Planning Commission
Work Session
Agenda Item 2.c.

Agenda Item: **Zoning Ordinance Text Amendment ZOTA #26-01, to amend Chapter 78 (ZONING), ARTICLE XIV (Signs), Section 78-140.4 (Prohibited signs), Section 78-140.6 (General standards for all signs), Section 78-141.8 (Sign Standards for Planned Development—Transit Related Growth Districts), and Article XVIII (Definitions), Section 78-180 (Definitions) to update sections to include standards for signage in the Herndon Transit-Oriented Core (HTOC), provide a nit limit for signage, and include definitions pertinent to signage in the HTOC**

Meeting Date: April 13, 2026

Category: Public Hearings

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

Description:
The Town of Herndon initiated the Planned Development - Transit-Oriented Core (PD-TOC) zoning district in 2017. This area is also referred to as the Herndon Transit-Oriented Core (HTOC) in associated planning documents. This Zoning Ordinance Text Amendment (ZOTA) will introduce standards for signage within the HTOC by updating the existing sign standards related to Transit Related Growth districts. This language is found in Chapter 78 (ZONING), Article XIV (Signs), Section 78-141.8 (Sign Standards for Planned Development—Transit Related Growth Districts), and Article XVIII (Definitions), Section 78-180 (Definitions). Staff also recommend minor updates to Section 78-140.4 (Prohibited signs) and Section 78-140.6 (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 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.

Following the Planning Commission recommendation, this ordinance amendment will be

considered by the Town Council for adoption.

Fiscal Impact:
N/A

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

Staff Recommendation/Next Steps:
Recommend approval of the staff proposed language.

Attachments:
1. ZOTA #26-01 Staff Proposed Language
2. Presentation