Zoning Ordinance Text Amendment ZOTA #26-02 – Caretaker and Security Residences

Town Council Public Hearing
May 26, 2026

David Stromberg, AICP
Zoning Administrator

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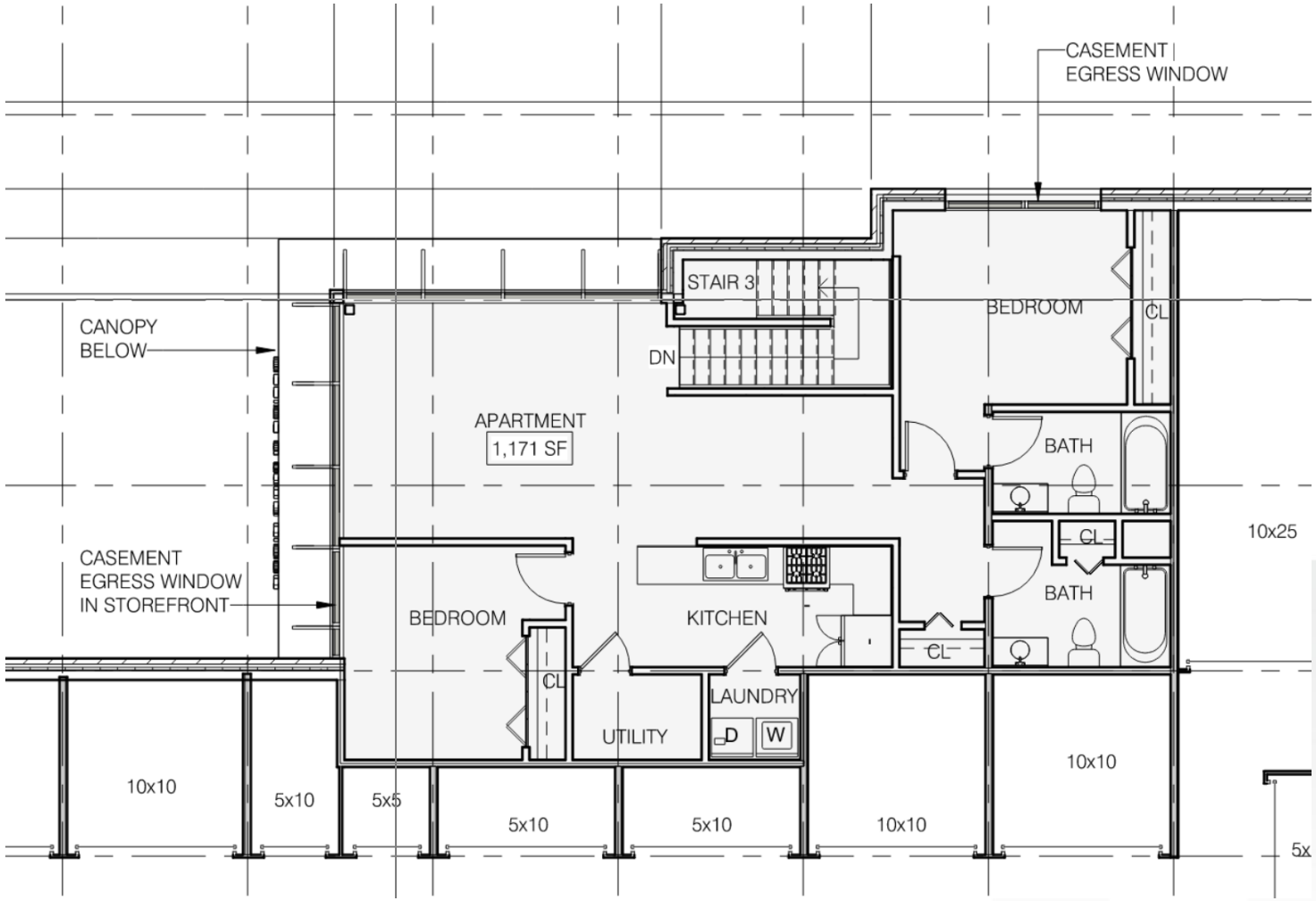
Reason for ZOTA #26-01

- Applicant submitted zoning ordinance text amendment request
  - Related to Extra Space Storage on 250 Spring Street
- Maximum size of caretaker unit per Herndon zoning ordinance is 1,000 square feet
- Current market conditions for caretaker units are 2 bedrooms and 2 bathrooms
- Staff is recommending a maximum of 1,400 square feet



Recommendations

Planning Commission

- Recommended *approval* of ZOTA #26-02 during the April 27, 2026, regular meeting

Staff

- Recommends approval of ZOTA #26-02

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