

CLARENDON SECTOR PLAN

Addendum A

Adopted:
May 19, 1990



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CLARENDON URBAN DESIGN CONCEPT PLAN

Adopted May 19, 1990

BACKGROUND

Over the past several years, Arlington has been involved in an intensive land use planning process for the Metro Station Areas in the Rosslyn-Ballston Corridor. The planning process formally began with the description of hypothetical land use alternatives in the publication *R-B '72*. The alternatives were evaluated in the context of their physical, socioeconomic, and fiscal impact as part of the *Arlington Growth Patterns Study*, as well as in the context of goals for Arlington described in *A Long Range County Improvements Program*, adopted by the County Board in 1975. A revised General Land Use Plan for the Rosslyn-Ballston Corridor was approved in 1977 which recommended converting Clarendon from a general commercial center to a predominantly residential area north of Wilson Boulevard and a mix of residential and office uses south of Wilson Boulevard to 10th Street North. In 1981, work began on a preliminary Sector Plan for the Clarendon Metro Station area. The preliminary plan focused on land use and zoning issues which existed in the area, and a revised General Land Use Plan for the Clarendon Metro Station area was adopted on July 13, 1982. This plan stressed mixed use development throughout the center of Clarendon, recognizing Clarendon's historic role as a retail center while emphasizing greater office development.

Since the adoption of the *Clarendon Sector Plan* in May 1984, subsequent studies have focused on issues that were not addressed in the sector plan process. Studies completed by the Historical Affairs and Landmark Review Board in 1985 and 1989 focused on the historic character of the Clarendon commercial core. In 1988, the Clarendon Task Force on Open Space and Historical Designation prepared a set of recommendations addressing community interest in preserving the pedestrian scale and neighborhood serving retail development in the commercial core of Clarendon.

In January, 1989 the County Board initiated a mid-course review of the Rosslyn-Ballston Corridor which is over 50% complete in terms of projected square footage of new development. The purpose of this review was to evaluate the quality of development we have seen built and determine how well we are shaping the character of the Corridor and individual Metro Station areas. As part of this review, Partners for Livable Places organized a three-day charrette with the participation of a team of urban design experts. The charrette generated urban design recommendations for the Rosslyn-Ballston Corridor in general, for the five Metro Station areas (Rosslyn, Court House, Clarendon, Virginia Square and Ballston), and for two in-between Metro Station areas including the Rosslyn-Court House and Court House-Clarendon areas.

One of the urban design team's major conclusions for the Clarendon Metro Station area was that the meaning of the "urban village" concept as described in the Clarendon Sector Plan needed some refinement. In response to this, as well as to recommendations from earlier studies, the County initiated a series of community workshops on Clarendon to provide a constructive forum for refining the vision for Clarendon through three alternative plans developed by RTKL, an urban design consulting firm. Following the development of these three plans, work sessions were held with the Planning Commission and the County Board, and various community groups, including the Clarendon Alliance. All three preliminary alternatives assumed maximum development under the existing zoning and development guidelines established in the adopted Clarendon Sector Plan, and the construction of the Washington Boulevard underpass. On May 19, 1990 the County Board adopted the Clarendon Urban Design Concept

Plan as a guide to future development in the Clarendon Metro Station area. This plan incorporates most of the elements which the community has expressed as desirable for the future of Clarendon and includes revisions made to the urban design concept plan by the County Board on July 7, 1990.

URBAN DESIGN CONCEPT PLAN

The adopted General Land Use Plan and zoning designations for the Clarendon area establish the basis for the redevelopment of Clarendon as an "urban village". As recommended in the *Clarendon Sector Plan* the "urban village concept" is achieved in Clarendon by focusing development around a central focal point block that includes 3100 Clarendon Boulevard and Clarendon Metro Park, and which gives a sense of place and uniqueness to Clarendon within the R-B Corridor. The "urban village" character is enhanced by the tapering up of densities and heights from the existing single-family neighborhoods on the periphery of the Station area to medium density mixed use development and the designated focal point.

Major issues in achieving the "urban village" concept and the vision for Clarendon include the preservation of the existing pedestrian scale character exemplified by the existing low-scale buildings on the north side of Wilson Boulevard, historic preservation, retention of existing businesses, and consolidation of open space. The adopted Clarendon Urban Design Concept Plan (Figures 1 - 7) effectively addresses the majority of issues raised and includes the following elements:

A. Building base and pedestrian scale

A terraced height limit along the central area of Clarendon is recommended for certain areas to complement the adopted *Clarendon Sector Plan* height controls. In order to emphasize the pedestrian scale, heights shall be restricted to a maximum of 30 feet at the building line. Buildings higher than 30 feet shall be setback no less than 20 feet from the building line, and will be permitted to rebuild to a maximum height of 110 feet, similar to the Sector Plan's recommendations. The 30-foot heights are recommended along Wilson Boulevard, Highland Street and Washington Boulevard, surrounding 3100 Clarendon Boulevard. In addition, a "strong" cornice line is recommended on new development along the proposed "festival street" and elsewhere in Clarendon where a building base is not required.

B. Preservation

The Plan offers the opportunity for preservation of historic buildings and/or facades in the core of the Clarendon Station area. The following buildings in Clarendon have been identified as buildings appropriate for preservation:

• Masonic Building	3193 Wilson Boulevard
• Woolworth Building	3185 Wilson Boulevard
• Rucker Building	3171-81 Wilson Boulevard
• Odd Fellows Building	3169 Wilson Boulevard
• Rees Building	3141 Wilson Boulevard
• Public Shoe	3137 Wilson Boulevard
• Little Tavern	3125 Wilson Boulevard
• Hahn Building	3101 Wilson Boulevard
• Underwood Building	3028 Wilson Boulevard
• Old Dominion Building	1101-1109 N. Highland St.
• ABC Store	1037-1041 N. Highland St.

These buildings as well as all locally designated historic structures shall be eligible for special incentives to help promote their preservation.

C. Retention of Retail Uses

A pedestrian retail arcade shall be provided at North Hudson Street between Wilson Boulevard and the proposed "festival street". In addition, retail frontage shall be required along Wilson Boulevard, Clarendon Boulevard, the "festival street" and the "East Highland Plaza".

D. Residential Development

Mid-rise residential development with a maximum height of 55 feet, shall be located between the proposed "festival street" and 13th Street North and on the east side of North Fillmore Street between 10th and 11th Streets North.

E. Metro Access

A future Metro entry shall be located along the north side of Wilson Boulevard.

F. Open Space

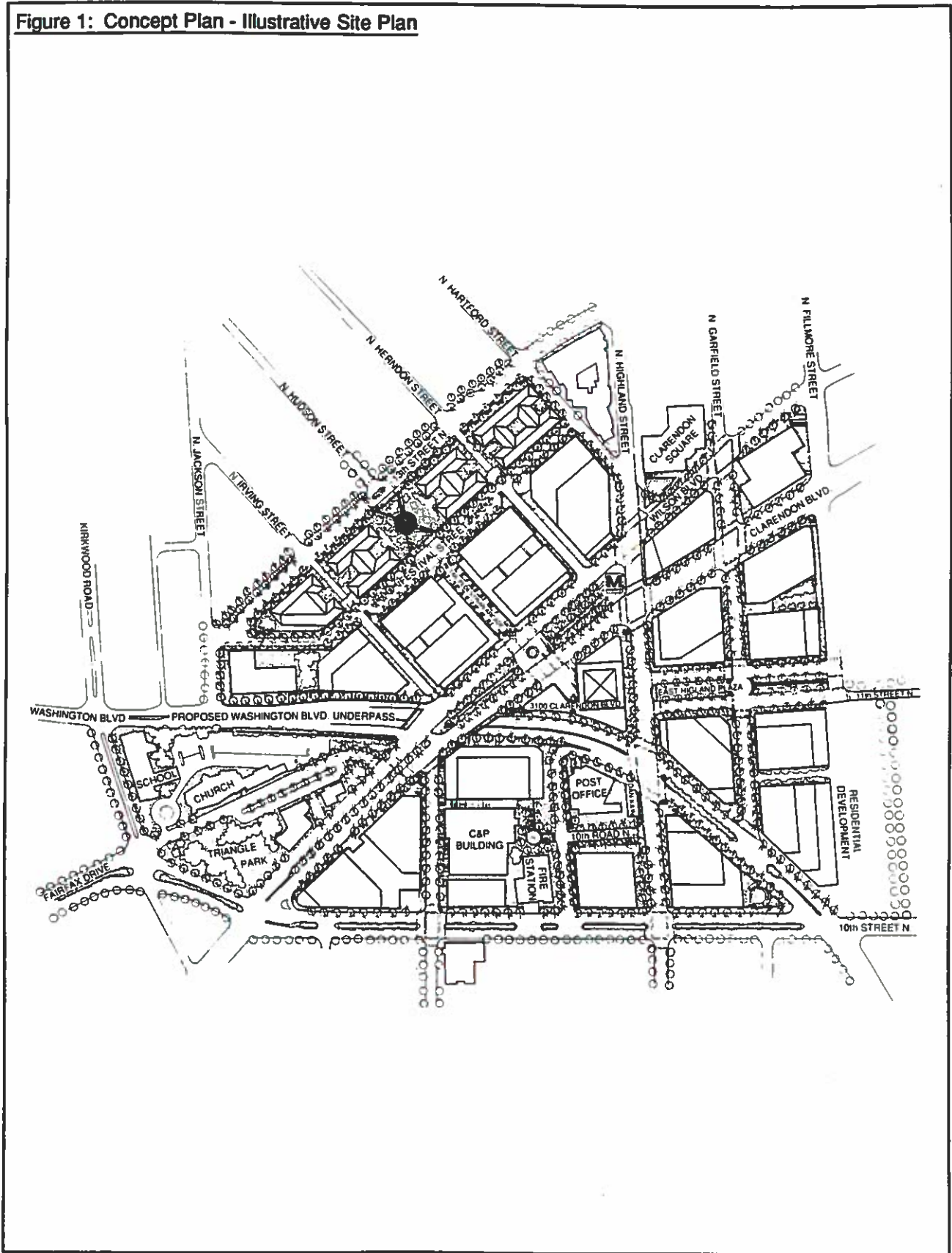
Open space shall be consolidated at the following locations:

- **Triangle Park:** the area bounded by Fairfax Drive, Wilson Boulevard and 10th Street.
- **Clarendon Metro Park:** as a central feature, located between Clarendon Boulevard, Wilson Boulevard and Highland Street.
- **13th Street Park:** between 13th Street North and the "festival street" on the central blocks facing the residential neighborhood to the north.
- **East Highland Plaza:** along 11th Street North framed by commercial development, possible location for a surface parking.
- **10th Road Plaza:** around the existing Post Office, at the time when truck operations to that facility are discontinued.

In addition, the urban design concept plan offers the opportunity for additional open space and appropriate landscaped buffers through:

- the removal of the 13th Street North landscaped median and the addition of a green strip with double row of trees on both sides of 13th Street;
- the creation of a green buffer between commercial and residential development south of 10th Street North; and,
- the creation of an open space buffer between commercial and residential development east of North Fillmore Street between 10th and 11th Streets North. The portion of North Fillmore Street between 10th and 11th Streets could be vacated due to consolidation of the commercially zoned blocks on both sides of North Fillmore Street. The dimensions and final design of this open space area shall be determined as development takes place.

Figure 1: Concept Plan - Illustrative Site Plan



G. Festival Street

If full-block consolidation occurs, a "festival street" shall be provided to serve the residential and commercial development located between 13th Street North, North Hartford Street, Wilson Boulevard and North Jackson Street. The proposed street shall be implemented as a private road that will have a retail character and will provide on-street parking. The location and final design of the proposed "festival street" shall be determined as development takes place.

H. 10th Street Boulevard Concept

The 10th Street Boulevard concept shall be implemented in order to emphasize its importance as an entry-way to the Metro Corridor and Clarendon in particular. The 10th Street/Fairfax Drive Boulevard Concept was originally recommended and adopted in 1984 as part of the *Clarendon Sector Plan*.

I. Neighborhood Connectors

Pedestrian connectors linking the core of Clarendon and the residential neighborhoods shall be created through the provision of special streetscape on North Highland Street to the south of 10th Street North.

Figure 3: "C-R" District Height Limitations - Cross Section

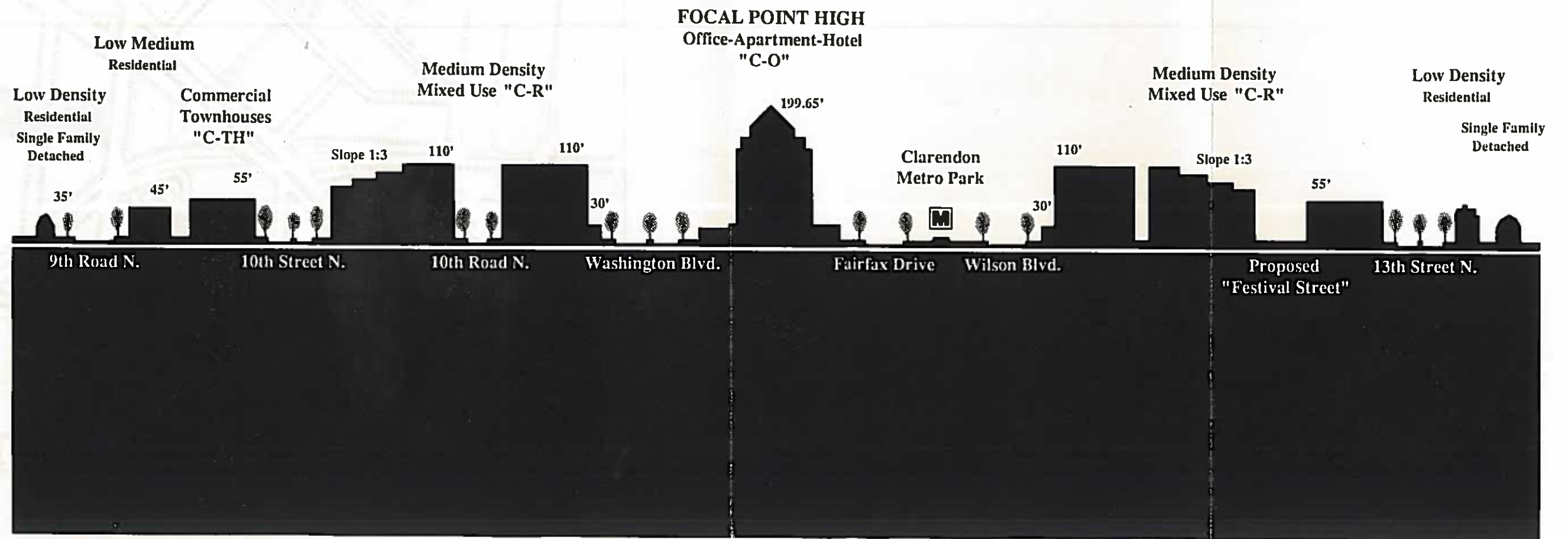


Figure 4: Clarendon Streetscape Hierarchy

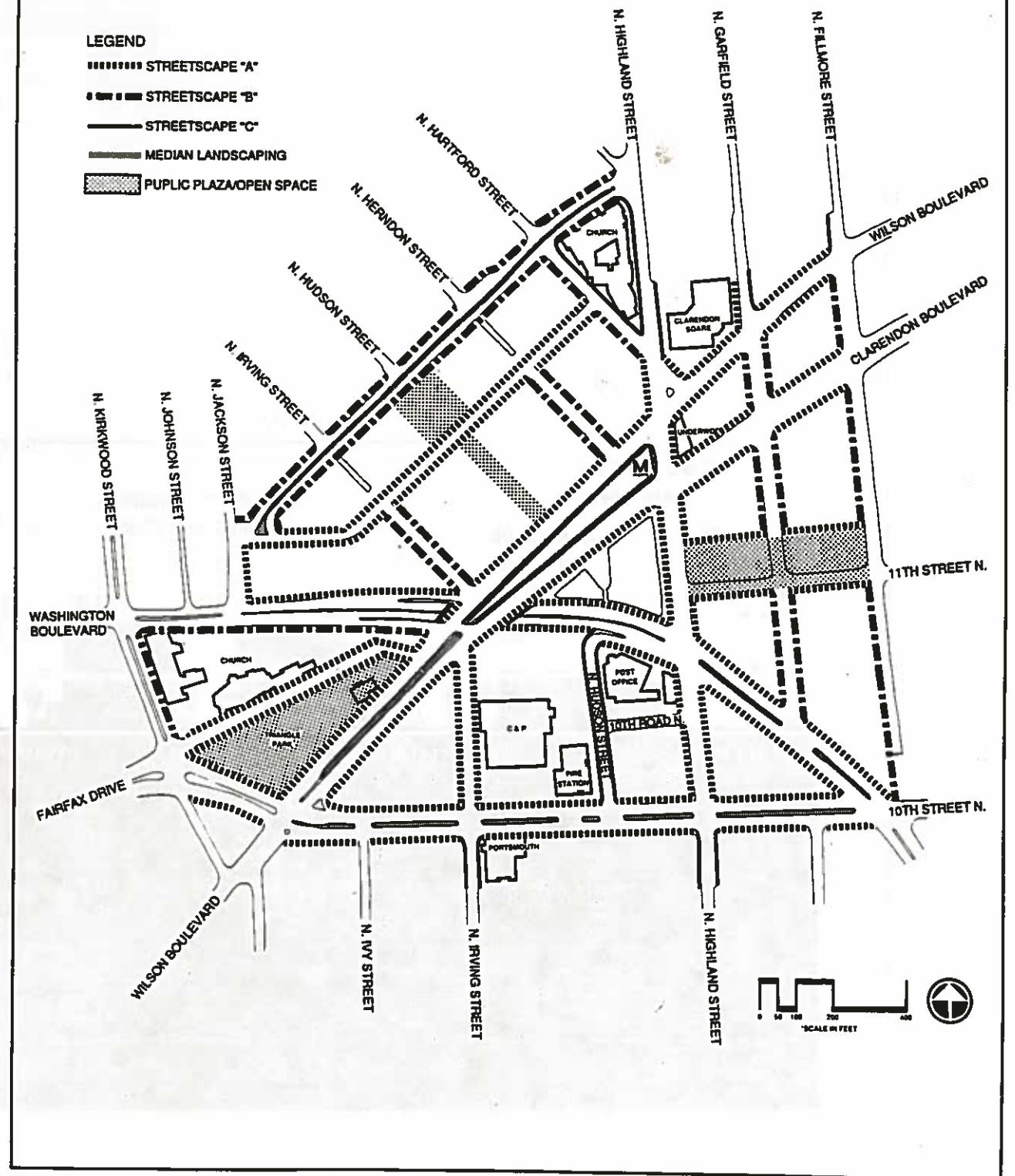


Table 1: Clarendon Streetscape Hierarchy

STREETSCAPE	A	B	C
Paved Sidewalk Width	16 ft.	12 ft.	6 ft.
Planting and Utilities Strip 4 feet in width	No	No	Yes
Total Sidewalk Width	16 ft.	12 ft.	10 ft.
Uni-Decor Paving from Base of Building to Edge of Curb or Planting Strip	Yes	Yes	Yes
Concrete Curb	Yes	Yes	Yes
Tree Grate	Yes	Yes	No
Willow Oak, 30 ft. on Center (Quercus Phellos)	Yes	No	No
Zelkova, 30 ft. on Center (Zelkova Serrata)	No	Yes	No
Decorative Light Fixture - Double Globe	Yes	No	No
Decorative Light fixture - Single Globe	No	Yes	Yes
Utilities--All Underground or Located Along the Rear Lot Line	Yes	Yes	Yes

Pedestrian Crosswalks

Uni-Decor Paver: Wilson Blvd., Clarendon Blvd., "festival street", Washington Blvd., Fairfax Blvd. (All Intersections)
 Painted: All Others.

Figure 5: Concept Plan - Land Use

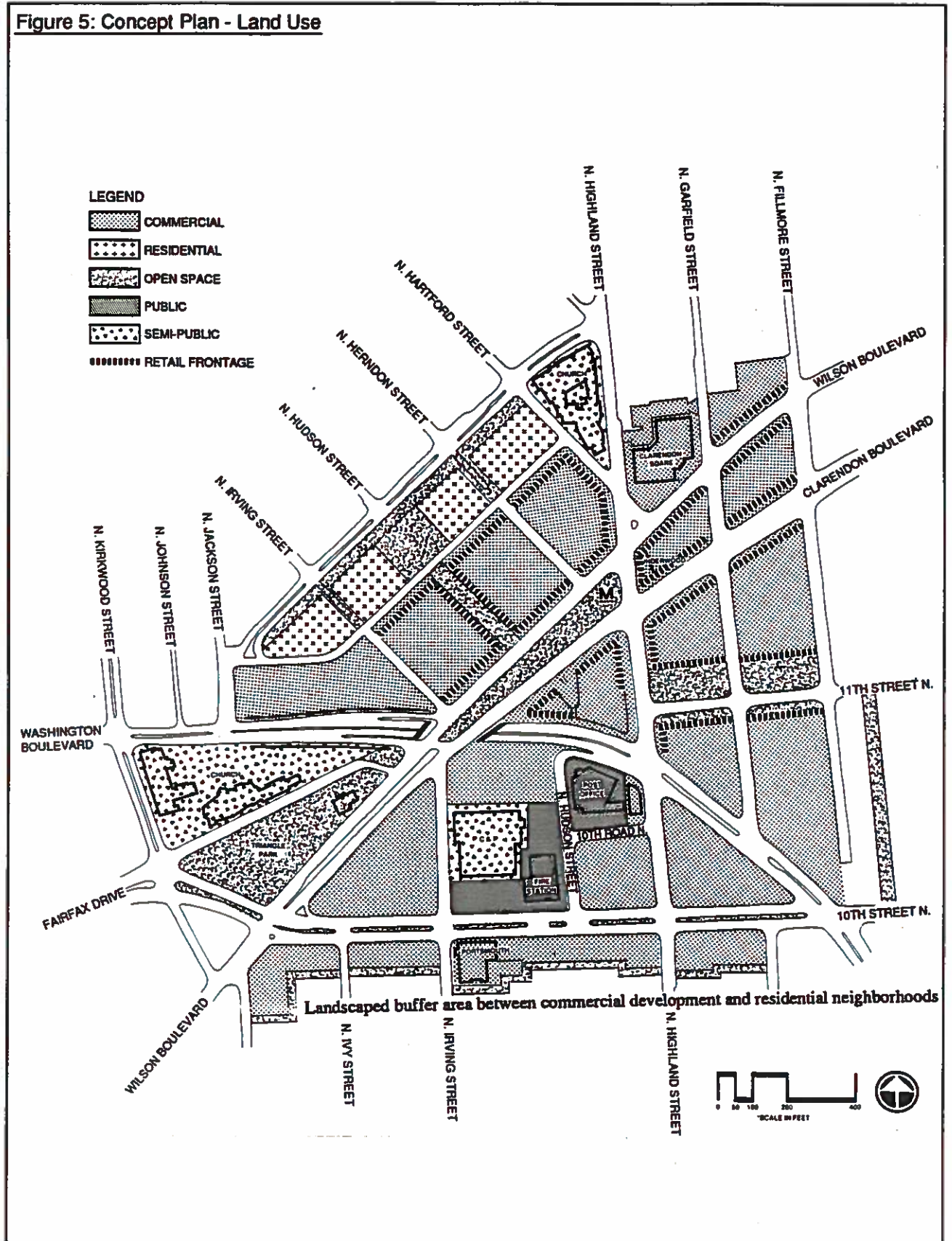


Figure 6: "Festival Street" Illustrations

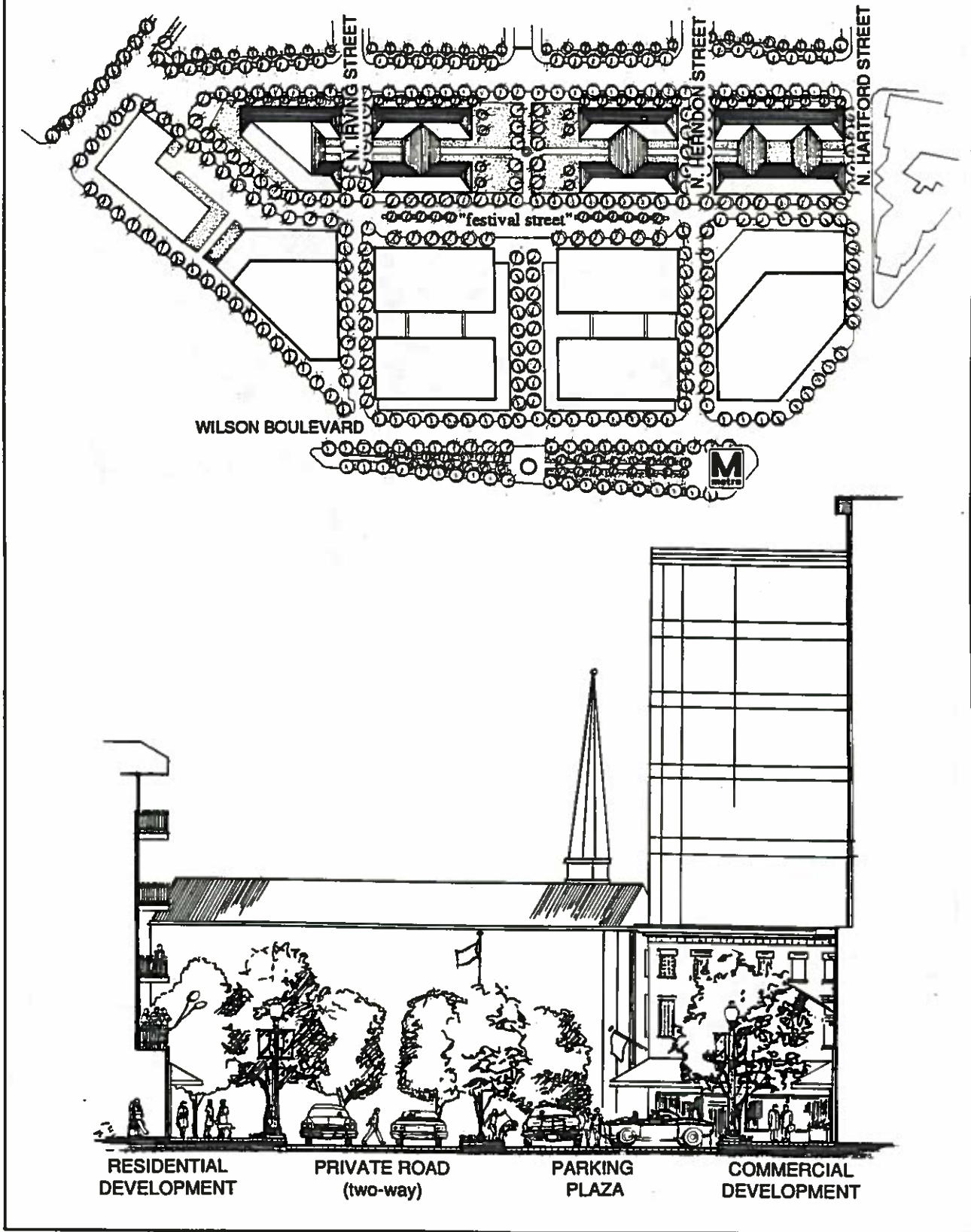
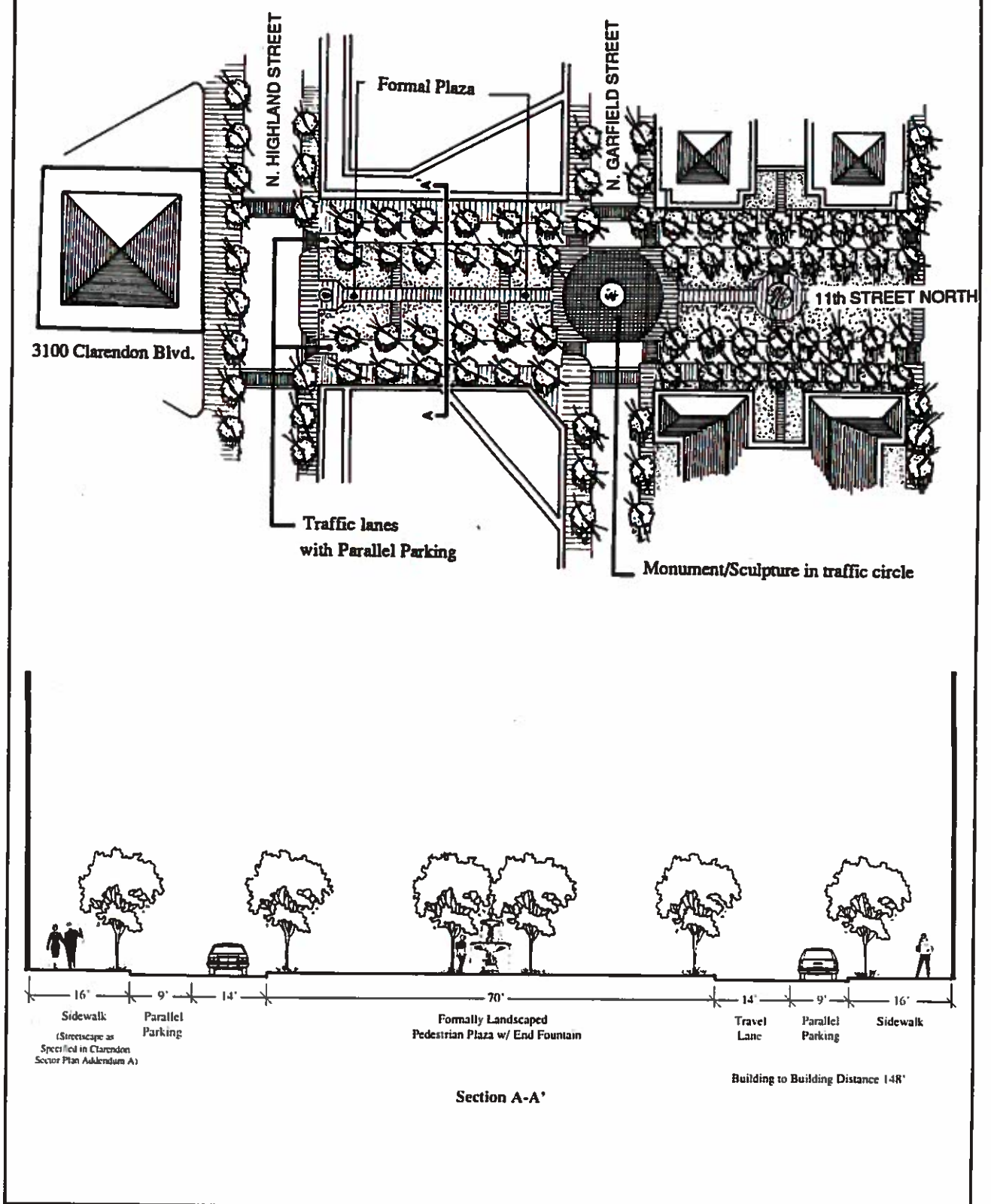


Figure 7: East Highland Plaza - Illustrations



GENERAL LAND USE PLAN

The General Land Use Plan is the primary policy guide for future development of the County. The plan establishes the overall character, extent and location of various land uses, and serves as a guide to communicate the policy of the County Board to citizens, businessmen, developers, and others involved in the development of Arlington County. On July 7, 1990, the County Board approved the following amendments to the General Land Use Plan in order to provide a specific framework for achieving the refined vision and the goals of the Urban Design Concept Plan for Clarendon.

A. "Clarendon Revitalization District"

The implementation of the Clarendon Urban Design Concept Plan required the establishment of a General Land Use Plan overlay district. The "Clarendon Revitalization District", adopted by the County Board on July 7, 1990 generally encompasses the area bounded by 13th Street North, North Fillmore Street, 10th Street North, and North Jackson Street, with the exception of the Triangle Park site. The guidelines for redevelopment within the "Clarendon Revitalization District" are the same as outlined in the *Clarendon Sector Plan*, in addition to the new development guidelines developed for the Clarendon Metro Station area as described in this document. The establishment of a "Clarendon Revitalization District" clearly identifies the County's intent to implement the Urban Design Concept Plan in Clarendon and, if legislative authority would grant it, might allow future transfers of density within the proposed District.

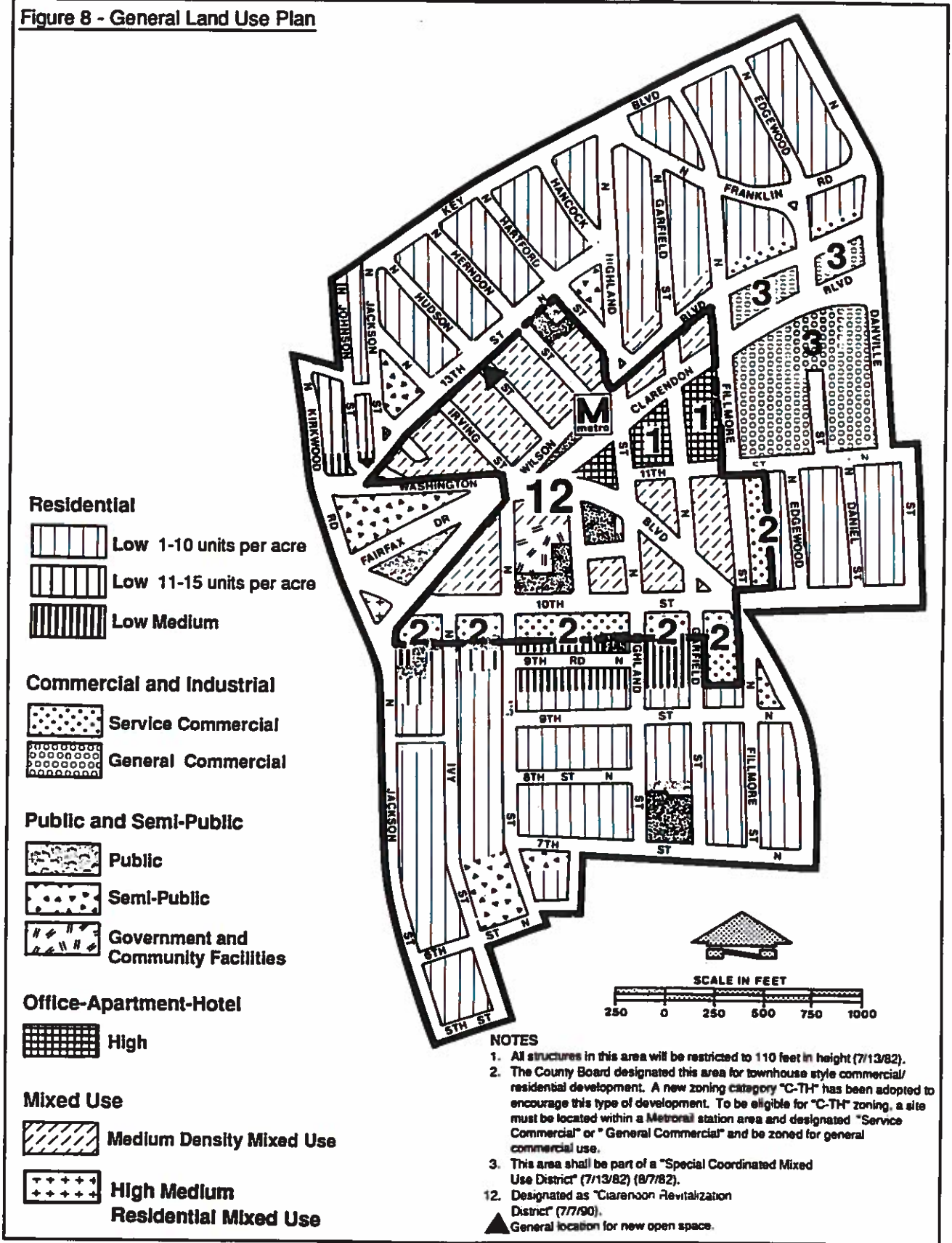
The "Clarendon Revitalization District" includes the commercially zoned areas south of 10th Street North and east of North Fillmore Street (between 10th Street North and 11th Street North). The inclusion of these areas within the boundaries of the overlay district is driven by the need to ensure better transitions between the commercial and residential abutting uses. The Clarendon Urban Design Concept Plan recommends the provision of a green buffer between both uses south of 10th Street North which can be achieved through the landscape requirement under the "C-TH" zoning district.

The overlay district also serves as a tool for identifying buildings in the Clarendon Metro Station area that are eligible for preservation incentives. The text and a list of contributing buildings is included in the appropriate section of this plan.

B. Open Space Note

The Urban Design Concept Plan for the Clarendon area recommends the consolidation of open space throughout Clarendon and specifically points out desired locations for it. In order to reflect the County's intent to implement this recommendation, the County Board approved the inclusion of a note on the General Land Use Plan indicating that open space shall be provided within the area bounded by 13th Street North, North Herndon Street, the proposed "festival street", and North Irving Street. This open space shall be located east and west of Hudson Street encompassing approximately one third of the width of both blocks, if consolidation of the two blocks bounded by Wilson Boulevard, North Irving Street, 13th Street North and North Herndon Street occurs.

Figure 8 - General Land Use Plan



ZONING

Foremost among the issues studied in the planning process for the Clarendon Station area has been the "C-3", General Commercial District. The "C-3" zoning category was originally designed to allow "by-right" commercial and office buildings with no density limitation. However, densities were designed to be controlled by a height limit of 75 feet and by the standard setback and parking requirements. The original "C-3" district also allowed residential development to a maximum of 36 units per acre and hotel development at up to 72 units per acre.

On May 12, 1984, in order to address many of the concerns raised regarding "C-3" development in Clarendon, the "C-R" zoning category was adopted by the County Board, to encourage medium density mixed-use development recognizing existing commercial rights. The "C-R" zoning category was also designed to provide tapering of heights between higher density commercial development and lower density residential uses. The "C-R" District, which corresponds to the "Medium Density Mixed Use" General Land Use Plan designation, was designed to allow commercial and office development at a maximum of 3.0 F.A.R., with an additional 1.0 F.A.R. for residential use to encourage mixed-use development.

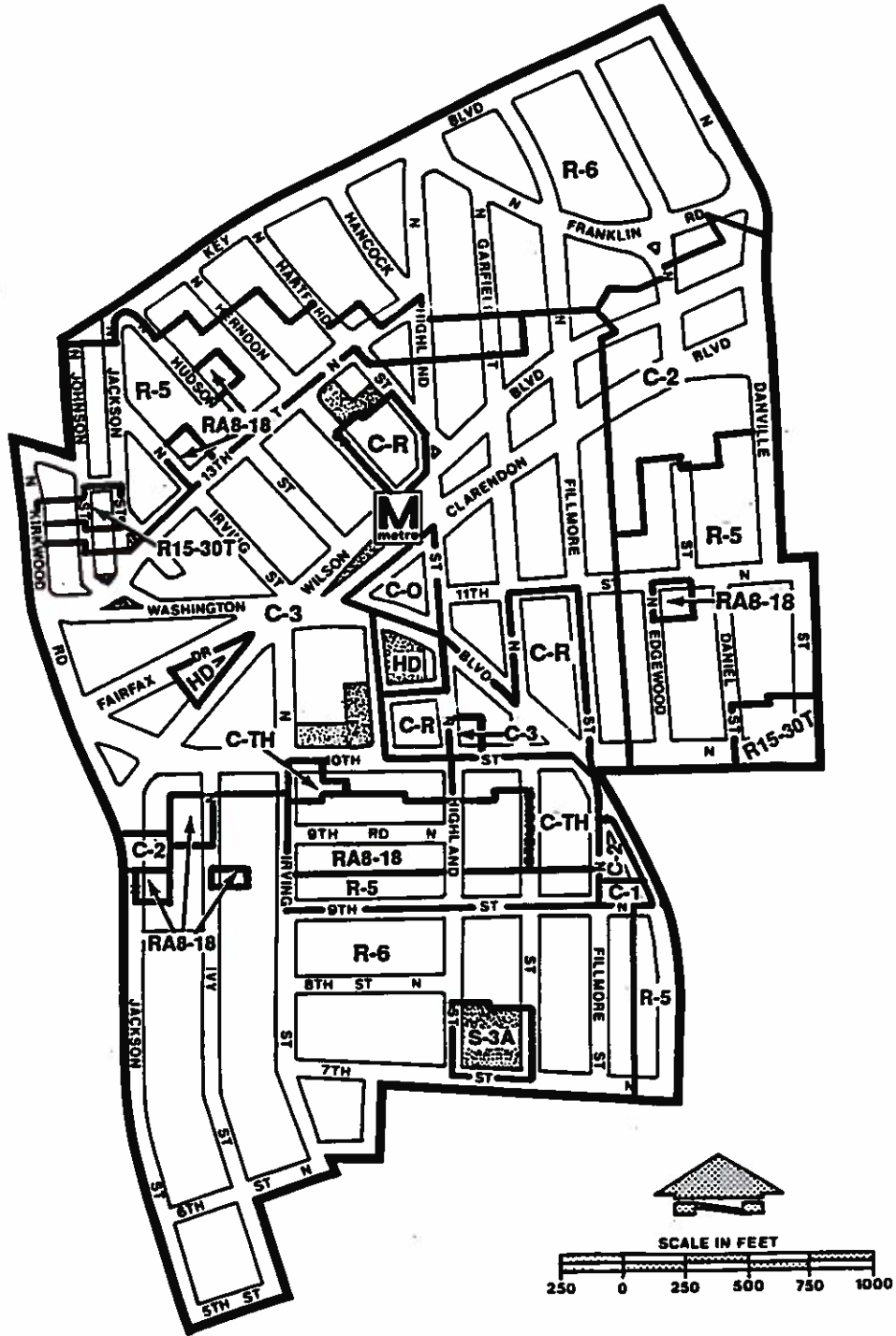
Under the original "C-3" zoning designation no site plan review was required, therefore, no improvements, commonly achieved through site plan review, such as undergrounding of utilities or streetscape standards, could be required from the developer. If redevelopment took place under the "C-3" zoning designation, implementation of the adopted Urban Design Concept Plan for Clarendon would be difficult to achieve and could not be guaranteed. Rezoning from "C-3" to "C-R" would be necessary to ensure new development that is desirable. However, like the original "C-3" zoning district, "C-R" was also created as a "by-right" zoning district which did not require a site plan review process.

When exploring tools for the implementation of major elements of the adopted Plan, such as consolidation of open space, preservation of selected structures, and construction of the "festival street", the site plan review process was identified as an effective tool that would provide the necessary flexibility when discussing development proposals for the Clarendon area. A site plan option under the "C-3" and "C-R" zoning districts would also encourage consolidation of property which is necessary for the successful implementation of the adopted Plan, and would ensure more overall public review of proposed development.

On July 7, 1990 the County Board approved amendments to the "C-3", Zoning District to provide developers with a site plan option without having to rezone the property. This would not only allow certain modifications over the existing zoning but would also include standards which would help achieve the community's goals. The proposed amendments to "C-3" District leaves the basic "C-3" rights in place and introduces a site plan option which includes "C-R" regulations as a base and adds incentives and new requirements reflecting the goals of the community. A key to this option might be that a developer or property owner would not be required to have the property rezoned prior to approval of a plan.

Amendments to the "C-R" zoning district to include urban design criteria with by-right development and a site plan option were also approved by the County Board on July 7, 1990. The "C-R" category developed as a "by-right" option to replace "C-3" requires a rezoning from "C-3" at the developer's request and therefore, is also not a guarantee of achieving the goals for the redevelopment of Clarendon. The amended "C-R" zoning category introduces a site plan option which would allow some flexibility to existing regulations in return for achieving the redevelopment goals and guidelines adopted for Clarendon. Appendices A and B include the text for the "C-3" and "C-R" zoning districts with amendments to July 7, 1990.

Figure 9 - Zoning Map



APPENDICES



APPENDIX A

Section 27. "C-3" General Commercial Districts

The intent of this classification is to provide for the category of retail uses found in the "C-1" and "C-2" classifications and to provide for additional intensity of use, density and height.

The following regulations shall apply to all "C-3" Districts:

A. Uses Permitted.

All uses as permitted and regulated "C-2" Districts.

B. Bulk, Placement and Coverage Regulations.

1. **Height Limit:** No building, nor the enlargement of any building, shall be hereafter erected to exceed seventy-five (75) feet, except by site plan as provided in Subsection D. below.
2. **Floor Area Requirements:** The floor area in this district shall not exceed the number of square feet that results from compliance with the requirements stated in the ordinance with no less than nine (9) feet between floors, except by site plan as provided in Subsection D. below.

C. Landscaping.

Ten (10) percent of total site area is required to be landscaped open space in accordance with the requirements of Section 32A., "Landscaping.", except by site plan as provided in Subsection D. below. With the approval of the Zoning Administrator, a portion of the public right-of-way may be used to meet this landscaping requirement if the streetscape improvements comply with adopted plans and provided that all aerial utilities on and at the periphery of the lot shall be undergrounded with new development or redevelopment.

D. Special Exceptions.

In areas designated "Medium Density Mixed Use" on the General Land Use Plan, by site plan approval as specified in Subsection 36.H., mixed use office, retail and residential development as permitted in "C-R" may vary from the requirements of Subsection 27.B. above and Subsection 27.E. below, subject to the following regulations:

1. **Density Regulations:**

The following sets forth the maximum densities which may be approved:

The ratio of floor area to land area shall not exceed the following, except as set forth in 1.a. and b. below:

<u>Site Area</u>	<u>Total</u>	<u>Office</u>
20,000 - 29,999 square feet	2.0 F.A.R.	2.0 F.A.R.
30,000 - 39,999 square feet	3.0 F.A.R.	3.0 F.A.R.
40,000 square feet and above or full block	4.0 F.A.R.	3.0 F.A.R.

- a. To encourage consolidation of property, for site plans which include an entire block, an additional 0.25 F.A.R. office or retail may be approved and the residential density may be reduced to 0.75 F.A.R.
- b. When a development preserves a building or building facade designated as a contributing building eligible for preservation in an adopted Revitalization District, the office density may be increased by 0.25 F.A.R. when the preservation complies with the following standards:
 - i. The preservation retains a minimum twenty (20) foot depth behind the existing building or building facade;
 - ii. The preservation retains the facades of all buildings identified as contributing buildings and eligible for preservation in the Clarendon Sector Plan which are included in the site within a single block frontage; and
 - iii. The preservation retains and rehabilitates in a manner which complies with the standards set forth in Subsection 6.g. below; at a minimum, all facades fronting on existing public rights-of-way.

2. Height Regulations:

No building, except for penthouses, shall be erected to exceed fifty-five (55) feet in height, except that the County Board may vary from the requirements, subject to the following:

- a. When a structure is farther than one hundred sixty-five (165) feet from an "R" or "RA" zoning district, the height may be increased by one (1) foot for every three (3) feet beyond one hundred sixty-five (165) feet, up to a maximum height of one hundred ten (110) feet.
- b. For properties which front on a primary arterial and are also within seven hundred fifty (750) feet of a primary Metro entrance, building heights may be increased to seventy-five (75) feet for the first seventy-five (75) feet of property measured from the property line fronting on the primary arterial, even if the properties lie within one hundred sixty-five (165) feet of an "R" or "RA" zoning district.
- c. When a site plan includes an entire block, the office height may be approved to exceed the standard height by no more than one (1) story or fifteen (15) feet. If a site plan is approved consisting of additional office height, the residential height shall be reduced by one (1) story or ten (10) feet.
- d. Under no circumstances shall the height of any building exceed one hundred twenty-five (125) feet and under no circumstances shall a penthouse height extend more than fifteen (15) feet above the one hundred twenty-five (125) foot height limit.
- e. All equipment above the roofline shall be screened from view by walls of equal height and similar materials, set back a distance exactly or at least equal to their height from the building edge and height limit line and shall not exceed eighteen (18) feet.

3. Coverage Requirements:

All buildings or structures, including accessory buildings, and all areas for parking, driveways, maneuvering and loading space shall comply with the following coverage requirements unless otherwise approved:

- a. A maximum of eighty (80) percent of the lot area on those portions of blocks that have a height limit of seventy-five (75) or fewer feet.
- b. A maximum of sixty-five (65) percent of the lot area on those portions of blocks that have a height limit of more than seventy-five (75) feet.

- c. When a development preserves a building designated as a contributing building eligible for preservation in an adopted Revitalization District, and in accordance with the standards set forth in Subsection D.1.b. above, the coverage requirement may be reduced by the area of the first floor of the building being preserved.
- d. The coverage requirement may be reduced on a site when the site plan meets all other design standards set forth in an adopted Revitalization District or if the developer satisfies the requirement by providing open space off-site in the Clarendon Revitalization District or in a contiguous area designated by the County as appropriate for open space and shown on the General Land Use Plan.

4. **Streetscape Requirements:**

- a. The periphery of any site fronting on public rights-of-way shall be landscaped by the provision of curb, gutter, sidewalk, street light, street furniture and other elements from face-of-curb to face-of-building according to the adopted streetscape plan standards set forth in an adopted Revitalization District.
- b. All aerial utilities on and at the periphery of the site shall be placed underground with redevelopment or new construction.
- c. Surface parking shall not be allowed, except for convenience retail or service commercial as provided in Subsection 5.c. below. Required parking for town house residential may be surface parking. Such parking shall be screened from public plaza areas, public sidewalks, and adjacent sites by landscaping and a four (4) foot masonry wall of similar materials as to the principal structure.

5. **Parking Requirements:**

Except as set forth in a., b. and c. below, one (1) parking space for each five hundred eighty (580) square feet of gross floor area and one (1) parking space for each dwelling unit. The ratio of compact to full size automobile spaces shall not exceed fifty (50) percent for each.

- a. When buildings which have been identified as contributing buildings eligible for preservation in an adopted Revitalization District are preserved in accordance with the standards set forth in Subsection D.1.b. above, the parking requirement may be reduced by an area equal to the gross floor area of the building being preserved for as many levels deep as the garage is constructed.
- b. Parking for retail uses shall comply with the requirements set forth above, except as provided in Section 33. The parking for retail uses shall be provided on the highest level of the garage and shall be available for short-term parking during the hours which the retail uses are open unless sufficient surface parking has been allowed to be provided on the site.
- c. For buildings which include frontage on special retail streets as designated in an adopted Revitalization District, surface parking spaces may be provided in accordance with the design standards set forth for the District. The number of spaces required to be provided in the garage may then be reduced by the number of spaces provided on the surface. This parking may count toward the open space requirement.

6. **Design Requirements:**

All site plans shall comply with the following design requirements unless otherwise approved by the County Board:

- a. The first floor of every office building shall contain retail space equal to seventy-five (75) percent of the gross leasable floor area. This retail space shall have direct access through openings directly on the sidewalk.

- b. When the following retail uses are provided in any building, they may be counted at two hundred (200) percent of their actual floor area to calculate their requirement for retail, with the remaining area available for all retail uses allowed in "C-2" and/or other office uses: art gallery, bakery, barber shop or beauty shop, bookstore, delicatessen, dry cleaner, drug store, food store, fruit or vegetable store, gourmet food store, hobby shop, ice cream or confectionery store, meat or fish market, newsstand, restaurant, shoe repair, and tailor and dress-maker. In addition, when a development relocates an existing retail use from a site within the Clarendon Revitalization District, the retail use may be counted as two hundred (200) percent of its actual floor area to calculate the requirement for retail. In order to replace a use which qualifies to be counted at two hundred (200) percent of the actual floor area requirement with a use which does not qualify to be counted at two hundred (200) percent of the actual floor area requirement, a site plan amendment will be required.
- c. When a site plan is approved under these provisions, storage space equal to fifty (50) percent of the retail gross floor area provided on the first floor may be provided in the basement and it shall not be required to be counted as floor area, subject to limitations of the district. This space shall be limited to storage and shall never be converted to any other use.
- d. Office buildings in the Clarendon Revitalization District which front on Wilson Boulevard, North Highland Street, and Clarendon Boulevard shall comply with the following height and placement provisions:
 - i. The front building wall of any development shall be placed against the back of the sidewalk as established by the Clarendon Streetscape Standards adopted by the County Board and approved by site plan, up to a height of at least twenty (20) feet and no more than thirty (30) feet above the sidewalk level. The building above this height shall be set back a minimum of twenty (20) feet from the back of sidewalk unless otherwise approved by site plan.
 - e. Buildings across the street from or adjacent to areas designated on the General Land Use Plan as "Low" or "Low Medium" Residential shall have an exterior appearance that is compatible with residential uses in bulk, coverage and placement. In addition, other external characteristics such as building materials should be similar.
 - f. All office buildings fronting on a street shall contain windows or doors for a minimum of fifty (50) percent of the linear footage of that frontage to a height of fifteen (15) feet.
 - g. When a development preserves an existing building, the new development shall be compatible with the existing building in terms of material color and texture, size and orientation of doors and windows, and cornice lines.

E. Additional Regulations.

- 1. For supplemental regulations, see Section 31.
- 2. Automobile parking space is to be provided as required in Section 33.
- 3. Loading space is to be provided as required in Section 33.
- 4. Signs as regulated in Section 34.
- 5. All utility service on a lot where new development or redevelopment is placed shall be placed underground.

Appendix B

Section 27A. "C.R." Commercial Redevelopment Districts

The purpose of the "C-R" classification is to encourage medium density mixed use development; to recognize existing commercial rights; and to provide tapering of heights between higher density office development and lower density residential uses. The district is designed for use in the vicinity of the metrorail stations and, to be eligible for the classification, a site shall be located within an area designated "medium density mixed use" and zoned "C-3".

The following regulations shall apply to all "C-R" Districts:

A. Uses Permitted.

1. All uses permitted in the "C-1" District.
2. Art or antique shop.
3. Bird store, pet shop or taxidermist.
4. Department, furniture or household appliance store.
5. Film exchange.
6. Hotels and tourist courts.
7. Indoor swimming pools.
8. Indoor theaters.
9. Interior decorating store.
10. Medical or dental clinics and laboratories.
11. Music conservatory or music instruction.
12. Newsstand.
13. Multi-family dwelling units.

B. Special Exceptions.

The following uses may be established subject to obtaining a use permit under the procedures established in Section 36.

1. Schools: private, elementary and high, kindergartens and day nurseries.
2. Billiard or pool halls.
3. Indoor/outdoor tennis, racquet and handball courts.
4. Dancing studio.
5. Health clubs.
6. Nightclubs and restaurants providing live entertainment including dance halls.

7. Outdoor commercial enterprises including games of skill and science.
8. Outdoor fair, carnival, circus, trade show.
9. Animal hospitals within fully enclosed structures.
10. Unscreened telecommunications equipment.
11. By site plan approval: mixed use office, retail and residential development at the densities set forth in Subsection I. below.

(Ord. No. 90-20, 7-7-90)

C. Area Requirements.

Each lot shall have a minimum area of twenty thousand (20,000) square feet.

D. Bulk Regulations.

1. **Height Limit:** No building, except for penthouses, shall be hereafter erected to exceed fifty-five (55) feet in height, except:
 - a. When a structure is greater than one hundred sixty-five (165) feet from a "R" or "RA" Zoning District, height may be increased by one (1) foot for every three (3) feet beyond one hundred sixty-five (165) feet, up to a maximum height of one hundred ten (110) feet.
 - b. For properties which front on a primary arterial and are also within seven hundred fifty (750) feet of a primary Metro entrance, building heights may be increased to seventy-five (75) feet for the first seventy-five (75) feet of property measured from the property line fronting on the primary arterial, even if the properties lie within one hundred sixty-five (165) feet of an "R" or "RA" zoning district.
 - c. All equipment above the roof line shall be screened from view by walls of equal height and similar materials, set back a distance equal to their height from the building edge and height limit line and shall not exceed eighteen (18) feet.
 - d. Office buildings in the Clarendon Revitalization District which front on Wilson Boulevard, North Highland Street, and Clarendon Boulevard shall comply with the following height and placement provisions:
 - i. The front building wall of any development shall be placed against the back of the sidewalk as established by the Clarendon Streetscape Standards adopted by the County Board and approved by site plan, up to a height of at least twenty (20) feet and no more than thirty (30) feet above the sidewalk level. The building above this height shall be set back a minimum of twenty (20) feet from the back of sidewalk unless otherwise approved by site plan.
2. **Floor Area Requirements:** Consistent with the provisions of this Section, the gross floor area permitted shall not exceed the site area multiplied by 3.0. An additional 1.0 F.A.R. is permitted for residential use.
 - a. When a development preserves a building or building facade designated as a contributing building eligible for preservation in an adopted Revitalization District, the office density may be increased by 0.25 F.A.R. when the preservation complies with the following standards:
 - i. The preservation retains a minimum twenty (20) foot depth of the existing building or building facade;
 - ii. The preservation retains the facades of all buildings identified as appropriate for

preservation in the District which are included in the site and located adjacent to each other within a single block frontage; and

- iii. The preservation retains and rehabilitates in a manner which complies with the standards set forth in Subsection I.3.g. below; at a minimum, all facades fronting on existing public rights-of-way.
3. Coverage: No building or structure, including accessory buildings, and all areas for parking, driveways, maneuvering and loading space, unless specified under site plan approval in accordance with the standards set forth in Subsection I.3. below, shall cover more than:
- a. Eighty (80) percent of the lot area on those portions of blocks that have a height limit of seventy-five (75) or fewer feet.
 - b. Sixty-five (65) percent of the lot area on those portions of blocks that have a height limit of more than seventy-five (75) feet.
 - c. When a development preserves a building or building facade designated as a contributing building eligible for preservation in an adopted Revitalization District, and in accordance with the standards set forth in Subsection I. below, the open space requirement may be reduced by the area of the first floor of the building being preserved.

(Ord. No. 90-20, 7-7-90)

E. Streetscape Requirements.

- 1. The periphery of any site fronting on public rights-of-way shall be landscaped by the provision of curb, gutter, sidewalk, street light, street furniture and other elements, from face-of-curb to face-of-building according to the adopted Clarendon Streetscape Plan standards set forth in the "Urban Design Section" of the Clarendon Sector Plan; provided, however, that with site plan approval as specified in Subsection I.3. below or with the approval of the Zoning Administrator, a portion of the public right-of-way may be used to provide the area needed to fulfill these requirements.
- 2. All aerial utilities on and at the periphery of the site shall be placed underground with redevelopment or new construction.
- 3. Surface parking shall not be allowed except for convenience retail, or service commercial. Required parking for townhouse residential may be surface parking. Such parking shall be screened from public plaza areas, public sidewalks, and adjacent sites by landscaping and a four-foot masonry wall of similar materials as to the principal structure. Parking for commercial uses shall not be located across the street from or adjacent to a "low" or "low medium" residential general land use plan designation.

(Ord. No. 90-20, 7-7-90)

F. Physical Requirements.

Buildings across the street from or adjacent to areas designated on the general land use plan as "low" or "low medium" residential shall have an exterior appearance that is compatible with residential uses in bulk, coverage, and placement. In addition, other external characteristics such as building materials should be similar.

(Ord. No. 84-12, 5-12-84)

G. Parking Requirements.

One (1) parking space for each five hundred eighty (580) square feet of gross floor area. The ratio of compact to full size automobile spaces shall not exceed fifty (50) percent for each. One (1) parking space for each dwelling unit.

H. Landscaping.

Fifteen (15) percent of the total site is required to be landscaped open space in accordance with the requirements of Section 32A, "Landscaping," of the zoning ordinance, and the Clarendon Streetscape Plan Standards.

I. Site Plans.

The County Board may approve site plans, as specified in Subsection 36.H., and may vary the requirements of Subsections D., E., G. and H. above. Under site plans, the following regulations shall apply:

1. Density:

The following sets forth the maximum densities which may be approved:

The ratio of floor area to land area shall not exceed the following, except as set forth in Subsection 1.a. below:

<u>Site Area</u>	<u>Maximum Total F.A.R.</u>	<u>Maximum Office F.A.R.</u>
20,000 to 29,999 square feet	2.0 F.A.R.	2.0 F.A.R.
30,000 - 39,999 square feet	3.0 F.A.R.	3.0 F.A.R.
40,000 square feet and above or full block	4.0 F.A.R.	3.0 F.A.R.

- a. To encourage appropriate consolidation of property for site plans which include an entire block, an additional 0.25 F.A.R. office may be approved and the residential density may be reduced to 0.75 F.A.R.

2. Height:

- a. When a site plan includes an entire block, the office height may be approved to exceed the standard height by no more than one (1) story or fifteen (15) feet. If a site plan is approved consisting of additional office height, the residential height shall be reduced by ten (10) feet.
- b. When a site plan preserves a building which is designated as a contributing building eligible for preservation in an adopted Revitalization District and in accordance with Subsection D.2. above, the height taper requirements set forth in Subsection D.1. above may be modified by the County Board.
- c. Under no circumstances shall the height of any building exceed one hundred twenty-five (125) feet and under no circumstances shall a penthouse height extend more than fifteen (15) feet above the one hundred twenty-five (125) foot height limit.

3. Urban Design:

All site plans must comply with the following design requirements unless otherwise approved by the County Board:

- a. The first floor of every office building shall contain retail space equal to seventy-five (75) percent of the gross leasable floor area. This retail space shall have direct access through openings directly on the sidewalk.
- b. When the following retail uses are provided in any building, they may be counted at two hundred (200) percent of their actual floor area to calculate their requirement for retail with the remaining area available for all retail uses allowed in "C-2" and/or other office uses: art gallery, bakery, barber shop or beauty shop, bookstore, delicatessen, dry cleaner, drug store,

food store, fruit or vegetable store, gourmet food store, hobby shop, ice cream or confectionery store, meat or fish market, newsstand, restaurant, shoe repair, and tailor and dress-maker. In addition, when a development relocates an existing retail use from a site within the Clarendon Revitalization District, the retail use may be counted as two hundred (200) percent of its actual floor area to calculate the requirement for retail. In order to replace a use which qualifies to be counted at two hundred (200) percent of the actual floor area requirement with a use which does not qualify to be counted at two hundred (200) percent of the actual floor area requirement, a site plan amendment will be required.

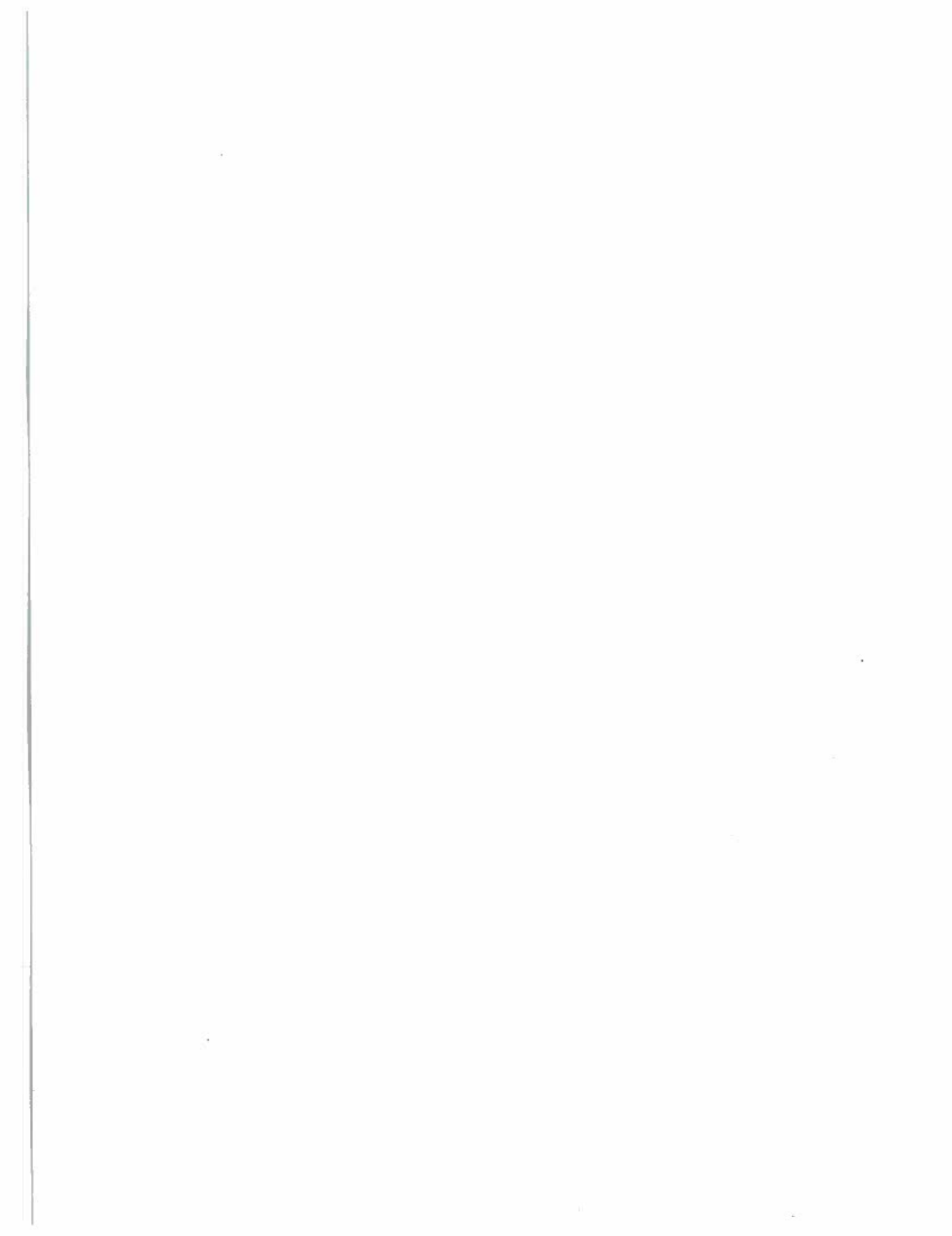
- c. When a site plan is approved under these provisions, storage space equal to fifty (50) percent of the retail gross floor area provided on the first floor may be provided in the basement and it shall not be required to be counted as floor area subject to the F.A.R. limitations of the district. This space shall be limited to storage and shall never be converted to any other use.
- d. All development proposals shall comply with the urban design standards set forth in the Clarendon Sector Plan.
- e. Open space shall comply with the requirements set forth in Subsection D.3. above, except that by site plan approval the open space requirement may be reduced on a site when the site plan meets all other design standards set forth in the appropriate sector plan, if the developer satisfies the open space requirement by providing open space off-site in the Clarendon Revitalization District or in a contiguous area designated by the County as appropriate for open space as shown on the General Land Use Plan.
- f. When a development preserves an existing building or building facade, the rehabilitation and new development shall be compatible with the existing building in terms of material color and texture, size and orientation of doors and windows, and cornice lines.

4. **Parking:**

Parking for any use covered by site plan shall be as set forth in Subsection G. above, except as follows:

- a. When a building or building facade which has been identified as a contributing building eligible for preservation in an adopted Revitalization District are preserved in accordance with the standards set forth in Subsection D.2.a., the parking requirement may be reduced by an area equal to the gross floor area of the building being preserved for as many levels as the garage is constructed.
- b. Parking for retail uses shall comply with the requirements set forth in Subsection G., except where Section 33 provides specific relief. The parking for retail uses shall be provided on the first level of the garage and shall be available for short-term parking during the hours which the retail uses are open unless sufficient surface parking has been allowed on the site.
- c. For buildings which include frontage on special retail streets as designated in any sector plan, surface parking spaces may be provided in accordance with the design standards set forth in the sector plan. The number of spaces required to be provided in the garage may then be reduced by the number of spaces which are provided on the surface. This parking may count toward the open space requirement.

(Ord. No. 84-12, 5-12-84; Ord. No. 90-20, 7-7-90)



Acknowledgements

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