



## PLANNING COMMISSION WORK SESSION AGENDA

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

Monday, May 5, 2025 | 7:00 PM

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- 1. Call to Order**
- 2. Public Hearings**
  - a. ZONING ORDINANCE TEXT AMENDMENT - ZOTA #25-01 - PD-TRG2 - Planned Development - Transit Related Growth Low Density Residential and Low Impact Commercial.
- 3. Comments**
  - a. Comments from the Staff Members
  - b. Comments from the Commissioners
- 4. Adjournment**

**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:** May 5, 2025

**Category:** Public Hearings

**Prepared by:** David Stromberg, Zoning Administrator

**Description:**

May 5, 2025 update: During the public hearing on April 28, 2025, the planning commission requested to discuss the following items at the work session:

- Explore a maximum height of 45-60 feet for two-over-two units
- Explore the option for live/work units or corner commercial units
- Discuss the proposed setback requirement of 60 feet
- Discuss the proposed 5-foot and 8-foot building separation from private and public streets
- Discuss the possibility of allowing HVAC on the ground for townhouse units provided the units are screened
- Discuss the proposed landscape requirements

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 real 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

**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**

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**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.

<b>TABLE 78-20.1: BASE ZONING DISTRICTS</b>	
<b>Abbreviation</b>	<b>District Name</b>
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<b>Planned Development Districts</b>	
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

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>PD-TRG2</b>	<b>See Supplemental Regulations</b>
<b>Residential</b>	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)
<b>Government Facilities</b>	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-

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

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

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

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

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

<b>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;</b> Uses may be subject to use specific standards as noted in the last column		
<b>ACCESSORY USE</b>	<b>PD-TRG2</b>	<b>Supplemental Use Regulations</b>
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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 84 (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.

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163 **ARTICLE VII. – USE REGULATIONS**

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

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														
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 <a href="#">section 78-60.2</a> .														
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 <a href="#">section 78-50.5</a> for the PD-D District and <a href="#">section 78-50.6</a> for the PD-TD District. ** For Permitted Uses in PD-TOC see <a href="#">section 78-50.7</a> ; For Permitted and Allowed Uses in PD-W see <a href="#">section 78-50.8</a> .														

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USE CATEGORY	USE TYPE	Residential Districts				Business Districts				Planned Development District				Suppl Req.	
		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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168 **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.

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

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

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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 <b>AND PD-TRG2</b> 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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208 **ARTICLE XIV. - SIGNS**

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210 **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 <span style="color: red;">public</span> street frontage <span style="color: red;">per development</span>	1 per <span style="color: red;">public</span> street frontage <span style="color: red;">per development</span>	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.