



ARLINGTON COUNTY, VIRGINIA

ZOA-2019-06

(Relocatable Classrooms)

Adopted June 15, 2019

Effective June 15, 2019

At the County Board regular meeting on June 15, 2019, on a motion duly made by County Board member Katie Cristol and seconded by County Board member Matt de Ferranti, the Arlington County Board unanimously adopted the following ordinance, effective immediately, to amend, reenact and recodify Articles 12 and 18 of the Arlington County Zoning Ordinance to 1) add a new use standard for relocatable structures at elementary, middle and high schools to allow for administrative approval at Arlington Public Schools; 2) introduce relocatable structures as a temporary use subject to a series of standards for placement; and 3) amend the definition of design capacity to clarify that relocatable structures shall not count toward design capacity in order to facilitate the creation of a convenient, attractive and harmonious community, to facilitate adequate schools, parks, forests, playgrounds, and recreational facilities, and for other reasons required by 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.

* * *

Article 12. Use Standards

§12.4. Public and Civic Use Standards

§12.4.7. Schools, elementary, middle and high

- A. A transportation demand management plan shall be submitted with use permit applications for elementary, middle and high schools.
- B. Any school operating and accredited by the state board of education prior to August 8, 1992 may continue to operate without obtaining a use permit as required in §15.4.
- C. Relocatable structures may be added to any public-school site through an administrative change per §15.4.7 when in conformance with the standards set forth in §12.10.9.**

§12.10. Short Term Use Standards

§12.10.9. Relocatable structures

Relocatable structures may be added to any public school site that has an existing use permit subject to compliance with the standards in §12.10.2 and the standards set forth in this section §12.10.9 for up to three years from the issuance of the Certificate of Occupancy and subject to renewal at the end of three years, for one additional three-year term if the use is operating in compliance with all applicable standards. The County Board may, through use permit approval pursuant to §15.4, modify the applicable standards in §12.10.9.

A. Standards

Relocatable structures can be added to public school sites through an administrative change per §15.4.7, subject to all applicable use permit conditions and compliance with the following placement standards:

1. **Relocatable structures shall comply with all setbacks and height limits as required in the applicable zoning district.**
2. **Relocatable structures added administratively shall not be placed:**
 - (a) **Within a tree preservation area as defined by the critical root zone (1 ft radius per 1 inch of diameter (measured at 4.5 feet (DBH))) for any tree greater than 8 inches DBH;**
 - (b) **On or within 15 feet from the boundary of a diamond, rectangular and combination athletic field at middle or high schools as designated in the**

Arlington County Public Spaces Master Plan and the Department of Parks and Recreation inventory of athletic fields;

3. Relocatable structures shall only be permitted on property a) that is owned by the applicant; or b) that the applicant has written authorization to use.

Article 18. Definitions

§18.2. General Terms Defined

For the purposes of this zoning ordinance certain terms and words used herein shall be defined and interpreted as follows.

Design capacity. The number of students a school is designed to accommodate, calculated by the same formula used to calculate capacity for elementary, middle or high schools, respectively, shown in the latest Capital Improvement Plan adopted by the Arlington County School Board as referenced by Capital Improvement Plan adopted by the County Board at the time of application. Seats added to any school site through the addition of relocatable structures shall not count toward the school's design capacity.
