

ZOA-15-04

AN ORDINANCE TO AMEND, REENACT AND RECODIFY THE ARLINGTON COUNTY ZONING ORDINANCE TO REVISE MAPS 1-8 IN THE CLARENDON REVITALIZATION DISTRICT (§9.2) TO REFLECT CHANGES TO BLOCK STRUCTURE (§9.2.5-§9.2.12), AND TO REVISE MAP 1 TO REFLECT CHANGES TO BUILDING HEIGHT (§9.2.5) FOR THE PROPERTIES PROPOSED FOR REDEVELOPMENT WITH SITE PLAN #438, AS SHOWN BELOW; AND IN ORDER TO REDUCE OR PREVENT CONGESTION IN THE STREETS; TO FACILITATE THE CREATION OF A CONVENIENT, ATTRACTIVE AND HARMONIOUS COMMUNITY; 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 follows in order to revise Maps 1-8 in the Clarendon Revitalization District (§9.2) to reflect changes to block structure (§9.2.5-§9.2.12), and to revise Map 1 to reflect changes to building height (§9.2.5) for the properties proposed for redevelopment with Site Plan #438; and in order to reduce or prevent congestion in the streets; to facilitate the creation of a convenient, attractive and harmonious community; and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice.

In the proposed amendment, the following excerpts show the existing and proposed revisions to the Clarendon Revitalization District Maps for the subject property.

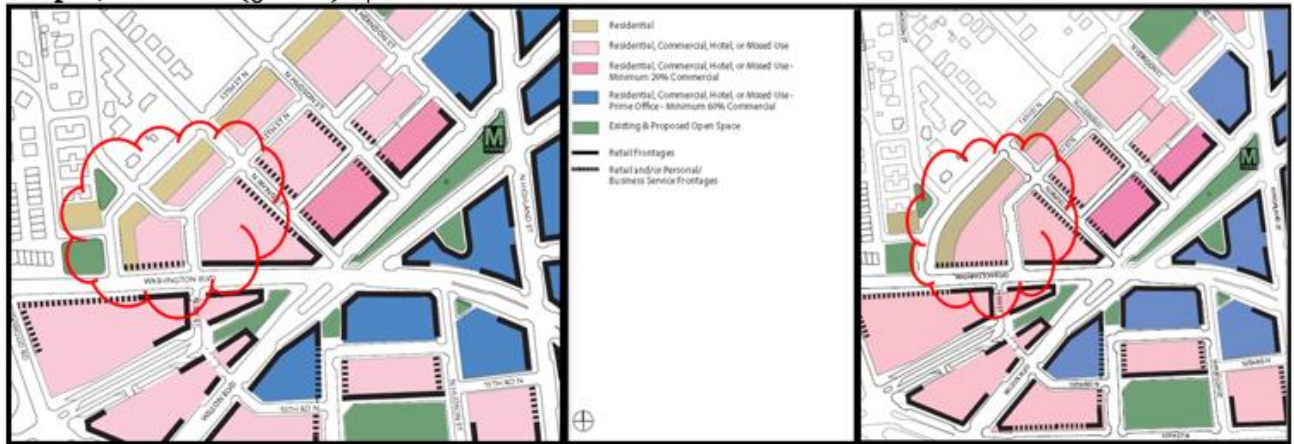
Map 1, Maximum height limit (§9.2.5).



Current Map

Proposed Map

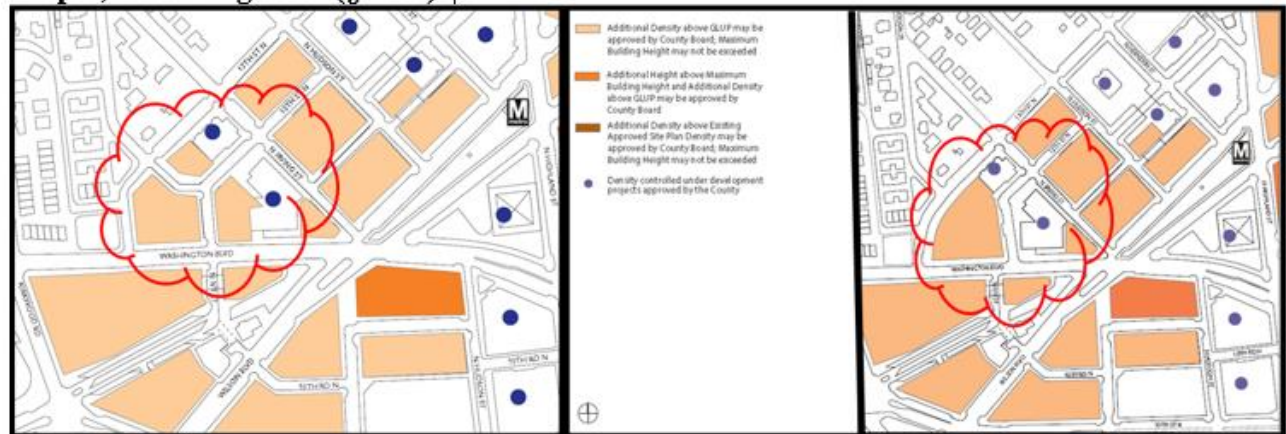
Map 2, Use Mix (§9.2.6).



Current Map

Proposed Map

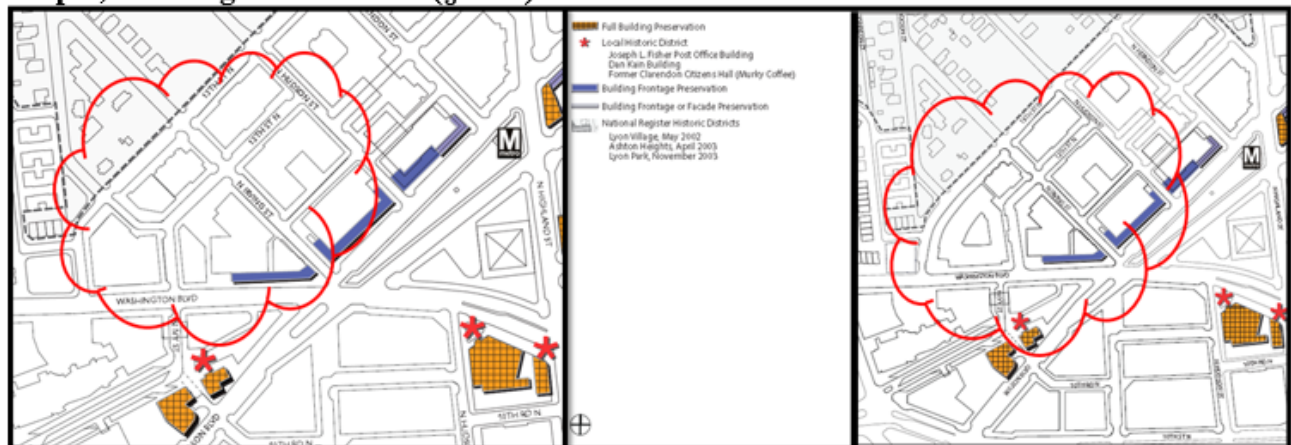
Map 3, Receiving Sites (§9.2.7).



Current Map

Proposed Map

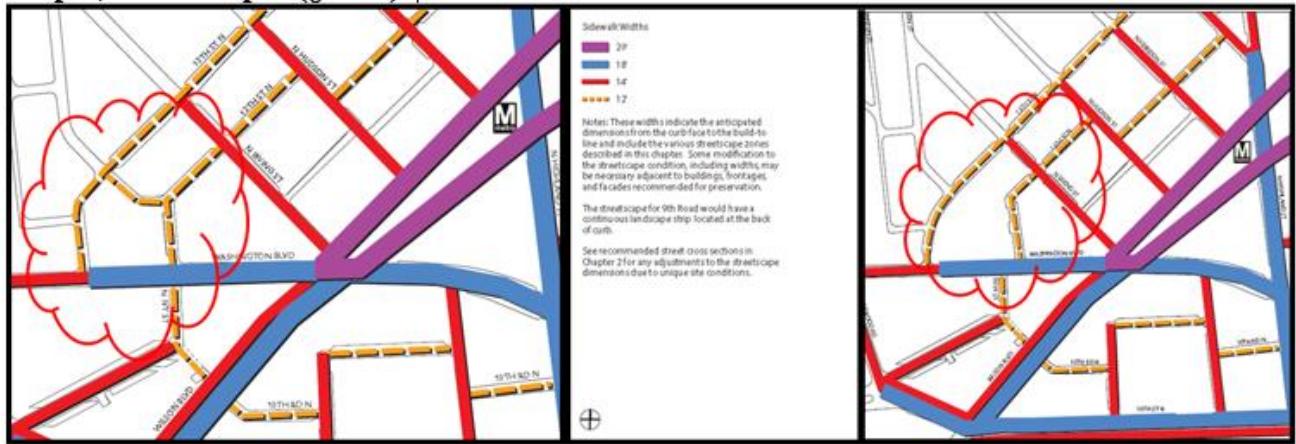
Map 4, Building Preservation (§9.2.8).



Current Map

Proposed Map

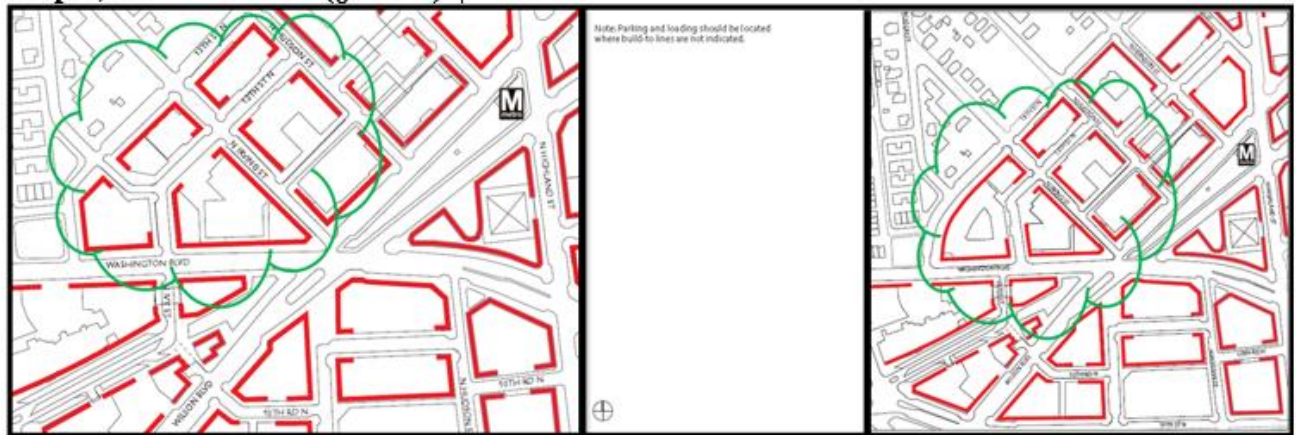
Map 5, Streetscapes (§9.2.9).



Current Map

Proposed Map

Map 6, Build-to Lines (§9.2.10).



Current Map

Proposed Map

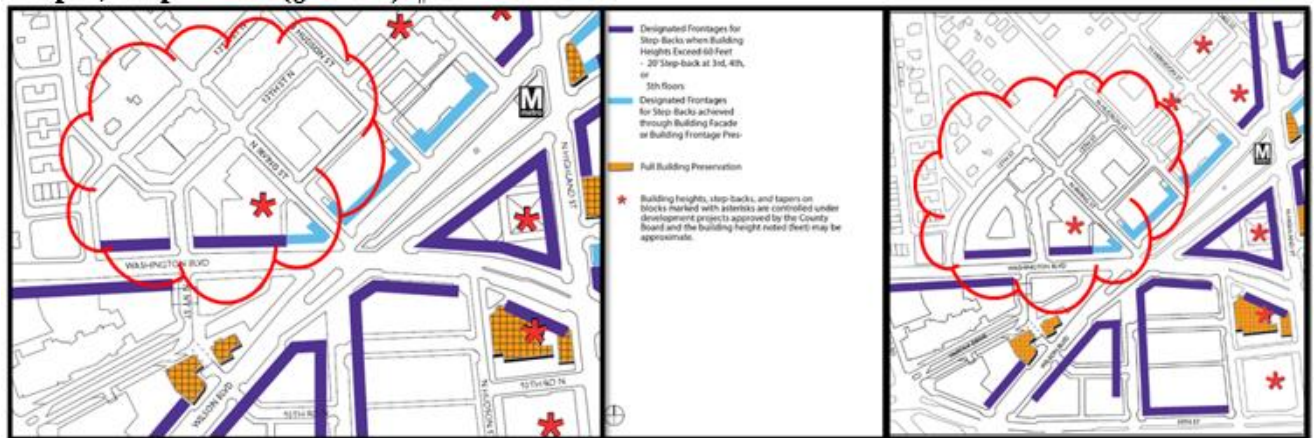
Map 7, Frontage Types (§9.2.11).



Current Map

Proposed Map

Map 8, Step-backs (§9.2.12).¶



Current Map

Proposed Map