



PLANNING COMMISSION REGULAR MEETING AGENDA

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

Monday, June 23, 2025 | 7:00 PM

1. Call to Order

2. Approval of Minutes

- a. May 5, 2025, Planning Commission Work Session
- b. May 19, 2025, Planning Commission Regular Meeting

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



Planning Commission Regular Meeting
Agenda Item 2.a.

Agenda Item: May 5, 2025, Planning Commission Work Session

Meeting Date: June 23, 2025

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the May 5, 2025, Planning Commission work session minutes.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Recommend approval, as presented.

Attachments:

1. May 5, 2025, Planning Commission Work Session Minutes



**HERNDON PLANNING COMMISSION
Work Session Minutes
Monday, May 5, 2025**

1. Call to Order

Chair Romeo called the May 5, 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 Yung Kim, Stephen Mundt, Samuel Richardson, Vice Chair Yohannes, and Chair Michael Romeo.

Commissioner Jay Donahue was absent.

Staff present during the meeting: Lesa Yeatts, Town Attorney; Lisa Gilleran, Director of Community Development; Bryce Perry, Deputy Director of Community Development; Ben Schitter, Development Program Planner; and Aaron Zoellick, Clerk of Boards and Commissions.

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

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.

Chair Romeo opened the work session and called on Ms. Gilleran for the staff report.

Ms. Gilleran presented slides from the April 28, 2025, Planning Commission regular meeting presentation, which are on file with the Department of Community Development.

Ms. Gilleran stated that Wire Gill and McGuire Woods provided public comments on ZOTA #25-01. The public comments submitted are on file with the Department of Community Development.

There was a discussion between the Planning and staff on this item, including: (1) building heights and staff's belief that development should be held to four stories with some allowance for additional activity space on the roof; (2) developing

language based on feedback received from developers; (3) clarification on how garages and storage areas figure into building height calculations; (4) clarification on whether there is a definition for floor or story within the Town's zoning ordinance; (5) HVAC equipment location and screening options; (6) the importance of screening if HVAC equipment is placed in the front of a building; (7) the ease of maintenance if HVAC equipment is allowed on the ground; (8) the need for flexibility and a preference that if HVAC equipment is located on the ground that it be in the rear of the building; (9) buffers and setbacks; (10) consideration of properties that require underground utilities along the property line; (11) permitted planting within a utility easement; (12) the purpose of the proposed 50-foot buffer zone; (13) concern about the proposed density of trees in the buffer zone; (14) clarification on when a wall versus a fence would be required between residential and non-residential properties; (15) request for an exhibit that shows what the buildable space would look like once the buffers and setbacks are added in; (16) whether material requirements should be provided for fences; (17) consolidation of sign regulations; and (18) the possibility of reducing parking space requirements to two parking spaces per dwelling unit.

3. Comments

a. Comments from the Staff Members

No comments were offered.

b. Comments from the Commissioners

No comments were offered.

4. Adjournment

There being no further business, and without objection, the May 5, 2025, Planning Commission work session adjourned at 8:13 p.m.

Agenda Item: May 19, 2025, Planning Commission Regular Meeting

Meeting Date: June 23, 2025

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the May 19, 2025, Planning Commission regular meeting minutes.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Recommend approval, as presented.

Attachments:

1. May 19, 2025, Planning Commission Regular Meeting Minutes



**HERNDON PLANNING COMMISSION
Regular Meeting Minutes
Monday, May 19, 2025**

1. Call to Order

Chair Romeo called the May 19, 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, Yung Kim, Stephen Mundt, Vice Chair Yohannes, and Chair Romeo.

Commissioner Samuel Richardson was absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Lisa Gilleran, Director of Community Development; David Stromberg, Zoning Administrator; Bryce Perry, Deputy Director of Community Development; and Aaron Zoellick, Clerk of Boards and Commissions.

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

2. Approval of Minutes

a. April 28, 2025, Planning Commission Regular Meeting Minutes

Commissioner Mundt motioned to approve the April 28, 2025, Planning Commission regular meeting minutes. Motion seconded by Commissioner Kim. The question was called on the motion, which was carried by a 5 - 0 roll call vote. Commissioners Donahue, Kim, Mundt, Vice Chair Yohannes, and Chair Romeo voted "Aye."

3. Comments

a. Comments from the Staff Members

Ms. Gilleran stated that a joint session between the Town Council and Planning Commission is being planned for July 8.

b. Comments from the Commissioners

Commissioner Mundt asked if it was possible to get presentations from developers

on their comments regarding ZOTA #25-01.
Chair Romeo stated that staff can respond during the public hearing.

c. Comments from Citizens

No comments were offered.

4. Public Hearings

Certifications of Publication from the Editor of the Fairfax County Times Newspapers were filed, showing that notices of the following public hearing items were duly advertised in the April 11 and April 18, 2025, issues.

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

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

Mr. Stromberg stated that there were no updates since the May 5, 2025, Planning Commission work session. Staff is preparing updates incorporating comments from outside developers.

There was a discussion between the Planning Commission and staff on this item, including: (1) Commissioner Mundt's request for presentations from developers regarding ZOTA #25-01.

Mr. Stromberg stated that staff are preparing a presentation incorporating developer comments for the June work session.

Chair Romeo recognized members of the audience for comments.

No comments were offered.

There was a discussion between the Planning Commission and staff regarding: (1) timeline on development of the new comprehensive plan; (2) what documents are provided to the contractors on what should be included in the comprehensive plan, and whether the Planning Commission should review the documents for input; (3) whether the Planning Commission can get a copy of the RFP and see how the selected contractor meets the expectations; and (4) whether the Planning Commission can get a copy of the contractor's response to the RFP.

Ms. Gilleran stated that the comprehensive plan is expected to take about two years. The RFP was very detailed. The Planning Commission will be the steering committee and have an early meeting with the contractor. Staff can provide a copy of the RFP to the Planning Commission. Information on how the contractor is

selected is difficult to provide because of confidentiality concerns. Once the contract is awarded, some of the materials can be made public.

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

Chair Romeo motioned to continue ZOTA #25-01 to the June 23, 2025, Planning Commission regular meeting. Motion seconded by Commissioner Mundt. The question was called on the motion, which was approved by a 5 - 0 roll call vote. Commissioners Donahue, Kim, Mundt, Vice Chair Yohannes, and Chair Romeo voted "Aye."

5. Adjournment

There being no further business, and without objection, the May 19, 2025, Planning Commission regular meeting was adjourned at 7:14 p.m.

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: June 23, 2025

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:

Below is a list of revisions staff has included in the second draft of the ordinance, based on feedback from stakeholders and the planning commission. Second draft revisions are shown in purple on the attached ordinance.

1. Line 53, Table of Permitted Uses: The following use categories and use types have been added to the use table.

- Live-Work Development has been added to the Residential use category.
- The Office use category has been added with Business Incubator as a use type.
- The Personal Services and Retail Sales use category has been added with Retail Sales as a use type.
- The Light Manufacturing use category has been added with Maker Space as a use type. This use is restricted to properties formerly zoned PD-B.
- The Self-Service Storage use category has been added with Self-Service Storage as a use type. This use is restricted to properties formerly zoned PD-B.

2. Lines 54-55: Clarifies language that some uses in the use table are only allowed when rezoned from PD-B and located more than 200 feet from any parcel improved with or used for single family detached residential land uses.

3. Lines 84-86: Revises and clarifies a maximum height of four stories and allows for additional enclosed area above the fourth floor when the enclosed area is less than 50 percent of the horizontal floor area of the unit directly underneath.

4. Lines 121-124: Revises and clarifies the language allowing HVAC units on the

ground and requiring that the units be screened.

5. Lines 142-144: Revises the landscape planting requirement in the buffer to the following:

- 1 canopy tree per 20 linear feet
- 2 evergreen trees per 10 linear feet
- 1 ornamental tree per 20 linear feet
- 3 evergreen shrubs per every 10 linear feet

6. Lines 205-220: Adds the following definitions.

- Business incubator. An office establishment where shared space, resources, and support services are available to startup and early-stage businesses. Typical business incubators include shared office or conference space, administrative services, mentoring, and business development assistance.
- Live-Work development. A structure of part of a structure with areas specifically designed for occupancy by a single owner, tenant, or user to accommodate a residential dwelling unit and a flexible work space. This use does not include a home-based business.
- Small-Scale Production Establishment or Maker space. An establishment where shared or individual tools, equipment, or machinery are used to make or grow products on a small scale, including the design, production, processing, printing, assembly, treatment, testing, repair, and packaging, as well as any incidental storage, retail or wholesale sales and distribution of such products. Typical small-scale production establishments include, but are not limited to, vertical farming or the making of electronics, food products, non-alcoholic beverages, prints, household appliances, leather products, jewelry and clothing/apparel, metal work, furniture, glass, ceramic or paper, together with accessory uses such as training or educational programs. This use does not include small-scale alcohol production facilities.

Background:

The public hearing for this zoning ordinance text amendment was opened on April 28, 2025, and remains open while staff has been evaluating public comments that have been submitted. This is the second zoning district under consideration to implement portions of the Transit Related Growth Small Area Plan. PD-TRG1, Planned Development - Transit Related Growth Mixed Use, Medium Density Residential, and Office was adopted on January 28, 2025.

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Recommend approval of Zoning Ordinance Text Amendment ZOTA #25-01 to the Town Council.

Attachments:

1. PD-TRG2 2nd Draft Redline Ordinance
2. Legal Ad

TOWN OF HERNDON, VIRGINIA

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 Council for the Town of Herndon that:

- 1. The following sections or provisions of Chapter 78, (ZONING) of the Herndon Town Code (2000) is amended and 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

Planned Development Districts	
PD-R	Planned Development - Residential
PD-B	Planned Development - Business

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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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14 **ARTICLE V. – PLANNED DEVELOPMENT DISTRICTS**

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

19

- 20 (a) Administration. The provisions of this section pertain to development within the 94-acre
21 area designated as the Transit Related Growth Area (TRG) within the Comprehensive Plan
22 (CPA #23-01). Where there may be conflicts between this article and general zoning,
23 subdivision, or other regulations, or requirements, the regulations of this article shall apply.
24 The zoning administrator shall determine questions of whether or not other sections of this
25 chapter apply. All future development of properties within the Transit Related Growth Area
26 Low Density Residential/Low Impact Commercial areas shall conform to the standards
27 contained in this section. Applicants may seek modifications pursuant to Section 78-50.2,
28 provided it furthers the goals of the TRG Small Area Plan.
- 29 (b) Purpose and intent. The intent of the PD-TRG2 district is to implement the
30 recommendations of the Low Density Residential/Low Impact Commercial areas identified
31 in the TRG small area plan. Applications for zoning map amendments and generalized
32 development plans implement the public and private road connections and parks and civic
33 space identified in the TRG small area plan.
- 34 (c) A PD-TRG2 district may only be established in areas identified as Low Density
35 Residential/Low Impact Commercial within the TRG Land Use Plan.
- 36 (d) Principal uses. Table 78-51.3 (d)(3) lists allowable principal uses in the PD-TRG2 district.
37 There may be additional regulations in this chapter and in the Herndon Town Code that
38 apply to specific principal uses in the PD-TRG2 district. It is the applicant’s responsibility to
39 ensure that all published rules, regulations, and standards have been addressed in any

40 application submitted for development approval. Definitions for uses and terms in this
 41 section may be found in Article XVIII. Other uses not listed on the following table are not
 42 allowed in the PD-TRG2 district unless determined by the zoning administrator to be similar
 43 to a permitted use in accordance with provisions for unlisted uses, section 78-70.1(f).

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

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

53 (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)
	Live-Work Development	Z	
Government Facilities	Government Buildings, Facilities and Uses not Otherwise Categorized	Z	§78-71.3
	Police Substation	Z	§78-71.3
Office	Business Incubator	Z	
Personal Services and Retail Sales	Retail Sales	Z	§78-71.10
Light Manufacturing	Small Scale Production Establishment or Maker Space	Z	§78-51.3(d)(3)(a)
Self-Service Storage	Self-Service Storage	Z	§78-51.3(d)(3)(a)

54 a. Specified uses may only be permitted in the PD-TRG2 district when rezoning
 55 from a PD-B district and located more than 200 feet from any parcel improved
 56 with or zoned for single family detached residential land uses.

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

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

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

77 (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)

78
 79 (f) Dimensional standards.

- 80 (1) Minimum lot size. There is no minimum project area and no minimum lot size for
81 individual townhouse lots.
- 82 (2) Maximum density. There is no maximum density when the proposal implements
83 the site-specific guidelines and facilities identified in the TRG small area plan.
- 84 (3) Building heights. Buildings shall be limited to four stories. Additional enclosed
85 floor area may be permitted above the fourth floor, provided it is less than 50
86 percent of the horizontal floor area of the unit directly underneath.
- 87 (4) Private mews. Mews shall contain the following amenities as shown on page 71 of
88 the TRG Small Area Plan, including front yard, pedestrian circulation, landscaping,
89 site furnishings, and pedestrian activities zone.
- 90 (5) There shall be a minimum 60-foot building setback from any existing property
91 zoned for single family residential.
- 92 (6) There shall be a minimum 10-foot separation between buildings.
- 93 (7) There shall be a minimum 5-foot separation from the edge of the streetscape to
94 any building.
- 95 (g) Streetscape Design. Public and private streets and streetscapes shall contain the elements
96 identified in the Transportation Network section of the TRG Small Area Plan, including, but
97 not limited to pedestrian circulation areas, landscape areas, and areas for an off-street two-
98 way cycle track, where applicable. The design and construction of the elements not
99 specified in this chapter shall be in accordance with the Town of Herndon Streetscape
100 Manual. Existing and proposed utilities shall be relocated if any conflicts with the
101 streetscape designs are identified in the Generalized Development Plan or site plan.
- 102 (h) Parks in PD-TRG2. A minimum of 15 percent of the gross land area shall be set aside as
103 publicly accessible park or playground. The location and design of the required park
104 space(s) shall match the Recreation and Open Space Design section shown on pages 61-
105 65 of the TRG Small Area Plan to the greatest extent practicable.
- 106 (1) For sites where the TRG Small Area Plan shows a publicly accessible park, the
107 land may be dedicated to the town or held in private ownership with public
108 easements.
- 109 (2) For sites where the TRG Small Area Plan does not show a publicly accessible
110 park, off-site improvements to park facilities within the TRG Small Area Plan may
111 be used as an option to meet the 15 percent requirement.
- 112 (i) Site planning and building design in PD-TRG2. The following standards apply to sites
113 and buildings within the PD-TRG2 district:
- 114 (1) Mews. Mews shall contribute to walkability within the site and to adjacent sites.
- 115 (2) Garage Location. Garages shall be rear loaded.

- 116 (3) Building materials. Building materials shall comply with the TRG Small Area Plan.
- 117 (4) Mechanical Features. Gas and electric meters and other similar devices normally
118 attached to the outside wall of the premises which they serve may continue to be
119 installed to the wall. HVAC (Heating, Ventilation, and Air Conditioning) equipment
120 are subject to the following:
- 121 a. HVAC equipment for townhouses and stacked townhouses shall be located
122 in the rear and screened with removable or openable panels.
- 123 b. HVAC equipment for any other building shall be located on the roof or
124 integrated into the building façade.
- 125 (5) Low Impact Development. Development sites shall incorporate low impact
126 development measures as shown on page 65 of the TRG Small Area Plan.
- 127 (6) Massing and Architectural Design. Massing and architectural design shall be in
128 accordance with the TRG Small Area Plan with the Architectural Review Board
129 reviewing and evaluating compliance with the architectural and contextual
130 components of the TRG Small Area Plan prior to a public hearing by the planning
131 commission.
- 132 (7) Interim Uses. Interim uses may be established for long-term phased development
133 as part of a zoning map amendment submission. Interim uses and improvements
134 shall be shown on a phasing sheet within the Generalized Development Plan and all
135 interim uses are subject to the town's administrative site plan ordinances.
- 136 (j) Landscape Requirements.
- 137 (1) A minimum 50-foot landscaped area is required from the parcel line of any property
138 zoned or used for single family residential. Utilities are not permitted in the
139 landscaped area unless no reasonable alternative exists. When utilities and other
140 easements must intrude into the required buffer, they shall run perpendicular to
141 the property line.
- 142 (2) The amount of landscaping material within the buffer shall be 1 canopy tree per 20
143 linear feet, 2 evergreen trees per 10 linear feet, 1 ornamental tree per 20 linear
144 feet, and 3 evergreen shrubs per every 10 linear feet. Non-invasive vegetation
145 shall be preserved to the extent practicable and credited toward meeting the
146 vegetation requirement, as determined by the Town Arborist. This area shall not
147 count towards publicly accessible park space required in Section 78-51.3(h).
- 148 (3) A 6-foot-tall fence shall be installed at the parcel line of any property zoned or used
149 for single family residential and a new residential use.
- 150 (4) A 6-foot-tall wall shall be installed at the parcel line of any property zoned or used
151 for single family residential and a new nonresidential use.

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153 **ARTICLE VII. – USE REGULATIONS**

154

155 **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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156

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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158

159 **ARTICLE VIII. – ACCESSORY USES**

160

161 **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

162

163

164 **Section 78-80.3 (d)**

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

171 (1) *No additional floor area.* Such features shall not be used for providing additional
 172 floor area;

173 (2) *Concealment.* Equipment shall be concealed by exterior material of the same type
 174 as that used in the exterior walls of the principal structure;

175 (3) *Height limit.* Features **on noncommercial structures** shall not exceed 25 feet over
 176 the prescribed height limit in the zoning district in which the principal structure is
 177 located **and features on residential structures shall not exceed 12 feet over the**

178 prescribed height limit in the zoning district in which the principal structure is
179 located; and

180 (4) Noise. Equipment noise shall be contained or managed so as to minimize its off-
181 site effect.

182 ***

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

184 ***

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

186 (e) Minimum number of parking spaces required in PD-TRG1 and PD-TRG2 zoning districts.
187 Unless otherwise expressly stated in this chapter, off-street parking spaces in the PD-
188 TRG1 and PD-TRG2 zoning districts shall be provided in accordance with Table 78-
189 100.2(e): Minimum Off-Street Parking Standards, 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 the Herndon Metro Station and the submission of a Transportation Demand Management Plan.	1 space per every 5 units
Non-residential uses	1 space per 500 square feet of gross floor area	

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192 **ARTICLE XIV. - SIGNS**

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194 **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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199 Sec. 78-141.7. – Sign standards for planned development – Urban residential (PD-UR) district.
 200 **Reserved**

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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203 **ARTICLE XVII. - DEFINITIONS**

204 **Sec. 78-180 – Definitions**

205 *Business incubator.* An office establishment where shared space, resources, and support
 206 services are available to startup and early-stage businesses. Typical business incubators
 207 include shared office or conference space, administrative services, mentoring, and business
 208 development assistance.

209 *Live-Work development.* A structure of part of a structure with areas specifically designed for
 210 occupancy by a single owner, tenant, or user to accommodate a residential dwelling unit and a
 211 flexible work space. This use does not include a home-based business.

212 *Small-Scale Production Establishment or Maker space.* An establishment where shared or
 213 individual tools, equipment, or machinery are used to make or grow products on a small scale,
 214 including the design, production, processing, printing, assembly, treatment, testing, repair, and
 215 packaging, as well as any incidental storage, retail or wholesale sales and distribution of such
 216 products. Typical small-scale production establishments include, but are not limited to, vertical
 217 farming or the making of electronics, food products, non-alcoholic beverages, prints, household
 218 appliances, leather products, jewelry and clothing/apparel, metal work, furniture, glass, ceramic
 219 or paper, together with accessory uses such as training or educational programs. This use
 220 does not include small-scale alcohol production facilities.

221 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, June 23, 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. **(Continued from the April 28 and May 19, 2025, Planning Commission regular meetings.)**

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, Town Clerk

Note to Publisher:

Publish on June 6/June 13, 2025

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