

SECTION 27A. "C-R" COMMERCIAL REDEVELOPMENT DISTRICTS

The purpose of the "C-R" classification is to encourage medium density mixed use development; to recognize existing commercial rights; and to provide tapering of heights between higher density office development and lower density residential uses. The district is designed for use within one quarter mile of the Metrorail stations on property designated "Medium Density Mixed Use" on the General Land Use Plan.

The following regulations shall apply to all "C-R" Districts:

A. Uses Permitted.

All of the uses listed below are permitted, provided, however, that if a use provides classes or instruction to children and, either twenty (20) percent or more of the total number of students enrolled in classes and/or instruction are children under eighteen (18) years of age or the total number of children under eighteen (18) years of age enrolled in classes scheduled to be held at any one time is ten (10) or more, the use may only be established subject to obtaining a use permit as provided in Section 36, "Use Permits," for each such use. The following uses are permitted, provided that they are not Large Format Sales Establishments, as defined in Section 1. (Ord. No. 09-06, 7-11-09, Ord. No. 11-02, 10-15-2011)

1. All uses permitted in the "C-1" District.
2. Art or antique shop.
3. Bird store, pet shop or taxidermist.
4. Department, furniture or household appliance store.
5. Film exchange.
6. Hotels and tourist courts.
7. Indoor swimming pools.
8. Indoor theaters.
9. Interior decorating store.
10. Medical or dental clinics and laboratories.
11. Music conservatory or music instruction.
12. Newsstand.
13. Multifamily dwelling units.

B. Special Exceptions.

The following uses may be established subject to obtaining a use permit under the procedures established in Section 36.G. Use Permits.

1. Schools: private, elementary and high, kindergartens and day nurseries.
2. Billiard or pool halls.
3. Indoor/outdoor tennis, racquet and handball courts.
4. Dancing studio.
5. Health clubs.
6. Nightclubs and restaurants providing live entertainment including dance halls.
7. Outdoor commercial enterprises including games of skill and science.
8. Outdoor fair, carnival, circus, trade show.
9. Animal hospitals within fully enclosed structures.
10. Unscreened telecommunications equipment.
11. By site plan approval: Mixed use office, retail and residential development at the densities set forth in subsection I. below. (Ord. No. 90-20, 7-11-90)
12. In addition, if any use permitted under subsection 27A.A. includes classes or instruction to children and, either twenty (20) percent or more of the total number of students enrolled in classes and/or instruction are children under eighteen (18) years of age or the total number of children under eighteen (18) years of age enrolled in classes scheduled to be held at any one time is ten (10) or more, the use may only be established subject to obtaining a use permit as provided in Section 36, "Use Permits," for each such use. (Ord. No. 09-06, 7-11-09)
13. Large format sales establishments. (Ord. No. 11-02, 10-15-2011)

C. Area Requirements.

Each lot shall have a minimum area of twenty thousand (20,000) square feet.

D. Bulk Regulations.

1. *Height Limit:* No building, except for penthouses, shall be hereafter erected to exceed fifty-five (55) feet in height, except:
 - a. When a structure is greater than one hundred sixty-five (165) feet from a "R" or "RA" Zoning District, height may be increased by one (1) foot for every three (3) feet beyond one hundred sixty-five (165) feet, up to a maximum height of one hundred ten (110) feet.
 - b. For properties which front on a primary arterial and are also within seven hundred fifty (750) feet of a primary Metro entrance, building heights may be increased to seventy-five (75) feet for the first seventy-five (75) feet of property measured from the property line fronting on the primary arterial, even if the properties lie within one hundred sixty-five (165) feet of an "R" or "RA" zoning district.
 - c. All equipment above the roof line shall be screened from view by walls of equal height and similar materials, set back a distance equal to their height from the building edge and height limit line and shall not exceed eighteen (18) feet.
 - d. Any building in the Clarendon Revitalization District which fronts on Wilson Boulevard, North Highland Street, or Clarendon Boulevard shall comply with the following height and placement provisions:
 - (1) The front building wall of any development shall be placed against the back of the sidewalk as established by the Clarendon Streetscape Standards adopted by the County Board up to a height of at least twenty (20) feet and no more than thirty (30) feet above the sidewalk level. The building above this height shall be set back a minimum of twenty (20) feet from the back of sidewalk, unless otherwise approved by site plan.
 - (2) *Reserved.*
2. *Floor Area Requirements:* Consistent with the provisions of this section, the gross floor area permitted shall not exceed the site area multiplied by 3.0. An additional 1.0 F.A.R. is permitted for residential use.
 - a. When a development preserves a building or building facade designated as a contributing building eligible for preservation in an adopted revitalization district, the office density may be increased by 0.25 F.A.R. when the preservation complies with the following standards:
 - (1) The preservation retains a minimum twenty-foot depth of the existing building or building facade;
 - (2) The preservation retains the facades of all buildings identified as appropriate for preservation in the district which are included in the site and located adjacent to each other within a single block frontage; and
 - (3) The preservation retains and rehabilitates in a manner which complies with the standards set forth in subsection I.3.g. below; at a minimum, all facades fronting on existing public rights-of-way.
3. *Coverage:* No building or structure, including accessory buildings, and all areas for parking, driveways, maneuvering and loading space, unless specified under site plan approval in accordance with the standards set forth in subsection I.3. below, shall cover more than:
 - a. Eighty (80) percent of the lot area on those portions of blocks that have a height limit of seventy-five (75) or fewer feet.
 - b. Sixty-five (65) percent of the lot area on those portions of blocks that have a height limit of more than seventy-five (75) feet.
 - c. When a development preserves a building or building facade designated as a contributing building eligible for preservation in an adopted revitalization district, and in accordance

with the standards set forth in subsection I. below, the open space requirement may be reduced by the area of the first floor of the building being preserved.

(Ord. No. 90-20, 7-11-90; Ord. No. 92-54, 11-14-92)

E. Streetscape Requirements.

1. The periphery of any site fronting on public rights-of-way shall be landscaped by the provision of curb, gutter, sidewalk, street light, street furniture and other elements, from face-of-curb to face-of-building according to the adopted Clarendon Streetscape Plan standards set forth in the "Urban Design Section" of the Clarendon Sector Plan; provided, however, that with site plan approval as specified in subsection I.3. below, or with the approval of the Zoning Administrator, a portion of the public right-of-way may be used to provide the area needed to fulfill these requirements.
2. All aerial utilities on and at the periphery of the site shall be placed underground with redevelopment or new construction.
3. Surface parking shall not be allowed except for convenience retail, or service commercial. Required parking for townhouse residential may be surface parking. Such parking shall be screened from public plaza areas, public sidewalks, and adjacent sites by landscaping and a four-foot masonry wall of similar materials as to the principal structure. Parking for commercial uses shall not be located across the street from or adjacent to a "low" or "low medium" residential general land use plan designation. (Ord. No. 90-20, 7-11-90)

F. Physical Requirements.

Buildings across the street from or adjacent to areas designated on the general land use plan as "low" or "low medium" residential shall have an exterior appearance that is compatible with residential uses in bulk, coverage, and placement. In addition, other external characteristics such as building materials should be similar. (Ord. No. 84-12, 5-12-84)

G. Parking Requirements.

One (1) parking space for each five hundred eighty (580) square feet of gross floor area. The ratio of compact to full size automobile spaces shall not exceed fifteen (15) percent for each. One (1) parking space for each dwelling unit. (Ord. No. 02-12, 5-18-02)

H. Landscaping.

Fifteen (15) percent of the total site is required to be landscaped open space in accordance with the requirements of Section 32A, "Landscaping," of the Zoning Ordinance, and the Clarendon Streetscape Plan Standards.

I. Site Plans.

The County Board may approve site plans, as specified in subsection 36.H., and may vary the requirements of subsections D., E., F., G. and H. above. Under site plans, the following regulations shall apply unless modified by the County Board:

1. *Density:* Except as modified by the County Board in accordance with Section 36.H. of the Zoning Ordinance. The following sets forth the maximum densities which may be approved:

Site Area	Total F.A.R	Office F.A.R.
20,000-29, 999 square feet	2.0	2.0
30,000-39,999 square feet	3.0	3.0
40,000 square feet and above or full block	4.0	3.0

In addition, to encourage appropriate consolidation of property for site plans (that include an entire block), an additional 0.25 F.A.R. office may be approved and the residential density may be reduced to 0.75 F.A.R.

2. *Height:* The by-right height and tapering requirements may be modified by the County Board in accordance with Section 36.H. of the Zoning Ordinance. In addition, when a site plan preserves a building which is designated as a contributing building eligible for preservation in an adopted revitalization district and in accordance with subsection D.2. above, the height and taper requirements set forth in subsection D.1. above may be modified by the County Board. Under no circumstances shall the height of any building exceed one hundred twenty-five (125) feet and under no circumstances shall a penthouse height extend more than fifteen (15) feet above the one hundred twenty-five-foot height limit.
3. *Urban Design:* All site plans must comply with the following design requirements unless otherwise approved by the County Board:
 - a. The first floor of every office building shall contain retail space equal to seventy-five (75) percent of the gross leasable floor area. This retail space shall have direct access through openings directly on the sidewalk.
 - b. When the following retail uses are provided in any building, they may be counted at two hundred (200) percent of their actual floor area to calculate their requirement for retail with the remaining area available for all retail uses allowed in "C-2" and/or other office uses: art gallery, bakery, barber shop or beauty shop, bookstore, delicatessen, dry cleaner, drug store, food store, fruit or vegetable store, gourmet food store, hobby shop, ice cream or confectionery store, meat or fish market, newsstand, restaurant, shoe repair, and tailor and dress-maker. In addition, when a development relocates an existing retail use from a site within the Clarendon Revitalization District, the retail use may be counted as two hundred (200) percent of its actual floor area to calculate the requirement for retail. In order to replace a use which qualifies to be counted at two hundred (200) percent of the actual floor area requirement with a use which does not qualify to be counted at two hundred (200) percent of the actual floor area requirement, a site plan amendment will be required.
 - c. When a site plan is approved under these provisions, storage space equal to fifty (50) percent of the retail gross floor area provided on the first floor may be provided in the basement and it shall not be required to be counted as floor area subject to the F.A.R. limitations of the district. This space shall be limited to storage and shall never be converted to any other use.
 - d. All development proposals shall comply with the urban design standards set forth in the Clarendon Sector Plan.
 - e. Open space shall comply with the requirements set forth in subsection D.3. above, except that by site plan approval the open space requirement may be reduced on a site when the site plan meets all other design standards set forth in the appropriate sector plan, if the developer satisfies the open space requirement by providing open space off-site in the Clarendon Revitalization District or in a contiguous area designated by the County as appropriate for open space as shown on the general land use plan.
 - f. When a development preserves an existing building or building facade, the rehabilitation and new development shall be compatible with the existing building in terms of material color and texture, size and orientation of doors and windows, and cornice lines.
4. *Parking:* Parking for any use covered by site plan shall be as set forth in subsection G. above, except as follows:
 - a. When a building or building facade which has been identified as a contributing building eligible for preservation in an adopted revitalization district is preserved in accordance with the standards set forth in subsection D.2.a., the parking requirement may be reduced by an area equal to the gross floor area of the building being preserved for as many levels as the garage is constructed.
 - b. Parking for retail uses shall comply with the requirements set forth in subsection G., except where Section 33 provides specific relief. The parking for retail uses shall be provided on the first level of the garage and shall be available for short-term parking

during the hours which the retail uses are open unless sufficient surface parking has been allowed on the site.

- c. For buildings which include frontage on special retail streets as designated in any sector plan, surface parking spaces may be provided in accordance with the design standards set forth in the sector plan. The number of spaces required to be provided in the garage may then be reduced by the number of spaces which are provided on the surface. This parking may count toward the open space requirement. (Ord. No. 90-20, 7-11-90)