

Clarendon Sector Plan Update
§3.1. Measurements, Computations and Exceptions
ACZO Text Markups

Proposed new text is **underlined and bolded**. Proposed text to be removed is ~~strikethrough~~.

§3.1.6- Height

B. Exceptions

1. Mechanical penthouses, fire or parapet walls, skylights, radio towers, steeples, flagpoles, chimneys, smokestacks or similar structures may be erected above the height limits herein prescribed, but no mechanical penthouse or roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space. Such structures shall not exceed 23 feet. Mechanical penthouses shall be concealed by exterior architectural material of the same type or quality as that used on the exterior walls of the building.
2. Noncommercial radio towers or masts, excluding amateur radio antennas permitted by §12.9.3, may exceed the height limit by no more than 25 feet.
3. Chimneys and smokestacks which are an integral part of a mechanical penthouse may exceed the height limit by no more than 27 feet.
4. County government and public school communication facilities may be erected to exceed the height limit or height of existing structures by no more than 50 feet.
5. Amateur radio antennas shall not exceed 75 feet in height above the ground level. In addition, they shall comply with all of the following requirements:
 - (a) No amateur radio antenna, or support structure therefore shall be located in a front yard, or within 25 feet from any street setback line or within 10 feet from any side or rear property line.
 - (b) Amateur radio antennas shall be located only in side or rear yards. In a zoning district that does not require a rear yard, the antenna may be placed on a building's main roof, but not on the mechanical penthouse of the building. Amateur radio antennas are permitted to be placed in the side yard, only when they are attached to the existing main structures.

New #6- Where expressly allowed within a Zoning District or Article 9. Special Planning Area Regulations, Rooftop Amenity Spaces may be permitted above the maximum height limit notwithstanding the provisions of B.1. Rooftop Amenity Space may be allowed up to 23 feet or the height limit as set forth in a specific zoning district or Article 9. Special Planning Area Regulation, whichever is less. Gross floor area within a Rooftop Amenity Space shall be included when calculating floor area ratio (F.A.R).

New definition for Article 18.2

Rooftop Amenity Space. A structure with habitable space located above the highest roof surface of a building. Rooftop Amenity Spaces shall be associated with a principal or accessory use in the primary building.

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Clarendon Revitalization District

ACZO Text Markups

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§9.2. Clarendon Revitalization District

§9.2.1. Preservation of identified structures

When a proposal located in the Clarendon Revitalization District as designated on the General Land Use Plan preserves a structure identified for preservation in adopted policies for Clarendon, and the County Board finds that the structure is preserved in accordance with such adopted policies, then the County Board may approve an increase above the otherwise allowable density as follows:

A. Referral to Historical Affairs and Landmark Review Board

Prior to County Board approval, the county manager will send the project for review and comment by the Historical Affairs and Landmark Review Board at least 45 days in advance of a public hearing by the County Board, and the Review Board's recommendation will be considered by the County Board. The County Board shall determine whether the project is consistent with the historic preservation objectives of the adopted policies.

B. Incentives

1. When an entire building is preserved, the project's gross floor area may, by site plan approval, be increased by an amount of up to 500 percent of the first 10,000 sq. ft. of gross floor area preserved and up to 300 percent of any sq. ft. of gross floor area preserved beyond 10,000 sq. ft.
2. When a building frontage or façade is preserved, the project's gross floor area may be increased by an amount of up to 500 percent of the sq. ft. of gross floor area preserved. The sq. ft. of gross floor area preserved shall be calculated by multiplying the linear feet of building façade or frontage preserved by the depth of preservation.

C. Step-back requirements

Unless the County Board finds, in a particular case, that a lesser step-back or no step-back is more appropriate to ensure a contextually appropriate definition between a structure identified for preservation in the Clarendon Sector Plan and new buildings, the preservation of building frontages or facades shall provide a step-back of at least 20 feet for frontages and 10 feet for facades, immediately above the preserved portion of the project.

§9.2.2. C-3 district

A. Applicability

The provisions of this section apply only in the C-3 district.

B. General requirements

In the Clarendon Revitalization District, as designated on the General Land Use Plan, the following additional provisions shall apply:

1. Treatment along major streets

Structures along Wilson Boulevard, Clarendon Boulevard, 10th Street North, Washington Boulevard, 13th Street North and Fairfax Drive (together referred to in this Article 9 as “major streets”) shall contain functioning entry doors at least every 50 linear feet along the building façade.

2. Parking along major streets

Above-ground parking structures or surface parking within 120 feet of the center line of major streets shall be located behind a structure containing other uses for the entire height of the parking structure, such that the parking or parking structure is not visible from the frontage of the property along that street. Entrances and exits to parking lots or parking ~~structures~~ on major streets shall be allowed only where the zoning administrator determines that the only frontage(s) reasonably available for such entrance or exit is on a Major Street. When a parking structure is accessed from a Non-Major Street only, the zoning administrator may approve a decreased setback from a Major Street where such decrease will allow for adequate space to access the parking structure above the first floor.

3. Parking structures along non-major streets

Along non-major streets, except as alleys, North Ivy Street, 12th Street North and 10th Road North, any parking structure’s ground floor shall be located behind a structure containing other uses, such that the first-floor of the parking structure is not visible from such street and its associated sidewalks. Any parking structure above the first floor that is visible from a Non-Major Street shall have all openings screened along the entire façade of such structure. Screening techniques may include the use of display windows, decorative grillwork, decorative glass, decorative masonry or a combination of these methods, or similar methods so as to ensure that vehicles within the structure are screened from the view of cars and pedestrians along non-major streets and their associated sidewalks. Interruptions to this screening method are allowed to accommodate vehicular and/or pedestrian access. Parking structures along alleys and along North Ivy Street, 12th Street North and 10th Road North are not required to be placed behind other uses on the first floor. However, parking along these streets shall be screened on all floors using the screening techniques listed above.

4. Surface parking along non-major streets

Surface parking shall be screened as required in §14.2.3.E, except that any surface parking lot facing a ~~public rights-of-way~~ **public right-of-way** (where no structure containing a use is between the right-of-way and the parking) shall incorporate a landscape strip as specified in §14.2.3.E.1, such landscape strip shall be a minimum of five feet wide, placed at the back of the required sidewalk along that right-of-way. In addition, any such parking area shall be screened by a masonry wall of a minimum of 42 inches and 48 inches tall (measured as described in §14.2.3.E.2), which shall be

placed along the outer edge of the parking area, and which may extend no closer to the right-of-way than the distance specified in §3.2.5.A.1(c). This wall shall be designed to partially screen vehicles from pedestrian view from abutting sidewalks and to provide separation between pedestrians, and parking areas. Reasonable interruptions to this wall are allowed to accommodate vehicular access. Breaks in the masonry wall shall be allowed for pedestrian access but each break shall be a maximum of 48 inches wide. In addition, any vehicular access to a surface parking lot shall include sidewalks, a minimum of four feet wide, along each side of the driveway to permit pedestrian access from the street frontage into the parking lot.

5. Applicability to Government Facilities

- (a) **The provisions of §9.2.2.B shall not apply to uses categorized as government facilities, as specified in §12.2.4.D.**

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C. Landscaping requirements

1. For properties within the “Clarendon Revitalization District” on the General Land Use Plan, the following may apply:
 - (a) Where a developer has entered into a binding commitment to construct streetscape improvements according to the county’s adopted plans and to place all aerial utilities on and at the periphery of the lot underground as part of new development or redevelopment, then the 10 percent landscaping requirement may be reduced to eight percent. The zoning administrator’s approval for such a reduction shall not waive the landscape strip required in §9.2.2.B.4; or
 - (b) Where a developer has entered into a binding commitment to construct streetscape improvements according to the county’s adopted plans and to place all aerial utilities on and at the periphery of the lot underground as part of new development or redevelopment, the zoning administrator may approve use of a portion of the public right-of-way for that purpose. In such a case, the 10 percent landscaping requirement shall apply, without reduction, on private property; and
 - (c) Where a developer dedicates land to the county in fee, with no other consideration, or in easement, in a form approved by the County Board, for a right-of-way called for in the Arlington County Master Transportation Plan within the area of the “Clarendon Revitalization District” on the General Land Use Plan, the zoning administrator may approve a reduction in the remaining landscape requirement by the same number of square feet of land area as is dedicated to the county.

D. Site plans

In areas designated "Medium Density Mixed Use" and located within the Clarendon Revitalization District as designated on the General Land Use Plan, where the County Board finds that a development proposal furthers the goals, policies, and recommendations identified in the Clarendon Sector Plan, it may, in accordance with §15.5, modify the requirements of §7.19.5 and §14.3, by site plan. The following regulations shall apply unless otherwise modified by the County Board by site plan:

1. Density regulations

- (a) The County Board may approve a density of up to 3.0 F.A.R. subject to the Maximum Number of Floors shown on the Maximum Height Limits and Step-backs Map (§9.2.5, Map 1).
- (b) As provided in the Clarendon Sector Plan, the County Board may approve optional increases in density above 3.0 F.A.R. pursuant to §15.5 by approving additional floors subject to the Maximum Height (feet) on the Maximum Heights Limits and Step-backs Map (§9.2.5, Map 1) and as described in subsection 4, below. Density approved pursuant to §15.5.7.B shall only be density transferred to or received from other sites within the Clarendon Revitalization District.

2. Area requirements

No minimum site area required.

3. Uses

- (a) Elder care uses shall be permitted on any site designated for residential uses on the Use Mix Map (§9.2.6, Map 2).

4. Use mix regulations

The regulations of this subsection ~~3-4~~ shall apply to density of up to 3.0 F.A.R. as approved by the County Board. Any additional density shall not be subject to these restrictions:

- (a) For sites designated as “Prime Office Sites” on the Use Mix Map (§9.2.6, Map 2), at least 60 percent of the density shall consist of commercial uses. For the purpose of this calculation, hotel uses will be counted as ~~non~~-commercial uses.
- (b) For sites designated “Residential, Commercial, Hotel, or Mixed Use – Minimum 20 percent Commercial” on the Use Mix Map (§9.2.6, Map 2), at least 20 percent of the total density shall consist of commercial uses. For the purpose of this calculation, hotel uses will be counted as commercial uses.
- (c) For all sites in the Clarendon Revitalization District not covered by §9.2.2.D.34(a) and §9.2.2.D.34(b), residential, commercial, hotel, retail, or a combination of those uses shall be permitted.
- ~~(d) The following shall apply to all sites: ground floor retail that substantially complies with the Frontage Type guidelines shall be provided where Retail Frontages are designated on the Use Mix Map (§9.2.6, Map 2).~~

5. Height regulations

Under no circumstances shall the County Board approve a site plan that exceeds the following overall height maximums:

- (a) No building, except for mechanical penthouses, shall be erected to exceed 55 feet in height, except as provided below.
- (b) When a structure is farther than 165 feet from an R or RA district, the height may be increased by one foot for every three feet beyond 165 feet, up to a maximum height of 110 feet.
- ~~(c)~~ Where the Maximum Heights Limit and Step-backs Map (§9.2.5, Map 1) shows heights greater than heights allowed in subsections (a) and (b), above, the County Board may allow additional height up to the maximum height shown on the Maximum Heights Limit and Step-backs Map (§9.2.5, Map 1) and may permit additional height for those sites designated as “Receiving Sites for Additional Height” on the Receiving Sites Map (§9.2.7, Map 3).

6. Coverage Requirements

Lot coverage as calculated for the property that is the subject of the special exception shall be no greater than 80 percent unless one of the following applies:

- (a) When a development preserves a building designated for preservation according to the Building Preservation Map (§9.2.8, Map 4), and in accordance with the standards set forth in §9.2.2.D.8(b), the area of the footprint of the structure being preserved may be excluded from the coverage calculation; and

- (b) Coverage may be increased by the amount of square footage of open space provided off site in the “Clarendon Revitalization District” as designated on the General Land Use Plan; and
- (c) Where new streets are provided and dedicated as designated in the Master Transportation Plan, coverage may be increased for the area of the street from face of curb to face of curb; and
- (d) Coverage may be increased on a site when the site plan meets other design standards set forth in the Clarendon Sector Plan pursuant to §15.5.5.

7. Building placement and streetscape

- (a) Any street frontage, including any new street as designated in the Master Transportation Plan, shall be improved with streetscapes consistent with the Streetscapes Map (§9.2.9, Map 5) and sidewalk design guidelines (§9.2.3, Table 1) unless otherwise approved. The clear walkway zone (an unobstructed area serving as circulation space for pedestrians) shall be maintained at a width no less than six feet.
- (b) New structures shall be built to the build-to line specified in the Build-To-Lines Map (§9.2.10, Map 6) and shall be built to the build-to line for at least 75 percent of the building line on each street frontage of the site. The location of the build-to line will be based upon street cross-sections shown in the Clarendon Sector Plan as follows: facades of new structures along a build-to line shall be composed as a simple plane (limited jogs less than 24 inches are considered a simple plane within this requirement) interrupted only by porches, stoops, bay windows, shop-fronts, balconies, other entries to the building, café seating, or for compatibility with a preserved structure.
- (c) All aerial utilities on and at the periphery of the site shall be placed underground with redevelopment or new construction.

8. Parking requirements

- (a) Except as set forth in subsections (1), (2), and (3) [of §9.2.2.D.8\(b\)](#) below, one parking space for each dwelling unit and one parking space for each 580 square feet of gross floor area not part of a dwelling unit, and 0.7 parking space for each guest room.
- (b) When buildings which have been identified as contributing buildings eligible for preservation in the Clarendon Sector Plan are preserved in accordance with the standards set forth in that Plan, the above parking requirement may be reduced as follows:
 - (1) If a building identified for full preservation is preserved, the number of parking spaces provided for the gross floor area preserved may equal the lesser of either the “Estimated Parking Spaces” specified in §9.2.4, Table 2, or the amount otherwise required.
 - (2) If a building identified for partial preservation is preserved, the number of parking spaces provided for the gross floor area preserved shall equal the number of “Estimated Parking Spaces” specified in §9.2.4, Table 2, prorated by the ratio between the floor area preserved and the floor area of the original building.

- (3) If a building identified for partial preservation is preserved beyond that identified in the Clarendon Sector Plan, the County Board may further reduce parking requirements for the gross floor area preserved equal to the lesser of the pro-rated amount based on the ratio between the floor area preserved and the floor area of the original building or the amount otherwise required.
 - (4) The County Board may further reduce parking requirements for preserved structures where an applicant demonstrates that the number of parking spaces specified in §9.2.4 Table 2, is greater than the number of spaces owned by the preserved structure on December 31, 2006.
 - (5) Parking for retail uses shall comply with the requirements set forth above, or the requirements of §14.3, whichever are less stringent.
 - (6) The County Board may allow up to 100 percent of parking requirements to be met off-site for sites smaller than 20,000 square feet if the County Board determines that on-site parking is not feasible due to site constraints, access limitation or other factors, and required parking can be provided within 1000 linear feet of the subject property with assurances that such parking will remain available for the duration of the approved plan.
- (c) Parking shall be provided as specified and regulated in §14.3, unless otherwise provided for in ~~§9.1.3.A.7(a)~~ **§9.2.2.D.8(a)**, above.
 - (d) To ensure the availability of short term and shared parking for use by visitors, clients and retail patrons in the “Clarendon Revitalization District,” a parking management plan (PMP) shall be required and shall include provisions for shared parking consistent with recommendations in the Clarendon Sector Plan. The allocation of shared spaces may be provided out of the total building parking requirement if appropriate provisions are made in the PMP for such shared use, on terms acceptable to the County Board at the time of approval.

9. Design requirements

All site plans shall comply with the following design requirements unless otherwise approved by the County Board:

- (a) Buildings including, without limitation, facades and ground floor ceiling heights, shall be designed in a manner consistent with the frontage type guidelines set forth in the Clarendon Sector Plan, except for those buildings designated for full or partial preservation.
- (b) When a site includes a structure identified for preservation in the Clarendon Sector Plan, the structure shall be preserved in a manner consistent with the Clarendon Sector Plan, other regulations set forth in this district, and regulations set forth in §9.2.1. New development within the site shall be compatible with the existing structures in terms of material color and texture, size and fenestration of doors and windows, and cornice lines.
- (c) Off-street parking entrances/exits and loading areas are to be provided as required in §14.3, except that these areas will be located only in areas designated for Service frontages as designated on the Frontage Types Map (§9.2.11, Map 7). If a site does not include any site area designated for Service frontage, the County Board may

approve an alternate location for service and/or parking entrances/exits that balances the following considerations:

- (1) Proposed location limits pedestrian and vehicle conflicts;
- (2) Project as designed maximizes the site's potential for pedestrian street activation along major pedestrian routes; and
- (3) Project is designed to maximize consolidation of loading and/or vehicular entrances with other properties on the same block.

(d) All equipment above the roofline shall be screened from view by walls of equal height and materials similar to the facades of the building, set back a distance at least equal to their height from the building edge and height limit line and shall not exceed 18 feet.

(e) For hotel uses, the height of a rooftop amenity space shall not exceed 18 feet, measured as the vertical distance from the roof surface to the highest point of the rooftop amenity space. A rooftop amenity space shall be set back a minimum of 18 feet from the building edge.

~~(d)~~**(f)** Where retail space is located on the ground floor, such space shall be designed and constructed with a Structural Clear Height (the space bounded by the top of one slab, or other structural portion of one floor, and the bottom of the next slab, or structural portion of a floor) of at least 15 feet, except where the County Board finds that such Structural Clear Height would adversely affect the historical aspects of a building designated for full or partial preservation.

~~(e)~~**(g)** When a building exceeds 60 feet in height, a single step-back of at least ~~20~~**10** feet shall be implemented beginning on the second, third, fourth or fifth floor, on frontages designated for step-backs on the Maximum Heights Limit and Step-backs Map (§9.2.5, Map 1) ~~Step-Backs Map (§9.2.12, Map 8)~~, except as provided below.

- (1) The County Board may approve modifications to the depth of the step-back on sites smaller than 20,000 square feet if the County Board determines that a ~~20~~**10**-foot step-back is not feasible due to the shape or configuration of the site.
- (2) For projects that achieve full building preservation and for which step-backs are otherwise required, the County Board may consider and approve alternative step-back designs, pursuant to §9.2.1.
- (3) All projects in the "Clarendon Revitalization District" that include façade or frontage preservation but not full building preservation, shall be stepped back at least 10 feet for a façade and 20 feet for a frontage, immediately above the preserved structure, unless modified by the County Board pursuant to §9.2.1.

~~(f)~~**(h)** Mezzanine space may be approved by the County Board when it finds that:

- (1) Mezzanine is incidental to a retail or restaurant use with which it is associated and will contribute to the marketability and viability of the retail or restaurant use; and
- (2) The mezzanine will not adversely affect transparency or fenestration as called for in the Clarendon Sector Plan or reduce the open space between the floor and the ceiling of the ground-floor space to less than 12 feet.

- (g)(i) Mezzanines may be considered “incidental” if the square footage of mezzanine is no more than 2/3 of the square footage of the ground-floor retail and/or restaurant use to which it is incidental.

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§9.2.3. Table 1, Sidewalk design guidelines

Standard	Type			
	20'	18'	14'	12'
Total streetscape width	20'	18'	14'	12'
Clear walkway zone (minimum width although pinch points at a minimum of 6 ft. clear width will be permitted to accommodate building preservation and café space, however, at least 6' minimum clear width should about preserved historic structures)	14' (may be reduced to 6' to accommodate café/shy zone)	12' (may be reduced to 6' to accommodate café/shy zone)	8' (may be reduced to 6' to accommodate café/shy zone)	6'
Tree and furniture zone (includes 8' brick band, soldier course between back of curb and tree pit, or other suitable material)	6'			
Café/Shy Zone	6'	6'	2'	see stoop/ landscape zone
Stoop/landscape zone	n/a			6' for urban residential frontage type
Paving material and concrete curb	concrete w/contemporary materials outside of clear walkway zone			Concrete
Tree pit size	5' x 12' minimum			
Continuous planting/utility strip	Permitted Permitted ¹ /a			Permitted
Light fixture – Carlisle light (single pole or double pole)	double with 16' poles	double with 16' poles on main streets, single with 12' poles on secondary streets	single with 12' poles	single with 12' poles
Utilities (all underground and/or along rear lot line)	Yes			
Crosswalks	Thermoplastic markings (ladder/continental)			
Street tree species	See Map 34			
Street tree spacing (average)	30' on center, coordinated with street light spacing, generally no closer than 12' from street trees			
Street tree size—major deciduous trees	4-6" caliper/16-30' tall at time of planting	4-6" caliper/16-30' tall at time of planting	4-6" caliper/16-30' tall at time of planting	4-6" caliper/16-30' tall at time of planting

Notes:

¹ See Rosslyn Ballston Corridor Streetscape Standards (updated 2004 or most recent update) for additional details and methods

² Streetscape exemptions may apply only to frontages directly abutting structures called for historic preservation; all other streetscape areas should be consistent with the streetscape standards.

§9.2.4. Table 2, Parking Spaces Associated with Structures Recommended for Preservation

Block	Building(s)	Address	Estimated Parking Spaces	Approximate Parking Area (sq. ft.)
1	<u>Three Whistles (former Meat Market Building)</u>	2719 Wilson Boulevard	27	6,500
1	<u>Bike/Garden Shop Building</u>	2727-31 Wilson Boulevard	5	1,300
2	<u>Chase Bank (former NTB Building)</u>	2825 Wilson Boulevard	35	14,750
3	All Buildings	2901-25 Wilson Boulevard	40	12,000
8	All Buildings	3125-41 Wilson Boulevard	30	5,300
10	All Buildings	3165-95 Wilson Boulevard	12	4,200
12	All Buildings	3201-26 Washington Boulevard	6	1,150
18	<u>Northside Social (former Clarendon Citizens Hall Building)</u>	3211 Wilson Boulevard	5	2,400
19	<u>T & J Auto Body (former Kirby Garage Building)</u>	3237 Wilson Boulevard	8	5,700
24	USPS	1020 N. Highland St	2	470
27	All Buildings	3016-28 Wilson Boulevard	0	0
30	Leadership Building	1101 N. Highland Street	0	0

Notes:

¹ Existing spaces as counted through 12/31/2006

² The existing estimated parking spaces may or may not conform with existing zoning. Where existing spaces are nonconforming, the existing approximate parking area may be used in determining the preferred number of spaces within a conforming parking layout as part