



PLANNING COMMISSION REGULAR MEETING AGENDA

Town Council Chambers Building
765 Lynn Street, Herndon, VA 20170

Monday, April 28, 2025 | 7:00 PM

1. Call to Order

2. Approval of Minutes

- a. March 10, 2025, Planning Commission Work Session Minutes
- b. March 24, 2025, Planning Commission Regular Meeting Minutes

3. Comments

- a. Comments from the Staff Members
- b. Comments from the Commissioners
- c. Comments from Citizens

Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

4. Public Hearings

- a. ZONING ORDINANCE TEXT AMENDMENT - ZOTA #25-01 - PD-TRG2 - Planned Development - Transit Related Growth Low Density Residential and Low Impact Commercial.

5. Adjournment

Agenda Item: March 10, 2025, Planning Commission Work Session Minutes

Meeting Date: April 28, 2025

Category: Approval of Minutes

Prepared by: Collin Okoniewski, Planning Operations Manager

Description:

This is a request to approve the March 10, 2025, Planning Commission work session minutes.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Recommend approval, as presented.

Attachments:

1. 03.10.2025 Planning Commission Work Session Minutes

HERNDON PLANNING COMMISSION

**Work Session Minutes
Monday, March 10, 2025**

1. Call to Order

Vice Chair Yohannes called the March 10, 2025, Planning Commission work session to order at 7:00 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Commissioners Jay Donahue, Dua'a Elbarasse, Yung Kim, Samuel Richardson, Vice Chair Meron Yohannes, and Chair Michael Romeo.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Lisa Gilleran, Director of Community Development; David Stromberg, Zoning Administrator; Fadrique Iglesias, Community Planner; and Collin Okoniewski, Planning Operations Manager.

Chair Romeo arrived and took over the duties of the chair at 7:05 p.m.

There were six Planning Commission members present.

2. Public Hearings

a. Application for a Special Exception – SE #24-03, 1402 Winterland Ct., to consider a special exception to permit a home-based child daycare use within the PD-R, Planned Development-Residential, zoning district.

Chair Romeo opened the work session and called on Mr. Iglesias for the staff report.

Mr. Iglesias delivered the coversheet and presentation dated March 10, 2025, which are on file with the Department of Community Development. Mr. Iglesias stated that this is an application for a Special Exception to permit a home-based child daycare use within the PD-R, Planned Development-Residential, zoning district at 1402 Winterland Ct. Staff supports the Planning Commission recommending approval with conditions of the Special Exception to the Town Council.

Mr. Iglesias's presentation also covered new information since the Planning Commission regular meeting on February 24, 2025 including the results of

unannounced site visits to the property, and the addition of verbiage into the conditions of the special exception as a result of research and public input at the regular meeting.

There was a discussion among the Planning Commission and staff on this item, including: (1) the timing of the two shifts and what allowances that gives for the business to have more than 12 children in any given day, granted they stick to the rule of no more than 12 children at one time; (2) clarification on observation times, and suggestions that the range be expanded to ensure the early morning drop off times are observed; (3) status of any homeowner association complaints with the Town; (4) status of any meetings between the applicant and the homeowners association to clear up any violations of the HOA; (5) HOA guidelines and limitations and their relationship to what should/could be conditioned in the special exception--specifically as it relates to the closing time of the business at 11 p.m.

Commissioner Donahue requested that Mr. Mark Byrd, President of the Four Seasons Recreation Association, provide comments on any progress between the HOA and the applicant. Mr. Byrd provided comments to the Planning Commission.

Commissioner Kim requested that Mr. Harold Boosahda (1406 Winterland Court, Herndon), a neighboring property owner, provided comments on the conditions and timing of traffic issues. Mr. Boosahda provided brief comments on traffic conditions in the cul-de-sac.

Comments between the Planning Commission and staff continued and included the following; (1) Explanation of current street conditions including street width, curb and cutter placement, and one versus two-way traffic on Winterland Court; (2) Clarification on the preferred traffic pattern for drop off as it relates to pulling into driveway versus pulling up to the curb to drop off children.

- b. ZONING ORDINANCE TEXT AMENDMENT – ZOTA #25-03, to amend Chapter 78 (ZONING), Article IV (Business Districts), by amending Section 78-40.4, O&LI – Office and Light Industrial District; and amending Article VII (Use Regulations), by amending Section 78-70.2, Table of permitted and allowed uses, and Section 78-71.18, Warehousing use category, to update regulations related to the Electronic Warehousing use type.**

Chair Romeo opened the work session and called on Mr. Stromberg for the staff report.

Mr. Stromberg delivered the staff report and presentation dated March 10, 2025, which are on file with the Department of Community Development. Mr. Stromberg stated this is a proposal to amend Chapter 78 (ZONING), Article IV (Business Districts), by amending Section 78-40.4, O&LI – Office and Light Industrial District; and amending Article VII (Use Regulations), by amending Section 78-70.2, Table of permitted and allowed uses, and Section 78-71.18, Warehousing use category,

to update regulations related to the Electronic Warehousing use type. Staff supports the Planning Commission recommend approval of the draft ordinance to the Town Council.

There was a discussion among the Planning Commissioners and staff on this item, including (1) the reason for the timing of this particular text amendment; (2) staff considerations to add in performance standards and other requirements with this ZOTA; (3) locations of existing electronic warehousing or data centers within the Town currently; and (4) clarification on any language that may be present surrounding electronic warehousing in the Comprehensive Plan.

3. Comments

a. Comments from the Staff Members

Ms. Gilleran provided the Planning Commission with an update on developments in the TRG including the old Airline Pilots Association and 555 Herndon Parkway.

There was also an update provided on the status of the Fairbrook development.

b. Comments from the Commissioners

Chair Romeo inquired about the status and timeframe for identifying and appointing a new Planning Commission member. Staff advised of the process.

4. Adjournment

There being no further business, and without objection, the March 10, 2025, Planning Commission work session adjourned at 8:02 p.m.

Agenda Item: March 24, 2025, Planning Commission Regular Meeting Minutes

Meeting Date: April 28, 2025

Category: Approval of Minutes

Prepared by: Collin Okoniewski, Planning Operations Manager

Description:

This is a request to approve the March 24, 2025, Planning Commission regular meeting minutes.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Recommend approval, as presented.

Attachments:

1. 03.24.2025 Planning Commission Regular Meeting Minutes



HERNDON PLANNING COMMISSION

Regular Meeting Minutes

Monday, March 24, 2025

1. Call to Order

Chair Romeo called the March 24, 2025, Planning Commission regular meeting to order at 7:00 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Commissioners Jay Donahue, Dua'a Elbarasse, Yung Kim, Samuel Richardson, Vice Chair Meron Yohannes and Chair Michael Romeo.

Staff present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; David Stromberg, Zoning Administrator; and Collin Okoniewski, Planning Operations Manager.

Chair Romeo determined there was a quorum with six members present.

2. Approval of Minutes

a. **February 10, 2025, Planning Commission Work Session Minutes**

b. **February 24, 2025, Planning Commission Regular Meeting Minutes**

Commissioner Yohannes motioned to approve the February 10, 2025, Planning Commission work session minutes and the February 24, 2025, Planning Commission regular meeting minutes. Motion seconded by Commissioner Elbarasse. The question was called on the motion which was carried by a 6 - 0 roll call vote. Commissioners Donahue, Elbarasse, Kim, Richardson, Vice Chair Yohannes, and Chair Romeo voted "Aye."

3. Comments

a. **Comments from the Staff Members**

No comments were offered.

b. **Comments from the Commissioners**

Commissioner Kim provided a report that he successfully completed his Planning Commissioner certification.

c. Comments from Citizens

No comments were offered.

4. Public Hearings

a. Application for a Special Exception – SE #24-03, 1402 Winterland Ct., to consider a special exception to permit a home-based child daycare use within the PD-R, Planned Development-Residential, zoning district.

Chair Romeo opened the public hearing and called on Mr. Stromberg for the staff presentation.

Mr. Stromberg delivered the staff presentation dated March 24, 2025, which is on file with the Department of Community Development. Mr. Stromberg stated this is an application for a Special Exception to increase the number of children permitted in a home-based childcare business to a max of 12. Staff recommended the Planning Commission recommend Town Council approve the Special Exception with conditions.

There was a discussion among the Planning Commission and staff on this item

Commissioner Donahue requested clarification regarding the amount of children that could attend the daycare, versus be enrolled. The Mr. Stromberg provided clarification that the maximum number of children over the course of one day could not exceed 12.

Vice Chair Yohannes requested clarification on the proposed pick-up and drop-off points. Mr. Stromberg stated that pick-up and drop-off should occur at the curb and not in the driveway.

Chair Romeo recognized the applicant for comments.

The applicant, Nidia Retamal was present and provided a statement through her interpreter.

There was a discussion among the Planning Commission and the applicant on this item.

Commissioner Kim inquired of the applicant if they had met with and/or addressed any of the Four Seasons Recreation Association concerns since the last regular meeting. The applicant responded that she hadn't met with them.

Chair Romeo recognized members of the audience for comment.

There were comments received via email for this application prior to the regular meeting, and those comments were forwarded to the Planning Commission and staff shortly following receipt.

Mark Byrd, president of the Four Seasons Recreation Association, provided comments opposing the application.

Commissioner Donahue asked a follow-up question to Mr. Burd about the HOAs available courses of action. Mr. Burd responded.

George Verd provided comments opposing the application.

Harold Booshada provided comments opposing the application.

Tao Allen provided comments opposing the application.

Walter Shorter provided comments opposing the application.

Alvin Kumar provided comments opposing the application.

Chair Romeo asked the applicant, Nidia Retamal if she wished to address the Planning Commission to address any of the public comments. Ms. Retamal and her interpreter provided additional comments to the Planning Commission.

Chair Romeo closed the public hearing open and moved to the Commission level for discussion and possible action.

Commissioner Richardson motioned to approve SE #24-03 in accordance with the draft resolution dated March 24, 2025. Motion seconded by Commissioner Donahue.

Chair Romeo opened the floor do discussion on the motion on the table.

Commissioner Kim voiced his continued concern with the traffic and hours of operation. Commissioner Kim felt that those issues were not adequately addressed and stated that he felt concerned about the impact to neighbors.

Commissioner Donahue stated that his main concern continues to be the traffic and that the Commission should really evaluate when a home-based business, like this on boarders on a violation of neighborhood conservation.

Commissioner Kim requested to address the applicant, and the action was allowed by the Chair. Commissioner Kim inquired of the applicant as to where the base of

her clients were located in the Herndon community, and asked specifically how many were located within the Four Season community. The applicant provided a response.

Commission Richardson also inquired of the applicant as to the earliest time of drop-off in the morning, and asked which door they used to access the daycare. The applicant provided a response.

Vice Chair Yohannes stated that the Commission needed to be very mindful of community concerns, and further stated that she felt the business as proposed would not create an issue in the community and trusted the enforcement practices of the town to enforce the terms of the special exception.

Chair Romeo stated that he was troubled by the interactions that are occurring between community members and the applicant. He further stated that everyone involved should be respectful of one another. He further took the opportunity to clarify that the HOA does have authority here, and their own covenant to enforce. He encouraged the applicant to work with the HOA to address concerns.

The question was called on the motion which was approved by a 4 - 2 roll call vote. Commissioners Elbarasse, Richardson, Vice Chair Yohannes and Chair Romeo voted "Aye." Commissioners Donahue and Kim voted "No".

- b. ZONING ORDINANCE TEXT AMENDMENT – ZOTA #25-03, to amend Chapter 78 (ZONING), Article IV (Business Districts), by amending Section 78-40.4, O&LI – Office and Light Industrial District; and amending Article VII (Use Regulations), by amending Section 78-70.2, Table of permitted and allowed uses, and Section 78-71.18, Warehousing use category, to update regulations related to the Electronic Warehousing use type.**

Chair Romeo opened the public hearing and called on Mr. Stromberg for the staff presentation.

Mr. Stromberg delivered the staff presentation dated March 24, 2025, which is on file with the Department of Community Development. Mr. Stromberg stated this was a proposed text amendment to amend Chapter 78 (ZONING), Article IV (Business Districts), by amending Section 78-40.4, O&LI – Office and Light Industrial District; and amending Article VII (Use Regulations), by amending Section 78-70.2, Table of permitted and allowed uses, and Section 78-71.18, Warehousing use category, to update regulations related to the Electronic Warehousing use type. Staff recommended the Planning Commission recommend Town Council approve the draft ordinance.

Chair Romeo called on Commissioners for questions of staff. There was a brief discussion between members of the Planning Commission and staff.

Chair Romeo called on comments from the audience.

No comments were offered.

Chair Romeo asked staff as to if there were any existing data centers close to 40,000 sq ft. in the town. Mr. Stromberg stated that he believed there was one around 24,000 sq ft., and maybe one additional that was even larger, but that structure that would be considered non-conforming.

Chair Romeo closed the public hearing and moved to the Commission level for discussion and possible action.

Commissioner Kim motioned to recommend approval of ZOTA #25-03 to Town Council as presented. Motion seconded by Commissioner Elbarasse. The question was called on the motion, which was carried by a 6 - 0 roll call vote.

Commissioners Donahue, Elbarasse, Kim, Richardson, Vice Chair Yohannes and Chair Romeo voted "Aye."

5. Adjournment

There being no further business, and without objection, the March 24, 2025, Planning Commission regular meeting was adjourned at 8:04pm.

Agenda Item: ZONING ORDINANCE TEXT AMENDMENT - ZOTA #25-01 - PD-TRG2 - Planned Development - Transit Related Growth Low Density Residential and Low Impact Commercial.

Meeting Date: April 28, 2025

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:

The proposed text amendment will establish the second zoning district to allow redevelopment of properties as envisioned by the Transit Related Growth (TRG) Small Area Plan (SAP). This zoning district will be an option for properties where the TRG designates the future land use as Low Density Residential/Low Impact Commercial.

The primary development pattern for this future land use is townhouse and two-over-two units with garages along rear alleys and frontage along streets and mews. The plan also calls for low impact commercial uses, such as: multi-story interior self-storage, makers spaces, and retail.

Staff is requesting input from the planning commission on the following provisions of the ordinance:

1. Permitted uses (Line 53): There is a possibility to allow additional commercial uses through the PD-TRG2 zoning district. The TRG SAP calls for low impact commercial or light industrial in the areas that are already zoned PD-B. The question is whether to include these low impact commercial and light industrial uses in the PD-TRG2 zoning district or to evaluate proposed proffer amendments to the existing PD-B zoning district for compliance with the TRG SAP.
2. Maximum building heights and penthouses (Lines 86-87 and lines 169-182): The proposed maximum height is 40 feet, exclusive of rooftop penthouses. This is consistent with the four story recommendation of the TRG SAP but will limit options for rooftop areas on two-over-two units. No living space would be allowed on a rooftop level of a two-over-two; only the staircase to provide access to the rooftop would be permitted with a maximum height of 40 feet. A townhouse could accommodate a "bonus room" and outdoor deck with a 40-foot height limit.
3. Signs (Lines 197-201): This zoning ordinance text amendment could simplify the sign section of the zoning ordinance by consolidating existing sign requirements for the existing RTC, Residential Townhouse Cluster; RM, Residential Multifamily; and PD-UR, Planned Development - Urban Residential, zoning

districts with the new PD-TRG2 district. This change would simplify and streamline the Article XIV (SIGNS), but may not be possible depending on how many potential commercial uses are included (per comment #1 above).

Background:

PD-TRG1, Planned Development - Transit Related Growth Mixed Use, Medium Density Residential, and Office was adopted on January 28, 2025.

The TRG SAP (CPA #23-01) was adopted on April 23, 2024.

Fiscal Impact:

The TRG fiscal impact analysis estimates an increase in assessed value from \$215 million to \$1.77 billion at full plan build-out (FY 2023 dollars).

Staff Recommendation/Next Steps:

Staff is withholding recommendation based on feedback from the commission and the public.

Attachments:

1. PD-TRG2 Draft Ordinance
2. Legal Ad

**TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL**

ORDINANCE

_____, 2025

Ordinance - to amend Chapter 78 (ZONING), Article II (Zoning Districts), by amending Table 78-20.1 (Base Zoning Districts); Article V (Planned Development Districts), by adding a new Section 78-51.3, PD-TRG2 (Planned Development – Transit Related Growth 2 – Low Density Residential and Low Impact Commercial); and Article VII (Use Regulations), by amending Table 78-70.2(d) (Table of Permitted and Allowed Uses); and Article VII (Accessory Uses), by amending Table 78-80.2(c) (Table of Permitted and Allowed Accessory Uses and Structures); and Article X (Parking, Loading, and Circulation), by amending Section 78-100.2(e) (Minimum Off-Street Parking Standards); and Article XIV (Signs) by amending Table 78-141.2 (Sign Standards for Multi-family Districts); and other articles or sections as deemed necessary and appropriate to create a new zoning district to implement the recommendations and standards of the Transit Related Growth Small Area Plan.

BE IT ORDAINED by the Town Council of the Town of Herndon, Virginia that:

1. The following sections or provisions of Chapter 78, (ZONING) of the Herndon Town Code (2000) are amended and re-ordained as follows.

CHAPTER 78 (ZONING)

ARTICLE II. – ZONING DISTRICTS

Section 78-20.1. – Establishment of base zoning districts.

The base zoning districts established in this chapter are shown in Table 78-20.1: Base Zoning Districts.

TABLE 78-20.1: BASE ZONING DISTRICTS	
Abbreviation	District Name

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Planned Development Districts	
PD-R	Planned Development - Residential
PD-B	Planned Development - Business
PD-W	Planned Development - Worldgate
PD-D	Planned Development - Downtown
PD-TD	Planned Development - Traditional Downtown
PD-TOC	Planned Development - Transit Oriented Core
PD-UR	Planned Development – Urban Residential
PD-TRG1	Planned Development – Transit Related Growth Mixed Use, Medium Density Residential, and Office
PD-TRG2	Planned Development – Transit Related Growth Low Density Residential and Low-Impact Commercial

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ARTICLE V. – PLANNED DEVELOPMENT DISTRICTS

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Section 78-51.3. - PD-TRG2 - Planned Development – Low Density Residential and Low Impact Commercial.

- (a) Administration. The provisions of this section pertain to development within the 94-acre area designated as the Transit Related Growth Area (TRG) within the Comprehensive Plan (CPA #23-01). Where there may be conflicts between this article and general zoning, subdivision, or other regulations, or requirements, the regulations of this article shall apply. The zoning administrator shall determine questions of whether or not other sections of this chapter apply. All future development of properties within the Transit Related Growth Area Low Density Residential/Low Impact Commercial areas shall conform to the standards contained in this section. Applicants may seek modifications pursuant to Section 78-50.2, provided it furthers the goals of the TRG Small Area Plan.
- (b) Purpose and intent. The intent of the PD-TRG2 district is to implement the recommendations of the Low Density Residential/Low Impact Commercial areas identified in the TRG small area plan. Applications for zoning map amendments and

33 generalized development plans implement the public and private road connections
 34 and parks and civic space identified in the TRG small area plan.

35 (c) A PD-TRG2 district may only be established in areas identified as Low Density
 36 Residential/Low Impact Commercial within the TRG Land Use Plan.

37 (d) Principal uses. Table 78-51.3 (d)(3) lists allowable principal uses in the PD-TRG2
 38 district. There may be additional regulations in this chapter and in the Herndon Town
 39 Code that apply to specific principal uses in the PD-TRG2 district. It is the applicant's
 40 responsibility to ensure that all published rules, regulations, and standards have
 41 been addressed in any application submitted for development approval. Definitions
 42 for uses and terms in this section may be found in Article XVIII. Other uses not listed
 43 on the following table are not allowed in the PD-TRG2 district unless determined by
 44 the zoning administrator to be similar to a permitted use in accordance with
 45 provisions for unlisted uses, section 78-70.1(f).

46 (1) "Z" allowable uses. For properties without an existing PD-TRG2 designation, a
 47 "Z" in a cell indicates that a use type may be allowed in the PD-TRG2 district,
 48 provided a zoning map amendment is approved by the town council. For
 49 properties with an approved zoning map amendment to the PD-TRG2 district,
 50 a "Z" use is allowed by-right, provided that the use does not violate any of the
 51 proffers of an approved zoning map amendment.

52 (2) "S" special exception uses. An "S" in a cell indicates that a use type is permitted
 53 by special exception, provided that the use does not violate any of the proffers
 54 of an approved zoning map amendment.

55 (3) Table of principal permitted and allowed uses in the PD-TRG2 district.

Table 78-51.3(d)(3): Allowable Uses in PD-TRG2
KEY: Z=Allowable on properties with an approved Zoning Map Amendment,
Provided That The Use Does Not Violate Existing Proffers S=Use Allowed Subject to
Special Exception, Provided That The Use Does Not Violate Existing Proffers;
 Uses may be subject to use specific standards as noted in the last column

USE CATEGORY	USE TYPE	PD-TRG2	See Supplemental Regulations
Residential	Townhouse Dwelling	Z	§78-71.1
	Stacked Townhouse	Z	§78-71.1
	Multi-Family Dwelling	Z	§78-51.3(d)(3)(a)
	Housing for the Elderly	Z	§78-51.3(d)(3)(a)
	Assisted Living for the Elderly and Persons with Disabilities	Z	§78-51.3(d)(3)(a)
Government Facilities	Government Buildings, Facilities and Uses not Otherwise Categorized	Z	§78-71.3
	Police Substation	Z	§78-71.3

56 a. Multi-family dwellings, housing for the elderly, or assisted living for the
 57 elderly and persons with disabilities may only be permitted in the PD-

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TRG2 district when rezoning from a PD-B district. No Multifamily dwelling shall be within 250 feet of any parcel improved with or zoned for single family detached residential land uses.

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(e) Accessory uses and structures. Table 78-51.3 (e)(3) lists allowable accessory uses in the PD-TRG2 district. There may be additional regulations in this chapter and in the Herndon Town Code that apply to specific accessory uses in the PD-TRG2 district. It is the applicant’s responsibility to ensure that all published rules, regulations, and standards have been addressed in any application submitted for development approval. Definitions for uses and terms in this section may be found in Article XVIII. Other uses not listed on the following table are not allowed in the PD-TRD2 district unless determined by the zoning administrator to be similar to a permitted use in accordance with provisions for unlisted uses, section 78-70.1(f).

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(1) "Z" allowable accessory uses. For properties without an existing PD-TRG2 designation, a "Z" in a cell indicates that a use type may be allowed in the PD-TRG2 district, provided a zoning map amendment is approved by the town council. For properties with an already approved zoning map amendment to the PD-TRG2 district, a "Z" use is allowed by-right, provided that the accessory use does not violate any of the proffers of an approved zoning map amendment. Permitted accessory uses are subject to all other applicable regulations of this chapter, including those set forth in Article VIII, Accessory Use Regulations.

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(2) "S" special exception uses. An "S" in a cell indicates that an accessory use type is permitted by special exception, provided that the use does not violate any of the proffers of an approved zoning map amendment.

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(3) Table of permitted and allowed accessory uses in the PD-TRG2 district.

Table 78-51.2(e)(3): Allowable Accessory Uses in PD-TRG2. KEY: Z=Allowable on Properties with an Approved Zoning Map Amendment, Provided That the Use Does Not Violate Existing Proffers; S=Use Allowed Subject to Special Exception Approval, Provided That the Use Does Not Violate Existing Proffers;		
Uses may be subject to use specific standards as noted in the last column		
ACCESSORY USE	PD-TRG2	Supplemental Use Regulations
Antennae co-location	Z	§78-80.4(c)
Parapets, Penthouses for Equipment and Other Roof Structures	Z	§78-80.3(d)
Short-Term Rental	Z	§78-80.4(u)
Features such as fences, walls, retaining walls, gate houses, trash enclosures, refuse containers, screening enclosures, storage sheds, and swimming pools	Z	§78-80.3(c) §78-21(f)

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(f) Dimensional standards.

- 85 (1) Minimum lot size. There is no minimum project area and no minimum lot
86 size for individual townhouse lots.
- 87 (2) Maximum density. There is no maximum density when the proposal
88 implements the site-specific guidelines and facilities identified in the TRG
89 small area plan.
- 90 (3) Building heights. The maximum building height is 40 feet, exclusive of
91 rooftop penthouses, trellises, or similar features.
- 92 (4) Private mews. Mews shall contain the following amenities as shown on
93 page 71 of the TRG Small Area Plan, including front yard, pedestrian
94 circulation, landscaping, site furnishings, and pedestrian activities zone.
- 95 (5) There shall be a minimum 60-foot building setback from any existing
96 property zoned for single family residential.
- 97 (6) There shall be a minimum 10-foot separation between buildings.
- 98 (7) There shall be a minimum 5-foot separation from the edge of streetscape on
99 private streets to buildings and an 8-foot setback from the edge of public
100 rights-of-way.
- 101 (g) Streetscape Design. Public and private streets and streetscapes shall contain the
102 elements identified in the Transportation Network section of the TRG Small Area
103 Plan, including, but not limited to pedestrian circulation areas, landscape areas, and
104 areas for an off-street two-way cycle track, where applicable. The design and
105 construction of the elements not specified in this chapter shall be in accordance with
106 the Town of Herndon Streetscape Manual. Existing and proposed utilities shall be
107 relocated if any conflicts with the streetscape designs are identified in the
108 Generalized Development Plan or site plan.
- 109 (h) Parks in PD-TRG2. A minimum of 15 percent of the gross land area shall be set
110 aside as publicly accessible park or playground. The location and design of the
111 required park space(s) shall match the Recreation and Open Space Design section
112 shown on pages 61-65 of the TRG Small Area Plan to the greatest extent
113 practicable.
- 114 (1) For sites where the TRG Small Area Plan shows a publicly accessible park,
115 the land may be dedicated to the town or held in private ownership with public
116 easements.
- 117 (2) For sites where the TRG Small Area Plan does not show a publicly
118 accessible park, off-site improvements to park facilities within the TRG Small
119 Area Plan may be used as an option to meet the 15 percent requirement.
- 120 (i) Site planning and building design in PD-TRG2. The following standards apply to
121 sites and buildings within the PD-TRG2 district:

- 122 (1) Mews. Mews shall contribute to walkability within the site and to adjacent sites.
- 123 (2) Garage Location. Garages shall be rear loaded.
- 124 (3) Building materials. Building materials shall comply with the TRG Small Area
125 Plan.
- 126 (4) Mechanical Features. Gas and electric meters and other similar devices
127 normally attached to the outside wall of the premises which they serve may
128 continue to be installed to the wall. HVAC (Heating, Ventilation, and Air
129 Conditioning) equipment are subject to the following:
- 130 a. HVAC equipment shall be located on the roof of townhouses.
- 131 b. HVAC equipment for upper level stacked townhouses shall be located on
132 the roof. Lower level units may have HVAC equipment on the ground, only
133 if located in the rear of the building and screened by an enclosure.
- 134 (5) Low Impact Development. Development sites shall incorporate low impact
135 development measures as shown on page 65 of the TRG Small Area Plan.
- 136 (6) Massing and Architectural Design. Massing and architectural design shall be
137 in accordance with the TRG Small Area Plan with the Architectural Review
138 Board reviewing and evaluating compliance with the architectural and
139 contextual components of the TRG Small Area Plan prior to a public hearing
140 by the planning commission.
- 141 (7) Interim Uses. Interim uses may be established for long-term phased
142 development as part of a zoning map amendment submission. Interim uses
143 and improvements shall be shown on a phasing sheet within the Generalized
144 Development Plan and all interim uses are subject to the town's administrative
145 site plan ordinances.
- 146 (j) Landscape Requirements.
- 147 (1) A minimum 50-foot landscaped area is required from the parcel line of any
148 property zoned or used for single family residential. Utilities are not permitted
149 in the landscaped area unless no reasonable alternative exists. When utilities
150 and other easements must intrude into the required buffer, they shall run
151 perpendicular to the property line. The amount of landscaping material within
152 the buffer shall be 1 canopy tree per 10 linear feet, 2 evergreen trees per 10
153 linear feet, and 1 ornamental tree per 10 linear feet. Non-invasive vegetation
154 shall be preserved to the extent practicable and credited toward meeting the
155 vegetation requirement, as determined by the Town Arborist. This area shall
156 not count towards publicly accessible park space required in Section 78-
157 51.3(h).

158 (2) A 6-foot-tall fence shall be installed at the parcel line of any property zoned or
 159 used for single family residential and a new residential use.

160 (3) A 6-foot-tall wall shall be installed at the parcel line of any property zoned or
 161 used for single family residential and a new nonresidential use.

162 ***

163 **ARTICLE VII. – USE REGULATIONS**

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165 **Table 78-70.2 – Table of principal permitted and allowed uses.**

<p>Table 78-70.2(d): TABLE OF PERMITTED AND ALLOWED USES KEY: P=Use Permitted By Right; S=Use Allowed Subject to Special Exception Approval; Z=Use Allowed Subject to Zoning Map Amendment Approval</p>
<p>General Notes: 1. A blank cell means the use is prohibited in the district. 2. Uses may be subject to use specific standards as noted in the last column. 3. Any principal use allowed or permitted by right in this table is permitted by special exception in the Floodplain Overlay District, subject to section 78-60.2.</p> <p>District Specific Notes: * Uses in the PD-TD and PD-D districts are subject to specific comprehensive plan policies, design objectives and/or site standards. See additional regulations in section 78-50.5 for the PD-D District and section 78-50.6 for the PD-TD District. ** For Permitted Uses in PD-TOC see section 78-50.7; For Permitted and Allowed Uses in PD-W see section 78-50.8.</p>

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		Residential Districts				Business Districts				Planned Development District			Suppl Req.		
USE CATEGORY	USE TYPE	R15	R10	R TC	RM	CC	CS	CO	O& LI	PD-R	PD-B	PD-TD PD-D	PD-UR	PD-TOC PD-W, PD-TRG1, PD-TRG2	See Section

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169 **ARTICLE VIII. – ACCESSORY USES**

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Section 78-80.2 – Table of permitted and allowed accessory uses and structures.

Table 78-80.2(c): TABLE OF PERMITTED AND ALLOWED ACCESSORY USES & STRUCTURES														
KEY: P=Use Permitted By Right; S=Use Allowed Subject to Special Exception Approval; Z=Use Allowed Subject to Zoning Map Amendment Approval														
Notes: 1. A blank cell means the use is prohibited in the district; 2. Uses may be subject to use specific standards noted in the last column. ** For Permitted Accessory Uses in PD-TOC see section 78-50.7; For Accessory Uses Permitted and Allowed in PD-W see section 78-50.8														
ACCESSORY USE	Residential Districts				Business Districts				Planned Development District			Suppl Reqs.		
	R 15	R 10	R TC	RM	CC	CS	CO	O& LI	PD-R	PD-B	PD-TD PD-D	PD-UR	PD-TOC PD-W, PD-TRG1, PD-TRG2	See Section

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Section 78-80.3 (d) - Accessory structure standards.

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(d) *Architectural and mechanical features (such as parapets, penthouses for equipment, flagpoles, chimneys, skylights, steeples and other roof structures), in all districts. Parapets, penthouses for equipment such as elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, flagpoles, chimneys, skylights, steeples and other roof structures are permitted as features accessory to the principal structure, and subject to the following:*

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- 184 (1) *No additional floor area.* Such features shall not be used for providing
 185 additional floor area;
- 186 (2) *Concealment.* Equipment shall be concealed by exterior material of
 187 the same type as that used in the exterior walls of the principal
 188 structure;
- 189 (3) *Height limit.* Features **on noncommercial structures** shall not exceed
 190 25 feet over the prescribed height limit in the zoning district in which
 191 the principal structure is located **and features on residential structures**
 192 **shall not exceed 12 feet over the prescribed height limit in the zoning**
 193 **district in which the principal structure is located;** and
- 194 (4) *Noise.* Equipment noise shall be contained or managed so as to
 195 minimize its off-site effect.

196 ***

197 **ARTICLE X. – PARKING, LOADING AND CIRCULATION**

198 ***

199 **Section 78-100.2(e) – Minimum off-street parking standards.**

200 ***

201 (e) *Minimum number of parking spaces required in PD-TRG1 and PD-TRG2 zoning*
 202 *districts.* Unless otherwise expressly stated in this chapter, off-street parking
 203 spaces in the PD-TRG1 **and PD-TRG2** zoning districts shall be provided in
 204 accordance with Table 78-100.2(e): Minimum Off-Street Parking Standards,
 205 below:

Table 78-100.2(e): MINIMUM OFF-STREET PARKING IN THE PD-TRG1 AND PD-TRG2 DISTRICTS		
USE	REQUIRED NUMBER OF CAR SPACES	REQUIRED NUMBER OF BICYCLE PARKING
Townhouse Dwellings and Stacked Townhouse Dwellings	2 spaces per dwelling unit	1 space per every 10 units, to be located on common area.
Multifamily Residential	1.25 spaces per dwelling unit; may be reduced to 1 space per dwelling unit for properties located within 0.25 miles of	1 space per every 5 units

	the Herndon Metro Station and the submission of a Transportation Demand Management Plan.	
Non-residential uses	1 space per 500 square feet of gross floor area	

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ARTICLE XIV. - SIGNS

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Section 78-141.2 – Sign standards for multi-family districts.

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TABLE 78-141.2;			
SIGN STANDARDS FOR MULTI-FAMILY RESIDENTIAL RTC, RM, PD-UR, AND PD-TRG2 DISTRICTS			
Type	Freestanding	Wall	Temporary
Number	1 per public street frontage per development	1 per public street frontage per development	1 per street frontage
Size	24 SF Max.	24 SF Max.	24 SF Max.
Height	6' Max.	None	If freestanding: 6' Max.

Location	5' Min. from ROW; outside of sight distance triangle; on common/association ownership property	No more than 10' high on building when fronting residential; 20' otherwise	If freestanding: 5' from ROW; if wall: No more than 10' high on building
Illumination	Internal halo-lit or external	Internal halo-lit or external	None
Duration	Unlimited	Unlimited	60 Days

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Sec. 78-141.7. – Sign standards for planned development – Urban residential (PD-UR)
district. ~~Reserved.~~

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Type	Freestanding	Temporary
Number	1 per street frontage	1 per street frontage
Size	24 SF Max.	12 SF Max.
Height	6' Max.	If freestanding: 6' Max
Location	5' Min. from ROW	If freestanding: 5' from ROW; if wall: No more than 10' high on building
Illumination	Halo-lit or Indirect Lit	None
Duration	Unlimited	60 Days

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219 2. This ordinance shall be effective on and after the date of its adoption.

Town of Herndon, Virginia Notice of Public Hearing

Notice is hereby given that the **Planning Commission** of the Town of Herndon, Virginia, will hold a public hearing on Monday, April 28, 2025, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon, on the following item:

ZONING ORDINANCE TEXT AMENDMENT – ZOTA #25-01, to amend Chapter 78 (ZONING), Article II (Zoning Districts), by amending Table 78-20.1, (Base Zoning Districts); and Article V (Planned Development Districts), by adding a new Section 78-51.3, PD-TRG2 (Planned Development – Transit Related Growth 2 – Low Density Residential and Low Impact Commercial); and Article VII (Use Regulations), by amending Table 78-70.2(d) (Table of Permitted and Allowed Uses); and Article VIII (Accessory Uses), by amending Table 78-80.2(c) (Table of Permitted and Allowed Accessory Uses and Structures) and Section 78-80.3(d) (Accessory structure standards); and Article X (Parking, Loading, and Circulation), by amending Section 78-100.2(e) (Minimum Off-Street Parking Standards); and Article XIV (Signs) by amending Table 78-141.2 (Sign Standards for Multi-family Districts) and deleting Section 78-141.7 (Sign standards for planned development – Urban residential (PD-UR) district); and other articles or sections as deemed necessary and appropriate to create a new zoning district to implement the recommendations and standards of the Transit Related Growth Small Area Plan.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above item are invited to attend the public hearing and state their opinions. Individuals may also submit comments to planning.commission@herndon-va.gov.

The proposed item is available for examination by the public at the Department of Community Development, 777 Lynn Street, Herndon, during normal business hours (Monday – Friday) and also available for review on the town's website www.herndon-va.gov.

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities so that they may participate in services, programs, or activities, offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow for participation.

Amanda Morrow Kertz, Acting Town Clerk

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Note to Publisher:

Publish on April 11/April 18, 2025