

ARLINGTON COUNTY, VIRGINIA

ZOA-2021-02

**(Clarendon Revitalization
District Height Map)**

Adopted June 12, 2021

Effective June 12, 2021

At the County Board regular meeting on June 12, 2021, on a motion duly made by County Board member Christian Dorsey and seconded by County Board member Libby Garvey, the Arlington County Board unanimously adopted the following ordinance, effective immediately, to amend, reenact and recodify §9.2.5 of the Arlington County Zoning Ordinance to revise Map 1 in the Clarendon Revitalization District (§9.2) to replace the heights of 55 feet and 110 feet and the arrows indicating a 1:3 taper plane with new maximum heights indicated at steps of 55, 75, and 95 feet for the property located at 3251 and 3275 Washington Boulevard and 1227 and 1239 N. Ivy Street (RPC# 15-078-024; -006; -022; -010; -021; -011; -012; and those portions of County streets and street-utility easements vacated pursuant to Instrument Number 20190100007836), and for other reasons required by public necessity, convenience, general welfare, and good zoning practice.

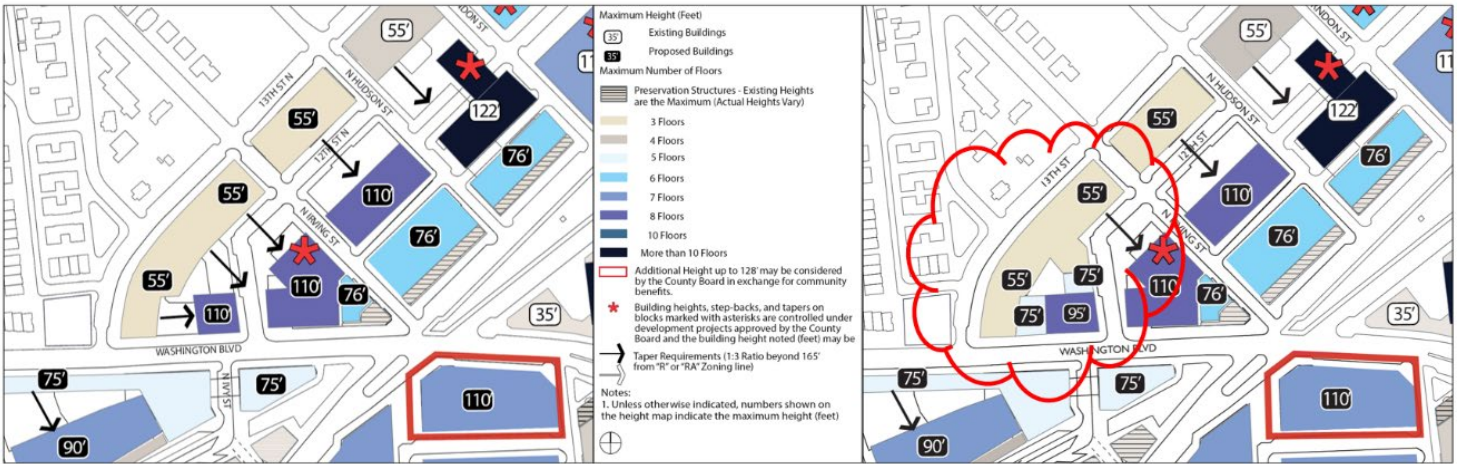
* * *

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.

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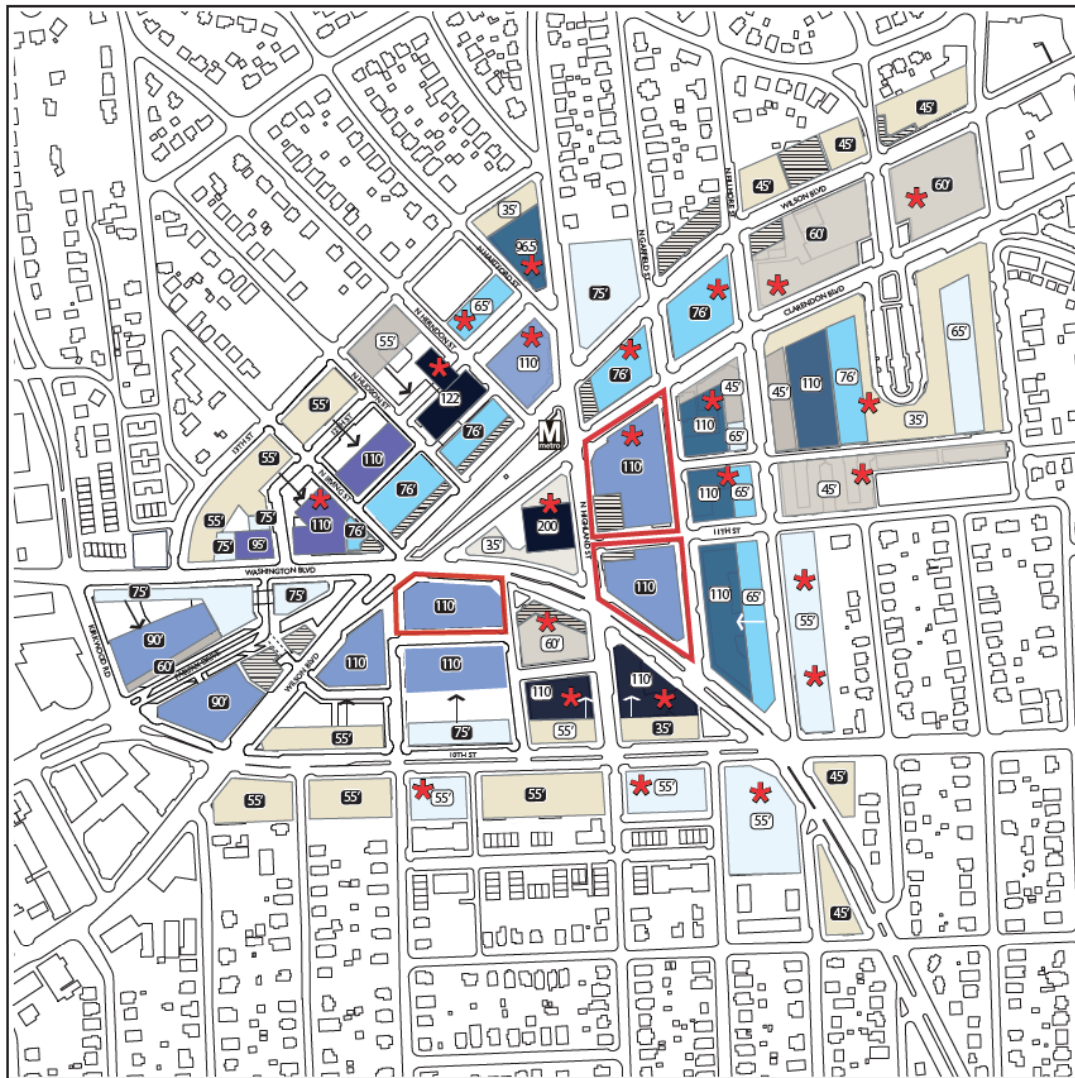
Clarendon Revitalization District Map 1, Maximum height limit (ACZO §9.2.5)



Existing Map

Approved Map Revisions

§9.2.5. Map 1, Maximum height limit



Maximum Height (Feet)



Existing Buildings



Proposed Buildings

Maximum Number of Floors



Preservation Structures - Existing
 Heights are the Maximum
 (Actual Heights Vary)



3 Floors



4 Floors



5 Floors



6 Floors



7 Floors



8 Floors



10 Floors



More than 10 Floors



Additional Height up to 128' may be considered by the County Board in exchange for community benefits.



Building heights, step-backs, and tapers on blocks marked with asterisks are controlled under development projects approved by the County Board and the building height noted (feet) may be approximate.



Taper Requirements (1:3 Ratio beyond 165' from "R" or "RA" Zoning line)



Notes:

1. Unless otherwise indicated, numbers shown on the height map indicate the maximum height (feet) permitted.

