



ARLINGTON COUNTY, VIRGINIA

ZOA-2019-11

(Elder Care Uses)

Adopted December 17, 2019

Effective December 17, 2019

At the County Board regular meeting on December 17, 2019, on a motion duly made by County Board member Katie Cristol and seconded by County Board member Libby Garvey, the Arlington County Board unanimously adopted the following ordinance, effective immediately, to amend, reenact and recodify Articles 4, 6, 7, 12, 14, and 18 of the Arlington County Zoning Ordinance to permit the establishment of assisted living facilities, independent living facilities, nursing homes, and continuing care retirement communities in 18 zoning districts; to establish new definitions for undefined terms and revise existing definitions; to establish new minimum parking standards for elder care uses; to add site plan criteria and findings for elder care uses to the Residential Use Standards; to revise and update the terminology used in the household living and group living residential use categories, and to make other editorial changes for the purposes of clarity as shown in the staff report.

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 Zoning Ordinance are updated accordingly.

Article 4. Public (P) Districts

§4.1. Public (P) Districts Use Tables

§4.1.2 Public (P) districts principal use table

Table §4.1.2 lists the principal uses allowed within the P districts.

A. ...

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G. Use Categories

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

PUBLIC (P) DISTRICTS PRINCIPAL USE TABLE					
Use Category	Specific Use Types	S-3A	S-D	P-S	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)	<u>Independent living facilities</u>		S		<u>§12.3.12</u>
	Assisted living facilities		U S		<u>§12.3.12</u>
Group Living (See §12.2.3.B)	<u>Continuing care retirement communities</u>		S		<u>§12.3.12</u>
	Group homes	U	U S	U	
	Nursing homes		U S		<u>§12.3.12</u>

Article 6. Multiple-Family (RA) Districts

S6.1. Multiple-family (RA) Districts Use Tables

S6.1.2 Multiple-family (RA) districts principal use table

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

A. ...

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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 the specific use types included within the respective sub-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)	<u>Independent living facilities</u>	S	S	S	S	<u>§12.3.12</u>
	Assisted living facilities	S	S	S	S	<u>§12.3.12</u>
Group Living (See §12.2.3.B)	Boarding houses and rooming houses		U		U	§12.3.1
	<u>Continuing care retirement communities</u>	S	S	S	S	<u>§12.3.12</u>
	Dormitories	U	U	U	U	§12.3.3
	Fraternity and sorority houses;	U	U	U	U	§12.3.5
	Group homes	U	U	U	U	§12.3.6
	Nursing homes	S	S	S	S	<u>§12.3.12</u>

S6.2 RA14-26, Multiple-family Dwelling District

S6.2.3 Density and dimensional standards

C. Special exception

All development allowed by special exception in the RA14-26 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Elder Care Uses	All other uses
	Semi-detached	Duplex				
Site area, minimum (sq. ft.)	7,000	7,000			=	--
Lot, minimum (sq. ft.)						
Lot area	3,500	7,000			<u>43,560</u>	5,000
Lot area per dwelling unit	3,500	3,500			=	5,000
Lot width, minimum average (feet)						
Lot width	28	56	See §12.3.7	See §12.3.4	=	50
Lot width per dwelling unit	28	--			=	--
Height						
Maximum (feet)	35	35			<u>60</u>	35
Maximum (stories)	3 ½	3 ½			=	--
Floor area per dwelling unit, minimum, exclusive of basement or attic (sq. ft.)	750	750			=	--
Floor area ratio, maximum	=	=			<u>1.25</u>	=

S6.2.4 District use standards

Use standards applicable to specific uses in the RA14-26 district include:

A. ~~Reserved~~ Elder Care Uses

1. Under no circumstances shall the maximum height of an elder care use exceed 60 feet, exclusive of mechanical penthouses.

S6.3 RA8-18, Multiple-family Dwelling District

S6.3.4. Density and dimensional standards

C. Special exception

All development allowed by special exception in the RA8-18 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Elder Care Uses Assisted Living Facilities and Nursing Homes	All other uses
	Semi-detached	Duplex				
Site area, minimum (sq. ft.)	7,000	7,000	See §12.3.7	See §12.3.4	--	--
Lot, minimum (sq. ft.)						
Lot area	3,500	7,000			43,560	5,000
Lot area per dwelling unit	3,500	3,500			--	5,000
Lot width, minimum average (feet)						
Lot width	28	56			--	50
Lot width per dwelling unit	28	--			--	--
Height						
Maximum (feet)	35	35			75	35
Maximum (stories)	3 ½	3 ½			--	--
Floor area per dwelling unit, minimum, exclusive of basement or attic (sq. ft.)	750	750	--	--		
Floor area ratio, maximum	--	--	1.5	--		

S6.3.5. District use standards

Use standards applicable to specific uses in the RA8-18 district include:

A. ~~Assisted living facilities and nursing homes~~ Elder care uses

- Under no circumstances shall the maximum height of an ~~assisted living facility or a nursing home~~ elder care use exceed 75 feet, exclusive of mechanical penthouses.
- ~~Under no circumstances shall the maximum F.A.R. of an assisted living facility or a nursing home exceed 1.5.~~

S6.4 RA7-16, Multiple-family Dwelling District

S6.4.3 Density and dimensional standards

C. Special exception

All development allowed by special exception in the RA7-16 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Multiple-family	Low or Moderate Income Housing	Elder Care Uses	All other uses
Lot, minimum (sq. ft.)		See §12.3.7		
Lot area	100,000		<u>43,560</u>	100,000
Lot area per dwelling unit	1,000		--	--
Lot width, minimum average (feet)	200		--	200
Height				
Maximum (feet)	95		<u>60</u>	95
Maximum (stories)	10	--	10	
Lot coverage (percent)	50		<u>50</u>	50
Floor area ratio, maximum	--		<u>1.25</u>	--

S6.4.4 District use standards

Use standards applicable to specific uses in the RA7-16 district include:

A. ~~Reserved~~ Elder Care Uses

- 1. Under no circumstances shall the maximum height of an elder care use exceed 95 feet, exclusive of mechanical penthouses.**

S6.5 RA6-15, Multiple-family Dwelling District

S6.5.5 Density and dimensional standards

C. Special exception

All development allowed by special exception in the RA6-15 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Elder Care Uses	All other uses
	Semi-detached	Duplex				
Site area, minimum (sq. ft.)	7,000	7,000			=	--
Lot, minimum (sq. ft.)						
Lot area	3,500	7,000			<u>43,560</u>	5,000
Lot area per dwelling unit	3,500	3,500			=	5,000
Lot width, minimum average (feet)						
Lot width	28	56	See §12.3.7	See §12.3.4	=	50
Lot width per dwelling unit	28	--			=	--
Height						
Maximum (feet)	35	35			<u>70</u>	35
Maximum (stories)	3 ½	3 ½			=	--
Floor area per dwelling unit, minimum, exclusive of basement or attic (sq. ft.)	750	750			=	--
Floor area ratio, maximum	=	=			<u>2.0</u>	=

S6.5.6 District use standards

Use standards applicable to specific uses in the RA6-15 district include:

A. Multiple-family

By site plan approval, as specified in §15.5, the County Board may permit the inclusion of multiple-family units in site plans on abutting properties or on properties which would abut except for the existence of a public street.

B. ~~Reserved~~ Elder Care Uses

1. Under no circumstances shall the maximum height of an elder care use exceed 70 feet, exclusive of mechanical penthouses.

Article 7. Commercial/ Mixed Use (C) Districts

§7.1. Commercial/Mixed Use (C) Districts Use Tables

§7.1.2 Commercial/mixed use (C) districts principal use table

Table §7.1.2 lists the principal uses allowed within the C districts.

A. ...

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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 the specific use types included within the respective use categories.

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE																						
	Specific Use Types	RA4.8	R-C	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards	
KEY: C = requires use permit and site plan approval; 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)	Independent living facilities	S	S	S	S			S		S	S	S	S	S	S	S				S	<u>§12.3.12</u>	
	Assisted living facilities	S	S	S	S			S		S	S	S	S	S	S	S				S	<u>§12.3.12</u>	
Group Living (See §12.2.3.B)	Continuing care retirement communities	S	S	S	S			S		S	S	S	S	S	S	S				S	<u>§12.3.12</u>	
	Dormitories	U	U	U	U	U	U		U	U	U	U	U	U	U	U		U		U	U	§12.3.3
	Fraternity and sorority houses	U	U	U	U	U	U		U	U	U	U	U	U	U	U		U		U	U	§12.3.5
	Group homes	U	U	U	U	U	U		U	U	U	U	U	U	U	U		U		U	U	§12.3.6
	Nursing homes	S	S	S	S			S		S	S	S	S	S	S	S				S	<u>§12.3.12</u>	

S7.2 RA4.8, Multiple-Family Dwelling District

S7.2.3 Density and dimensional standards

B. Special exception

Development allowed by special exception in the RA4.8 district shall comply with the following standards, except as otherwise approved by the County Board

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family Dwellings, Elder Care Uses	All Retail and Food Establishment uses	All other uses		
	Semi-detached	Duplex							
Site area, minimum (sq. ft.)	7,000	7,000	See §12.3.7	See §12.3.4	30,000		5,000		
Lot, minimum (sq. ft.)									
Lot area	3,500	7,000					30,000		5,000
Lot area per dwelling unit	3,500	3,500					--		--
Lot width, minimum average (feet)									
Lot width	56	56					150		150
Lot width per dwelling unit	28	--					--		--
Height									
Maximum (feet)	35	35					136 (including mechanical penthouse and parapet walls)		35
Maximum (number of stories)	3 ½	3 ½					--		--
Floor area ratio					3.24 (including all commercial uses) (including street level commercial, retail, and food establishment uses)	0.5 (street level only)	--		
Floor area, minimum (sq. ft.)									
Floor area per dwelling unit, exclusive of basement or attic	750	750			--		--		

D. Exceptions

1. ...

2. Density

- (a) Maximum floor area, including any commercial uses permitted on a given site, shall be determined by multiplying the site area by 3.24. **Any commercial, retail, or food establishment uses shall be located at street level and not to exceed 0.5 Floor Area Ratio (FAR).** Any mechanical penthouse area in excess of that used for elevator, mechanical or maintenance equipment shall be counted as gross floor area.

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

§7.3.3 Density and dimensional standards

B. Special exception

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

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family Dwellings, Elder Care Uses	All Retail and Food Establishment uses	All other uses		
	Semi-detached	Duplex							
Site area, minimum (sq. ft.)	7,000	7,000	See §12.3.7	See §12.3.4	20,000		5,000		
Lot, minimum (sq. ft.)									
Lot area	3,500	7,000					20,000		5,000
Lot area per dwelling unit	3,500	3,500					--		--
Lot width, minimum average (feet)									
Lot width	56	56					--		50
Lot width per dwelling unit	28	--					--		--
Height									
Maximum (feet)	35	35					65, including the mechanical penthouse		35
Maximum (number of stories)	3 ½	3 ½					--		--
Floor area, minimum (sq. ft.)						0.62 per square foot of multiple-family (first floor only)			
Floor area per dwelling unit, exclusive of basement or attic	750	750			--		--		
Floor area ratio	--	--			3.24 (including retail, commercial and/or office)		--		

S7.4 RA-H, Hotel District

S7.4.3 Density and dimensional standards

B. Special exception

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

Type of Standard	Low or Moderate Income Housing	Multiple-family and Hotels	Elder Care Uses	
Site area, minimum (sq. ft.)	See §12.3.7	100,000	<u>100,000</u>	
Lot, minimum (sq. ft.)		100,000	<u>100,000</u>	
Lot area		600	--	
Lot area per dwelling unit		600	--	
Lot area per guest room				
Lot width, minimum average (feet)		200	--	
Lot width		--	--	
Lot width per dwelling unit				
Height				
Maximum (feet)		125	<u>125</u>	
Maximum (stories)	12	--		
Floor area ratio, maximum <u>minimum</u> (sq. ft.)				
Floor area per dwelling unit or sleeping room	--	<u>1.5</u>		
Lot coverage, maximum (percent)		50		

§7.5 RA-H-3.2, Multiple-Family Dwelling and Hotel District

§7.5.3 Density and dimensional standards

A. Special exception

Development allowed by special exception in the RA-H-3.2 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family Dwellings, Elder Care Uses	Hotels	Retail and Eating Establishments	All other uses		
	Semi-detached	Duplex								
Site area, minimum (sq. ft.)	7,000	7,000	See §12.3.7	See §12.3.4	30,000	30,000		5,000		
Lot, minimum (sq. ft.)										
Lot area	3,500	7,000					30,000	30,000	5,000	
Lot area per dwelling unit	3,500	3,500					--	--	--	
Lot width, minimum average (feet)										
Lot width	56	56					150	150	150	
Lot width per dwelling unit	28	--					--	--	--	
Height										
Maximum (feet)	35	35					180 including mechanical penthouse and parapet walls	180 including mechanical penthouse and parapet walls		35
Maximum (number of stories)	3 ½	3 ½					--	--		--
Floor area ratio										
	--	--			4.8 (including retail)	3.8 (including retail)	0.5 (street level only)	--		
Floor area, minimum (sq. ft.)										
Floor area per dwelling unit, exclusive of basement or attic	750	750			--	--		--		

§7.10. C-O-1.0, Mixed Use District

§7.10.3. Density and dimensional standards

B. Special exception

Development allowed by special exception in the C-O-1.0 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Institutional uses including elder care uses <u>assisted living facilities</u> , hospitals, nursing homes and group care facilities	Office, Commercial	Apartment	Hotel	All other uses
Density, maximum (units/acre)	--	--	40	60	
Lot area, minimum (sq. ft.)	20,000	20,000	20,000	20,000	20,000
Lot width, average (feet)	100	100	100	100	100
Height, maximum (stories)	6	5	6	6	35
Floor area ratio, maximum	1.0	1.0	--	--	
Site area up to 9,999, sq. ft.					0.4
Site area 10,000 to 19,999 sq. ft.					0.5
Site area 20,000 and above sq. ft.					0.6

§7.11. C-O-1.5, Mixed Use District

§7.11.3. Density and dimensional standards

B. Special exception

Development allowed by special exception in the C-O-1.5 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Institutional uses including elder care uses <u>assisted living facilities</u> , hospitals, nursing homes and group care facilities	Office, Commercial	Apartment	Hotel	All other uses
Density, maximum (units/acre)	--	--	72	110	
Lot area, minimum (sq. ft.)	20,000	20,000	20,000	20,000	20,000
Lot width, average (feet)	100	100	100	100	100
Height, maximum (feet)					35
Height, maximum (stories)					
Sites less than 20 acres	10	8	10	10	
Sites more than 20 acres	12-18	12-18	12-18	12-18	
Floor area ratio, maximum	1.5	1.5	--	--	
Site area up to 9,999, sq. ft.					0.4
Site area 10,000 to 19,999 sq. ft.					0.5
Site area 20,000 and above sq. ft.					0.6

§7.12. C-O-2.5, Mixed Use District

§7.12.3. Density and dimensional standards

B. Special exception

Development allowed by special exception in the C-O-2.5 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Institutional uses including <u>elder care uses</u> assisted living facilities , hospitals, nursing homes, and group care facilities	Office, Commercial	Multiple-family	Hotel	All other uses
Density, maximum (units/acre)	--	--	115	180	
Lot area, minimum (sq. ft.)	20,000	20,000	20,000	20,000	20,000
Lot width, average (feet)	100	100	100	100	100
Height, maximum (stories), excluding mechanical penthouse	<u>-16</u>	12	16	16	35
Floor area ratio, maximum	2.5	2.5	--	--	
Site area up to 9,999, sq. ft.					0.4
Site area 10,000 to 19,999 sq. ft.					0.5
Site area 20,000 and above sq. ft.					0.6

§7.13 C-O, Mixed Use District

§7.13.3 Density and dimensional standards

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	<u>Elder Care Uses</u>
Lot area, minimum (sq. ft.)	30,000	30,000	30,000	<u>30,000</u>
Lot width, average (feet)	125	125	125	<u>125</u>
Height, maximum, including mechanical penthouse and parapet walls (feet)	153	180	180	<u>180</u>
Floor area ratio, maximum	3.8	4.8	3.8	<u>4.8</u>

§7.14 C-O-A, Mixed Use District

§7.14.3 Density and dimensional standards

A. Special exception

1. General

The boundaries of this district shall be fixed by amendment of the zoning map at such time in the future as the district is applied to specific properties in the County.

2. Height

- (a) Development allowed by special exception in the C-O-A district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	Office and Hotel	Multiple-family, Elder Care Uses
Height, maximum (feet)		
Site area 19,999 or less	100	151
Site area 20,000 to 29,999	110	162
Site area 30,000 to 39,999	120	171
Site area 40,000 to 49,999	130	180
Site area 50,000 to 59,999	140	189
Site area 60,000 to 69,999	150	198
Site area 70,000 to 79,999	160	207
Site area 80,000 or more	170	216

- (b) Site plans are required to be approved as provided for in §15.5, except that under no circumstances shall the height of any building exceed the height limits established in §7.14.3.B.2(a) by more than 30 feet.
- (c) No building, nor the enlargement of any building, including mechanical penthouse height and/or height of parapet walls, shall be hereafter erected to exceed the above height.
- (d) An multiple-family structure shall be any building with a minimum of 30 percent of the gross floor area in multiple-family use.

3. Density

- (a) Office, multiple-family, elder care, hotel and commercial development may be approved at the following densities:

Site Area (sq. ft.)	Total Floor Area Ratio	Maximum Office Hotel and Commercial Floor
4,999 or less	1.0	.5
5,000	1.5	.75
10,000	2.0	1.0
15,000	2.5	1.25
20,000	3.0	1.5
30,000	3.5	1.75
40,000	4.0	2.0
50,000	4.5	2.25
60,000	5.0	2.50
70,000	5.5	2.75

Site Area (sq. ft.)	Total Floor Area Ratio	Maximum Office Hotel and Commercial Floor
80,000 or more	6.0	3.0

- (b) On sites with more area than 5,000 sq. ft. and less area than 20,000 sq. ft. which do not have the precise number of sq. ft. shown on the chart above, the F.A.R. shall be the F.A.R. allowed for the next smaller site as shown on the chart plus .0001 maximum total F.A.R. for each additional square foot of site area. The maximum office, hotel, and commercial F.A.R. to be added for each square foot shall be .00005. On sites with more than 20,000 sq. ft. and less area than 80,000 sq. ft. which do not have the precise number of sq. ft. shown on the chart above, the F.A.R. shall be the F.A.R. allowed for the next smaller site shown on the chart plus .00005 maximum total F.A.R. for each additional square foot of site area. The maximum office, hotel, and commercial F.A.R. to be added for each square foot shall be .000025.
- (c) To encourage the development of multiple-family, an additional ½ F.A.R. may be approved within any project that is at least 90 percent committed to multiple-family use. The additional ½ F.A.R. may be used for multiple-family, **elder care**, commercial or office use.
- (d) The County Board may modify the mix of uses within a site plan to allow hotel use to substitute for multiple-family use. Provided, however, that such modification will not result in more than 800,000 sq. ft. of hotel gross floor area being substituted for multiple-family use in the C-O-A district.

§7.15 C-O Rosslyn, Mixed Use Rosslyn District

§7.15.3 Density and dimensional standards

A. Special exception

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

Type of Standard	Office, Retail, Service Commercial	Multiple-family Dwellings	Hotel	<u>Elder Care Uses</u>
Lot area, minimum (sq. ft.)	30,000	30,000	30,000	<u>30,000</u>
Lot width, average (feet)	125	125	125	<u>125</u>
Height, maximum, including penthouse and parapet walls (feet)	153	180	180	<u>180</u>
Floor area ratio, maximum	3.8	4.8	4.8	<u>4.8</u>

Article 11. Overlay and Form Based Code Districts

§11.1 CP-FBC, Columbia Pike Form Based Code District

§11.1.5 Columbia Pike Form Based Code district principal use table

The following use table summarizes the principal use regulations of the CP-FBC district.

COLUMBIA PIKE FORM BASED CODE DISTRICT PRINCIPAL USE			
	Specific Use Types	CP-FBC	Use Standards
Household Living (See §12.2.3.A)	One-family detached	P	
	Multiple-family	P	
	Townhouses	P	
Group Living (See §12.2.3.B)	<u>Assisted living facilities</u>	<u>U</u>	<u>§12.3.12</u>
	Boarding houses and rooming houses	U	§12.3.1
	<u>Continuing care retirement communities</u>	<u>U</u>	<u>§12.3.12</u>
	Group homes	U	§12.3.6
	Dormitories	U	§12.3.3
	Fraternity and sorority houses;	U	§12.3.5
	<u>Independent living facilities</u>	<u>U</u>	<u>§12.3.12</u>
	<u>Nursing homes</u>	<u>U</u>	<u>§12.3.12</u>
Public, Civic and Institutional Use Categories (§12.2.4)			
	Bus, trolley, air, boat and rail passenger terminals	P	

Article 12. Use Standards

§12.2. Use Categories

§12.2.3 Residential use categories

A. Household living

1. Characteristics

Household Living is characterized by residential occupancy of a dwelling unit by a family. Tenancy is arranged on a month-to-month or longer basis, except in limited accessory capacity where explicitly allowed by this Ordinance. Principal uses where tenancy may be arranged for a shorter period are not considered residential; they are considered a form of transient lodging (see Overnight Accommodations and Social Service Institutions).

2. Examples

Examples of Household living include one-family detached; one-family attached; duplexes; semidetached; townhouses; multiple-family buildings; **independent living facilities**~~retirement center multiple family; assisted living facility with individual dwelling units.~~

3. Accessory uses

Accessory uses include accessory dwellings; accessory homestay; car-sharing; direct broadcast satellite dishes; family/caregiver suites/ family day care homes; greenhouses and nurseries not engaged in retail trade; garden, guest house; personal; hobbies; home occupations; parking of occupants' registered vehicles; raising of pets; recreational activities; storage sheds; and swimming pools.

4. Uses not included

Bed and breakfast establishments (see Overnight Accommodations); boarding or rooming houses (see Group Living); extended-stay facilities (see Overnight Accommodations); group home (see Group Living); halfway house (see Social Service Institutions); hotels or motels; inns; nursing ~~or convalescent~~ homes (see Group Living); assisted living ~~facilities not having individual dwelling units~~ (see Group Living).

B. Group living

1. Characteristics

Group Living is characterized by residential occupancy of a structure by a group of people, other than a family, typically providing communal kitchen/dining facilities and no kitchen in individual living units. The size of the group may be larger than a family. Tenancy is typically arranged on a monthly or longer basis.

2. Examples

Examples of group living include but are not limited to assisted living facilities **and nursing homes**, intermediate care, boarding houses, dormitories, fraternity and sorority houses, convents, group homes, monasteries, **and** rooming houses, ~~and nursing homes.~~

3. Accessory uses

Accessory uses include associated offices; garden, personal; hobbies; food preparation and dining facilities; laundry facilities and services; parking of vehicles for occupants and staff; and recreational facilities.

4. Uses not included

Adult day care (see Day Care); alternative or post-incarceration facilities; exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents (see Social Service Institutions); bed and breakfast establishments (See Overnight Accommodations); child care center (see Day Care); **independent living facilities**~~retirement center multiple family, where individual units comply with the definition of a dwelling unit~~ (see Household Living); extended-stay facilities, hotels or motels, inns (see Overnight Accommodations); family day care home (see Accessory Uses); residential occupancy of a dwelling unit by a family on a month-to-month or longer basis (see Household Living); time-shared interval ownership facility (see Overnight Accommodations); treatment centers, transient lodging or shelters (see Social Service Institutions).

§12.3 Residential Use Standards

§12.3.12. Elder Care Uses

In considering the approval of a site plan for an elder care use, and in addition to the findings specified in §15.5.5, the County Board shall find that the proposed development is in accordance with the following criteria:

- A. Parking can accommodate employee shift changes, visitors, other caregivers, and all loading activity without generating parking congestion along the transportation network within the vicinity of the subject property.**
- B. Emergency management first responders can conveniently and easily access the facility's primary entrance.**
- C. The development's site design provides residents with on-site opportunities for passive recreation utilizing amenities such as, but not limited to, open space and outdoor plazas.**
- D. The development's site design affords residents with safe, convenient pedestrian connectivity to the surrounding transportation network.**
- E. The applicant has provided adequate access to public transit and/or other transportation options for the mobility of residents, visitors and employees.**

Article 14. Site Development Standards

§14.3 Parking and Loading

§14.3.3 General requirements

The requirements set forth in this article with respect to the location or improvement of parking, standing and loading space shall apply to all such space that is provided for any use, whether said space is provided in accordance with the requirements of this zoning ordinance, or said space is voluntarily provided. Parking, standing and loading space shall comply with the following regulations:

F. Compact car spaces

Any parking area may include up to 15 percent of the parking spaces for compact cars. In parking areas for office uses containing more than 100 spaces, up to 15 percent of the spaces may be compact spaces. The spaces shall be grouped together and visibly marked for "compact cars only." Aisle size shall not be reduced unless an entire aisle is providing access and maneuvering space for only compact cars. No compact parking spaces are permitted for hospitals, ~~or hospital-related medical and health care facilities,~~ **and** medical offices, ~~nursing homes, convalescent homes and intermediate care facilities, and related housing for the elderly.~~ Compact parking spaces are not permitted for retail sales and service uses, or for required guest and visitor parking.

§14.3.7 Required parking and standing space

A. Parking shall be provided for all uses in accordance with the following standards unless specified otherwise in this or other sections of this zoning ordinance:

Use Types	Minimum Parking Requirement (spaces)	Additional Requirements
Household and group living uses		
<u>Assisted living facilities, independent living facilities</u>	<u>0.5 per bedroom</u>	
<u>Continuing care retirement communities</u>	<u>0.5 per bedroom for the independent living and assisted living portions of the community</u> <u>0.5 spaces per bed for the nursing home portion of the community</u>	
Nursing homes	<u>0.5 per bed</u> 1 per 4 beds	Plus 1 space for each 2 employees (other than staff doctors), plus 1 space for each doctor assigned to the staff.

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.

Assisted living facility. A group living residential development that provides or coordinates personal and health care services, 24-hour supervision, and assistance (scheduled and unscheduled) for the protection, general supervision and oversight of the physical and mental well-being of aged, infirm or disabled adults. ~~A facility providing assisted living care but also licensed by the state as a nursing home or other health care facility shall be considered a nursing home under the zoning ordinance.~~

Continuing care retirement community. A residential development for the continuing care of older persons as specified in Code of Virginia § 36-96.7, providing for transitional housing progressing from independent living in various dwelling units, with or without kitchen facilities, and culminating in skilled nursing care, where all related uses are located on the same lot.

Elder care uses. A residential development that provides housing for older persons as specified in Code of Virginia § 36-96.7 and other services integral to the personal and therapeutic care of the residents such as, but not limited to, food services, health and beauty services, recreational and social opportunities, and medical services. For the purposes of this ordinance, assisted living facilities, continuing care retirement communities, independent living facilities, and nursing homes shall be considered elder care uses.

Independent living facility. A household living residential development that provides individual dwelling units for older persons and the opportunity for the residents to receive meals in a central dining facility, to receive housekeeping services, and to participate in activities, health services, and other amenities offered through a central management structure or operator.

Nursing home. A ~~group living residential development facility which provides nursing services and health-related services for the treatment and in-patient care of licensed by the state as a health care facility for chronic or convalescent patients or the aged, or infirm or disabled adults in which three or more persons are received, kept or provided with food, shelter and care, but not including hospitals, medical clinics or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.~~