TOWN OF Herndon VIRGINIA

Town Council Regular Meeting
Agenda Item 5.b.

Agenda Item: **Resolution 26-G-10 to initiate consideration of a Zoning Ordinance Text Amendment ZOTA #26-01 to amend Chapter 78 (ZONING) Section 78-141.8 (Sign Standards for Planned Development—Transit Related Growth Districts) and Section 78-180 (Definitions) to update sections to include standards for signage in the Herndon Transit-Oriented Core (HTOC)**

Meeting Date: February 24, 2026

Category: Consent

Prepared by: Angelina Jones, Lead Planner / Design and Development

Description:
The Town of Herndon initiated the Planned Development - Transit-Oriented Core (PD-TOC) zoning district in 2017. This area is also referred to as the Herndon Transit-Oriented Core (HTOC) in associated planning documents. This Zoning Ordinance Text Amendment (ZOTA) will introduce standards for signage within the HTOC by updating the existing sign standards related to Transit Related Growth districts. This language is found in Chapter 78 (ZONING), Article XIV (Signs), Section 78-141.8 (Sign Standards for Planned Development—Transit Related Growth Districts), and Article XVIII (Definitions), Section 78-180 (Definitions). Staff will rely on guidance found in the *Urban Design and Architectural Guidelines for the Herndon Transit-Oriented Core* to develop sign standards for the HTOC.

Background/Timing Impact:
Metrorail opened in Herndon in 2022. Prior to opening, the Town conducted a study and adopted a plan to support potential redevelopment of the areas close to the Herndon Metrorail Station. The broader plan studied redevelopment scenarios for the commercial neighborhoods around the station and established the HTOC. Roughly 38 acres comprising several parcels immediately north of the Herndon Metrorail Station, the HTOC plan identified and planned for a mixed-use urban center of redevelopment. This planning is reflected in the standards found in the zoning ordinance for the PD-TOC zoning district.

Should this resolution be approved, staff would finalize the language of the zoning text amendment and take it to the Planning Commission for consideration and recommendation. Following Planning Commission recommendation, the ordinance amendment would be considered by the Town Council for adoption. Should the Town Council adopt the ordinance, it would become effective on and after the date of its adoption.

Strategic Focus Area:
Environmental and Economic Sustainability

Fiscal Impact:
N/A

Legal Impact:
Adoption of this ZOTA will provide standards that allow property owners and managers to obtain permits to install signage within the PD-TOC zoning district, also known as the HTOC.

Staff Recommendation/Next Steps:
Adopt the resolution, so staff can bring this text amendment before the Planning Commission for public hearing.

Attachments:
1. Resolution (Proposed)