TOWN OF Herndon VIRGINIA

Zoning Ordinance Text Amendment ZOTA #25-03 - Revisions to the electronic warehousing use type

Planning Commission Regular Meeting
March 24, 2025

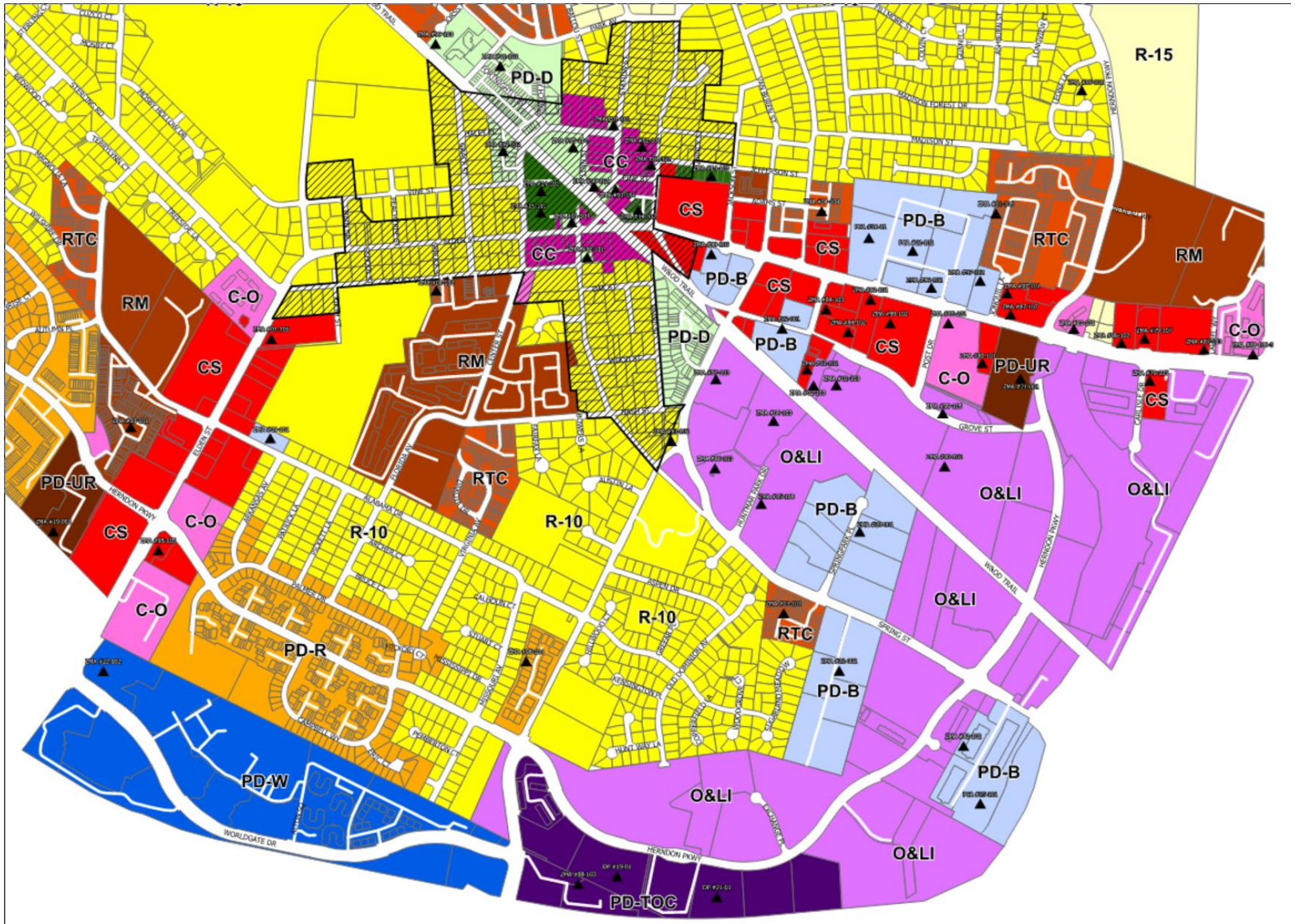
David Stromberg, AICP
Zoning Administrator

Current Allowable Districts

		Zoning Districts		
Use Category	Use Type	CS, Commercial Services	O&LI, Office & Light Industrial	PD-B
Warehousing	Electronic Warehousing	S	P	Z
	Warehouse (storage)		S	

- 3 of 16 zoning districts
- S = Special Exception
- P = Permitted by-right
- Z = Depends on proffered uses
- Blank = not permitted

Current Zoning Map (partial view)



Proposed Allowable Districts

		Zoning Districts		
Use Category	Use Type	CS, Commercial Services	O&LI, Office & Light Industrial	PD-B
Warehousing	Electronic Warehousing	S	~~P~~ S	Z,S
	Warehouse (storage)		S	

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Proposed Amendment to Use Standards

Section 78-71.18 – Warehousing use category

(d) Warehousing

(1) Electronic Warehousing. For all electronic warehousing uses, exterior areas devoted to auxiliary generators shall be screened on all sides by a brick or block enclosure that matches the exterior color of the principal building. Telecommunications uses and related electronic and mechanical equipment are subject to the following standards:

(a) Equipment area. The area for equipment shall be designated on a site plan and shall occupy at least 2,000 square feet and no more than 40,000 gross square feet of floor area ~~within a single building~~. A maximum of 55,000 gross square feet may be permitted for adaptive reuse of a principle structure existing on April 8, 2025.

Rationale for the Amendment

- Updates outdated language from 2007
  - ZOTA #06-03
- Provides consistency across zoning districts
- Consistent with the Transit Related Growth Small Area Plan
  - CPA #23-01

Recommendation

- Recommend *approval* of Zoning Ordinance Text Amendment ZOTA #25-03.