Zoning Ordinance Text Amendment ZOTA #24-02 – PD-TRG1
Planned Development - Transit Related Growth Mixed Use, Medium Density Residential, and Office

Town Council Public Hearing
January 28, 2025

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Zoning Administrator

Zoning Ordinance Text Amendments (ZOTA)s

- 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

Transit Related Growth Area



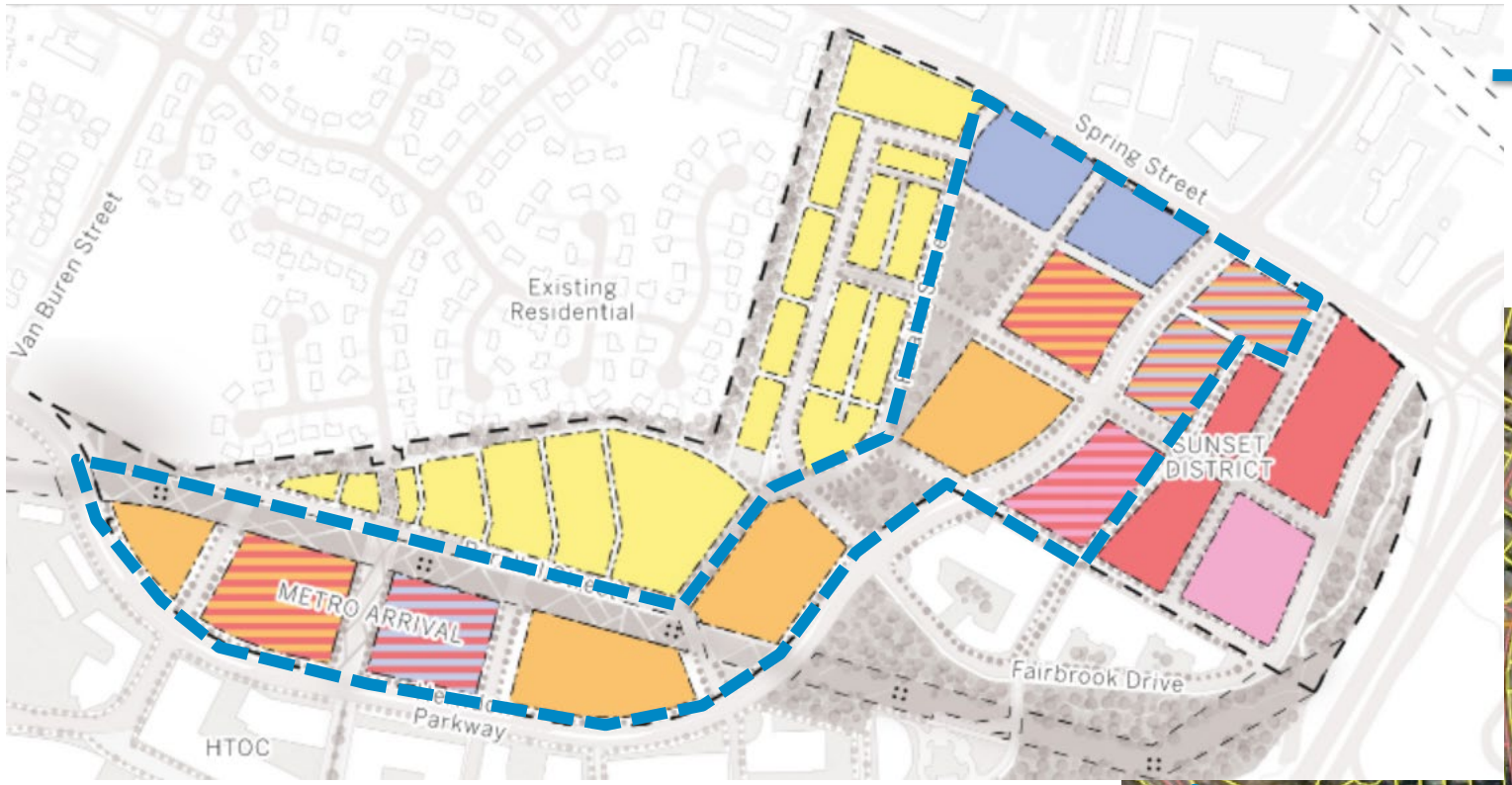
Transit Related Growth Existing Parcels (p15)

PD-TRG1 Eligible Areas

Aerial Imagery



Transit Related Growth Area Land Use Map



PD-TRG1 Eligible Areas

Land Use Plan (p42)

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

Aerial Imagery

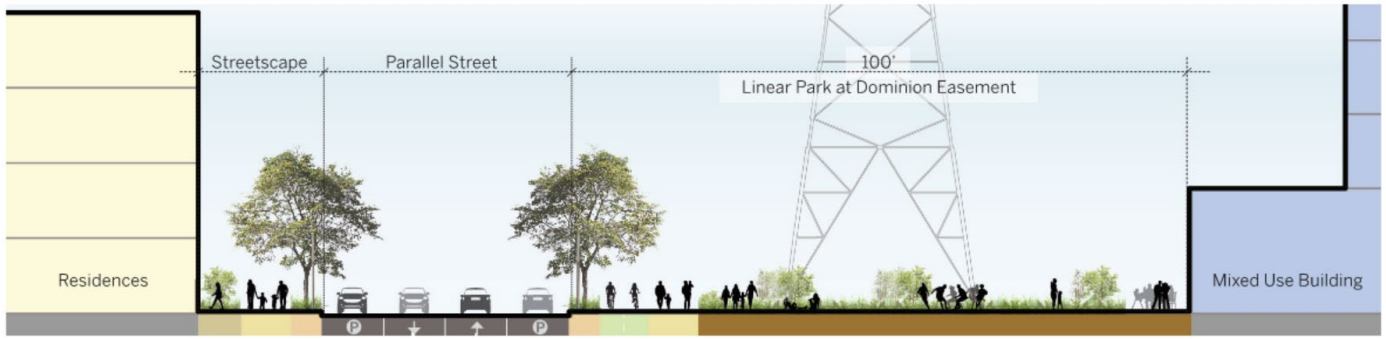


Zoning Requirements in PD-TRG1

- List of permitted and special exception uses
- Height requirements
- Dimensional requirements
- Public & private amenity space requirements
- Street improvements
  - Cycle track, sidewalks, etc.
- Landscape requirements
- Parking requirements



Rendering of the Linear Park looking towards the Plaza



Section though Linear Park

Proposed PD-TRG1 Electric Vehicle Requirements

- First zoning district with EV charging requirements
- Includes industry standard definitions
  - EV-Capable: The installation of electrical panel capacity with a dedicated branch circuit and a continuous conduit (raceway) from the panel to the future EV parking spot to accommodate the future build-out of EV charging with 208/240-Volt, 40-amp circuits.
  - EV-Ready: The installation of electrical panel capacity with a dedicated branch circuit and a continuous conduit (raceway) to terminate in a junction box or 208/240-Volt charging outlet, similar to a dryer circuit.
  - EV-Installed: The installation of a charging station (also known as Electric Vehicle Supply Equipment).
- Requires 2 percent EV-Installed and 15 percent EV-Capable
  - Balance initial investment with initial need
  - Ensures ability to increase charging infrastructure in the future

Recommendations

- Planning Commission
  - Adopt Zoning Ordinance Text Amendment ZOTA #24-02

- Community Development
  - Adopt Zoning Ordinance Text Amendment ZOTA #24-02