TOWN OF HERNDON, VIRGINIA
TOWN COUNCIL

ORDINANCE

JUNE 23, 2026

Ordinance- **to approve Zoning Map Amendment, ZMA #24-01, 250 Exchange Place, to rezone the property located at 250 Exchange Place from O&LI, Office & Light Industrial district, to PD-TRG1 & PD-TRG2, Planned development—transit related growth mixed use, medium density residential, and office and Planned development—low density residential and low impact commercial zoning districts with proffered conditions to allow the redevelopment of the site with stacked townhouses and multi-family residential uses.**

In adopting this Ordinance, the Town Council has considered the factors set out in 15.2-2284, Code of Virginia (1950) as amended.

THEREFORE, BE IT ORDAINED by the Town Council of the Town of Herndon, Virginia that:

1. The zoning of the property described below, lying in the Town of Herndon, Fairfax County, Virginia, is amended to allow multi-family and stacked townhouse residential uses as proposed in the Herndon Van Buren, LLC/Rooney Properties, LLC. Generalized Development Plan dated June 15, 2026, the Proffer Statement dated June 15, 2026 of ZMA #24-01, and in accordance with Sections 78-51.2, 78-51.3 and 78-155.1 of the Town of Herndon Zoning Ordinance.

   The property comprising of one parcel is shown in the above referenced Generalized Development Plan and described in the land records of Fairfax County in Deed Book 5816 on page 1119 and Deed Book 5877 on page 16. The Fairfax County Tax Map Number is 0164 10 0001B and has a land area of 410,222 square feet.

2. This rezoning shall be governed by this ordinance, the Town of Herndon Zoning Ordinance, the above referenced Proffer Statement for ZMA #24-01, and the above referenced Generalized Development Plan for ZMA #24-01. The Proffer Statement is included as an attachment to this ordinance. This Zoning Map Amendment is consistent with the adopted 2030 Comprehensive Plan of the Town of Herndon.

3. The Town Council approves the following modifications to the zoning regulations, as allowed under Section 78-50.2(d):

i. A modification to Section 78-51.3(j)(1) to allow a reduction of the landscape buffer width when abutting land zoned for single family uses in accordance with the Generalized Development Plan for ZMA #24-01.

ii. A modification to Section 78-51.3(f)(5) to allow a reduction of the minimum 60’ building setback from any property zoned for single family residential in accordance with the Generalized Development Plan for ZMA #24-01.

iii. A modification to Section 78-51.2(f)(4) to allow increased depth of the maximum permitted private amenity zone between sidewalk and building in accordance with the Generalized Development Plan for ZMA #24-01.

4. As to the modifications set out in item 3 above, the Town Council finds that such modifications will afford equal or greater assurance of meeting the goals of the zoning ordinance, Town of Herndon, Virginia, as set out in the preamble of that ordinance.

5. This ordinance shall be effective on and after its adoption.

[Insert Proffer Statement]