

**ORDINANCE TO AMEND, REENACT, RECODIFY SECTION 36.
ADMINISTRATION AND PROCEDURES, SUBSECTION H. SITE PLAN APPROVAL,
SUB-SUBSECTION 5. f. OF THE ARLINGTON COUNTY ZONING ORDINANCE TO
PERMIT THE TRANSFER OF DEVELOPMENT RIGHTS.**

BE IT ORDAINED, by the County Board of Arlington County, that Section 36. Administration and Procedures of the Zoning Ordinance, Subsection H. Site Plan Approval, Sub-subsection f. is amended, reenacted and recodified as follows to permit Transfer of Development Rights in order to encourage orderly and efficient development of public facilities; 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:

SECTION 36. ADMINISTRATION AND PROCEDURES

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H. Site Plan Approval

5. *Uses and Regulations Modified.* The County Board may, in appropriate cases, modify the uses permitted and use regulations in harmony with the general purpose and intent of the districts as follow:

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- f. Transfer of Development Rights: In approving and accepting a site plan, the County Board may, subject to such conditions as the Board may approve, permit the dedication of density or other rights to develop, as determined by the Board, from one or more parcels that are not the subject of a particular site plan application to one or more parcels of property that are the subject of that same site plan application for purposes of, among others, open space, historic preservation, affordable housing, community recreation, and/or community facilities. In considering the approval of such dedication, the County Board shall consider the appropriateness of the dedicated density or other development rights at the proposed location, and whether the dedication is consistent with the Zoning Ordinance, approved land use policies and plans, and the public health, safety and welfare generally.