

SECTION 25B. "C-O ROSSLYN" COMMERCIAL OFFICE BUILDING, RETAIL, HOTEL AND MULTIPLE-FAMILY DWELLING DISTRICTS

The purpose of the "C-O Rosslyn" District classification is to encourage a mixed-use development of office, retail and service commercial, hotel and multiple-family dwelling uses within the Rosslyn Metro Station Area and the area designated as the "Rosslyn Coordinated Redevelopment District" on the General Land Use Plan. When a lot is located in the area designated "Rosslyn Coordinated Redevelopment District" on the General Land Use Plan, site plans may be approved by the County Board. Determination as to the actual types and densities of uses to be allowed will be based on the characteristics of the site and its location, and on the extent to which the proposed site plan for development, redevelopment or rehabilitation of the site meets the standards of this section and accomplishes the policies and recommendations contained in the Rosslyn Station Area Plan Addendum and other plans and policies established for the area by the County Board. The goals of this zoning classification are (1) to create premier office space suitable for regional and national headquarters of major corporations, institutions and international firms; (2) to provide hotels that expand and enhance hotel services for Rosslyn and Arlington County businesses, residents, and visitors; (3) to provide residential development that meets the housing goals and policies of Arlington County; (4) to implement urban design, streetscape and open space plans and policies, including the Central Place, the Esplanade and other public facilities; (5) to achieve the policy objectives for increasing retail commercial services in the center of Rosslyn; and (6) to achieve superior architecture and the best in urban design practice.

The following regulations shall apply in the "C-O Rosslyn" District:*

*Note--For supplemental regulations, see Section 31.

A. Uses Permitted.

All uses as permitted and regulated in "C-1-O" Districts, and special exception site plans as previously approved by the County Board, subject to all conditions of approval and any future amendments which the County Board may approve.

(Ord. No. 96-19, 5-11-96)

B. Site Plan Approval.

Site plans are required to be approved as provided in Section 36, subsection H.

(Ord. No. 96-19, 5-11-96)

C. Special Exceptions.

Site plans may be approved by the County Board as specified herein:

1. The following uses may be approved when allowed by the General Land Use Plan:
 - a. Office commercial uses.
 - b. Multiple-family dwellings.
 - c. Hotels.
 - d. Retail and service commercial uses shall be provided and located as described in the Rosslyn Station Area Plan Addendum. Primary retail and service commercial uses shall generally be located at the street level and on the streets identified for such uses in the Rosslyn Station Area Plan Addendum. Secondary retail and service commercial uses shall generally be located on levels other than the street level and off the street frontages or in areas designated for secondary retail and service commercial uses in the Rosslyn Station Area Plan Addendum.
2. Density.
 - a. The office, retail and service commercial gross floor area permitted on a given site shall be determined by multiplying the site area by 3.8. The hotel and multiple-family dwelling gross floor area permitted on a given site shall be determined by multiplying the site area by 4.8.

- b. No portion of the site shall be used more than one (1) time in computing the permitted density. All penthouse area in excess of that used for elevator, mechanical, or maintenance equipment shall be counted as gross floor area.

(Ord. No. 96-19, 5-11-96)

D. Height Limit.

Thirty-five (35) feet, except that the following may be approved by site plan:

1. Office, retail and service commercial buildings: Up to a maximum height of one hundred fifty-three (153) feet, including penthouse and parapet walls, measured from the average elevation at the perimeter of the site.
2. Hotel and multiple-family dwelling buildings: Up to a maximum height of one hundred eighty (180) feet, including penthouse and parapet walls, measured from the average elevation at the perimeter of the site.

(Ord. No. 96-19, 5-11-96)

E. Provision for Additional Density and Height.

1. In considering the approval of a site plan the County Board may permit additional density, above 3.8 floor area ratio (FAR) for office, retail and service commercial uses, above 4.8 FAR for hotels and multiple-family dwellings, and above the existing density on a site when it is already greater than 3.8 FAR for office, retail and service commercial uses, or above 4.8 FAR for hotels and multiple-family dwellings, up to maximum of 10.0 FAR and/or height up to a maximum of three hundred (300) feet. Increases in density and height may be approved when the County Board finds that the development proposal offers important community benefits identified in approved plans for the area and meets the other special exception criteria of the Zoning Ordinance. In considering such modification, the County Board may also consider characteristics of the site and the area as described in Section 36.H.5. of this ordinance and the plans and policies adopted for the area. In no case shall application of the modification of use provisions of Section 36.H.5. be applied to permit a density of more than 10.0 FAR or a height of more than three hundred (300) feet except as described below.
2. To enable the County to provide for adequate streets the County Board may grant additional density (FAR) within the height limit up to an amount that would be permitted if any area dedicated from the site for street purposes were permitted to be counted in calculating density.
3. To enable the County to achieve an enhanced Rosslyn skyline and other community amenities the County Board may grant additional height up to maximum of four hundred ninety (490) feet above sea level for projects within Central Place (defined as the area bounded by 19th Street N., N. Lynn Street, Wilson Boulevard, and Fort Myer Drive). Site plan projects within Central Place may be approved when the County Board finds a project is generally consistent with the May 5, 2007 County Board Resolution on Urban Design Principles for Rosslyn Central Place, and additionally meets the standards of Section 36.H.3. of this ordinance.
4. Signs located above thirty five (35) feet may be approved through special exception by application of Section 34.A.3. of this ordinance. However, in no case shall any sign be permitted above a maximum height of fifty (50) feet on any building located within Central Place that is approved with additional density and height by application of either Section 25B.E.1. or Section 25B.E.3. of this ordinance.

(Ord. No. 96-19, 5-11-96; Ord. No. 97-25, 11-8-97, 5-5-07; Ord. No. 11-03, 12-10-2011)

F. Parking Requirements.

Parking shall be regulated as specified and regulated in Section 33, and as specified below, except that the County Board may specify and modify parking regulations by Site Plan Approval:

1. Dwelling unit: One (1) off-street parking space shall be provided for each dwelling unit.
2. Transportation Demand Management plans shall be required to be approved as part of any site plan approval unless determined otherwise by the County Board. Office, retail and service

commercial parking may be approved within a range between the rate of one (1) off-street parking space for each five hundred thirty (530) square feet of office, retail and service commercial gross floor area and the rate of one (1) off-street parking space for each one thousand (1,000) square feet of office, retail and service commercial gross floor area depending on the adequacy of the Transportation Demand Management plan in addressing the need for parking. Short-term, convenient parking shall be provided for customers of commercial tenant retailers when the business premises are open to the public for business.

3. Hotel: Seven-tenths (0.7) off-street parking space for each guest room and dwelling unit.
4. The parking provided shall be located below grade or within the structure housing the use to which the parking is appurtenant, except as may be allowed in an approved site plan.
5. Off-street loading spaces for all permitted uses shall be provided as specified in Section 33.

(Ord. No. 96-19, 5-11-96)

G. Area Requirements.

Each lot shall have a minimum average width of one hundred twenty-five (125) feet and a minimum area of thirty thousand (30,000) square feet. The County Board may authorize application for rezoning to the "C-O Rosslyn" District where a lot or plot having less width or less area is part of a block surrounded by streets and/or buildings that generally comply with the provisions of this section.

(Ord. No. 96-19, 5-11-96)

H. Landscaping.

Twenty (20) percent of total site area is required to be landscaped open space in accordance with the requirements of Section 32A, "Landscaping". The County Board may modify landscaping requirements by site plan approval when the County Board finds that the proposed site plan accomplishes the policies and recommendations contained in the Rosslyn Station Area Plan Addendum and other plans and policies established for the area by the County Board.

(Ord. No. 96-19, 5-11-96)

I. Streetscape.

Streetscapes, including curb, gutter, sidewalk, street light, street furniture, landscaping and other elements, shall be provided as contained in the Rosslyn Station Area Plan Addendum, and other plans and policies established for the area by the County Board.

(Ord. No. 96-19, 5-11-96)

J. Additional Regulations.

1. For supplemental regulations, see Section 31.
2. Bulk, coverage and placement requirements are as regulated in Section 32, or as shown above, or as approved by the County Board in a site plan approval.
3. Loading space must be provided as required in Section 33, or as approved by the County Board in a site plan approval.
4. Signs are regulated by Section 34, or as approved by the County Board in a site plan approval.

(Ord. No. 96-19, 5-11-96)