Town Council
Regular Meeting
Agenda Item 6.a.

Agenda Item: **Ordinance 26-O-14 to approve a Zoning Ordinance Text Amendment - ZOTA #26-01 to amend Chapter 78 (ZONING), by amending Article XIV (Signs), and amending Article XVIII (Definitions), to update sections to include standards for signage in the Herndon Transit-Oriented Core (HTOC), provide a nighttime nit limit for signage, and include definitions pertinent to signage in the HTOC**

Meeting Date: May 26, 2026

Category: Public Hearings

Prepared by: Angelina Jones, Lead Planner / Design and Development , Bryce Perry, Deputy Director of Community Development, David Stromberg, Zoning Administrator

Description:
This zoning ordinance text amendment (ZOTA) will establish sign standards for the Planned Development – Transit Oriented Core (PD-TOC) zoning district. This ZOTA will also update the existing sign standards in the Transit Related Growth districts. Additionally, staff drafted minor updates to the sections on prohibited signs and general standards for all signs related to the inclusion of the HTOC standards in Article XIV. Staff relied on guidance found in the Urban Design and Architectural Guidelines for the Herndon Transit-Oriented Core to develop the proposed sign standards for the HTOC.

Background/Timing Impact:
The Herndon Metrorail Station opened in 2022. Prior to the station's 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.

The Herndon Town Council initiated this ZOTA at its February 24, 2026, regular meeting and the Herndon Planning Commission voted to recommend approval at its April 27, 2026, meeting. Based on Planning Commission feedback during the April hearing, staff updated the proposed ZOTA language at the top of Sec. 78-141.8 to clarify that parapet signs and tower signs are mutually exclusive (lines 58-61). The

Planning Commission initially reviewed this item as part of the April 13, 2026, work session during which time the commissioners provided feedback for minor changes to the text, primarily for clarity.

Timing Impact:
Property owners that develop in PD-TOC are currently unable to obtain any sign permits and the town cannot issue any sign permits in the PD-TOC zoning district until an amendment is adopted.

Strategic Focus Area:
Environmental and Economic Sustainability

Fiscal Impact:
While there is no direct fiscal impact of this item on the Town, successful multifamily, retail, and other commercial entities within the HTOC add to the real estate and business revenues of the Town. Attractive and appropriately sized and designed signage serves an important role in the success of multifamily and commercial businesses.

Legal Impact:
If adopted by the Town Council, this amendment will be effective on and after its date of adoption.

Staff Recommendation/Next Steps:
Adopt Zoning Ordinance Text Amendment (ZOTA) #26-01, as presented.

Attachments:
1. Ordinance (Proposed)
2. Legal Ad
3. ZOTA 26-01 Presentation