Zoning Ordinance Text Amendment, ZOTA #25-01-PD-TRG2 – Planned Development – Transit Related Growth Low Density Residential and Low Impact Commercial

Town Council

August 12, 2025

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Zoning Administrator

TOWN OF Herndon

LIVE DIFFERENTLY.

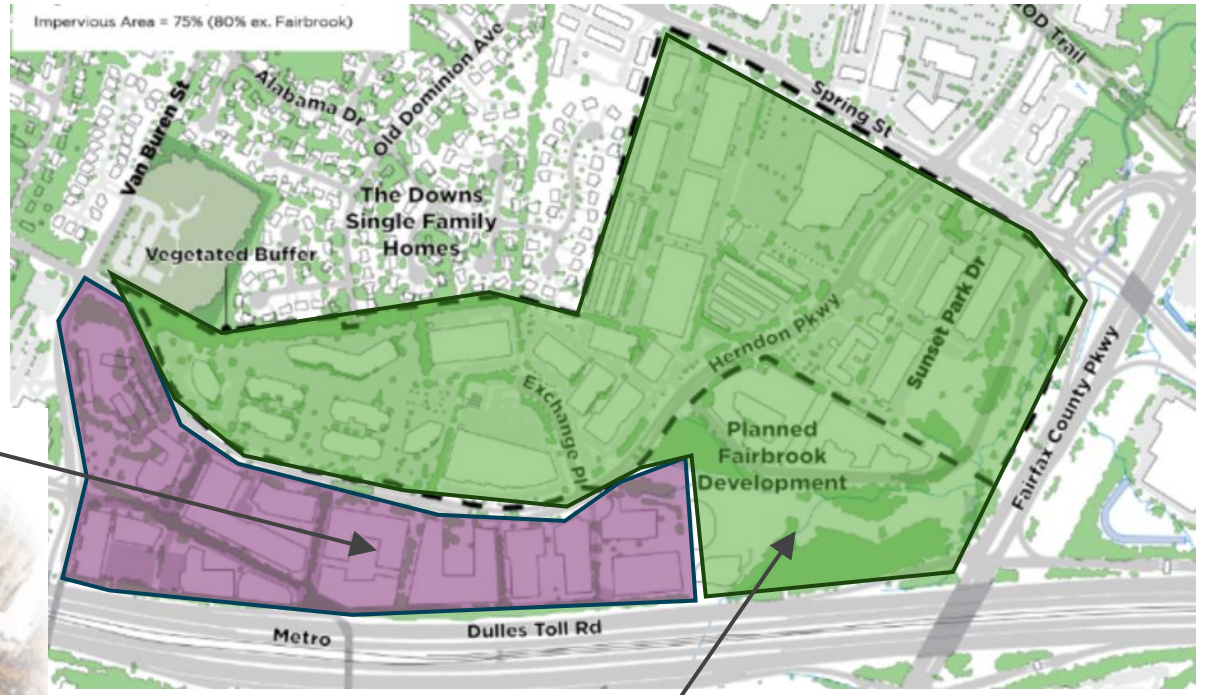
Transit Related Growth (TRG) Small Area Plan

- ✓ A component of the Comprehensive Plan.
- ✓ Establishes a detailed vision for future growth and changes in land use and density.
- ✓ Complements the previously approved (2011) Herndon Transit Oriented Core (HTOC) Small Area Plan.
- ✓ Divides the TRG into 3 distinct areas of varying densities and uses

Zoning Ordinance Text Amendments

- ✓Town of Herndon Zoning Ordinance (Chapter 78 of Town Code)
  - ✓Primary tool for regulating land use
  - ✓Can only be changed by legislative (Town Council) action
  - ✓Authority to have a local zoning ordinance is granted by the Code of Virginia
- ✓Initiate Consideration of a ZOTA (1st step)
  - ✓Required per Virginia Code §15.2-2286(A)(7)
  - ✓Staff cannot initiate a ZOTA
- ✓Planning Commission Public Hearing Review (2nd step)
  - ✓Evaluate land use implications and consistency with the Comprehensive Plan
  - ✓Make a recommendation to the town council
- ✓Town Council Public Hearing Review (3rd step)
  - ✓Evaluate policy implications and make a final decision to adopt or deny ZOTA

TRG and HTOC Area Plan Boundaries

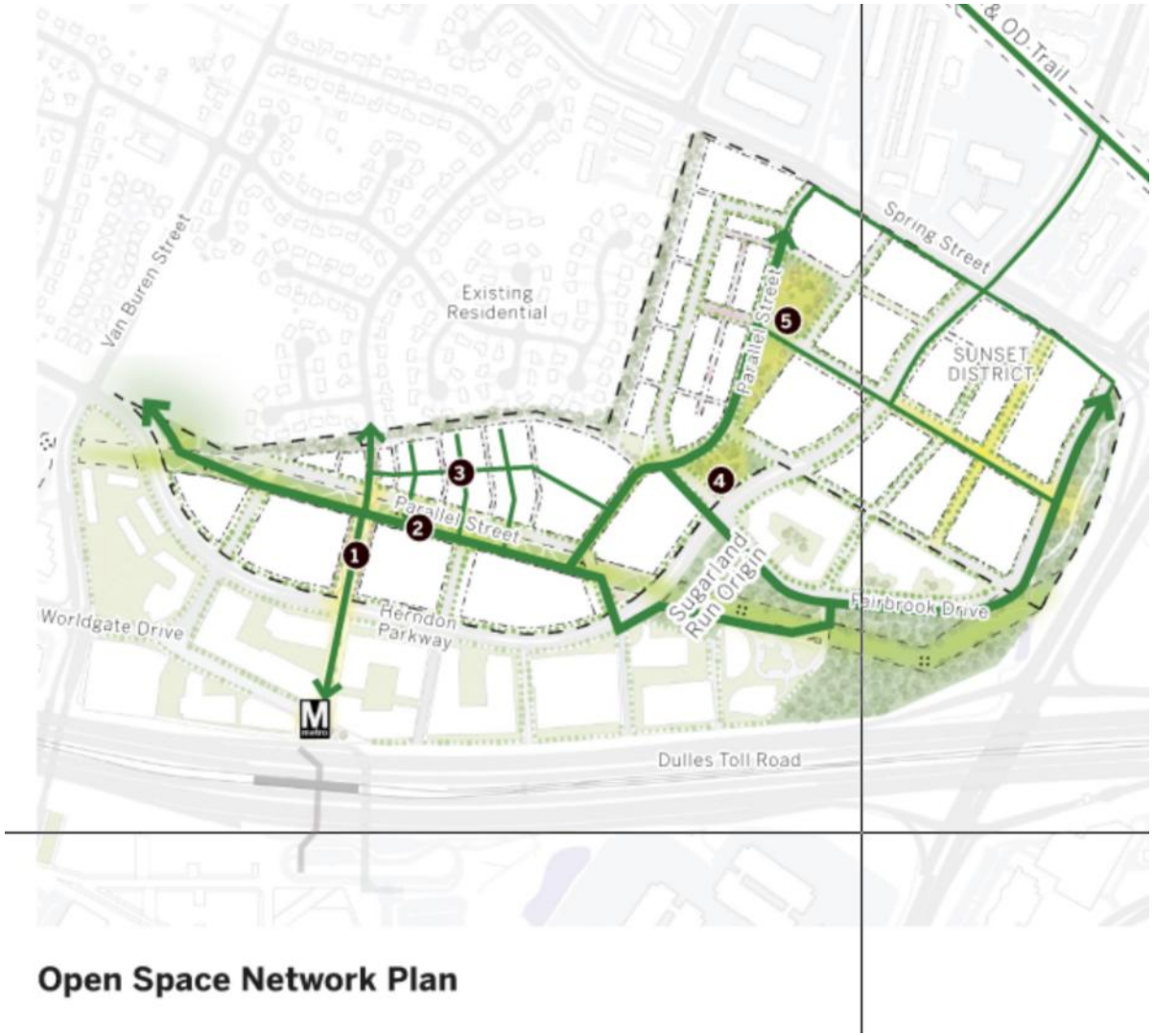


HTOC

TRG



Transit Related Growth Plan Components



Open Space Network Plan

- ✓ Parks and open space
- ✓ Streets & sidewalks
- ✓ Higher density
- ✓ Transitioning density
- ✓ Redevelopment vs. repurposing and rebranding

Transit Related Growth Implementation Steps

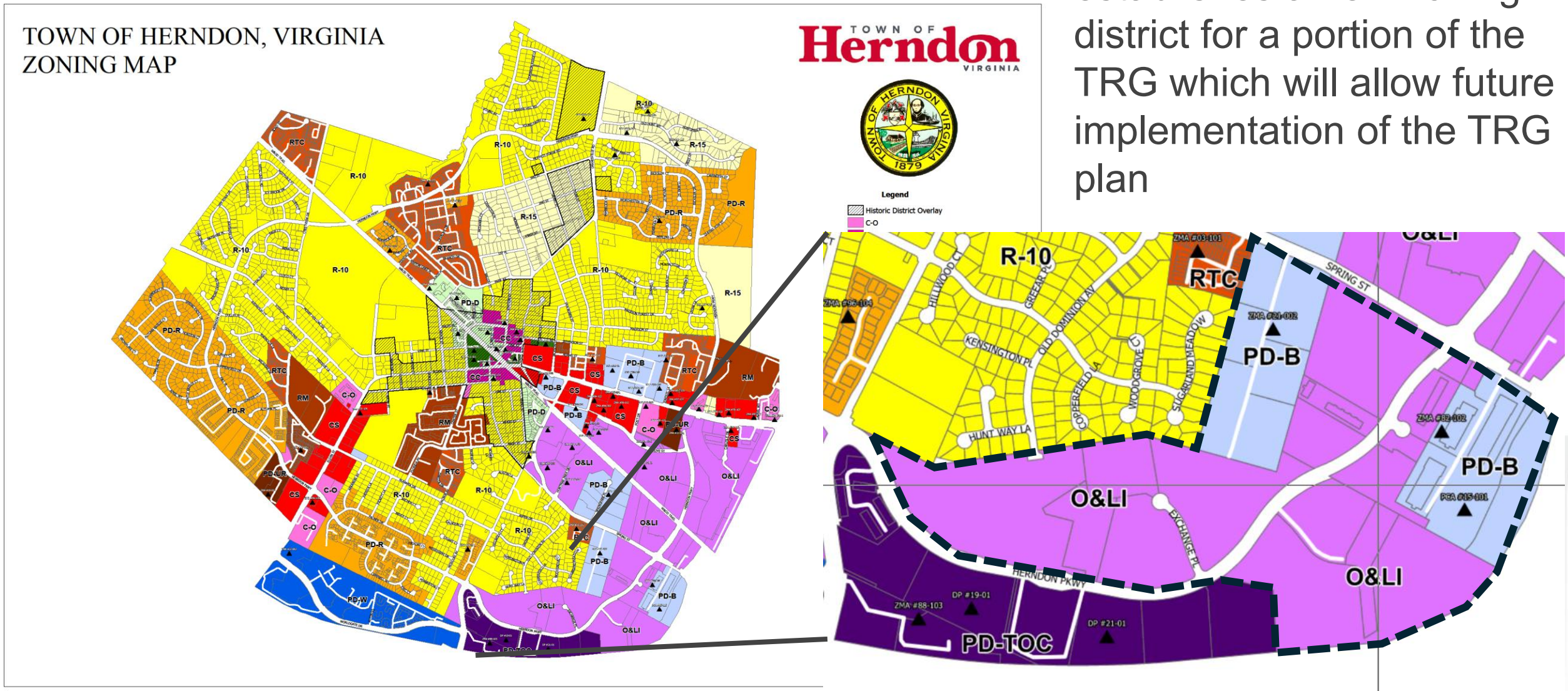
- [x] ZOTA #24-02, PD-TRG1 – Planned Development – Transit Related Growth Mixed Use, Medium Density Residential and Office
  Adopted 1/28/2025

- [x] ZOTA #25-03, Amended electronic warehouse standards to require a special exception under the existing O&LI (Office and Light Industrial) and PD-B (Planned Development – Business) zoning districts Adopted 4/8/2025

- [ ] **ZOTA #25-02, PD-TRG2 – Planned Development – Transit Related Growth Mixed Use, Low Density Residential and Low Impact Commercial**

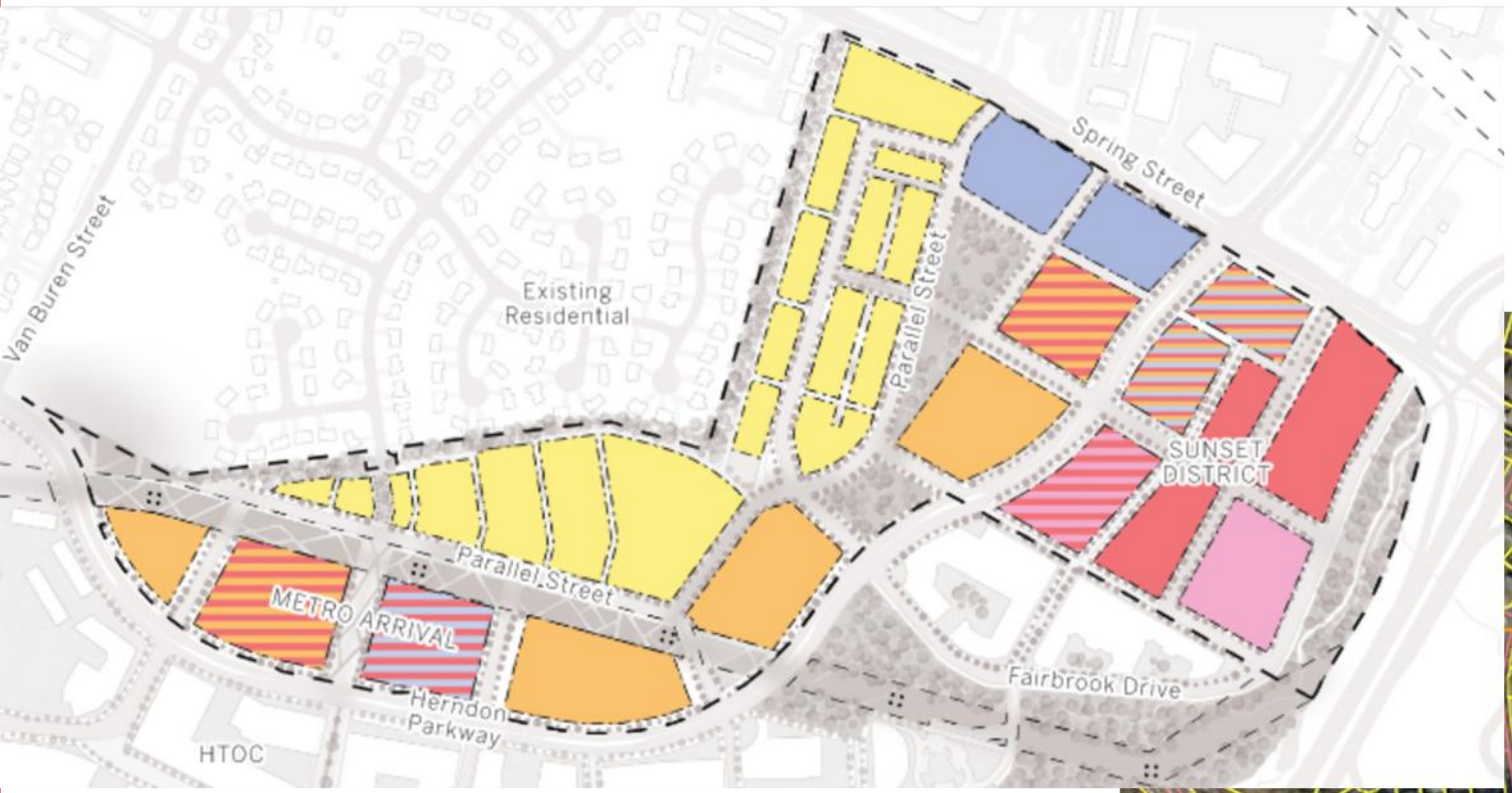
- [ ] Future zoning ordinance text amendment for Sunset District

Existing Zoning



ZOTA #25-01-PD-TRG2 establishes a new zoning district for a portion of the TRG which will allow future implementation of the TRG plan

Transit Related Growth Area Land Use Recommendations

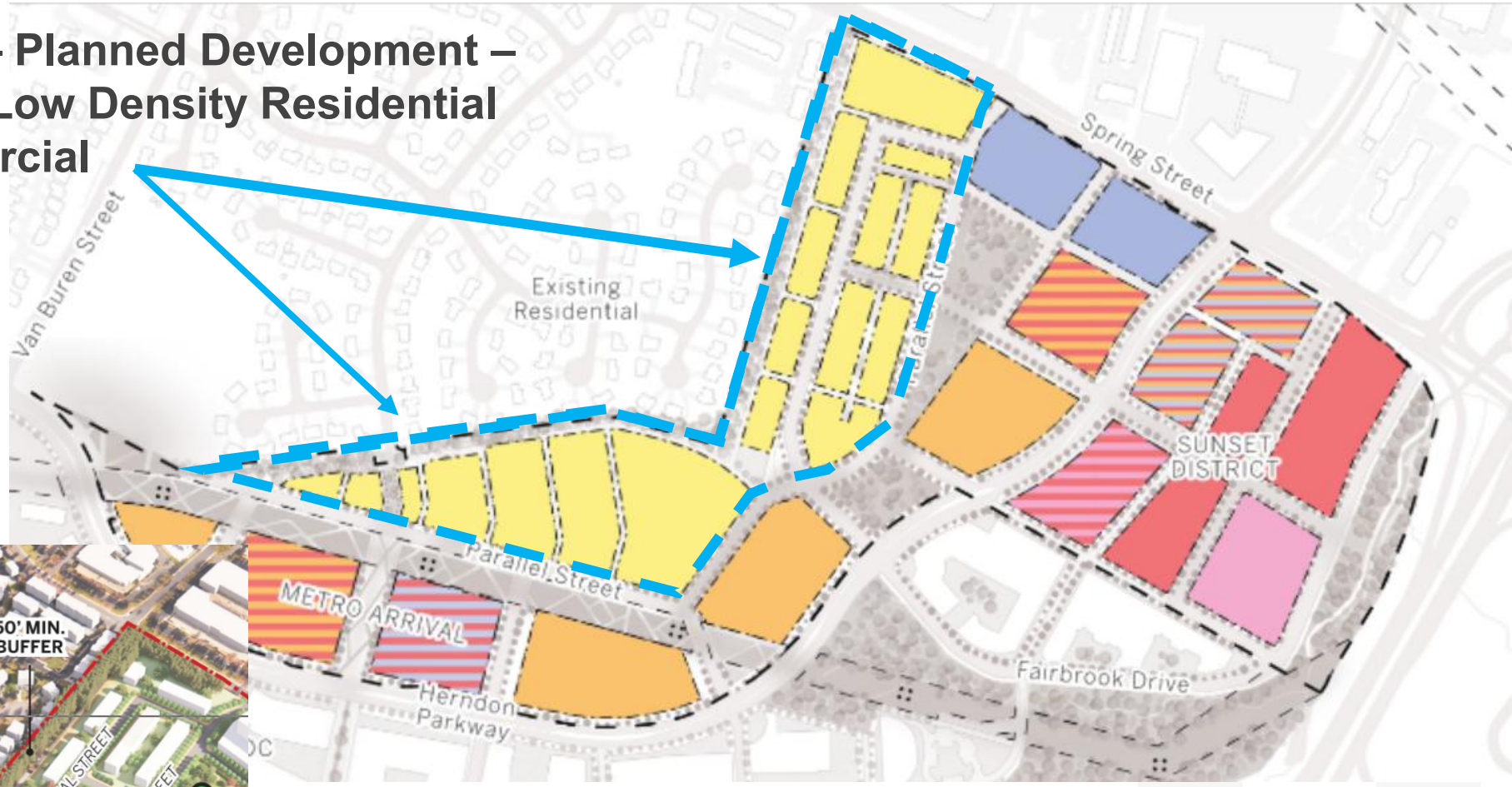




- Medium Density Residential
- Office
- Mixed Use/Residential
- Mixed Use/Hospitality
- Mixed Use/Office
- Mixed Use/Residential/Office

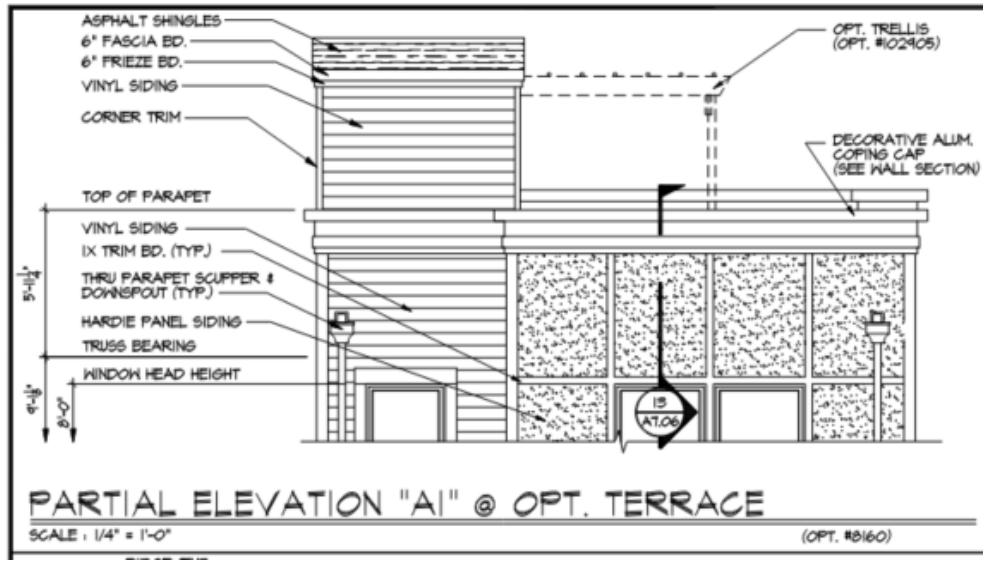
Transit Related Growth Area Land Use Map

ZOTA #25-01-PD-TRG2 – Planned Development – Transit Related Growth Low Density Residential and Low Impact Commercial





Maximum Building Heights 2-over-2



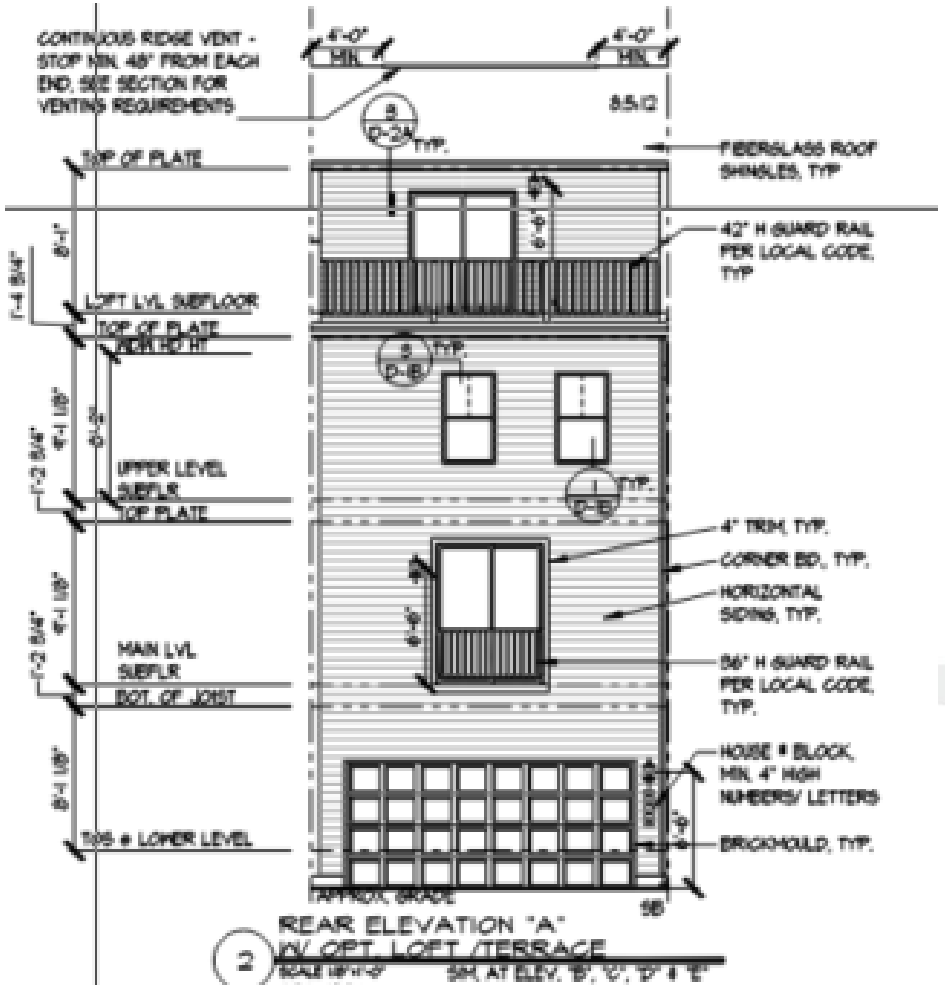






Maximum Building Heights - Townhouses





Sign Regulations

- Existing Sign Tables in Zoning Ordinance
  1. 78-141.1 – Sign standards for single-family residential districts
  2. 78-141.2 – Sign standards for multi-family residential districts
  3. 78-141.3 – Sign standards for nonresidential uses in residential districts
  4. 78-141.4 – Sign standards for commercial districts
  5. 78-141.5 – Sign standards for properties in the Worldgate District (PD-W)
  6. 78-141.6 – Sign standards for downtown mixed-use districts
  7. 78-141.7 – Sign standards for Planned Development – Urban Residential (PD-UR) district
  8. 78-141.8 – Sign standards for Planned Development – Transit Related Growth district