TOWN OF Herndon VIRGINIA

Town Council Regular Meeting
Agenda Item 6.b.

Agenda Item: **Ordinance 25-O-04 to approve Zoning Ordinance Text Amendment ZOTA #25-03, to amend Chapter 78 (ZONING); to update standards in the Warehousing use category; and other articles and sections as deemed necessary and appropriate to update regulations related to the Electronic Warehousing use type and to make housekeeping amendments**

Meeting Date: April 8, 2025

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:
This is one of a series of zoning ordinance text amendments to implement the recommendations of the Transit Related Growth (TRG) Small Area Plan. This zoning ordinance text amendment will update the specific use provisions in the Warehousing use category and modify permitted principal and allowed uses in the zoning ordinance to be consistent with the Comprehensive Plan, consistent across zoning districts, and consistent with surrounding localities. Specific updates include adding a maximum gross floor area for electronic warehousing for new construction, adding a maximum gross floor area for repurposing an existing building, and adding special exception review for electronic warehousing in the O&LI, Office and Light Industrial district, and PD-B, Planned Development - Business district, as is already the existing requirement for electronic warehousing in the CS, Commercial Services district.

Background:
The use type of electronic warehousing was established during the rewrite of the zoning ordinance effective July 1, 2007 (ZOTA #06-03). The current use standards no longer align with the Transit Related Growth Small Area Plan, adopted April 23, 2024 (CPA #23-01). This zoning ordinance text amendment was recommended for approval by the Planning Commission at their March 24, 2025 meeting.

Timing Impact
Approval of this zoning ordinance text amendment will result in it being effective on and after the date of adoption.

Strategic Focus Area:



Environmental and Economic Sustainability

Fiscal Impact:
The TRG fiscal impact analysis estimates an increase in assessed value from $215 million to $1.77 billion at full plan build-out (FY 2023 dollars).

Legal Impact:
This zoning ordinance text amendment has followed the processes required by Zoning Ordinance Section 78-155.2(c) and Section 15.2-2286(A)(7) of the Code of Virginia.

Staff Recommendation/Next Steps:
Adopt the zoning ordinance text amendment.

Attachments:
1. Ordinance (Proposed)