

ADOPTED ZOA-2017-03

Zoning Ordinance Amendments

In the adopted amendments:

- Text that was added is shown with underline and text that was deleted is shown with ~~striketrough~~.
- Where paragraphs are inserted, all subsequent paragraphs in the Zoning Ordinance will be renumbered and references will be updated accordingly.

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ARTICLE 7. Commercial/ Mixed Use (C) Districts

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§7.13. C-O, Mixed Use District

§7.13.1. Purpose

The purpose of the C-O Mixed-Use District is to provide for limited office building land use, and under appropriate conditions, to encourage rebuilding with high-rise office buildings, hotels, or multiple-family dwellings in the vicinity of Metrorail stations. Determination as to the appropriate mixtures of uses and densities shall be based on the General Land Use Plan designation or approved plans for the area, characteristics of individual sites and the need for community facilities, open space and landscaped area, circulation and utilities.

§7.13.2. Uses

Uses shall be as specified in §7.1.

§7.13.3. Density and dimensional standards

A. *By-right*

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

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

B. *Special exception*

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

Type of Standard	Office, Commercial	Multiple-family	Hotel
Lot area, minimum (sq. ft.)	30,000	30,000	30,000
Lot width, average (feet)	125	125	125
Height, maximum, including mechanical penthouse and parapet walls (feet)	153	180	180
Floor area ratio, maximum	3.8	4.8	3.8

C. *Bulk, coverage and placement*

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

D. *Exceptions*

1. *Lot area and width*

The County Board may authorize application for rezoning to the C-O 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.

2. *Western Rosslyn Coordinated Redevelopment District*

Properties in the area designated as the Western Rosslyn Coordinated Redevelopment District on the General Land Use Plan may be developed in accordance with the regulations of §9.5.

3. *Courthouse Square Special District*

In considering the approval of a site plan for properties located in the area designated as the Courthouse Square Special District on the General Land Use Plan, the County Board may approve additional density and height above that provided in §7.13.3.B where it finds that the development project furthers the goals, policies, and recommendations in the Courthouse Sector Plan Addendum: Courthouse Square, offers certain features, design elements, services, or amenities identified in the Courthouse Sector Plan Addendum: Courthouse Square and specifically responds to the Courthouse Square Priority Concept Recommendations, and meets §15.5.5 and other special exception criteria of the Zoning Ordinance, subject to the following regulations:

- (a) Under no circumstances shall the County Board approve height, exclusive of mechanical penthouses, above that shown on the Building Height and Location Map (Map 1, §7.13.6), except that:
 - (1) Non-occupiable, exceptional architectural features may exceed the heights outlined in this §7.13.3.D.3.a..
 - (2) Additional height up to 180' may be considered by the County Board for joint public-private redevelopment where shown on Map 1, §7.13.6.
- (b) The minimum depth of building step-backs shall be consistent with the step-backs shown in the Courthouse Sector Plan Addendum: Courthouse Square. Unless the County Board finds, in a particular case, that a greater or lesser step-back in height provides a better overall design or a better relationship to the pedestrian realm while still achieving the goals of the Courthouse Sector Plan Addendum: Courthouse Square, the height of building step-backs shall be consistent with the step-backs shown in the Courthouse Sector Plan Addendum: Courthouse Square Building Stepbacks Plan.
- (c) The provisions of §15.5.9 for the approval of additional height and density shall not be applicable in the Courthouse Square District, and under no

circumstances shall the provisions of §15.5.7.A be used for the approval of additional density or height.

- (d)** Additional density shall not be achieved through transfer of development provisions in §15.5.7.B in the Courthouse Square District.

§7.13.4. District use standards

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

A. *Office, hotel, multiple-family dwelling and commercial development*

By site plan approval, any building or group of buildings may have a mix of uses. 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.

§7.13.5. Site development standards

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

A. *Parking requirements*

- 1.** As specified and regulated in §14.3, except that the following may be approved by site plan:
 - (a)** Office, Retail, Service Commercial Space: One off-street parking space for each 530 sq. ft. of gross floor area.
 - (b)** Multiple-family Dwelling: One off-street parking space for each dwelling unit.
 - (c)** Hotel: 0.7 off-street parking spaces for each guest room and dwelling unit.
- 2.** The above required parking shall be located below grade or within the structure housing the use to which the parking is appurtenant, except as may be allowed in an approved site plan.

§7.13.6. Map 1, Building Height and Location Map

