TOWN OF Herndon VIRGINIA

Town Council Regular Meeting
Agenda Item 7.c.

Agenda Item: **Resolution 26-G-20 to initiate consideration of Zoning Ordinance Text Amendment ZOTA #26-02 to amend Chapter 78 (ZONING) Section 78-80.4 (Standards for Specific Accessory Uses and Structures) to revise requirements for caretaker's or security guard's residence**

Meeting Date: March 24, 2026

Category: Consent

Prepared by: David Stromberg, Zoning Administrator

Description:
This Zoning Ordinance Text Amendment (ZOTA) was submitted by Wire/Gill (Agent) on behalf of Extra Space Storage (Applicant). The Herndon Zoning Ordinance currently allows a caretaker or security residence as an accessory use in the CS, Commercial Service, O&LI, Office and Light Industrial, and some planned development zoning districts. Caretaker residences must comply with certain provisions, including a maximum size of 1,000 square feet for the residence. The applicant states that the modern market size for caretaker residences accessory to self-service storage facilities is greater than 1,000 square feet to allow for a second bedroom and second bathroom. The proposed change is to allow a caretaker residence greater than 1,000 square feet with the approval of a special exception.

Background/Timing Impact:
The applicant submitted this ZOTA application on February 12, 2026. This application is associated with Special Exception SE #25-02 to expand an existing self-service storage facility located at 250 Spring Street. This application must be approved prior to SE#25-02, in order for the applicant to request a larger living space for the caretaker.

Timing Impact:
If approved, this ZOTA will likely go before the April 27, 2026 Planning Commission public hearing.

Strategic Focus Area:
Environmental and Economic Sustainability

Fiscal Impact:
N/A

Legal Impact:
Adopting the initiating resolution will allow this item to be discussed at a public hearing of the Planning Commission followed by a public hearing of the Town Council.

Staff Recommendation/Next Steps:
Adopt the initiating resolution so staff can discuss this item and recommended language with the Planning Commission.

Attachments:
1. Resolution (proposed)
2. Applicant's Statement of Justification
3. Applicant's Proposed Language