

In the proposed amendment:

- Text proposed to be added is shown with underline and text proposed to be deleted is shown with ~~strikethrough~~. Text changes proposed since the authorized advertisement are identified in **grey highlight**.
- Text relocated from one location to another is noted with a footnote[#].
- Footnotes are for reference only and are not intended to be adopted.
- Where paragraphs are proposed to be added or deleted, all subsequent paragraphs will be renumbered accordingly; and all references throughout the Ordinance will be updated accordingly.

Article 6. Multiple-Family (RA) Districts

§6.1. Multiple-family (RA) Districts Use Tables

§6.1.2. Multiple-family (RA) districts principal use table

Table §6.1.2 lists the principal uses allowed within the RA districts.

H. Use categories

All of the use categories listed in the table below are described in §12.2. The second column of the use table lists some of the specific use types included within the respective use categories.

Multiple-family (RA) Districts Use Table						
Category	Specific Use Types	RA14-26	RA8-18	RA7-16	RA6-15	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted						
Residential Use Categories (See §12.2.3)						
Household Living (See §12.2.3.A)	One-family detached	P	P		P	
	Duplexes	P	P		P	
		S	S		S	
	Semidetached	P	P		P	
		S	S		S	
	Multiple-family	P	P	S	P	
				P		
	Townhouses, neither not within the "Fort Myer Heights North Special District," <u>nor the "Housing Conservation District,"</u> as designated on the General Land Use Plan	P	P	S	P	
	Townhouses, within the "Fort Myer Heights North Special District," as designated on the General Land Use Plan		S		S	§12.3.8
	<u>Townhouses, within the "Housing Conservation District," as designated on the General Land Use Plan</u>	<u>S</u>	<u>S</u>		<u>S</u>	§12.3.9
	Townhouses, semidetached and existing one-family	S	S		S	§12.3.4

Article 12. Use Standards

§12.3. Residential Use Standards

§12.3.8. Townhouse projects within the Fort Myer Heights North Special District

Townhouse projects within the Fort Myer Heights North Special District for which building permit applications have been submitted to the Inspection Services Division on or before April 15, 2005 shall be allowed under the provision of this ordinance as it existed on or prior to April 15, 2005.¹

§12.3.9. Townhouse projects within the Housing Conservation District

For townhouse development projects located within the Housing Conservation District, as designated on the General Land Use Plan, the following shall apply:

- A. Any townhouse development project for which a certificate of occupancy has been issued prior to November 18, 2017 shall not require site plan approval to obtain permits for complete interior and exterior repairs and alterations, additions or expansions that comply with all current provisions of this zoning ordinance.
- B. Townhouse development projects for which building permit applications have been submitted to the Inspection Services Division on or before November 18, 2017 shall not require site plan approval prior to issuance of a certificate of occupancy, and shall be allowed under the provision of this ordinance as it existed on or prior to November 18, 2017.

¹ This language is proposed to be relocated to Article 12 from its existing location in §16.3.3.

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Article 16. Nonconformities

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§16.3. Nonconforming Uses

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~~§16.3.3. Townhouse projects within the Fort Myer Heights North Special District~~

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~~Townhouse projects within the Fort Myer Heights North Special District for which building~~

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~~permit applications have been submitted to the Inspection Services Division on or before April~~

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~~15, 2005 shall be allowed under the provision of this ordinance as it existed on or prior to April~~

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~~15, 2005.~~²

² This language is proposed to be relocated to the Residential Use Standards located in §12.3.