

Zoning Study for Stormwater Facilities

Public Meeting

December 14, 2022



ARLINGTON
VIRGINIA

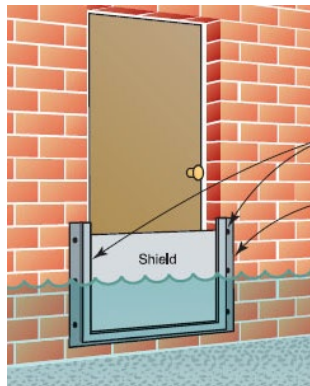


Agenda

- Flood Resilient Arlington
- Existing Zoning Standards
- Examples
- Scope of the study
- Timeline



Key Elements of Flood Resilient Arlington



Analytics and Data Assessment

New Types and Locations for Capacity Projects

Increased Stormwater Requirements

Increased Funding

Voluntary Property Acquisition

Floodproofing Outreach

<https://www.arlingtonva.us/flooding>

Stormwater management facilities in the Zoning Ordinance

§12.2.4. Public, civic and institutional use categories

K. Utilities

1. Characteristics

Public or private infrastructure serving a limited area with no on-site personnel (minor utility) or the general community and may have on-site personnel (major utility).

2. Examples

(a) Minor

Examples of minor utilities include lift stations; public transit facilities, including bus shelters, bike share stations; stormwater retention and detention facilities; traction power stations; and water and wastewater pump stations.

(b) Major

Examples of major utilities include electrical generating plants and substations; electrical transmission facilities; incinerators; stormwater pumping station; telephone exchanges; television and radio broadcasting transmitters; static transformer stations; commercial and public utility radio towers; water and wastewater treatment plants; water storage facilities; railroads and railroad right-of-way and tracks.

3. Accessory uses

Accessory uses include car-sharing; control, monitoring, data or transmission equipment; parking; cell antennae; storage; and security measures, such as fences.

4. Uses not included

Governmental uses (see Governmental Facilities); maintenance or repair yards and buildings (see Light Industrial Service); park-and-ride facilities (see commercial parking); railroad car barns, yards, sidings and shops (see Heavy Industrial); reservoir (see Parks and Open Areas); telecommunications towers and facilities (see Telecommunications Towers and Facilities); TV and radio studios; and utility offices (see Office);

PUBLIC (P) DISTRICTS PRINCIPAL USE TABLE

Use Category	Specific Use Types	S-3A	S-D	P-S	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted					
Public, Civic and Institutional Use Categories (§12.2.4)					
Utilities, Major (See §12.2.4.K)	Electrical generating plants and substations			P	
	Wastewater treatment plants			P	
	Water storage facilities			P	
	All other major utilities	U		U	§12.4.9
Utilities, Minor (See §12.2.4.K)	Bus shelters; bike share stations	U		U	§12.4.4
	Wastewater pump stations			P	
	Water pump station			P	



RESIDENTIAL (R) DISTRICTS PRINCIPAL USE TABLE

Use Category	Specific Use Types	R-20	R-10	R-10T	R-8	R-6	R-5	R15-30T	R2-7	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted										
Public, Civic and Institutional Use Categories (§12.2.4)										
Utilities, major (See §12.2.4.K)	All major utilities	U	U	U	U	U	U	U	U	§12.4.9
Utilities, minor (See §12.2.4.K)	Bus shelters; bike share stations	U	U	U	U	U	U	U	U	
	All other minor utilities	P	P	P	P	P	P	P	P	

Limitations in existing ACZO

Fence height

- Fencing can't be taller than **4'** in a front yard
- Fencing taller than 4' can't be located within 3' of public right-of-way

Prohibited in setbacks

3. Encroachments allowed into required yards and courts

The following encroachments shall be allowed into required yards and courts

- (a) No building or structure, or addition thereto, other than walls or fences, shall encroach into a required yard or court; except that:

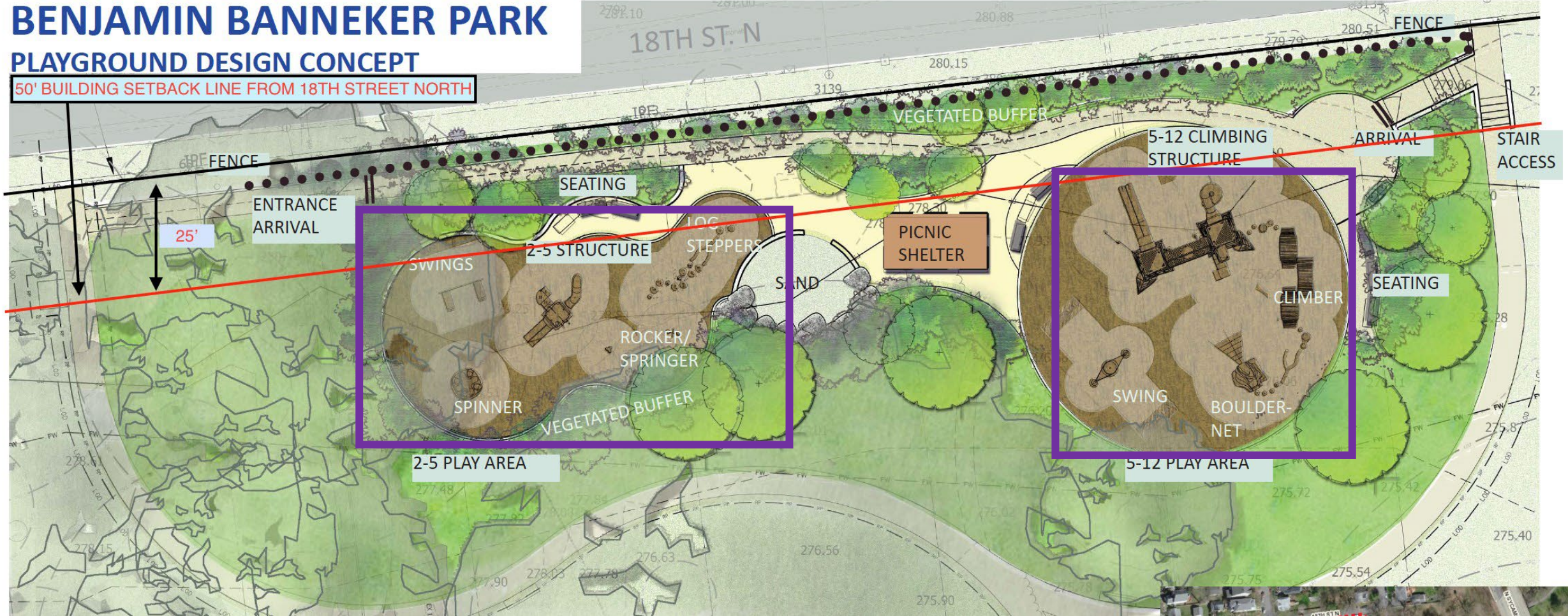
Setbacks for S-3A

- **Front** – **50'** from street centerline or **25'** from the front lot line, whichever is greater
- **Side/Rear** – **10'**, plus 1' for every 2.5' of building height above 25'
 - Interior Lot Rear – 25'

Setback requirements

BENJAMIN BANNEKER PARK PLAYGROUND DESIGN CONCEPT

50' BUILDING SETBACK LINE FROM 18TH STREET NORTH



PSMP Implementation

Action Plan Recommendation:

- **1.5.10.** – Review and consider updating the County’s zoning regulations related to parks and public spaces in S-3A” and “P-S” districts, and other County codes as needed, related to setbacks, athletic field and other lighting, parking and parking options, dog parks and dog runs, signage, height, water features, fencing and temporary use of public and private property as public space.
- Identified as a priority recommendation in the County Board Guidance



PSMP Implementation Opportunity

Similar constraints for public spaces such as parks:

1. Setback standards prohibit many structures (ex. benches, park entry features) within setbacks
2. Taller fence heights along front lot lines (+4') needed to ensure safety of play and users (ex. sport courts, dog parks, community gardens)

Publicly-owned land (ex. parks, schools) are being considered by DES for new SWM facilities to reduce flood risk

- SWM facilities in public spaces may require rearrangement and/or replacement of amenities – added flexibility for siting supports park planning/development



Cardinal Elementary Stormwater Vault

Publicly-owned land (ex. parks, schools) is being considered by DES for new SWM facilities to reduce flood risk

- Example: Underground vault beneath athletic fields at Cardinal Elementary
- SWM facilities in public spaces may require rearrangement and/or replacement of amenities – added flexibility for siting supports park planning/development



Cardinal Elementary – underground detention



Pumping stations



Example of wastewater pumping station (14 in the County)

Swales and drainage flowpaths



Water Quality facilities



Green Street on Larrimore St



Sparrow Pond stormwater treatment facility

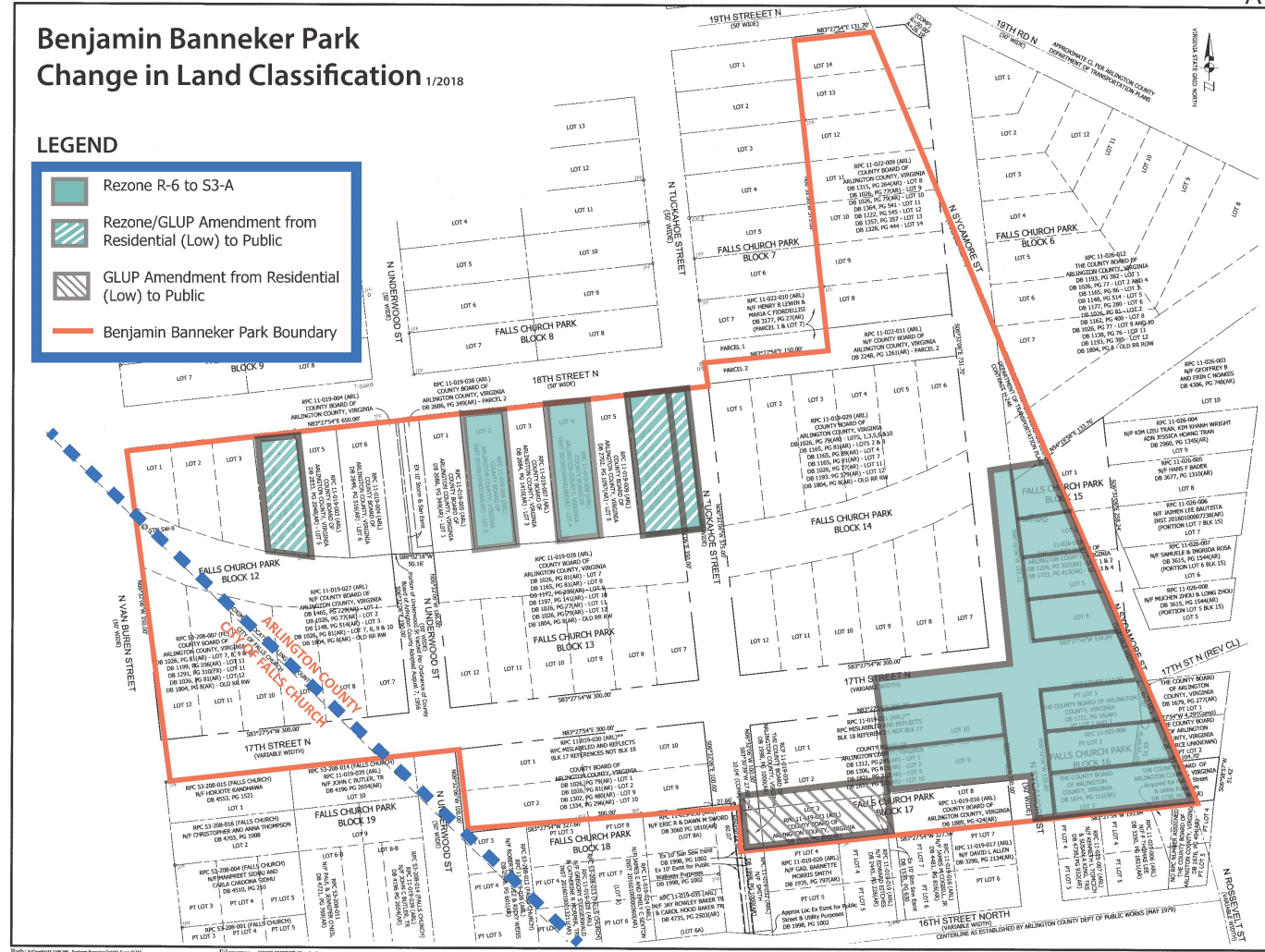
Floodwalls



Flood walls along Four Mile Run and Lower Long Branch

Zoning & Park Design

- Most park amenities are considered structures (playground elements, shade canopy structures, flag poles) and their placement is limited.



Example: Benjamin Banneker Park

- Decades of acquisitions
- Floodplain issues
- Relocation of playground
- Setback requirements



XX-XXX-ITB
Project Name and Location
Benjamin Banneker Park

6620 N 18th Street
Arlington, VA 22205

Sheet Title
Topographic Survey

PREPARED BY:
A. MORTON THOMAS AND ASSOCIATES, INC.
14555 AVON PARKWAY
SUITE 150
CHANTILLY, VA 20151
PH: 703.817.1232
FAX: 703.817.1293
WWW.AMORTONTHOMAS.COM

Approval _____ Date _____

Design Supervisor _____

Revisions _____ Date _____
EPROP_RPC-11-025-06-0461_01-12-2018

Designed: _____
Drawn: _____
Checked: _____

Filename: 150396-05691P-50c-046-046
Plotted: Jan 17, 2018

Scale: 1" = 25'
Date: July 2016 REV AUG 1, 2017



Sheet 7 of 7

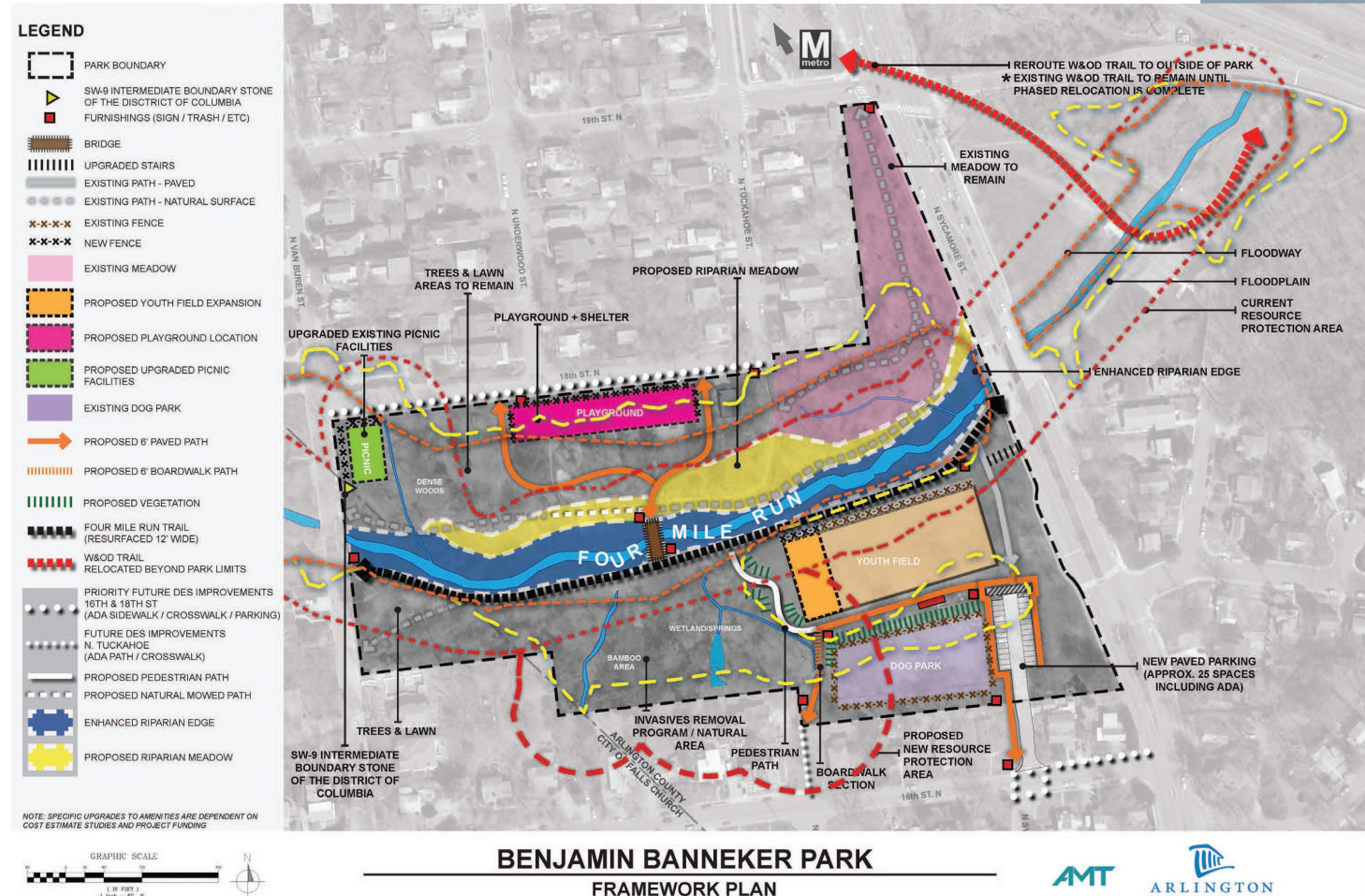
Zoning & Park Design

- Most park amenities are considered structures (playground elements, shade canopy structures, flag poles) and their placement is limited.

Example: Benjamin Banneker Park

- Decades of acquisitions
- Floodplain issues
- Relocation of playground
- Setback requirements

Framework Plan - Stormwater Overlay



Zoning & Park Design

BENJAMIN BANNEKER PARK PLAYGROUND DESIGN CONCEPT

50' BUILDING SETBACK LINE FROM 18TH STREET NORTH



Scoping

Within scope:

1. Maximum height for fencing in public spaces
2. Flexibility for certain public space features to be located within required street setbacks
 - Tables, benches, shade structures
 - Bicycle racks, trash receptacles
 - Equipment for athletic/small game courts
 - Ex. basketball, tennis

Outside of scope:

1. Maximum height and setback flexibility for buildings
2. Maximum height for storage sheds and similar structures
3. Regulations for athletic field lighting
4. Parking requirements
5. Signs
6. Use permit approval requirements

Capital Project Engagement

- All capital projects will follow the County's 6 step capital project engagement guide
- These zoning revisions would not replace the engagement process for all DES and DPR capital projects



Schedule

Anticipated completion (tentative): **1st Quarter 2023**

1. September - October 2022
 - Introducing the study to County residents (critical watershed stakeholder groups)
 - Staff research/analysis

2. October - December 2022
 - [Complete study website](#)
 - Briefings with additional boards/commissions (ex. C2E2, PRC)
 - [12/14: Virtual community meeting](#)

3. 1st Quarter 2023
 - Zoning Committee of the Planning Commission
 - Briefings/updates with boards/commissions
 - Request to Advertise for County Board
 - Planning Commission and County Board action

Questions?

Nick Rogers, Principal Planner, CPHD

nrogers@arlingtonva.us | (703) 228-0035

Aileen Winqvist, Stormwater Communications Manager, DES

awinqvist@arlingtonva.us | (703) 228-3610

Irena Lazic, Long Range Park Planning Section Supervisor, DPR

ilazic@arlingtonva.us | (703) 228-3206

