



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of May 7, 2005

**DATE:** April 29, 2005

**SUBJECT:** Request to Advertise public hearings on the proposed amendment to Section 33. Automobile Parking, Standing and Loading Spaces, Subsection A. General Requirements of the Arlington County Zoning Ordinance to permit, by Special Exception use permit approval, secondary use of parking lots at churches and lodges not operated primarily for commercial gain that are located both in the "R" and "RA" District and on a street designated a Principal Arterial on the County Master Transportation Plan.

#### **C. M. RECOMMENDATION:**

Authorize the advertisement of public hearings for the proposed amendment to Section 31, Subsection A. of the Arlington County Zoning Ordinance at the June 6, 2005 Planning Commission and the June 18, 2005 County Board meetings to amend, reenact, and recodify the Zoning Ordinance, to permit, by Special Exception use permit approval, secondary use of parking lots at churches and lodges, not operated primarily for commercial gain, that are located both in an "R" or "RA" District and on a street designated as a Principal Arterial on the County Master Transportation Plan. This amendment is proposed in order to address parking congestion; to encourage orderly and efficient land use development; to facilitate the creation of a convenient, attractive and harmonious community; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

**SUMMARY:** Parking congestion on the streets, demands for off-street parking spaces, and inefficient use of existing parking lots has been a growing issue. Many parking lots in the County are accessory to the primary use of the site and only the occupants, employees or visitors to the primary use are permitted to park in the lots. Consequently they stay vacant when the primary use on the site is closed. This under-use of existing parking lots is prominent with churches and lodges that frequently have large parking lots. In some cases these lots are being leased to provide additional parking for off-site users. This is not currently allowed. Staff believes that in some circumstances it may be appropriate to allow this secondary use of the parking and has proposed this Zoning Ordinance amendment to permit the County Board to consider approving additional parking on these sites. Therefore, it is recommended that the County Board authorize advertisement of the hearings for the proposed Zoning Ordinance

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Sakura Namioka, CPHD, Planning Division

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amendment at the June 6, 2005 Planning Commission and the June 16, 2005 County Board meetings.

**DISCUSSION:** There are many parking lots in the County, which are limited to occupants, employees or visitors who are associated with the primary use of the site. Many of these parking lots are underused and stay vacant when the primary use is closed. One prominent type of underused parking lot is one that is associated with churches and lodges. Many of these uses have large parking lots that get used only during services. The current Zoning Ordinance does not allow vehicles that are not associated with the primary use to use these parking lots even in off hours. These lots offer an opportunity to provide parking for other uses and might reduce the demand for on street parking. In addition the need for additional parking lots in the area might be reduced.

The proposed Zoning Ordinance amendment will permit, by Special Exception use permit approval, secondary use of church or lodge parking lots located in the “R” or “RA” Districts, by vehicles that are not associated with the primary use of the site when vehicles associated with the church or lodge are not being parked on the lot, provided that said approval will not negatively impact the surrounding area, and such use will promote compatibility of the use with the surrounding neighborhood. To further mitigate potentially negative impacts, the parking lots would only be approved for churches or lodges located on streets designated as a Principal Arterial on the County Master Transportation Plan.

**CONCLUSION:** The Zoning Ordinance amendment is proposed to address parking congestion; to encourage orderly and efficient development of public facilities; to facilitate the creation of a convenient, attractive and harmonious community; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice. It is, therefore, recommended that the County Board authorize advertisement of public hearings on proposed amendments to Section 33. Automobile Parking, Standing and Loading Spaces, Subsection A. General Requirements of the Arlington County Zoning Ordinance to permit, by Special Exception use permit approval, use of lots on streets designated a Principal Arterial on the County Master Transportation Plan and associated with churches or lodges that are located in the “R” or “RA” Districts by vehicles that are not associated with the main use of the site for public hearings at the June 6, 2005 Planning Commission and the June 18, 2005 County Board meetings.

**RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS ON THE PROPOSED AMENDMENTS TO SECTION 33. AUTOMOBILE PARKING, STANDING AND LOADING SPACE, SUBSECTION A. GENERAL REQUIREMENTS, SUB-SUBSECTION 8. OF THE ARLINGTON COUNTY ZONING ORDINANCE AT THE JUNE 6, 2005 PLANNING COMMISSION AND THE JUNE 18, 2005 COUNTY BOARD MEETINGS TO AMEND, REENACT, AND RECODIFY THE ZONING PROVISIONS TO PERMIT BY USE PERMIT SECONDARY USE OF PARKING LOTS LOCATED ON STREETS DESIGNATED A PRINCIPAL ARTERIAL ON THE MASTER TRANSPORTATION PLAN, AND ASSOCIATED WITH CHURCHES OR LODGES IN "R" AND "RA" DISTRICTS BY VEHICLES THAT ARE NOT ASSOCIATED WITH THE MAIN USE OF THE PRIMARY SITES.**

The County Board of Arlington County hereby resolves that advertisement of the following amendments to Section 33, Subsection A.8.a. of the Zoning Ordinance be authorized for public hearings at the June 6, 2005 Planning Commission and the June 18, 2005 County Board meetings, to permit by use permit secondary use of parking lots located on streets designated a Principal Arterial on the Master Transportation Plan and associated with churches and lodges in "R" and "RA" districts by vehicles that are not associated with the main use of the sites, to encourage orderly and efficient development of public facilities; to facilitate the creation of a convenient, attractive and harmonious community; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice:

SECTION 33. AUTOMOBILE PARKING, STANDING AND LOADING SPACE

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A. General Requirements.

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8. *Use of Private Parking Areas:*

- a. (1) No parking spaces located in a private parking area in "R" or "RA" Districts except in "RA-H" Districts shall be used by any persons other than persons engaging in the use for which the parking is provided such as occupants of the premises, their visitors and employees at the site.
- (2) Where a church or private lodge, not operated primarily for commercial gain, is located in an "R" or "RA" district, and fronts on a street designated as a Principal Arterial on the County's Master Transportation Plan, then the County Board may, by use permit approval as specified in 36.G "Use Permits", permit parking lots principally used by the church or lodge to be used for parking by persons other than those engaging in the church or lodge use for

which the parking is provided. Such a use permit may be approved where the County Board finds that the use of church or lodge parking will reduce congestion in the streets, and such use may be conditioned to alleviate the impacts of the approved parking and to promote the compatibility of the use with the surrounding neighborhood.

- b. Parking spaces in “C,” “C-O,” “M,” “RA-H” or “R-C” Districts located in a private parking area, which are provided in addition to those required by this ordinance to serve the premises, may be used by persons other than persons engaging in the use for which the parking is provided.
- c. Parking spaces in “C,” “C-O,” “M,” “RA-H” or “R-C” Districts which are required by this ordinance may be used by persons other than persons engaging in uses on the site, provided that said spaces shall be made available at all times to persons engaging in uses on the site at least at the same rates as to persons not engaging in uses on the site, and provided that there is no demand for said spaces by persons engaging in uses on the site.

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