

ORDINANCE TO AMEND, REENACT AND RECODIFY THE ARLINGTON COUNTY ZONING ORDINANCE IN ORDER TO CORRECT ERRORS INTRODUCED THROUGH PREVIOUS AMENDMENTS AND TO CLARIFY PROVISIONS FOR ONE-FAMILY DWELLINGS, AS SHOWN IN ATTACHMENT A; 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 set forth in Attachment A, in order to correct errors introduced through previous amendments and to clarify provisions for one-family dwellings; 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.

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In the proposed amendment, text proposed to be added is shown with underline and text proposed to be removed is shown with ~~striketrough~~. Text proposed to be removed from one location and moved to another location is shown with ~~double striketrough~~ and double underline, respectively.

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The Arlington County Zoning Ordinance is amended, reenacted, and recodified as set forth below.

1 **3.2.5 Coverage**

2 **A. One-family dwellings ~~in R districts~~**

3 On any one-family dwelling lot in an R district (R district to include R-20, R-10, R-8, R-6,
4 and R-5, ~~but not R-2-7~~), and in R-2-7, RA, C, and M districts, the following shall apply:

MAXIMUM COVERAGE AND CAP					
Categories	R-5	R-6, R2-7 , RA, C, M	R-8	R-10	R-20
Maximum lot coverage (%)	45	40	35	32	25
Maximum lot coverage of one-family dwelling with front porch of at least 60 square feet (exclusive of any wrap-around or side portion) (%)	48	43	38	35	28
Maximum lot coverage with rear detached garage (%)	50	45	40	37	30

MAXIMUM COVERAGE AND CAP					
Categories	R-5	R-6, R2-7, RA, C, M	R-8	R-10	R-20
Maximum lot coverage with rear garage and front porch (%)	53	48	43	40	33
Maximum main building footprint coverage (%)	34	30	25	25	16
Maximum main building footprint coverage with front porch (%)	37	33	28	28	19
Maximum main building footprint (sf.)	2,380	2,520	2,800	3,500	4,480
Maximum main building footprint with front porch (sf.)	2,590	2,772	3,136	3,920	5,320

5 1. Existing main and accessory buildings or structures that, as of November 15, 2005,
 6 are not in conformance with the coverage requirements adopted on November 15,
 7 2005, may be rebuilt within the building footprint and height and stories as they
 8 existed on November 15, 2005 if such structures are damaged or destroyed by fire,
 9 wind, earthquake, or other force majeure. Such rebuilding shall only be permitted if
 10 commenced within two years after such damage or destruction.

11 ~~2. For all lots in R, RA, C and M districts that are not used for one-family dwellings,~~
 12 ~~and lots in R2-7 and C-1-O districts, lot coverage shall not exceed 56 percent, except~~
 13 ~~as may be specified in the various district classifications, or unless where otherwise~~
 14 ~~permitted to be modified by site plan or use permit.~~

15 2. Maximum main building footprint coverage on undersized lots in a zoning district shall
 16 be the same square footage as permitted on a standard sized lot (e.g., 6000 square
 17 feet in R-6) in the zoning district, subject to all applicable setback requirements.

18 **B. Lots in R, RA, R2-7, C-1-O districts**

19 For all lots in R, RA, R2-7, and C-1-O ~~C and M~~ districts that are not used for one-family
 20 dwellings, ~~and lots in R2-7 and C-1-O districts~~, lot coverage shall not exceed 56 percent,
 21 except as may be specified in the various district classifications, or unless where otherwise
 22 permitted to be modified by site plan or use permit.

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 26 **4.4 P-S, Public Service District**

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 30 **4.4.4 Density and Dimensional Standards**

31 **A. By-right**

32 All development in the P-S district shall comply with the following area, width and height
 33 requirements, except as otherwise expressly allowed or stated:
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Type of Standard	One-family Dwelling	All Other Uses
Lot area, minimum (acres)	3	--
Lot width, average minimum (feet)	60	--
Height, maximum (feet)	35	75
Floor area ratio, maximum	--	1.5

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B. Special exception

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

Type of Standard	Hospitals and Institutions of an Educational, Religious, Charitable or Philanthropic Nature	All Other Uses
Lot area, minimum (acres)	5	--
Height, maximum (feet)	75	75
Floor area ratio, maximum	1.5	1.5

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7.12 C-O-2.5, Commercial Office Building, Hotel and Apartment District

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7.12.3. Density and dimensional standards

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B. Special exception

Development allowed by special exception in the ~~C-O-1.0~~ C-O-2.5 district shall comply with the following standards, except as otherwise approved by the County Board.

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7.17 C-2, Service Commercial-Community Business District

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17.17.4 Density and dimensional standards

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A. By-right

Development allowed by-right in the C-2 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	Hotels	All Other Uses
Lot area, minimum (sq. ft.)			
Lot area	6,000		--
Lot area per dwelling unit	6,000		--
Lot area per sleeping unit)	--	600	--
Lot width (feet)	60		--
Height, maximum (feet)	35	45	45
Floor area ratio, maximum	--	1.5	1.5

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§11.3 Historic Preservation Overlay District

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11.3.7 Transfer of development rights (TDRS)

The County Board may seek findings and recommendations from the Review Board on transfer of development rights applications per ~~§15.6.6.B~~ §15.6.7.B

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13.12.4 Large Media Screens

In order to promote public health, safety and welfare by providing opportunities to disseminate emergency broadcast information and public service messages; to promote economic development; and to create a convenient, attractive and harmonious community in accordance with the vision for public spaces identified in master plans in the County and with the vision in adopted sector or small area plans for the subject area, the County Board may approve on buildings governed by site plan as specified in §15.6 or on buildings governed by use permit in P-S districts, and subject to other conditions as the County Board may require, large media signs.

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B. Under no circumstances shall the County Board approve a large media screen that does not meet all of the following standards:

- 1. Location and siting:
 - a. Large media screens shall be allowed only:
 - i. In P-S districts; or
 - ii. In commercial/mixed-use (C) districts ~~or on Main Street or Avenue sites within the Columbia Pike Form Based Code Special Revitalization District~~ within one-quarter mile of a Metro station, major bus transfer station or street car station;

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