TOWN OF HERNDON, VIRGINIA

TOWN COUNCIL

ORDINANCE

_____, 2026

Ordinance- to adopt Zoning Ordinance Text Amendment ZOTA #26-04 to amend Chapter 78 (ZONING), Article IV (Business Districts), Section 78-40.3 (CO – Commercial Office) and Article VII (Use Regulations), Section 78-70.2 (Table of Permitted and Allowed Uses), to remove the special exception requirement for personal service uses in the CO zoning district.

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

1. The following sections or provisions of the Herndon Town Code (2000), as amended, are amended and re-ordained as follows:

CHAPTER 78 (ZONING)

Article IV – BUSINESS DISTRICTS

***

Sec. 78-40.3 – CO – Commercial office district.

***

(3) Table of Permitted uses in the CO district.

Table 78-40.3(c)(3): Principal Permitted and Allowed Uses CO
KEY: P = Use Permitted By Right; S=Use Allowed Subject to Special Exception Approval;
Uses may be subject to use specific standards as noted in the last column

USE CATEGORY	USE TYPE	CO	See Supplemental Regulations
	***		

DRAFT

Personal Services and Retail Sales	Animal Hospital, Kennel, Pet Daycare, Animal Shelter, and Veterinary Clinic	S	§78-71.10
	Artist's Studio or Gallery	P	§78-71.10
	Dry-Cleaning/Laundry, Laundromats	S	§78-71.10
	Financial Institution	P	§78-71.10
	Health Care Facility	P	§78-71.10
	Health Care Laboratory	P	§78-71.10
	Mailing and Packing Service	S	§78-71.10
	Personal Services, General	~~S~~P	§78-71.10
	Pharmacy	P	§78-71.10
	Product Repair and Services	S	§78-71.10
	Retail Sales	S	§78-71.10
	School of Special Instruction	S	§78-71.10
	Other Personal Services and Retail Sales Uses	S	§78-71.10
Commercial Utilities	***		

Article VII. – USE REGULATIONS

***

Sec. 78-70.2 – Table of permitted and allowed uses

***

	Residential Districts	Business Districts	Planned Development District	Supp'l Reqs.

DRAFT

USE CATEGORY	USE TYPE	R15	R10	R TC	RM	CC	CS	CO	O& LI	PD-R	PD-B	PD-TD PD-D	PD-UR	PD-TOC PD-W	See Section
Offices	***														
	Animal Hospital, Kennel, Pet Daycare, Animal Shelter, and Veterinary Clinic						P	S	S	Z	Z			**	§78-71.10
	Artist's Studio or Gallery					P	P	P	P	Z	Z	Z*		**	§78-71.10
	Dry-Cleaning/Laundry, Laundromats					S	P	S	P	Z	Z	Z*		**	§78-71.10
	Durable Goods Sales						P		S		Z			**	§78-71.10
Personal Services and Retail Sales	Financial Institution					P	P	P	P		Z	Z*		**	§78-71.10
	Funeral Home					P								**	§78-71.10
	Health Care Facility					P	P	P	P	Z	Z	Z*		**	§78-71.10
	Health Care Laboratory					P	P	P	P		Z			**	§78-71.10

DRAFT

	Mailing and Packing Service					S	P	S	P		Z	Z*		**	§78-71.10
	Personal Services, General					P	P	~~S~~ **P**		Z	Z	Z*		**	§78-71.10
	Pharmacy					P	P	P			Z	Z*		**	§78-71.10
	Product Repair and Services					P	P	S	P		Z	Z*		**	§78-71.10
	Retail Sales					P	P	S			Z	Z*	Z	**	§78-71.10
	School of Special Instruction					S	P	S	P	Z	Z	Z*		**	§78-71.10
	Other Personal Services and Retail Sales Uses					P	P	S			Z	Z*	**	§78-71.10	
Vehicle Sales and Services	***														

***

2. This ordinance shall be effective on and after the date of its adoption.

DRAFT