

SECTION 3. "S-3A" SPECIAL DISTRICTS

The purpose of the "S-3A" Special District is to encourage the retention of certain properties in a relatively undeveloped state. Land so designated may include publicly or privately owned properties which have distinct and unique site advantages or other features so as to make them desirable to retain as active or passive recreation or for a scenic vista. Also stream valley floodplains could be included in this district.

The following regulations shall apply in all "S-3A" Districts:*

*Note--For supplemental regulations, see Section 31, "Special Provisions."

A. Uses Permitted.

1. Public parks, playgrounds, recreational and community center buildings and grounds.
2. Semipublic or private parks and recreation areas, when owned and operated by a nonprofit organization.
3. Public buildings and properties of a cultural, recreational administrative or service type, including libraries, fire stations, museums and art galleries but not including repair garages, storage or repair yards or warehouses.
4. Country clubs, golf courses, and other private noncommercial recreational areas and facilities or recreation centers, including swimming pools.
5. Cemeteries, but not including crematoriums.
6. Churches and other places of worship and Sunday school buildings, but excluding rescue missions or temporary revivals.
7. Public and private arboretums, forests, wild life reservations and conservation areas, including stream valley drainage areas.
8. Single-family dwelling on lot with a minimum area of three (3) acres per dwelling unit.
9. Secondary uses of churches, schools, public buildings and public properties, including the daily or hourly rental to profit or nonprofit entities of classrooms, meeting rooms, auditoriums, multilevel parking structures and recreational facilities for uses of a cultural, educational, recreational or public service nature. The Zoning Administrator may approve, for periods not to exceed seven (7) consecutive days, commercial uses incidental to and not inconsistent with the above when he finds that such uses will not disrupt the surrounding community.
10. Conditional uses: The following uses may also be permitted subject to securing a use permit as provided in Section 36.G., "Use Permits":
 - a. Hospitals and institutions of an educational, religious, charitable, or philanthropic nature, except animal hospitals and institutions of a corrective nature; provided, however, that such buildings shall not be located upon sites containing an area of less than five (5) acres.
 - b. Public utilities and services such as railroad, trolley, bus, air or boat passenger stations; right-of-way and tracks (but excluding car barns, garages, railroad yards, siding and shops); static transformer stations, transmission lines and towers, commercial and public utility radio towers, telephone exchange (but excluding service and storage yards); provided, that the exterior appearance of any building permitted under this paragraph shall be in keeping with the character of the neighborhood in which it is located.
 - c. Schools and colleges and other public and private educational institutions.
 - d. Institutional homes, counseling service, occupational therapy, and similar social service uses.
 - e. Accessory buildings, including a private garage, provided that a detached accessory building shall be located as required in Section 32, herein.
 - f. Public parking area on a transitional site if said area is located and developed as required in Section 33.
 - g. To permit the productive use of existing publicly owned structures on a temporary basis, when the board determines it to be advisable to have such structures available for possible public use at the end of the period of temporary use, the County Board may permit

commercial use of an existing structure on a transitional site in conjunction with and primarily for the purpose of providing services to an existing adjacent use for a period not to exceed fifteen (15) years subject to the provision of parking as required in Section 33. Such uses may be permitted notwithstanding the fact that not more than twenty-five (25) percent of the area of the existing structure is located outside the portion of the site within which transitional uses are permitted.

- h. Off-site parking area incidental to a use permitted in an "S," "R" or "RA" District. Unless located on publicly owned land, such parking area shall be on land in the same fee ownership as the land on which the appurtenant use is located.
- i. Publicly owned public parking area subject to the following conditions:
 - (1) The parking areas shall be developed in accordance with the requirements of Section 33;
 - (2) No parking shall be located within twenty-five (25) feet of the boundary of an "R" District;
 - (3) The parking area shall have frontage on a distributor street, secondary arterial, primary arterial, or controlled access facility as designated on the master thoroughfare plan.
- j. Recycling centers.
- k. Uses permitted and conducted in kiosks in accordance with the requirements of Section 31.A.18.
- l. Child care center or other programs licensed pursuant to Chapter 52 of the Arlington County Code. (Ord. No. 09-07, 07-14-09)
- m. **Open-air markets, which shall be subject to conditions approved by the County Board at the time of use permit approval including but not limited to conditions governing customer and vendor parking, landscaping, maintenance, impact on neighboring residential areas, management of trash, management of noise, times and days of the week of operation, including the number of vendors that would be permitted under the use permit. In addition, any open-air market shall meet the following requirements:**
 - (1) No open-air market shall be located within one thousand (1,000) feet of another open-air market. However, the County Board may modify this requirement as part of the use permit review process, if it finds that the location of the open-air market in proximity to other market(s) will not have a substantial adverse impact on surrounding neighborhoods;
 - (2) No open-air market shall be located within one hundred (100) feet of the boundary of any "R" zoning district. However, the County Board may modify this requirement as part of the use permit review process if it finds that the location of the open-air market in proximity to an "R" zoning district will not have a substantial adverse impact on surrounding neighborhoods; and
 - (3) An application for a use permit for an open-air market shall include a parking plan that is drawn to scale, showing the number and location of customer and vendor parking spaces. Customer and vendor parking identified as available for market use shall be sufficient to not have a substantial adverse impact on the surrounding neighborhoods. (Ord. No. 11-01, 06-11-2011)

- 11. Properties that are located in the Columbia Pike Special Revitalization District may be developed in accordance with Section 20. "CP-FBC" Form Based Code Districts. After such development all uses permitted in Section 20 shall be permitted on the property, subject to all regulations in Section 20.

(11-23-74; 7-30-77; 12-2-78; 2-9-80; Ord. No. 85-22, 7-13-85; Ord. No. 90-23, 7-11-90; Ord. No. 90-31, 10-6-90; Ord. No. 91-39, 11-16-91; 2-25-03; Ord. No. 08-05, 07-21-2008)

B. Height Limit.

No building, or enlargement of any building, shall be hereafter erected to exceed forty-five (45) feet, except that single-family dwellings shall not exceed thirty-five (35) feet, provided, however, that by use permit approval,

high schools and school administration buildings that are located on sites that are nineteen (19) acres or more, may be increased to a height not exceed seventy five (75) feet. (053105).

C. Area Requirements.

1. *Lot Area.* Every lot shall have a minimum average width of sixty (60) feet and a minimum area of six thousand (6,000) square feet.
2. *Parking.* Required automobile parking space for uses permitted herein shall be the same as the requirements for similar uses as set forth in Section 33, "Automobile Parking, Standing and Loading Space."

(Ord. No. 92-53, 11-14-92)

D. Use Limitations.

1. Any school operating and accredited by the state board of education at the time of the adoption of this amendment may continue to operate without obtaining a use permit as required in Section 3.A.10.c.

(Ord. No. 92-36, 7-11-92)