

## **SECTION 10A. "R15-30T" RESIDENTIAL TOWN HOUSE DWELLING DISTRICTS**

The intent of the "R15-30T" classification is to provide for low-rise one-family town house development within "Metro Transit Corridors" as designated by the County Board. The "R15-30T" classification may also be appropriate in other areas of the County which are planned for "low" residential (11-15 units per acre) and "low-medium" residential (16-36 units per acre) use in the general land use plan, and where town house development will provide an appropriate transition between commercial uses or higher density residential uses and single-family or two-family residential development. Uses shall be as permitted and regulated as in "R-5"; however, density up to fifteen (15) units per acre, and density up to thirty (30) units per acre may be permitted by the County Board in accordance with the site plan provisions of this ordinance when consistent with the general land use plan and approved plans for the area. Preservation of existing dwellings in projects is encouraged as is architectural integration of new projects into existing neighborhoods by relating the facade, height, and setbacks of the new dwellings with the old. Determination as to the actual densities to be allowed will be based on the characteristics of individual sites in their neighborhood and on the need for community facilities, open and landscaped areas, circulation, and utilities.

(Ord. No. 86-24, 8-16-86; Ord. No. 89-1, 1-7-89; Ord. No. 95-12, 7-8-95)

The following regulations shall apply in all "R15-30T" Districts:

### **A. Uses Permitted.**

1. All uses as permitted and regulated in "R-5" Districts.
2. Reserved.

(Ord. No. 89-1, 1-7-89)

### **B. Special Exceptions.**

Site plans may include a variety of dwelling styles including town house, semidetached, one-family and stacked units. Existing one-family units may be retained. The provisions of this subsection shall be in accordance with Section 36 and consistent with the general land use plan. The County Board, at its discretion, may approve any of the following special exceptions subject to the approval of a site plan as specified in Section 36:

1. Variations in setback, yard, lot size, coverage and parking requirements to achieve a design appropriate for the site and project.
2. Density of up to fifteen (15) dwelling units per acre on sites of five thousand eight hundred eight (5,808) square feet or larger.
3. Density of up to thirty (30) dwelling units per acre on sites of seventeen thousand four hundred twenty-four (17,424) square feet or larger.

(12-2-78; Ord. No. 86-24, 8-16-86; Ord. No. 89-1, 1-7-89)

### **C. Area and Bulk Requirements.**

Town houses and semidetached dwellings requiring site plan approval by the County Board:

1. Semidetached dwellings at fifteen (15) units per acre:
  - a. Minimum project size: Two (2) units.
  - b. Minimum site area: Five thousand eight hundred eight (5,808) square feet.
  - c. Minimum site width: Fifty (50) feet.
  - d. Minimum lot width per dwelling unit: Twenty-five (25) feet.
  - e. Minimum lot area per dwelling unit: Two thousand nine hundred four (2,904) square feet.
2. Town houses at fifteen (15) units per acre:
  - a. Minimum project size: Three (3) units.
  - b. Minimum site area: Eight thousand seven hundred twelve (8,712) square feet.
  - c. Minimum site width: Seventy-five (75) feet.

- d. Minimum lot width per dwelling unit: Twenty (20) feet.
  - e. Minimum lot area per dwelling unit: Two thousand nine hundred four (2,904) square feet, of which up to one thousand three hundred (1,300) square feet may be in common area.
3. Town houses, semidetached and one-family dwellings at sixteen (16) to thirty (30) units per acre:
    - a. Minimum site area: Eight thousand seven hundred twelve (8,712) square feet, or seventeen thousand four hundred twenty-four (17,424) square feet in projects where density is requested above fifteen (15) units per acre.
    - b. Minimum site width: As approved by site plan.
    - c. Minimum lot width per dwelling unit: As approved by site plan.
    - d. Minimum lot area per dwelling unit: As approved by site plan but in no case less than one thousand four hundred fifty-two (1,452) square feet of site area per dwelling unit.
  4. Minimum setbacks and yards:
    - a. Front setback: Twenty-five (25) feet from the property line.
      - (1) To maintain neighborhood scale by matching new and existing setbacks, the front yard setback may be reduced to that of the average setback of the existing buildings on the same side of the subject block.
    - b. Rear yard: Twenty-five (25) feet.
    - c. Side yard: Semidetached and town house end units: Seven (7) feet.
    - d. Side street setback: Fifteen (15) feet.
  5. Maximum height for all dwelling types: Forty-five (45) feet.
- (12-2-78; Ord. No. 86-24, 8-16-86; Ord. No. 89-1, 1-7-89)

**D. Coverage and Landscaping.**

1. *Coverage:* A maximum of fifty-six (56) percent of the site area may be covered by buildings, parking areas, driveways, maneuver and loading space.
  2. *Landscaping:* A landscaping plan shall be submitted within two (2) weeks after submitting the application for approval of the site plan. At a minimum, plans shall include the following:
    - a. There shall be a minimum of five (5) shrubs for each dwelling unit and a minimum of one (1) tree per dwelling unit.
    - b. Street trees: In addition to subsection D.2.a. above, major deciduous trees shall be planted at the minimum rate of one (1) for every thirty-five (35) feet along any property line abutting public right-of-way. The requirement is to be satisfied by planting trees on-site within the front yard setback or within the public right-of-way at a location to be designated by the Zoning Administrator and consistent with otherwise existing ordinances.
    - c. The above shall be planted according to the standards of Section 32A, "Landscaping."
- (Ord. No. 86-24, 8-16-86)

**E. Parking.**

- Semidetached dwellings:* Two (2) parking spaces per unit.
  - Town houses:* Parking spaces shall be provided as required in Section 33.
- (Ord. No. 86-24, 8-16-86; Ord. No. 97-10, 5-17-97)

**F. Additional Regulations.**

1. For supplemental regulations, see Section 31.
2. For bulk, coverage and placement regulations not listed in this section, see Section 32.
3. Prior to the approval of a plat of subdivision, where a common area is included, there shall be submitted to the County Attorney evidence satisfactory to him that by condominium or a homeowner's association, there will be incorporated into each deed conveying a town house, a covenant which provides the following:

- a. That the common area of the town house project shall be maintained by the council of co-owners, homeowner's association or other entity established in the covenant as the entity responsible for such maintenance.
  - b. Each town house owner shall be responsible for a pro rata share of cost of such maintenance and such share shall constitute a lien on the town house owner's property.
  - c. In the event that the entity fails to maintain the common area in accordance with the approved landscape plan in a reasonable condition and state of repair, the determination of such failure to be made by the Zoning Administrator, Arlington County may, at its option through its own agents or by independent contractor, enter upon the common area for purposes of maintenance thereof, and assess each lot owner a pro rata share of the costs thereof, together with an additional charge of twenty-five (25) percent of said costs for management fee, said costs to constitute a lien upon each and every lot in the project.
4. Projects are only permitted where an existing recorded subdivision or master deed shows the lots (or condominium areas) on which the individual units are to be constructed prior to the issuance of a building permit.
  5. Heating, air conditioning units and other similar equipment should be screened and mounted to minimize noise and visibility.

(4-8-78)