# Zoning Ordinance Text Amendment ZOTA #25-03-Revisions to the electronic warehousing use type

Town Council Public Hearing

April 8, 2025

David Stromberg, AICP

Zoning Administrator

# Rationale for the Amendment

- Consistent with the Transit Related Growth Small Area Plan
  - CPA #23-01 adopted April 23, 2024
  - PD-TRG1 adopted January 28, 2025
  - PD-TRG2 being heard by planning commission on April 28
- Updates outdated language from 2007
  - ZOTA #06-03
- Provides consistency across zoning districts

# Current Allowable Districts

| | | Zoning Districts | | |
|---|---|---|---|---|
| Use Category | Use Type | CS, Commercial Services | O&LI, Office & Light Industrial | PD-B, Planned Development - Business |
| Warehousing | Electronic Warehousing | S | P | Z |
| | Warehouse (storage) | | S | |

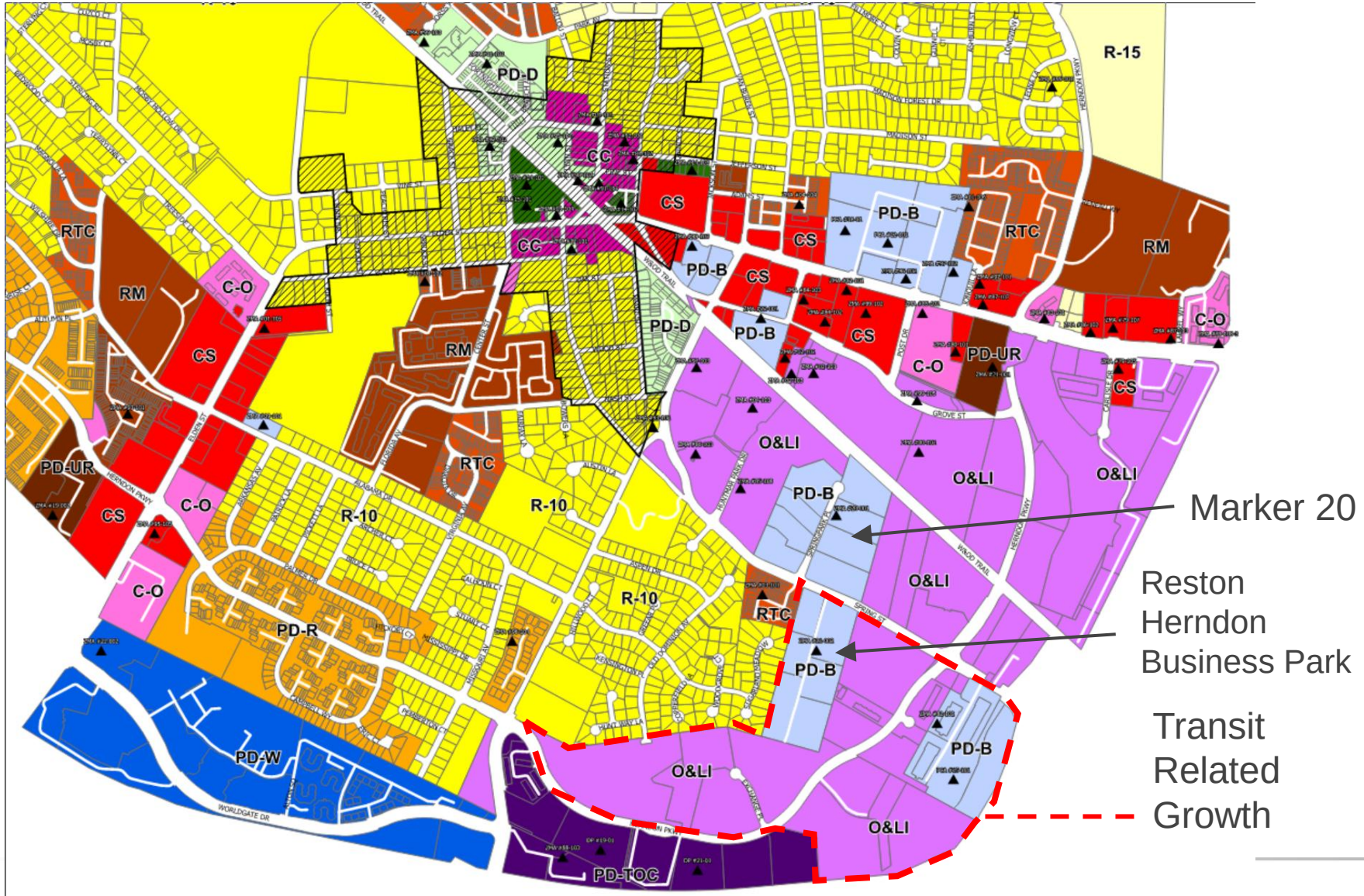
- 3 of 16 zoning districts
- S = Special Exception
- P = Permitted by-right
- Z = Depends on proffered uses
- Blank = not permitted

# Proposed Allowable Districts

| | | Zoning Districts | | |
|---|---|---|---|---|
| Use Category | Use Type | CS, Commercial Services | O&LI, Office & Light Industrial | PD-B |
| Warehousing | Electronic Warehousing | S | ~~P~~ S | Z,S |
| | Warehouse (storage) | | S | |

- 3 of 16 zoning districts
- S = Special Exception
- P = Permitted by-right
- Z = Depends on proffered uses
- Blank = not permitted

# Current Zoning Map (partial view)




- O&LI – Office and Light Industrial
- PD-B – Planned Development Business
- CS – Commercial Services

Town of Herndon Virginia

# Proposed Amendment Use Standards

Section 78-71.18 – Warehousing use category

(d) Warehousing

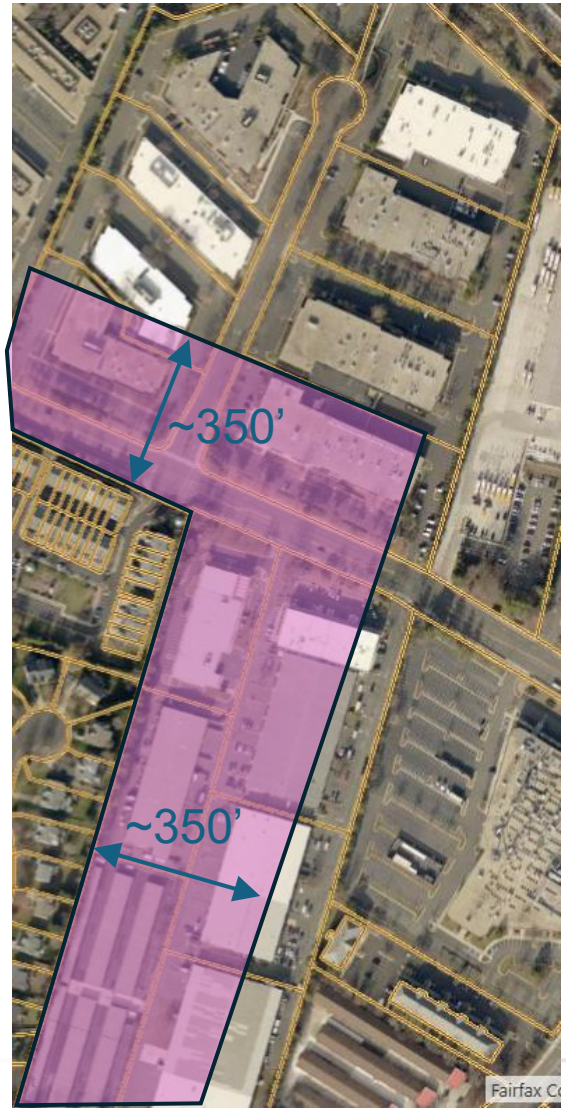
(1) Electronic Warehousing. For all electronic warehousing uses, exterior areas devoted to auxiliary generators shall be screened on all sides by a brick or block enclosure that matches the exterior color of the principal building. Telecommunications uses and related electronic and mechanical equipment are subject to the following standards:

(a) Equipment area. The area for equipment shall be designated on a site plan and shall occupy at least 2,000 square feet and no more than 40,000 gross square feet of floor area ~~within a single building~~. A maximum of 55,000 gross square feet may be permitted for adaptive reuse of a principle structure existing on April 8, 2025.

# Recommendations

- Staff Recommendation
  - Approve Zoning Ordinance Text Amendment ZOTA #25-03.
- Planning Commission Recommendation
  - Voted 6-0 recommending approval of ZOTA 25-03

# Proposal Received by Town Clerk







TOWN OF Herndon VIRGINIA