

# Draft Zoning Ordinance Amendment – Missing Middle Housing Study

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- Proposed amendments are shown with **bold underline** to denote new text, and **~~bold strikethrough~~** to denote deleted text.
- Where multiple options for amendments are proposed for advertisement, these options are indicated in **red text**.
  - Option numbers from the January 13, 2023, RTA Draft have been retained. Due to the iterative nature of the draft review process, option numbers are not sequential and omit options that were not authorized for advertisement.
  - Notes in **red text** are explanatory and are not intended to be adopted as zoning text.
- New subsection §10.4 is shown with underline only, rather than **bold underline**, because all of the text is new.
- Where paragraphs are added or deleted, all subsequent paragraphs are renumbered accordingly, and all references throughout the Zoning Ordinance are updated accordingly.

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## Article 3. Density and Dimensional Standards

### §3.2. Bulk, Coverage and Placement Requirements

#### §3.2.6. Placement

The following regulations shall govern the placement on a lot of any building or structure, or addition thereto, hereafter erected, except as may be allowed by site plan approval or as otherwise specifically provided in this Zoning Ordinance:

#### A. Setbacks (required yards)

##### 1. Setbacks from any street

No structure shall be located closer to the centerline of any street or officially designated street right-of-way (as defined in this zoning ordinance) than 50 percent of the height of the building. For the purpose of determining setbacks, a limited access highway shall be considered as an abutting lot and not as a street or street right-of-way. Structures shall be set back from streets no less than as follows:

##### (a) ...

##### (e) **For all one- and two-family dwellings, all expanded housing option development subject to §10.4, and their accessory structures**

No structure shall be located less than 25 feet from any street right-of-way line, except that the distance between any street or officially designated street right-of-way line and the front wall of a structure, with the exception of stoops and covered or uncovered but unenclosed porches, may be reduced as follows:

- 21 (1) The distance shall be at least the average of the distances between the  
22 street right-of-way line, and the edges of the front walls of existing  
23 structures located on the frontage where the structure is proposed to be  
24 located, subject to approval by the Zoning Administrator, of a plat showing  
25 all existing structures located on the subject frontage;
- 26 (2) The distance shall be at least 15 feet, provided, however, that no parking  
27 garage shall be located closer than 18 feet from the street right-of-way line;  
28 and
- 29 (3) No structure located within 25 feet of a street right-of-way line shall exceed  
30 2 ½ stories.

31 **2. Side and rear yards**

32 No structure shall be located closer to side or rear lot lines than as follows:

- 33 (a) ...
- 34 (b) **For all one-family dwellings, all expanded housing option development**  
35 **subject to §10.4, and their accessory structures**
- 36 10 feet, provided that one side yard may be reduced to eight feet. The aggregate  
37 width of both side yards on any lot shall not be less than 30 percent of the required  
38 width of the lot, provided that on interior lots no structure shall be located closer  
39 than 25 feet from a rear lot line.
- 40 (c) ...
- 41 (g) **Side yards for expanded housing option development**
- 42 **For the purpose of side yard regulations, a group of semidetached or townhouse**  
43 **dwellings, subject to §10.4, shall be considered as one building occupying one lot.**
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45 **Article 10. Unified, Cluster, and Housing Option**  
46 **Developments**

47 **§10.1 Unified Residential Developments**

48 **§10.1.3. Minimum requirements**

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49 Any unified residential development shall comply with the zoning requirements applicable to  
50 the site and the following requirements, unless the County Board, after it finds that such  
51 modifications will better accomplish the purposes and intent of §10.1.1, modifies some of  
52 those requirements by use permit, as permitted in §10.1.5:

53 **A. Density**

54 The maximum number of dwelling units shall be determined by the County Board,  
55 depending on the design and configuration of the development, up to a maximum  
56 number arrived at by dividing the site area, together with the area of any part of the site  
57 to be dedicated for public right-of-way, by the required minimum lot area of the district  
58 applicable to the site, **as specified in Article 5.**

59 **§10.3 Residential Cluster Development**

60 **§10.3.5. Density**

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61 The maximum number of dwelling units shall be determined by the County Board, depending  
62 on the design and configuration of the development, up to a maximum number arrived at by  
63 dividing the site area, together with the area of any parts of the site that have been dedicated  
64 for public right-of-way, by the required minimum lot area of the district applicable to the site,  
65 **as specified in Article 5.**

## **§10.4. Expanded Housing Option Development**

### **§10.4.1. Purpose**

The purposes of this §10.4 are to:

- A.** Promote the creation of housing options suitable for meeting the current and future needs of Arlington;
- B.** Provide opportunities to increase housing supply and the range of housing options, at variety of price levels and sizes, available throughout Arlington;
- C.** Support environmental goals by encouraging more compact housing options, tree conservation and planting, options for reduced on-site parking requirements, and housing that can make use of existing infrastructure; and
- D.** Preserve and enhance valued neighborhood features, including walkability, opportunities for connections to nature, and a low-rise pattern of development.

### **§10.4.2. Applicability**

Expanded housing option development is allowed within the R-20, R-10, R-8, R-6, and R-5 districts, subject to the issuance of a permit by the zoning administrator, and subject to the provisions of this subsection.

#### **OPTION 10A**

##### **A. Exception**

Properties located entirely or partially within a planning district as identified on the General Land Use Plan Map are not eligible for expanded housing option development.

#### **OPTION 10B**

**This option would remove §10.4.2.A, so that R-5 to R-20 zoned sites within GLUP planning districts would be eligible for expanded housing option development. The County Board could also choose to designate specific planning districts that would be eligible or not eligible.**

### **§10.4.3. Uses**

Expanded housing option development shall include the following uses:

- A.** Duplexes
- B.** Semidetached
- C.** Townhouses (maximum of 3 units)
- OPTION 1A**
- D.** Multiple-family (maximum of 6 units)

### **§10.4.4. Density and dimensional standards**

##### **A. By-right**

98 By-right development in accordance with §10.4 shall comply with the following standards,  
 99 except as otherwise expressly allowed or stated in this ordinance.

100 **OPTION 2A**

Type of Standard	R-20	R-10	R-8	R-6	R-5
<u>Site area, minimum (sq. ft.)</u>	20,000	10,000	8,000	6,000	5,000
<u>Site area, maximum (sq. ft.)</u>	43,560				
<u>Lot width, minimum (feet)</u>					
Duplexes or multiple-family	100	80	70	60	50
Semi-detached	24	24	24	24	24
Townhouses	16	16	16	16	16
<u>Height, maximum (feet)</u>	35				

- 101       1. Semidetached dwelling and townhouse lots may be subdivided into individual  
 102 dwelling lots of no less than 1,300 square feet each, provided that the deed of  
 103 dedication shall commit sufficient common land to satisfy the total site area  
 104 requirements, per §10.4.4.A. The deed of dedication shall provide each lot the right  
 105 to use the common land for:
- 106       (a) Parking, when not located on individual dwelling lots;  
 107       (b) The right to use land dedicated to other common uses; and  
 108       (c) for easements for access to public streets and other common area.
- 109       2. Nonconforming lots that were recorded under one ownership at the time of the  
 110 adoption of this ordinance, as set forth in §16.1.1, may be occupied by any use  
 111 allowed in §10.4.3.

112 **OPTION 2B**

Type of Standard	R-20	R-10	R-8	R-6	R-5
<u>Site area, minimum (sq. ft.)</u>					
2 - 4 dwellings	20,000	10,000	8,000	6,000	5,000
5 dwellings	20,000	10,000	9,000	9,000	9,000
6 dwellings	20,000	10,000	10,000	10,000	10,000
<u>Site area, maximum (sq. ft.)</u>	43,560				
<u>Lot width, minimum (feet)</u>					
Duplexes or multiple-family	100	80	70	60	50
Semi-detached	24	24	24	24	24
Townhouses	16	16	16	16	16
<u>Height, maximum (feet)</u>	35				

1. Semidetached dwelling and townhouse lots may be subdivided into individual  
dwelling lots of no less than 1,300 square feet each, provided that the deed of  
dedication shall commit sufficient common land to satisfy the total site area  
requirements, per §10.4.4.A. The deed of dedication shall provide each lot the right  
to use the common land for:
- (a) Parking, when not located on individual dwelling lots;  
 (b) The right to use land dedicated to other common uses; and  
 (c) For easements for access to public streets and other common area.

## 2. Nonconforming Lots

- (a) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with up to 4 dwelling units.
- (b) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with 5 to 6 dwelling units, subject to the following minimum site area requirements: 9,000 square feet for 5 units, 10,000 square feet for 6 units.

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### OPTION 2C

This option is a hybrid of Options 2A and 2B, which would set higher minimum site area standards only for sites located outside specified distances to transit options.

Type of Standard	R-20	R-10	R-8	R-6	R-5
<b>Site area, minimum (sq. ft.)</b>					
<u>2 - 4 dwellings</u>	<u>20,000</u>	<u>10,000</u>	<u>8,000</u>	<u>6,000</u>	<u>5,000</u>
<u>5 dwellings</u>	<u>20,000</u>	<u>10,000</u>	<u>9,000</u>	<u>9,000</u>	<u>9,000</u>
<u>6 dwellings</u>	<u>20,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>
<b>Site area, maximum (sq. ft.)</b>	<u>43,560</u>				
<b>Lot width, minimum (feet)</b>					
<u>Duplexes or multiple-family</u>	<u>100</u>	<u>80</u>	<u>70</u>	<u>60</u>	<u>50</u>
<u>Semi-detached</u>	<u>24</u>	<u>24</u>	<u>24</u>	<u>24</u>	<u>24</u>
<u>Townhouses</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>
<b>Height, maximum (feet)</b>	<u>35</u>				

1. Any expanded housing option use with 5 to 6 dwellings that is located entirely within the following distances to transit options shall be subject to the minimum site area for 2 to 4 dwellings:
  - (a) 3/4 mile radius of a Metrorail station entrance,
  - (b) 1/2 mile radius of a transit stop along the Premium Transit Network, as indicated on the Master Transportation Plan, or
  - (c) 1/4 mile radius of a transit stop along the Primary Transit Network, as indicated on the Master Transportation Plan.
2. Semidetached dwelling and townhouse lots may be subdivided into individual dwelling lots of no less than 1,300 square feet each, provided that the deed of dedication shall commit sufficient common land to satisfy the total site area requirements, per §10.4.4.A. The deed of dedication shall provide to each lot the right to use the common land for:
  - (a) Parking, when not located on individual dwelling lots;
  - (b) The right to use land dedicated to other common uses; and
  - (c) For easements for access to public streets and other common area.

### 3. Nonconforming Lots

- (a) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with up to 4 dwelling units.
- (b) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with 5 to 6 dwelling units, subject to the following minimum site area requirements: 9,000 square feet for 5 units, 10,000 square feet for 6 units.
- (c) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, that are or located entirely within the transit distances set forth in §10.4.4.A.1 may be occupied by expanded housing option uses with up to 6 dwellings.

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### Option 2D

Option 2D is a transit-oriented approach that would restrict 5-6 dwellings to sites of 6,000 square feet or larger.

Type of Standard	R-20	R-10	R-8	R-6	R-5
<u>Site area, minimum (sq. ft.)</u>					
2 - 4 dwellings	20,000	10,000	8,000	6,000	5,000
5 - 6 dwellings	20,000	10,000	8,000	6,000	6,000
<u>Site area, maximum (sq. ft.)</u>	43,560				
<u>Lot width, minimum (feet)</u>					
Duplexes or multiple-family	100	80	70	60	50
Semi-detached	24	24	24	24	24
Townhouses	16	16	16	16	16
<u>Height, maximum (feet)</u>	35				

1. Semidetached dwelling and townhouse lots may be subdivided into individual dwelling lots of no less than 1,300 square feet each, provided that the deed of dedication shall commit sufficient common land to satisfy the total site area requirements, per §10.4.4.A. The deed of dedication shall provide to each lot the right to use the common land for:

- (a) Parking, when not located on individual dwelling lots;
- (b) The right to use land dedicated to other common uses; and
- (c) For easements for access to public streets and other common area.

### 2. Nonconforming Lots

- (a) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with up to 4 dwelling units.
- (b) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with 5 to 6 dwelling units, subject to the

following minimum site area requirements: 6,000 square feet for 5 or 6 units.

**OPTION 2E**

Type of Standard	R-20	R-10	R-8	R-6	R-5
<b>Site area, minimum (sq. ft.)</b>					
<i>Transit-Proximate Sites</i>					
2 - 6 dwellings	20,000	10,000	8,000	6,000	5,000
<i>All Other Sites</i>					
2-4 dwellings	20,000	10,000	8,000	6,000	5,000
5 dwellings	20,000	12,000	12,000	12,000	12,000
6 dwellings	20,000	12,000	12,000	12,000	12,000
<b>Site area, maximum (sq. ft.)</b>	43,560				
<b>Lot width, minimum (feet)</b>					
Duplexes or multiple-family	100	80	70	60	50
Semi-detached	24	24	24	24	24
Townhouses	16	16	16	16	16
<b>Height, maximum (feet)</b>	35				

1. Any expanded housing option use that is located entirely within the following distances to transit options shall be eligible for the minimum site areas indicated for Transit-Proximate Sites:
  - (a) 1/2 mile radius of a Metrorail station entrance,
  - (b) 1/4 mile radius of a transit stop along the Premium Transit Network, as indicated on the Master Transportation Plan.
  
2. Semidetached dwelling and townhouse lots may be subdivided into individual dwelling lots of no less than 1,300 square feet each, provided that the deed of dedication shall commit sufficient common land to satisfy the total site area requirements, per §10.4.4.A. The deed of dedication shall provide each lot the right to use the common land for:
  - (a) Parking, when not located on individual dwelling lots;
  - (b) The right to use land dedicated to other common uses; and
  - (c) For easements for access to public streets and other common area.
  
3. **Nonconforming Lots**
  - (a) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with up to 4 dwelling units.
  - (b) Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, may be occupied by expanded housing option uses with 5 to 6 dwelling units, subject to a minimum site area requirement of 12,000 square feet. Nonconforming lots that were recorded under one ownership at the time of the adoption of this ordinance, as set forth in §16.1.1, that are or located entirely within the

transit distances set forth in §10.4.4.A.1 may be occupied by expanded housing option uses with up to 6 dwellings.

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**Option 11A**

<u>Main building gross floor area, maximum (sq. ft.)</u>	<u>2 units: 4,800</u>
	<u>3 units: 6,000</u>
	<u>4 units: 7,200</u>
	<u>5-6 units: 8,000</u>

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**Option 11B**

<u>Main building gross floor area, maximum (sq. ft.)</u>	<u>Semidetached (2 units): 5,000</u>
	<u>Townhouse (3 Units): 7,500</u>
	<u>All other expanded housing option uses: no maximum</u>

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**Option 3A**

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**B. Special exception**

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1. The purpose and intent of special exception approvals of expanded housing option development on larger sites is to:

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(a) Promote flexible, sustainable design that is in harmony with surrounding neighborhoods by coordinating building forms, the bulk, scale and placement of new buildings, and the relationship between buildings and structures within the development and surrounding properties;

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(b) Support the goals of the Master Transportation Plan, Community Energy Plan, Stormwater Master Plan, and/or the Affordable Housing Master Plan; and

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(c) Preserve natural land forms and significant trees and foliage.

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2. Development with more than one main building including expanded housing option uses on any lot with an area of one acre or greater on [EFFECTIVE DATE] shall require use permit approval as provided in §15.4. All expanded housing option development allowed by use permit shall comply with the following standards and all other by-right standards of §10.4, except as otherwise approved by the County Board.

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<b>Type of Standard</b>	<b>R-20</b>	<b>R-10</b>	<b>R-8</b>	<b>R-6</b>	<b>R-5</b>
<b>Site area, minimum (sq. ft.)</b>	43,560				
<b>Lot area, minimum (sq. ft.)</b>					
Duplexes or multiple-family	20,000	10,000	8,000	6,000	5,000
Semi-detached or townhouses	1,300	1,300	1,300	1,300	1,300
<b>Lot width, minimum (feet)</b>					
Duplexes or multiple-family	100	80	70	60	50
Semi-detached	24	24	24	24	24
Townhouses	16	16	16	16	16
<b>Height, maximum (feet)</b>	35				

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**C. Bulk, coverage, and placement**

**1. Maximum lot coverage shall be as follows:**

**Option 4A**

This option duplicates the current lot coverage standards for one-family dwellings, including allowances for increased lot coverage for development that provides a street-facing porch and/or a rear detached garage.

<b>MAXIMUM LOT COVERAGE</b>					
<b>Categories</b>	<b>R-5</b>	<b>R-6</b>	<b>R-8</b>	<b>R-10</b>	<b>R-20</b>
Maximum lot coverage (%)	45	40	35	32	25
Maximum lot coverage with one or more porches of at least 60 square feet (exclusive of any wrap-around or side portion) facing a street (%)	48	43	38	35	28
Maximum lot coverage with detached garage in the rear yard (%)	50	45	40	37	30
Maximum lot coverage with detached garage in the rear yard and porch of at least 60 square feet (exclusive of any wrap around or side portion) on the front elevation (%)	53	48	43	40	33

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**Option 4B**

Compared to Option 4A, Option 4B removes the ability to achieve a 5% increase in lot coverage for providing a rear detached garage. This 5% is reallocated to the “base” coverage amount in the first row.

<b>MAXIMUM LOT COVERAGE</b>					
<b>Categories</b>	<b>R-5</b>	<b>R-6</b>	<b>R-8</b>	<b>R-10</b>	<b>R-20</b>
Maximum lot coverage (%)	50	45	40	37	30
Maximum lot coverage with one or more porches of at least 60 square feet (exclusive of any wrap-around or side portion) facing a street (%)	53	48	43	40	33

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**2. Maximum main building footprint shall be as follows:**

<b>MAXIMUM MAIN BUILDING FOOTPRINT COVERAGE AND CAP</b>					
<b>Categories</b>	<b>R-5</b>	<b>R-6</b>	<b>R-8</b>	<b>R-10</b>	<b>R-20</b>
Maximum main building footprint coverage (%)	34	30	25	25	16
Maximum main building footprint coverage one or more porches of at least 60 square feet (exclusive of any wrap-around or side portion) facing a street (%)	37	33	28	28	19
Maximum main building footprint (sq. ft.)	2,380	2,520	2,800	3,500	4,480
Maximum main building footprint with front porch (sq. ft.)	2,590	2,772	3,136	3,920	5,320

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- 149 (a) Maximum main building footprint coverage on undersized lots in a zoning  
150 district shall be the same square footage as permitted on a standard sized lot  
151 (e.g., 6000 square feet in R-6) in the zoning district, subject to all applicable  
152 setback requirements.
- 153 (b) There shall be no more than one main building within a development's site area.  
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**OPTION 3A ONLY**

- (1) §10.4.C.1.b shall not apply to expanded housing option development approved by special exception as set forth in §10.4.B.

- 155 (c) For the purposes of coverage regulations, a group of semidetached or  
156 townhouse dwellings shall be considered a single main building and maximum  
157 coverage requirements shall be calculated using the entire site area, rather than  
158 individual lots within a subdivision.

- 159 3. For bulk, coverage and placement requirements not listed in this section, see §3.2.

160 **§10.4.5. Use standards**

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161 **A. Accessory Uses**

162 For sites which have established expanded housing option development in accordance  
163 with §10.4, accessory uses shall be permitted as specified in §5.1.4.

164 **OPTION 12A**

165 **B. Accessory dwellings**

166 Notwithstanding the provisions of §10.4.5.A, accessory dwellings shall not be permitted  
167 on sites which are subject to the provisions of §10.4.  
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**OPTION 12B**

**This option would allow accessory dwellings in combination with expanded housing option development only for townhouse and semidetached dwellings or for sites with a detached accessory dwelling that was permitted prior to the effective date of this provision.**

**B. Accessory dwellings**

1. Accessory dwellings, subject to the provisions of §12.9.2, shall be permitted within or attached to semidetached or townhouse dwellings permitted under §10.4.
2. Notwithstanding the provisions of §10.4.5.A, accessory dwellings shall not be permitted on lots containing duplex or multi-family dwellings which are subject to the provisions of §10.4.
  - (a) Properties with a permitted detached accessory dwelling as of [EFFECTIVE DATE] shall be permitted to establish a duplex within the main building, subject to the provisions of §10.4 and the provisions of §12.9.2

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**§10.4.6. Site development standards**

The site development standards of Article 13 and Article 14 apply to all development, except as otherwise specified below.

**OPTIONS 5A AND 5C**

**A. Parking**

**1.** Parking for expanded housing option development subject to the provisions of §10.4 shall be provided in accordance with the following standards:

<u>Site Location</u>	<u>Minimum Parking Requirement (spaces)</u>	<u>Additional Requirements</u>
<u>Sites located entirely within a 3/4 mile radius of a Metrorail station entrance</u>	<b>OPTION 5A:</b> 0.5 per dwelling unit <b>OPTION 5C:</b> No minimum requirement	<b>OPTION 5A ONLY:</b> Sites fronting on a cul-de-sac shall provide a minimum of 1 space per dwelling unit.
<u>Sites located entirely within a 1/2 mile radius of a transit stop along the Premium Transit Network, as indicated on the Master Transportation Plan</u>		
<u>Sites located entirely within a 1/4 mile radius of a transit stop along the Primary Transit Network, as indicated on the Master Transportation Plan</u>		
<u>All other sites</u>	<u>1 space per dwelling unit</u>	

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**2.** The Zoning Administrator shall approve a reduction in the required number of parking spaces to no fewer than 0.5 spaces per dwelling unit, subject to the following:

- (a)** A parking survey determines that the occupancy of on-street parking spaces on the block on which the site area is located is less than 65%;
- (b)** The number of reduced spaces, if added to the on-street parking spaces occupied in the parking survey, shall not result in parking occupancy that exceeds 85%; and
- (c) Exception:** Sites fronting on a cul-de-sac are not eligible for a parking reduction under the provisions of §10.4.6.A.2.

**Option 5B**

This option is a variation on Options 5A and 5C that would remove the provision to reduce the parking requirement with a parking survey (§10.4.6.A.2).

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**Option 5E**

Option 5E is an additional provision that may be applied to Options 5A or 5C.

**3. Exception:** If an expanded housing option development would result in a loss of on-street parking spaces equal to or greater than the number of required off-street parking spaces, due to the creation or expansion of a curb cut, no off-street parking spaces shall be required.

**3.** Additional parking standards and exceptions for expanded housing option development are set forth in §14.3.3.

**B. Location of parking spaces**

**1. Sites zoned R-5, R-6 or R-8**

Up to two surface parking spaces shall be allowed between a building's street-facing façade and the street. For corner lots, up to four surface parking spaces shall be allowed between a building's street-facing façade and the streets on which the site has frontage, with no more than two spaces on a single street frontage.

**2. Sites zoned R-10 or R-20**

Up to three surface parking spaces shall be allowed between a building's street-facing façade and the street. For corner lots, up to four surface parking spaces shall be allowed between a building's street-facing façade and the streets on which the site has frontage, with no more than three spaces on a single street frontage.

**3. Alley access**

If a lot abuts an alley improved to county standards, vehicle access to parking spaces shall be provided from the alley, and parking spaces shall not be allowed between a building's street-facing façade and the street.

**4. Enclosure**

Any parking spaces that are located within the main building footprint and face a street or side yard shall be enclosed within a garage.

**5. Curb cuts**

Curb cuts shall not exceed 17 feet in width measured at the edge of the street easement or right-of-way.

**C. Garage wall width**

**1.** If an attached garage entrance faces a street, the width of the garage wall facing the street, measured as the horizontal distance between the interior side walls of the garage, shall be no more than 50% of the building façade along that street. If there are multiple attached garages within a building, this standard shall apply to the sum of all garage walls with entrances facing a street. For the purposes of this calculation, a group of semidetached or townhouse dwellings shall be considered a single building.

**D. Building entrances and orientation**

**1. Duplex and multiple-family dwellings**

- 222 (a) At least one exterior entrance shall face a street or open onto a front porch that  
223 faces a street.
- 224 (b) On interior lots, there shall be no more than one exterior entrance facing each  
225 side yard.
- 226 (c) On corner lots, there shall be no more than one exterior entrance facing each  
227 adjacent property line.
- 228 (d) No more than one exterior entrance to a building lobby or common area shall face  
229 a street.

## 230 **2. Semidetached and townhouse dwellings**

231 Each unit shall have an exterior entrance facing a street or that opens onto a front  
232 porch that faces a street.

## 233 **E. Upper Story Stairs**

- 234 1. All stairs used to access dwellings located entirely above the ground story shall be  
235 enclosed within the building.
- 236 2. Exception: The provisions of §10.4.6.E.1 shall not apply to stairs facing a rear yard.  
237

## 238 **OPTION 6A**

## 239 **F. Landscaping**

- 240 1. There shall be a minimum of up to four shade trees for sites with 2-4 dwelling units,  
241 and a minimum of up to eight shade trees for sites 5-6 dwelling units prior to issuance  
242 of a certificate of occupancy. This requirement may be satisfied with existing trees  
243 and/or by planting trees on-site.

244

245 \*\*\* NOTE: Section F.1 was corrected on 2-16-23 to reflect a minimum of 8 shade trees for sites with 5-6  
246 dwelling units. This section had previously stated a minimum of 6 shade trees.

## 247 1.

- 248 (a) Trees planted to satisfy the requirements of §10.4.6.E.1 shall be species listed in  
249 the Arlington County Recommended Shade Tree List.
- 250 (b) Trees planted to satisfy the requirements of §10.4.6.E.1 shall conform to the  
251 standards set forth in §14.2.2.D.

## 252 **G. Screening**

- 253 1. Heating, air conditioning units and other similar equipment shall be screened from  
254 view of street rights-of-way by fences, walls, or landscaping. Equipment mounted on a  
255 roof shall be sited in a location that is not visible from street rights-of-way. This  
256 provision shall not apply to equipment related to the generation of solar energy.
- 257 2. Exterior trash collection and storage areas shall be screened from view of street  
258 rights-of-way and adjacent properties by fences, walls, landscaping, or other  
259 structures.
- 260

261 **§10.4.7. Annual Limit on Permits**

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262 **OPTION 7A**

263 The zoning administrator may approve not more than 58 permits for expanded housing option  
264 development in any one calendar year.

265 Note: The method of distribution for the permits shall be determined by the County Board  
266 upon adoption of the ordinance.

267

**OPTION 7B**

Do not limit the number of permits issued annually for expanded housing option development. Remove §10.4.7.

268

**OPTION 7C**

During the calendar years 2023-2028, the zoning administrator may approve not more than  
58 permits for expanded housing option development in any one calendar year.

Note: The method of distribution for the permits shall be determined by the County Board  
upon adoption of the ordinance.

269

## Article 12. Use Standards

### §12.3 Residential Use Standards

#### §12.3.11. Two-family (duplexes and semidetached) abutting RA, C or M districts or located on a principal or minor arterial street

- A. Two-family dwellings (semidetached and duplex dwellings), on sites that share a lot line with RA, C, or M districts, shall be located no more than 100 feet from the shared lot line, or on sites that are located on principal or minor arterial streets as designated on the Arlington County Master Transportation Plan provided that the dwellings front on the principal or minor arterial street, exception corner lots where no more than one unit may front on the local street.
- B. §12.3.11.A shall not apply to two-family dwellings permitted under the provisions of §10.4.

#### Option 12B (See §10.4.5.B)

### §12.9. Accessory Use Standards

#### §12.9.2. Accessory dwellings

Accessory dwellings are allowed in R districts, subject to issuance of a permit by the zoning administrator and subject to the following:

##### A. Standards

1. Accessory dwellings may be within or attached to one-family dwellings, ~~or~~ in detached accessory buildings on lots containing one-family dwellings, or within or attached to semidetached or townhouse dwellings permitted under the provisions of §10.4, subject to the following limitations:
  - (a) An accessory dwelling shall not be permitted on a lot with a family/caregiver suite.
  - (b) Not more than one accessory dwelling shall be permitted on a lot.

284 **Article 13. Signs**

285 **§13.5 Signs in R Districts and for One- and Two-Family Dwellings**  
286 **in All Districts**

287 **§13.5.1. General**

---

288 **A. Signs allowed**

289 The sign types listed and described in this §13.5 are allowed on private property in ~~one-~~  
290 ~~family~~ R districts ~~(excluding R-C districts)~~, **for expanded housing option development**  
291 **subject to the provisions of §10.4**, and for one- and two-family uses in all districts,  
292 subject to all permit requirements, standards and conditions set forth for each sign type.

293 **§13.6. Signs in RA Districts and for Townhouses in any Zoning**  
294 **District**

295 **§13.6.1. General**

---

296 **A. Signs allowed**

297 The sign types listed and described in this §13.6 are allowed on private property in the  
298 RA14-26, RA8-18, RA7-16, and RA6-15 districts, and on townhouse properties in all  
299 districts **(excluding expanded housing option development subject to §10.4)** subject to  
300 all permit requirements, standards and conditions set forth for each sign type.

301

# Article 14. Site Development Standards

## §14.3 Parking and Loading

### §14.3.3. General requirements

The requirements set forth in this article with respect to the location or improvement of parking, standing and loading space shall apply to all such space that is provided for any use, whether said space is provided in accordance with the requirements of this zoning ordinance, or said space is voluntarily provided. Parking, standing and loading space shall comply with the following regulations:

A. ...

#### C. Dimensional requirements

##### 1. Off-street parking spaces and off-street parking aisles

In calculating any required parking area, ~~other than for one- and two-family dwellings,~~ the following minimum dimensions shall be required:

Parking Angle (degrees)	Stall Width (feet)	Depth of Stalls Perpendicular to Aisle (feet)	One-way Aisle Width (feet)	Two-way Aisle Width (feet)
<b>Full Size Automobile Spaces</b>				
45	8.5	17.5	12.0	Not permitted
60	8.5	19.5	16.0	Not permitted
90	8.5	18.0	23.0	23.0
Parallel	22.0	8.0	12.0	23.0
<b>Compact Car Spaces</b>				
45	8	16.0	12.0	Not permitted
60	8	16.7	15.0	Not permitted
90	8	15.0	21.0	21.0
Parallel	20.0	8.0	10.0	20.0

NOTE: In the event of a row of nine foot wide stalls is opposite to a row of seven and one-half-foot wide stalls, the aisle size required for nine-foot stalls shall apply.

#### 2. Exception

**One-and two-family dwellings and expanded housing option development subject to §10.4 shall not be subject to the aisle width requirements set forth in §14.3.3.C.1.**

#### 3. ...

D. ...

#### E. Parking in setbacks

In all R, RA, C-1 and C-1-O districts, except for one- and two-family dwellings and townhouses in R districts **and expanded housing option development subject to §10.4,** no parking or required curb or wall shall encroach on the exterior 10 feet of a setback area and such area shall be landscaped and properly maintained at all times.

326 F. ...

327 H. Access to parking spaces

- 328 1. Except for one- and two-family dwellings and townhouses in R districts **and expanded**  
329 **housing option development subject to §10.4**, street rights-of-way shall not be used  
330 for maneuvering or direct ingress, or egress to off-street parking spaces.
- 331 2. Alleys which are improved to county standards may be used for maneuvering or direct  
332 ingress and egress to off-street parking spaces if the required aisle width is provided.

333 I. Location of parking spaces

- 334 1. In any districts, parking spaces for one- and two-family dwellings, ~~and~~ townhouses,  
335 **and expanded housing option development subject to §10.4** may encroach on the  
336 exterior 10 feet of a setback area, provided that they are located on a driveway with  
337 an existing or approved curb cut, and they have the minimum dimensions for full size  
338 automobile spaces as are required in §14.3.3.C. Parking spaces shall be designed and  
339 used so that the automobiles parked on driveways shall not encroach into the public  
340 rights-of-way. The setback area used for parking shall be landscaped and properly  
341 maintained at all times. The ground surface of the parking space shall be paved with a  
342 durable, dust-free and hard material, such as bituminous hot mix or Portland cement  
343 concrete or some comparable material, or shall be surfaced with an alternate  
344 material, suitable for passage by automobiles, which does not result in excessively  
345 dusty or muddy conditions at or around the parking area, as approved by the zoning  
346 administrator.
- 347 2. Tandem parking spaces may be allowed for off-street parking spaces for one- or two-  
348 family dwellings or townhouses, provided that they comply with ~~§14.3.3.~~ **§14.3.3.1.1.**  
349 **Tandem parking spaces shall count as one space for the purposes of complying with**  
350 **off-street parking requirements for expanded housing option development subject**  
351 **to §10.4.**

## Article 15. Administration and Procedures

### §15.6 BOARD OF ZONING APPEALS; APPEALS AND VARIANCES

#### §15.6.6. Use permits

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##### A. Authority

The Board of Zoning Appeals may approve use permits that allow modifications of placement requirement for structures on lots in the R-20, R-10, R-8, R-6, R-5, and R2-7 district where there is no option in this zoning ordinance to allow modification of requirements by the County Board, such as special exception use permits described in §15.4 or site plans described in §15.5. **The Board of Zoning Appeals shall not grant use permits to modify requirements for expanded housing option development as set forth in §10.4.**

##### B. ...

# Article 16. Nonconformities

## §16.2. Nonconforming Buildings and Structures

### §16.2.3. Repairs, alterations

- A. Repairs and alterations may be made to a nonconforming building or structure; provided, that no structural alteration shall be made except those required by law or ordinance, or as provided in §16.2. Repairs and alterations to a nonconforming dwelling, building or structure not otherwise permitted under this Zoning Ordinance are prohibited, unless approved under a use permit or variance pursuant to sections §15.6.4 and §15.6.6
- B. Notwithstanding any provision to the contrary in this Ordinance, existing nonconforming one- and two-family dwellings, and nonconforming accessory buildings and structures located in the R and RA districts shall be permitted to make interior repairs and alterations, whether structural or non-structural, provided the repair or alteration is wholly contained within the existing exterior walls of the dwelling, building or structure.
1. Expanded housing option development is permitted to make interior repairs and alterations wholly contained within the existing exterior walls of the building for the purpose of maintaining or adding dwelling units to an existing building under §10.4.

### §16.2.4. Additions, enlargements, moving

- A. A nonconforming building or structure shall not be added to or expanded in any manner unless such building or structure, including such additions and expansions, is made to conform to all the regulations of the district in which it is located.
- B. A building or structure which does not comply with the height or lot area regulations shall not be added to or expanded in any manner unless such addition or expansion conforms to all the regulations of the district in which it is located; provided, that the total aggregate floor area included in all such separate additions and expansions does not exceed 50 percent of the floor area contained in the existing building or structure, as of July 15, 1950
- C. A building or structure lacking sufficient automobile parking space in connection therewith as required in §14.3 may be altered or expanded, provided additional automobile parking space is supplied to meet, for the entire building, requirements of §14.3.
- D. No nonconforming building or structure shall be moved in whole or in part to any other location on the lot unless every portion of such building or structure is made to conform to all the regulations of the district in which it is located.
- E. Exceptions
1. The provisions of §16.2.4.A, §16.2.4.B, §16.2.4.C, and §16.2.4.D do not apply to existing nonconforming one-family dwellings and nonconforming buildings or structures accessory to one-family dwellings located in the R-5, R-6, R-8, R-10, R-20, and R2-7 districts.
2. The provisions of §16.2.4.A do not apply to existing nonconforming two-family dwellings and/or nonconforming buildings or structures accessory to two-family

404 dwellings located in the R2-7 district and/or RA14-26, RA8-18, RA7-16, ~~and~~ RA6-15, R-  
405 5, and R-6 districts.

406 **3. The provisions of §16.2.4.A and §16.2.4.B do not apply to existing nonconforming**  
407 **dwellings subject to §10.4, including for the purpose of adding dwellings.**

408 (a) **A building or structure lacking sufficient parking space as required in**  
409 **§10.4.6.A may be altered or expanded, provided that sufficient parking space**  
410 **is supplied to meet, for the entire building, the requirements of §10.4.6.A.**

411 **4. The additions or expansions permitted through ~~§1.1.1.D~~§16.2.4.E shall comply with all**  
412 **current provisions of this zoning ordinance, except as provided in**  
413 **~~§1.1.1.A.4(a)~~§16.2.4.E.1 §16.2.4.E.4.a.**

414 (a) Nonconforming one-family dwellings, ~~and~~ two-family dwellings, **and expanded**  
415 **housing option development subject to §10.4** permitted to add on to or expand  
416 pursuant to ~~§1.1.1.D~~§16.2.4.E may construct, within applicable height limits, an  
417 addition over an existing one-family or two-family dwelling encroaching on a  
418 required setback or yard area provided there is no more of an encroachment  
419 into the required setback or yard than that of the existing wall below it, and  
420 providing that new construction may not take place over encroaching garages or  
421 porches.

## 422 §16.6. Condominium and Cooperative Conversion

### 423 §16.6.1. Nonconforming land, buildings or structures

424 **A.** Whenever any land, buildings or structures or the use thereof are proposed to be  
425 converted to condominiums or cooperatives and such land, buildings or structures do not  
426 conform to the regulations of this zoning ordinance, then before such proposed  
427 conversion may take place, a special exception use permit pursuant to §15.4 shall be  
428 obtained unless a variance of the requirements of zoning or land use regulations which  
429 may be granted by the Board of Zoning Appeals pursuant to Chapter 22 of Title 15.2 of the  
430 Code of Virginia is, in fact, granted.

#### 431 **OPTION 8A**

432 **B.** **Condominium and cooperative conversions of nonconforming dwellings to expanded**  
433 **housing option uses pursuant to the provisions in §10.4 are not subject to the provisions**  
434 **of §16.6.1.**

435

#### **OPTION 8B**

This option would remove new §16.6.1.B. Nonconforming dwellings converted to  
condominium or cooperative dwellings would require approval of a County Board use permit  
or Board of Zoning Appeals variance.

436

Note: In addition to a proposed new definition of “expanded housing option uses,” key terms used in this draft Zoning Ordinance amendment are provided for reference. Except for an option that would amend the “duplex” definition (Option 9B), there are no proposed changes to these definitions.

## Article 18. Definitions

### §18.2. General Terms Defined

#### Option 9A: Retain current duplex definition.

Duplex. Two attached dwelling units in a single structure on a single lot with dwelling units situated either wholly or partially over or under the other dwelling unit. The building has all exterior characteristics of a one-family attached dwelling, having a single front entrance or one front and one side entrance on the first floor; provided an outside, enclosed stairway located parallel and abutting the rear of the dwelling shall be permitted for direct access to the second floor level.

#### Option 9B

Duplex. Two attached dwelling units in a single structure on a single lot with dwelling units situated either wholly or partially over or under the other dwelling unit. The building has ~~all exterior characteristics of a one-family attached dwelling, having~~ a single front entrance, two front entrances, or one front and one side entrance on the first floor; provided an outside, enclosed stairway located parallel and abutting the rear of the dwelling shall be permitted for direct access to the second floor level.

...

Dwelling or dwelling unit. A building or portion thereof designed exclusively for residential occupancy by one family, which includes provisions for living, sleeping, eating, cooking and sanitation, including One-family detached; Semidetached; Duplex; Townhouse; Multiple-family building.

...

Dwelling, two-family. Two-family dwellings include semidetached and duplex dwellings.

...

**Expanded housing option uses. Two-family dwellings, townhouses with three attached dwelling units, and multiple-family buildings with up to six dwelling units, as permitted and set forth in §10.4.**

...

Multiple-family. A building or portion thereof, designed for occupancy by three or more families living independently of each other.

...

Nonconforming building. A building or structure or portion thereof lawfully existing at the time this zoning ordinance became effective, that was designed, erected or structurally altered such that it does not conform to the regulations of the district in which it is located.

...

464 One-family detached. A residential building containing one dwelling unit designed for one family and  
465 located on a single lot with required yards on all four sides.

466 ...

467 Semidetached. A residential building with two attached dwelling units located on two lots that share a  
468 common wall along the lot line and where each dwelling unit has its own external entrance.

469 ...

470 Townhouse. One of a series of three or more attached similar dwelling units, located on separately-  
471 owned lots or on a single lot, separated by common party walls without openings extending  
472 from basement to roof, and where each unit has its own external entrance.