



## ARLINGTON COUNTY, VIRGINIA

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

**DATE:** April 27, 2005

**SUBJECT:** ZONING ORDINANCE AMENDMENT to Section 1. Definitions and Section 32. Bulk, Coverage and Placement Requirements to add definitions of lot coverage and main building footprint coverage and to reduce maximum lot coverage for one-family dwelling lots in "R-5," "R-6," "R-8," "R-10," and "R-20" zoning districts. Maximum coverage for these districts is presently 56%. Proposed amendment would reduce maximum coverage to 45% in "R-5" districts, 40% in "R-6," 35% in "R-8," 32% in "R-10," and 25% in "R-20." In addition a new main building footprint coverage maximum would be added; 34% in "R-5," 30% in "R-6," 25% in "R-8," 25% in "R-10," and 16% in "R-20." A new main building footprint cap would also be set; 2040 sq. ft. "R-5," 2160 sq. ft. in "R-6," 2400 sq. ft. in "R-8," 3000 sq. ft. in "R-10," and 3880 sq. ft. in "R-20."

**C.M. RECOMMENDATION:**

Defer consideration of the proposed amendments to Sections 1. and 32. of the Arlington County Zoning Ordinance to the June 6, 2005 Planning Commission meeting and the June 18, 2005 County Board meeting.

**SUMMARY:** The proposed Zoning Ordinance amendment for lot coverage will establish coverage limits on a sliding scale based on the residential zoning category ("R" districts). The current Zoning Ordinance permits 56 percent coverage for one-family residential lots in all five "R" Districts regardless of the minimum required size of the lot. In addition, in all five residential zoning districts, the following provisions are proposed: five (5) percent coverage bonus for lots with detached rear garages; maximum main building footprint coverage; three (3) percent coverage bonus for lots with front porches; and main building footprint caps for one-family house footprints on oversized lots.

Staff is recommending a one (1) month deferral to allow additional time to complete the community dialogue process, analyze their concerns, and prepare a final recommendation with adjustments as needed to the original staff recommendation. Therefore, staff recommends that the County Board defer consideration of the requests to the June 6, 2005 Planning Commission meeting and the June 18, 2005 County Board meeting.

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

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

Staff: Sakura Namioka, CPHD, Planning Division

PLA-3988

**DISCUSSION:** Currently staff is actively seeking input from various community groups on the lot coverage issues. Staff has met with several civic associations, the Neighborhood Conservation Advisory Committee, the Civic Federation, and the Northern Virginia Building Industry Association Technical Committee. On April 13, 2005, the Planning Commission and staff had a discussion session for coverage and staff received comments from the Planning Commission. In the coming month, staff will attend four more citizens' meetings including a special Civic Federation Forum which was held on Saturday, April 23, 2005.

Deferral of the Zoning Ordinance amendment for lot coverage to the June 18, 2005 County Board meeting will allow staff to respond to issues identified by the community and prepare recommendations to the County Board after fully analyzing and resolving the citizens' concerns. In addition, staff is updating and refining the back-up data, conducting more detailed analysis of the potential impacts of the proposed Zoning Ordinance amendments on existing and future one-family residential development in the County. Major issues under staff review include the appropriate size of additions that can be exempted from the proposed amendments, teardowns, economic impact, equity of the two track system, the oversized lot threshold, and development of a zoning administration and tracking process for additions to existing houses and new construction that will be filed under the proposed Zoning Ordinance amendments in the Zoning office. Therefore, staff recommends that the County Board defer consideration of this item to the June 6, 2005 Planning Commission meeting and the June 18, 2005 County Board meeting.