



## ARLINGTON COUNTY, VIRGINIA

**ZOA-2020-01**

**(Elder Care Uses in the  
Clarendon Revitalization District)**

Adopted January 25, 2020

Effective January 25, 2020

At the County Board regular meeting on January 25, 2020 on a motion duly made by County Board member Christian Dorsey and seconded by County Board member Erik Gutshall, the Arlington County Board unanimously adopted the following ordinance, effective immediately, to amend, reenact and recodify Articles 7, 9, 10 and 12 of the Arlington County Zoning Ordinance to clarify the development review standards for elder care uses within the Clarendon Revitalization District as shown on the General Land Use Plan for lots zoned C-3 designated as “Medium Density Mixed Use” with site plan approval and for lots zoned C-1, C-2, C-3, and C-TH designated as “Service Commercial” with Unified Commercial/Mixed Use Development approval, and for other reasons required by public necessity, convenience, general welfare, and good zoning practice.

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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.

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# 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. ...

...

#### 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																						
<b>Residential Use Categories (See §12.2.3)</b>																						
Household Living (See §12.2.3.A)	Independent living facilities	S	S	S	S			S		S	S	S	S	S	S	S				S	§12.3.12	
	<u>Independent living facilities within in the Clarendon Revitalization District as designated on the General Land Use Plan</u>																			S	§12.3.12 §9.2.2.D.3	
							U											U	U	U		§12.3.12 §10.2.5.A.2
Group Living (See §12.2.3.B)	Assisted living facilities	S	S	S	S			S		S	S	S	S	S	S	S				S	§12.3.12	
	<u>Assisted living facilities within the Clarendon Revitalization District as designated on the General Land Use Plan</u>																			S	§12.3.12 §9.2.2.D.3	
							U											U	U	U		§12.3.12 §10.2.5.A.2
Group Living (See §12.2.3.B)	Continuing care retirement communities	S	S	S	S			S		S	S	S	S	S	S	S				S	§12.3.12	
	<u>Continuing care retirement communities within the Clarendon Revitalization District as designated on the General Land Use Plan</u>																			S	§12.3.12 §9.2.2.D.3	
							U											U	U	U		§12.3.12 §10.2.5.A.2
Group Living (See §12.2.3.B)	Dormitories	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	§12.3.5	
	Group homes	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	§12.3.12	
	<u>Nursing homes within the Clarendon Revitalization District as designated on the General Land Use Plan</u>																			S	§12.3.12 §9.2.2.D.3	
						U												U	U	U		§12.3.12 §10.2.5.A.2

# Article 9. Special Planning Area Regulations

## §9.2 Clarendon Revitalization District

### §9.2.2. C-3 District

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A. ...

...

**D. Site plans**

In areas designated “Medium Density Mixed Use” and located within the Clarendon Revitalization District as designated on the General Land Use Plan, where the County Board finds that a development proposal furthers the goals, policies, and recommendations identified in the Clarendon Sector Plan, it may, in accordance with §15.5, modify the requirements of §7.19.5 and §14.3, by site plan. The following regulations shall apply unless otherwise modified by the County Board by site plan:

1. ...

..

**3. Uses**

**(a) Elder care uses shall be permitted on any site designated for residential uses on the Use Mix Map (§9.2.6, Map 2).**

# Article 10. Unified Developments

## §10.2 Unified Commercial/Mixed Use Development

### §10.2.5. Unified commercial/mixed use development in Clarendon Revitalization District

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The County Board may, by use permit approval, approve unified commercial/mixed use developments in areas designated “service commercial” on the general land use plan and that are within the Clarendon Revitalization District and that are within the C-1, C-2, C-3 or C-TH zoning districts, where a proposal meets the following requirements or where the County Board modifies the following requirements by use permit:

**A. Density and use**

**1.** Unified commercial/mixed use developments shall include: residential, commercial, hotel and/or retail uses up to a total F.A.R. of 1.5, except as provided for in §10.2.5.L, below; and ground floor retail that substantially complies with the Frontage Type guidelines in the Clarendon Sector Plan shall be provided where retail frontages are designated on the Use Mix Map (§9.2.6, Map 2).

**2.** **Elder care uses shall be permitted on any site designated for residential uses on the Use Mix Map (§9.2.6, Map 2).**

## Article 12. Use Standards

### §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 §15.4.3 or §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.