:

ARTICLE II. DEFINITIONS

Sec. 130-42. Definitions.

Data center means a facility comprised of computer systems and related infrastructure that is designed to store, manage, process, and transmit digital data, but does not include server rooms or information technology infrastructure that are accessory to a public utility or principal use.

ARTICLE VI. PARKING AND LOADING REQUIREMENTS

Sec. 130-204. Off Street Parking Requirements.

§130-204, TABLE 1: MINIMUM OFF-STREET PARKING REQUIREMENTS				
LAND USES DU = Dwelling Unit SF = Building's Gross Square Feet	REQUIRED OFF- STREET PARKING	SPECIAL DISTRICTS		EXCEPTIONS/ COMMENTS/ ADDITIONAL REQUIREMENTS
		DOWNTOWN* *For B-3 Zoning See §130-204(b)	GODWIN TECHNOLOGY, MATHIS, SUDLEY MEDICAL	

INDUSTRIAL USES				No maximum parking required
Data Center	Zoning Administrator Determination	Zoning Administrator Determination	Zoning Administrator Determination	

Editor's Note: No other changes to §130-204 Table 1.

ARTICLE VIII. ZONING DISTRICTS

DIVISION 1. PERMITTED USES

Sec. 130-241. Use tables.

		§ 130-241 TABLE 2									
		"P"= Permitted By-Right "S"= Special Use Permit is Required									
		ZONING DISTRICTS									ADDITIONAL REQUIREMENTS
CATEGORY	USE TYPE	NON-RESIDENTIAL & MIXED USE DISTRICTS									
INDUSTRIAL		B-2 ¹	B-3	B-3.5	PMD	B-1 ²	B-4	I-1	I-2	I-A	
	Data center							P	P		Sec. 130-306 Sec. 130-307

Editor's Note: No other changes to §130-241 Table 2.

Sec. 130-306. I-1 light industrial.

- (a) *Purpose and intent.* The I-1 light industrial district is intended to implement the Comprehensive Plan's Godwin Technology Character Area and to provide highly accessible, quality areas that are separated from daily services and residences and are flexible for a variety of business models and scales of operation, including research and development, business offices, light manufacturing, distribution, supply, and related activities.
- (b) *Uses permitted.* See §130-241.
- (c) *Minimum lot dimensions.* None, except that motor vehicle sales and rental, or heavy equipment sales and rental, shall have a minimum lot area of 20,000 square feet for each sales or rental office.
- (d) *Maximum structure height.* No structure shall be greater than 75 feet in height excluding mechanical equipment, which shall be adequately screened. Uses may exceed this height subject to approval of a special use permit in accordance with Article IX of this chapter.
- (e) *Minimum setback requirements:*

¹ All uses subject to floor area limit of 10,000 square feet

² Refer to § 130-301 for list of uses subject to 25% gross floor area limit

- (1) Front, 15 feet from any lot line, any street or private access easement right-of way line; or half of a foot for each foot in height of a structure that is over 50 feet in height.
- (2) Side and rear:
 - a. None adjacent to a “B” or “I” district lot line.
 - b. 25 feet from any “R” district lot line. However, when the structure exceeds 25 feet in height, an additional setback of one foot shall be required for each foot in height above 25 feet.
- (3) Additional setbacks for the uses Data Center, Manufacturing, Light, and Warehousing and Distribution:
 - a. Structures that exceed 25 feet in height shall be required to provide an additional setback of 2.5 feet for every foot of height above 25 feet. This standard shall apply when the use is adjacent to the following:
 1. Any “R” zoned lot;
 2. Any “I” or “B” zoned lot containing a dwelling unit;
 3. Any lot with one of the following uses: Child Care Center, Cultural Facility, Day Care Center – Adult, Educational Facility, Hospital, and Parks and Open Space.
- (f) *Off-street parking requirements.* See Article VI of this chapter.
- (g) Open space and tree canopy requirements. See Article VII of this chapter.
- (h) Drive-through windows. Drive-through windows are permitted for all uses in conformance with the DCSM.
- (i) Outdoor storage. All uses shall be conducted within a completely enclosed building. All active storage shall either be entirely within buildings enclosed on all sides, or outdoor storage shall be permitted to the side or rear of a principal structure and shall not be located between a principal structure and any adjacent streets. Any outdoor storage area shall be screened on all sides by opaque walls or fences and supplemented by landscaping in addition to the requirements of §130-306 (j) and the DCSM.
- (j) *Screening.* To assist in the prevention of the transmission of light, noise, or other deleterious effects from industrial uses into any adjacent “R” or “B” district, and to provide screening between outdoor storage and other uses within the I-1 zone, screening shall be required. Such screening and landscape buffers shall conform to the DCSM and shall be provided as follows:
 - (1) A continuous six-foot high opaque screen and landscape buffer with a minimum of 25 feet in depth shall be provided along the common boundary line between any “R” district lot line and any I-1 use.
 - (2) A continuous six-foot high opaque screen shall be provided around all outdoor storage areas abutting and visible from an adjacent “B” or “I” district, or any street rights-of-way.

- (3) Exterior exercise areas are permitted for veterinary hospitals and shall be screened on all sides with a continuous six-foot high opaque screen.
- (4) All mechanical equipment must be screened from view in accordance with this Chapter and the DCSM. Rooftop mechanical equipment shall be screened from view by a parapet wall or other similar screening method.

(k) *Outdoor display* See §130-61.

(l) *Mechanical equipment standards.*

- (1) Mechanical equipment shall be permitted to the side or rear of a principal structure unless otherwise prohibited by this section.
- (2) Mechanical equipment shall not be located between a principal structure and any adjacent streets unless the equipment is screened from view. Such screening shall meet the standards of the DCSM. .
- (3) Mechanical equipment for the uses Data Center, Manufacturing, Light, and Warehousing and Distribution shall not be located between the principal structure and any “R” zoned lot, any “B” zoned lot containing a dwelling unit”, Child Care Center, Cultural Facility, Day Care Center - Adult, Educational Facility, Hospital, or Parks and Open Space.

(m) *Principal structure façade standards.*

- (1) The standards of this subsection shall apply to new principal structures for the uses Data Center, Manufacturing, Light and Warehousing and Distribution.
- (2) Variations to the structure’s façade shall be provided to diminish and mitigate the height, width, and scale of the structure, providing a design that is compatible to the surrounding community and streetscape.
- (3) The structure shall have a variation in its façade for every 100 feet of linear area. For structure’s with less than 100 feet of linear area, at least 35% of the building façade shall contain at least one variation.
- (4) Variations in the structure’s façade shall be consistent with the overall design of the structure.
- (5) To qualify as a variation, the structure shall include a change in building materials, color, glazing, or similar variation.
- (6) Landscaped berms, enhanced landscape plantings, and tree preservation can be considered for credit towards a part of the required variation. The calculation for this credit shall meet the standards established in the DCSM.

(n) *Noise standards.*

- (1) Noise shall meet the requirements of Chapter 58 (Environment).
- (2) Additional noise standards for the uses Data Center, Manufacturing, Light and Warehousing and Distribution:

- a. A noise study demonstrating that the use meets Chapter 58 (Environment) shall be submitted with the special use permit and site plan application and recommended mitigation shall be incorporated into the approved site plan and/or building plans.
- b. A post-construction noise study shall be submitted within 30 days after the use is operational demonstrating compliance with Chapter 58 (Environment).

Sec. 130-307. I-2 heavy industrial.

- (a) *Purpose and intent.* The I-2 heavy industrial district is intended to provide highly accessible, quality areas for existing heavy industrial uses that are separated from daily services and residences, and are flexible for a variety of business models and scales of operation due to their heavy truck traffic, excessive noise, and/or unique manufacturing needs.
- (b) *Uses permitted.* See §130-241.
- (c) *Minimum lot dimensions.* None, except that motor vehicle sales and rental, or heavy equipment sales and rental, shall have a minimum lot area of 20,000 square feet for each sales or rental office.
- (d) *Maximum structure height.* No structure shall be greater than 75 feet in height, excluding mechanical equipment, which shall be adequately screened. Broadcasting and telecommunication towers, public facilities, and public utility uses may exceed this height subject to approval of a special use permit in accordance with Article IX of this chapter.
- (e) *Minimum setback requirements:*
 - a. Front, 15 feet from any lot line, any street or private access easement right-of-way line, unless otherwise specified in this chapter; or half of a foot for each foot in height of a structure that is over 50 feet in height.
 - b. Side and rear:
 - i. None adjacent to a “B” or “I” district lot line.
 - ii. 25 feet from any “R” district lot line. However, when the structure exceeds 25 feet in height, an additional setback of one foot shall be required for each foot in height above 25 feet.
 - c. Additional setbacks for the uses Data Center, Manufacturing, Heavy, Truck Terminal, and Warehousing and Distribution:
 - i. Structures that exceed 25 feet in height shall be required to provide an additional setback of 2.5 feet for every foot of height above 25 feet. This standard shall apply when the use is adjacent to the following:
 - 1. Any “R” zoned lot;
 - 2. Any “I” or “B” zoned lot containing a dwelling unit;

3. Any lot with one of the following uses: Child Care Center, Cultural Facility, Day Care Center – Adult, Educational Facility, Hospital, and Parks and Open Space.
- (f) *Off-street parking requirements.* See Article VI of this chapter.
- (g) *Open space and tree canopy requirements.* See Article VII of this chapter.
- (h) *Drive-through windows.* Drive-through windows are permitted for all uses in conformance with the DCSM.
- (i) *Outdoor Storage.* Outdoor storage may be permitted to the side or rear of a principal structure, and shall not be located between a principal structure and any adjacent streets. The outdoor storage area shall be screened on all sides by opaque walls or fences and supplemented by landscaping in addition to the requirements §130-307 (j) and the DCSM.
- (j) *Screening.* To assist in the prevention of the transmission of light, noise or other deleterious effects from industrial uses into any adjacent “R” or “B” district, and to provide screening between outdoor storage and other uses within the I-2 zone, screening shall be required. Such screening and landscape buffers shall conform to the DCSM and shall be provided as follows:
- (1) A continuous six-foot high opaque screen and landscape buffer with a minimum of 25 feet in depth shall be provided along the common boundary line between any “R” district lot line and any I-2 use.
 - (2) A continuous six-foot high opaque screen shall be provided around all outdoor storage areas abutting and visible from an adjacent “B” or “I” district, or any street rights-of-way.
 - (3) All mechanical equipment must be screened from view in accordance with this Chapter and the DCSM. Rooftop mechanical equipment shall be screened from view by a parapet wall or other similar screening method.
- (k) *Outdoor display.* See §130-61.
- (l) *Mechanical equipment standards.*
- (1) Mechanical equipment shall be permitted to the side or rear of a principal structure unless otherwise prohibited by this section.
 - (2) Mechanical equipment shall not be located between a principal structure and any adjacent streets unless the equipment is screened from view in accordance with this Chapter and the DCSM.
 - (3) Mechanical equipment for the uses Data Center, Manufacturing, Light, Manufacturing, Heavy, Truck Terminal, and Warehousing and Distribution shall not be located between the principal structure and any “R” zoned lot, any “I” or “B” zoned lot containing a dwelling unit, and the following uses: Child Care Center, Cultural Facility, Day Care Center – Adult, Educational Facility, or Parks and Open Space.
- (m) *Principal structure façade standards.*

- (1) The standards of this subsection shall apply to new principal structures for the uses Data Center, Manufacturing, Light, Manufacturing, Heavy, Truck Terminal, and Warehousing and Distribution.
 - (2) Variations to the structure's façade shall be provided to diminish and mitigate the height, width, and scale of the structure, providing a design that is compatible to the surrounding community and streetscape.
 - (3) The structure shall have a variation in its façade for every 100 feet of linear area. For structure's with less than 100 feet of linear area, at least 35% of the building façade shall contain at least one variation.
 - (4) Variations in the structure's façade shall be consistent with the overall design of the structure.
 - (5) To qualify as a variation, the structure shall include a change in building materials, color, glazing, or similar variation.
 - (6) Landscaped berms, enhanced landscape plantings, and tree preservation can be considered for credit towards a part of the required variation. The calculation for this credit shall meet the standards established in the DCSM.
- (n) *Noise standards.*
- (1) Noise shall meet the requirements of Chapter 58 (Environment).
 - (2) Additional noise standards for the uses Data Center, Manufacturing, Light, Manufacturing, Heavy, Truck Terminal, and Warehousing and Distribution:
 - a. A noise study demonstrating that the use meets Chapter 58 (Environment) shall be submitted with the special use permit and site plan application and recommended mitigation shall be incorporated into the approved site plan and/or building plans.
 - b. A post-construction noise study shall be submitted within 30 days after the use is operational demonstrating compliance with Chapter 58 (Environment).

2. This ordinance shall take effect upon second reading.

Michelle Davis-Younger MAYOR
On behalf of the City Council of
Manassas, Virginia

ATTEST:

Eric W. Smith II City Clerk

MOTION:

SECOND:

RE:

ACTION:

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

ARTICLE II. DEFINITIONS

Sec. 130-42. Definitions.

Data center means a facility comprised of computer systems and related infrastructure that is designed to store, manage, process, and transmit digital data, but does not include server rooms or information technology infrastructure that are accessory to a public utility or principal use.

ARTICLE VI. PARKING AND LOADING REQUIREMENTS

Sec. 130-204. Off Street Parking Requirements.

§130-204, TABLE 1: MINIMUM OFF-STREET PARKING REQUIREMENTS				
LAND USES DU = Dwelling Unit SF = Building's Gross Square Feet	REQUIRED OFF- STREET PARKING	SPECIAL DISTRICTS		EXCEPTIONS/ COMMENTS/ ADDITIONAL REQUIREMENTS
		DOWNTOWN* *For B-3 Zoning See §130-204(b)	GODWIN TECHNOLOGY, MATHIS, SUDLEY MEDICAL	
INDUSTRIAL USES				No maximum parking required
<u>Data Center</u>	<u>Zoning Administrator Determination</u>	<u>Zoning Administrator Determination</u>	<u>Zoning Administrator Determination</u>	

Editor's Note: No other changes to §130-204 Table 1.

ARTICLE VIII. ZONING DISTRICTS

DIVISION 1. PERMITTED USES

Sec. 130-241. Use tables.

		§ 130-241 TABLE 2									
		"P"= Permitted By-Right "S"= Special Use Permit is Required									
		ZONING DISTRICTS									ADDITIONAL REQUIREMENTS
CATEGORY	USE TYPE	NON-RESIDENTIAL & MIXED USE DISTRICTS									
INDUSTRIAL		B-2 ¹	B-3	B-3.5	PMD	B-1 ²	B-4	I-1	I-2	I-A	
	<u>Data center</u>							P	P		<u>Sec. 130-306</u> <u>Sec. 130-307</u>

Editor's Note: No other changes to §130-241 Table 2.

Sec. 130-306. I-1 light industrial.

- (a) *Purpose and intent.* The I-1 light industrial district is intended to implement the Comprehensive Plan's Godwin Technology Character Area and to provide highly accessible, quality areas that are separated from daily services and residences and are flexible for a variety of business models and scales of operation, including research and development, business offices, light manufacturing, distribution, supply, and related activities.
- (b) *Uses permitted.* See §130-241.
- (c) *Minimum lot dimensions.* None, except that motor vehicle sales and rental, or heavy equipment sales and rental, shall have a minimum lot area of 20,000 square feet for each sales or rental office.
- (d) *Maximum structure height.* No structure shall be greater than 75 feet in height excluding mechanical equipment, which shall be adequately screened. Uses may exceed this height subject to approval of a special use permit in accordance with Article IX of this chapter.
- (e) *Minimum setback requirements:*

¹ All uses subject to floor area limit of 10,000 square feet

² Refer to § 130-301 for list of uses subject to 25% gross floor area limit

- (1) Front, 15 feet from any lot line, any street or private access easement right-of way line; or half of a foot for each foot in height of a structure that is over 50 feet in height.
- (2) Side and rear:
 - a. None adjacent to a “B” or “I” district lot line.
 - b. 25 feet from any “R” district lot line. However, when the structure exceeds 25 feet in height, an additional setback of one foot shall be required for each foot in height above 25 feet.

(3) Additional setbacks for the uses Data Center, Manufacturing, Light, and Warehousing and Distribution:

- a. Structures that exceed 25 feet in height shall be required to provide an additional setback of 2.5 feet for every foot of height above 25 feet. This standard shall apply when the use is adjacent to the following:
 1. Any “R” zoned lot;
 2. Any “I” or “B” zoned lot containing a dwelling unit;
 3. Any lot with one of the following uses: Child Care Center, Cultural Facility, Day Care Center – Adult, Educational Facility, Hospital, and Parks and Open Space.

- (f) *Off-street parking requirements.* See Article VI of this chapter.
- (g) *Open space and tree canopy requirements.* See Article VII of this chapter.
- (h) *Drive-through windows.* Drive-through windows are permitted for all uses in conformance with the DCSM.
- (i) *Outdoor storage.* All uses shall be conducted within a completely enclosed building. All active storage shall either be entirely within buildings enclosed on all sides, or outdoor storage shall be permitted to the side or rear of a principal structure and shall not be located between a principal structure and any adjacent streets. Any outdoor storage area shall be screened on all sides by opaque walls or fences and supplemented by landscaping in addition to the requirements of §130-306 (j) and the DCSM.
- (j) *Screening.* To assist in the prevention of the transmission of light, noise, or other deleterious effects from industrial uses into any adjacent “R” or “B” district, and to provide screening between outdoor storage and other uses within the I-1 zone, screening shall be required. Such screening and landscape buffers shall conform to the DCSM and shall be provided as follows:
 - (1) A continuous six-foot high opaque screen and landscape buffer with a minimum of 25 feet in depth shall be provided along the common boundary line between any “R” district lot line and any I-1 use.
 - (2) A continuous six-foot high opaque screen shall be provided around all outdoor storage areas abutting and visible from an adjacent “B” or “I” district, or any street rights-of-way.

(3) Exterior exercise areas are permitted for veterinary hospitals and shall be screened on all sides with a continuous six-foot high opaque screen.

(4) All mechanical equipment must be screened from view in accordance with this Chapter and the DCSM. Rooftop mechanical equipment shall be screened from view by a parapet wall or other similar screening method.

(k) Outdoor display See §130-61.

(l) Mechanical equipment standards.

(1) Mechanical equipment shall be permitted to the side or rear of a principal structure unless otherwise prohibited by this section.

(2) Mechanical equipment shall not be located between a principal structure and any adjacent streets unless the equipment is screened from view. Such screening shall meet the standards of the DCSM. .

(3) Mechanical equipment for the uses Data Center, Manufacturing, Light, and Warehousing and Distribution shall not be located between the principal structure and any "R" zoned lot, any "B" zoned lot containing a dwelling unit", Child Care Center, Cultural Facility, Day Care Center - Adult, Educational Facility, Hospital, or Parks and Open Space.

(m) Principal structure façade standards.

(1) The standards of this subsection shall apply to new principal structures for the uses Data Center, Manufacturing, Light and Warehousing and Distribution.

(2) Variations to the structure's façade shall be provided to diminish and mitigate the height, width, and scale of the structure, providing a design that is compatible to the surrounding community and streetscape.

(3) The structure shall have a variation in its façade for every 100 feet of linear area. For structure's with less than 100 feet of linear area, at least 35% of the building façade shall contain at least one variation.

(4) Variations in the structure's façade shall be consistent with the overall design of the structure.

(5) To qualify as a variation, the structure shall include a change in building materials, color, glazing, or similar variation.

(6) Landscaped berms, enhanced landscape plantings, and tree preservation can be considered for credit towards a part of the required variation. The calculation for this credit shall meet the standards established in the DCSM.

(n) Noise standards.

(1) Noise shall meet the requirements of Chapter 58 (Environment).

(2) Additional noise standards for the uses Data Center, Manufacturing, Light and Warehousing and Distribution:

- a. A noise study demonstrating that the use meets Chapter 58 (Environment) shall be submitted with the special use permit and site plan application and recommended mitigation shall be incorporated into the approved site plan and/or building plans.
- b. A post-construction noise study shall be submitted within 30 days after the use is operational demonstrating compliance with Chapter 58 (Environment).

Sec. 130-307. I-2 heavy industrial.

- (a) *Purpose and intent.* The I-2 heavy industrial district is intended to provide highly accessible, quality areas for existing heavy industrial uses that are separated from daily services and residences, and are flexible for a variety of business models and scales of operation due to their heavy truck traffic, excessive noise, and/or unique manufacturing needs.
- (b) *Uses permitted.* See §130-241.
- (c) *Minimum lot dimensions.* None, except that motor vehicle sales and rental, or heavy equipment sales and rental, shall have a minimum lot area of 20,000 square feet for each sales or rental office.
- (d) *Maximum structure height.* No structure shall be greater than 75 feet in height, excluding mechanical equipment, which shall be adequately screened. Broadcasting and telecommunication towers, public facilities, and public utility uses may exceed this height subject to approval of a special use permit in accordance with Article IX of this chapter.
- (e) *Minimum setback requirements:*

~~(3)~~(1) Front, 15 feet from any lot line, any street or private access easement right-of-way line, unless otherwise specified in this chapter; or half of a foot for each foot in height of a structure that is over 50 feet in height.

~~(4)~~(2) Side and rear:

i. None adjacent to a “B” or “I” district lot line.

ii. 25 feet from any “R” district lot line. However, when the structure exceeds 25 feet in height, an additional setback of one foot shall be required for each foot in height above 25 feet.

(3) Additional setbacks for the uses Data Center, Manufacturing, Heavy, Truck Terminal, and Warehousing and Distribution:

i. Structures that exceed 25 feet in height shall be required to provide an additional setback of 2.5 feet for every foot of height above 25 feet. This standard shall apply when the use is adjacent to the following:

1. Any “R” zoned lot;

2. Any “I” or “B” zoned lot containing a dwelling unit;

3. Any lot with one of the following uses: Child Care Center, Cultural Facility, Day Care Center – Adult, Educational Facility, Hospital, and Parks and Open Space.

- (f) *Off-street parking requirements.* See Article VI of this chapter.
- (g) *Open space and tree canopy requirements.* See Article VII of this chapter.
- (h) *Drive-through windows.* Drive-through windows are permitted for all uses in conformance with the DCSM.
- (i) *Outdoor Storage.* Outdoor storage may be permitted to the side or rear of a principal structure, and shall not be located between a principal structure and any adjacent streets. The outdoor storage area shall be screened on all sides by opaque walls or fences and supplemented by landscaping in addition to the requirements §130-307 (j) and the DCSM.
- (j) *Screening.* To assist in the prevention of the transmission of light, noise or other deleterious effects from industrial uses into any adjacent “R” or “B” district, and to provide screening between outdoor storage and other uses within the I-2 zone, screening shall be required. Such screening and landscape buffers shall conform to the DCSM and shall be provided as follows:
- (1) A continuous six-foot high opaque screen and landscape buffer with a minimum of 25 feet in depth shall be provided along the common boundary line between any “R” district lot line and any I-2 use.
 - (2) A continuous six-foot high opaque screen shall be provided around all outdoor storage areas abutting and visible from an adjacent “B” or “I” district, or any street rights-of-way.
 - (3) All mechanical equipment must be screened from view in accordance with this Chapter and the DCSM. Rooftop mechanical equipment shall be screened from view by a parapet wall or other similar screening method.
- (k) *Outdoor display.* See §130-61.
- (l) *Mechanical equipment standards.*
- (1) Mechanical equipment shall be permitted to the side or rear of a principal structure unless otherwise prohibited by this section.
 - (2) Mechanical equipment shall not be located between a principal structure and any adjacent streets unless the equipment is screened from view in accordance with this Chapter and the DCSM.
 - (3) Mechanical equipment for the uses Data Center, Manufacturing, Light, Manufacturing, Heavy, Truck Terminal, and Warehousing and Distribution shall not be located between

the principal structure and any “R” zoned lot, any “I” or “B” zoned lot containing a dwelling unit, and the following uses: Child Care Center, Cultural Facility, Day Care Center – Adult, Educational Facility, or Parks and Open Space.

(m) Principal structure façade standards.

- (1) The standards of this subsection shall apply to new principal structures for the uses Data Center, Manufacturing, Light, Manufacturing, Heavy, Truck Terminal, and Warehousing and Distribution.
- (2) Variations to the structure’s façade shall be provided to diminish and mitigate the height, width, and scale of the structure, providing a design that is compatible to the surrounding community and streetscape.
- (3) The structure shall have a variation in its façade for every 100 feet of linear area. For structure’s with less than 100 feet of linear area, at least 35% of the building façade shall contain at least one variation.
- (4) Variations in the structure’s façade shall be consistent with the overall design of the structure.
- (5) To qualify as a variation, the structure shall include a change in building materials, color, glazing, or similar variation.
- (6) Landscaped berms, enhanced landscape plantings, and tree preservation can be considered for credit towards a part of the required variation. The calculation for this credit shall meet the standards established in the DCSM.

(n) Noise standards.

- (1) Noise shall meet the requirements of Chapter 58 (Environment).
- (2) Additional noise standards for the uses Data Center, Manufacturing, Light, Manufacturing, Heavy, Truck Terminal, and Warehousing and Distribution:
 - a. A noise study demonstrating that the use meets Chapter 58 (Environment) shall be submitted with the special use permit and site plan application and recommended mitigation shall be incorporated into the approved site plan and/or building plans.
 - b. A post-construction noise study shall be submitted within 30 days after the use is operational demonstrating compliance with Chapter 58 (Environment).

ZTA #2026-0001

Zoning Ordinance Updates

City Council Public Hearing
December 8, 2025



Data Center/Industrial Standards

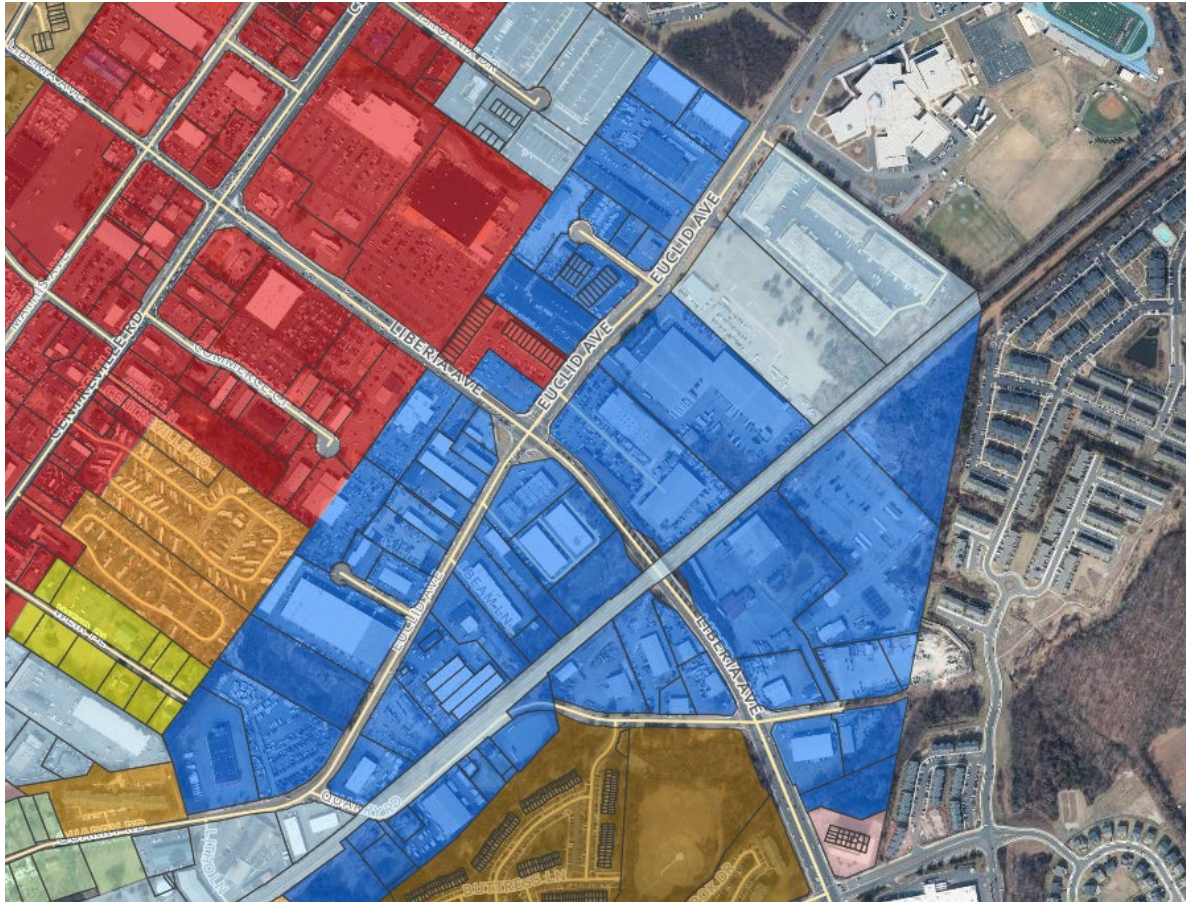


- Data center construction/proliferation has been raised as a significant concern from City residents
- Data centers presently allowed by-right in the I-1, I-2 and I-A zones
- Currently there is one complete project (Brickyard), three under construction (Dean Drive) and one site under review (Airport)

Data Center/Industrial Standards



Data Center/Industrial Standards



Data Center/Industrial Standards



- Planning Commission identified other large by-right industrial uses with similar potential impacts
- Standards proposed to address: Data Centers, Light Manufacturing, Heavy Manufacturing, Truck Terminals, and Warehousing and Distribution

Data Center/Industrial Standards



- New standards:
 - Location and screening of mechanical equipment
 - Noise study and mitigation
 - Architecture standards
 - Additional setback adjacent residential and educational uses
- Separately define data centers; continue to permit by-right in the I-1 and I-2 zoning districts

Recommendation



- The Planning Commission recommended approval 4-1 at the November 5, 2025 hearing
- Staff recommends approval of the proposed zoning text amendment

ZTA #2026-0001

Zoning Ordinance Updates

City Council Public Hearing
December 8, 2025





City Council Agenda Item Report

Agenda Item No. 1.2

Submitted by: Christen Miller

Submitting Department: Community Development

Meeting Date: January 13, 2026

Item Title

ZTA #2026-0001, Zoning Text Amendments - Accessory Dwelling Units
(Staff: Christian Samples, AICP, Planning Manager)

Suggested Action and/or Recommendation

Suggested Motion

Item Type Work Session

Submitting Department Community Development

Meeting Body City Council

Item ID 2026-531

Drafter Christen Miller

Meeting Date January 13, 2026

ATTACHMENTS

- [Memorandum - ZTA # 2026-0001 Accessory Dwelling Units](#)
- [ATTH01 Draft Ordinance - Clean](#)
- [ATTH02 Draft Ordinance - Redline](#)
- [PRES CC Presentation - ZTA #2026-0001 - Accessory Dwelling Units](#)



MEMORANDUM

CITY OF MANASSAS

Department of Community Development

Phone: 703-257-8223 Fax: 703-257-5117

TO: Manassas City Council
FROM: Christian Samples, AICP, Planning Manager
DATE: January 13, 2026
RE: ZTA #2026-0001 – Accessory Dwelling Unit Worksession

Goal 4.5 of the 2045 Comprehensive Plan's Housing Chapter recommends the City *"Foster a healthy balance of high quality and attractive housing types, including starter, work force, move-up, executive, and senior housing, to serve an increasingly diverse population"*. To implement this goal, objective 4.5.4 recommends the City *"explore new kinds of housing opportunities that can accommodate emerging needs of residents, such as the use of accessory dwelling units (ADU), which may provide a missing middle unit type, especially for young or elderly family members who need assistance with housing affordability and for smaller households that need rental housing. Consideration should be given to address minimum lot sizes, parking, and traffic impacts to ensure neighborhood compatibility."*

The Planning Commission, through the Zoning Ordinance Review Committee (the Committee), has been working toward accomplishing this goal. The Committee held 12 meetings on the subject between 2022 and 2025. On October 1, 2025, the Committee unanimously recommended the proposed ordinances be considered by the Planning Commission. The Commission recommended approval of the proposed draft at the November 5, 2025 hearing.

The proposed accessory dwelling unit ordinance meets the intent of this objective enabling both detached and attached accessory dwelling units, and creates standards that limit their placement. These standards include limiting ADUs to properties with a single-family detached dwelling unit, through adequate setbacks and square footage limits, requiring the same ownership for the single-family detached home and the accessory dwelling unit, and by requiring an additional parking space.

A minimum lot size was considered by the Committee, but was not included in the proposed ordinance. While a minimum lot size does constrain ADU development, it does so without consideration of the reality of market forces. According to the Virginia Housing Commission, the average cost of building a unit ranges from \$120,000 to \$400,000. The National Association of Realtors notes that the average cost for a unit is \$180,000, but can be higher depending on local conditions. ADUs are not typically financed by a traditional mortgage, but instead through a homeowner's own cash reserves, through a construction loan, or through

using home equity. The Committee felt that that the substantial development cost and limited financing options combined with a minimum lot size limitation would substantially curtail or entirely prevent the development of ADUs in the City. The minimum lot size exhibits considered by the Committee, including proposals for up to twice the minimum lot size for an ADU, are included for the Council's reference.

Another limitation that was considered was limiting the number of inhabitants in an ADU. ZORC considered limiting units to two inhabitants regardless if the 800 sq. ft. maximum was reached. However, the Committee decided to defer to the adopted building code to determine the occupancy limit. The Council can consider a fixed limitation if it aligns with the Comprehensive Plan's ADU goal and strategy.

Attachments:

1. Draft Ordinance – Clean Copy
2. Draft Ordinance – Redline
3. CC Presentation

ARTICLE II. DEFINITIONS

Sec. 130-42. Definitions.

Accessory dwelling unit, detached means a secondary, independent dwelling unit that is detached from a single-family detached dwelling unit.

Accessory dwelling unit, attached means a secondary, independent dwelling unit located within or attached to a single-family detached dwelling unit.

ARTICLE III. GENERAL REGULATIONS

DIVISION 1. DEVELOPMENT STANDARDS

Sec. 130-68 Accessory dwelling units.

(a) *General regulations:*

- (1) A maximum of one accessory dwelling unit is permitted per property containing a single family detached dwelling unit permitted by right.
- (2) The unit shall contain a separate living area, kitchen, and a bathroom.
- (3) Parking shall meet the requirements of Article VI.
- (4) Both the single-family detached dwelling and the accessory dwelling unit shall remain under common ownership.
- (5) Accessory dwelling units shall not count against the maximum density of the zoning district or against the limitations of Sec. 130-57(a)(2).
- (6) The unit's architecture and materials shall be consistent with the design of the single-family detached dwelling.

(b) *Accessory dwelling unit, detached:*

- (1) The unit shall have a gross floor area not to exceed 800 sq. ft.
- (2) Height and setbacks. See §130-57.
- (3) New units and existing conforming accessory structures that are converted into a unit shall meet the location requirements of §130-57.
- (4) Units shall be located a minimum of 10 feet from any other structure, on site or off-site.
- (5) Nonconforming accessory structures may be converted into a unit, subject to the requirements of Sec. §130-163.

(c) *Accessory dwelling unit, attached.*

- (1) The height and setbacks of the unit shall meet the requirements of principal structures in the zoning district.

- (2) The gross floor area of the unit, excluding basements, shall not exceed 30% of the gross floor area of the single-family detached dwelling.
- (3) A unit located in a basement may occupy the entire basement floor subject to compliance with the Uniform Statewide Building and Fire Prevention Codes.
- (4) The entrance to the unit shall be provided by a separate exterior door.
- (5) Nonconforming attached accessory structures may be converted into a unit, subject to the additional requirements of Sec. §130-163.

ARTICLE V. NONCONFORMING USES, LOTS, AND STRUCTURES

Sec. 130-163. Nonconforming structures and improvements.

- (a) All structures and improvements except single-family detached dwellings, the conversion of nonconforming accessory structures into accessory dwelling units or manufactured homes:
 - (1) A nonconforming structure under §130-163(a) or nonconforming improvement may continue as it existed when it became nonconforming. A nonconforming structure or nonconforming improvement shall not be reconstructed, altered, or expanded in any manner, except as provided in this section.
 - (2) A nonconforming structure or nonconforming improvement may be repaired only if:
 - a. Such repair constitutes routine maintenance necessary to keep the structure or improvement in the same general condition it was in when it originally became nonconforming; or
 - b. Such repair constitutes minor alterations, cosmetic modifications, interior renovations and similar changes that do not increase the land area occupied, unless approved as provided in §130-163(4).
 - (3) A nonconforming structure may be changed to make it a conforming structure.
 - (4) A nonconforming structure under §130-163(a) may be enlarged or altered to an extent not to exceed 20 percent of its original footprint by administrative approval if the proposed enlargement or alteration will be constructed in a manner that conforms to all current yard dimensions and setbacks as required for new construction within the specified zoning district.
 - (5) If a nonconforming structure is removed for any reason to another parcel of land, regardless of distance, or the lot lines of the parcel on which it is located change, the structure shall thereafter conform to the requirements of the district in which it is located.
- (b) All single-family detached dwellings:
 - (1) A nonconforming single-family detached structure may continue as it existed when it became nonconforming. A nonconforming structure shall not be reconstructed, altered, or expanded in any manner, except as provided in this section.

- (2) A nonconforming single-family detached structure may be changed to make it a conforming structure.
 - (3) A nonconforming single-family detached structure may be enlarged or altered by administrative approval if the proposed enlargement or alteration conforms to all currently required yard dimensions and setbacks as specified in the district in which it is located.
 - (4) Should a proposed alteration of a nonconforming single-family detached structure not meet current yard dimensions or setbacks, and the expansion proposed is less than 20 percent of the original footprint of the nonconforming structure, the Zoning Administrator may administratively approve the expansion if the proposed expansion does not increase the nonconformity of the existing yard dimensions or setbacks.
 - (5) Should a nonconforming single-family detached structure be removed for any reason to another parcel of land, regardless of distance, or the lot lines of the parcel on which it is located change, the structure shall thereafter conform to the requirements of the district in which it is located.
- (c) Conversion of nonconforming accessory structures into accessory dwelling units:
- (1) A nonconforming accessory structure may be converted into an accessory dwelling unit in accordance with Sec. 130-68. Such conversion shall not change the nonconforming status of the structure.
 - (2) A converted accessory dwelling unit may be changed into a conforming structure.
 - (3) A converted accessory dwelling unit may be enlarged or altered by administrative approval if the proposed enlargement or alteration conforms to all currently required yard dimensions and setbacks as specified in the district in which it is located.
 - (4) Should a proposed expansion of a converted accessory dwelling unit not meet current yard dimensions or setbacks, and the expansion proposed is less than 20 percent of the original footprint of the nonconforming structure, the Zoning Administrator may administratively approve the expansion if the proposed expansion does not increase the nonconformity of the existing yard dimensions or setbacks.
 - (5) Should a converted accessory dwelling unit be removed for any reason to another parcel of land, regardless of distance, or the lot lines of the parcel on which it is located change, the structure shall thereafter conform to the requirements of the district in which it is located.
- (d) The owner of any nonconforming structure damaged or destroyed by a natural disaster or other Act of God may repair, rebuild, or replace such structure to eliminate or reduce the nonconforming features to the extent possible, without the need to obtain a variance. If such structure is damaged greater than 50 percent and cannot be repaired, rebuilt, or replaced except to restore it to its original nonconforming condition, the owner shall have the right to do so. Any work done to repair, rebuild, or replace such structure shall comply with the requirements of the building code and City floodplain requirements. Unless such structure is repaired, rebuilt, or replaced within two years of the date of the natural disaster or other Act of God, such structure shall only be repaired, rebuilt, or replaced in accordance with the requirements of this chapter. However, if a nonconforming

structure is in an area under a federal disaster declaration and the building has been damaged or destroyed as a direct result of conditions that gave rise to the declaration, then the property owner shall have an additional two years for the building to be repaired, rebuilt, or replaced as otherwise provided in this paragraph.

- (e) Any building or structure which is nonconforming under paragraph (2) of the definition of nonconforming structure shall be brought into compliance with the Uniform Statewide Building Code, and doing so shall not affect the nonconforming status of such building or structure.
- (f) Any nonconforming improvement shall be maintained in good condition, reasonable wear and tear excepted, or replaced with a conforming improvement.
- (g) Access to sanitary sewer systems being available throughout the City, the owner of real property with existing on-site sewage system may not replace such system if it is damaged by natural disaster or other Act of God, and shall connect to the City's sanitary sewer system.

ARTICLE VI. PARKING AND LOADING REQUIREMENTS

Sec. 130-204. Off Street Parking Requirements.

§130-204, TABLE 1: MINIMUM OFF-STREET PARKING REQUIREMENTS				
LAND USES DU = Dwelling Unit SF = Building's Gross Square Feet	REQUIRED OFF-STREET PARKING	SPECIAL DISTRICTS		EXCEPTIONS/ COMMENTS/ ADDITIONAL REQUIREMENTS
		DOWNTOWN* *For B-3 Zoning See §130-204(b)	GODWIN TECHNOLOGY, MATHIS, SUDLEY MEDICAL	
ACCESSORY USES				No maximum parking required
Accessory Dwelling Unit	1 plus single-family detached unit requirement	1 plus single-family detached unit requirement	1 plus single-family detached unit requirement	Sec. 130-68

Editor's Note: No other changes to §130-204 Table 1.

ARTICLE VIII. ZONING DISTRICTS

DIVISION 1. PERMITTED USES

Sec. 130-241. Use tables.

§ 130-241 TABLE 1											
"P"= Permitted By-Right "S"= Special Use Permit is Required											
CATEGORY	USE TYPE	ZONING DISTRICTS									ADDITIONAL REQUIREMENTS
		RESIDENTIAL DISTRICTS									
		A-1	R-1	R-2	R-2-S	R-3	R-4	R-5	R-6	R-7	
ACCESSORY	Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	Sec. 130-68

Editor's Note: No other changes to §130-241 Table 1.

		§ 130-241 TABLE 2									
		"P"= Permitted By-Right "S"= Special Use Permit is Required									
		ZONING DISTRICTS									ADDITIONAL REQUIREMENTS
CATEGORY	USE TYPE	NON-RESIDENTIAL & MIXED USE DISTRICTS									
ACCESSORY		B-2 ¹	B-3	B-3.5	PMD	B-1 ²	B-4	I-1	I-2	I-A	
	Accessory Dwelling Unit		P	P	P						Sec. 130-68

Editor's Note: No other changes to §130-241 Table 2.

¹ All uses subject to floor area limit of 10,000 square feet

² Refer to § 130-301 for list of uses subject to 25% gross floor area limit

ARTICLE II. DEFINITIONS

Sec. 130-42. Definitions.

Accessory dwelling unit, detached means a secondary, independent dwelling unit that is detached from a single-family detached dwelling unit.

Accessory dwelling unit, attached means a secondary, independent dwelling unit located within or attached to a single-family detached dwelling unit.

ARTICLE III. GENERAL REGULATIONS

DIVISION 1. DEVELOPMENT STANDARDS

Sec. 130-68 Accessory dwelling units.

(a) General regulations:

- (1) A maximum of one accessory dwelling unit is permitted per property containing a single family detached dwelling unit permitted by right.
- (2) The unit shall contain a separate living area, kitchen, and a bathroom.
- (3) Parking shall meet the requirements of Article VI.
- (4) Both the single-family detached dwelling and the accessory dwelling unit shall remain under common ownership.
- (5) Accessory dwelling units shall not count against the maximum density of the zoning district or against the limitations of Sec. 130-57(a)(2).
- (6) The unit's architecture and materials shall be consistent with the design of the single-family detached dwelling.

(b) Accessory dwelling unit, detached:

- (1) The unit shall have a gross floor area not to exceed 800 sq. ft.
- (2) Height and setbacks. See §130-57.
- (3) New units and existing conforming accessory structures that are converted into a unit shall meet the location requirements of §130-57.
- (4) Units shall be located a minimum of 10 feet from any other structure, on site or off-site.
- (5) Nonconforming accessory structures may be converted into a unit, subject to the requirements of Sec. §130-163.

(c) Accessory dwelling unit, attached.

- (1) The height and setbacks of the unit shall meet the requirements of principal structures in the zoning district.

- (2) The gross floor area of the unit, excluding basements, shall not exceed 30% of the gross floor area of the single-family detached dwelling.
- (3) A unit located in a basement may occupy the entire basement floor subject to compliance with the Uniform Statewide Building and Fire Prevention Codes.
- (4) The entrance to the unit shall be provided by a separate exterior door.
- (5) Nonconforming attached accessory structures may be converted into a unit, subject to the additional requirements of Sec. §130-163.

ARTICLE V. NONCONFORMING USES, LOTS, AND STRUCTURES

Sec. 130-163. Nonconforming structures and improvements.

- (a) All structures and improvements except single-family detached dwellings, the conversion of nonconforming accessory structures into accessory dwelling units or manufactured homes:
 - (1) A nonconforming structure under §130-163(a) or nonconforming improvement may continue as it existed when it became nonconforming. A nonconforming structure or nonconforming improvement shall not be reconstructed, altered, or expanded in any manner, except as provided in this section.
 - (2) A nonconforming structure or nonconforming improvement may be repaired only if:
 - a. Such repair constitutes routine maintenance necessary to keep the structure or improvement in the same general condition it was in when it originally became nonconforming; or
 - b. Such repair constitutes minor alterations, cosmetic modifications, interior renovations and similar changes that do not increase the land area occupied, unless approved as provided in §130-163(4).
 - (3) A nonconforming structure may be changed to make it a conforming structure.
 - (4) A nonconforming structure under §130-163(a) may be enlarged or altered to an extent not to exceed 20 percent of its original footprint by administrative approval if the proposed enlargement or alteration will be constructed in a manner that conforms to all current yard dimensions and setbacks as required for new construction within the specified zoning district.
 - (5) If a nonconforming structure is removed for any reason to another parcel of land, regardless of distance, or the lot lines of the parcel on which it is located change, the structure shall thereafter conform to the requirements of the district in which it is located.
- (b) All single-family detached dwellings:

- (1) A nonconforming single-family detached structure may continue as it existed when it became nonconforming. A nonconforming structure shall not be reconstructed, altered, or expanded in any manner, except as provided in this section.
- (2) A nonconforming single-family detached structure may be changed to make it a conforming structure.
- (3) A nonconforming single-family detached structure may be enlarged or altered by administrative approval if the proposed enlargement or alteration conforms to all currently required yard dimensions and setbacks as specified in the district in which it is located.
- (4) Should a proposed alteration of a nonconforming single-family detached structure not meet current yard dimensions or setbacks, and the expansion proposed is less than 20 percent of the original footprint of the nonconforming structure, the Zoning Administrator may administratively approve the expansion if the proposed expansion does not increase the nonconformity of the existing yard dimensions or setbacks.
- (5) Should a nonconforming single-family detached structure be removed for any reason to another parcel of land, regardless of distance, or the lot lines of the parcel on which it is located change, the structure shall thereafter conform to the requirements of the district in which it is located.

(c) Conversion of nonconforming accessory structures into accessory dwelling units:

- (1) A nonconforming accessory structure may be converted into an accessory dwelling unit in accordance with Sec. 130-68. Such conversion shall not change the nonconforming status of the structure.
- (2) A converted accessory dwelling unit may be changed into a conforming structure.
- (3) A converted accessory dwelling unit may be enlarged or altered by administrative approval if the proposed enlargement or alteration conforms to all currently required yard dimensions and setbacks as specified in the district in which it is located.
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- (5) Should a converted accessory dwelling unit be removed for any reason to another parcel of land, regardless of distance, or the lot lines of the parcel on which it is located change, the structure shall thereafter conform to the requirements of the district in which it is located.

~~(e)~~(d) The owner of any nonconforming structure damaged or destroyed by a natural disaster or other Act of God may repair, rebuild, or replace such structure to eliminate or reduce the nonconforming features to the extent possible, without the need to obtain a variance. If such structure is damaged greater than 50 percent and cannot be repaired, rebuilt, or replaced except to restore it to its original nonconforming condition, the owner shall have the right to do so. Any work done to repair,

rebuild, or replace such structure shall comply with the requirements of the building code and City floodplain requirements. Unless such structure is repaired, rebuilt, or replaced within two years of the date of the natural disaster or other Act of God, such structure shall only be repaired, rebuilt, or replaced in accordance with the requirements of this chapter. However, if a nonconforming structure is in an area under a federal disaster declaration and the building has been damaged or destroyed as a direct result of conditions that gave rise to the declaration, then the property owner shall have an additional two years for the building to be repaired, rebuilt, or replaced as otherwise provided in this paragraph.

~~(d)~~(e) Any building or structure which is nonconforming under paragraph (2) of the definition of nonconforming structure shall be brought into compliance with the Uniform Statewide Building Code, and doing so shall not affect the nonconforming status of such building or structure.

~~(e)~~(f) Any nonconforming improvement shall be maintained in good condition, reasonable wear and tear excepted, or replaced with a conforming improvement.

~~(f)~~(g) Access to sanitary sewer systems being available throughout the City, the owner of real property with existing on-site sewage system may not replace such system if it is damaged by natural disaster or other Act of God, and shall connect to the City's sanitary sewer system.

ARTICLE VI. PARKING AND LOADING REQUIREMENTS

Sec. 130-204. Off Street Parking Requirements.

§130-204, TABLE 1: MINIMUM OFF-STREET PARKING REQUIREMENTS				
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		DOWNTOWN* *For B-3 Zoning See §130-204(b)	GODWIN TECHNOLOGY, MATHIS, SUDLEY MEDICAL	
ACCESSORY USES				No maximum parking required
<u>Accessory Dwelling Unit</u>	<u>1 plus single- family detached unit requirement</u>	<u>1 plus single- family detached unit requirement</u>	<u>1 plus single- family detached unit requirement</u>	<u>Sec. 130-68</u>

Editor's Note: No other changes to §130-204 Table 1.

ARTICLE VIII. ZONING DISTRICTS

DIVISION 1. PERMITTED USES

Sec. 130-241. Use tables.

§ 130-241 TABLE 1											
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		RESIDENTIAL DISTRICTS									
		A-1	R-1	R-2	R-2-S	R-3	R-4	R-5	R-6	R-7	
ACCESSORY	<u>Accessory Dwelling Unit</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Sec. 130-68</u>

Editor's Note: No other changes to §130-241 Table 1.

§ 130-241 TABLE 2											
"P"= Permitted By-Right "S"= Special Use Permit is Required											
CATEGORY	USE TYPE	ZONING DISTRICTS									ADDITIONAL REQUIREMENTS
		NON-RESIDENTIAL & MIXED USE DISTRICTS									
		B-2 ¹	B-3	B-3.5	PMD	B-1 ²	B-4	I-1	I-2	I-A	
ACCESSORY											
	<u>Accessory Dwelling Unit</u>		<u>P</u>	<u>P</u>	<u>P</u>						<u>Sec. 130-68</u>

Editor's Note: No other changes to §130-241 Table 2.

¹ All uses subject to floor area limit of 10,000 square feet

² Refer to § 130-301 for list of uses subject to 25% gross floor area limit

ZTA #2026-0001

Accessory Dwelling Units

City Council Work Session
January 13, 2026

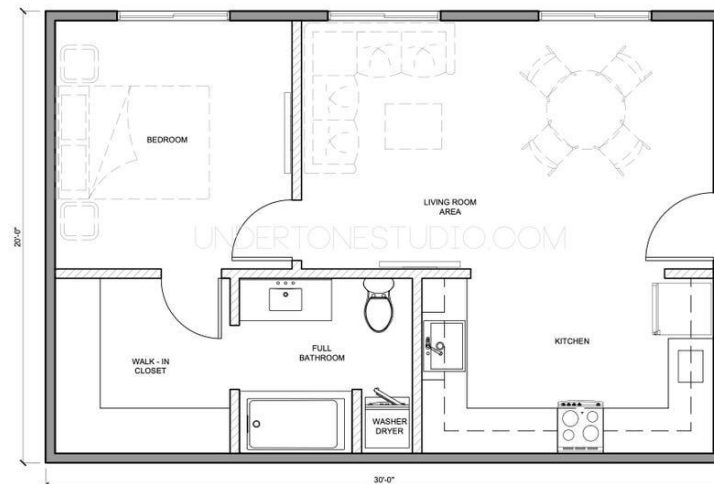


Why is an ADU ordinance proposed?



- Housing attainability remains a significant issue in the City
- Shift in demographics towards younger family members remaining at home longer and toward elderly family moving in with adult children
- Creation of new housing opportunities without significant redevelopment
- Code of Virginia requires ADUs to be included in Comprehensive Plans
- Comprehensive Plan Strategy 4.5.4 recommends exploring an ADU ordinance to provide a missing middle housing type, to provide housing for young or elderly family members needing help with housing affordability, and to rent to small households

Accessory Dwelling Units



ADU Ordinance Draft



- ADUs would be permitted for properties with one single family detached unit on one lot in the residential zones
- One ADU would be permitted per lot, subject to, ownership, additional parking, design, and facility requirements
- Detached ADUs cannot exceed 800 sq. ft. and subject to a minimum 10' setback from any structure and accessory structure setbacks
- Attached ADUs, excluding basements, shall not exceed 30% of the single-family detached dwelling units gross square footage
- Nonconforming accessory structures may be converted into an ADU, subject to the nonconforming structure requirements

ADU Ordinance Draft



- ADU draft does not currently contain:
 - Minimum lot size. Requirements were considered, but the Commission felt it would further limit ADU feasibility
 - Limit on number of inhabitants. Current draft defers to the building code but a limit of two persons per unit could be considered to address concerns about neighborhood impacts.

Reality of ADU development



- ADUs can create new housing supply options but overall number of new units expected to be limited
- ADUs are expensive to develop:
 - Average cost \$120,000 - \$400,000
 - Depends on several factors such as attached vs. detached and local building conditions
- ADUs can be challenging to finance:
 - Construction loan, home equity, or personal savings main source of funding
- ADU infrastructure difficult to implement:
 - Subject to same building, water, and sewer fees as other dwelling units
 - Building code can be challenging for attached units
 - Each site has unique challenges, including providing drainage, water, sewer, power, and other utilities

ADU Ordinance Review



- ZORC recommended approval: October 1, 2025
 - Committee held 12 meetings on ADU ordinance (2022-2025)
- PC recommended approval: November 5, 2025
- City Council hearing: February 16, 2026 pending Council feedback

ZTA #2026-0001

Accessory Dwelling Units

City Council Work Session
January 13, 2026





City Council Agenda Item Report

Agenda Item No. 1.3

Submitted by: Matt Arcieri

Submitting Department: Community Development

Meeting Date: January 13, 2026

Item Title

Outdoor Dining Design Guidelines Update

(Staff: Matt Arcieri, AICP, Assistant City Manager/Director of Planning & Community Development)

Suggested Action and/or Recommendation

Following Council review, place endorsement of new guidelines and updated outdoor dining licenses on City Council regular agenda.

Suggested Motion

Following Council review, place endorsement of new guidelines and updated outdoor dining licenses on City Council regular agenda.

Item Type Contracts / Agreements
Submitting Department Community Development
Meeting Body City Council

Item ID 2026-513
Drafter Matt Arcieri
Meeting Date January 13, 2026

Advisory Board/Committee Review

New guidelines were developed in partnership with HMI Design Committee

Fiscal Impact

N/A

Executive Summary and Background Information

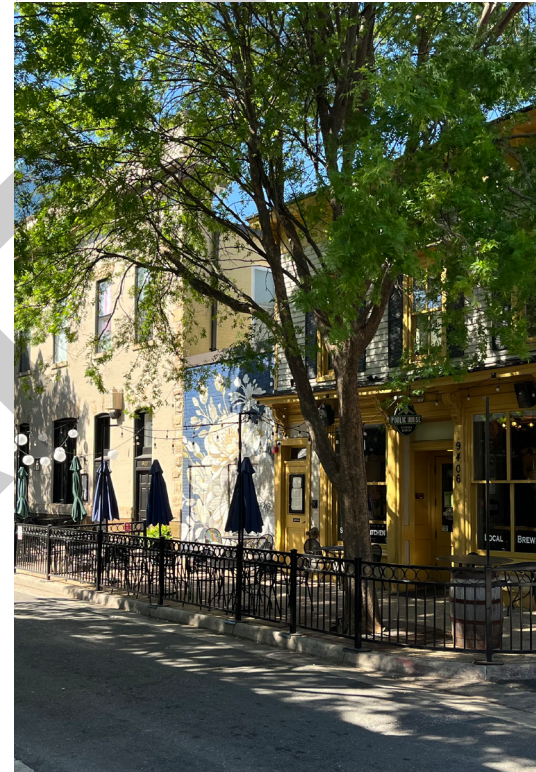
In 2025 the HMI Design Committee has partnered with City staff to create the attached draft guidelines for outdoor dining. The goal of this project is to replace the paragraph each restaurant's existing license (currently there are 12 active licenses) with a more descriptive and visual guide that clearly sets out the City's goals for the appearance and maintenance of these spaces.

It is anticipated that the new guidelines would become effective for the 2027 outdoor dining season. Staff also recommends that the Council consider accepting one-time applications to the City's façade and landscaping grant program if a restaurant wishes to make upgrades to their outdoor dining areas in anticipation of the new guidelines. Staff recommends a maximum grant award of \$2,500, a required 1:1 private dollar match, and to accept applications from July 1, 2026 through December 31, 2026.

ATTACHMENTS

- [Outdoor Dining Design Guidelines - Final Draft](#)
- [Outdoor License Agreement - Existing](#)
- [Outdoor License Agreement - Revised](#)
- [Letter to Downtown Restaurant Owners](#)

OUTDOOR DINING DESIGN GUIDELINES



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Background

The City is the owner of the public sidewalks and parking spaces located in the City of Manassas. These sidewalks are passageways for the public, and the City holds and maintains them for the public good.

The City created the Downtown Arts and Tourism District pursuant to Ordinance #O-2009-15, which is codified at Chapter 110, Article XI, sections 110-351 through 110-359 of the City Code. The District's boundaries are those of the Downtown as defined in the City's Comprehensive Plan.

The City desires to facilitate outdoor dining in the Downtown Arts and Tourism District to create an active streetscape, enhance the economic and social vitality, and promote pedestrian and retail friendly activity. The City desires to allow for the use of the public right-of-way for such outdoor dining, while ensuring that the public's use of the sidewalks and/or parking spaces will not be significantly impaired by such dining and that adjacent commercial and residential uses will be protected from any adverse impacts from such dining.

To implement these objectives, the City has developed a process for licensing authorized businesses to operate outdoor dining on public property.





Purpose of the Guidelines

These Outdoor Dining Guidelines provide standards for the use of outdoor dining areas on public land to maintain an appearance in keeping with the unique architectural and cultural character of the City's historic downtown and to ensure public safety, emergency access and pedestrian accessibility.

Central to the process of licensing outdoor dining along City streets is the necessity of ensuring that furniture and other items placed along the street will complement the overall character of the street, maintain emergency access to hydrants and Fire Department connections, and address pedestrian safety and accessibility standards.

These Guidelines apply to all outdoor dining areas permitted by the City. Failure to comply with these Guidelines may constitute a violation of the conditions contained in the license for outdoor dining and could result in the City terminating the licensing agreement.

In addition to these Guidelines, further requirements and information regarding Outdoor Dining can be found in the Outdoor Dining License Agreement and the Design & Construction Standards Manual (DCSM) Section 9-360, as amended.

NOTE: If any type of outdoor dining furniture, fixture, or otherwise is not shown or stated within these design guidelines, the License Agreement, or the DCSM, assume that it is prohibited. Please contact the Department of Community Development at 703-257-8278 with any questions.

Licensing Process

Outdoor dining on public sidewalks is licensed through a process authorized by the Manassas City Council and administered by City Department of Planning and Development.

Businesses seeking a license for outdoor dining must apply through the City Department of Planning and Development. Eligible Businesses include restaurants and specialty food shops that have already obtained their Certificates of Use and Occupancy, Business License, and completed their Health Inspection. Businesses looking to obtain a License will be required to provide the following:

- **Completed License Agreement/Insurance Requirements:** Available through the City's Department of Planning and Development office.
- **Site Plan:** A plan showing the proposed outdoor dining area design with measurements.
- **Photos or Drawings of Proposed Barrier Fencing and Furniture:** Provide photos or other suitably detailed graphic representations (including color and material) of all proposed barrier fencing, furniture, fixtures, planters and umbrellas, etc. contained within the dining area.

City Staff will review to ensure compliance prior to the License Agreement going before Council for approval. Approved outdoor dining areas are inspected annually for compliance with these guidelines, the DCSM requirements and Outdoor Dining License.



FIGURE 1: Examples of outdoor dining areas. Note the black metal furniture and barriers, and the matching umbrellas

Chapter 1: Barriers

Dining area barriers (fences, gates, etc.) are visually appealing and help to separate the dining area from the sidewalk and/or travel lane. All barrier material must be maintained in good visual appearance, without visible fading, dents, rust, corrosion, or chipped or peeling paint.

Permitted Barrier Designs

Barriers should be black metal fencing, as it is a desirable solution for outdoor seating areas using barriers. Approved barriers include fencing constructed of steel, aluminum, wrought iron (excluding rebar), or other metals; prefabricated with a black finish. Fencing should be rigid enough so as not to be easily shifted by patrons or pedestrians. Permitted barriers can be temporarily attached to the sidewalk, provided that the method has a minimal impact. However, any permitted barrier cannot be permanently or temporarily attached to any additional City infrastructure or City trees, nor to any buildings.



FIGURE 2: Examples of black metal fencing used as barriers for outdoor dining areas.

Barrier Measurements

To ensure their effectiveness as pedestrian control devices and their detectability for persons with visual impairments, barriers must meet the following guidelines:

Height: The highest point of a barrier must measure at least 36 inches in height, not to exceed 48 inches.

“Open” Appearance: Barriers must be approximately 80 percent open (see-through) in order to maintain visibility of street level activity.

Access Openings

Minimum Access Width: Any access opening within the barrier must measure no less than 5 feet in width.

Location: Access openings should be placed in a location that will not create confusion for visually impaired pedestrians.

Chapter 2: Outdoor Furniture

Outdoor dining furniture becomes a prominent part of the streetscape when used in the front of buildings, and such furniture should coordinate with the high standards applied to buildings and other improvements across the City.

All furniture and fixtures must be kept clean and maintained in good visual appearance, without visible fading, dents, tears, rust, corrosion, or chipped or peeling paint. All outdoor furniture will be repaired or replaced when it becomes broken or unusable.

All furniture and fixtures must be of sufficient strength and weight to not be moved by a wind of 50 mph or less. The owner shall remove the item(s) if higher winds are forecast in the area.

All furniture and fixtures must be completely within the outdoor dining area. Furniture and fixtures must not be secured to trees, lampposts, street signs, hydrants, or any other street infrastructure by means of ropes, chains or any other such devices, whether during restaurant operating hours or at times when the restaurant is closed.

Tables and Chairs

Outdoor dining furniture (tables and chairs) must match and be complementary to other furniture, in terms of



FIGURE 3: Various examples of black metal tables and chairs for outdoor dining areas.

both appearance and quality, within a respective dining area.

Materials and Colors: Tables and chairs must be constructed of steel, aluminum, wrought iron, or other metals; finished black. Removable upholstered chair cushions are allowed. Cushions should be a uniform design and color. All cushions are required to be removed during non-operating hours.

Matching: All tables, chairs, and cushions within an establishment's outdoor seating area must match each other by being of visually similar design, construction, material, and color.

Shape: Tables can be in a variety of shapes, including square, rectangular, and circular tables. Picnic tables and rectangular tables longer than six feet are not permitted.

Bar Counters

Outdoor bar counters must contribute to the overall atmosphere of the area and be complementary in both appearance and quality. Bar stools must match each other by being of visually similar design. Both bar counters and bar stools should primarily be black metal. Alternative colors and materials for bar counters may also be allowed on a case by case basis.



Bars cannot be permanent, and are required to be removable—whether roll away or other means—to be stored inside the associated business if needed. Bars should be slim in profile, not bulky, and cannot include any additional features apart from the counter (i.e., no “roof” or cover feature over the bar).

Planters

Planters may be used as an aesthetic addition to but not in lieu of required barriers. Planters can provide additional visual interest and create a more attractive and welcoming atmosphere.

Planters must be easily moved by one person and shall not create a continuous barrier that cause an obstruction to Fire Department access.

Planters and the plants contained within them must meet the following requirements:

Matching: All planters used within a particular establishment's outdoor seating area must match one another and complement the furniture by being of visually similar design, construction, material, and color.

Planted Material: There are no restrictions on the types of plants allowed in planters, only that planters must be



FIGURE 4: Examples of various types of planters.

maintained and cannot be empty or contain dead or artificial plants. Empty planters, or planters with only bare dirt, mulch, straw, woodchips or similar material are not permitted.

Umbrellas and Awnings

All umbrellas must comply with the following conditions:

Contained within the Outdoor Seating Area: To ensure effective pedestrian flow, all parts of any umbrella (including the fabric and supporting ribs) must be contained entirely within the outdoor seating area. It may not overhang into the five-foot pedestrian walkway or street.

Minimum Clearance Height: While there is no minimum height for umbrellas over tables and chairs within the dining area, any part of an umbrella that extends into the required five feet (5 ft) of clearance for pedestrians must measure at least seven feet (7 ft) above the surface of the area, to provide adequate circulation space below.

Maximum Height: No part of an umbrella used in an outdoor seating area may exceed a height of ten feet (10 ft) above the surface of the outdoor dining area, to avoid causing an undue visual obstruction of other businesses.

Signage or Wording Prohibited: Umbrellas must not contain signage.



FIGURE 5: Examples of permitted umbrellas.



FIGURE 6: Example of permitted lighting.

Other free-standing coverings such as tents (including festival or “pop-up” tents) or canopies are not permitted in outdoor dining areas.

Awnings or any other type of coverings attached to a building require ARB approval.

Lighting

Low impact lighting may be a part of the outdoor dining area design and follow the guidelines below:

Type: Decorative lighting shall be of a style and décor befitting the type of restaurant and be visually compatible with the look and feel of historic downtown. Lights must be maintained: individual dead lightbulbs or entire strings of lights must be replaced.

Location: All lighting fixtures must be completely within the outdoor dining area, and cannot be attached to City trees or infrastructure, including City electric boxes in tree pits. Any lighting fixtures and/or power and extension cords that extend over the clearance for pedestrians must measure at least seven feet (7 ft) above the surface of the area. Lighting cannot be placed any higher than the top of first-story storefronts. Power/extension cords cannot be placed across the surface of the sidewalk.



FIGURE 7: Example of permitted lighting.

Heaters

The use of portable outdoor propane patio heaters is allowed in accordance with manufacturer's instructions, and the fire and building codes. Heaters must be at a minimum of five feet (5 ft) from the building and/or any combustible material per code. Portable outdoor heaters must be removed from outdoor dining areas during the summer season.

Fire pits or similar devices that use propane, wood, or any other type of fuel are not permitted in outdoor dining areas.



FIGURE 8: Typical types of portable propane heaters for use in outdoor dining areas.

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CITY OF MANASSAS
NONEXCLUSIVE LICENSE FOR THE OPERATION OF OUTDOOR DINING IN THE
DOWNTOWN ARTS AND TOURISM DISTRICT

THIS NONEXCLUSIVE LICENSE is made on this xxx day of xxx, by and between the CITY OF MANASSAS, VIRGINIA, a municipal corporation of the Commonwealth of Virginia (the “City”), and xxx, a limited liability company organized under the laws of the Commonwealth of Virginia (the “Licensee”).

RECITALS:

1. The City is the owner of the public sidewalks and parking spaces located in the City of Manassas, Virginia (the “Property”). These sidewalks are passageways for the public, and the City holds and maintains them for the common good.
2. The City has designated that area defined as the Downtown as an Arts and Tourism District pursuant to Ordinance #O-2009-15.
3. The City desires to facilitate outdoor dining in the Downtown Arts and Tourism District to create an active streetscape, enhance the economic and social vitality, and promote pedestrian and retail-friendly activity. The City desires to allow for the use of the public right-of-way for such outdoor dining, while ensuring that the public’s use of the sidewalks, streets or alleys will not be significantly impaired by such dining and that adjacent commercial and residential uses will be protected from any adverse impacts from such dining.
4. Licensee desires to obtain a license for the operation of outdoor dining in the Arts and Tourism District at xxx (address).

WITNESSETH:

That for and in consideration of the mutual promises and undertakings herein set forth, and subject to the following limitations, terms and conditions, the City hereby grants to the Licensee a Non-Exclusive License (the “License”) to use and occupy that portion of the Property described below:

5. Recitals: The Recitals are hereby repeated as a material part of this License.
6. Description of Licensed Premises: The Property is owned by the City of Manassas, Virginia, and encompasses that portion of the public sidewalk or parking space as more clearly depicted in Exhibit A.

7. Term: This License shall remain in effect at the pleasure of the City Council who may terminate the license with a minimum (10) days notice to the Licensee. The Licensee may elect to discontinue use of the public sidewalk/parking space at any time but for the purpose of this agreement if the Licensee fails to make use of the sidewalk/parking space for a period of more than six (6) months the agreement shall be void.
8. Business, Professional and Occupational License (BPOL): The Licensee must obtain and maintain a City of Manassas BPOL at all times.
9. Use of Property: The Licensee is hereby granted the use of the Property for purposes of operating outside dining under the following conditions:
 - 9.1 The outside dining area must be located adjacent to the property of the Licensee's existing or proposed, lawfully operating restaurant or specialty food shop. Any proposed license area that is not directly in front of the licensee's property frontage will only be considered by the City if the adjacent property owners and tenants approve of the use in writing to the City.
 - 9.2 The total number of seats (both indoors and outdoors) shall not exceed the restaurant's previously approved maximum number of seats unless a building plan for additional seating is submitted for review by the City of Manassas and the number of seats reviewed and permitted pursuant to building and fire code requirements.
 - 9.3 The Licensee is responsible for ensuring that the dining area has adequate illumination for patron safety during the hours it is being used.
 - 9.4 A detectable barrier is required for the full perimeter (with the exception of access openings) when the outdoor dining seating extends more than 3 feet into the public right-of-way (sidewalk/parking spaces). Restaurants which do not serve alcohol and whose outdoor seating extends 3 feet or less into the public right-of-way are not required to enclose the full perimeter of the seating area but may do so on an optional basis.
 - 9.5 In the event of a declared snow emergency, the Licensee shall remove all sidewalk furniture in order to facilitate public snow removal of the downtown area. The City shall not be responsible for damage to sidewalk furniture that is not removed prior to snow removal.
10. Design of the Outdoor Dining Area: The outdoor dining area is to be attractive, and promote pedestrian, restaurant and retail friendly vitality under the following conditions:
 - 10.1 In order to allow adequate pedestrian traffic areas and emergency access around outdoor dining areas, at least 5 feet of unobstructed corridor space must be maintained for sidewalk pedestrian traffic. The layout of the outdoor dining area must allow a

wheelchair passing space of at least 60 inches by 60 inches at some location along the block possessing the outdoor dining area. Vertical clearances of at least 80 inches must be maintained in the unobstructed corridor space. If any wires are to be run across the sidewalk, the placement and protection of the wires must be approved by the City as part of the design, and must meet ADA Accessibility Guidelines. The pedestrian passageway must be approved by the City's Department of Public Works prior to the opening of the outside dining area and may be along the wall of the establishment or on the outside of the dining area depending on the design approved by the City. City staff will evaluate the design based on the slopes, sight lines, traffic patterns, building entrances, driveways, loading areas, existing encroachments into the sidewalk, and other similar factors affecting pedestrian safety and convenience, bearing in mind the ADA Accessibility Guidelines.

10.2 All dining areas shall be enclosed by detectable barriers as addressed in Section 8.4 of this License. Approved barriers include fencing constructed of stainless steel, aluminum, wrought iron, or other metals; painted black or as otherwise approved by the City of Manassas. The barrier will not be permanently affixed to the sidewalk and no barrier will be allowed that might damage the sidewalk in normal use.

10.3 Outdoor furniture shall be of a style and décor befitting the type of restaurant. Materials may be wood, metal or synthetic; however, they must be of sufficient strength and weight to not become a public hazard in the event of a strong wind. Polyresin (plastic) tables and chairs are prohibited. All outdoor furniture will be maintained in good condition and repaired or replaced when it becomes unusable. No broken, damaged, or rusty outdoor furniture may be kept in the outdoor dining area.

10.4 Decorative lighting shall be permitted and be of a style and décor befitting the type of restaurant. No electrical generators are allowed in the outdoor dining area, and connection to the power grid is the responsibility of the Licensee. Dining area lighting should not be plugged into the City's receptacles at the base of the trees.

10.5 The use of outside propane patio heaters is allowed in accordance with manufacturer's instructions and must be placed at least 10 feet from the building and/or any combustible material.

10.6 There shall be no attachments to trees or light poles such as signs, banners, lights, chains, etc without prior written approval from the City Public Works Department.

11. Any modifications to the building to accommodate the outdoor dining, including but not limited to awnings, new doors, etc. shall require a Certificate of Approval from the City of Manassas Architectural Review Board and any applicable building and/or zoning permit.

12. Nonexclusive License: The License granted is nonexclusive in nature, and the City reserves the right to make concurrent use of the Property at all times.

13. Other Permits Required: Licensee shall comply with all applicable city, state and federal laws and regulations and obtain and maintain at all times any permit required under the laws of the Commonwealth of Virginia.
14. Clean-up: Licensee shall be responsible for picking up and removing any and all spills, trash, and debris generated by the outdoor dining area. Spills of ice, oil, or other hazards to pedestrians will be cleaned up immediately. Any other clean-up or removal shall be accomplished on a daily basis; and under no circumstances shall spills, trash, or debris be left overnight on the public sidewalk. The outdoor dining area will be left in broom clean condition at the end of the hours of operation each evening and the licensee is hereby required to power wash the dining area at minimum once a year.
15. Hours of Operation: The hours of operation of the outside dining areas shall generally run with the hours of restaurant or specialty food shop operation but in no event shall amplified music be allowed to continue past 12 midnight.
16. Point of Contact: The dining area shall be under the responsible direction and control of the restaurant. There shall be a single point of contact that is generally available to the City at any time.
17. Storage of Furniture during Non-Use: Furniture, including tables, chairs, umbrellas, planters, etc., shall be stored off the public right-of-way when not in use for any periods exceeding one week and in particular during the off-season.
18. Independent Contractor Status: Nothing herein contained shall be construed or be held to make Licensee a partner, joint venturer or employee of the City in the conduct of its business, it being understood that the relationship with Licensee to the City pursuant hereto is and shall at all times remain that of an independent contractor.
19. Hold Harmless: Notwithstanding any other provision of this License, it is understood, agreed and covenanted that the Licensee accepts this License as a mere license and assumes all risk of damage by reason of its occupation of the Property caused by any defects therein or business conducted thereon, whether caused by the negligence of the City, its officers, agents, or employees, or otherwise, and Licensee hereby agrees to hold harmless and indemnify the City, its officers, agents and employees, from and against any such liability for such damage to the extent permitted under the laws of the Commonwealth of Virginia. This provision extends to any business entity operating by, through, or under the control of Licensee.
20. Assignment: Neither party may transfer, sublet, or assign this License. Any purported transfer, sublease, or assignment shall void this License.

21. Alteration: Except as provided herein, there will be no alteration, change or modification of the Property without the prior written approval of the City Council.
22. Insurance: The Licensee shall secure, provide and maintain insurance to protect the City of such type and in such amount as is deemed necessary by the Risk Manager of the City, naming the City as an additional insured. This License shall not take effect until the City gives Licensee written confirmation that the type and amount of insurance is suitable for this purpose.

Insurance limits shall not be less than the following amounts:

A. Workers' Compensation – Unlimited – Statutory – in compliance with the Workers Compensation Law of the Commonwealth of Virginia. Employers Liability limits of \$500,000 each person; \$500,000 each person-disease and \$500,000 policy limit – disease.

B. Commercial General Liability – Combined single limit of at least \$1,000,000 per occurrence and \$2,000,000 general aggregate (per location). Policy shall be endorsed to name the City as an additional insured.

The insurance required hereunder shall be maintained in effect during the duration of this Agreement. Insurance Policy(s) shall contain a valid provision or endorsement that the policy may not be canceled, terminated, changed or modified without giving thirty (30) calendar days advance written notice thereof to the City.

23. Termination: The City may terminate this Agreement, absent ten (10) calendar days' notice, for a violation of any of the conditions contained herein, including but not limited to failure to maintain required insurance. Either party may terminate this License Agreement upon ten (10) calendar days' written notice. Nothing in this License or in the course of dealing under it will create an easement, a license coupled with an interest, a franchise, or any other estate in land. No damages will be due to Licensee from City for termination of this License under any theory or circumstances.
24. Special Events: The City Manager may issue a special event permit at any time to include road closures in which case different or additional conditions for the use and design of the outside dining area may be enforced for the limited time of the special event permit only, not to exceed five calendar days.
25. Waiver of Rights: To the maximum extent permitted by law, Licensee waives all rights to judicial review and judicial remedies arising out of this License. As a condition precedent to any judicial review that may be permitted for nonwaivable rights, Licensee will submit all disputes to the City Council for adjustment. Licensee waives all rights to a jury relating to any dispute arising out of this License. In any judicial review of a nonwaivable dispute, Licensee agrees that the decision of the City Council is presumed to be valid and may be overturned only on a finding that the City Council acted arbitrarily or capriciously. Licensee

waives any right to assert that the City Council acted beyond its authority in any dispute arising out of this License.

26. Attorney's Fees: In any legal proceeding arising out of this License, the City will be entitled to recover its reasonable attorney's fees from the Licensee if the City prevails.
27. Choice of Law and Venue: This License is governed by Virginia law, regardless of the place of domicile of the Licensee. Venue for any action arising out of this License shall be solely in the appropriate state court for the Commonwealth of Virginia.
28. Integration, Amendment, and Waiver: This License contains the entire understanding of the parties with respect to the subject matter hereof, and no prior or contemporaneous written or oral communication may add to, alter, or contradict any of its terms. This License may be amended only in writing approved by the City Council by recorded vote. If the Licensee does not sooner consent to the amendment, the amendment will take effect on the eleventh day after the Council approval. It is the express intent of the parties hereto that the City Council may unilaterally amend this License subject to the time period stated in this paragraph. No action or inaction of the City will be deemed a waiver of any rights or prerogatives of the City, and no action or forbearance by the City with respect to a third party will create any rights in the Licensee.

CITY OF MANASSAS
NONEXCLUSIVE LICENSE FOR THE OPERATION OF OUTDOOR DINING IN THE
DOWNTOWN ARTS AND TOURISM DISTRICT

THIS NONEXCLUSIVE LICENSE is made on this xxx day of xxx, by and between the CITY OF MANASSAS, VIRGINIA, a municipal corporation of the Commonwealth of Virginia (the “City”), and xxx, a limited liability company organized under the laws of the Commonwealth of Virginia (the “Licensee”).

RECITALS:

1. The City is the owner of the public sidewalks and parking spaces located in the City of Manassas, Virginia (the “Property”). These sidewalks are passageways for the public, and the City holds and maintains them for the common good.
2. The City has designated that area defined as the Downtown as an Arts and Tourism District pursuant to Ordinance #O-2009-15.
3. The City desires to facilitate outdoor dining in the Downtown Arts and Tourism District to create an active streetscape, enhance the economic and social vitality, and promote pedestrian and retail-friendly activity. The City desires to allow for the use of the public right-of-way for such outdoor dining, while ensuring that the public’s use of the sidewalks, streets or alleys will not be significantly impaired by such dining and that adjacent commercial and residential uses will be protected from any adverse impacts from such dining.
4. Licensee desires to obtain a license for the operation of outdoor dining in the Arts and Tourism District at xxx (address).

WITNESSETH:

That for and in consideration of the mutual promises and undertakings herein set forth, and subject to the following limitations, terms and conditions, the City hereby grants to the Licensee a Non-Exclusive License (the “License”) to use and occupy that portion of the Property described below:

5. Recitals: The Recitals are hereby repeated as a material part of this License.
6. Description of Licensed Premises: The Property is owned by the City of Manassas, Virginia, and encompasses that portion of the public sidewalk or parking space as more clearly depicted in Exhibit A.

7. Term: This License shall remain in effect at the pleasure of the City Council who may terminate the license with a minimum (10) days notice to the Licensee. The Licensee may elect to discontinue use of the public sidewalk/parking space at any time but for the purpose of this agreement if the Licensee fails to make use of the sidewalk/parking space for a period of more than six (6) months the agreement shall be void.
8. Business, Professional and Occupational License (BPOL): The Licensee must obtain and maintain a City of Manassas BPOL at all times.
9. Use of Property: The Licensee is hereby granted the use of the Property for purposes of operating outside dining under the following conditions:
 - 9.1 The outside dining area must be located adjacent to the property of the Licensee's existing or proposed, lawfully operating restaurant or specialty food shop. Any proposed license area that is not directly in front of the licensee's property frontage will only be considered by the City if the adjacent property owners and tenants approve of the use in writing to the City.
 - 9.2 The total number of seats (both indoors and outdoors) shall not exceed the restaurant's previously approved maximum number of seats unless a building plan for additional seating is submitted for review by the City of Manassas and the number of seats reviewed and permitted pursuant to building and fire code requirements.
 - 9.3 The Licensee is responsible for ensuring that the dining area has adequate illumination for patron safety during the hours it is being used.
 - 9.4 A detectable barrier is required for the full perimeter (with the exception of access openings) when the outdoor dining seating extends more than 3 feet into the public right-of-way (sidewalk/parking spaces). Restaurants which do not serve alcohol and whose outdoor seating extends 3 feet or less into the public right-of-way are not required to enclose the full perimeter of the seating area but may do so on an optional basis.
 - 9.5 In the event of a declared snow emergency, the Licensee shall remove all sidewalk furniture in order to facilitate public snow removal of the downtown area. The City shall not be responsible for damage to sidewalk furniture that is not removed prior to snow removal.
10. Design of the Outdoor Dining Area: The outdoor dining area is to be attractive, and promote pedestrian, restaurant and retail friendly vitality in accordance with the adopted City of Manassas Outdoor Design Guidelines and City Design and Construction Standards Manual (DCSM). under the following conditions:

10.1 In order to allow adequate pedestrian traffic areas and emergency access around outdoor dining areas, at least 5 feet of unobstructed corridor space must be maintained for sidewalk pedestrian traffic. The layout of the outdoor dining area must allow a wheelchair passing space of at least 60 inches by 60 inches at some location along the block possessing the outdoor dining area. Vertical clearances of at least 80 inches must be maintained in the unobstructed corridor space. If any wires are to be run across the sidewalk, the placement and protection of the wires must be approved by the City as part of the design, and must meet ADA Accessibility Guidelines. The pedestrian passageway must be approved by the City's Department of Public Works prior to the opening of the outside dining area and may be along the wall of the establishment or on the outside of the dining area depending on the design approved by the City. City staff will evaluate the design based on the slopes, sight lines, traffic patterns, building entrances, driveways, loading areas, existing encroachments into the sidewalk, and other similar factors affecting pedestrian safety and convenience, bearing in mind the ADA Accessibility Guidelines.

10.2 All dining areas shall be enclosed by detectable barriers as addressed in Section 8.4 of this License. Approved barriers include fencing constructed of stainless steel, aluminum, wrought iron, or other metals; painted black or as otherwise approved by the City of Manassas. The barrier will not be permanently affixed to the sidewalk and no barrier will be allowed that might damage the sidewalk in normal use.

10.3 Outdoor furniture shall be of a style and décor befitting the type of restaurant. Materials may be wood, metal or synthetic; however, they must be of sufficient strength and weight to not become a public hazard in the event of a strong wind. Polyresin (plastic) tables and chairs are prohibited. All outdoor furniture will be maintained in good condition and repaired or replaced when it becomes unusable. No broken, damaged, or rusty outdoor furniture may be kept in the outdoor dining area.

10.4 Decorative lighting shall be permitted and be of a style and décor befitting the type of restaurant. No electrical generators are allowed in the outdoor dining area, and connection to the power grid is the responsibility of the Licensee. Dining area lighting should not be plugged into the City's receptacles at the base of the trees.

10.5 The use of outside propane patio heaters is allowed in accordance with manufacturer's instructions and must be placed at least 10 feet from the building and/or any combustible material.

10.6 There shall be no attachments to trees or light poles such as signs, banners, lights, chains, etc without prior written approval from the City Public Works Department.

11. Any modifications to the building to accommodate the outdoor dining, including but not limited to awnings, new doors, etc. shall require a Certificate of Approval from the City of Manassas Architectural Review Board and any applicable building and/or zoning permit.

12. Nonexclusive License: The License granted is nonexclusive in nature, and the City reserves the right to make concurrent use of the Property at all times.
13. Other Permits Required: Licensee shall comply with all applicable city, state and federal laws and regulations and obtain and maintain at all times any permit required under the laws of the Commonwealth of Virginia.
14. Clean-up: Licensee shall be responsible for picking up and removing any and all spills, trash, and debris generated by the outdoor dining area. Spills of ice, oil, or other hazards to pedestrians will be cleaned up immediately. Any other clean-up or removal shall be accomplished on a daily basis; and under no circumstances shall spills, trash, or debris be left overnight on the public sidewalk. The outdoor dining area will be left in broom clean condition at the end of the hours of operation each evening and the licensee is hereby required to power wash the dining area at minimum once a year.
15. Hours of Operation: The hours of operation of the outside dining areas shall generally run with the hours of restaurant or specialty food shop operation but in no event shall amplified music be allowed to continue past ~~12 midnight~~ 11:30 p.m.
16. Point of Contact: The dining area shall be under the responsible direction and control of the restaurant. There shall be a single point of contact that is generally available to the City at any time.
17. Storage of Furniture during Non-Use: Furniture, including tables, chairs, umbrellas, planters, etc., shall be stored off the public right-of-way when not in use for any periods exceeding one week and in particular during the off-season.
18. Independent Contractor Status: Nothing herein contained shall be construed or be held to make Licensee a partner, joint venturer or employee of the City in the conduct of its business, it being understood that the relationship with Licensee to the City pursuant hereto is and shall at all times remain that of an independent contractor.
19. Hold Harmless: Notwithstanding any other provision of this License, it is understood, agreed and covenanted that the Licensee accepts this License as a mere license and assumes all risk of damage by reason of its occupation of the Property caused by any defects therein or business conducted thereon, whether caused by the negligence of the City, its officers, agents, or employees, or otherwise, and Licensee hereby agrees to hold harmless and indemnify the City, its officers, agents and employees, from and against any such liability for such damage to the extent permitted under the laws of the Commonwealth of Virginia. This provision extends to any business entity operating by, through, or under the control of Licensee.

20. Assignment: Neither party may transfer, sublet, or assign this License. Any purported transfer, sublease, or assignment shall void this License.
21. Alteration: Except as provided herein, there will be no alteration, change or modification of the Property without the prior written approval of the City Council.
22. Insurance: The Licensee shall secure, provide and maintain insurance to protect the City of such type and in such amount as is deemed necessary by the Risk Manager of the City, naming the City as an additional insured. This License shall not take effect until the City gives Licensee written confirmation that the type and amount of insurance is suitable for this purpose.

Insurance limits shall not be less than the following amounts:

A. Workers' Compensation – Unlimited – Statutory – in compliance with the Workers Compensation Law of the Commonwealth of Virginia. Employers Liability limits of \$500,000 each person; \$500,000 each person-disease and \$500,000 policy limit – disease.

B. Commercial General Liability – Combined single limit of at least \$1,000,000 per occurrence and \$2,000,000 general aggregate (per location). Policy shall be endorsed to name the City as an additional insured.

The insurance required hereunder shall be maintained in effect during the duration of this Agreement. Insurance Policy(s) shall contain a valid provision or endorsement that the policy may not be canceled, terminated, changed or modified without giving thirty (30) calendar days advance written notice thereof to the City.

23. Termination: The City may terminate this Agreement, absent ten (10) calendar days' notice, for a violation of any of the conditions contained herein, including but not limited to failure to maintain required insurance. Either party may terminate this License Agreement upon ten (10) calendar days' written notice. Nothing in this License or in the course of dealing under it will create an easement, a license coupled with an interest, a franchise, or any other estate in land. No damages will be due to Licensee from City for termination of this License under any theory or circumstances.
24. Special Events: The City Manager may issue a special event permit at any time to include road closures in which case different or additional conditions for the use and design of the outside dining area may be enforced for the limited time of the special event permit only, not to exceed five calendar days.
25. Waiver of Rights: To the maximum extent permitted by law, Licensee waives all rights to judicial review and judicial remedies arising out of this License. As a condition precedent to any judicial review that may be permitted for nonwaivable rights, Licensee will submit all disputes to the City Council for adjustment. Licensee waives all rights to a jury relating to

any dispute arising out of this License. In any judicial review of a nonwaivable dispute, Licensee agrees that the decision of the City Council is presumed to be valid and may be overturned only on a finding that the City Council acted arbitrarily or capriciously. Licensee waives any right to assert that the City Council acted beyond its authority in any dispute arising out of this License.

26. Attorney's Fees: In any legal proceeding arising out of this License, the City will be entitled to recover its reasonable attorney's fees from the Licensee if the City prevails.
27. Choice of Law and Venue: This License is governed by Virginia law, regardless of the place of domicile of the Licensee. Venue for any action arising out of this License shall be solely in the appropriate state court for the Commonwealth of Virginia.
28. Integration, Amendment, and Waiver: This License contains the entire understanding of the parties with respect to the subject matter hereof, and no prior or contemporaneous written or oral communication may add to, alter, or contradict any of its terms. This License may be amended only in writing approved by the City Council by recorded vote. If the Licensee does not sooner consent to the amendment, the amendment will take effect on the eleventh day after the Council approval. It is the express intent of the parties hereto that the City Council may unilaterally amend this License subject to the time period stated in this paragraph. No action or inaction of the City will be deemed a waiver of any rights or prerogatives of the City, and no action or forbearance by the City with respect to a third party will create any rights in the Licensee.



October 20, 2025

Dear Downtown Restaurant Owner:

Thank you for participating in the Manassas City outdoor dining program allowing restaurants to use public sidewalks for outdoor dining. The City appreciates your willingness and initiative to use the public sidewalk for the benefit of residents and tourists and to create a vibrant downtown.

Over the last several months the HMI Design Committee has partnered with City staff to create the attached draft guidelines for outdoor dining. The goal of this project is to replace the paragraph in your restaurant's existing license with a more descriptive and visual guide that clearly sets out the City's goals for the appearance and maintenance of these spaces.

It is anticipated that the new guidelines would become effective for the 2027 outdoor dining season. As an active license holder, your review and feedback on the draft guidelines is requested by November 10, 2025.

Staff plans to present the draft to the City Council at their November 17th worksession for final review. Staff will also recommend that the Council consider accepting one-time applications to the City's façade and landscaping grant program if a restaurant wishes to make upgrades to their outdoor dining areas in anticipation of the new guidelines.

Do not hesitate to contact me if you have any questions. Thank you again for all you do for the City of Manassas!

Sincerely,

Matthew Arcieri, AICP
Assistant City Manager
Director of Planning & Community Development
703-257-8232
marcieri@manassasva.gov

Cc: Lisa Harlow, HMI Executive Director
Patrick Small, Economic Development Director
Steve Burke, City Manager



City Council Agenda Item Report

Agenda Item No. 1.4
Submitted by: Steve Burke
Submitting Department: City Manager
Meeting Date: January 13, 2026

Item Title

Prince William County Boys & Girls Club Representative

Suggested Action and/or Recommendation

Council is requested to discuss a request from the PWC Boys & Girls Club for representation on their Board of Directors

Suggested Motion

Item Type Work Session
Submitting Department City Manager
Meeting Body City Council

Item ID 2026-519
Drafter Steve Burke
Meeting Date January 13, 2026

Executive Summary and Background Information

The City received the following email on December 12th from Nadia Pedersen, the Senior Regional Director of Operations - Virginia

Dear Mayor Davis-Younger,

I hope this message finds you well. On behalf of the Prince William County Boys & Girls Club, I would like to extend our sincere appreciation for the continued support the City of Manassas provides to youth and families in our community.

Recently, Councilmembers Ashley Hutson and Tom Osina visited our facility for a tour, and we were grateful for the opportunity to share the impact our programs have on the young people we serve. Following that visit, we would be honored to invite you—or a member of your council—to consider joining the Prince William County Boys & Girls Club Board of Directors.

Your leadership and insight would be invaluable to our mission of inspiring and enabling all young people, especially those who need us most, to reach their full potential. We believe your participation would strengthen our connection with the City of Manassas and help us continue building meaningful opportunities for local youth.

We would be happy to provide additional details, answer any questions, or schedule a time to further discuss this opportunity at your convenience.

Thank you for your consideration, and for all you do for our community.



City Council Agenda Item Report

Agenda Item No. 1.5
Submitted by: Steve Burke
Submitting Department: City Manager
Meeting Date: January 13, 2026

Item Title

The Landing at Cannon Branch - Good Housing VA, LLC

Suggested Action and/or Recommendation

Council is requested to discuss the proposed sale of 2.99 acres of property to construct a multi-family apartment building with approximately 100 affordable housing units at the Landing at Cannon Branch.

Suggested Motion

Item Type Work Session
Submitting Department City Manager
Meeting Body City Council

Item ID 2026-528
Drafter Steve Burke
Meeting Date January 13, 2026

Executive Summary and Background Information

Good Housing VA is proposing to purchase the former DMV building and surrounding property at the Landing at Cannon Branch to construct a multi-family apartment building with approximately 100 affordable housing units. The property that is the subject of the conveyance is a new parcel of approximately 2.99 acres of land located in the City of Manassas, Virginia, currently improved with a 10,973 square foot vacant office building, and being a subdivided portion of the parcels identified as tax map #102-10-00-1B2 and 102-01-00-40H. The boundaries of the property to be conveyed are shown on a the "Exhibit Showing Boundary Line Adjustment and Subdivision of the Property of City of Manassas", prepared by IMEG and dated November 10, 2025. If the conveyance is approved, this property will be conveyed subject to such terms and conditions as set forth in the Agreement for Purchase and Sale of Real Estate.

A Public Hearing was conducted at the December 8, 2025 Council Meeting.

ATTACHMENTS

- [The Landing at Cannon Branch - City Council 12-8-25 Presentation](#)
- [Jan. 14 Landing Update Meeting](#)

City of Manassas: The Landing at Cannon Branch

Presentation to City Council



December 8, 2025

By

Good Housing VA LLC

Good Housing Team

“Our primary goals at Good Housing are to assist local jurisdictions in meeting their attainable housing objectives and to help leading market-rate homebuilders fulfill their affordable housing requirements. The undersupply of housing over the past decade has driven a dramatic necessity for more affordable housing options and we are very passionate about serving our community. Good Housing is an affordable housing industry leader that combines both market-rate housing and attainable housing knowledge into one company, leveraging our collective experience”. – Kim Hart



For the last 30 years, Kim Hart has been the leading developer of attainable housing in Loudoun County where he has delivered roughly 1,000 units of attainable housing, much of that funded with Low-Income Housing Tax Credits (LIHTC). Kim has operated in both the non-profit world, with the Windy Hill Foundation for 24 years, and most recently in the for-profit world for the last seven years.



John Pellerito serves as the Managing Principal of Good Housing. Prior to Good Housing, he was Managing Director of Cushman & Wakefield, where he spent over 10 years leading the Land Advisory Group, specializing in the acquisition and disposition of complex real estate assets. Prior to joining Cushman & Wakefield, John also served as Vice President of Land for K. Hovnanian Homes.



Colin Stiles is a Managing Member of Good Housing and focuses on land transactions, entitlements, and site plan approvals. Colin has long-standing relationships with key real estate consultants, attorneys, and politicians, allowing him to effectively navigate the approval process to ensure timely project delivery within budget. Prior to joining Good Housing Colin founded land consulting firm, Terra Dominion Group. Before that, Colin served as Vice President of Land at Lennar in Northern Virginia.

Our Track Record...

Based on Good Housing VA Kim Hart's 30+ years of experience.

- 19 Attainable Housing Deals
 - Loudoun 14
 - Fauquier 3
 - Maryland 2
- Over 1200 Units
 - Complete and occupied 931
 - Zoning complete and finishing permits 214
 - Under construction 80
- 15 using Low-Income Housing Tax Credits
- 14 required rezoning
- 16 projects were new construction
- Mr. Hart has delivered more Attainable Housing in Loudoun County than any other Attainable Housing Developer.

Recently Delivered Communities

Ashburn Chase – Ashburn, VA

- 96 Units
- LEED GOLD
- Two 4 story Mid Rise Buildings
- Surface and Podium Parking
- 1, 2 & 3 Bedroom Units
- 10 ADA
- 7 Developmentally Disabled Units
- 4% & 9% Hybrid LIHTC
- Tax Credit Investor
- Federal Home Loan Bank



Waxpool Crossing – Ashburn, VA

- 52 units
- Certified Green by 4 independent green building programs
- 4-story mid-rise building
- 1-and 2-bedroom units
- Parking podium
- 4 Developmentally Disabled Units
- 4% LIHTC
- Tax Credit Investor
- Jurisdiction Funding Sources
- State Funding Sources



Communities Under Development

Atlantic Blvd – Sterling, VA

- 80 Units
- Certified Green by National Green Building Standard (NGBS) program
- Two 4 story Mid Rise Buildings
- Surface Parking
- 1, 2 & 3 Bedroom Units
- 4% LIHTC



Cedar Terrace – South Riding, VA

- 52 units
- Certified Green by 2 independent green building programs
- 4-story mid-rise building
- 1-and 2-bedroom units
- Parking podium
- 4% LIHTC



Clear Springs – Leesburg, VA

- 180 units
- Two 4-story mid-rise buildings
- 1, 2 and 3 Bedroom units
- Certified Green Buildings
- 4% LIHTC



What is Affordable Housing Today?

Unfortunately, for many people, “Affordable Housing” means Cabrini-Green in Chicago:

- This is a perfect example of failed Federal Housing policy.
- “Not in My Back Yard.”
- Time to vanquish the Ghost of Cabrini-Green.



Cabrini-Green - 1,925 units on 35 acres Chicago, IL

Who lives in Affordable Housing Today?

By Income

Ashburn Chase Apartments

- Opened in 2020.
- Certified green building at the LEED Platinum level.

Incomes are 30% to 60% Area Median Income

- Low of \$26,000/year – for retired or disabled residents with Social Security; SRAP; or Section 8 help.
- High of \$65,000-70,000/year – family with 2 wage earners.
- The average is \$45,000/year.



Ashburn Chase Apartments Ashburn, VA
96 units

Who Lives in Affordable Housing Today?

By Employment

From an actual survey of residents of Heronview Apartments

96% of residents are employed.

Retail, Sales, Hospitality

- Retail – 4
- Cashier - 5
- Sales – 10
- Food – 6
- Bartender - 4

Educators

- Teachers - 12

Drivers and Mechanics

- Drivers - 8
- CDL Drivers – 1
- Mechanic – 5
- Parts specialist - 1

Construction

- HVAC helper

Medical Professionals

- Dental Assistant - 3
- Orthodontic Assistant – 1
- Radiology Assistant – 1
- Pharmacy – 1
- Personal Care Assistant – 2
- Equipment technician – 1



Heronview Apartments, Sterling, VA
96 units

Business and Government

- Office Assistant – 4
- Receptionist - 6
- Auto Finance Work – 1
- IT workers – 8
- Law Enforcement Officer – 5
- Clerk – 2
- Property Manager - 1

Miscellaneous

- Cleaner – 3
- Toll Booth Worker – 1
- Self-employed – 1
- Personal trainer – 1
- Caseworker – 1
- Counselor – 1
- Residential Counselor – 1
- Customer service – 2

Retired 3

The Landing at Cannon Branch Proposal

GOOD HOUSING



1 Site Plan - Ground Level
Scale: 1" = 100'

Plan

- PROJECT DATA:**
- 4 Stories Residential
- UNITS:**
- BUILDING 1:
100 Units
- TOTAL: 100 Units**
(900 S.F. Average)
- AMENITY: 7,000 S.F.**
- PARKING:**
- Surface: 150 Spaces
- TOTAL: 150 Spaces**
(1.50 Spaces/Unit)

Landing at Cannon Branch

© 2025 Poole & Poole Architecture, LLC · 4240 Park Place Court, Glen Allen, Virginia 23060 · Phone 804.225.0215 · Internet www.2pa.net

November 14, 2025

0000.00



The Landing at Cannon Branch Proposal



- 100 +/- Units
- 1 & 2 Bedroom Units
- Priority may be given to teachers, police, public safety, nurses or City employees
- Units will serve residents from 40-70% of the area medium income (AMI)
- 2.99 acres
- 150 Surface Parking Spaces
- 7,000 SF Amenity Space
- 900 SF Average Unit Size
- Certified Green

The Landing at Cannon Branch Proposal

Projected Range of Rents

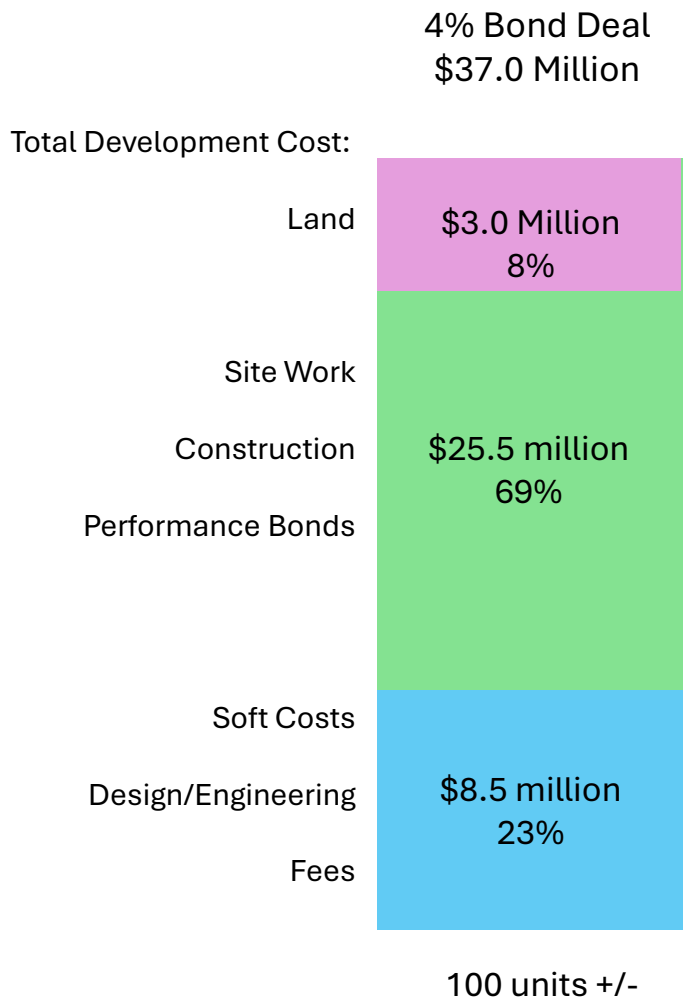
(Current, not projected to actual opening)

- Lowest Rent – Residents at 40% of AMI (without subsidy)
 - 1 bedroom/1 bath 800SF +/- \$1200/month
 - 2 bedroom/2 bath 1150SF +/- \$1330/month
- Highest Rent – Residents at 70% of AMI (assuming income averaging)
 - 1 bedroom/1 bath 800SF +/- \$1900/month
 - 2 bedroom/2 bath 1150SF +/- \$2190/month

2025 Area Median Incomes (AMI) by Household Size

% AMI	1 Person	2 People	3 People	4 People	5 People	6 People
Income at 40%	\$45,900	\$52,460	\$59,020	\$65,560	\$70,820	\$76,060
Income at 50%	\$57,400	\$65,600	\$73,800	\$81,950	\$88,550	\$95,100
Income at 70%	\$80,350	\$91,800	\$103,300	\$114,750	\$123,950	\$133,150
Income at 100%	\$114,750	\$131,150	\$147,550	\$163,900	\$177,050	\$190,150

The Landing at Cannon Branch– Uses of Funds





Kim Hart
703-850-3980 mobile

Kim.Hart@goodhousingva.com
1818 Library Street Suite 500
Reston, Virginia 20190

Colin Stiles
571-377-9341 mobile

Colin.Stiles@goodhousingva.com
1818 Library Street Suite 500
Reston, Virginia 20190

YOU'RE INVITED

Join us for a Community Update about The Landing!

This event will provide updates about projects at The Landing at Cannon Branch as we explore its past, present, and future.

Topic

- Workforce Housing Proposal from Good Housing
- Update from Buchanan Partners on Master Plan



Wed, January 14 at 5 p.m.



Prince William Chamber of Commerce Office
9733 Buchanan Loop Manassas, VA 20110



Registration required due to limited space
<https://form.jotform.com/CityofManassas/The-Landing-Community-Update-Event>



**BUCHANAN
PARTNERS**





City Council Agenda Item Report

Agenda Item No. 3.1
Submitted by: Amelia May
Submitting Department: City Attorney
Meeting Date: January 13, 2026

Item Title

Resolution Authorizing a Closed Meeting of City Council

Suggested Action and/or Recommendation

Suggested Motion

Item Type Authorize a Closed Meeting
Submitting Department City Attorney
Meeting Body City Council

Item ID 2026-532
Drafter Amelia May
Meeting Date January 13, 2026

ATTACHMENTS

- [R-2026-532 Authorize A Closed Meeting.pdf](#)

MOTION:

January 13, 2026

Work Session

SECOND:

Res. No. R-2026-532

RE: RESOLUTION AUTHORIZING A CLOSED MEETING OF CITY COUNCIL

WHEREAS, it is necessary for the City Council to conduct the regular performance review of a specific public officer of the City of Manassas; and,

WHEREAS, pursuant to Virginia Code §§ 2.2-3711 (A) (1) these discussions may take place in a duly convened closed meeting of City Council;

NOW, THEREFORE, BE IT RESOLVED by the Council for the City of Manassas, Virginia that the Council hereby authorizes the discussion of the performance review of a specific public officer in a closed meeting of the Council.

Michelle Davis-Younger Mayor
On behalf of the City Council
of Manassas, Virginia

ATTEST:

Eric W. Smith, II City Clerk

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:



City Council Agenda Item Report

Agenda Item No. 4.1
Submitted by: Amelia May
Submitting Department: City Attorney
Meeting Date: January 13, 2026

Item Title

Resolution to Certify the Closed Meeting

Suggested Action and/or Recommendation

Suggested Motion

Item Type Certify a Closed Meeting
Submitting Department City Attorney
Meeting Body City Council

Item ID 2026-533
Drafter Amelia May
Meeting Date January 13, 2026

ATTACHMENTS

- [R-2026-533 Certify The Closed Meeting.pdf](#)

MOTION:

January 13, 2026

SECOND:

Work Session

Res. No. R-2026-533

RE: RESOLUTION CERTIFYING A CLOSED MEETING OF CITY COUNCIL

WHEREAS, immediately prior to this Resolution the City Council of the City of Manassas adjourned into a closed meeting in accordance with the provisions of the Virginia Freedom of Information Act; and,

WHEREAS, the Freedom of Information Act requires a certification by City Council that such closed meeting was conducted in the manner required by law.

NOW, THEREFORE, BE IT RESOLVED by the Council for the City of Manassas, Virginia that the Council hereby certifies that to the best of each member's knowledge (1) only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the City Council.

Michelle Davis-Younger Mayor
On behalf of the City Council
of Manassas, Virginia

ATTEST:

Eric W. Smith II City Clerk

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting: