



ARLINGTON COUNTY, VIRGINIA

ZOA-2019-10
(Bonus Density)

Adopted November 16, 2019

Effective November 16, 2019

At the County Board regular meeting on November 16, 2019, on a motion duly made by County Board member Libby Garvey and seconded by County Board member Erik Gutshall, the Arlington County Board unanimously adopted an ordinance, effective immediately, to amend, reenact, and recodify Articles 7, 9, 12, 15, and 18 of the Arlington County Zoning Ordinance to modify bonus density and height provisions and make other changes for clarification, consistency, and organizational purposes to facilitate implementation of the Arlington County Comprehensive Plan, to modify the “Low- or Moderate-Income” definition to provide greater flexibility in facilitating affordable housing, 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

§7.11. C-O-1.5, Mixed Use District

§7.11.3. Density and dimensional standards

D. Height

1. On sites of less than 20 acres in area, no building, excluding mechanical penthouse area, shall exceed eight stories for office buildings and 10 stories for multiple-family and hotel buildings. Varied building heights will be encouraged, but the maximum average height for such sites shall not exceed eight stories.
2. On sites of 20 acres or larger, varied building heights will be encouraged, but the average height of all buildings shall not exceed 12 stories with no individual building exceeding 18 stories except as provided in §15.5.79. No building which exceeds 12 stories for multiple-family or hotels or eight stories for offices shall be located within 200 feet of a residential district with a lower height limit. Average height in stories is the quotient of the gross floor area of all uses divided by the sum of the arithmetic means of the floor areas of each and every building that is part of the total site. Parapet walls may be extended upward to screen a mechanical penthouse. This area shall not be counted as a story but may be enclosed and in addition to those uses meeting the definition of mechanical penthouse, may also be used for restaurants, meeting rooms, recreational facilities and other ancillary uses. Area of all uses other than the aforementioned uses within a mechanical penthouse shall be counted as gross floor area.

§7.13. C-O, Mixed Use District

§7.13.3. Density and dimensional standards

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 0.
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 **Error! Reference source not found.** 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 Square Sector Plan Addendum: Courthouse Square and specifically responds to the Courthouse Square Priority Concept Recommendations, and meets 0 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 outline in this §7.13.3.D.3(a)
 - (2) Additional height up to 180 feet 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.
- (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 rights provisions in §15.5.7.B in the Courthouse Square District.

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

§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:

§7.16. C-O Crystal City, Mixed Use Crystal City District

§7.16.5. Site plans

In considering the approval of a site plan within the area designated as the Crystal City Coordinated Redevelopment District on the General Land Use Plan as well as on the Base Density Map (§7.16.6), the County Board may approve additional density or other development features where the project ameliorates the impact of those densities or other increases, and provides features or amenities identified in the Crystal City Sector Plan and other plans and policies established for the area by the County Board, including without limitation site design incorporating co-location of land uses, adherence to recommended build-to lines, compliance with bulk-plane angles to provide adequate sunlight to parks, tower separation and tower coverage goals for adequate light and relief, environmentally sustainable and energy-efficient building design, transportation and transit facilities, parks and other open space amenities, and creation of affordable housing. The amount of additional density granted shall be based on the extent to which the project meets the plans or provides such benefits, and does so within the building form parameters established in this §7.16.5. **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 Crystal City district. The approval of additional height and density, under the foregoing, shall be subject to §7.16.5.** Where identified below, maps are those contained in this section.

Article 9. Special Planning Area Regulations

§9.5. Western Rosslyn Coordinated Redevelopment District

Where a development project in the C-O district is within the Western Rosslyn Coordinated Redevelopment District and is designated High Office-Apartment-Hotel on the General Land Use Plan, the County Board may permit additional height and density above that provided in §7.13.3.B, where it finds that the development project is consistent with the Guiding Principles and other policy guidance for the Western Rosslyn Coordinated Redevelopment District, offers certain features, design elements, services, or amenities identified in the Western Rosslyn Area Plan, and meets the other special exception criteria of the Zoning Ordinance, and subject to the following:

- A. In considering such modification, the County Board may also consider characteristics of the site and the area as described in §15.5.7 and the plans and policies adopted for the area, provided, however, under no circumstances shall the **County Board application of the modification of use provisions of §15.5.7 be applied to** permit a density of more than 10.0 FAR;
- B. The provisions of §15.5.9 for the approval of additional height and density shall not be applicable to site plans approved under this §9.5; and
- C. Building heights, exclusive of mechanical penthouses and parapet walls, shall under no circumstances, exceed 270 feet, east of the North Pierce Street between Wilson Boulevard and 18th St N., or 240 feet, west of North Pierce Street located between Wilson Boulevard and 18th St N., as designated in the adopted Arlington County Master Transportation Plan.

Article 12. Use Standards

§12.3 Residential Use Standards

§12.3.7. Low- and moderate-income housing

A. Site plan options

When a site with an area of more than 20,000 square feet, or with 10 or more existing dwelling units, is sought to be used in a manner inconsistent with existing regulations for height, setback, yard, coverage, or parking, or is sought to be developed using additional residential density, the County Board may allow exceptions, after application for a site plan approval consistent with §15.5, in order to achieve a design appropriate for the site, project, and the surrounding area. The County Board may approve additional height and density based on the provision of low- or moderate-income housing as provided in §15.5.8. The County Board, in its discretion, may modify regulations on height, setback, yard, coverage, or parking requirements and may approve up to a 25 percent increase in residential density above the density shown in §12.3.7.A.1 below, for a project that provides low- or moderate-income housing ~~as regulated in §15.5.9~~, provided that:

1. Under no circumstances shall the County Board approve a building with a height greater than that shown in the table below ~~unless approved as specifically provided in §15.5.9~~.

General District	Height, Maximum (feet)	Density (units per acre) Up to 25 percent above may be approved
RA14-26 RA7-16 RA4.8 R-C RA-H RA-H-3.2	60	24
RA8-18	60	36
RA6-15	70	48

2. Parking for new dwelling units shall be provided as required in §14.3. However, the number of parking spaces per existing dwelling unit preserved shall be no less than the number of parking spaces per dwelling unit on the site at the time of application.

Article 15. Administration and Procedures

§15.5. Site Plans

§15.5.1. General

A use requiring site plan approval is a special exception use **approved in accordance with the incentive zoning process in, and** subject to the regulations **of in** this section. Every applicant for site plan approval shall file with his application a proposed site plan in compliance with Administrative Regulation 4.1, site plan approval, as amended.

§15.5.2. Application requirements

Every application for a site plan approval or a major site plan amendment shall be filed in writing with the zoning administrator a minimum of 120 days before the public hearing; however, the County Board may, on its own motion, schedule hearings for a date which is less than 120 days from the date of filing the application.

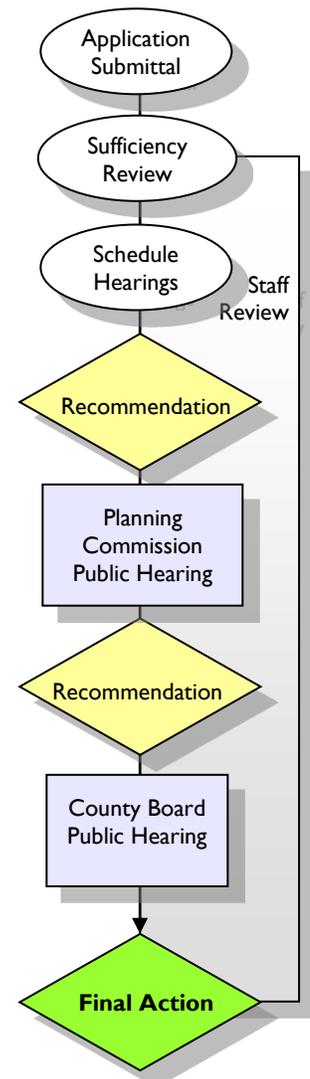
§15.5.3. Scheduling

When a completed site plan or major site plan amendment is filed, the zoning administrator shall notify, as required in Administrative Regulation 4.1, the applicant of the scheduled date of the public hearing for the site plan or major site plan amendment, which date will be up to 180 days after filing. The date of filing of a complete application shall be determined as set forth in Administrative Regulation 4.1, based on whether the requirements of Administrative Regulation 4.1, have been met. Public hearings for site plans and major site plan amendments shall be the first regularly scheduled County Board meeting of each month, except the County Board may establish, on its own motion, another County Board meeting for the hearing. Public hearings for minor site plan amendments shall be as required for use permits under §15.4. Major site plan amendments, minor site plan amendments, and administrative changes shall be defined as follows:

D. Major amendment

Any modification of the approved site plan which meets one or more of the following criteria:

1. Principal use of the building would change in more than five percent of the total floor area of the building.
2. Density would change by more than five percent of the total floor area of the building.
3. Building height would change by more than 12 feet.
4. Gross floor area of the first floor would change in more than 20 percent of the area of the first floor.
5. Change in the site area which is used to calculate density.



6. Any change which the zoning administrator determines is similar in significance to the above stated changes.

E. Minor amendment

Any modification of the approved plan which is not considered a major amendment and which cannot be approved administratively is a minor amendment. The subdivision of land involved in an approved site plan is a minor amendment, except, that if the following criteria are met, such subdivision may be approved as an administrative change by the zoning administrator:

1. Density allocation is consistent with the zoning and approved site plan;
2. Parking is consistent with the zoning and the approved site plan;
3. Public improvements are consistent with the zoning and approved site plan; and
4. Clear evidence exists that all conditions of the approved site plan have been met or are bonded in a manner acceptable to the county manager.

F. Administrative change

Any minor modification of the approved site plan which complies with the spirit of this zoning ordinance, the intent of the County Board in its approval of the site plan, and the general purpose of the Comprehensive Plan for the development of the area. Administrative changes may be approved by the zoning administrator.

§15.5.4. Information required

Every applicant for a site plan approval shall file with his application information as defined in §15.1.4.

§15.5.5. Action by County Board

The County Board shall approve and accept a site plan, **including any additional height and density**, if the County Board shall find that the improvement and development proposed by the site plan:

- A. **Is consistent with the Arlington County Comprehensive Plan and any applicable and relevant adopted County Board plans and policies, Substantially complies with the character of master plans, officially approved neighborhood or area development plans,** and with the uses permitted and use regulations of the district as set forth in this zoning ordinance or as the same may be modified by the County Board as provided herein;
- B. Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- C. Is so designed and located that the public health, safety and welfare will be promoted and protected.

§15.5.6. Conditions of approval

In approving and accepting a site plan, the County Board may designate such conditions in connection therewith as will, in its opinion, assure that the **features, design elements, uses, services, and amenities of the application, including but not limited to affordable housing and provisions for community facilities are provided in return for the additional density and height approved beyond that permitted by right in the zoning district and for the other development benefits provided to the applicant, and that the** improvement and development

will conform to the ~~foregoing approved~~ requirements ~~or and~~ modifications ~~thereof of the site plan~~, including but not limited to provisions for protection of abutting property, and including property across the street, the expiration of said site plan approval after a specified period of time, access and design for off-street parking and loading, ~~and provisions of space for community facilities; e.g., recreation and open space, library and fire facilities, utilities, etc.~~

§15.5.7. Modifications and transfers

G. Modification of Uses and regulations modified

The County Board may, in appropriate cases, modify the ~~uses permitted and~~ use regulations, except for height and density, in harmony with the general purpose and intent of the district taking into consideration the following:

1. Provisions made for open space and other environmental amenities;
2. Grade, direction and intensity of traffic on streets in the area;
3. Relationship to existing or permitted uses and buildings abutting or across the street from the subject property;
4. Particular dimensions, grade and orientation of the site; and
5. Particular construction problems and techniques; ~~and~~
- ~~6. The other provisions of §15.5.~~

H. Transfer of development rights

In approving and accepting a site plan, the County Board may, subject to such conditions as the County Board may approve, permit the dedication of density or other rights to develop, as determined by the County Board, from one or more parcels that are not the subject of a particular site plan application to one or more parcels of property that are the subject of that same site plan application for purposes of, among others, open space, historic preservation, affordable housing, community recreation, and/or community facilities. In considering the approval of such dedication, the County Board shall consider the appropriateness of the dedicated density or other development rights at the proposed location, and whether the dedication is consistent with this zoning ordinance, approved land use policies and plans, and the public health, safety and welfare generally.

§15.5.8. Affordable dwelling units for increased density within the zoning district regulations ~~General Land Use Plan~~

A. Applicability

1. In exchange for approval by the County Board of a site plan containing density equal to or greater than 1.0 F.A.R., affordable dwelling units (ADUs), or optional contributions to support ADUs in lieu thereof, shall be required in accordance with the following provisions of this subsection.
2. The following provisions apply to site plan applications that are consistent with the General Land Use Plan (GLUP). The provisions also apply to site plan applications that include a rezoning application resulting in a use that was not permitted by-right under the prior zoning category provided that the newly permitted use is included within the existing GLUP designation for the site.

3. Site plan amendment applications that result in the demolition and rebuilding of a site plan project shall be subject to the requirements hereof at the time of redevelopment. The applicable requirements shall apply only to density that is replaced or rebuilt and any increased density. They shall not apply to rehabilitation or renovation of development subject to site plan approval pursuant to §15.5.

B. Exception

Site plans containing less than 1.0 F.A.R. shall be exempt from the ADU requirements hereof.

C. Options for meeting ADU requirements

Once a site plan has been approved, the site plan applicant must select one of the following options for meeting the ADU requirements:

1. On-site units

Unless a different option is selected by the applicant, ADUs shall be provided on-site as part of the site plan project, the total gross square footage of which shall be 5 percent of the GFA above 1.0 F.A.R.; or

2. Off-site nearby

ADUs shall be provided off-site near the site plan project, the total gross square footage of which ADUs shall be 7.5 percent of the GFA of the site plan project above 1.0 F.A.R. For purposes of this subsection, near the site shall mean as follows: if the site plan project is in a Metro station Area, the off-site units shall be within 0.5 miles from any Metro station; if the site plan project is not in a Metro station Area, the off-site units shall be within 0.5 miles of the project; or

3. Off-site elsewhere

ADUs shall be provided in locations in the county other than the locations provided for subsections ~~§14.6.1.C.1~~ **§15.5.8.C.1** and ~~§14.6.1.C.2~~ **§15.5.8.C.2**, above, the total gross square footage of which ADUs shall be 10 percent of the GFA of the site plan project above 1.0 F.A.R.; or

4. Cash contribution

- (a) The applicant shall make a cash contribution to the Affordable Housing Investment Fund calculated as follows for each of the described tiers:
 - (1) \$1.50 per square foot of GFA for first 1.0 F.A.R.
 - (2) \$4.00 per square foot of GFA from 1.0 F.A.R. to 3.0 F.A.R. for residential projects and \$4.00 per square foot of all GFA above 1.0 F.A.R. in commercial projects (including hotel and retail).
 - (3) \$8.00 per square foot of GFA above 3.0 F.A.R. for residential projects.
 - (4) For mixed-use projects, cash contributions shall be calculated by applying the proportionate amount of commercial and residential GFA to each tier.
- (b) The cash contribution will be indexed to Consumer Price Index for Housing in the Washington-Baltimore MSA as published by the Bureau of Labor Statistics and adjusted annually, beginning January 2007. Revised amounts apply only to site plans filed after the adjustment date. Amounts for the calculation of the cash option are established at the time the site plan application is filed.

D. County manager action

The applicant’s plan for meeting the ADU requirements on-site or off-site must be confirmed or approved by the county manager or his designee, and all necessary documents executed, prior to the issuance of the first certificate of occupancy. The county manager or his designee will act on approval request within 30 days.

E. Provision for off-site ADUs

An applicant may submit a proposal for off-site ADUs that deviates from the requirements above. Such proposals shall be reviewed by the housing commission which, after a public hearing on the proposal, shall make a report of its review to the county manager. After the housing commission’s consideration of the alternative plan, the county manager, or his designee, may approve or reject it administratively. In the event that the plan is rejected, the applicant may request that the County Board consider the alternative as a site plan amendment.

F. Substitution of ADUs

On sites where the County Board has determined that there are other competing public priorities identified in county plans, studies, policies, or other documents that are addressed by the site plan application, the County Board may, at the time of site plan approval, approve the total or partial substitution of the ADUs required hereunder.

G. Term

ADUs shall be committed for a 30-year term, affordable at 60 percent of the area median income. ADUs must meet minimum habitability standards established by the county.

H. Proposals for change of GLUP designation

Site plan applications that include an application to change the GLUP designation of the site may be subject to an affordable housing requirement in addition to the above ADU requirement. Such affordable housing requirements shall be addressed separately in the process of the County Board’s consideration of the approval of the site plan.

I. Proposals for elimination of existing affordable housing

Site plan applications that result in the elimination of existing affordable housing will address replacement of the housing in the process of the County Board’s consideration of the approval of the site plan.

J. Conflicts

In the event of conflict between the provisions of this §15.5 and any other section of the Zoning Ordinance, provisions of this section shall control.

§15.5.9. Affordable dwelling units for Additional building height and density above the zoning district regulations and the General Land Use Plan

A. Affordable housing-residential

1. In considering the approval of a site plan ~~including multiple family~~, the County Board may permit additional building height and density ~~as set forth below, providing the County Board determines that a variety of housing units and design would result thereby. Consideration of such design may include, but not be limited to, the provision of family housing units, housing for the elderly, housing for households of low or moderate income and such variety of design as provided by townhouse or~~

~~terraced construction in association with the high-rise development. The County Board may approve additional height and/or residential density~~ for low- or moderate-income housing only where a proposed site plan project is in compliance with all of the requirements specified ~~below within §15.5.9.~~

2. The application includes a low- or moderate-income housing plan that includes the following information and any other items that are determined by the County Board to be pertinent for that particular site plan:
 - (a) Number of total housing units provided under the site plan.
 - (b) Number of total housing units in the additional housing density.
 - (c) Number of low- or moderate-income housing units provided under the proposed site plan.
 - (d) Income levels of targeted families for low- or moderate-income housing units.
 - (e) The proposed rents and guarantee of limits on future rent increases or sales prices and the proposed affordability thereof for low- or moderate-income housing units.
 - (f) Marketing plan for the low- or moderate-income housing units.
 - (g) Location of low- or moderate-income housing units.
 - (h) Sizes of low- or moderate-income housing units.
 - (i) Bedroom counts of low- or moderate-income housing units.
 - (j) Amenities provided for low- or moderate-income households.
 - (k) Statement of consistency with County Board adopted housing policy, goals, principles and relevant staff guidelines for the use of additional housing density.

3. Modification of building height

(a) In considering the approval of a site plan, the County Board may permit additional building height above that specified for site plan development in the zoning district regulations for the provision of low- or moderate-income housing.

~~(a)(b)~~ In RA districts, except RA-H, RA4.8, and RA-H-3.2 districts, building heights shall not be modified under this §15.5.9.A.3, except ~~that~~ where a project provides low- or moderate-income housing as allowed by §12.3.7, the County Board may approve a greater height, in order to achieve tapering, where the proposed project is abutting or across the street from a property for which the district regulations or the General Land Use Plan designation allow, by site plan, a height greater than the proposed height.

~~(b)(c)~~ In C-2, C-3, and C-R districts, building heights shall not be modified under this §15.5.9.A.3.

~~(c) Additional building heights approved under this §15.5.9.A.3 shall not exceed six stories or 60 feet, whichever is smaller, above the height permitted in the district regulations.~~

4. Modification of building density

In considering the approval of a site plan, the County Board may permit additional residential, office, and/or hotel density above the amount specified for site plan

development in the zoning district regulations for the provision of low- or moderate-income housing units.

5.4. Guarantees

That adequate guarantees exist as to the continued availability of such units to households of low- or moderate-income for a minimum of 30 years, or for such other time period as may be approved by the County Board.

6.5. New units approved by County Board

New low- or moderate-income housing units may be constructed either on-site or at appropriate off-site locations approved by the County Board or may be provided by means of in-lieu tax relief/rent supplement payments at levels approved by the County Board. Such low- or moderate-income housing, which may be either new or existing construction, may also be provided on abutting sites or on sites which abut except for the existence of a public street. **New low- or moderate-income housing units shall also include a variety of housing units and design and further the goals of the Affordable Housing Master Plan. Consideration of such design may include, but not be limited to, the provision of family housing units, housing for the elderly, housing for households of low- or moderate-income and such variety of design as provided by townhouse or terraced construction in association with the high-rise development.**

B. Affordable housing-office

~~In considering the approval of a site plan, the County Board may permit additional office density above the amount allowed by site plan in the district regulations, not to exceed 0.25 F.A.R. on the site, providing the County Board judges that low or moderate income housing being provided under the site plan is sufficient to justify the amount of the additional density allowed. Under no circumstances shall this bonus exceed 10 percent of the total gross floor area permitted without bonus under the site plan, nor shall additional height be allowed.~~

C. Community facilities

In considering the approval of an ~~office, motel, or multiple family~~ site plan, the County Board may permit additional height, ~~not to exceed three stories,~~ and /or additional ~~residential, office, and/or hotel~~ density, ~~not to exceed 0.25 floor area ratio (F.A.R.) in an office structure, or 10 percent in a motel or multiple family structure,~~ **above the amounts specified for site plan development in the zoning district regulations for the provision of providing the County Board judges that a contribution to required** community facilities ~~has been provided~~. Consideration of such **community** facilities may include, but not be limited to, the provision of space for a library, fire or police station; public school facility; public ~~transit transportation facility~~ **facilities and improvements;** **public open space;** or a community recreation or health center. Such community facilities may be provided **on-site or** at appropriate off-site locations.

C. Sustainable Design

In considering the approval of a site plan, the County Board may permit additional residential, office, and/or hotel density in an amount identified in adopted sustainable design incentive program policies.

D. Other Public Priorities

On sites where the County Board has determined there are other public priorities identified in the Arlington County Comprehensive Plan or other adopted County Board plans and policies, the County Board may permit additional density above the amount specified for site plan development in the zoning district regulations.

~~D. Limitations on incentives~~

~~Under no circumstances shall any combination of the above incentives be interpreted to allow additional height in excess of a maximum of six stories, or additional residential density in excess of 25 percent, or additional .25 F.A.R. of office density above that permitted by the applicable district.~~

§15.5.10. Modification of approved site plan

After a site plan has been approved and accepted by the County Board, amendments to the site plan which are consistent with the general purpose and intent of the district may be considered. Deviation from an approved site plan, site plan amendment or administrative change without the written approval of the zoning administrator or specific action by the County Board shall, at the discretion of the County Board, void the plan and the County Board may require the applicant to resubmit a new site plan for consideration by the County Board.

§15.5.11. Clarendon Revitalization District

See §9.2 for information on density increases in the Clarendon Revitalization District.

Article 18. Definitions

§18.2. General Terms Defined

Low or moderate income. Income at or below 60 percent of median household income for rental housing units, and at or below 80 percent of median household income for home ownership program, **or other income level as determined by the County Board upon consideration of the Affordable Housing Master Plan.** As used herein, median household income shall be defined as determined from time-to-time for the Washington Metropolitan Statistical Area by the U.S. Department of Housing and Urban Development.