

SECTION 5. "R-20" ONE-FAMILY DWELLING DISTRICTS

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

A. Uses Permitted.

1. One-family dwelling.
2. Farming, livestock and poultry raising, and all uses commonly classed as agricultural, with no restrictions as to the operation of such vehicles or machinery as are incident to such uses, and with no restrictions as to the sale or marketing of products raised on the premises; provided, any livestock or poultry shall be kept in a building, structure or yard for the raising, housing or sale thereof which shall be located no less than one hundred (100) feet from any street or lot line; provided, further, that poultry shall not be allowed to roam at large.
3. Churches and other places of worship, including parish houses and Sunday schools, but excluding rescue missions or temporary revivals.
4. Family day care homes providing services for up to five (5) children.
5. Transitional uses: The following uses shall be permitted on a transitional site in the "R-20" Districts:
 - a. The principal office of a physician, surgeon or dentist, provided such use is conducted within a dwelling and the residential character of such dwelling is not changed.
 - b. Transitional parking area if a use permit is secured as provided for in Section 36, and said area is located and developed as required in Section 32A and Section 33.
6. Special exceptions:
 - a. The following uses may also be permitted subject to use permit approval as specified in Section 36.G., "Use Permits":
 - (1) Schools, private, elementary, junior, and senior high, and kindergartens, nursery schools, child care centers, and other programs regulated by Chapter 52 of the Arlington County Code, and family day care homes with six (6) or more but not more than nine (9) children.
 - (2) Public libraries, museums, and art galleries.
 - (3) Clubs and grounds for games or sports, including community swimming pools; provided any such use is not operated primarily for commercial gain, or for which any mechanical-amusement equipment is operated incidental to such games or sports.
 - (4) Publicly operated recreation buildings, playgrounds, parks, and athletic fields.
 - (5) Community buildings.
 - (6) Hospitals or sanitariums; except animal hospitals, clinics, and hospitals or sanitariums for contagious, mental or drug or liquor addict cases; provided, that any building so used shall be set back not less than one hundred (100) feet from any lot line or street line; and doctors' offices in buildings already being used exclusively as such pursuant to other zoning provisions or variances previously granted, and a one-time addition thereto, provided such addition does not exceed twenty-five (25) percent of the existing total gross floor area of the building being so used.
 - (7) Institutional homes and institutions of an educational or philanthropic nature; except those of a correctional nature. An institutional home which has an approved use permit and which is a licensed home for adults under the Code of Virginia, may have up to seventy-five (75) percent of the units with individual kitchens provided that there are central cooking and eating facilities which serve all the units in such a home.
 - (8) Public utilities and services; such as railroad, trolley, bus, air, or boat passenger stations; railroad offices, rights-of-way, and tracks (but excluding car barns, garages, railroad yards, sidings and shops); static transformer stations,

transmission lines and towers, commercial and public utility radio towers, telephone exchanges (but excluding service and storage yards); provided, however, 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.

- (9) Private clubs, lodges, fraternities, sororities and dormitories; provided any such use is not operated primarily for commercial gain.
 - (10) Buildings used exclusively by the federal and state governments for public purposes; except penal and correctional institutions.
 - (11) Airports and aircraft landing fields; golf courses (except driving tees and miniature courses); cemeteries; and funeral homes and/or crematories when on the same premises as a cemetery of ten (10) or more acres.
 - (12) In cases working a grave hardship on the resident, and in accordance with subsection 5.A.8.e, subsection 31.A.3., and subsection 36.G., parking of (i) a commercial vehicle which does not meet the locational requirements of the Zoning Ordinance, or (ii) more than one (1) commercial vehicle.
 - (13) Unified Residential Development as specified in subsection 31.A.13. Unified Residential Developments are only permitted, by reference, in zoning districts specified in subsection 31.A.13.a.(2).
 - (14) *Deleted.*
 - (15) Off-site contractors' storage and staging yards and sales or leasing trailers or pavilions associated with and in reasonable proximity to new construction. Such use shall be limited to a maximum of three (3) years and no application on the same lot shall be considered by the County Board within a period of two (2) years following the discontinuance of such use.
 - (16) Recycling centers.
 - (17) Bed and Breakfasts pursuant to Subsection 31.A.14.
- b. The following use may be permitted subject to site plan approval as specified in subsection 36.H.
- (1) Residential cluster development as specified in subsection 31.A.8.
7. Uses, customarily incident to any of the above uses; including home occupations as permitted and regulated in Section 31, subsection A.12.
8. Accessory uses:
- a. Accessory buildings, including a private garage, provided that a detached accessory building shall be located as required in Section 32.
 - b. Family/caregiver suites in all "R" Districts, not including "RA" Districts, subject to approval by the Zoning Administrator consistent with the following conditions:
 - (1) Not more than one (1) family/caregiver suite shall be permitted in a dwelling.
 - (2) The gross floor area of the suite shall not exceed five hundred (500) square feet.
 - (3) The suite shall have interior access to the rest of the dwelling.
 - (4) The suite shall not have separate utility service (i.e., electric meter and water meter).
 - (5) A floor plan of the suite that also identifies its relationship to the rest of the dwelling shall be filed with the Zoning Administrator.
 - (6) The property owner shall record a covenant on the property which identifies the suite use and the restrictions imposed by this ordinance.
 - (7) The dwelling in which the suite is located shall have only one (1) main entrance and no new entrance shall be permitted on the same side of the structure as the existing main entrance of the dwelling.
 - (8) There shall be only one (1) address for the property.
 - (9) A family/caregiver suite shall not be permitted in a dwelling in which an accessory dwelling is located.
 - (10) A written statement identifying the person who will provide the care and the kind of care that will be given must be filed in the office of the Zoning Administrator as to an unrelated resident of the family/caregiver suite.

- c. One (1) operable unlicensed and/or uninspected vehicle on the premises, provided said vehicle is parked to the rear of the front line of the main building. Inoperative vehicles or additional unlicensed and/or uninspected vehicles are permitted on the premises, provided said vehicles are located within a fully enclosed building. (Ord. No. 85-43, 2-1-86)
- d. Routine maintenance and minor repair of motor vehicles which can be completed in twenty-four (24) hours, including by way of illustration and not limitation, the replacement or changing of oil and other fluids (e.g., transmission, brake, water), batteries, tires, light bulbs, spark plugs, points, air filters, and radiator hoses, subject to the following conditions:
 - (1) The motor vehicle must be owned or leased by an occupant of the premises.
 - (2) Maintenance and repair activity is permitted on weekdays only from 7:00 a.m. to 9:00 p.m. and weekends and holidays only from 9:00 a.m. to 9:00 p.m.
 - (3) Commercial maintenance and repair activity is prohibited.
- e. Parking of one (1) commercial vehicle which has a gross vehicle weight of sixteen thousand (16,000) pounds or less and conforms to the requirements in subsection 31.A.3. shall be permitted as a matter of right. Location of a parking space for the commercial vehicle shall meet the requirements in subsection 31.A.3.(a) or (b), unless those location requirements are modified by use permit, in accordance with subsection 5.A.6.l. and subsection 36.G.
- f. Accessory Dwellings as specified, and only (by reference) in zoning districts provided for in Section 31.A.18. (Ord. No.08-06, 1-1-2009)
- 9. Nameplates and signs as provided for in Section 34.
- 10. Automobile parking spaces to be provided as required in Section 33.
- 11. Residential cluster development as specified in Section 31, subsection A.8. (9-9-72; 11-25-75; 11-20-76; 1-7-81; 3-30-81; Ord. No. 82-22, 5-20-82; Ord. No. 83-9, 3-19-83; Ord. No. 85-23, 7-13-85; Ord. No. 85-43, 2-1-86; Ord. No. 86-1, 1-4-86; Ord. No. 86-5, 2-8-86; Ord. No. 88-2, 1-23-88; Ord. No. 90-23, 7-11-90; Ord. No. 90-31, 10-6-90; Ord. No. 93-15, 7-27-93; Ord. No. 96-6, 5-11-96; Ord. No. 97-15, 7-19-97; Ord. No. _____, 07-19-2008)

B. Height Limit.

No building nor the enlargement or any building shall be hereafter erected to exceed thirty-five (35) feet. Provided, however, that the County Board may, on lots of 100 acres or more, by use permit approval in accordance with Section 36.G, approve an increase in the height of one main building to 55 feet. Notwithstanding the provisions of Subsection 31.B. of this ordinance, when a use permit is approved with such a height increase, the County Board may approve non-occupiable architectural features such as cupolas, flagpoles and chimneys that are no more than 15 feet in height above the height of the main building. Height increases allowed under this Subsection 35.B may only be approved where the main building is set back a minimum of 150 feet from all lot lines and public rights-of-way. (Ord. No. 10-02, 06-12-2010)

C. Area Requirements.

- 1. *Lot Area.* Every lot shall have a minimum average width of one hundred (100) feet and a minimum area of twenty thousand (20,000) square feet. The minimum lot area per dwelling unit shall also be twenty thousand (20,000) square feet; provided, that where a lot has less width and less area than required in this subsection and was recorded under one (1) ownership at the time of the adoption of this ordinance, such lot may be occupied by any use permitted in this section.