TOWN OF HERNDON, VIRGINIA

TOWN COUNCIL

ORDINANCE

_____, 2026

Ordinance- to adopt Zoning Ordinance Text Amendment ZOTA #26-02 to amend Chapter 78 (ZONING), Article VIII (Accessory Uses), Section 78-80.4 (Standards for Specific Accessory Uses and Structures by Use Type) and Article XVIII (Definitions) Section 78-180 to update the provisions regarding caretaker and security residences and to add a definition of caretaker and security residence.

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 VIII. – ACCESSORY USES

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Sec. 78-80.2. – Table of permitted and allowed accessory uses and structures.

Table 78-80.2(c): TABLE OF PERMITTED AND ALLOWED ACCESSORY USES & STRUCTURES
KEY: P=Use Permitted By Right; S=Use Allowed Subject to Special Exception Approval;
Z=Use Allowed Subject to Zoning Map Amendment Approval

Notes: 1. A blank cell means the use is prohibited in the district; 2. Uses may be subject to use specific standards noted in the last column.
** For Permitted Accessory Uses in PD-TOC see section 78-50.8; For Accessory Uses Permitted and Allowed in PD-W see section 78-50.9

	Residential Districts				**Business Districts**				**Planned Development District**					**Supp'l Reqs.**
ACCESSORY USE	R 15	R 10	R TC	RM	CC	CS	CO	O& LI	PD-R	PD-B	PD-TD PD-D	PD-UR	PD-TOC PD->W, PD-TRG1	See Section

													PD-TRG2	
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Caretaker, ~~or~~ Security Guard's~~,~~ **or manager** Residence						P		P					**	§78-80.4(h)

Sec. 78-80.4. – Standards for specific accessory uses and structures by type.

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(h) *Caretaker,'s ~~or~~ security guard,'s* **or manager** *residence.* Caretakers~~'~~ or security guard's~~,~~ or manager residences are subject to compliance with the following standards:

(1) *One per principal use.* Only one unit per principal use is allowed, and it shall be occupied by at least one person, who shall be an owner or employee of the business that is the principal use.

(2) *Located on premises*. It shall be located on the same premises with the principal use.

(3) *Size limit.* It shall not exceed ~~1,000~~ **1,500** square feet in area.

(4) Style. It shall be ~~limited to one floor and~~ constructed so that the exterior architectural style of the dwelling is consistent with the development style of the structure housing the principal use.

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Sec. 78-180. – Definitions.

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Caretaker, security guard, or manager residence. **A residence for a designated employee and their family in the same building or in an accessory structure on the same lot as their place of occupation and the principal use.**

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

DRAFT