TOWN OF Herndon VIRGINIA

Town Council
Regular Meeting
Agenda Item 7.b.

Agenda Item: **Resolution 26-G-48 to initiate consideration of a Zoning Ordinance Text Amendment ZOTA #26-05 to amend Chapter 78 (ZONING), Article VI (Overlay Districts), Section 78-60.3 (Historic District Overlay (HDO)) to clarify the existing language providing the ability of the Historic District Review Board (HDRB) to grant setback reductions to certain properties within the HDO, to allow the HDRB to grant greater setback reductions than what is currently permitted under this section when appropriate with certain standards within the HDO, and clarify that the setback reduction process is separate and exempt from the Certificate of Appropriateness requirement**

Meeting Date: August 25, 2026

Category: Consent

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

Description:
Currently, the Historic District Review Board (HDRB) may grant front setback reductions within the Historic District Overlay (HDO) as appropriate for detached single-family residential properties to a lesser distance than required for the associated zoning district but not less than 20 feet. This Zoning Ordinance Text Amendment (ZOTA) would clarify and improve the existing language that allows the HDRB to grant front setback reductions within the HDO. Furthermore, this ZOTA will provide the HDRB the ability to grant greater setback reduction than what is currently permitted, if the setback reduction will result in greater compatibility with the adjacent homes and historic fabric of the district.

Background/Timing Impact:
The HDRB passed a resolution in support of this proposed ZOTA at its October 15, 2025, public hearing. In their resolution, the board expressed their support for increasing the board's ability to grant setback reductions within the HDO as provided for in Sec. 78-60.3(e) of the Zoning Ordinance (HDRB adopted resolution attached). The Board found that this change would allow additional flexibility in the design and construction of new residential properties in the Historic District and allow for improvements with enhanced compatibility to the character of the HDO. Additionally, this change will simplify the setback reduction process for residential property owners within the HDO. Additionally, as a housekeeping measure staff is proposing to amend Sec. 78-60.3(g) of the Zoning Ordinance to clarify that the setback reduction process is separate and exempt from the Certificate of Appropriateness requirement.

Should this resolution be approved, staff would finalize the language of the ZOTA 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 clarify the existing language that allows the HDRB to grant setback reductions within the HDO and allow the HDRB to grant greater setback reductions than what is currently permitted.

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)
2. Supporting Document HDRB Adopted Resolution