**TOWN OF HERNDON, VIRGINIA**

**ORDINANCE**

**_____, 2026**

**Ordinance - to approve a Zoning Ordinance Text Amendment ZOTA - #26-08 to amend Chapter 78 (ZONING), Article X (Parking), by amending Section 78-100.2 (Minimum off-street parking and loading standards) and Section 78-100.8 (Parking alternatives), to update sections for conformance with the Code of Virginia regarding minimum off-street parking requirements.**

**BE IT ORDAINED** by the Council for the Town of Herndon that:

1. The following sections or provisions of Chapter 78, (ZONING) of the Herndon Town Code (2000) are amended and ordained as follows

## CHAPTER 78 (ZONING)

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## ARTICLE X. - PARKING, LOADING AND CIRCULATION

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### Sec. 78-100.2. - Minimum off-street parking and loading standards.

(a) Minimum number of parking spaces required in R-15, R-10, RTC, RM, CS, CO, O&LI, PD-R, PD-B, PD-W, PD-UR zoning districts. Unless otherwise expressly stated in this chapter, off-street parking spaces in the R-15, R-10, RTC, RM, CS, CO, O&LI, PD-R, PD-B, PD-W, PD-UR zoning districts shall be provided in accordance with Table 78-100.2(a): Minimum Off-Street Parking Standards, below:

| **TABLE 78-100.2(a): MINIMUM OFF-STREET PARKING STANDARDS FOR R-15, R-10, RTC, RM, CS, CO, O&LI, PD-R, PD-B, PD-W, PD-UR ZONING DISTRICTS** | |
|---|---|
| **USE TYPE** | **REQUIRED NUMBER OF SPACES** |
| **RESIDENTIAL USE CATEGORY** | |
| Single-Family Detached Dwelling | Public Street Frontage: 2 spaces per dwelling unit with frontage on a public street; |

| | |
|---|---|
| | Private Street Frontage: 3 spaces per dwelling unit with frontage on a private street. |
| | **Within 0.5 miles of Herndon Metro Station: One parking space per dwelling unit** |
| Duplex and Townhouse Dwellings and Stacked Townhouse | 2.33 spaces per dwelling unit |
| | **Within 0.5 miles of Herndon Metro Station: One parking space per dwelling unit** |
| Multi-Family Dwellings | Efficiency/Studio Unit: 1 space per unit |
| | One Bedroom Unit: 1.5 spaces per unit |
| | Two Bedrooms or more: 2 spaces per unit |
| | **Within 0.5 miles of Herndon Metro Station: One-half of one parking space per dwelling unit** |

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(c) Minimum number of parking spaces required in PD-TOC. Unless otherwise expressly stated in this chapter, off-street parking spaces in the PD-TOC, zoning district shall be provided in accordance with Table 78-100.2(c): Table of Parking Standards PD-TOC.

**TABLE 78-100.2(c): PARKING STANDARDS PD-TOC**
**GFA = Gross Floor Area (in square feet)**

| USE | SPACE PER UNIT OF MEASURE | MINIMUM PARKING LONG-TERM USE | MINIMUM PARKING INTERIM USE | MINIMUM BICYCLE PARKING |
|---|---|---|---|---|
| ~~Residential~~**Townhouse Dwellings and Stacked Townhouse Dwellings** | Per Dwelling Unit | 1.0 | 1.6 | 0.75 |

| | | | | |
|---|---|---|---|---|
| **Multifamily Residential** | **Per Dwelling Unit** | **0.5** | **1.6** | **0.75** |

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(e) *Minimum number of parking spaces required in PD-TRG1 AND PD-TRG2 zoning districts.* Unless otherwise expressly stated in this chapter, off-street parking spaces in the PD-TRG1 and PD-TRG2 zoning districts shall be provided in accordance with Table 78-100.2(e): Minimum Off-Street Parking Standards, below:

**TABLE 78-100.2(e):**
**MINIMUM OFF-STREET PARKING IN THE PD-TRG1 AND PD-TRG2 DISTRICTS**

| USE | REQUIRED NUMBER OF CAR SPACES | REQUIRED NUMBER OF BICYCLE PARKING |
|---|---|---|
| Townhouse Dwellings and Stacked Townhouse Dwellings | ~~2~~**1** spaces per dwelling unit; | 1 space per every 10 units, to be located on common area. |
| Multifamily Residential | ~~1.25 spaces per dwelling unit; may be reduced to 1 space per dwelling unit for properties located within 0.25 miles of the Herndon Metro Station and the submission of a Transportation Demand Management Plan~~**0.5 spaces per dwelling unit** | 1 space per every 5 units |

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## Sec. 78-100.8. - Parking Alternatives.

~~(a) *Town council review*. For developments that are the subject of a zoning map amendment, special exception, or preliminary subdivision plan, the town council may consider, approve, or disapprove requests for the following alternatives to providing the number of required off-street parking spaces required by Table 78-100.2 Minimum Off-Street Parking Standards, in accordance with the respective standards.~~

~~(1) *Inter-parcel access*. For all developments, the town council by ordinance, may determine to approve an inter-parcel connection with a corresponding reduction of parking as to the requirements of Table 78-100.2(a) Minimum Off-street Parking Standards. Any such reduction shall be the minimum necessary to accommodate the inter-parcel connection.~~

~~(2) *Standards for inter-parcel access*. The town council shall be guided by these standards in the determination for inter-parcel access: (i) improvement in the traffic or pedestrian safety or convenience of traffic circulation; and adequate storm water management.~~

~~(3) *Inter-parcel access agreement*. Nothing in this subsection shall be construed to require an applicant landowner to achieve an inter-parcel connection agreement with another adjacent landowner. The town council however, may require that the applicant landowner make physical or planning provisions for the eventual completion of an inter-parcel connector to achieve the reduced parking to accommodate the inter-parcel connection. Any agreement to achieve inter-parcel connection must be in recordable form and recorded by the parties to the agreement in the land records of the Circuit Court of Fairfax County.~~

~~(b) *Zoning administrator review*. For developments that have not been approved under a zoning map amendment, special exception, or preliminary subdivision plan, and are the subject of a zoning inspection permit or a zoning appropriateness permit, the zoning administrator may consider requests for the following alternatives to mitigate existing conditions that may be insurmountable or too onerous to provide the number of required off-street parking spaces required by Table 78-100.2(a): Minimum Off-street Parking Standards, in accordance with the respective standards.~~

**(a) *Waiver of Parking Requirements.* A waiver from the zoning administrator may be requested in accordance with subsection 78-155.6(l) for a reduction of parking requirements, in accordance with the respective standards.**

**(5) Standards for a reduction of off-street parking requirements for residential, multifamily, or mixed-use development.**

**a. Parcel shall be beyond 0.5 miles from the Herndon Metro Center.**

**b. Reduction of off-street parking requirements shall be no greater than 20%.**

**c. At least one of the following criteria shall be met for a waiver to be approved:**

**1. Unique characteristics of the site or uses on the site make the spaces proposed to be eliminated unnecessary or infeasible; or,**

**A. For the unique characteristics criteria to be met, three of the following shall be met:**

**1. Parking analysis demonstrates reduced demand;**

2. **Mass Transit or Public Transportation Facility located within one mile of the subject property;**

3. **Walkability analysis demonstrates essential services located with ½ mile;**

4. **For multifamily or mixed-use residential, 25% of units are studio/one-bedroom units;**

5. **Minimum off-street parking requirements are unreasonable due to adaptive use of subject property.**

2. **A written shared parking agreement ensures availability of equivalent spaces within 1,000 feet of the subject property;**

**d. Requests for a waiver of minimum off-street parking standards shall provide sufficient documentation to support the request. Documentation may include but is not limited to the following:**

1. **Plan showing all proposed parking;**

2. **Calculation of the zoning-required parking;**

3. **Requested percentage reduction;**

4. **Parking demand analysis, where applicable;**

5. **Description of site constraints;**

6. **Documentation of Mass Transit or Public Transportation facility accessibility; and,**

7. **Proposed shared parking agreement.**

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