TOWN OF Herndon VIRGINIA

Town Council
Regular Meeting
Agenda Item 5.a.

Agenda Item: **Ordinance 25-O-21 to adopt Zoning Ordinance Text Amendment ZOTA #25-05, to amend Chapter 78 (ZONING), Article XV (Decision-Making Authorities, Application Review and Permitting), to update sections for conformance with the Code of Virginia, to clarify notice requirements, and make other housekeeping amendments as deemed necessary and appropriate**

Meeting Date: November 12, 2025

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:
Zoning Ordinance Text Amendment ZOTA #25-05 will update sections for conformance with the Code of Virginia. The amendment includes other housekeeping changes to clarify administrative processes.

Background:
Staff initiated a review of the Herndon Zoning Ordinance after passage of Senate Bill 974, which amended and reenacted Section 78-15.2-2241 and several other sections of the Code of Virginia. The adopted changes to the Code of Virginia removed the planning commission and governing body approval authority from the administrative review process for plats and plans and assigned such authority solely to a designated agent. In addition, the revisions to the Code of Virginia clarified the authority that governs the review process of plats, site plans, and plans of development. The changes to the State Code became effective July 1, 2025. During its review, staff identified changes that need to be made to the zoning ordinance and the subdivision ordinance (Chapter 70) in order to bring the two chapters into conformance with the Code of Virginia and to clarify administrative processes. A companion Subdivision Ordinance Text Amendment (SOTA #25-01) will proceed concurrently with this zoning ordinance text amendment.

The Planning Commission recommended approval of ZOTA #25-05 and SOTA #25-01 during its public hearing on October 27, 2025.

The notices for public hearing were duly advertised in the *Fairfax County Times Newspapers* in the Friday, October 31 and November 7, 2025, editions.

Timing Impact:
This ordinance will be effective on and after its adoption.

Strategic Focus Area:
Good Governance

Fiscal Impact:
N/A

Legal Impact:
Adoption of this zoning ordinance text amendment will bring the zoning ordinance into alignment with the changes that have been made to the Code of Virginia.

Staff Recommendation/Next Steps:
Staff recommends adoption of Zoning Ordinance Text Amendment ZOTA #25-05.

Attachments:
1. Ordinance (Proposed)
2. Legal Ad