TO: The County Board of Arlington, Virginia
FROM: Ron Carlee, County Manager
SUBJECT: Request to Advertise Public Hearings on Proposed Zoning Ordinance amendments to:

A. Amend Section 20 of the Zoning Ordinance to:
   1. Change the title from “C-S-C” Convenience Service Commercial Districts to “C-FBC” Form Based Code Districts; and
   2. Codify Permitted Uses, Use Limitations, Special Exceptions, and other regulations governing land use within the “C-FBC” District; and
   3. Adopt the Columbia Pike Form Based Code, including the Regulating Plan, and Architectural Standards as a by-right option (Option 1) or by use permit approval (Option 2) within the “Columbia Pike Special Revitalization District”; and

B. Amend Sections 3, 12, 13, 14, 15, 19, 23, 25, 26, and 27 of the Zoning Ordinance to reference development using the Form Based Code as a by-right option (Option 1) or by use permit (Option 2) in these districts under the provisions of Section 20 for properties located within the Columbia Pike Special Revitalization District.

RECOMMENDATIONS: Adopt the two resolutions under Option 1 and the two resolutions under Option 2 authorizing advertisement of public hearings of the Planning Commission on December 9, 2002 (a recessed session of the November 25, 2002 Planning Commission meeting) and the County Board on December 17, 2002 (a recessed session of the December 7, 2002 County Board meeting) for the proposed amendments to Sections 3, 12, 13, 14, 15, 19, 20, 23, 25, 26, and 27 of the Arlington County Zoning Ordinance.
Zoning Ordinance. The proposed Zoning Ordinance amendments would amend, reenact and recodify zoning provisions to regulate development within the area designated as the “Columbia Pike Special Revitalization District” by the County Board, to preserve and promote retail and other commercial activity within the Columbia Pike Special Revitalization District; to encourage economic development; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

DISCUSSION
In January 1998, the County Board announced the creation of the Columbia Pike Initiative (CPI). The goal of the Initiative was to build a safer, cleaner, more competitive and vibrant Columbia Pike community. After a 2 ½ year community process, the Columbia Pike Initiative, A Revitalization Plan (CPI Plan) was adopted by the County Board on March 12, 2002. A major recommendation of the CPI Plan is to adopt a new administrative review process to evaluate redevelopment proposals on Columbia Pike that would provide an incentive to developers in terms of added density and a streamlined review process. In September 2002, the County initiated an intensive week-long urban design charrette to get input from area residents, developers, and property and business owners. Consultants hired by the County developed Illustrative Plans for the four (4) development nodes, during the charrette week, and from these a Form Based Code was developed. It is anticipated that redevelopment, which has been slow to occur, will benefit from more certain approval criteria, a shorter review period, and anticipated economic incentives that will be tied to the Form Based Code.

The Zoning Ordinance amendments proposed for advertisement in this report would provide a new framework for by-right development within the Columbia Pike Special Revitalization District. Under certain circumstances, it may be desirable to approve specific redevelopment applications only through the issuance of a Use Permit, in accordance with Section 36 of the Zoning Ordinance. This request to advertise offers two options for proposed Zoning Ordinance language for advertisement.

A new zoning district (utilizing the vacant Section 20, C-S-C Service Commercial, which was repealed by ordinance on June 25, 1977) is proposed to regulate development within areas the Columbia Pike Special Revitalization District. The Form Based Code is intended as a set of alternate development regulations to emphasize proper building form, enhancement of the pedestrian experience, and compatibility with traditional Main Street principles. Through the adoption of the Form Based Code, development proposals will be evaluated, based on the conformance with traditional building principals expressed in the Code, such as building envelope and architectural standards.
All properties zoned “S-3A”, “RA14-26”, “RA8-18”, “RA7-16”, “RA6-15”, “C-1”, “C-2”, “C-3”, “C-O”, and “C-O-1.0” which are located within the Columbia Pike Special Revitalization District will be eligible to utilize this tool without rezoning. In addition, because it is a zoning district, properties in zoning districts not listed above that are within the Columbia Pike Special Revitalization District can be rezoned to “C-FBC” in order to be able to use the Form Based Code.

**CONCLUSION**

The Zoning Ordinance amendments in this report are proposed to amend, reenact and recodify Section 20. of the Arlington County Zoning Ordinance to change the title from “C-S-C” Convenience Service Commercial Districts to “C-FBC” Columbia Pike Form Based Code Districts; codify Permitted Uses, Use Limitations, and other regulations governing land use within the “C-FBC” District, which shall be an optional zoning classification for all land within the “Columbia Pike Special Revitalization District”; adopt the Columbia Pike Form Based Code, including the Regulating Plan, Architectural Standards and Administrative Procedures; and reference development using the Form Based Code as a by-right option in the following districts that are located within the Columbia Pike Special Revitalization District:

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<tr>
<th>Ordinance Section</th>
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<td>C-3</td>
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It is, therefore, recommended that the County Board advertise the proposed Zoning Ordinance amendments to Sections 3, 12, 13, 14, 15, 19, 20, 23, 25, 26, and 27 to establish alternate development standards and the review process for the Columbia Pike Special Revitalization District.

* * *
Option 1

RESOLUTION TO ADVERTISE PUBLIC HEARINGS ON ZONING ORDINANCE AMENDMENTS TO SECTION 20. “C-S-C” CONVENIENCE SERVICE COMMERCIAL DISTRICTS, TO CHANGE THE TITLE OF THE SECTION TO “C-FBC” COLUMBIA PIKE SERVICE COMMERCIAL DISTRICTS, AND TO AMEND, REENACT, AND RECODIFY ZONING PROVISIONS OF THE ARLINGTON COUNTY ZONING ORDINANCE TO DEFINE DEVELOPMENT OPTIONS, INCLUDING ADOPTION OF THE FORM BASED CODE WITHIN “C-FBC” DISTRICTS.

The County Board of Arlington hereby resolves that the following amendments to Section 26. “C-S-C” Convenience Service Commercial Districts, of the Zoning Ordinance be advertised for public hearings by the Planning Commission on December 9, 2002 (a recessed session of the November 25, 2002 Planning Commission meeting) and the County Board on December 17, 2002 (a recessed session of the December 7, 2002 County Board meeting), to amend, reenact, and recodify Zoning Ordinance provisions to define permitted use in “C-FBC” Districts; to preserve and promote mixed-use retail and other commercial activity within commercial districts; to encourage economic development; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

* * *

SECTION 20. “C-S-C” “C-FBC” SERVICE COMMERCIAL - FORM BASED CODE DISTRICTS

* * *

The purpose of the “C-FBC” District classification is to provide an alternate means of by-right development that promotes mixed-use development where the variety in retail, service, residential and office uses is intended to serve a broad-based community. Properties zoned “S-3A”, “RA8-18”, “RA14-26”, “RA7-16”, “RA6-15”, “C-1”, “C-2”, “C-3”, “C-O”, and “C-O-1.0” located in the Columbia Pike Special Revitalization District, as approved on the General Land Use Plan, shall be eligible to develop in accordance with the “C-FBC” District requirements. The “C-FBC” District provides for an expanded range of uses, greater density and more flexibility than the other service commercial districts while promoting mixed-use development. Specific requirements have been adopted to encourage and regulate by-right mixed-use development in accord with the Form Based Code.
A. Uses Permitted.
The following uses are permitted within the “C-FBC” District, provided that redevelopment of the subject property or properties involves an increase in total developed space of at least 50% and the proposed redevelopment conforms to the Form Based Code (Subsection 20.D.). Existing properties within the Columbia Pike Special Revitalization District, for which no redevelopment plan is approved using the Form Based Code, are limited to the permitted uses of the underlying zoning classification.

1. All uses as permitted in “RA8-18”, “RA14-26”, “RA7-16” and “RA6-15” Districts.

2. Amusement enterprises, including a billiard or pool hall, boxing arena, games of skill, penny arcade, shooting gallery and the like, if conducted wholly within a completely enclosed building on the second level (above grade) or below.

3. Animal hospital or veterinary clinic within a fully enclosed structure.

4. Antique shop.

5. Art store, including art work, art supplies and framing materials.

6. Automobile accessories and supplies, excluding installation.

7. Bank or other financial institution.

8. Blueprinting or photostatting.

9. Book, stationery or card store.

10. Business college operated as a commercial enterprise.

11. Catering establishment.

12. Cleaning or laundry establishment.

13. Clothing or wearing apparel shop.


15. Department store.

16. Dry goods or notion store.

17. Film processing kiosk (photo service).

PLA-3031
18. Florist or gift shop. Delivery of flowers to off-site locations is permitted when it involves less than thirty (30) percent of the amount of the sales from these stores.

19. Grocery, fruit or vegetable store without restriction or maximum gross floor area. Delivery of groceries to off-site locations is permitted when it involves less than thirty (30) percent of the amount of the sales from these stores.

20. Hardware, paint or appliance store.


22. Hobby or handcraft store.

23. Home furnishings store.

24. Hotel or tourist court.

25. Indoor swimming pool.

26. Indoor theater or auditorium.

27. Indoor and outdoor skating rink.


29. Locksmith.

30. Mailing service, including bulk mailing.

31. Medical or dental office, clinic, or laboratory.

32. Motor vehicle dealership, sales or rental lot, provided that the use complies with the standards identified in subsection C.4, and provided that indoor and/or outdoor display area(s) do not exceed 300 linear feet along Main Street or Avenue frontage. Motor vehicle dealerships are specifically prohibited on Neighborhood and Avenue Sites.

33. Music conservatory or music instruction.

34. Nursery, flower or plant store, provided that all incidental equipment and supplies, including fertilizer, empty cans and garden tools are kept within a building or in designated areas outside as approved by the zoning administrator, provided that the location does not impede pedestrian or vehicular movement on the property.
35. Office, without restriction on location within structures along Main Street and/or Avenue frontage.

36. Optical store.

37. Palmistry.

38. Pawnshop.


40. Photography studio.

41. Photo copy service.

42. Plumbing or sheet metal shops, if conducted wholly within a completely enclosed building.

43. Printing, lithographing or publishing.

44. Private postal service limited to a gross floor area of twelve hundred (1,200) square feet.

45. Public parking area or public parking garage when located and developed as required in the Form Based Code.

46. Public service, including electric distributing substation, fire or police station, telephone exchange, and the like.

47. Repair shop (small appliance, television, radio).

48. Restaurant, including outdoor cafes associated with such uses (excluding restaurants with drive-through windows and dancing or entertainment, except as provided for in subsection B.7 and B.11). Delivery of food and beverages to off-site locations is permitted when it involves less than thirty (30) percent of the amount of the sales from these restaurants.

49. Retail stores or business in addition to those permitted in `C-1-R" and `C-1" Districts.

50. Secondhand or consignment shop.

51. Shoe store.
52. Sign painting shop, if conducted wholly within a completely enclosed building.

53. Sporting goods store.

54. Trade or commercial school, if not objectionable due to noise, odor, vibration or other similar causes.

55. Upholstery shop, if conducted wholly within a completely enclosed building.

56. Variety store.

57. Video tape, DVD or record store.

58. Uses and buildings customarily accessory to the above uses. Other uses which, in the judgment of the zoning administrator, are of the same general character as those listed in this subsection and will not be detrimental to the district in which located.

**B. Special Exceptions.**

Any of the following uses may be established subject to obtaining a use permit as provided in Section 36. "Use Permits," for each such use:

1. Audio-visual production studio.

2. Automobile service station, provided that any incidental vehicle repairs such as tube and tire repairing, battery charging and storage or merchandise and supplies shall be conducted wholly within a building, and that any lubrication or washing not conducted wholly within a building shall be permitted only if a masonry wall, seven (7) feet in height, is erected and maintained between such uses and any adjoining "R" District.

3. Automotive painting, upholstering, rebuilding, reconditioning, body and fender work, truck repairing or overhauling and the like, so long as such activities are conducted entirely within an enclosed structure.


5. Carpet and rug cleaning establishments, excluding dyeing.

7. Food delivery service.
8. Restaurant with drive-through window.

9. Massage parlor and the like.

10. Miniature golf course.

11. Mortuary or funeral home, including a cremation unit within a mortuary or funeral home.

12. Nightclubs and restaurants providing live entertainment, including dance halls.


14. Tire shop.

15. Any other use otherwise permitted in this district with a drive-through window, provided that the drive-through operation has no more than two lanes. Drive-through access may not be from Main Street frontage.

16. Any other use otherwise permitted in this district

C. Use Limitations.

1. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental and essential to a retail store or business and where all such products are sold at retail at these establishments, except as set forth in subsection B.7.

2. Such uses, operations or products shall not adversely affect any contiguous district through the dissemination of odor, dust, smoke, fumes, noise, vibrations, creation of trash, garbage or litter, or other similar causes.

3. Steam exhausts for cleaning and laundering establishments shall be within said building.

4. Motor vehicle dealership, sales and rental lots shall comply with the following standards:

   a. Delivery of automobiles shall be limited to the hours between 7:00 a.m. and 9:00 p.m., Monday through Saturday only. A plan shall be agreed upon with the police department for time and place of...
the delivery of automobiles and this plan shall be submitted to the zoning administrator.

b. All incidental repair services shall occur within the service bay facility. No vehicle parts and repair tools shall be stored or displayed outside the repair facility.

c. Vehicles placed in the custody of the persons conducting the motor vehicle use shall be kept on the premises of the motor vehicle use in compliance with the parking plan approved by the zoning administrator consistent with the zoning ordinance and shall not be tested or parked on streets that are designated as neighborhood streets in the Master Transportation Plan.

d. Lighting on the property shall be directed and shielded so as not to affect adversely, through the dissemination of light rays, any ‘R’ or ‘RA’ district which is contiguous to or across a street, alley, sidewalk or other public right-of-way from the use.

e. Use of a public address system or loudspeaker shall comply with the standards and regulations in Chapter 15, Noise Control Ordinance, or the Arlington County Code, except that use of such system shall not be permitted after 9:00 p.m., daily.

(Ord. No. 86-30, 6-1-87; Ord. No. 88-19, 11-22-88)
RESOLUTION TO ADVERTISE PUBLIC HEARINGS ON ZONING ORDINANCE AMENDMENTS TO SECTIONS 3, 12, 13, 14, 15, 19, 23, 25, 26, and 27, TO REFERENCE DEVELOPMENT USING THE FORM BASED CODE AS A BY-RIGHT OPTION IN THESE DISTRICTS UNDER THE PROVISIONS OF SECTION 20. "C-FBC" WITHIN THE COLUMBIA PIKE SPECIAL REVITALIZATION DISTRICT, AND TO AMEND, REENACT, AND RECODIFY ZONING PROVISIONS OF THE ARLINGTON COUNTY ZONING ORDINANCE TO ALLOW ADDITIONAL DEVELOPMENT OPTIONS WITHIN THE COLUMBIA PIKE SPECIAL REVITALIZATION DISTRICT.

The County Board of Arlington hereby resolves that the following amendments to:

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of the Zoning Ordinance be advertised for public hearings by the Planning Commission on December 9, 2002 (a recessed session of the November 25, 2002 Planning Commission meeting) and the County Board on December 17, 2002 (a recessed session of the December 7, 2002 County Board meeting), to amend, reenact, and recodify Zoning Ordinance provisions to say:

For properties located in the Columbia Pike Special Revitalization District, all uses as permitted and regulated in Section 20. “C-FBC” Form Based Code Districts.

to provide additional by-right development options; to encourage economic development; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

* * *
RESOLUTION TO ADVERTISE PUBLIC HEARINGS ON ZONING ORDINANCE AMENDMENTS TO SECTION 20. “C-S-C” CONVENIENCE SERVICE COMMERCIAL DISTRICTS, TO CHANGE THE TITLE OF THE SECTION TO “C-FBC” COLUMBIA PIKE SERVICE COMMERCIAL DISTRICTS, AND TO AMEND, REENACT, AND RECODIFY ZONING PROVISIONS OF THE ARLINGTON COUNTY ZONING ORDNANCE TO DEFINE DEVELOPMENT OPTIONS, INCLUDING ADOPTION OF THE FORM BASED CODE WITHIN “C-FBC” DISTRICTS.

The County Board of Arlington hereby resolves that the following amendments to Section 26. “C-S-C” Convenience Service Commercial Districts, of the Zoning Ordinance be advertised for public hearings by the Planning Commission on December 9, 2002 (a recessed session of the November 25, 2002 Planning Commission meeting) and the County Board on December 17, 2002 (a recessed session of the December 7, 2002 County Board meeting) to amend, reenact, and recodify Zoning Ordinance provisions to define permitted use in “C-FBC” Districts; to preserve and promote mixed-use retail and other commercial activity within commercial districts; to encourage economic development; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

* * *

SECTION 20. “C-S-C” “C-FBC” SERVICE COMMERCIAL - FORM BASED CODE DISTRICTS

* * *

The purpose of the “C-FBC" District classification is to provide an alternate means of development that promotes mixed-use development where the variety in retail, service, residential and office uses is intended to serve a broad-based community. Properties zoned “S-3A", “RA8-18", “RA14-26", “RA7-16", “RA6-15“,“C-1", “C-2", “C-3", “C-O", and “C-O-1.0" located in the Columbia Pike Special Revitalization District, as approved on the General Land Use Plan, shall be eligible to develop in accordance with the “C-FBC” District requirements. The “C-FBC" District provides for an expanded range of uses, greater density and more flexibility than the other service commercial districts while promoting mixed-use development. Specific requirements have been adopted to encourage and regulate mixed-use development in accord with the Form Based Code.
A. **Uses Permitted.** All uses as permitted and regulated in Section 10. “R-5”, One Family, Restricted Two-Family Dwelling District.

B. **Special Exceptions.** The following uses shall be permitted subject to securing a use permit; provided that redevelopment of the subject property or properties involves an increase in total developed space of at least 50% and the proposed redevelopment conforms to the Form Based Code (Subsection 20.D.). Existing properties within the Columbia Pike Special Revitalization District, for which no redevelopment plan is approved using the Form Based Code, are limited to the permitted uses of the underlying zoning classification.

1. All uses as permitted in “RA8-18”, “RA14-26”, “RA7-16” and “RA6-15” Districts.

2. Amusement enterprises, including a billiard or pool hall, boxing arena, games of skill, penny arcade, shooting gallery and the like, if conducted wholly within a completely enclosed building on the second level (above grade) or below.

3. Animal hospital or veterinary clinic within a fully enclosed structure.

4. Antique shop.

5. Art store, including art work, art supplies and framing materials.

6. Automobile accessories and supplies, excluding installation.

7. Bank or other financial institution.

8. Blueprinting or photostatting.

9. Book, stationery or card store.

10. Business college operated as a commercial enterprise.

11. Catering establishment.

12. Cleaning or laundry establishment.

13. Clothing or wearing apparel shop.


15. Department store.

16. Dry goods or notion store.

PLA-3031
17. Film processing kiosk (photo service).

18. Florist or gift shop. Delivery of flowers to off-site locations is permitted when it involves less than thirty (30) percent of the amount of the sales from these stores.

19. Grocery, fruit or vegetable store without restriction or maximum gross floor area. Delivery of groceries to off-site locations is permitted when it involves less than thirty (30) percent of the amount of the sales from these stores.

20. Hardware, paint or appliance store.


22. Hobby or handcraft store.

23. Home furnishings store.

24. Hotel or tourist court.

25. Indoor swimming pool.

26. Indoor theater or auditorium.

27. Indoor and outdoor skating rink.


29. Locksmith.

30. Mailing service, including bulk mailing.

31. Medical or dental office, clinic, or laboratory.

32. Motor vehicle dealership, sales or rental lot, provided that the use complies with the standards identified in subsection C.4, and provided that indoor and/or outdoor display area(s) do not exceed 300 linear feet along Main Street or Avenue frontage. Motor vehicle dealerships are specifically prohibited on Neighborhood and Avenue Sites.

33. Music conservatory or music instruction.

34. Nursery, flower or plant store, provided that all incidental equipment and supplies, including fertilizer, empty cans and garden tools are kept within a building or in
designated areas outside as approved by the zoning administrator, provided that the location does not impede pedestrian or vehicular movement on the property.

35. Office, without restriction on location within structures along Main Street and/or Avenue frontage.

36. Optical store.

37. Palmistry.

38. Pawnshop.


40. Photography studio.

41. Photo copy service.

42. Plumbing or sheet metal shops, if conducted wholly within a completely enclosed building.

43. Printing, lithographing or publishing.

44. Private postal service limited to a gross floor area of twelve hundred (1,200) square feet.

45. Public parking area or public parking garage when located and developed as required in the Form Based Code.

46. Public service, including electric distributing substation, fire or police station, telephone exchange, and the like.

47. Repair shop (small appliance, television, radio).

48. Restaurant, including outdoor cafes associated with such uses (excluding restaurants with drive-through windows and dancing or entertainment, except as provided for in subsection B.7 and B.11). Delivery of food and beverages to off-site locations is permitted when it involves less than thirty (30) percent of the amount of the sales from these restaurants.

49. Retail stores or business in addition to those permitted in "C-1-R" and "C-1" Districts.

50. Secondhand or consignment shop.

PLA-3031
51. Shoe store.

52. Sign painting shop, if conducted wholly within a completely enclosed building.

53. Sporting goods store.

54. Trade or commercial school, if not objectionable due to noise, odor, vibration or other similar causes.

55. Upholstery shop, if conducted wholly within a completely enclosed building.

56. Variety store.

57. Video tape, DVD or record store.

58. Uses and buildings customarily accessory to the above uses. Other uses which, in the judgment of the zoning administrator, are of the same general character as those listed in this subsection and will not be detrimental to the district in which located.

59. Audio-visual production studio.

60. Automobile service station, provided that any incidental vehicle repairs such as tube and tire repairing, battery charging and storage or merchandise and supplies shall be conducted wholly within a building, and that any lubrication or washing not conducted wholly within a building shall be permitted only if a masonry wall, seven (7) feet in height, is erected and maintained between such uses and any adjoining "R" District.

61. Automotive painting, upholstering, rebuilding, reconditioning, body and fender work, truck repairing or overhauling and the like, so long as such activities are conducted entirely within an enclosed structure.


63. Carpet and rug cleaning establishments, excluding dyeing.

64. Food delivery service.

65. Restaurant with drive-through window.

66. Massage parlor and the like.

67. Miniature golf course.
68. Mortuary or funeral home, including a cremation unit within a mortuary or funeral home.

69. Nightclubs and restaurants providing live entertainment, including dance halls.

70. Outdoor swimming pool.

71. Tire shop.

72. Any other use otherwise permitted in this district with a drive-through window, provided that the drive-through operation has no more than two lanes. Drive-through access may not be from Main Street frontage.

B. Use Limitations.

1. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental and essential to a retail store or business and where all such products are sold at retail at these establishments, except as set forth in subsection B.7.

2. Such uses, operations or products shall not adversely affect any contiguous district through the dissemination of odor, dust, smoke, fumes, noise, vibrations, creation of trash, garbage or litter, or other similar causes.

3. Steam exhausts for cleaning and laundering establishments shall be within said building.

4. Motor vehicle dealership, sales and rental lots shall comply with the following standards:

a. Delivery of automobiles shall be limited to the hours between 7:00 a.m. and 9:00 p.m., Monday through Saturday only. A plan shall be agreed upon with the police department for time and place of the delivery of automobiles and this plan shall be submitted to the zoning administrator.

b. All incidental repair services shall occur within the service bay facility. No vehicle parts and repair tools shall be stored or displayed outside the repair facility.
c. Vehicles placed in the custody of the persons conducting the motor vehicle use shall be kept on the premises of the motor vehicle use in compliance with the parking plan approved by the zoning administrator consistent with the zoning ordinance and shall not be tested or parked on streets that are designated as neighborhood streets in the Master Transportation Plan.

d. Lighting on the property shall be directed and shielded so as not to affect adversely, through the dissemination of light rays, any "R" or "RA" district which is contiguous to or across a street, alley, sidewalk or other public right-of-way from the use.

e. Use of a public address system or loudspeaker shall comply with the standards and regulations in Chapter 15, Noise Control Ordinance, or the Arlington County Code, except that use of such system shall not be permitted after 9:00 p.m., daily.

(Ord. No. 86-30, 6-1-87; Ord. No. 88-19, 11-22-88)

C. Form Based Code

(To be attached)

* * *
RESOLUTION TO ADVERTISE PUBLIC HEARINGS ON ZONING ORDINANCE AMENDMENTS TO SECTIONS 3, 12, 13, 14, 15, 19, 23, 25, 26, and 27, TO REFERENCE DEVELOPMENT USING THE FORM BASED CODE AS A DEVELOPMENT OPTION IN THESE DISTRICTS UNDER THE PROVISIONS OF SECTION 20. “C-FBC” WITHIN THE COLUMBIA PIKE SPECIAL REVITALIZATION DISTRICT, AND TO AMEND, REENACT, AND RECODIFY ZONING PROVISIONS OF THE ARLINGTON COUNTY ZONING ORDINANCE TO ALLOW ADDITIONAL DEVELOPMENT OPTIONS WITHIN THE COLUMBIA PIKE SPECIAL REVITALIZATION DISTRICT.

The County Board of Arlington hereby resolves that the following amendments to:

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<td>S-3A</td>
<td>Special Districts</td>
<td>Subsection A.11.</td>
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<td>Section 12</td>
<td>RA14-26</td>
<td>Apartment Dwelling Districts</td>
<td>Subsection B.4.</td>
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<td>RA8-18</td>
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<td>RA6-15</td>
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<td>Subsection B.5.</td>
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<td>C-1</td>
<td>Local Commercial Districts</td>
<td>Subsection B.10.</td>
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<td>C-0-1.0</td>
<td>Commercial Office Building, Hotel and Apartment Districts</td>
<td>Subsection A.3.</td>
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<td>C-0</td>
<td>Commercial Office Building, Hotel and Multifamily Dwelling Districts</td>
<td>Subsection B.3.</td>
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<td>C-2</td>
<td>Service Commercial Districts</td>
<td>Subsection B.21.</td>
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<td>Section 27</td>
<td>C-3</td>
<td>General Commercial Districts</td>
<td>Subsection B.8.</td>
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</table>

of the Zoning Ordinance be advertised for public hearings by the Planning Commission on December 9, 2002 (a recessed session of the November 25, 2002 Planning Commission meeting) and the County Board on December 17, 2002 (a recessed session of the December 7, 2002 County Board meeting), to amend, reenact, and recodify Zoning Ordinance provisions to say:

By Special Exception Use Permit, properties located in the Columbia Pike Special Revitalization District, all uses as permitted and regulated in Section 20. “C-FBC” Form Based Code Districts may be allowed.

to provide additional by-right development options; to encourage economic development; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

* * *

PLA-3031