

- In the adopted amendment, text that was added is shown with underline and text that was removed is shown with ~~striketrough~~.
- Where paragraphs were inserted, all subsequent paragraphs and references throughout the Ordinance have been updated (renumbered or relettered) accordingly.
- Text shown with double-underline is text that was added that was NOT included in the advertisement, and text shown with ~~double-striketrough~~ is text that was advertised but NOT adopted. Revisions shown with highlighted double-underline and highlighted ~~double-striketrough~~ was included in a supplemental report.
- Text shown in red was changed by the the County Board at its meeting on October 15, 2016

## Article 7. Commercial/ Mixed Use (C) Districts

### §7.1. Commercial/Mixed Use (C) Districts Use Tables

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#### §7.15. C-O Rosslyn, Mixed Use Rosslyn District

##### §7.15.1. Purpose

The purpose of the C-O Rosslyn, Mixed Use Rosslyn District is to encourage a mixed-use development of office, retail and service commercial, hotel and multiple-family dwelling uses within the ~~Rosslyn Metro station Area and the area~~ designated as the Rosslyn Coordinated Redevelopment District on the General Land Use Plan. ~~When a lot is located in the area designated Rosslyn Coordinated Redevelopment District on the General Land Use Plan, site plans may be approved by the County Board. Determination as to the actual types and densities of uses to be allowed will be based on the characteristics of the site and its location, and on the extent to which the proposed site plan for development, redevelopment or rehabilitation of the site meets the standards of this section and accomplishes the policies and recommendations contained in the Rosslyn Station Area Plan Addendum and other plans and policies established for the area by the County Board.~~ The goals of this district ~~are is~~ to advance the vision of the Rosslyn Sector Plan, including:

- Advance the vision of Rosslyn established in the Rosslyn Sector Plan;
- Supporting a diverse mix of uses, including workplaces, housing, retail, and visitor destinations;
- Creating a high quality public realm with an emphasis on walkability and a diverse network of public parks, open spaces, and tree-lined streets;
- Implementing a peaks and valleys approach to building heights that, among other goals, preserves priority public view corridors, supports an appealing environment at the ground level, creates an attractive, distinctive skyline with varied heights, and ensures sensitive transitions to surrounding neighborhoods;

- 27 E. Transforming Rosslyn’s transportation network, including an enhanced system of
- 28 complete streets, improvements to transit facilities and operations, and safer, more
- 29 attractive and more accessible pedestrian and bicycle networks; and
- 30 F. Achieving superior architecture and the best in urban design practice.
- 31 G. Create premier office space suitable for regional and national headquarters of major
- 32 corporations, institutions and international firms;
- 33 H. Provide hotels that expand and enhance hotel services for Rosslyn and Arlington County
- 34 businesses, residents, and visitors;
- 35 I. Provide residential development that meets the housing goals and policies of Arlington
- 36 County;
- 37 J. Implement urban design, streetscape and open space plans and policies, including the
- 38 central place, the esplanade and other public facilities;
- 39 K. Achieve the policy objectives for increasing retail commercial services in the center of
- 40 Rosslyn; and

41 **\$7.15.2. Uses**

42 ~~Uses shall be as specified in §7.1. and special exception site plans as previously approved by the~~

43 ~~County Board, subject to all conditions of approval and any future amendments which the~~

44 ~~County Board may approve.~~

45 **\$7.15.3. Density and dimensional standards**

46 **A. By-right**

47 Development allowed by-right in the C-O Rosslyn district shall comply with the following

48 standards, except as otherwise expressly allowed or stated.

Type of Standard	Single-family Dwellings	All Other Uses
Lot area, minimum (sq. ft.)	6,000	20,000
Lot width (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

49 **B. Special exception**

50 Development allowed by special exception in the C-O Rosslyn district shall comply with the

51 following standards, except as otherwise approved by the County Board.

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

Type of Standard	Office, Retail, Service Commercial	Multiple-family Dwellings	Hotel
Floor area ratio, maximum	3.8	4.8	4.8

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**1. Exceptions**

- (a) See §7.15.4. for provisions for additional density and height.
- (b) The County Board may approve application for rezoning to the C-O Rosslyn District where a lot or plot having less width or less area is part of a block surrounded by streets and/or buildings that generally comply with the provisions of this section.

**C. Bulk, coverage and placement**

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

**§7.15.4. Provisions for additional density and height**

In considering the approval of a site plan the County Board may approve additional density and height above that provided in §7.15.3.B where it finds that the development project is consistent with the Rosslyn Sector Plan, offers certain features, design elements, services, or amenities identified in the Rosslyn Sector Plan, and meets §15.5.5 and other special exception criteria of the Zoning Ordinance. In considering such modification, the County Board may also consider characteristics of the site and the area as described in §15.5.7. The provisions of §15.5.9 for the approval of additional height and density shall not be applicable in the C-O Rosslyn district, and under no circumstances shall the provisions of §15.5.7.A be used for the approval of additional density or height. The approval of additional height and density, under the foregoing, shall be subject to the following:

**A. Exceptions-Density**

- 1. Under no circumstances shall the County Board approve density above 10.0 FAR; except where it finds that the development project is consistent with the building height and form guidelines of the Rosslyn Sector Plan, the County Board may approve density above 10.0 FAR only as follows:
  - (a) Where it finds that additional density is necessary to physically accommodate on-site either a new segment(s) of 18<sup>th</sup> Street North; or infrastructure that substantially increases capacity of the Metrorail system (such as a new Metro station or similar, related infrastructure, platform, tunnel, entrance(s), or the like), provided that, in accordance with §7.15.4.B.2, under no circumstances shall building height above that shown on the building heights map in the Rosslyn Sector Plan be approved if additional density is granted under this §7.15.4.A.1(a); and/or
  - (b) In exceptional cases, ~~where~~ where the additional density is achieved through the transfer of development rights, as provided in §15.5.7.B.
- 2. No portion of the site shall be used more than one time in computing the permitted density. All mechanical penthouse area in excess of that used for elevator, mechanical, or maintenance equipment shall be counted as gross floor area.

**B. Building height**

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- 89 1. The County Board may approve additional height above that provided in §7.15.3.B,  
90 exclusive of mechanical penthouses and parapet walls, up to the building height on  
91 the building heights map and consistent with the step-backs and neighborhood  
92 transitions shown on the building heights map in the Rosslyn Sector Plan, where it  
93 finds the development project is consistent with the peaks and valleys building  
94 heights policy of the Rosslyn Sector Plan, including but not limited to:
- 95 (a) Priority view corridors from the public observation deck are preserved;  
96 (b) The development project contributes to a distinctive and dynamic skyline with  
97 varied heights and architectural expression;  
98 (c) The development project provides a transition in scale and height to surrounding  
99 lower density neighborhoods;  
100 (d) The design of the development project considers opportunities for daylight for  
101 public parks and open spaces envisioned in the Rosslyn Sector Plan; and  
102 (e) The development project provides an appealing, pedestrian-scaled street  
103 environment.
- 104 2. The County Board may approve variations from height, step-backs and  
105 neighborhood height transitions shown on the building heights map in the Rosslyn  
106 Sector Plan based on site specific considerations where it finds the development  
107 project is otherwise consistent with the findings of §7.15.4.B.1, provided that under  
108 no circumstances shall building height above that shown on the building heights  
109 map in the Rosslyn Sector Plan be approved to accommodate additional density  
110 granted in if additional density is granted under §7.15.4.A.1(a) or to allow a building  
111 height greater than 470 feet above sea level, inclusive of mechanical penthouses  
112 and parapet walls.

113 **3. ~~Provision for additional density and height~~**

- 114 (a) ~~In considering the approval of a site plan the County Board may permit additional~~  
115 ~~density, above 3.8 floor area ratio (FAR) for office, retail and service commercial~~  
116 ~~uses, above 4.8 F.A.R. for hotels and multiple family dwellings, and above the~~  
117 ~~existing density on a site when it is already greater than 3.8 F.A.R. for office, retail~~  
118 ~~and service commercial uses, or above 4.8 F.A.R. for hotels and multiple family~~  
119 ~~dwellings, up to maximum of 10.0 F.A.R. and/or height up to a maximum of 300 feet.~~  
120 ~~Increases in density and height may be approved when the County Board finds that~~  
121 ~~the development proposal offers important community benefits identified in~~  
122 ~~approved plans for the area and meets the other special exception criteria of the~~  
123 ~~zoning ordinance. In considering such modification, the County Board may also~~  
124 ~~consider characteristics of the site and the area as described in §15.5.7 and the~~  
125 ~~plans and policies adopted for the area. Provisions of §15.5.9 for the approval of~~  
126 ~~additional height and density shall not be applicable in the C-O Rosslyn district.~~  
127 ~~Under no circumstances shall application of the modification of use provisions of~~  
128 ~~§15.5.7 be applied to permit a density of more than 10.0 F.A.R. or a height of more~~  
129 ~~than 300 feet except as described below. To enable the county to provide for~~  
130 ~~adequate streets the County Board may grant additional density (F.A.R.) within the~~  
131 ~~height limit up to an amount that would be permitted if any area dedicated from the~~  
132 ~~site for street purposes were permitted to be counted in calculating density.~~

133 ~~(b) To enable the county to achieve an enhanced Rosslyn skyline and other community~~  
134 ~~amenities the County Board may grant additional height up to maximum of 490 feet~~  
135 ~~above sea level for projects within Central Place (defined as the area bounded by~~  
136 ~~19th Street N., N. Lynn Street, Wilson Boulevard, and Fort Myer Drive).~~  
137 ~~Development subject to site plan approval pursuant to §15.5 within Central Place~~  
138 ~~may be approved when the County Board finds a project is generally consistent with~~  
139 ~~the May 5, 2007 County Board Resolution on Urban Design Principles for Rosslyn~~  
140 ~~Central Place, and additionally meets the standards of §15.5.5.~~

141 ~~**4. Lot area and width**~~

142 ~~(a) The County Board may authorize application for rezoning to the C-O Rosslyn District~~  
143 ~~where a lot or plot having less width or less area is part of a block surrounded by~~  
144 ~~streets and/or buildings that generally comply with the provisions of this section.~~

145 ~~**§7.15.5. District use standards**~~

146 ~~Use standards applicable to specific uses in the C-O Roslyn district include:~~

147 ~~**A. [Reserved]**~~

148 ~~**§7.15.6. Site development standards**~~

149 ~~The site development standards of Article 13 and Article 14 apply to all development, except as~~  
150 ~~otherwise specified below.~~

151 ~~**A. Retail and service commercial uses when allowed by the General Land Use**~~  
152 ~~**Plan**~~

153 ~~In site plan projects, retail and service commercial uses, when allowed by the General Land~~  
154 ~~Use Plan, shall be provided and located as described in the Rosslyn Station Area Plan~~  
155 ~~Addendum. Primary retail and service commercial uses shall generally be located at the~~  
156 ~~street level and on the streets identified for such uses in the Rosslyn Station Area Plan~~  
157 ~~Addendum. Secondary retail and service commercial uses shall generally be located on~~  
158 ~~levels other than the street level and off the street frontages or in areas designated for~~  
159 ~~secondary retail and service commercial uses in the Rosslyn Station Area Plan Addendum.~~

160 ~~**B. Landscaping**~~

161 ~~20 percent of total site area is required to be landscaped open space in accordance with~~  
162 ~~the requirements of §14.2, Landscaping. The County Board may modify landscaping~~  
163 ~~requirements by site plan approval when the County Board finds that the proposed site~~  
164 ~~plan accomplishes the policies and recommendations contained in the Rosslyn Station Area~~  
165 ~~Plan Addendum and other plans and policies established for the area by the County Board.~~

166 ~~**C. Parking and loading**~~

167 ~~Parking and loading shall be regulated as specified and regulated in §14.3, and as~~  
168 ~~specified below, except that the County Board may specify and modify parking~~  
169 ~~regulations by site plan approval.~~

170 ~~**1. Parking requirements**~~

171 ~~**(a) Dwelling unit**~~

172 ~~One off-street parking space shall be provided for each dwelling unit.~~

173 ~~**(b) Hotel**~~

174 ~~0.7 off-street parking space for each guest room and dwelling unit.~~

175 ~~2. The parking provided shall be located below grade or within the structure housing~~  
176 ~~the use to which the parking is appurtenant, except as may be allowed in an~~  
177 ~~approved site plan. Off-street loading spaces for all permitted uses shall be provided~~  
178 ~~as specified in §14.3.~~

179 ~~3. Transportation Demand Management plans shall be required to be approved as part~~  
180 ~~of any site plan approval unless determined otherwise by the County Board.~~

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182 **(c) Office, retail and service commercial uses**

183 Office ~~and, retail and service commercial~~ parking may be approved within a range  
184 between the rate of one off-street parking space for each 530 sq. ft. ~~of office,~~  
185 ~~retail and service commercial gross floor area and the rate of one off-street~~  
186 ~~parking space for each to~~ 1,000 sq. ft. of office ~~and, retail and service commercial~~  
187 gross floor area depending on the adequacy of the Transportation Demand  
188 Management plan in addressing the need for parking.

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190 **4. Additional parking requirements**

191 **(a) The parking provided shall be located below grade or within the structure housing**  
192 **the use to which the parking is appurtenant.**

193 **(b)** Short-term, convenient parking shall be provided for customers of commercial  
194 tenant retailers when the business premises are open to the public for business.

195 **(c)** Transportation Demand Management plans shall be required to be approved as part  
196 of any site plan approval unless determined otherwise by the County Board.

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198 **§7.15.7. Streetscape**

199 ~~Streetscapes, including curb, gutter, sidewalk, street light, street furniture, landscaping and~~  
200 ~~other elements, shall be provided as contained in the Rosslyn Station Area Plan Addendum, and~~  
201 ~~other plans and policies established for the area by the County Board.~~