Zoning Ordinance Text Amendment ZOTA #26-04 – Personal Service uses in CO Zoning Districts

Planning Commission Work Session

May 4, 2026

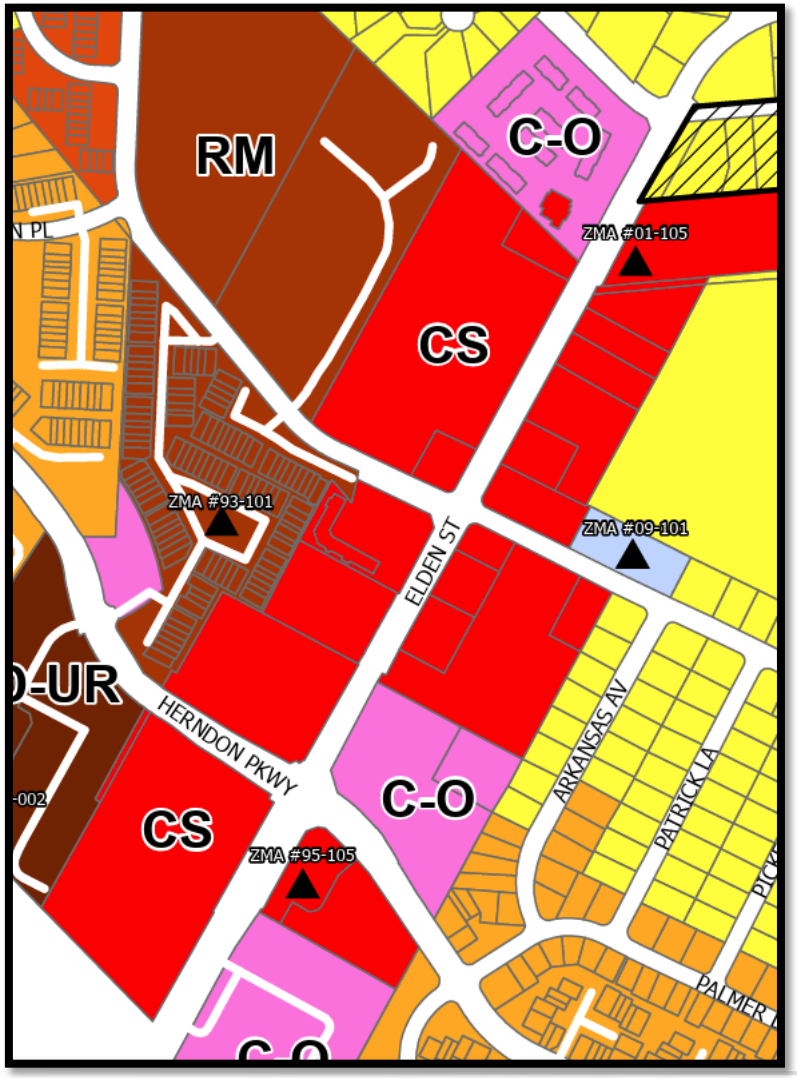
David Stromberg, AICP

Zoning Administrator

Table of Permitted Uses – Business Districts

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

CO, Commercial Office Developments

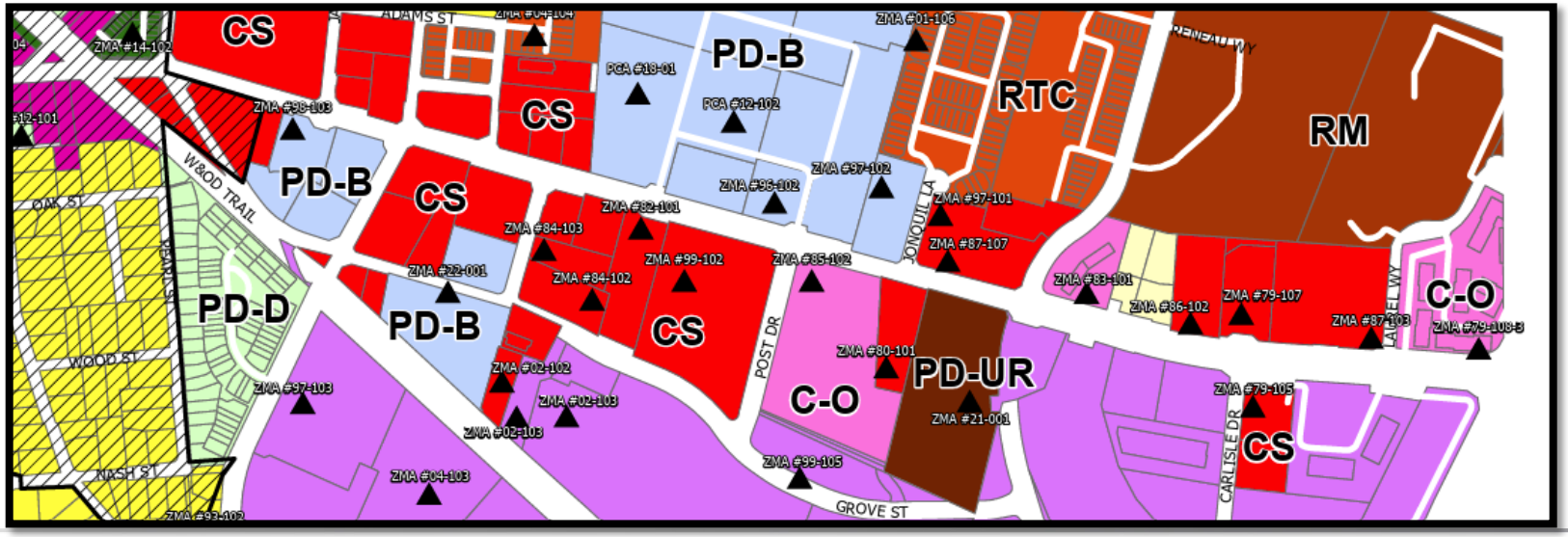


South Elden

- Crossroads at Dulles
- 950 Herndon Parkway

East Elden

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



TOWN OF Herndon VIRGINIA

Staff Time per Special Exception Review

Director	Dep. Director	Zoning Administrator	Community Planner	Total Time
1.5 hours	5 hours	32 hours	12 hours	50.5 hours

Community Development

Dep. Director	Chief Engineer	Engineer	Building Official	Traffic Engineer	Total Time
1 hour	16 hours	24 hours	2 hours	10 hours	53 hours

DPW - Engineering

Dep. Director	Utility Manager	Project Engineer	Total Time
1 hour	4 hours	4 hours	9 hours

DPW - Operations

Town Attorney
0.5 hour

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

- Recommend approval at the public hearing