

ZOA-16-01

Adopted February 20, 2016

ORDINANCE TO AMEND, REENACT AND RECODIFY THE ARLINGTON COUNTY ZONING ORDINANCE AS FOLLOWS; (1) §4.2.D, S-3A SPECIAL DISTRICT, IN ORDER TO ALLOW, SUBJECT TO USE PERMIT APPROVAL, SCHOOL AND SCHOOL ADMINISTRATION BUILDINGS UP TO 175 FEET IN HEIGHT WITHIN THE AREA DESIGNATED AS THE WESTERN ROSSLYN AREA REDEVELOPMENT DISTRICT ON THE GENERAL LAND USE PLAN; (2) §7.2.3.D.2, RA4.8 MULTI-FAMILY DWELLING DISTRICT, IN ORDER TO ALLOW, SUBJECT TO SITE PLAN APPROVAL, UP TO 6.0 FAR FOR DEVELOPMENT THAT IS CONSISTENT WITH THE WESTERN ROSSLYN AREA PLAN AND INCLUDES LOW OR MODERATE INCOME HOUSING AND PUBLIC OPEN SPACE; AND (3) §7.13.3.D, C-O MIXED USE DISTRICT AND §9, SPECIAL PLANNING AREA REGULATIONS, IN ORDER TO ALLOW, SUBJECT TO SITE PLAN APPROVAL, UP TO 10.0 FAR AND 270 FEET IN HEIGHT, FOR DEVELOPMENTS THAT PROVIDE SITE PLAN FEATURES AND AMENITIES IDENTIFIED IN THE WESTERN ROSSLYN AREA PLAN THAT ARE IN AREAS DESIGNATED "HIGH" OFFICE-APARTMENT-HOTEL ON THE GENERAL LAND USE PLAN; ALL IN ORDER TO REDUCE OR PREVENT CONGESTION IN THE STREETS; TO FACILITATE THE CREATION OF A CONVENIENT, ATTRACTIVE AND HARMONIOUS COMMUNITY; TO ENCOURAGE ECONOMIC DEVELOPMENT; AND FOR OTHER REASONS REQUIRED BY THE PUBLIC NECESSITY, CONVENIENCE AND GENERAL WELFARE, AND GOOD ZONING PRACTICE;

Be it ordained that the Arlington County Zoning Ordinance is hereby amended, reenacted and recodified as set forth below, §4.2.D, S-3A Special District, in order to allow, subject to use permit approval, school and school administration buildings up to 175 feet in height within the area designated as the Western Rosslyn Area Redevelopment District on the General Land Use Plan; §7.2.3.D.2, RA4.8 Multi-family Dwelling District, in order to allow, subject to site plan approval, up to 6.0 FAR for development that is consistent with the Western Rosslyn Area Plan and includes low or moderate income housing and public open space; and §7.13.3.D, C-O Mixed Use District and §9, Special Planning Area Regulations, in order to allow, subject to site plan approval, up to 10.0 FAR and 270 feet in height, for developments that provide site plan features and amenities identified in the Western Rosslyn Area Plan that are in areas designated "High" Office-Apartment-Hotel on the General Land Use Plan; all in order to reduce or prevent congestion in the streets; to facilitate the creation of a convenient, attractive and harmonious community; to encourage economic development; and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice.

- In the proposed amendment, text proposed to be added is shown with underline and text proposed to be removed is shown with ~~striketrough~~. Text changed from that included in the Request to advertise is shown with ~~underline/double striketrough~~ to indicate advertised text NOT proposed to be adopted.
- Where paragraphs are inserted, all subsequent paragraphs and references throughout the Zoning Ordinance will be updated accordingly.

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Article 4. Public (P) Districts

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§4.2. S-3A, Special District

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§4.2.4. Density and dimensional standards

A. By-right

Development allowed by-right in the S-3A district shall comply with the following area, width and height requirements, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwelling	All Other Uses
Lot area, minimum	3 acres	6,000 square feet
Lot width, average minimum (feet)	60	60
Height, maximum (feet)	35	45

B. Special exception

All development allowed by special exception in the S-3A district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Colleges, Hospitals, and Social Service Institutions	All Other Uses
Lot area, minimum	5 acres	6,000 square feet
Lot width, average minimum (feet)	--	60
Height, maximum (feet)	45	45

C. Bulk, coverage and placement

For bulk, coverage and placement requirements not listed in this section see §3.2.

D. Exceptions

The height of schools and school administration buildings may be increased, subject to approval of a use permit, as follows:

- on sites For development projects that are 19 acres or more, to a height may be increased to a height not to exceed 75 feet, subject to the approval of a use permit.
- For development projects within the Western Rosslyn Coordinated Redevelopment District as shown on the General Land Use Plan, where the County Board finds that the development project is consistent with the Guiding Principles and other policy guidance in the Western Rosslyn Area Plan, to a height not to exceed 175 feet.

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Article 7. Commercial/ Mixed Use (C) Districts

7.2. RA4.8, Multiple-Family Dwelling District

§7.2.3 Density and dimensional standards

B. Special Exception

Development allowed by special exception in the RA4.8 district shall comply with the following standards, except as otherwise approved by the County Board

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family	All Retail and Food Establishment uses	All other uses		
	Semi-detached	Duplex							
Site area, minimum (sq. ft.)	7,000	7,000	See 12.3.7	See 12.3.4	30,000		5,000		
Lot, minimum (sq. ft.)									
Lot area	3,500	7,000					30,000		5,000
Lot area per dwelling unit	3,500	3,500					--		--
Lot width, minimum average (feet)									
Lot width	56	56					150		150
Lot width per dwelling unit	28	--					--		--
Height									
Maximum (feet)	35	35					136 (including mechanical penthouse and parapet walls)		35
Maximum (number of stories)	3 ½	3 ½					--		--
Floor area ratio	--	--			3.24 (including all commercial uses)	0.5 (street level only)	--		
Floor area, minimum (sq. ft.)									
Floor area per dwelling unit, exclusive of basement or attic	750	750			--		--		

C. Bulk coverage and placement

For bulk, coverage and placement requirements not listed in this section see §3.2.

43 **D. Exceptions**

44 **1. Minimum lot area and width**

45 The County Board may authorize application for rezoning to the RA-4.8 district where
46 a lot or plot having less width or less area which is any part of a block surrounded by
47 streets and/or buildings that generally comply with the provisions of this section.

48 **2. ~~Floor area ratio~~ Density**

49 (a) Maximum floor area, including any commercial uses permitted on a given site,
50 shall be determined by multiplying the site area by 3.24. Any mechanical
51 penthouse area in excess of that used for elevator, mechanical or maintenance
52 equipment shall be counted as gross floor area.

53 (b) Where a development project is within the Western Rosslyn Coordinated
54 Redevelopment District and designated High-Medium Residential on the General
55 Land Use Plan, the County Board may, in accordance with §15.5.5, permit
56 additional height and density above that provided in §7.2.3.B, up to 6.0 F.A.R,
57 provided, however, under no circumstances shall application of this provision for
58 additional density be applied to permit a height greater than 12 stories. In
59 approving such site plan, the County Board shall find that:

60 (1) The development project is consistent with the Guiding Principles and other
61 policy guidance of the Western Rosslyn Area Plan;

62 (2) One hundred percent of the dwelling units in the development project are
63 affordable to persons of low or moderate income, unless the County Board
64 determines that a different percentage should be approved, consistent with
65 the Affordable Housing Master Plan, in order to achieve other goals of the
66 Western Rosslyn Area Plan; and

67 (3) The development project provides public open space.

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71 **§7.13. C-O, Mixed Use District**

72 **§7.13.1 Purpose**

73 The purpose of the C-O, Commercial Office Building, Hotel and Multiple-family Dwelling District
74 is to provide for limited office building land use, and under appropriate conditions, to encourage
75 rebuilding with high-rise office buildings, hotels, or multiple-family dwellings in the vicinity of
76 Metrorail stations. Determination as to the appropriate mixtures of uses and densities shall be
77 based on the General Land Use Plan designation or approved plans for the area, characteristics
78 of individual sites and the need for community facilities, open space and landscaped area,
79 circulation and utilities.
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81 **§7.13.2 Uses**

82 Uses shall be as specified in §7.1.
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86 **§7.13.3 Density and dimensional standards**

87 **A. By-right**

88 Development allowed by-right in the C-O district shall comply with the following standards,
 89 except as otherwise expressly allowed or stated.

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Type of Standard	One-family Dwellings	All Other Uses
Lot area, minimum (sq. ft.)	6,000	20,000
Lot width, minimum average (feet)	60	100
Height, maximum (feet)	35	35
Floor area ratio, maximum		
Site area up to 9,999	--	0.40
Site area 10,000 to 19,999	--	0.50
Site area 20,000 and above	--	0.60

92 **B. Special exception**

93 Development allowed by special exception in the C-O district shall comply with the
 94 following standards, except as otherwise approved by the County Board.

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Type of Standard	Office, Commercial	Multiple-family	Hotel
Lot area, minimum (sq. ft.)	30,000	30,000	30,000
Lot width, average (feet)	125	125	125
Height, maximum, including mechanical penthouse and parapet walls (feet)	153	180	180
Floor area ratio, maximum	3.8	4.8	3.8

96 **C. Bulk, coverage and placement**

97 For bulk, coverage and placement requirements not listed in this section see §3.2.

98 **D. Exceptions**

99 **1. Lot area and width**

100 The County Board may authorize application for rezoning to the C-O district where a lot
 101 or plot having less width or less area is part of a block surrounded by streets and/or
 102 buildings that generally comply with the provisions of this section.

103 **2. Western Rosslyn Coordinated Redevelopment District**

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105 Properties in the area designated as the Western Rosslyn Coordinated Redevelopment
 106 District on the General Land Use Plan may be developed in accordance with the
 107 regulations of §9.5

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111 **Article 9. Special Planning Area Regulations**

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§9.4. Radnor Heights East Special District

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116 When a site within the area designated as the Radnor Heights East Special District on the General Land
117 Use Plan is sought to be used in a manner inconsistent with the existing regulations for setback, yard,
118 coverage or parking, the County Board, in its discretion, may allow exceptions to those regulations after
119 application for site plan approval consistent with §15.5, in order to achieve a design which is appropriate
120 for the site, project, and the surrounding area and meets the standards for special exception site plan
121 approval set forth in §15.5. By site plan approval multiple-family dwellings may be permitted at densities
122 up to 48 dwelling units per acre.

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§9.5. Western Rosslyn Coordinated Redevelopment District

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126 Where a development project in the C-O district is within the Western Rosslyn Coordinated
127 Redevelopment District and is designated High Office-Apartment-Hotel on the General Land Use Plan, the
128 County Board may permit additional height and density above that provided in §7.13.3.B, where it finds
129 that the development project is consistent with the Guiding Principles and other policy guidance for the
130 Western Rosslyn Coordinated Redevelopment District, offers certain features, design elements, ~~uses,~~
131 services, or amenities identified in the Western Rosslyn Area Plan, and meets the other special exception
132 criteria of the Zoning Ordinance, and subject to the following:

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- 134 A. In considering such modification, the County Board may also consider characteristics of the site
135 and the area as described in §15.5.7 and the plans and policies adopted for the area, provided,
136 however, under no circumstances shall the application of the modification of use provisions of
137 §15.5.7 be applied to permit a density of more than 10.0 FAR;
- 138 B. The provisions of §15.5.9. for the approval of additional height and density shall not be applicable
139 to site plans approved under this §9.5; and
- 140 C. Building heights, exclusive of mechanical penthouses and parapet walls, shall under no
141 circumstances, exceed 270 feet, east of the North ~~Park~~ Pierce Street between Wilson Boulevard
142 and 18th St N., or 240 feet, west of North ~~Park~~ Pierce Street located between Wilson Boulevard
143 and 18th St N., as designated in the adopted Arlington County Master Transportation Plan.

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