Zoning Ordinance Text Amendment ZOTA #26-04 – Personal Services Uses in CO Zoning Districts

Planning Commission Work Session

May 18, 2026

David Stromberg, AICP

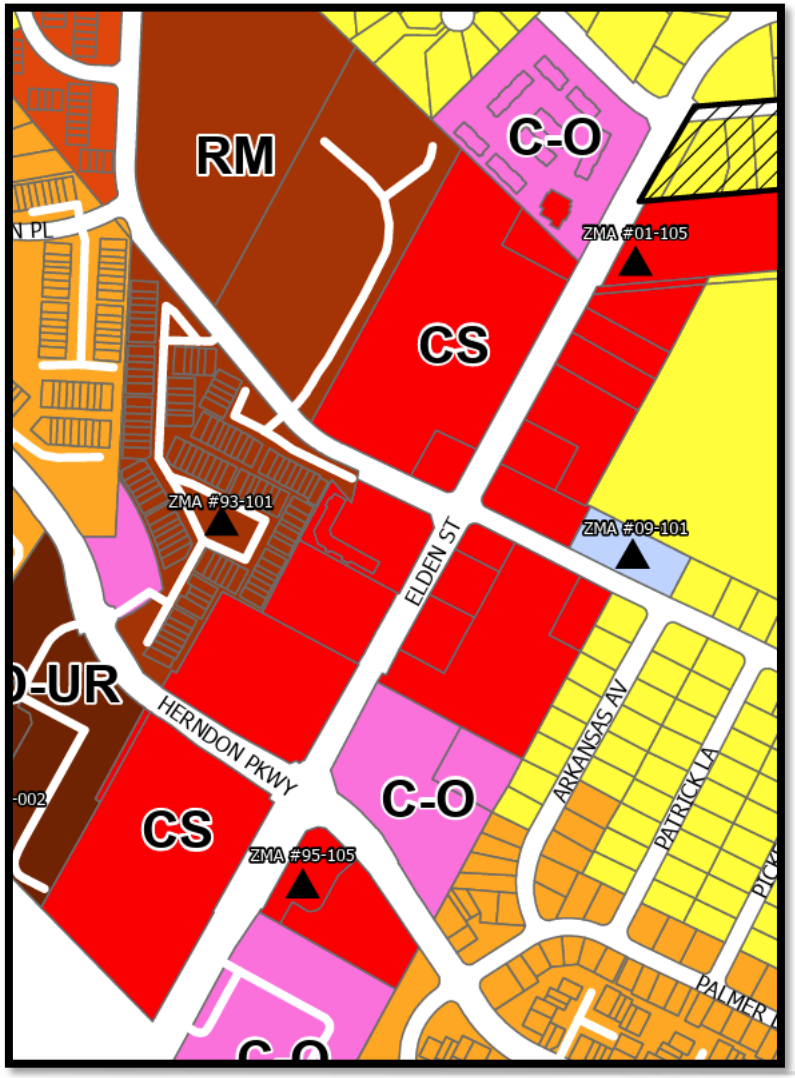
Zoning Administrator

Table of Permitted Uses – Business Districts

	CC, Central Commercial	CS, Commercial Services	CO, Commercial Office	O&LI, Office & Light Industrial
Personal Services, General	Permitted by-right	Permitted by-right	Permitted by special exception	Not permitted

Personal services. Laundromats; laundry and dry-cleaning drop-off establishments without any on-site cleaning; mailing and packing services; pharmacies; photo developing; photographic studios; artist's studios or art galleries; photocopy and blueprint services; hair, tanning and personal care services; psychics and mediums; tailors and dressmakers; schools of special instruction in disciplines such as recreation, self-improvement, adult education leading to a GED, arts of all kinds, faith-based subjects, language or other special subjects, and not including nursery schools, daycare centers or preschools.

CO, Commercial Office Developments

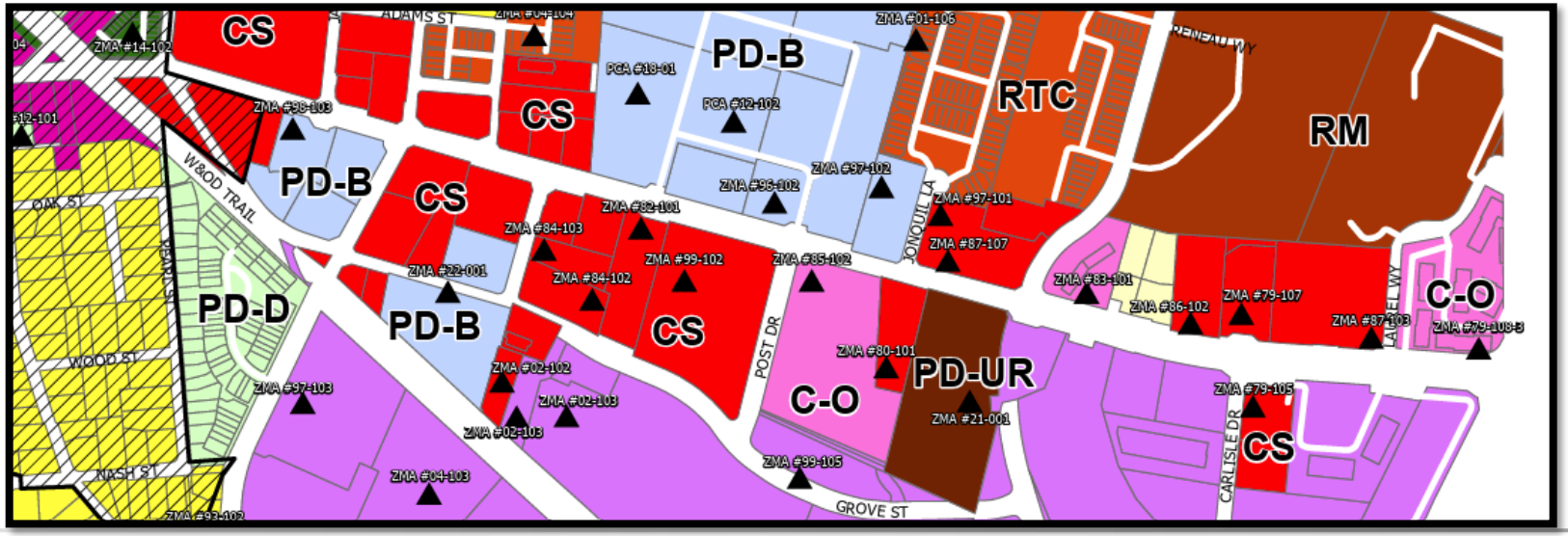


South Elden

- Crossroads at Dulles
- 950 Herndon Parkway

East Elden

- Herndon Park Condominium – 297 Herndon Parkway
- 950 Herndon Parkway
- Stuart Professional Village



TOWN OF Herndon VIRGINIA

Special Exception Review

Required Meetings for Applicant

- Pre-application meeting
- Planning Commission public hearing
  - Work session optional
- Town Council public hearing
  - Work session optional

Applicant Cost

- Residential uses - $750
- Non-Residential uses with no site alterations - $1,500
- Non-Residential uses with site alterations - $6,000

Town Cost

- Community Development staff time ~ 50 hours
- Public Works Engineering staff time ~ 50 hours
- Public Works Operations staff time ~ 9 hours

Policy Guidance

Town of Herndon Strategic Plan

- Focus Area 3: Environmental and Economic Sustainability
- Objective 4.1: Institute policies and practices that improve the permitting process for new businesses.

Small Business Process Improvement Committee

- Conduct a comprehensive review of the zoning ordinance use tables and Special Exception process, with the goal of expanding by-right uses in appropriate zoning districts and streamlining approval pathways for commonly approved uses, thereby reducing regulatory barriers for small businesses.”

Recommendations

- Staff recommends Planning Commission recommend Town Council approval of ZOTA #26-04

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