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

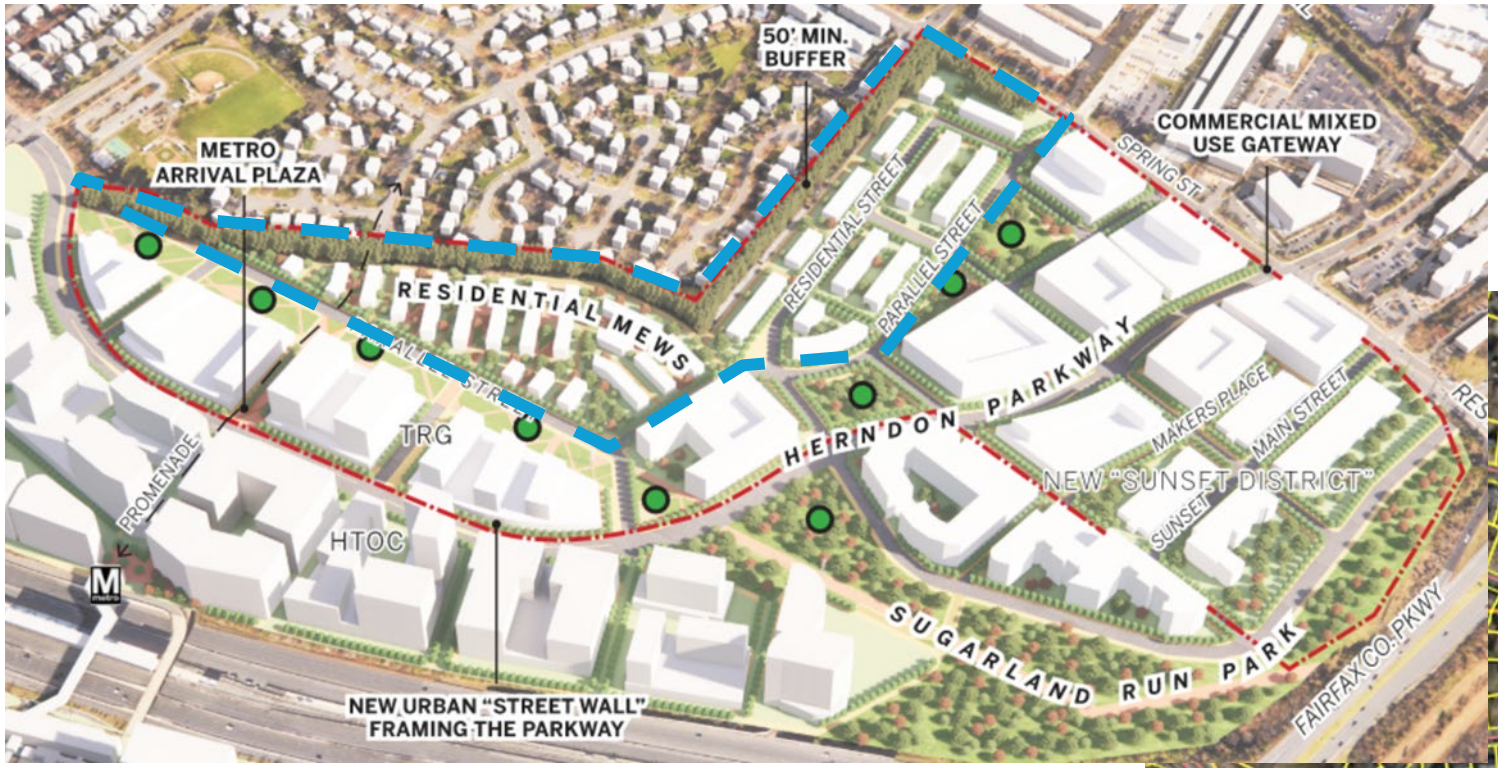
June 23, 2025

David Stromberg, AICP

Zoning Administrator

LIVE DIFFERENLTY. | TOWN OF Herndon VIRGINIA

Transit Related Growth Area

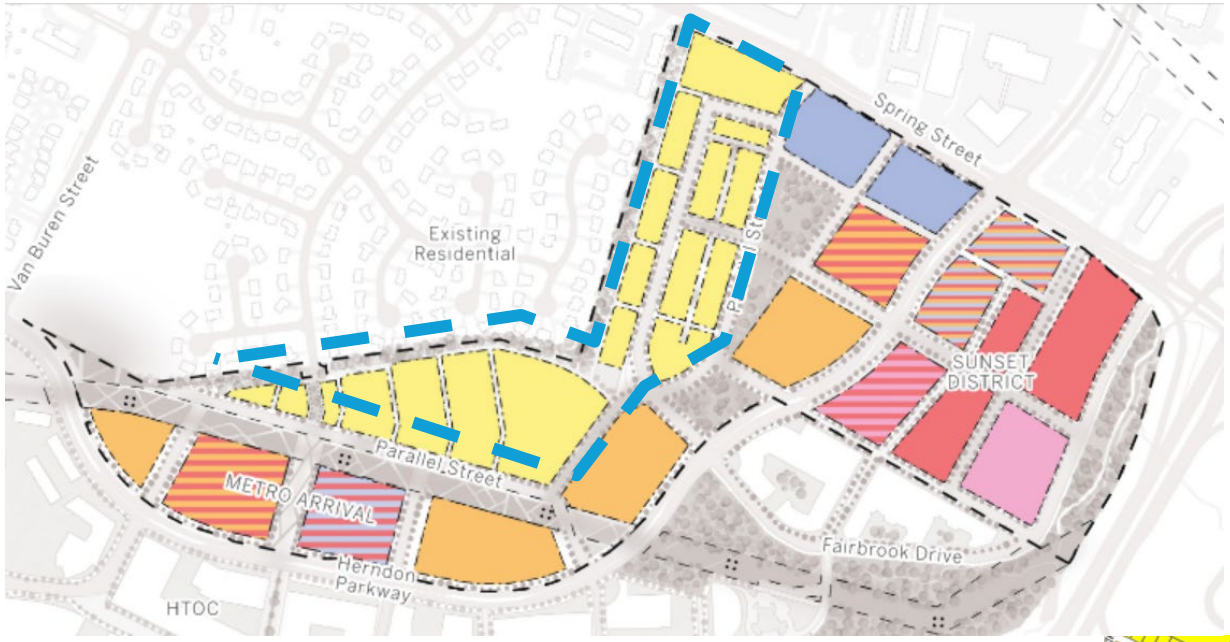


PD-TRG2 Eligible Areas



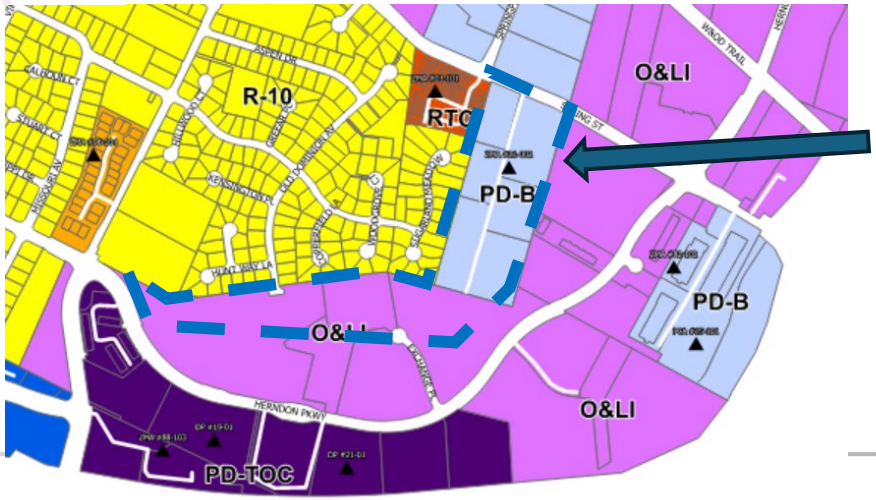
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TRG Land Use Map and Existing Zoning Map



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

- Low impact commercial
  - Limited to properties rezoning from PD-B
  - Uses must be 200 feet from single family residential



Reston Herndon Business Park

TOWN OF Herndon VIRGINIA

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)
	Live/Work Units	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	§78-51.3
Personal Services and Retail Sales	Retail Sales	Z	§78-51.3
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)

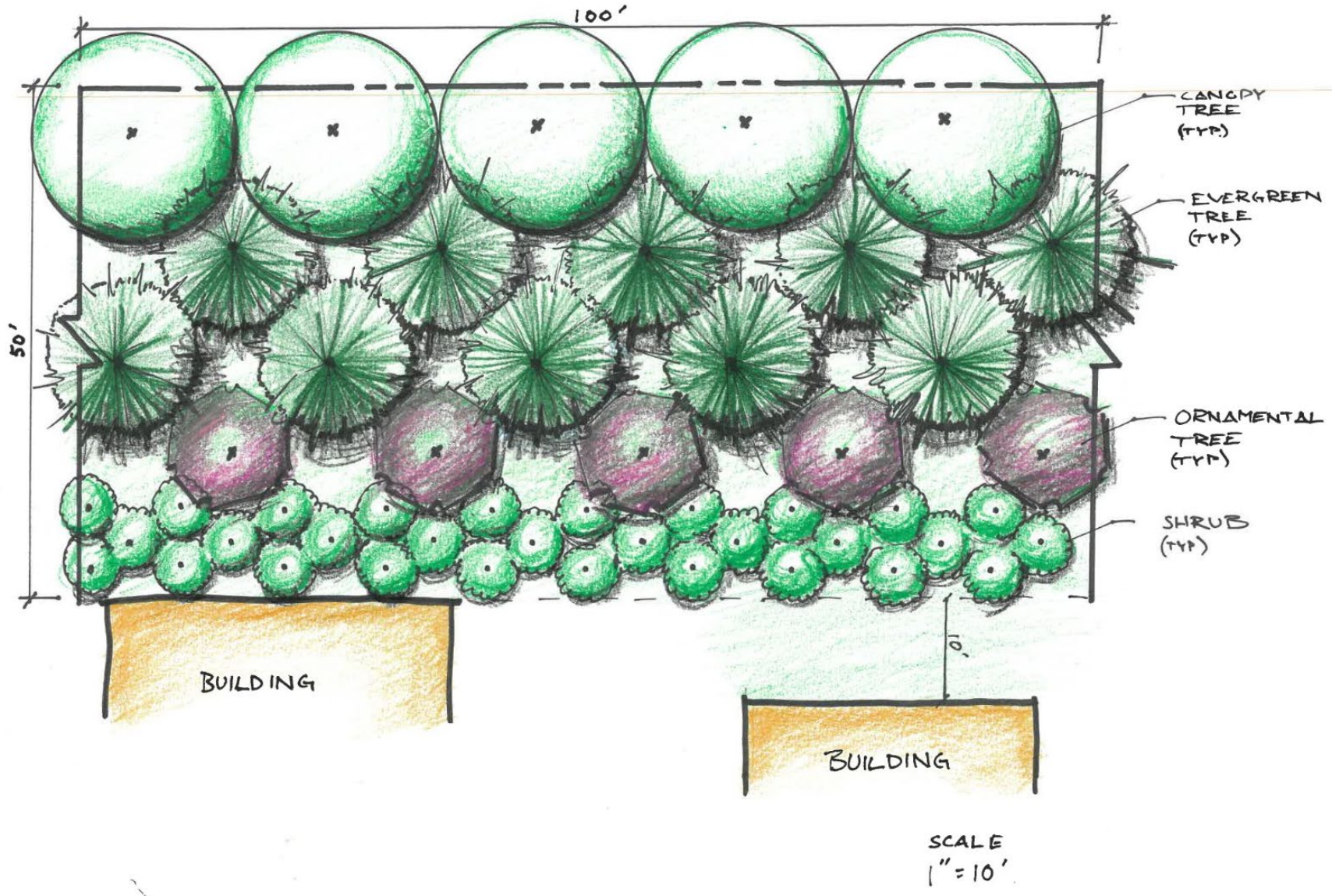
Newly Defined Uses

- *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.

Buffer Requirement from Existing Residential



Buffer Requirement from Existing Residential



1. 1 canopy tree per 20 linear feet
2. 2 evergreen trees per 10 linear feet
3. 1 ornamental tree per 20 linear feet
4. 3 evergreen shrubs per 10 linear feet for the length of the buffer

Recommendations

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