Zoning Ordinance Text Amendment ZOTA #25-01-PD-TRG2 – Planned Development – Transit Related Growth Low Density Residential and Low Impact Commercial

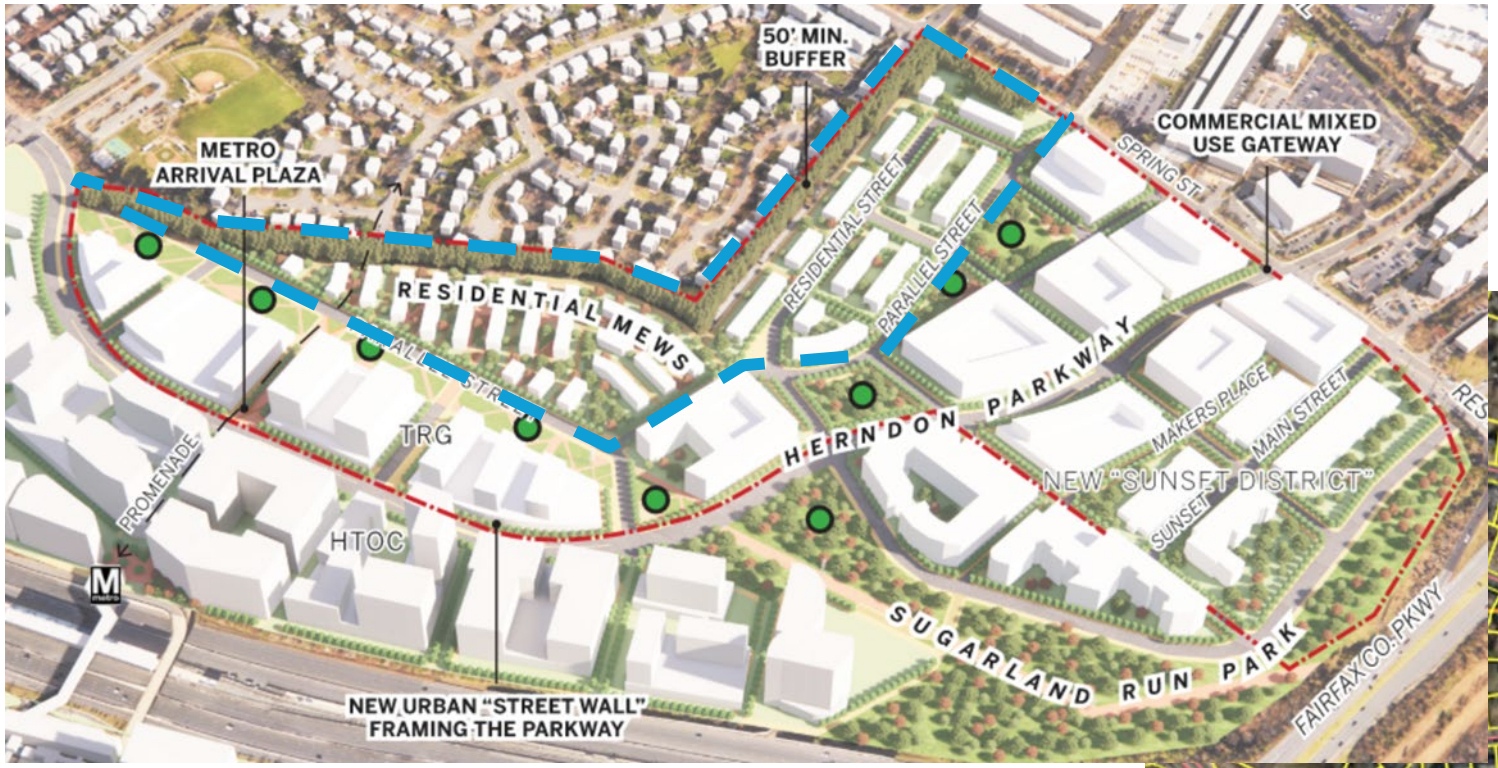
Planning Commission Public Hearing

April 28, 2025

David Stromberg, AICP

Zoning Administrator

Transit Related Growth Area

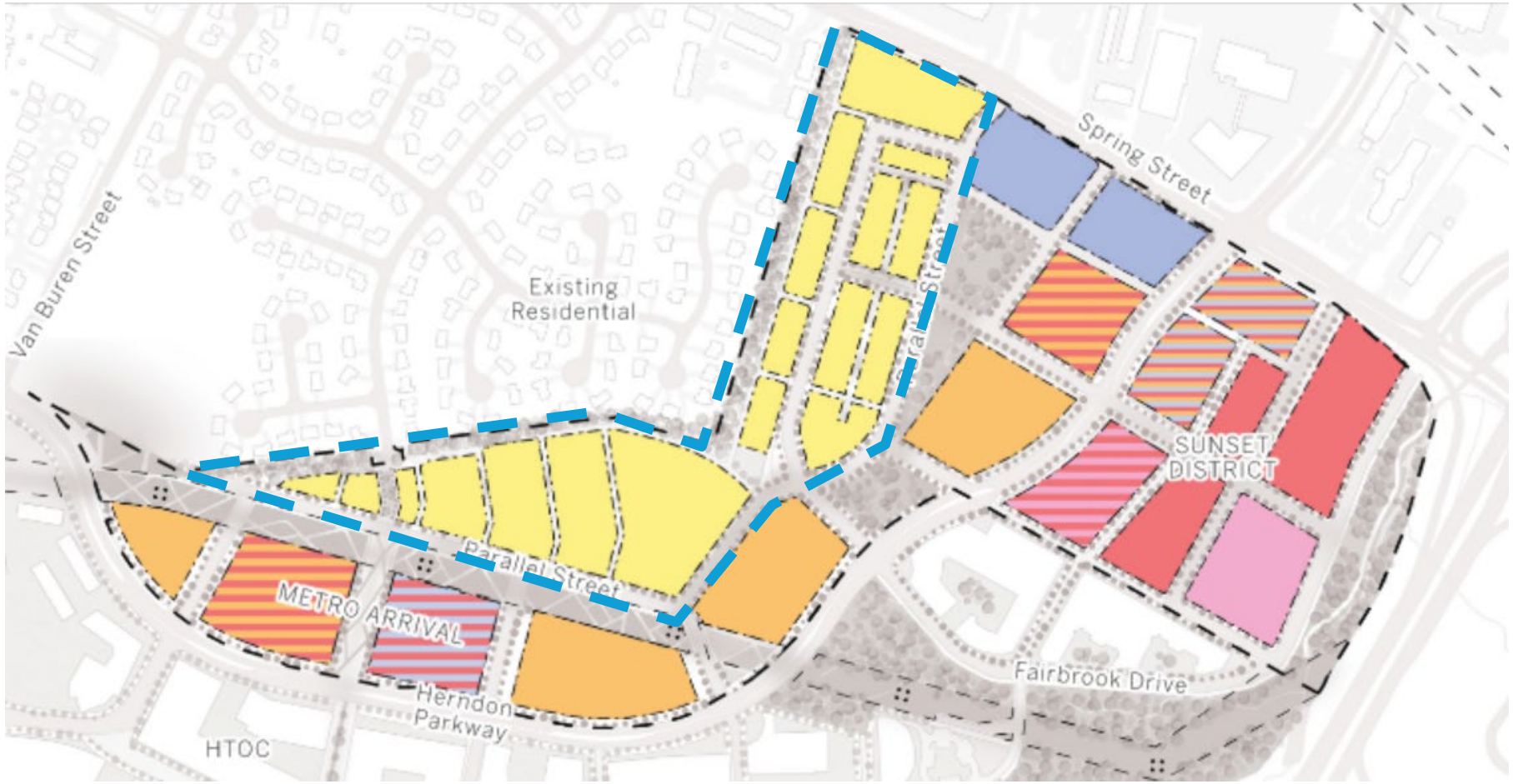


PD-TRG2 Eligible Areas



TOWN OF Herndon VIRGINIA

Transit Related Growth Area Land Use Map



- 418 new dwelling units
- 2-over-2
- Townhouse
- ~836,000 SF of new residential development

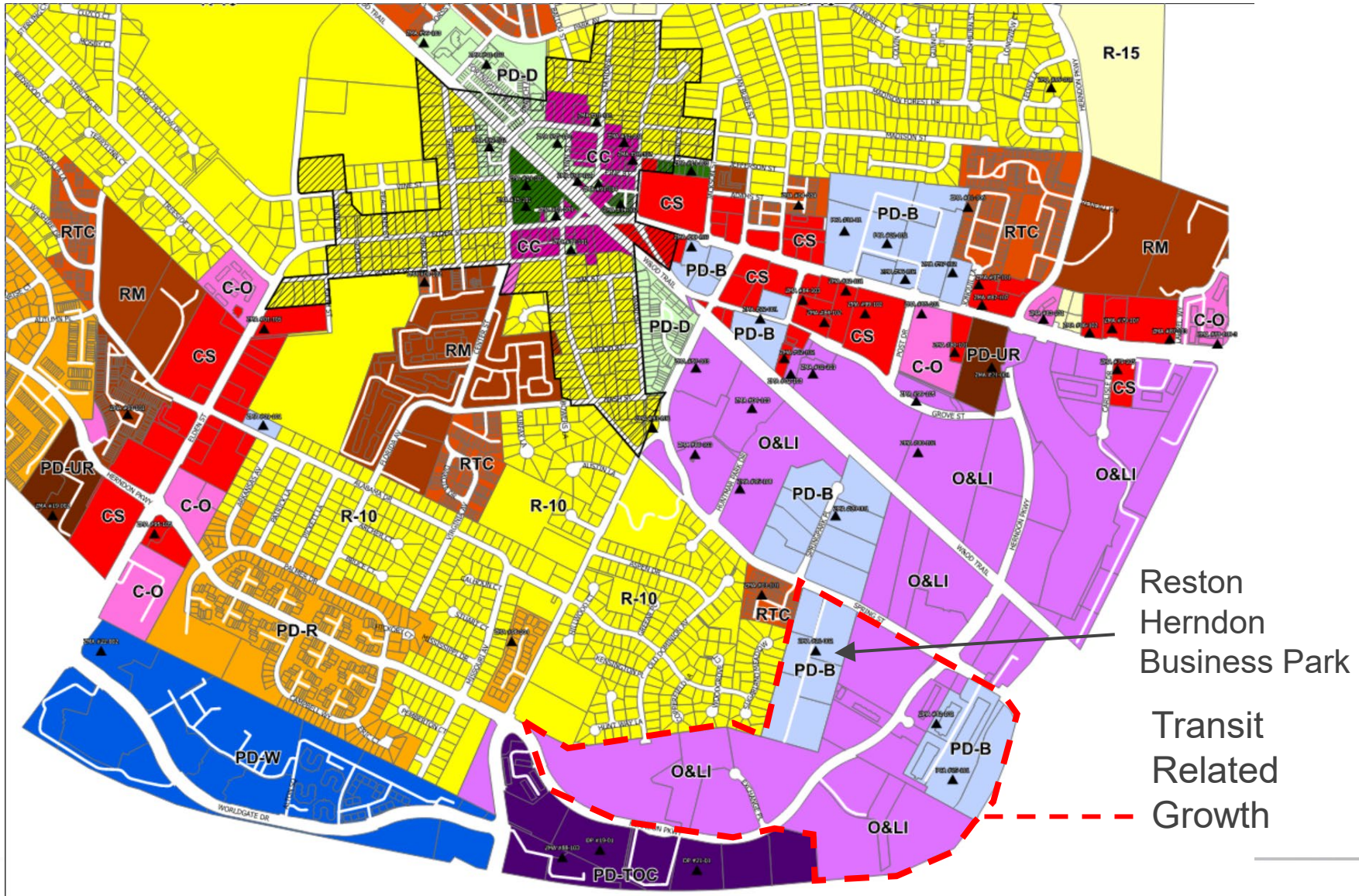
Proposed Uses in PD-TRG2

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

"On parcels currently zoned PD-B, alternative uses include low-impact commercial and light industrial such as: multi-story interior self-storage; makers spaces and business incubators with interior operations only, as well as retail along Spring Street." – TRG SAP pg 42

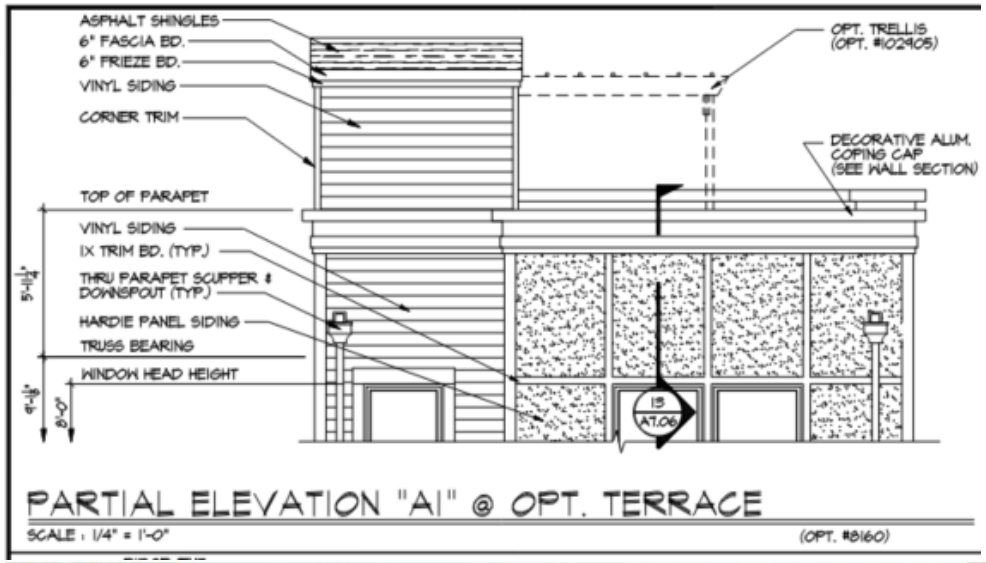
Current Zoning Map (partial view)



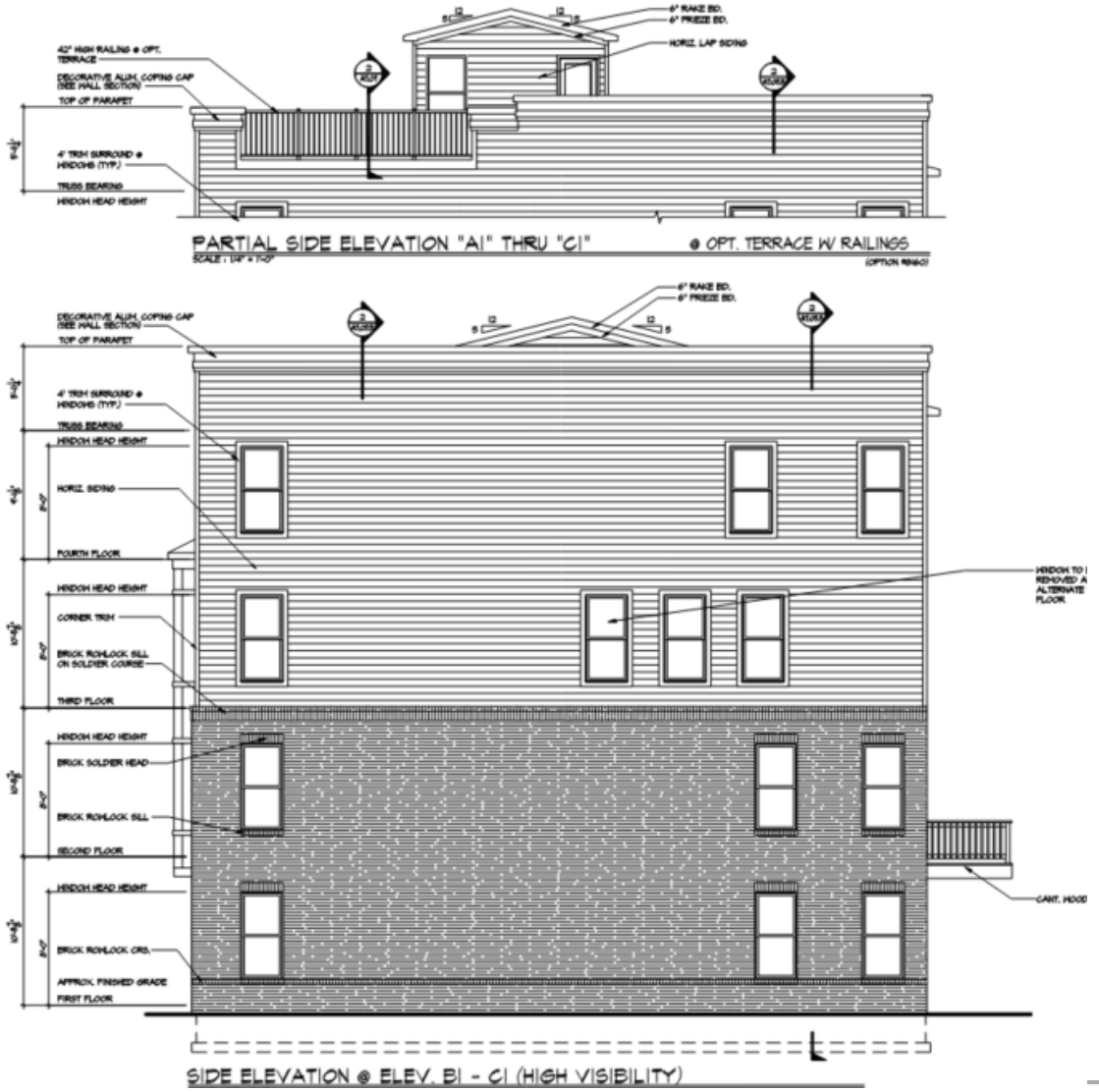
- O&LI – Office and Light Industrial
- PD-B – Planned Development Business

TOWN OF Herndon VIRGINIA

Maximum Building Heights 2-over-2

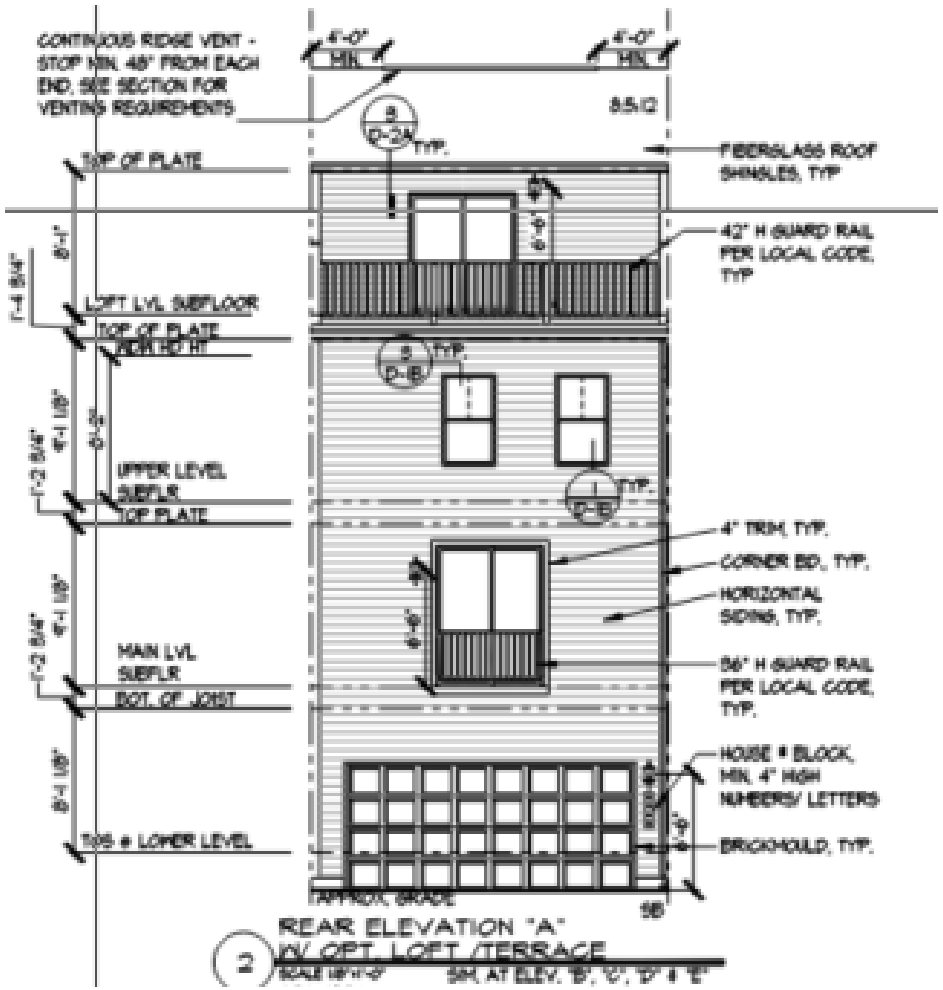






Maximum Building Heights - Townhouses





Sign Regulations

- Existing Sign Tables in Zoning Ordinance
  1. 78-141.1 – Sign standards for single-family residential districts
  2. 78-141.2 – Sign standards for multi-family residential districts
  3. 78-141.3 – Sign standards for nonresidential uses in residential districts
  4. 78-141.4 – Sign standards for commercial districts
  5. 78-141.5 – Sign standards for properties in the Worldgate District (PD-W)
  6. 78-141.6 – Sign standards for downtown mixed-use districts
  7. 78-141.7 – Sign standards for Planned Development – Urban Residential (PD-UR) district
  8. 78-141.8 – Sign standards for Planned Development – Transit Related Growth district