



## ARLINGTON COUNTY, VIRGINIA

**ZOA-2019-03**

**(Parking Modifications in R-C District)**

Adopted April 23, 2019

Effective April 23, 2019

At the County Board regular meeting on April 23, 2019, on a motion duly made by County Board member Libby Garvey and seconded by County Board member Katie Cristol, the Arlington County Board unanimously adopted the following ordinance, effective immediately, to amend, reenact, and recodify §7.3 of the Arlington County Zoning Ordinance in order to provide the County Board additional flexibility to consider and approve modifications to the minimum parking ratio standard for multifamily residential uses by site plan; to facilitate the creation of a convenient, attractive and harmonious community; to encourage economic development activities that provide desirable employment and enlarge the tax base; and for other reasons required by the public necessity, convenience, general welfare, and good zoning practice.

\* \* \*

Approved amendments are shown with **bold underline** to denote new text, and **~~bold strikethrough~~** to denote deleted text.

Where paragraphs are added or deleted, all subsequent paragraphs are renumbered accordingly, and all references throughout the Ordinance are updated accordingly.

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

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## §7.3. R-C, Multiple-family Dwelling and Commercial District

### §7.3.1. Purpose

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- A. The purpose of the R-C, Multiple-family Dwelling and Commercial District is to encourage high-medium density residential development while also providing for a mixed-use transitional area between higher density development and lower density residential uses. This district is designed for use in Metro station areas as identified on the General Land Use Plan (GLUP), and primarily for sites any part of which is located:
  - 1. Within a 1/4 mile radius of a Metrorail station entrance and
  - 2. That are designated "high-medium residential mixed-use" on the GLUP.
- B. This district may also be considered for other locations in Metro station areas up a ½ mile radius of a Metrorail station entrance that are designated "high-medium residential mixed-use" or expressly identified as eligible for rezoning to this district or re-planning to "high-medium residential mixed-use" in adopted County plans.
- C. Determination as to the actual types and densities of uses to be allowed will be based on the characteristics of individual sites and on the need for community facilities, open space and landscaped areas, circulation and utilities.

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### §7.3.4. Site plans

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The County Board may approve site plans, as provided in §15.5, subject to the following:

#### A. General

- 1. The following uses may be approved at the rate of 0.62 square feet of gross floor area for each gross square foot of multiple-family use proposed, provided that the total F.A.R. of the project does not exceed 3.24:
  - (a) Retail and service commercial uses which shall be restricted to the first floor of any structure.
  - (b) Offices, business and professional.
- 2. Such uses may be approved at the rate not to exceed one square foot of gross floor area for each square foot of gross floor area of multiple-family use and the total F.A.R. of the project may be permitted in an amount not to exceed 3.5 on sites which:
  - (a) Have a minimum area of 50,000 square feet;
  - (b) Have a minimum of 200 feet of continuous frontage on a principal arterial, minor arterial or local principal street as designated on the Arlington County Master Transportation Plan; and

(c) Are across a principal arterial, minor arterial or local principal street from a C-O-A district.

3. On sites which meet the criteria in §7.3.4.A.2, above, and which also include an entire block, such uses may be approved at the rate not to exceed 1½ square feet of gross floor area for each square foot of gross floor area of multiple-family use in the approved site plan and the total floor area ratio of the project may be permitted in the amount not to exceed 3:5.

**B. Arterial or local principal street frontage requirement**

Any structure in which less than 50 percent of the gross floor area is multiple-family use shall front on a principal arterial, minor arterial or local principal street as designated in the Arlington County Master Transportation Plan.

**C. Height limit**

Under no circumstances shall the height of any building exceed 95 feet nor shall a mechanical penthouse extend more than 16 feet above the 95 foot height limit, except that in order to allow enclosure of elevator equipment needed to provide elevator access to roof areas, the mechanical penthouse height may be increased by up to eight additional feet. This additional height may only be used to allow the amount of structure necessary to enclose the elevator equipment.

**D. Landscaping**

A minimum of 10 percent of the total site area is required to be landscaped open space in accordance with the requirements of §14.2 , Landscaping.

**E. Automobile parking and loading space**

~~1. Parking spaces shall be provided as required in §14.3, provided, however, that as part of the site plan approval, the County Board may reduce this requirement to no less than one space for each unit.~~

~~1.2.~~ One parking space for each 580 square feet of commercial or office space.

**§7.3.5. Site development standards**

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

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