2026

Zoning Ordinance

Arlington County, Virginia



Effective October 17, 2026

HOW TO NAVIGATE IN THIS ORDINANCE

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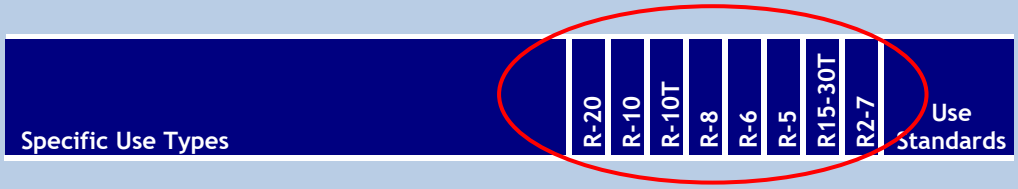
1. The Table of Contents is hyperlinked. Clicking on any entry in the table will bring you directly to that Article or section.

2. The "RETURN TO THE TABLE OF CONTENTS" link is included at the bottom of every page, and clicking on it will return you directly to the table of contents.

3. All internal references are hyperlinked. Click on the link to navigate directly to the referenced section. All links are prefaced with the § symbol, as shown below.

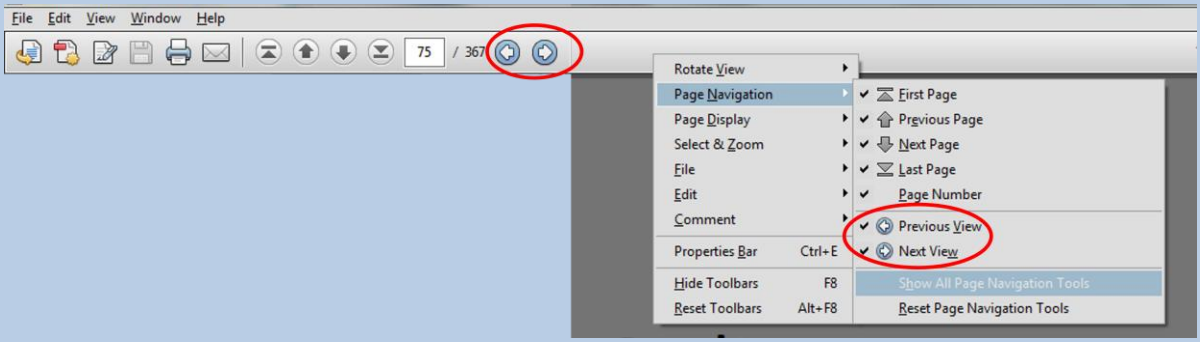
> In addition to the requirement for shrubs of §5.8.5.B.1, above, major deciduous trees shall be planted at the minimum rate of one for every 35 feet along any property line abutting public right-of-way.

4. All use tables include hyperlinks to each zoning district listed in the table.



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HOW TO USE THIS ORDINANCE

IF YOU OWN PROPERTY AND WANT TO KNOW WHAT RULES APPLY:

STEP 1: Find your zoning district and any overlay districts by looking at the Zoning Map or by calling the Zoning Office.

STEP 2: Go to Article 4 for Public Districts; Article 5 for Residential Districts; Article 6 for Residential Apartment Districts; Article 7 for Commercial/Mixed Use Districts; or Article 8 for Industrial Districts, to review the intent of the district applied to your property. Purpose statements are found in the first subsection within each respective district.

STEP 3: Go to §4.1 for Public Districts; §5.1 for Residential Districts; §6.1 for Residential Apartment Districts; §7.1 for Commercial/Mixed Use Districts; or §8.1 for Industrial Districts use tables, for details on uses permitted on your property. Find the row that lists the specific use you've identified. Match this row to your district (across the top of the table) to determine if the use you want to establish is allowed. If the use you've identified is not listed, go to §12.2.1, Similar use interpretation.

STEP 4: If your use is permitted, before building the structure or establishing the use, you must get the appropriate permits approved (see Article 15). For details on maximum density, minimum lot size, setbacks, lot coverage, and similar standards see "density and dimensional standards'' in each of the respective districts for details on uses permitted on your property

For specific use standards see Article 12.

For additional use standards and requirements, see site development standards Article 13 and 0, and all regulations for the subject zoning district.

STEP 5: Don't forget the special planning area regulations in Article 9 and the overlay and special purpose districts established in Article 11, may apply to your property. These requirements are intended to help you and the County ensure that your project is legally established and that it matches the development vision that Arlington County, as a community, desires.

IF YOU WANT TO BUILD OR ESTABLISH A PARTICULAR USE:

Follow Steps 1 through 5 above, to identify your zoning district and the permitted uses. You can find the specific details, use standards, for the permitted uses in your zoning district in Article 12; and in the respective zoning district regulations. You can also find the various site development standards that apply to your property in Article 13 and 0.

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Article 1. Introductory Provisions

§1.1. Title

This ordinance and the official zoning map made a part hereof shall be known and may be cited and referred to as the "Arlington County Zoning Ordinance" or herein, simply as "this zoning ordinance".

§1.2. Minimum Requirements

The provisions of this zoning ordinance shall be held to be the minimum requirements adopted for the promotion of health, safety, convenience, morals, comfort, prosperity and general welfare of the public. It is not intended by this zoning ordinance to repeal, abrogate, annul or in any way to impair or interfere with any existing provisions of law or ordinance, any easement, covenant or private agreement, or any rules, regulations or permits other than zoning regulations.

§1.3. Use of buildings and Land

No building or structure shall be erected, reconstructed, structurally altered, enlarged or moved, and no land or building shall be used or designed to be used for any purpose other than as may be hereinafter permitted.

§1.4. Conflicting Provisions

§1.4.1. Interpretation

A. Where any part of this zoning ordinance imposes a greater or lesser restriction upon the use of the buildings or premises, or upon the height of the buildings, or requires larger or smaller yards, courts or other open spaces than are imposed or required by other existing agreements or provisions of law or ordinance, the provisions which are more restrictive shall control.

B. Any permit filed and subject to approval prior to July 15, 1950, shall adhere to the regulations of the zoning ordinance, as amended.

§1.4.2. Constitutionality, repeal of conflicting provisions

A. Should any section or provision of this zoning ordinance be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so held to be unconstitutional or invalid.

B. All ordinances or parts thereof which are in conflict with the provisions of this zoning ordinance are hereby repealed.

§1.5. Street Frontage Required

Every building hereafter erected shall be located on a lot with frontage on a public street having a minimum width of 30 feet as defined in this zoning ordinance.

§1.6. Headings and Illustrations

Headings and illustrations are provided for convenience and reference only and do not define or limit the scope of any provision of this zoning ordinance. In case of any difference of meaning or implication between the text of this zoning ordinance and any heading, drawing, table, figure, or illustration, the text controls.

§1.7. Zoning Districts Established

§1.7.1. General districts

The following general zoning districts are hereby established. District groupings include Public (P), Residential (R), Residential Apartment (RA), Commercial/Mixed Use (C), and Industrial (M) districts.

GENERAL ZONING DISTRICTS	
Public (P) districts	
S-3A	Special
S-D	Special Development
P-S	Public Service
Residential (R) districts	
R-20	One-family Dwelling
R-10	One-family Dwelling
R-10T	One-family and Townhouse Dwelling
R-8	One-family Dwelling
R-6	One-family Dwelling
R-5	One-family and Restricted Two-family Dwelling
R15-30T	Townhouse Dwelling
R2-7	Two-family Dwelling
Residential Apartment (RA) districts	
RA14-26	Multiple-family Dwelling
RA8-18	Multiple-family Dwelling
RA7-16	Multiple-family Dwelling
RA6-15	Multiple-family Dwelling
Commercial/Mixed-use (C) districts	
RA4.8	Multiple-family Dwelling
R-C	Multiple-family Dwelling and Commercial
RA-H	Hotel
RA-H-3.2	Multiple-family Dwelling and Hotel
C-1-R	Restricted Local Commercial
C-1	Local Commercial
CP-FBC	Columbia Pike Form Based Code
CPN-FBC	Columbia Pike Neighborhoods Form Based Code
MU-VS	Mixed Use – Virginia Square
C-1-O	Limited Commercial-Professional Office Building
C-O-1.0	Mixed Use
C-O-1.5	Mixed Use
C-O-2.5	Mixed Use
C-O	Mixed Use
C-O-A	Mixed Use
C-O Rosslyn	Mixed Use Rosslyn
C-O Crystal City	Mixed Use 'Crystal City

GENERAL ZONING DISTRICTS	
C-2	Service Commercial-Community Business
C-TH	Commercial Townhouse
C-3	General Commercial
C-R	Commercial Redevelopment
Industrial (M) Districts	
CM	Limited Industrial
M-1	Light Industrial
M-2	Service Industrial

§1.7.2. Overlay and Special Purpose Districts

The following districts are hereby established.

ZONING DISTRICTS	
Special Purpose District	
CP-FBC	Columbia Pike Form Based Code
CPN-FBC	Columbia Pike Neighborhoods Form Based Code
Overlay District	
HD	Historic Preservation

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Article 2. District Map

§2.1. Incorporated as Part of this Zoning Ordinance

The locations and boundaries of the districts shall be as shown on a map entitled, "Arlington County, Virginia Zoning Boundaries, July 2013, as amended" which map is hereby declared to be a part of this zoning ordinance. The said map represents a series of maps showing the more detailed location of boundaries between districts, said series of maps being entitled, "2013 Real Property Identification Map, as amended." All notations, dimensions and designations shown thereon shall be as much a part of this zoning ordinance as if the same were all fully described herein.

§2.2. Map Interpretation

Where uncertainty exists as to the boundaries of any of the aforesaid districts as shown on said maps, the following rules shall apply:

§2.2.1. Existing boundaries

These district boundary lines are intended to follow street, alley, lot or property lines as they exist at the time of the passage of this zoning ordinance, unless such district boundary lines are fixed by dimensions as shown on the "2013 Real Property Identification Map" as amended.

§2.2.2. Follow lot lines

Where such boundaries are so indicated that they approximately follow lot lines, and are not more than 10 feet distant therefrom, such lot lines shall be construed to be such boundaries, unless specifically shown otherwise.

§2.3. Future Boundaries to Street Centerline

Hereafter, all amendments of the zoning district maps shall encompass all land to the center line of all abutting streets, alleys or other public ways unless County Board action adopting said amendment specifically states otherwise.

Article 3. Density and Dimensional Standards

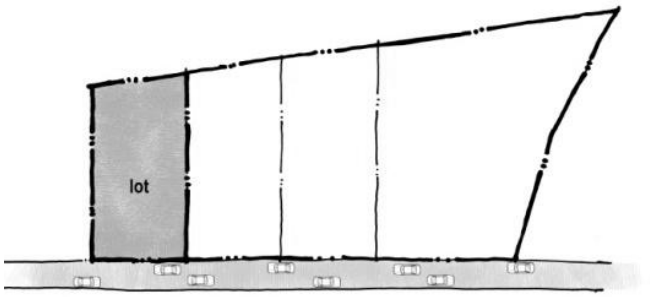
§3.1. Measurements, Computations and Exceptions

§3.1.1. Area

A. Lot

1. Defined

A lot is a designated parcel, tract or area of land having its principal frontage upon a street or a place permitted under the subdivisions ordinance and established by plat or subdivision.



2. Lot area

Lot area shall be that area, measured in gross square feet or acres, contained within a lot.

3. Lot area, minimum

(a) Minimum lot area is the smallest lot area established by this zoning ordinance on which a use or structure may be located in a particular district.

(b) No part of the minimum requirement may be met by using an area that is also counted for the minimum requirement of some other provision of this zoning ordinance or the subdivisions ordinance.

B. Buildable area

Buildable area is the area of a lot within which a structure can be placed and remaining after the minimum yard and open space requirements of this zoning ordinance have been met.

C. Gross floor area

Gross floor area is the sum of the area of the horizontal surface of the several floors of a building measured from the exterior faces of exterior walls, to include all floor area not defined as gross parking area.

D. Site area

Site area is the total area of land contained within the property lines of a development project.

§3.1.2. Build-to line

Build-to line is a line established along a street frontage extending the full width of the lot, either on or setback from the right-of-way line that defines the block face and establishes building placement.

§3.1.3. Court

A. Defined

An open, unoccupied space, other than a yard, on the same lot with a building or group of buildings and which is bounded on two or more sides by such building or buildings.

B. Inner

A court other than an outer court.

1. The length or depth of an inner court is the minimum horizontal dimension measured parallel to its longest side.
2. The width of an inner court is the minimum horizontal dimension measured at right angles to its length.

C. Outer

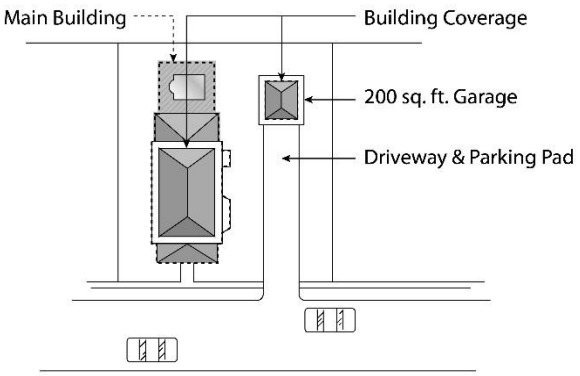
A court the full width of which opens onto a required yard, or street or alley.

1. The length or depth of an outer court is the minimum horizontal dimension measured at right angles to its width.
2. The width of an outer court is the minimum horizontal dimension measured in the same general direction as the yard, street or alley upon which the court opens.

§3.1.4. Coverage

A. Lot coverage

1. Lot coverage is the percentage determined by dividing the area of a lot covered by the total square feet of all features within the lot identified in §3.1.4.A.1(a) through §3.1.4.A.1(h) below, by the gross area of that lot:



   (a) The main building footprint, as defined in §3.1.4.C;

   (b) The total footprints of accessory buildings that have either footprints larger than 150 square feet, or heights of two stories or more;

   (c) Driveways and parking pads including, without limitation, any unpaved center strip or other portion of the driveway and any lot area regularly used for maneuvering or parking of vehicles, whether paved or unpaved;

   (d) Patios that are eight inches or higher above finished grade;

   (e) Decks that are four feet or higher from finished grade that are not attached to a main building;

   (f) Gazebos and pergolas, whether enclosed or unenclosed and with or without foundations;

(g) Stoops and landings (including those associated with stairs) that are four feet or higher above finished grade; and

(h) In-ground swimming pools.

2. The following are not counted in lot coverage:

(a) Air conditioners, compressors, generators, stormwater planters, and other similar equipment, whether or not set on a foundation;

(b) Above ground swimming pools;

(c) Sidewalks and other pedestrian walkways; exterior basement steps, areaways and window wells;

(d) Tents and other temporary structures; play equipment; outdoor furniture; barbecues and grills; and

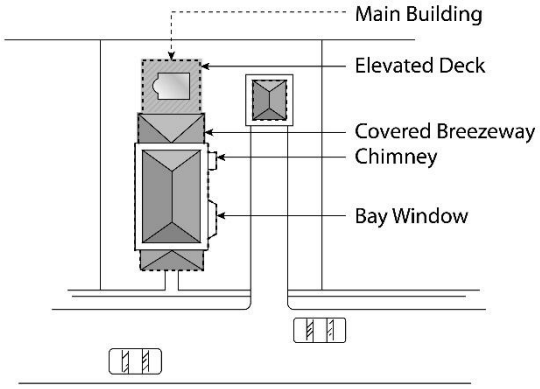
(e) Hot tubs.

B. Main building footprint coverage

Main building footprint coverage is the percentage determined by dividing that area covered by a main building footprint in square feet by the gross area of the lot in square feet on which the main building is located.

C. Main building footprint

The main building footprint shall include all parts of a main building that rest, directly or indirectly, on the ground, including, by way of illustration and not by limitation, attached garages, bay and oriel windows with floor space, chimneys, porches, decks with floor heights that are four feet or higher above finished grade, balconies with horizontal projections that are four feet or more, and covered breezeways connected to a main building.



§3.1.5. Floor area ratio

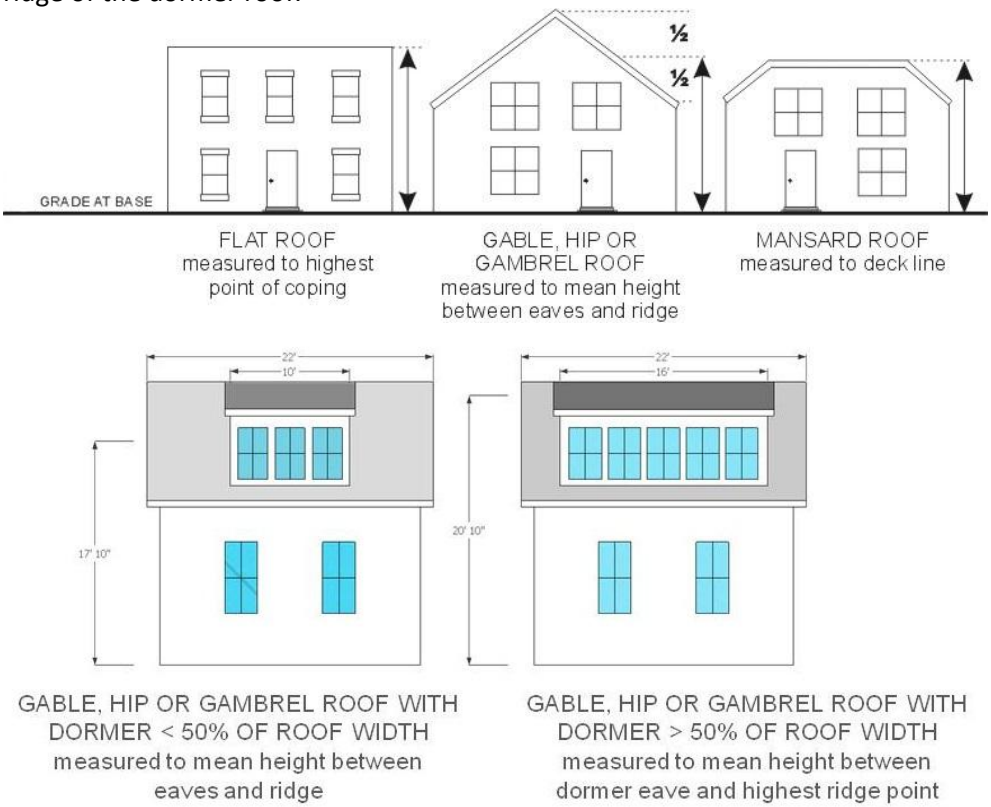
Floor area ratio is the gross floor area of all buildings on a lot divided by the lot area.

§3.1.6. Height

A. Building height

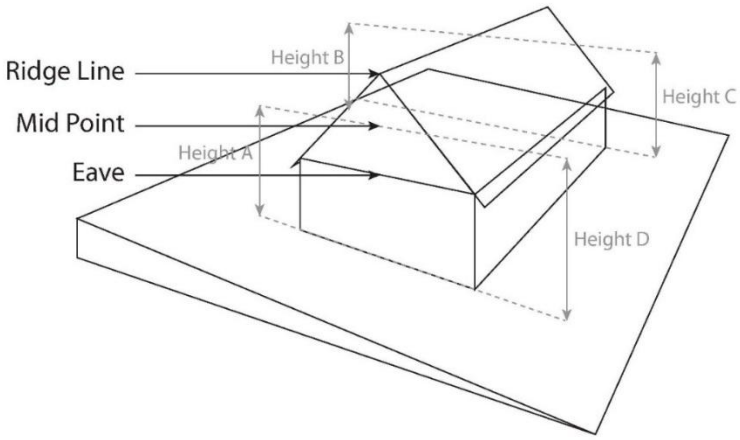
Building height is the vertical distance from existing grade to the highest point of the roof surface, if a flat roof, to the deck line of mansard roof, and to the mean height level (midpoint) between eaves and highest ridge point for gable, hip or gambrel roof. When a dormer exceeds 50 percent of the horizontal width of the roof, the dormer roof then becomes the main roof on that side of the building, and the building height is the vertical distance from existing grade to the mean height level (midpoint) between the eaves and

ridge of the dormer roof.



1. Measurement in R districts, except RA districts

The average existing grade is calculated by averaging the existing grade at four points at the perimeter of the building, that include two points each on the front and rear of the building, at the points closest to the applicable side lot lines. The vertical distance is the difference between the average existing grade and a single building height determined as described in §3.1.6.A above (or two building heights, in the case where there is a dormer that exceeds 50 percent of the horizontal width of the roof).



2. Measurement in all other districts (including RA districts)

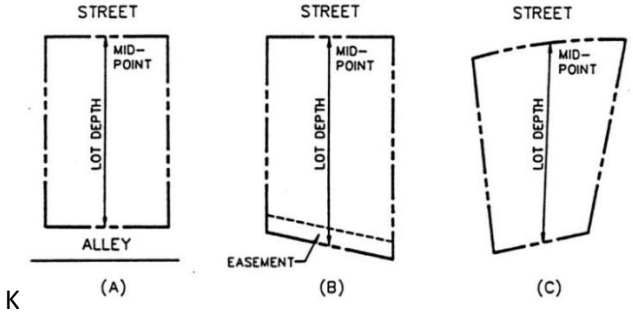
Vertical distance is measured from a calculated average elevation of the existing or officially approved grade of the site at the perimeter of the site. However, no wall or any structure in any district shall be exposed more than two stories more than the number permitted for that district.

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.
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 §3.1.6.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 Regulations, whichever is less. Gross floor area within a rooftop amenity space shall be included when calculating floor area ratio (F.A.R.).

§3.1.7. Lot depth

Lot depth is the distance between the front and rear lot lines. Lot depth is measured along a straight line connecting the midpoint of the front lot line and the midpoint of the rear lot line.



K

§3.1.8. Minimum lot width

A. Defined

Minimum lot width is the distance determined by dividing the lot area by the lot depth.

B. Minimum lot width

1. Every lot must meet the required minimum lot width for the applicable zoning district at the midpoint of the depth of the portion of the lot used for the calculation of the minimum lot width except as may be permitted by §16.5. The midpoint lot width shall be measured at right angles to the lot depth line at its midpoint.

2. Where a lot area exceeds the required minimum area for its particular zoning district, the minimum lot width may be computed within the boundary of a portion of the lot that meets the minimum lot area requirement. In that case, the front and/or rear lot line that is substituted for the original front or rear lot line must be parallel to the original front or rear lot lines, respectively. The midpoint lot width shall be measured at right angles to the lot depth line at its midpoint.

§3.1.9. Setbacks and yards

Setback refers to the distance which a building is required to be "set back" from a lot line or from nearest building or structure.

A. Yard

An open space, other than a court, on a lot, which space: (a) either, (1) lies between a lot line and a building, a building group, or a use not involving a building, or (2) on a vacant lot abuts a lot line and has a uniform depth or width, as the case may be, equal to the minimum depth or width of yard required under the regulations for the district in which is situated the lot on which such yard is located; and (b) is unoccupied and unobstructed from the ground upward except for certain features specified in §3.2.

B. Types of yards

1. Front yard

A yard extending across the full width of the lot and abutting the front lot line.

2. Rear yard

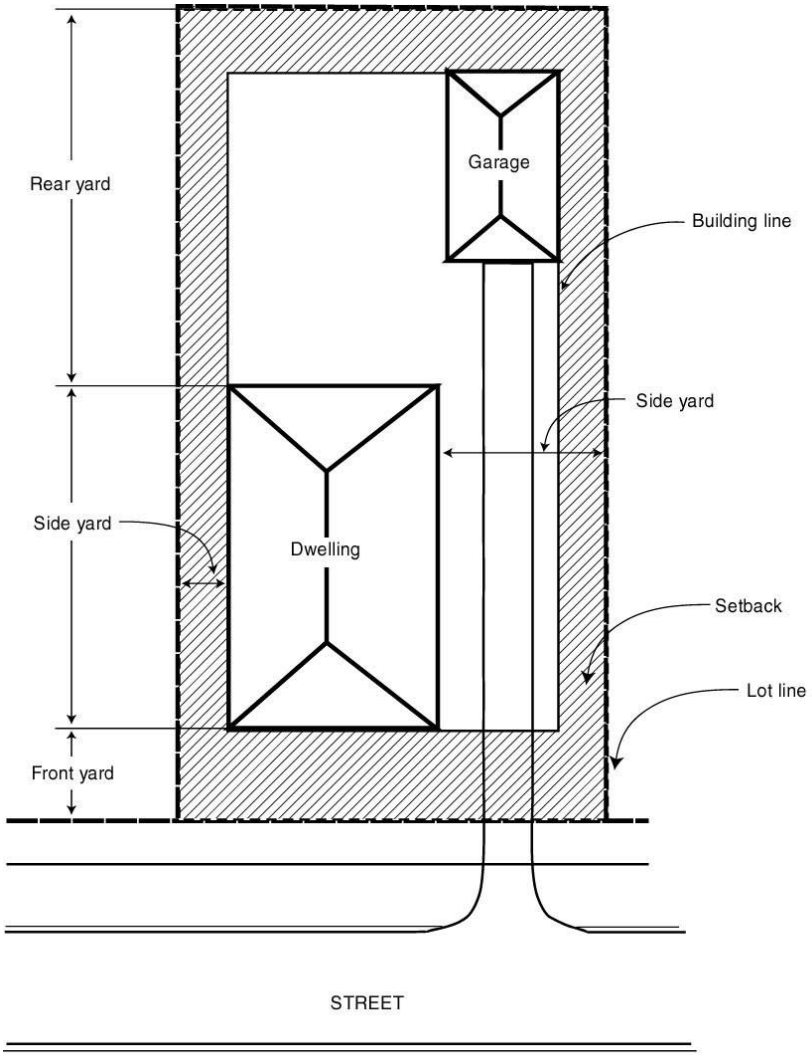
A yard extending the full width of the lot and abutting the rear lot line.

3. Side yard

A yard abutting a side lot line and extending from the front yard to the rear yard, or in the absence of either of such yards, to the front or rear lot line.

C. Measurement of yards

1. The depth or width of a yard, as the case may be, shall be measured from the nearest point of the building, building group or use not involving a building to the nearest point of the lot line bounding the yard.



D. Yard encroachments

See §3.2.6.A.3 for permitted encroachments into setbacks.

§3.2. Bulk, Coverage and Placement Requirements

§3.2.1. Purpose

Virtually every land use requires an appropriate relationship between lot area and intensity of use, and sufficient open space surrounding such use, to secure safety from fire, panic and other dangers; to ensure privacy; to lessen congestion in the streets; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate adequate provision for transportation, drainage and other public requirements; to conserve the value of buildings and encourage the most appropriate use of land.

§3.2.2. Height

A. Height of allowed uses is as specified in the respective district regulations.

B. No building or structure shall be erected, reconstructed, structurally altered, enlarged or moved to exceed in height the limit hereinafter designated.

§3.2.3. Lot area, minimum

A. Lot area of allowed uses is as specified in the respective district regulations.

B. No building or structure shall be erected, reconstructed, structurally altered, enlarged or moved, no open space surrounding any building shall be encroached upon or reduced in any manner, no lot shall be reduced in area, except in conformity with all area and building location, bulk, placement and coverage regulations hereinafter designated except as may be permitted by §16.5. No yard or other space provided about any building shall be considered as providing a yard or open space for the building on any other lot.

C. In townhouse or cluster development no required or provided lot or yard areas for a dwelling unit, in situations where there is one dwelling per lot, shall be encumbered by common use or access easements.

§3.2.4. Lot width

A. Minimum lot width is as specified in the respective district regulations.

B. No parcel of land held under separate ownership, with or without buildings on July 15, 1950, shall be subdivided, resubdivided, or reduced in any manner below the minimum lot width and lot area required by this ordinance except as may be permitted by §16.5.

C. Exceptions

1. Split-lots shall be permitted, as a matter of right, only in the R-20, R-10, R-8, R-6, R-5 and R2-7 districts, as an alternative to pipe-stem lot development. Split-lot residential developments are permitted only when the applicant has demonstrated to the satisfaction of the zoning administrator, which may include a survey plat, that the property that is the subject of the split-lot application meets all ordinance standards to create one interior lot and one pipe-stem lot. The pipe-stem lot that can be created must have a minimum frontage of 40 feet on a public street. Except as specifically provided below, split-lot residential developments shall satisfy all applicable subdivision and zoning requirements, including those for minimum lot area, setback and yards, coverage, parking, and building height, and all of the following requirements:

(a) Split-lot residential development shall be permitted only on sites that have a minimum lot frontage of 140 feet in the R-20 district; 120 feet in the R-10 district; 110 feet in the R-8 district; 100 feet in the R-6 district; and 90 feet in the R-5 district and the R2-7 district.

(b) Split-lot residential development shall be defined as the subdivision of one lot into two by adding a straight lot line that extends from the midpoint of the front lot line to the midpoint of the rear lot line.

(c) The minimum lot width for any lot created under the split-lot provision shall be: 70 feet in the R-20 district; 60 feet in the R-10 districts; 55 feet in the R-8 district; 50 feet in R-6 district; and 45 feet in the R-5 district, and the R2-7 district.

§3.2.5. Coverage

A. One-family dwellings

On any one-family dwelling lot in an R, RA, C, and M district, the following shall apply:

MAXIMUM COVERAGE AND CAP

Categories	R-5 R15-30T	R-6, R2-7, RA, C, M	R-8	R-10, R-10T	R-20
Maximum lot coverage (%)	45	40	35	32	25
Maximum lot coverage of one-family dwelling with porch of at least 60 square feet (exclusive of any wrap-around or side portion) on the front elevation (%)	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
Maximum main building footprint coverage (%)	34	30	25	25	16
Maximum main building footprint coverage with front porch (%)	37	33	28	28	19
Maximum main building footprint (sf.)	2,380	2,520	2,800	3,500	4,480
Maximum main building footprint with front porch (sf.)	2,590	2,772	3,136	3,920	5,320

1. Existing main and accessory buildings or structures that, as of November 15, 2005, are not in conformance with the coverage requirements adopted on November 15, 2005, may be rebuilt within the building footprint and height and stories as they existed on November 15, 2005, if such structures are damaged or destroyed by fire, wind, earthquake, or other force majeure. Such rebuilding shall only be permitted if commenced within two years after such damage or destruction.
2. Maximum main building footprint coverage on undersized lots in a zoning district shall be the same square footage as permitted on a standard sized lot (e.g., 6000 square feet in R-6) in the zoning district, subject to all applicable setback requirements.

B. Lots in R, RA, R2-7, C-1-O districts

For all lots in R, RA, R2-7, and C-1-O districts that are not used for one-family dwellings, lot coverage shall not exceed 56 percent, except as may be specified in the various district classifications, or unless where otherwise permitted to be modified by site plan or use permit.

§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) For all C, M and P-S districts excepting C-1, C-1-O, C-1-R, and C-O

40 feet from said centerline of any street, except for properties located within the "Clarendon Revitalization District" on the General Land Use Plan and zoned C-3.

(b) For all RA4.8 and C-O districts

50 feet from said centerline of any street.

(c) For all C-3 district properties in the "Clarendon Revitalization District" on the General Land Use Plan

50 feet from the centerline of Fairfax Drive or any street containing more than five lanes, including travel lanes and on-street parking lanes, and 40 feet from the centerline in all other cases.

(d) For all residential structures and all structures in all other districts except for one- and two-family dwellings and their accessory structures regulated by §3.2.5.A.1(e)

The larger of either 50 feet from said centerline of any street, or 25 feet from any street right-of-way line.

(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:

(1) The distance shall be at least the average of the distances between the street right-of-way line, and the edges of the front walls of existing structures located on the frontage where the structure is proposed to be located, subject to approval by the Zoning Administrator, of a plat showing all existing structures located on the subject frontage;

(2) The distance shall be at least 15 feet, provided, however, that no parking garage shall be located closer than 18 feet from the street right-of-way line; and

(3) No structure located within 25 feet of a street right-of-way line shall exceed 2 ½ stories.

2. Side and rear yards

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

(a) For all RA4.8, C, M and P-S districts, not including C-1-O

No side or rear yard shall be required except that no wall either on the side or rear of a lot abutting an R or RA district or containing openings or windows, whether or not they can be opened, shall be located closer to side or rear lot lines than eight feet for the first 10 feet of building height, plus two additional feet for each 10 additional feet of building height, or fraction thereof.

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

10 feet, provided that one side yard may be reduced to eight feet. The aggregate width of both side yards on any lot shall not be less than 30 percent of the required width of the lot, provided that on interior lots no structure shall be located closer than 25 feet from a rear lot line.

(c) For all accessory buildings in R districts

(1) No addition to a main building shall be located closer than eight feet to any wall of an existing accessory building.

(2) No accessory buildings of two or more stories, or taller than 25 feet shall occupy any part of a required rear yard nor shall any wall of such accessory building be located closer than 10 feet to any lot line, or closer than 15 feet to any wall of a main building. Provided, however, that for new construction of accessory buildings with heights lower than 1½ stories or 25 feet, whichever is less, and footprint smaller than 560 square feet in R-5 or R-6 districts, or 650 square feet in any other district, placement may be as follows:

(i) No wall of any accessory building shall be located closer than eight feet to any wall of a main building;

(ii) On interior lots, the nearest edge of the eave of an accessory building shall not be located closer than one foot to a side or rear lot line; and

(iii) On corner lots, the nearest edge of an eave of an accessory building shall not be located closer than one foot to any side lot line or 10 feet to any rear lot line.

(d) For all nonresidential main buildings in R and RA districts

Double the side and rear yard requirements for the district in which said structures are located.

(e) For all other residential buildings and for structures in all other districts

10 feet plus one additional foot for each 2 1/2 feet, or fraction thereof, of building height above 25 feet, provided that on interior lots no structure shall be located closer than 25 feet from a rear lot line.

(f) Side yards for semidetached dwelling

For the purpose of side yard regulations, a semidetached dwelling shall be considered as one building occupying one lot.

(g) Side yards for expanded housing option development

For the purpose of side yard regulations, a group of semidetached or townhouse dwellings, subject to §10.4, shall be considered as one building occupying one lot.

3. Encroachments allowed into required yards and courts

The following encroachments shall be allowed into required yards and courts

(a) No building or structure, or addition thereto, other than walls or fences, shall encroach into a required yard or court; except that:

(1) Bay and oriel windows without floor space and chimneys may encroach 18 inches.

(2) Trellises of neither more than eight feet in height nor more than a total of eight feet in length may be placed in any required side or rear yard, but not nearer than 18 inches to any property line; provided, however:

i. Trellises incorporated as fences
Subject to the provisions of §3.2.6.A.3(e), trellises of a total height and length not to exceed the dimensions in §3.2.6.A.3(a)(2), may be incorporated as part of fences; and

ii. Trellises providing screening from an accessory building
Only where a trellis is placed to provide screening from an accessory building that is within five feet of the common side lot line on abutting property, trellises placed as provided in §3.2.6.A.3(a)(2) above, may be increased to no more than the height and width of the abutting accessory building, but under no circumstances shall such trellises be larger than 14 feet in height and a total of 25 feet in length.

(3) The following unenclosed uses may encroach no more than four feet but not nearer than five feet to any property line: Balconies; eaves, trim and fascia boards and similar architectural features; window wells and areaways; decks and patios that are eight inches or higher from finished grade; stoops; and attached stormwater planters and similar features.

(4) Porches on interior lots, including the base, supporting columns and roof, may encroach four feet into the required front and rear yard, provided that they are no closer than 21 feet to any street right-of-way line and that no rear porch shall exceed the height of the first story of the building to which it is attached. Porch eaves on interior lots may encroach an additional 18 inches beyond the edge of the porch, provided they are no closer than 19.5 feet to any street right-of-way line.

(5) Porches on corner lots, including the base, supporting columns and roof, may encroach four feet into the required front yard and the required side yard facing the street right-of-way, provided that they are no closer than 21 feet to any street right-of-way line. Porch eaves on corner lots may encroach an additional 18 inches beyond the edge of the porch, provided they are no closer than 19.5 feet to any street right-of-way line.

(6) Stairs and steps may encroach into required yards and courts, provided they are no closer than five feet to any lot line, and provided that stairs and steps that encroach more than four feet into required yards shall be uncovered, and for one-family detached dwellings, shall be no wider than 35 percent of the width of the building elevation facing that yard. Stairs and steps that are less than 8 inches above finished grade may come all the way to the lot line.

(7) Stormwater retention and detention facilities, flood walls, and stormwater pumping stations, as specified in §12.2.4.K, may encroach into a required yard.

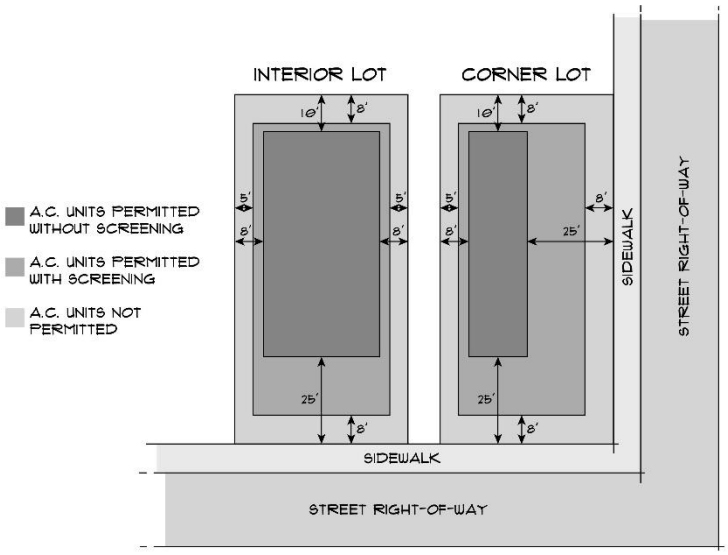
(8) The following structures associated with publicly owned and/or publicly operated parks and open spaces, as specified in §12.2.4.F, may encroach into a required setback from any street:

i. Accessory structures which serve the users of the park and/or open space, such as but not limited to seating, gateway/entrance features, shade structures, and planters;
ii. Accessory structures which support athletic or leisure activity, such as but not limited to performance stages, athletic or small game courts, and play equipment, and;
iii. Pedestrian and trail lighting, not to exceed 15 feet in height.

(9) Electric vehicle supply equipment may be located as follows:

i. Level 1 and Level 2 electric vehicle supply equipment may encroach into required yards; and
ii. Level 3 electric vehicle supply equipment may encroach into required yards provided it is set back a minimum of eight feet from any street right-of-way line

(b) Air conditioning units and similar mechanical equipment including emergency generators; pool equipment; compressors; and heat pumps are permitted in required side and rear yards, provided that they are under no circumstances less than eight feet from any side lot line or 10 feet from any rear lot line. However, air conditioning units and similar mechanical equipment as described above, that are screened with fence or vegetation, and stormwater planters that are separate structures (whether screened or not) may encroach into a required front, side or rear yard, where it is located no closer than eight feet to any street right-of-way line or rear lot line, and no closer than five feet to any side lot line. Stormwater planters with walls no higher than eight inches from finished grade may be located within any required yard.



(c) Except porches existing on November 20, 1976, any roofed-over area which is attached to a main structure and which encroaches on required front, side or rear yard area may not be enclosed.

(d) Subsurface parking and subsurface accessory structures may be located anywhere on a property. Nothing in this section shall be construed to abridge the right of the County Board, by site plan approval, to permit the use of air rights over streets and public property, together with inter-building connections or projections into yards associated therewith.

(e) Fences and walls are permitted to encroach into required setbacks and yards as follows:

(1) Fences and walls up to 4 feet in height are permitted to encroach into any required street setback, except:

i. In rear and side yards of corners lots, fences up to 6 feet in height may be erected in the required street setback, but no closer than 3 feet from any public right-of-way.
ii. On any lot used for publicly owned and/or publicly operated parks and open spaces, as specified in §12.2.4.F, fences and walls up to 8 feet in height are permitted in any required street setback.
iii. On any lot used for stormwater management facilities in accordance with §12.2.4.K, fences and walls up to 8 feet in height are permitted to encroach into any required street setback, but no closer than 3 feet from any public right-of-way.
iv. Flood walls up to 14 feet in height are permitted to encroach into any required street setback.

(2) Fences and walls up to 7 feet in height are permitted in any required rear or side yard, except:

i. On corner lots, fences and walls up to 7 feet in height are only permitted within rear or side yards when located to the rear of the required street side setback line, per §3.2.6.A.3(e)(1)i above.
ii. On any lot used for publicly owned and/or publicly operated parks and open spaces, as specified in §12.2.4.F, fences and walls up to 8 feet in height are permitted in any required rear or side yard.
iii. On any lot used for stormwater management facilities in accordance with §12.2.4.K, fences and walls up to 8 feet in height are permitted in any required rear or side lot line setback.
iv. Flood walls up to 14 feet in height are permitted in any required rear or side lot line setback.

(3) Handrails and guardrails affixed to the top of a wall which are required by the Virginia Uniform Statewide Building Code for purposes of safety shall be excluded from the calculations for maximum height for a wall.

(4) All fences and walls, including handrails and guardrails permitted per §3.2.6.A.3(e)(3) above, are subject to the visual clearance requirements in §3.2.6.A.4.

(5) Any open mesh type fence enclosing any school or playground is permitted in any required setback.

(f) The zoning administrator shall permit construction of benches, shelters, and bike share stations for passengers of public transportation facilities even though such

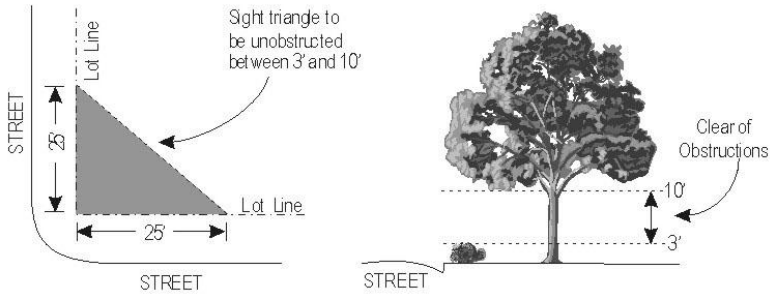
construction would otherwise violate setback and yard requirements of this section of the zoning ordinance when he is requested by a public authority to permit such construction, and when satisfactory evidence that such construction would not have an adverse effect on automobile and pedestrian traffic safety is presented to him.

(g) Ramps and other structures or equipment provided to comply with the accessibility requirements for individuals with disabilities in the Virginia Uniform Statewide Building Code (VUSBC), or to provide access for individuals with disabilities to any building or structure which is exempt from said accessibility requirements, may extend, to the extent reasonably necessary, into any minimum required front, side or rear yard or court.

(h) The front, side and rear yard requirements of this zoning ordinance shall not be deemed to prohibit any otherwise lawful kiosk meeting the requirements of §12.5.12; provided, however, that a kiosk shall not be placed within the visual clearance area. (See §3.2.6.A.4).

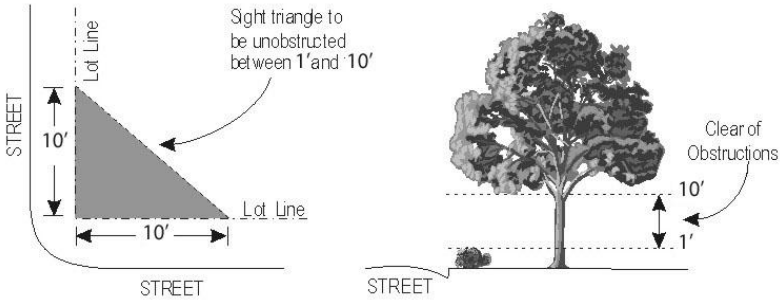
4. Visual clearance (corners)

(a) R and RA districts



On any corner lot in an R or RA district there shall be no planting, structure, retaining wall, fence, shrubbery or obstruction to vision between a height of three feet and a height of 10 feet above the curb level within the triangle formed by the street right-of-way lines and a line connecting said street lines 25 feet from their intersection.

(b) C, M and P-S districts



On any corner lot in any C or M district, no building or obstructions shall be permitted between a height of one foot and a height of 10 feet higher than the curb level within the triangle formed by the street right-of-way lines and a line connecting said street lines 10 feet from their intersection.

5. Courts

(a) An "outer court" with window openings shall have a depth not more than 1 1/2 times its width.

(b) An "inner court" shall not have any horizontal dimension, measured at right angles to any wall with window openings, which is less than the height of the building above the floor level of the story containing such openings; but under no circumstances shall the width be less than 20 feet. No other dimension of such court shall be less than one-third the height of the building above the floor level of the lowest story served by such court, but under no circumstances shall the width be less than 10 feet.

6. Open spaces for multiple building projects

For projects having more than one main building, the front setback, side and rear yard requirement shall apply along the boundary lines of the project. The minimum distances between the main buildings within the project shall be the sum of the side yard requirements between the respective buildings for each building as though it were located on a separate lot. Multiple-family dwelling projects which are less than 35 feet in building height shall have a minimum distance between main buildings of 20 feet. Except in R districts, these regulations shall also apply to all townhouse projects and the setback and yard requirements for individual lots within the project are not applicable.

7. Provision for development on certain streets

The zoning administrator shall have the authority to permit residential development on streets otherwise meeting the width requirements of this zoning ordinance but on which a dwelling or dwellings, in existence before the adoption of this zoning ordinance, encroach into the street right-of way; provided, however, that the proposed development shall not be permitted unless it is otherwise proper and the zoning administrator has approved a traffic engineering plan for the proposed development designed to minimize any adverse impact on health and safety caused by the encroaching dwelling or dwellings or increased by the proposed development.

Article 4. Public (P) Districts

§4.1. Public (P) Districts Use Tables

§4.1.1. General

The use tables of this section list all uses allowed within P districts, and is subject to the explanations set forth below.

§4.1.2. Public (P) districts principal use table

Table §4.1.2 lists the principal uses allowed within the P districts.

A. Permitted uses

A "P" indicates that a use is permitted by-right and may be approved administratively in the respective general district subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14. Subject to density and dimensional standards in the subject district or as approved by use permit or site plan, all uses permitted by-right may also be approved administratively in buildings controlled under use permit or site plan, except where expressly prohibited by use permit or site plan conditions for the subject property or where the subject property is expressly approved only for a specific use or uses.

B. Use permit approval required

A "U" indicates a special exception use that may be allowed subject to approval of a use permit as provided in §15.4. The Zoning Administrator may require a use permit for such use, whether the use is located in a building approved administratively or whether located in a building controlled by use permit or site plan. Uses allowed by use permit are subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

C. Site plan approval required

An "S" indicates a special exception use that may be allowed more flexibility in development form and density subject to site plan approval as provided in §15.5. Site plan uses are subject to all other applicable requirements of this zoning ordinance to the extent not modified through the site plan approval, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

D. Uses not allowed

A blank cell (one without a "P", "U", or "S") in the use table indicates that a use is not allowed in the respective district. Uses not specifically listed may be allowed pursuant to the similar use determination procedure of §12.2.2.

E. Use standards

The final "use standard" column on the use table contains references to use standards that apply to the listed use types in all districts in which the use is allowed.

F. Accessory and temporary uses

The regulations that apply to accessory and short term uses are contained in §12.9 and §12.10.

G. Use categories

All of the use categories listed in the table below are described in §12.2. The first column of the use table lists the sub-categories. The second column of the use table lists the specific use types included within the respective sub-categories.

PUBLIC (P) DISTRICTS PRINCIPAL USE TABLE

Use Category	Specific Use Types	S-3A	S-D	P-S	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted					
Residential Use Categories (See §12.2.3)					
Household Living (See §12.2.3.A)	Dwelling, one-family	P	P	P	
	Independent living facilities		S		§12.3.12
	Recovery residence	P U	P U	P U	§12.3.9
Group Living (See §12.2.3.B)	Assisted living facilities		S		§12.3.12
	Continuing care retirement communities		S		§12.3.12
	Group homes	U	U S	U	
	Nursing homes		S		§12.3.12
Public, Civic and Institutional Use Categories (§12.2.4)					
Colleges (§12.2.4.A)	Colleges and universities	U	U S	U	
Community Service (See §12.2.4.B)	Community centers	P	P	P	
	Libraries	P	P	P	
	Museums and art galleries or studios	P	P	P	
	Recreation centers	P		P	§12.4.6
	Swimming pools, community	P U		P U	§12.4.8
Day Care (See §12.2.4.C)	Child care centers	U	U	U	§12.4.1
	All other day care uses	U	U	U	
Governmental Facilities (See §12.2.4.D)	Detention or correctional facilities			P	
	Fire and police stations	P		P	
	Publicly-owned or controlled repair garages, storage areas and yards and warehouses			P	
Hospital (See §12.2.4.E)	Hospitals	U	U S	U	
Parks and Open Space (See §12.2.4.F)	Arboretums, forests and nature preserves	P		P	
	Cemeteries	P		P	
	Country clubs and golf courses	P		P	
	Parks, playgrounds and playfields	P	P	P	
Passenger Terminals and Services (See §12.2.4.G)	Bus, trolley, air, boat and rail passenger terminals	U		U	§12.4.4
Religious Institutions (See §12.2.4.H)	Churches, mosques, synagogues, and temples	P	P	P	
Schools (See §12.2.4.I)	Schools, elementary, middle, or high	U	U S	U	§12.4.7

PUBLIC (P) DISTRICTS PRINCIPAL USE TABLE

Use Category	Specific Use Types	S-3A	S-D	P-S	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted					
Social Service Institutions (See §12.2.4.J)	All social service institutions	U		U	
Utilities, Major (See §12.2.4.K)	Electrical generating plants and substations			P	
	Wastewater treatment plants			P	
	Water storage facilities			P	
	All other major utilities	U		U	§12.4.9
Utilities, Minor (See §12.2.4.K)	Bus shelters; bike share stations	U		U	§12.4.4
	Wastewater pump stations			P	
	Water pump station			P	
	All other minor utilities	P	P	P	§12.4.9
Retail, Service and Commercial Use Categories (See §12.2.5)					
Food Establishments (See §12.2.5.B)	All food establishments				
Entertainment, (See §12.2.5.A)	All entertainment uses				
Office (See §12.2.5.C)	Offices, local government			P	
	All other office uses				
Overnight Accommodations (See §12.2.5.D)	All overnight accommodations uses				
Parking, Commercial (See §12.2.5.E)	Publicly-owned parking area	U		U	§12.4.3
	All other commercial parking				
Recreation, Indoor (See §12.2.5.F.2(a)	All indoor recreation uses				
Recreation, Outdoor (See §12.2.5.F.2(b)	All outdoor recreation uses				
Retail, Sales (See §12.2.5.G.2(a))	Kiosks	U		U	§12.5.12
	Open-air markets	U	U	U	§12.5.17
	All other retail sales uses				
Retail, Personal Service (See §12.2.5.G.2(b))	All retail personal service uses				
Retail, Repair (See §12.2.5.G.2(c))	All retail repair uses				
Self-service Storage (See §12.2.5.H)	All self-service storage uses				§12.5.25
Vehicle Sales and Service (See §12.2.5.I)	All vehicle sales and service uses				
Industrial Use Categories (See §12.2.6)					
Light Industrial Service (See §12.2.6.A)	All light industrial service uses				
Manufacturing and Production (See §12.2.6.B)	All manufacturing and production uses				
Heavy Industrial (See§12.2.6.C)	All heavy industrial uses				

PUBLIC (P) DISTRICTS PRINCIPAL USE TABLE					
Use Category	Specific Use Types	S-3A	S-D	P-S	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted					
Warehouse and Freight Movement (See §12.2.6.D)	All warehouse and freight movement uses				
Waste-related Service (See §12.2.6.E)	Recycling centers	U		U	
	Separation and disposal facilities, including incinerators	P		P	
	Solid or liquid waste transfer	P		P	
Wholesale Trade (See §12.2.6.F)	All wholesale trade uses				
Other use categories (See §12.2.7)					
Agriculture (See §12.2.7.A)	All agricultural uses				
Resource Extraction (See §12.2.7.B)	All resource exaction uses				
Telecommunications Facilities (§12.2.7.C)	Small cell or micro-wireless facilities	P	P	P	
	Telecommunications facilities	P U	P U	P U	§12.7.2
	Temporary telecommunications support structures	P	P	P	§12.7.3
Unclassified (See §12.2.7.D					

§4.1.3. Public (P) districts transitional uses table

Transitional uses in Public (P) districts shall include the following uses, activities and structures:

Public (P) Districts Transitional Uses				
Specific Use Types	S-3A	S-D	P-S	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted				
Transitional parking area	U		U	§12.8.5

§4.1.4. Public (P) districts accessory uses table

Accessory uses in Public (P) districts shall include the following uses, activities and structures:

Public (P) Districts Accessory Uses				
Specific Use Types	S-3A	S-D	P-S	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted				
Electric vehicle supply equipment	P	P	P	
Family day care homes	P	P	P	§12.9.9
Small cell or micro-wireless facilities	P	P	P	
Telecommunications facilities	P U	P U	P U	§12.7.2
Temporary telecommunications support structures	P	P	P	§12.7.2

§4.2. S-3A, Special District

§4.2.1. Purpose

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.

§4.2.2. Uses

Uses shall be as specified in §4.1.

§4.2.3. Density and dimensional standards

A. By-right

Development allowed by-right in the S-3A district shall comply with the following area, width and height requirements, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwelling	All Other Uses
Lot area, minimum	3 acres	6,000 square feet
Lot width, average minimum (feet)	60	60
Height, maximum (feet)	35	45

B. Special exception

All development allowed by special exception in the S-3A district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Colleges, Hospitals, and Social Service Institutions	All Other Uses
Lot area, minimum	5 acres	6,000 square feet
Lot width, average minimum (feet)	--	60
Height, maximum (feet)	45	45

C. Bulk, coverage and placement

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

D. Exception

[RESERVED]

§4.2.4. District use standards

Use standards applicable to specific uses in the S-3A district include:

A. Elementary, middle and high schools

For schools as described in §12.2.4.I, the County Board may, subject to approval of a use permit as provided in §15.4:

1. Modify the number of required parking spaces and/or permit off-site parking to be used, as provided and subject to the findings set forth in §14.3.7.C; and
2. Modify setbacks in §3.2.6.A and the density and dimensional standards in §4.2.3 above, for all buildings, accessory buildings and associated structures within the

Western Rosslyn Coordinated Redevelopment District as shown on the General Land Use Plan, where it finds that the development project is consistent with the Guiding Principles and other policy guidance in the Western Rosslyn Area Plan, and provided height does not to exceed 175 feet; and

3. Modify setbacks in §3.2.6.A and the density and dimensional standards in §4.2.3 above for all buildings and accessory buildings, as well as athletic field lighting existing as of December 19, 2023, provided it finds that:

(a) The scale and massing of the school development project are compatible with existing and planned development abutting and across the street from the school development project;

(b) The school development project incorporates a design that facilitates utilization of the range of transportation options available in the vicinity of the school development project;

(c) The school development project balances opportunities for providing open space and recreational amenities within the school development project in a manner appropriate for the size and location of the development project; and

(d) The school development project emphasizes energy conservation and environmental sustainability through architectural design, materials, construction methods, and site design.

§4.2.5. Site development standards

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

A. Parking

Parking shall be provided in accordance with the requirements of §14.3.

B. [Reserved]

§4.3. S-D, Special Development District

§4.3.1. Purpose

[Reserved]

§4.3.2. Uses

Uses shall be as specified in §4.1.

§4.3.3. Density and dimensional standards

A. By-right

Development allowed by-right in the S-D district shall comply with the following area, width and height requirements, except as otherwise expressly allowed or stated:

Type of Standard	One-family Dwelling	All Other Uses
Lot area, minimum (sq. ft.)	6,000	43,560
Lot width, minimum average (feet)	60	--
Height, maximum		
(stories)	3	3
(feet)	35	45
Floor area ratio, maximum	--	1.0
Lot coverage, maximum (percent)	56	56

B. Special exception

Development allowed by special exception in the S-D district shall comply with the following area, width and height requirements, except as otherwise approved by the County Board

Type of Standard	Nursing Homes, Convalescent Homes, Intermediate Care Facilities and Related Housing for the Elderly	All Other Uses
Lot area, minimum (sq. ft.)	43,560	43,560
Lot width, minimum average (feet)	--	--
Setbacks, minimum (feet)		
Front	As Specified in §3.2.6.A	As Specified in §3.2.6.A
Side		
Rear		
Height, maximum (stories)		
Site area 2 acres or more by site plan approval	6	6
Site area 3 acres or more by site plan approval	10	10
Height, maximum (feet)		
Site area 2 acres or more by site plan approval	60	60
Site area 3 acres or more by site plan approval	95	95
Floor area ratio, maximum	1.5	1.0
Lot coverage, maximum by site plan (percent)	75	75

C. Bulk, coverage and placement

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

D. Exceptions

1. Floor area ratio by site plan

(a) The maximum gross floor area shall not exceed the site area multiplied by the prevailing F.A.R. of the surrounding area (calculated by averaging the F.A.R. of all the improvements on each lot, any part of which is located within 260 feet from any part of the site), except that the County Board may approve a development by site plan approval with a maximum gross floor area not exceeding the site area multiplied by 1.0. In judging the appropriateness of granting site plan approval for hospitals and hospital-related medical and health care facilities at densities greater than the prevailing F.A.R. of the surrounding area, the following guidelines shall be considered:

(b) The bulk and placement of buildings shall be concentrated in a location on the site so as to have the least negative impact on the surrounding neighborhoods. The basis for judging the appropriate bulk and placement of density on the site shall be the degree to which the project achieves a tapering in height, bulk and mass from the center of the site, or that portion of the site deemed appropriate for the concentration of density on the master plan, down to the building line of the site so that the building line of the site is set back at least as far as the required building line of surrounding properties zoned R and RA, and the structures meet the height requirements for the surrounding residential properties at the building line. Behind the building line, the intent is to increase gradually in height in such a way as to relate to the height and bulk requirements of the abutting residential properties, as well as those residential properties across the street.

(c) The placing of parking underground, where feasible, shall be encouraged. Where parking is provided in above-ground structures, they shall meet the bulk, coverage and placement requirements for site plans required in subsection (b), above.

(d) A vehicular traffic mitigation plan shall be provided.

(e) A master plan outlining proposed future development on the site for a minimum of five years from the date of site plan application shall be provided. Master plans and a conceptual plan for the following five years shall include the information, analysis and standards necessary for a plan to be the basis for judging future requests.

(f) An increase in gross floor area of private medical offices may be approved only when the applicant demonstrates the medical need for said office space. The total gross floor area of private medical offices shall be substantially subordinate to the gross floor area of hospital use.

(g) The impact on the continuous provision of medical services and facilities, particularly those in existing buildings, shall be considered when using these guidelines to evaluate new development.

2. [Reserved]

§4.3.4. Use standards

A. [Reserved]

§4.3.5. Site development standards

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

A. Parking

Parking shall be provided in accordance with the requirements of §14.3, except as such requirements may be modified in an approved site plan.

B. [Reserved]

§4.3.6. Filing of site plan

In addition to other conditions, a conditional use permit may be issued on the condition that an application for a site plan be subsequently filed and approved by the County Board.

§4.4. P-S, Public Service District

§4.4.1. Purpose

[Reserved]

§4.4.2. Uses

Uses shall be as specified in §4.1.

§4.4.3. Density and Dimensional Standards

A. By-right

All development in the P-S district shall comply with the following area, width and height requirements, except as otherwise expressly allowed or stated:

Type of Standard	One-family Dwelling	All Other Uses
Lot area, minimum (acres)	3	--
Lot width, average minimum (feet)	60	--
Height, maximum (feet)	35	75

B. Special exception

Development allowed by special exception in the P-S district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Colleges, Hospitals and Social Service Institutions	All Other Uses
Lot area, minimum (acres)	5	--
Height, maximum (feet)	75	75

C. Bulk, coverage and placement

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

D. Exceptions

1. Smokestacks and water towers

Smokestacks and water towers may, by use permit, exceed 75 feet.

2. Publicly-owned or controlled recreation buildings or aquatic centers

Publicly owned or controlled recreation buildings or aquatic centers or properties, located within areas designated as North Tract Special Planning District on the General Land Use Plan, may be constructed to a height which does not exceed 100 feet.

3. Detention or correctional facilities and local government offices

Courthouses, detention or correctional facilities and County government offices located on sites designated "government and community facilities" on the General Land Use Plan and abutting or across the street from a zoning district in which heights greater than 75 feet are allowed may be constructed to a height which does not exceed that of the subject abutting district or district across the street, and exceptions may be made to the provisions of §4.4.3.A, subject to the following:

(a) A use permit from the County Board under the provisions of §15.4 must be obtained.

(b) No use permit shall be granted for a structure which exceeds a height of 180 feet. The County Board may approve bonus height of up to 11 percent, not to exceed 200 feet, for the focal point courthouse or county government administration building for a Metro station area, as defined by approved sector plans, where the added height will clearly be used to create an architectural feature which would be recognized by the standards of professional architecture and professional city planning to be the focal point for the area.

§4.4.4. District use standards

Use standards applicable to specific uses in the P-S district include:

A. [Reserved]

§4.4.5. Site development standard

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

A. Parking

Parking shall be provided in accordance with the requirements of §14.3.

Article 5. Residential (R) Districts

§5.1. Residential (R) Districts Use Tables

§5.1.1. General

The use tables of this section lists all uses allowed within R districts, and is subject to the explanations set forth below.

§5.1.2. Residential (R) districts principal use table

Table §5.1.2 lists the principal uses allowed within the R districts.

A. Permitted uses

A ”P” indicates that a use is permitted by-right and may be approved administratively in the respective general district subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14. Subject to density and dimensional standards in the subject district or as approved by use permit or site plan, all uses permitted by-right may also be approved administratively in buildings controlled under use permit or site plan, except where expressly prohibited by use permit or site plan conditions for the subject property or where the subject property is expressly approved only for a specific use or uses.

B. Use permit approval required

A “U” indicates a special exception use that may be allowed subject to approval of a use permit as provided in §15.4. The Zoning Administrator may require a use permit for such use, whether the use is located in a building approved administratively or whether located in a building controlled by use permit or site plan. Uses allowed by use permit are subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

C. Site plan approval required

An “S” indicates a special exception use that may be allowed more flexibility in development form and density subject to site plan approval as provided in §15.5. Site plan uses are subject to all other applicable requirements of this zoning ordinance to the extent not modified through the site plan approval, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

D. Uses not allowed

A blank cell (one without a “P”, “U”, or “S”) in the use table indicates that a use is not allowed in the respective district. Uses not listed may be allowed pursuant to the similar use determination procedure of §12.2.2.

E. Use standards

The final “use standard” column on the use table contains references use standards that apply to the listed use types. The uses standards in Article 12 apply to more than one district. Where use standards apply exclusively to a specific district(s), such standards are listed in the respective district(s) regulations.

F. Accessory and temporary uses

The regulations that apply to accessory and temporary uses are contained in §12.9 and §12.10.

G. Transitional uses

The regulations that apply to transitional uses are contained in §12.8.

H. Use categories

All of the use categories listed in the table below are described in §12.2. The second column of the use table lists some of the specific use types included within the respective use categories.

RESIDENTIAL (R) DISTRICTS PRINCIPAL USE TABLE

Use Category	Specific Use Types	R-20	R-10	R-10T	R-8	R-6	R-5	R15-30T	R2-7	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted										
Residential Use Categories (See §12.2.3)										
Household Living (See §12.2.3.A)	One-family detached	P	P	P	P	P	P	P	P	§12.3.10
	Duplexes								P S	
	Duplexes, abutting RA, C or M districts, or located on a principal or minor arterial street as designated on the Arlington County Master Transportation Plan						U S	U S		§12.3.11
	Semidetached, abutting RA, C or M districts, or located on a principal or minor arterial street as designated on the Arlington County Master Transportation Plan						U S	U S		§12.3.11
	Semidetached							S	P S	
	Townhouses							S	P	
	Townhouse, semidetached and existing one-family dwellings			S						§5.4.4
	Townhouse, semidetached, one-family and stacked units							S		§5.8.4
	Recovery residence	P U	P U	P U	P U	P U	P U	P U	P U	§12.3.9
Group Living (See §12.2.3.B)	Dormitories	U	U	U	U	U	U	U	U	§12.3.3
	Fraternity and sorority houses;	U	U	U	U	U	U	U	U	§12.3.5
	Group homes	U	U	U	U	U	U	U	U	§12.3.6
Public, Civic and Institutional Use Categories (§12.2.4)										
Colleges §12.2.4.A)	Colleges and universities	U	U	U	U	U	U	U	U	
Community Service (See §12.2.4.B)	Community centers	U	U	U	U	U	U	U	U	
	Community swimming pools	U	U	U	U	U	U	U	U	§12.4.8
	Libraries	U	U	U	U	U	U	U	U	
	Museums and art galleries or studios	U	U	U	U	U	U	U	U	
Day Care (See §12.2.4.C)	Child care centers	U	U	U	U	U	U	U	U	§12.4.1
	All other day care uses	U	U	U	U	U	U	U	U	
Governmental Facilities (See §12.2.4.D)										
Hospital (See §12.2.4.E)	Hospitals	U	U	U	U	U	U	U	U	§12.4.2
Parks and	Cemeteries	U	U	U	U	U	U	U	U	

RESIDENTIAL (R) DISTRICTS PRINCIPAL USE TABLE										
Use Category	Specific Use Types	R-20	R-10	R-10T	R-8	R-6	R-5	R15-30T	R2-7	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted										
Open Space (See §12.2.4.F)	Country clubs and golf courses	U	U	U	U	U	U	U	U	
	Parks, playgrounds and playfields	U	U	U	U	U	U	U	U	
Passenger Terminals and Services (See §12.2.4.G)	Airports and aircraft landing fields	U	U	U	U	U	U	U	U	
	Bus, trolley, air, boat and rail passenger terminals	U	U	U	U	U	U	U	U	§12.4.4
Religious Institutions (See §12.2.4.H)	Churches, mosques, synagogues, and temples	P	P	P	P	P	P	P	P	
Schools (See §12.2.4.I)	Schools, elementary, middle and high	U	U	U	U	U	U	U	U	§12.4.1
Social Service Institutions (See §12.2.4.J)	All social service institutions except those of a corrective nature	U	U	U	U	U	U	U	U	
Utilities, major (See §12.2.4.K)	All major utilities	U	U	U	U	U	U	U	U	§12.4.9
Utilities, minor (See §12.2.4.K)	Bus shelters; bike share stations	U	U	U	U	U	U	U	U	
	All other minor utilities	P	P	P	P	P	P	P	P	§12.4.9
Retail, Service and Commercial Use Categories (See §12.2.5)										
Food Establishments (See§12.2.5.B)	All Food Establishments									
Entertainment (See §12.2.5.A)	Membership clubs and lodges	U	U	U	U	U	U	U	U	§12.5.13
Office (See§12.2.5.C)	Offices, federal, state and local	U	U	U	U	U	U	U	U	
	Offices or clinics, medical or dental					U	U	U	U	§12.5.16
Overnight Accommodations (See §12.2.5.D)	Bed and breakfasts	U	U	U	U	U	U	U	U	§12.5.3
Parking, Commercial (See §12.2.5.E)	All commercial parking uses									
Recreation, Indoor (See §12.2.5.F.2(a))	All indoor recreation uses									
Recreation, Outdoor (See §12.2.5.A)	All outdoor recreation uses									
Retail, Sales (See §12.2.5.G.2(a))	Open-air markets	U	U	U	U	U	U	U	U	§12.5.17
	All other retail sales uses									
Retail, Personal Service (See §12.2.5.G.2(b))	All retail personal service uses									
Retail, Repair (See §12.2.5.G.2(c))	All retail repair uses									
Self-service Storage (See §12.2.5.H)	All self-storage uses									

RESIDENTIAL (R) DISTRICTS PRINCIPAL USE TABLE										
Use Category	Specific Use Types	R-20	R-10	R-10T	R-8	R-6	R-5	R15-30T	R2-7	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted										
Vehicle Sales and Service (See §12.2.5.I)	All vehicle sales and service uses									
Industrial Use Categories (See §12.2.6)										
Light Industrial Service (See §12.2.6.A)	All light industrial uses									
Manufacturing and Production (See §12.2.6.B)	All manufacturing and production uses									
Heavy Industrial (See §12.2.6.C)	All heavy industrial uses									
Warehouse and Freight Movement (See §12.2.6.D)	All warehouse and freight movement uses									
Waste-related Service (See §12.2.6.E)	Recycling centers	U	U	U	U	U	U	U	U	
	All other waste-related service uses									
Wholesale Trade (See §12.2.6.F)	All wholesale trade uses									
Other use categories (See §12.2.7)										
Agriculture (See §12.2.7.A)	All agricultural uses	P	P	P	P	P	P	P	P	§12.7.1
Resource Extraction (See §12.2.7.B)	All resource extraction uses									
Telecommunications Facilities (§12.2.7.C)	Small cell or micro-wireless facilities	P	P	P	P	P	P	P	P	
	Telecommunications facilities	P U	P U	P U	P U	P U	P U	P U	P U	§12.7.2
	Temporary telecommunications support structures	P	P	P	P	P	P	P	P	§12.7.3
Unclassified (See §12.2.7.D)										

§5.1.3. Residential (R) districts transitional use table

Transitional uses in residential (R) districts shall include the following uses, activities and structures:

RESIDENTIAL (R) DISTRICTS TRANSITIONAL USE TABLE.									
Specific Use Types	R-20	R-10	R-10T	R-8	R-6	R-5	R15-30T	R2-7	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted									
Duplexes, abutting other than C-1 or C-1-O districts					U S	U S		U S	
Semidetached, abutting other than C-1 or C-1-O districts					U S	U S		U S	
Offices or clinics, medical or dental, in existing one-family detached dwelling	P	P	P	P	P S	P S	P S	P S	§12.8.3

RESIDENTIAL (R) DISTRICTS TRANSITIONAL USE TABLE

Specific Use Types	R-20	R-10	R-10T	R-8	R-6	R-5	R15-30T	R2-7	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted									
Transitional parking areas	U	U	U	U	U	U	U	U	§12.8.5

§5.1.4. Residential (R) districts accessory use table

Accessory uses in residential (R) districts shall include the following uses, activities and structures:

RESIDENTIAL (R) DISTRICTS ACCESSORY USE TABLE

Use Types	R-20	R-10	R-10T	R-8	R-6	R-5	R15-30T	R2-7	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted									
Accessory dwellings	P	P	P	P	P	P	P	P	§12.9.2
Commercial vehicle parking	P U	P U	P U	P U	P U	P U	P U	P U	§12.9.4
Crematoriums	U	U	U	U	U	U	U	U	§12.9.6
Electric vehicle supply equipment	P	P	P	P	P	P	P	P	
Family day care homes	P	P	P	P	P	P	P	P	§12.9.9
Family/caregiver suites	P	P	P	P	P	P	P	P	§12.9.8
Guest house	P	P	P	P	P	P	P	P	§12.9.10
Home occupations	P	P	P	P	P	P	P	P	§12.9.11
Homestay, accessory	P	P	P	P	P	P	P	P	§12.9.12
Mortuaries and funeral homes	U	U	U	U	U	U	U	U	§12.9.14
Swimming pools, private	P	P	P	P	P	P	P	P	§12.9.17
Small cell or micro-wireless facilities	P	P	P	P	P	P	P	P	
Telecommunications facilities	P U	P U	P U	P U	P U	P U	P U	P U	§12.7.2
Temporary telecommunication support structures	P	P	P	P	P	P	P	P	§12.7.3
Recreational vehicle or trailer parking	P	P	P	P	P	P	P	P	§12.9.16
Vehicle maintenance and minor repairs, routine	P	P	P	P	P	P	P	P	§12.9.18
Vehicle, unlicensed and/or uninspected.	P	P	P	P	P	P	P	P	§12.9.19

§5.2. R-20, One-Family Dwelling District

§5.2.1. Purpose

[Reserved]

§5.2.2. Uses

Uses shall be as specified in §5.1.

§5.2.3. Density and dimensional standards

A. General

All development in the R-20 district shall comply with the following requirements, except as otherwise expressly allowed or stated.

Type of Standard	All Uses
Lot, minimum (sq. ft.)	
Lot area	20,000
Lot area per dwelling unit	20,000
Lot width, average minimum (feet)	100
Height, maximum (feet)	35

B. Bulk, coverage and placement

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

C. Exceptions

The County Board may, on R district lots of 100 acres or more, by use permit approval in accordance with§15.4, approve an increase in the height of one main building to 55 feet. Notwithstanding the provisions of §3.1.10, 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 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.

§5.2.4. District use standards

Use standards applicable to specific uses in the R-20 district include:

[Reserved]

§5.2.5. Site development standards

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

A. Parking

Automobile parking spaces to be provided as required in §14.3.

§5.3. R-10, One-Family Dwelling District

§5.3.1. Purpose

[Reserved]

§5.3.2. Uses

Uses shall be as specified in §5.1.

§5.3.3. Density and dimensional standards

A. General

All development in the R-10 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	All Other Uses
Lot, minimum (sq. ft.)		
Lot area	10,000	10,000
Lot area per dwelling unit	10,000	10,000
Lot width, minimum average (feet)	80	80
Height, maximum (feet)	35	35

B. Bulk coverage and placement

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

C. Exceptions

The County Board may, on R district lots of 100 acres or more, by use permit approval in accordance with §15.4, approve an increase in the height of one main building to 55 feet. Notwithstanding the provisions of §3.1.6.B, 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 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.

§5.3.4. District use standards

Use standards applicable to specific uses in the R-10 district include:

A. [Reserved]

§5.3.5. Site development standards

The site development standards of Article 13 and Article 14 apply to all development.

§5.4. R-10T, One-Family and Townhouse Dwelling District

§5.4.1. Purpose

The purpose of the R-10T, One-Family, Townhouse Dwelling District is to provide for development of one-family dwellings and, under certain conditions, the development of townhouse projects. Such townhouse projects may include a variety of dwelling styles including one-family and semidetached dwellings; however, the project shall maintain the townhouse style character. Up to one-third of the permitted dwelling units may be semidetached. In townhouse projects, existing one-family dwellings may be retained but new construction of such dwellings is not permitted. Townhouse development may occur where development will be consistent with the adopted master plan or plans for the immediate area. Such development is appropriate but not limited to situations where it provides a transition between a one-family district and uses permitted in other district classifications, or for a reuse of land. It is intended that any townhouse development permitted should result in well-designed living units offering optimum residential environmental amenities, including preservation of natural land form and foliage and the clustering of usable open space. Clusters of dwelling units should be so arranged as to achieve an intimate internal relationship. Site plans shall be prepared in such detail as to permit judgment of the quality of design.

§5.4.2. Uses

Uses shall be as specified in §5.1.

§5.4.3. Density and dimensional standards

A. By-right

All development in the R-10T district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwelling	All Other Uses
Lot, minimum (sq. ft.)		
Lot area	10,000	10,000
Lot area per dwelling unit (sq. ft.)	10,000	10,000
Lot width, minimum average (feet)	80	80
Height, maximum (feet)	35	35

B. Special exception

All development allowed by special exception in the R-10T district shall comply with the following standards, except as otherwise approved by the County Board.

Standard	Townhouse, Semidetached and Existing One-family Dwellings
Project, minimum	
Units (number)	12
Site (sq. ft.)	51,600
Setbacks, minimum	
Front	--
Side, interior	--
Side, street	20
Rear	20
Site, minimum	
Area (sq. ft.)	4,300-5,000
Width (feet), average	18

Standard	Townhouse, Semidetached and Existing One-family Dwellings
Lot area, minimum (sq. ft.) Lot area per dwelling unit	As approved by Site Plan
Lot width per dwelling unit (feet)	18
Height, maximum (feet)	36
Floor area, minimum, exclusive of utility, attic, and garage area (sq. ft.) Townhouse Semidetached Existing one-family	 1,500 1,500 --

C. Bulk coverage and placement

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

D. Exceptions

The County Board may, on R district lots of 100 acres or more, by use permit approval in accordance with §15.4, approve an increase in the height of one main building to 55 feet. Notwithstanding the provisions of §3.1.6.B, 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 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.

§5.4.4. District use standards

Use standards applicable to specific uses in the R10-T district include:

A. Townhouses, semidetached and existing one-family dwellings

Semidetached dwellings shall not compromise more than one-third of the total dwelling units, as follows:

1. Lot area and width requirements

Every townhouse project shall have a minimum area per dwelling of 4,300 square feet; provided, however, that the County Board may require up to a minimum of 5,000 square feet per dwelling to preserve unique site characteristics including natural land form and foliage. Not less than 1,000 square feet of the minimum area per dwelling unit shall be combined to form common open park space suitable for recreational use located within the project. Public or private drives and parking areas shall not be included in the calculation of common open park space. A site plan showing either less lot area or common open park space, or both, shall not be approved by the County Board.

2. Setback and yard requirements

(a) Where an off-street parking space is provided in front of a dwelling unit, the front yard setback shall be no less than 25 feet from any street right-of-way line.

(b) Side yard setback for corner lots shall be a minimum of 20 feet.

(c) Every dwelling unit shall have a rear yard of not less than 20 feet which shall be screened with landscaping, walls or fences so as to provide optimum privacy for the occupants of that dwelling unit.

(d) Building setback variations shall be provided whenever possible to permit side lighting to interior spaces.

3. Lot development and visibility requirements

(a) All dwelling units shall be functionally related to the natural topography.

(b) No townhouse or semidetached dwelling shall be constructed so as to provide direct vehicular ingress or egress to any streets designated as controlled access principal arterial, minor arterial, local principal as designated in the adopted Arlington County Master Transportation Plan.

4. Landscape and site improvement plan

A preliminary landscape plan shall be included as part of the site plan submittal. A detailed landscape plan and a complete site improvement plan shall be submitted and approved by the county manager prior to the issuance of a building permit. In approving the plans the county manager shall require the following:

(a) Conformance to the approved site plan.

(b) Plant materials which do not have a deleterious effect on other site improvements, which do have a reasonable period of life and which do not produce an unreasonable amount of debris in the form of branches and leaves.

(c) Plant materials shall be used in sufficient quantity to reasonably enhance the appearance of the entire townhouse project.

(d) The impervious area of townhouse project shall not exceed 50 percent.

5. Internal streets

Internal streets, whether public or private, shall have a minimum right-of-way width of 40 feet and a minimum pavement width of 30 feet.

6. Completion of construction

Upon the completion of construction, street improvements, parking, site improvements and landscaping, the standard zoning regulations for the district become effective, even though they conflict with provisions of the approved site plan, landscaping plan and site improvement plan as to individual dwelling units, title to which has been conveyed to individual owners who will be occupying or renting such dwelling units to other persons; provided, however, all areas of the project intended for common use shall remain bound by the approved site plan, site improvement plan and landscaping plan.

7. Parking

Not less than two and one-half off-street parking spaces shall be provided for every dwelling unit.

§5.4.5. Site development standards

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

§5.5. R-8, One-Family Dwelling District

§5.5.1. Purpose

[Reserved]

§5.5.2. Uses

Uses shall be as specified in §5.1.

§5.5.3. Density and dimensional standards

A. General

All development in the R-8 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	All Other Uses
Lot, minimum (sq. ft.)		
Lot area	8,000	8,000
Lot area per dwelling unit (sq. ft.)	8,000	8,000
Lot width, minimum average (feet)	70	70
Height, maximum (feet)	35	35

B. Bulk coverage and placement

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

C. Exceptions

The County Board may, on R district lots of 100 acres or more, by use permit approval in accordance with §15.4, approve an increase in the height of one main building to 55 feet. Notwithstanding the provisions of §3.1.6.B, 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 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.

§5.5.4. District use standards

Use standards applicable to specific uses in the R-8 district include:

A. [Reserved]

§5.5.5. Site development standards

The site development standards of Article 13 and Article 14 apply to all development.

§5.6. R-6, One-Family Dwelling District

§5.6.1. Purpose

[Reserved]

§5.6.2. Uses

Uses shall be as specified in §5.1.

§5.6.3. Density and dimensional standards

A. By-right

All development in the R-6 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	All Other Uses
Lot, minimum (sq. ft.)		
Lot area	6,000	6,000
Lot area per dwelling unit	6,000	6,000
Lot width, minimum average (feet)	60	60
Height, maximum (feet)	35	35

B. Special exception use permit

All development allowed by special exception use permit in the R-6 district shall comply with the following standards, except as otherwise approved by the County Board.

	Two-family Dwellings on Transitional Sites, other than abutting C-1 or C-1-O districts	
Type of Standard	Semi-detached	Duplex
Site area, minimum (sq. ft.)	8,700	8,700
Lot, minimum (sq. ft.)		
Lot area	4,350	8,700
Lot area per dwelling unit	4,350	--
Lot width, minimum average (feet) by use permit	35	70
Lot width, minimum average (feet) by site plan	28	56
Height, maximum (feet)	35	35
Floor area per dwelling unit, minimum, exclusive of basement or attic (sq. ft.)	750	750

C. Bulk coverage and placement

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

D. Exceptions

The County Board may, on R district lots of 100 acres or more, by use permit approval in accordance with §15.4, approve an increase in the height of one main building to 55 feet. Notwithstanding the provisions of §3.1.6.B, 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 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.

§5.6.4. District use standards

Use standards applicable to specific uses in the R-6 district include:

A. [Reserved]

§5.6.5. Site development standards

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

A. Parking

Automobile parking space shall be provided as required and regulated in §14.3, except that in considering use permit applications under §15.4 the required parking for medical offices may be reduced by the County Board up to a maximum of 10 percent.

§5.7. R-5, One-Family and Restricted Two-Family Dwelling District

§5.7.1. Purpose

The purpose of the R-5, One-family, Restricted Two-family District is to provide for one-family dwellings on relatively small lots and to provide, under certain circumstances, for two-family dwellings on lots of such size as follows the progression in residential density established in this zoning ordinance giving consideration to architectural compatibility with one-family detached dwellings in the existing neighborhood. An existing one-family dwelling shall not be converted into a two-family dwelling (duplexes and semidetached dwellings). Two-family dwelling (duplexes and semidetached dwellings) units should have as many of the one-family amenities as possible.

§5.7.2. Uses

Uses shall be as specified in §5.1.

§5.7.3. Density and dimensional standards

A. By-right

All development allowed by-right in the R-5 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwelling	All Other Uses
Lot, minimum (sq. ft.)		
Lot area	5,000	5,000
Lot area per dwelling unit	5,000	5,000
Lot width, minimum average (feet)	50	50
Height, maximum (feet)	35	35

B. Special exception

All development allowed by special exception in the R-5 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings abutting RA, C or M District or located on a principal or minor arterial street		All Other Uses
	Semi-detached	Duplex	
Site area, minimum (sq. ft.)	8,700	8,700	--
Lot, minimum (sq. ft.)			
Lot area	4,350	8,700	5,000
Lot area per dwelling unit	4,350	--	5,000
Lot width, minimum average (feet) by use permit	35	70	50
Lot width, minimum average (feet) by site plan	28	56	--
Height, maximum (feet)	35	35	35
Floor area per dwelling unit, minimum, exclusive of basement or attic (sq. ft.)	750	750	--

C. Bulk coverage and placement

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

D. Exceptions

The County Board may, on R district lots of 100 acres or more, by use permit approval in accordance with §15.4, approve an increase in the height of one main building to 55 feet. Notwithstanding the provisions of §3.1.6.B, 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 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.

§5.7.4. District use standards

Use standards applicable to specific uses in the R-5 district include:

A. Two-family (duplexes and Semidetached) abutting RA, C and M districts

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 in the Arlington County Master Transportation Plan provided that the dwellings front on the principal or minor arterial street, except on corner lots where no more than one unit may front on the local street.

B. [Reserved]

§5.7.5. Site development standards

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

A. Parking

There shall be two parking spaces per dwelling unit.

§5.8. R15-30T, Townhouse Dwelling District

§5.8.1. Purpose

The intent of the R15-30T, Townhouse Dwelling District is to provide for low-rise one-family townhouse development within Metro Transit Corridors as designated by the County Board. The R15-30T district may also be appropriate in other areas of the county which are planned for "low" residential (11-15 units per acre) and "low-medium" residential (16-36 units per acre) use in the General Land Use Plan, and where townhouse development will provide an appropriate transition between commercial uses or higher density residential uses and single-family or two-family residential development. Uses shall be as permitted and regulated as in R-5; however, density up to 15 units per acre, and density up to 30 units per acre may be permitted by the County Board in accordance with the site plan provisions of this zoning ordinance when consistent with the General Land Use Plan and approved plans for the area. Preservation of existing dwellings in projects is encouraged as is architectural integration of new projects into existing neighborhoods by relating the facade, height, and setbacks of the new dwellings with the old. Determination as to the actual densities to be allowed will be based on the characteristics of individual sites in their neighborhood and on the need for community facilities, open and landscaped areas, circulation, and utilities.

§5.8.2. Uses

Uses shall be as specified in §5.1.

§5.8.3. Density and dimensional standards

A. By-right

All development allowed by-right in the R15-30T district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	All Other Uses
Lot, minimum (sq. ft.)		
Lot area	5,000	5,000
Lot area per dwelling unit	5,000	5,000
Lot width, minimum average (feet)	50	50
Height, maximum (feet)	35	35

B. Special exception

All development allowed by special exception in the R15-30T district shall comply with the following standards, except as otherwise approved by the County Board.

Standard	Two-family Dwellings abutting RA, C or M districts or located on a principal or minor arterial street		Semi-detached Dwellings	Townhouse Dwellings	Townhouse, Semi-detached and Existing One-family Dwellings
	Semi-detached	Duplex			
Units, minimum					
Project (units)	--	--	2	3	--
Density, maximum (units/acre)			15	15	16-30
Site, minimum					
Area (sq. ft.)	8,700	8,700	5,808	8,712	8,712 sq. ft., or 17,424 sq. ft. in projects where density is requested above 15 units per acre
Width (feet)	--	--	50	75	As approved by Site Plan
Setbacks, minimum (feet)					
Front	See §3.2 and §5.8.4.A	See §3.2 and §5.8.4.A	See §3.2	See §3.2	25
Side					7 (Townhouse, Semidetached dwelling end units)
Side, street					15
Rear					25
Lot area, minimum (sq. ft.)					
Lot area	4,350	8,700	--	--	--
Lot area per dwelling unit	4,350	--	2,904	2,904 of which up to 1,300 sq. ft. may be in common area	As approved by site plan but under no circumstances less than 1,452 sq. ft. of site area per dwelling unit
Lot width per dwelling unit (feet)					
By use permit	35	70	--	--	--
By site plan	28	56	25	20	As approved by Site Plan, see §5.8.4.A
Height, maximum (feet)	35	35	45	45	45

C. Bulk, coverage and placement

For bulk, coverage and placement regulations not listed in this section, See §3.2.

D. Exceptions

1. The County Board may, on R district lots of 100 acres or more, by use permit approval in accordance with §15.4, approve an increase in the height of one main building to 55 feet. Notwithstanding the provisions of §3.1.6.B, 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 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.

§5.8.4. District use standards

Use standards applicable to specific uses in the R15-30T district include:

A. Townhouse and semidetached dwellings requiring site plan approval by the County Board

1. Site plans may include a variety of dwelling styles including townhouse, semidetached, one-family and stacked units. Existing one-family units may be retained. The provisions of this subsection shall be in accordance with Article 15 and consistent with the general land use plan. The County Board, at its discretion, may approve any of the following special exceptions subject to the approval of a site plan as specified in §15.5: variations in setback, yard, lot size, coverage and parking requirements to achieve a design appropriate for the site and project.

2. To maintain neighborhood scale by matching new and existing setbacks, the front yard setback for one-family and two-family dwellings may be reduced to that of the average setback of the existing buildings on the same side of the subject block.

§5.8.5. Site development standards

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

A. Parking

1. Semidetached dwellings: Two parking spaces per unit.

2. All other uses: Parking spaces shall be provided as required in §14.3.

B. Landscaping

A landscaping plan shall be submitted within two weeks after submitting the application for approval of the site plan. At a minimum, plans shall include the following:

1. Shrubs

There shall be a minimum of five shrubs for each dwelling unit and a minimum of one tree per dwelling unit

2. Street trees

(a) In addition to the requirement for shrubs of §5.8.5.B.1, above, major deciduous trees shall be planted at the minimum rate of one for every 35 feet along any property line abutting public right-of-way. The requirement is to be satisfied by planting trees on-site within the front yard setback or within the public right-of-way at a location to be designated by the zoning administrator and consistent with otherwise existing ordinances.

(b) The above shall be planted according to the standards of §14.2, Landscaping.

§5.8.6. Additional regulations

A. Prior to the approval of a plat of subdivision, where a common area is included, there shall be submitted to the county attorney evidence satisfactory to him that by condominium or a homeowner's association, there will be incorporated into each deed conveying a townhouse, a covenant which provides the following:

1. That the common area of the townhouse project shall be maintained by the council of co-owners, homeowner's association or other entity established in the covenant as the entity responsible for such maintenance.
2. Each townhouse owner shall be responsible for a pro rata share of cost of such maintenance and such share shall constitute a lien on the townhouse owner's property.
3. In the event that the entity fails to maintain the common area in accordance with the approved landscape plan in a reasonable condition and state of repair, the determination of such failure to be made by the zoning administrator, Arlington County may, at its option through its own agents or by independent contractor, enter upon the common area for purposes of maintenance thereof, and assess each lot owner a pro rata share of the costs thereof, together with an additional charge of 25 percent of said costs for management fee, said costs to constitute a lien upon each and every lot in the project.

B. Projects are only permitted where an existing recorded subdivision or master deed shows the lots (or condominium areas) on which the individual units are to be constructed prior to the issuance of a building permit.

C. Heating, air conditioning units and other similar equipment should be screened and mounted to minimize noise and visibility.

§5.9. R2-7, Two-Family and Townhouse Dwelling District

§5.9.1. Purpose

[Reserved]

§5.9.2. Uses

Uses shall be as specified in §5.1.

§5.9.3. Density and dimensional standards

All development in R2-7 district shall comply with the following requirements, except as otherwise expressly allowed or stated:

A. By-right

All development in the R2-7 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	Two-family Dwellings		Townhouse Dwellings	All Other Uses
		Semi-detached	Duplex		
Site area, minimum (sq. ft.)	--	7,000	7,000	10,500	--
Lot, minimum (sq. ft.)					
Lot area	5,000	3,500	7,000	3,500	5,000
Lot area per dwelling unit	5,000	3,500	3,500	3,500	5,000
Lot width, minimum average (feet)					
Lot width	50	35	70	--	50
Unit width, minimum	--	--	--	18	--
Height, maximum (feet)	35	35	35	35	35
Floor area, minimum, exclusive of basements and attics (sq. ft.)	--	750	750	--	--

B. Special exception

Development allowed by special exception in the R2-7 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Two-family Dwellings on Transitional sites other than abutting C-1 or C-1-O Districts		All Other Uses
	Semi-detached	Duplex	Semi-detached	Duplex	
Site area, minimum (sq. ft.)	7,000	7,000	8,700	8,700	--
Lot, minimum (sq. ft.)					
Lot area	3,500	7,000	4,350	8,700	5,000
Lot area per dwelling unit	3,500	3,500	4,350	4,350	5,000
Lot width, minimum average (feet)					
Lot width	28	56	28	56	50
Lot width per dwelling unit	28	--	28		--
Height, maximum (feet)	35	35	35	35	35
Floor area, minimum, exclusive of basements and attics (sq. ft.)	750	750	750	750	--

C. Bulk, coverage and placement

For bulk, coverage and placement regulations not listed in this section, §3.2.

D. Exceptions

1. Subdivision of a group of townhouse dwelling units

In the case of any subdivision of a group of townhouse dwelling units, the lot size for each dwelling unit may be reduced to an area not less than 1,300 square feet; provided, that the deed of dedication shall commit sufficient common land so that the total site satisfies the area requirements of this zoning ordinance for each unit. Moreover, the deed of dedication shall provide to each lot the right to use the land required by this zoning ordinance for parking (where parking is not on the lot of the dwelling unit), as well as the right to use land dedicated to other common uses, and for easements for access to public streets and other common area.

2. The County Board may, on R district lots of 100 acres or more, by use permit approval in accordance with §15.4, approve an increase in the height of one main building to 55 feet. Notwithstanding the provisions of §3.1.6.B, 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 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.

§5.9.4. District use standards

Use standards applicable to specific uses in the R2-7 district include:

A. Townhouses

1. General

(a) All townhouse projects shall comply with the following regulations:

(b) No grouping of units shall exceed 180 feet in length.

(c) No individual townhouse lot shall have direct vehicular access to a controlled access highway, a primary arterial, a secondary arterial, a distributor or a collector street.

(d) Heating, air conditioning units, utility meters and other similar equipment shall be screened and mounted to minimize noise and visibility.

(e) Each townhouse dwelling shall have a rear yard of not less than 25 feet.

(f) Each townhouse dwelling, when subdivided to a common access easement, shall be set back a minimum of 10 feet from the access easement.

2. Modification of use regulations for townhouse projects

On sites having a minimum size of one acre and extremely uneven topography, the use regulations may be modified by site plan approval. Site plans are required to be approved as specified in §15.5.

§5.9.5. Site development standards

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

A. Landscaping

At least 50 percent of the area within the required setback shall be landscaped.

B. [Reserved]

Article 6. Multiple-Family (RA) Districts

§6.1. Multiple-family (RA) Districts Use Tables

§6.1.1. General

The use tables of this section list all uses allowed within RA districts, and is subject to the explanations set forth below.

§6.1.2. Multiple-family (RA) districts principal use table

Table §6.1.2 lists the principal uses allowed within the RA districts.

A. Permitted uses

A ”P” indicates that a use is permitted by-right and may be approved administratively in the respective general district subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14. Subject to density and dimensional standards in the subject district or as approved by use permit or site plan, all uses permitted by-right may also be approved administratively in buildings controlled under use permit or site plan, except where expressly prohibited by use permit or site plan conditions for the subject property or where the subject property is expressly approved only for a specific use or uses.

B. Use permit approval required

A “U” indicates a special exception use that may be allowed subject to approval of a use permit as provided in §15.4. The Zoning Administrator may require a use permit for such use, whether the use is located in a building approved administratively or whether located in a building controlled by use permit or site plan. Uses allowed by use permit are subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

C. Site plan approval required

An “S” indicates a special exception use that may be allowed more flexibility in development form and density subject to site plan approval as provided in §15.5. Site plan uses are subject to all other applicable requirements of this zoning ordinance to the extent not modified through the site plan approval, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

D. Uses not allowed

A blank cell (one without a “P”, “U”, or “S”) in the use table indicates that a use is not allowed in the respective district. Uses not listed may be allowed pursuant to the similar use determination procedure of §12.2.2.

E. Use standards

The final “use standard” column on the use table contains references use standards that apply to the listed use types. The uses standards in Article 12 apply to more than one district. Where use standards apply exclusively to a specific district(s), such standards are listed in the respective district(s) regulations.

F. Transitional uses

The regulations that apply to transitional uses are contained in §12.8.

G. Accessory and temporary uses

The regulations that apply to accessory and temporary uses are contained in §12.9 and §12.10.

H. Use categories

All of the use categories listed in the table below are described in §12.2. The second column of the use table lists some of the specific use types included within the respective use categories.

Multiple-family (RA) Districts Use Table

KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted

Category	Specific Use Types	RA14-26	RA8-18	RA7-16	RA6-15	Use Standards
Residential Use Categories (See §12.2.3)						
Household Living (See §12.2.3.A)	One-family detached	P	P		P	
	Duplexes	P S	P S		P S	
	Semidetached	P S	P S		P S	
	Multiple-family	P	P	S P	P	
	Townhouses	P	P	S	P	
	Townhouses, within the "Fort Myer Heights North Special District," as designated on the General Land Use Plan		S		S	§12.3.8
	Townhouses, within the "Housing Conservation District," as designated on the General Land Use Plan	S	S		S	§12.3.8
	Townhouses, within the "Langston Boulevard Planning District," as designated on the General Land Use Plan	S	S		S	§12.3.8
	Townhouses, semidetached and existing one-family	S	S		S	§12.3.4
	Independent living facilities	S	S	S	S	§12.3.12
	Recovery residence	P U	P U		P U	§12.3.9
Group Living (See §12.2.3.B)	Assisted living facilities	S	S	S	S	§12.3.12
	Boarding houses and rooming houses		U		U	§12.3.1
	Continuing care retirement communities	S	S	S	S	§12.3.12
	Dormitories	U	U	U	U	§12.3.3
	Fraternity and sorority houses;	U	U	U	U	§12.3.5
	Group homes	U	U	U	U	§12.3.6
	Nursing homes	S	S	S	S	§12.3.12
Public, Civic and Institutional Use Categories (§12.2.4)						
Colleges (See §12.2.4.A)	Colleges and universities	U	U	U	U	
Community Service (See §12.2.4.B)	Community centers	U	U	P U	U	
	Community swimming pool	U	U	U	U	§12.4.8
	Museums and art galleries or studios	U	U	U	U	
	Libraries	U	U	P	U	
	Recreation centers	U	U	U	U	§12.4.6
Day Care (See §12.2.4.C)	Child care centers	U	U	U	U	§12.4.1
	All other day care uses	U	U	U	U	

Multiple-family (RA) Districts Use Table						
Category	Specific Use Types	RA14-26	RA8-18	RA7-16	RA6-15	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted						
Governmental Facilities (See §12.2.4.D)	Fire and police stations			P		
Hospital (See §12.2.4.E)	Hospitals	U	U	U	U	§12.4.2
Parks and Open Space (See §12.2.4.F)	Cemeteries	U	U	U	U	
	Country clubs and golf courses	U	U	U	U	
	Parks, playgrounds and playfields	U	U	U	U	
Passenger Terminals and Services (See §12.2.4.G)	Airports and aircraft landing fields	U	U	U	U	
	Bus, trolley, air, boat and rail passenger terminals	U	U	U	U	§12.4.4
Religious Institutions (See §12.2.4.H)	Churches, mosques, synagogues, and temples	P	P	P	P	
Schools (See §12.2.4.I	Schools, elementary, middle and high	U	U	U	U	§12.4.1
Social Service Institutions (See §12.2.4.J)	All social service institutions except those of a corrective nature	U	U		U	
Utilities, major (See §12.2.4.K)	All major utilities	U	U	U	U	§12.4.9
Utilities, minor (See §12.2.4.K)	Bus shelters; bike share stations	U	U	U	U	
	All other minor utilities	P	P	P	P	§12.4.9
Retail, Service and Commercial Use Categories (See §12.2.5)						
Food Establishments (See §12.2.5.B)	All Food Establishments					
Entertainment (See §12.2.5.A)	Membership clubs and lodges	U	U	U	U	§12.5.13
Office (See §12.2.5.C)	Offices, federal, state or local	U	U	U	U	
	Offices or clinics, medical or dental	U	U	U	U	§12.5.16
Overnight Accommodations (See §12.2.5.D)	Bed and breakfasts	U	U	U	U	§12.5.3
Parking, Commercial (See §12.2.5.E)	All commercial parking					
Recreation, Indoor (See §12.2.5.F.2(a))	All indoor recreation uses					
Recreation, Outdoor (See §12.2.5.F.2(b))	All outdoor recreation uses					
Retail, Sales (See §12.2.5.G.2(a))	Open-air markets	U	U	U	U	§12.5.17
	All other retail sales uses					
Retail, Personal Service (See §12.2.5.G.2(b))	Mortuaries and funeral homes	S	S		S	§12.5.14
	All other retail personal service uses					
Retail, Repair (See §12.2.5.G.2(c))	All retail repair uses					
Self-service Storage (See §12.2.5.H)	All self-service storage uses					§12.5.25
Vehicle Sales and Service (See §12.2.5.I)	All vehicle sales and service uses					
Industrial Use Categories (See §12.2.6)						
Light Industrial Service (See §12.2.6.A)						

Multiple-family (RA) Districts Use Table						
Category	Specific Use Types	RA14-26	RA8-18	RA7-16	RA6-15	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted						
Manufacturing and Production (See §12.2.6.B)	All manufacturing and production uses					
Heavy Industrial (See §12.2.6.C)	All heavy industrial uses					
Warehouse and Freight Movement (See §12.2.6.D)	All warehouse and freight movement uses					
Waste-related Service (See §12.2.6.E)	Recycling centers	U	U	U	U	
Wholesale Trade (See §12.2.6.F)	All wholesale trade uses					
Other use categories (See §12.2.7)						
Agriculture (See §12.2.7.A)	All agricultural uses	P	P		P	§12.7.1
Resource Extraction (See §12.2.7.B)	All resource extraction uses					
Telecommunications Facilities (§12.2.7.C)	Small cell or micro-wireless facilities	P	P	P	P	
	Telecommunications facilities	P U	P U	P U	P U	§12.7.2
	Temporary telecommunication support structures	P	P	P	P	§12.7.3

§6.1.3. Residential apartment (RA) districts transitional use table

Transitional uses in residential apartment (RA) districts shall include the following uses, activities and structures:

RESIDENTIAL APARTMENT (RA) TRANSITIONAL USE TABLE					
Specific Use Types	RA14-26	RA8-18	RA7-16	RA6-15	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted					
Duplexes, abutting other than C-1 or C-1-O districts	U	U	U	U	
Semidetached, abutting other than C-1 or C-1-O districts	U	U	U	U	
Offices or clinics, medical or dental	U S	U S		U S	§12.8.3
Offices or clinics, medical or dental on sites that abut C-2, CM or M districts	S	S		S	§12.8.4
Transitional parking area	U	U	U	U	§12.8.5

§6.1.4. Multiple-family (RA) districts accessory use table

Accessory uses in residential apartment (RA) districts shall include the following uses, activities and structures:

MULTIPLE-FAMILY (RA) DISTRICTS ACCESSORY USE TABLE

Use Types	RA14-26	RA8-18	RA7-16	RA6-15	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted					
Commercial vehicle parking	P U	P U	P U	P U	§12.9.4
Convenience service areas	U	U	U	U	§12.9.5
Crematoriums	U	U	U	U	§12.9.6
Electric vehicle supply equipment	P	P	P	P	
Family day care homes	P	P	P	P	§12.9.9
Home occupations	P	P	P	P	§12.9.11
Homestay, accessory	P	P	P	P	§12.9.12
Mortuaries and funeral homes	U	U	U	U	§12.9.14
Outdoor cafés associated with a food establishment on private property or within a public sidewalk, street and/or utilities easement		U		U	§12.9.15
Outdoor cafés associated with a food establishment within privately owned public spaces					§12.9.15
Swimming pools, private	P	P	P	P	§12.9.17
Recreational vehicle or trailer parking	P	P	P	P	§12.9.16
Small cell or micro-wireless facilities	P	P	P	P	
Telecommunications facilities	P U	P U	P U	P U	§12.7.2
Temporary telecommunication support structures	P	P	P	P	§12.7.3
Vehicle maintenance and minor repairs, routine	P	P		P	§12.9.18
Vehicle, unlicensed and/or uninspected	P	P		P	§12.9.19

§6.2. RA14-26, Multiple-family Dwelling District

§6.2.1. Purpose

[Reserved]

§6.2.2. Uses

A. Uses shall be as specified in §6.1.

B. For properties located in the Columbia Pike Special Revitalization District, Columbia Pike Neighborhoods Special Revitalization District, or the Green Valley Village Center Special Revitalization District as designated on the General Land Use Plan, uses may be as specified within the applicable adopted plans.

§6.2.3. Density and dimensional standards

A. By-right

All development allowed by-right in the RA14-26 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwelling	Two-family Dwellings		Multiple-family	Townhouse Dwellings	All other uses
		Semi-detached	Duplex			
Site area, minimum (sq. ft.)	6,000	7,000	7,000	7,500	7,500	--
Lot, minimum (sq. ft.)						
Lot area	6,000	3,500	7,000	7,500	7,500	5,000
Lot area per dwelling unit	6,000	3,500	3,500	1,800	1,800	5,000
Lot width, minimum average (feet)						
Lot width	60	35	70	75	75	50
Lot width per dwelling unit	60	35	--	--	--	--
Height						
Maximum (feet)	35	35	35	35	35	35
Maximum (stories)	--	3 ½	3 ½	3 ½	3 ½	--
Floor area per dwelling unit, minimum, exclusive of basement or attic (sq. ft.)	--	750	750	--	--	--

B. Bulk coverage and placement

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

C. Special exception

All development allowed by special exception in the RA14-26 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Elder Care Uses	All other uses
	Semi-detached	Duplex				
Site area, minimum (sq. ft.)	7,000	7,000	See §12.3.7	See §12.3.4	--	--
Lot, minimum (sq. ft.)						
Lot area	3,500	7,000			43,560	5,000
Lot area per dwelling unit	3,500	3,500			--	5,000
Lot width, minimum average (feet)						
Lot width	28	56			--	50
Lot width per dwelling unit	28	--			--	--
Height						
Maximum (feet)	35	35			60	35
Maximum (stories)	3 ½	3 ½			--	--
Floor area per dwelling unit, minimum, exclusive of basement or attic (sq. ft.)	750	750			--	--
Floor area ratio, maximum	--	--			1.25	--

D. Exceptions

1. Large-scale housing projects

Large-scale housing projects having a site area of five acres or more, dwellings may be erected to a height not to exceed either six stories or 60 feet, provided said dwellings are located not nearer than 150 feet to any boundary line of the site on which the project is situated.

2. Nonconforming lots

Where a lot has less width and less area than required in this subsection and was recorded under one ownership at the time of the adoption of this zoning ordinance, such lot, if it has an area of 7,000 sq. ft. or more, may be occupied by a two-family dwelling (duplexes and semidetached dwellings) with a minimum average width of 70/35 ft. and minimum site area of 7000/3500 sq. ft. by-right for duplex/semidetached, respectively; and 56/28 feet and 7000/3500 sq. ft. by site plan for duplex/semidetached, respectively; and minimum GFA per dwelling unit of 750 sq. ft. If such lot has an area of less than 7,000 sq. ft., it may be occupied by a one-family dwelling.

3. Lot size for townhouse groups

In the case of any subdivision of a group of townhouse dwellings, the lot size for each dwelling unit may be reduced to an area not less than 750 sq. ft., provided, that the deed of dedication shall commit sufficient common land so that the total site satisfies the area requirements of this zoning ordinance for each unit. Moreover, the deed of dedication shall provide to each lot the right to use the land required by this zoning ordinance for parking (where parking is not on the lot of the dwelling unit), as well as the right to use land dedicated to other common uses, and for easements for access

to public streets and other common areas.

§6.2.4. District use standards

Use standards applicable to specific uses in the RA14-26 district include:

A. Elder Care Uses

1. Under no circumstances shall the maximum height of an elder care use exceed 60 feet, exclusive of mechanical penthouses, except as allowed by §6.2.4.A.2.
2. For properties located in the Columbia Pike Special Revitalization District, Columbia Pike Neighborhoods Special Revitalization District, or the Green Valley Village Center Special Revitalization District as designated on the General Land Use Plan, maximum height of an elder care use may be as specified within the applicable adopted plans.

§6.2.5. Site development standards

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

A. Parking

Parking shall be provided in accordance with the requirements of §14.3.

§6.3. RA8-18, Multiple-family Dwelling District

§6.3.1. Purpose

[Reserved]

§6.3.2. Uses

A. Uses shall be as specified in §6.1.

B. For properties located in the Columbia Pike Special Revitalization District, Columbia Pike Neighborhoods Special Revitalization District, Fort Myer Heights North Special District, or the Green Valley Village Center Special Revitalization District, as designated on the General Land Use Plan, uses may be as specified within the applicable adopted plans.

§6.3.3. Fort Myer Heights North Special District

Properties in the area designated as the Fort Myer Heights North Special District on the General Land Use Plan may be developed in accordance with the requirements of §9.3.

§6.3.4. Density and dimensional standards

A. By-right

All development allowed by-right in the RA8-18 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwelling	Two-family Dwelling		Multiple-family	Townhouse Dwellings	All other uses
		Semi-detached Dwellings	Duplex			
Lot, minimum (sq. ft.)						
Lot area	6,000	3,500	7,000	7,500	7,500	5,000
Lot area per dwelling unit	6,000	3,500	3,500	1,200	1,200	5,000
Lot width, minimum average (feet)						
Lot width	60	35	70	75	75	50
Lot width per dwelling unit	60	35	--	--	--	--
Height, maximum						
Maximum (feet)	35	35	35	40	40	35
Maximum (stories)	3	3½	3½	4	4	--
Floor area per dwelling unit, exclusive of basement or attic, minimum (sq. ft.)	--	750	750	--	--	--

B. Bulk coverage and placement

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

C. Special exception

All development allowed by special exception in the RA8-18 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Elder Care Uses	All other uses
	Semi-detached	Duplex				
Site area, minimum (sq. ft.)	7,000	7,000			--	--
Lot, minimum (sq. ft.)						
Lot area	3,500	7,000			43,560	5,000
Lot area per dwelling unit	3,500	3,500			--	5,000
Lot width, minimum average (feet)						
Lot width	28	56	See §12.3.7	See §12.3.4	--	50
Lot width per dwelling unit	28	--			--	--
Height						
Maximum (feet)	35	35			75	35
Maximum (stories)	3 ½	3 ½			--	--
Floor area per dwelling unit, minimum, exclusive of basement or attic (sq. ft.)	750	750			--	--
Floor area ratio, maximum	--	--			1.5	--

D. Exceptions

1. Height

(a) General

By site plan approval dwellings may be increased to a height not to exceed either eight stories or 75 feet.

(b) Revitalization Area of the "Fort Myer Heights North Special District"

In the "Revitalization Area" of the "Fort Myer Heights North Special District" designated on the General Land Use Plan, building heights shall under no circumstances exceed 12 stories or 125 feet, exclusive of mechanical penthouses, if developed by site plan in a manner consistent with the design guidelines, heights plan and purposes of the Fort Myer Heights North Plan.

(c) Large-scale housing projects

By site plan approval as specified for the RA4.8 district, the height limit in large-scale housing projects having a site area of 20 acres or more may be increased to a height not to exceed either 10 stories or 95 feet subject to the following:

(1) The coverage shall not exceed 25 percent;

(2) Where a district abuts any residential district, no automobile parking shall be permitted between the building setback line and any property line;

(3) Where a district abuts an RA district, no parking shall be permitted nearer than 50 feet from the property lines.

2. Lot size for townhouse groups

In the case of any subdivision of a group of townhouse dwellings, the lot size for each

dwelling unit may be reduced to an area not less than 750 sq. ft., provided, that the deed of dedication shall commit sufficient common land so that the total site satisfies the area requirements of this zoning ordinance for each unit. Moreover, the deed of dedication shall provide to each lot the right to use the land required by this zoning ordinance for parking (where parking is not on the lot of the dwelling unit), as well as the right to use land dedicated to other common uses, and for easements for access to public streets and other common areas.

§6.3.5. District use standards

Use standards applicable to specific uses in the RA8-18 district include:

A. Elder Cares Uses

1. Under no circumstances shall the maximum height of an elder care use exceed 75 feet, exclusive of mechanical penthouses, except as allowed by §6.3.5.A.2.
2. For properties located in the Columbia Pike Special Revitalization District, Columbia Pike Neighborhoods Special Revitalization District, Fort Myer Heights North Special District, or the Green Valley Village Center Special Revitalization District as designated on the General Land Use Plan, maximum height of an elder care use may be as specified within the applicable adopted plans.

§6.3.6. Site development standards

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

§6.4. RA7-16, Multiple-family Dwelling District

§6.4.1. Purpose

[Reserved]

§6.4.2. Uses

A. Uses shall be as specified in §6.1.

B. For properties located in the Columbia Pike Special Revitalization District or the Columbia Pike Neighborhoods Special Revitalization District as designated on the General Land Use Plan, uses may be as specified within the applicable adopted plans.

§6.4.3. Density and dimensional standards

A. By-right

All development allowed by-right in the RA7-16 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	Multiple-family	All other uses
Lot, minimum (sq. ft.)		
Lot area	7,500	100,000
Lot area per dwelling unit	1,800	--
Lot width, minimum average (feet)	75	200
Height		
Maximum (feet)	35	95
Maximum (stories)	3½	10
Lot coverage (percent)	--	50

B. Bulk coverage and placement

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

C. Special exception

All development allowed by special exception in the RA7-16 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Multiple-family	Low or Moderate Income Housing	Elder Care Uses	All other uses
Lot, minimum (sq. ft.)				
Lot area	100,000		43,560	100,000
Lot area per dwelling unit	1,000		--	--
Lot width, minimum average (feet)	200			200
Height		See §12.3.7		
Maximum (feet)	95		60	95
Maximum (stories)	10		--	10
Lot coverage (percent)	50		50	50
Floor area ratio, maximum	--		1.25	--

D. Exceptions

1. Nonconforming lots

Nonconforming lots may be occupied by any use permitted in this district where a lot or plot has less width and less area limited by:

(a) Bounding streets; or

(b) Abutting streets and a zoning district boundary of an abutting less restricted district.

2. Lot coverage

Within the site boundaries of any lot or parcel, the total amount of site covered by buildings, parking and maneuvering space, driveways, sidewalks, roads and any other accessory uses shall not exceed 50 percent.

§6.4.4. District use standards

Use standards applicable to specific uses in the RA7-16 district include:

A. Elder Care Uses

1. Under no circumstances shall the maximum height of an elder care use exceed 95 feet, exclusive of mechanical penthouses, except as allowed by §6.4.4.A.2.

2. For properties located in the Columbia Pike Special Revitalization District or the Columbia Pike Neighborhoods Special Revitalization District as designated on the General Land Use Plan, maximum height of an elder care use may be as specified within the applicable adopted plans.

§6.4.5. Site development standards

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

A. Parking and loading requirements

Parking and loading shall be provided in accordance with the requirements of §14.3.

B. [Reserved]

§6.5. RA6-15, Multiple-family Dwelling District

§6.5.1. Purpose

[Reserved]

§6.5.2. Uses

A. Uses shall be as specified in §6.1.

B. For properties located in the Columbia Pike Special Revitalization District, Columbia Pike Neighborhoods Special Revitalization District, Fort Myer Heights North Special District, Green Valley Village Center Special Revitalization District, or the Pentagon City Coordinated Redevelopment District as designated on the General Land Use Plan, uses may be as specified within the applicable adopted plans.

§6.5.3. Radnor Heights East Special District

Properties in the area designated as the Radnor Heights East Special District on the General Land Use Plan may be developed in accordance with the requirements of §9.4.

§6.5.4. Fort Myer Heights North Special District

Properties in the area designated as the Fort Myer Heights North Special District on the General Land Use Plan may be developed in accordance with the requirements of §9.3.

§6.5.5. Density and dimensional standards

A. By-right

All development allowed by-right in the RA6-15 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	Two-family Dwellings		Multiple-family	Townhouse Dwellings	All other uses
		Semi-detached Dwellings	Duplex			
Lot, minimum (sq. ft.)						
Lot area	6,000	3,500	7,000	7,500	7,500	5,000
Lot area per dwelling unit	6,000	3,500	3,500	900	900	5,000
Lot width, minimum average (feet)						
Lot width	60	35	70	75	75	50
Lot width per dwelling unit	60	35	--			
Height, maximum						
Maximum (feet)	35	35	35	60	60	35
Maximum (stories)	--	3½	3½	6	6	--
Floor area per dwelling unit, exclusive of basement or attic, minimum (sq. ft.)	--	750	750	--	--	--

B. Bulk coverage and placement

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

C. Special exception

All development allowed by special exception in the RA6-15 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Elder Care Uses	All other uses
	Semi-detached	Duplex				
Site area, minimum (sq. ft.)	7,000	7,000	See §12.3.7	See §12.3.4	--	--
Lot, minimum (sq. ft.)						
Lot area	3,500	7,000			43,560	5,000
Lot area per dwelling unit	3,500	3,500			--	5,000
Lot width, minimum average (feet)						
Lot width	28	56			--	50
Lot width per dwelling unit	28	--			--	--
Height						
Maximum (feet)	35	35			70	35
Maximum (stories)	3 ½	3 ½			--	--
Floor area per dwelling unit, minimum, exclusive of basement or attic (sq. ft.)	750	750			--	--
Floor area ratio, maximum	--	--			2.0	--

D. Exceptions

1. Height

(a) "Revitalization Area" of the Fort Myer Heights North Special District

In the "Revitalization Area" of the Fort Myer Heights North Special District designated on the General Land Use Plan, building heights shall under no circumstances exceed 12 stories or 125 feet, exclusive of mechanical penthouses, if developed by site plan in a manner consistent with the design guidelines, heights plan and purposes of the Fort Myer Heights North Plan.

(b) Radnor Heights East Special District

In areas designated as Radnor Heights East Special District on the General Land Use Plan, the following restrictions shall apply:

(1) Chimneys, flagpoles and other similar items with a width, depth, or diameter of three feet or less may extend above the height limit, as long as they extend no more than five feet above the highest point of the main building roof.

(2) Rooftop structures for the housing of elevator mechanical equipment on townhouse dwellings may extend no more than 10 feet over the 60-foot height limit. Rooftop structures for the housing of elevator mechanical equipment on multiple-family dwellings may extend no more than 16 feet above the highest point of the main building roof.

(3) Mechanical penthouses shall not extend more than 10 feet above the highest point of the main building roof. Parapet walls, skylights or similar

structural features, exclusive of fire walls, shall not extend more than five feet above the highest point of the main building roof.

(4) Mechanical penthouses or roof structures shall cover no more than five percent of the roof area on multiple-family dwellings and shall cover no more than 15 percent of the roof area on townhouse dwellings. No rooftop mechanical equipment or mechanical penthouse shall be located within five feet of any roof edge that runs along a street.

(5) No mechanical penthouse or roof structure or any space above the height limit shall include additional floor space.

(c) Modification of height limit in the RA6-15 district

By site plan approval as specified for the RA4.8 district, dwellings may be increased to a height not to exceed either 12 stories or 125 feet, except in areas designated as Radnor Heights East Special District on the General Land Use Plan, where heights of buildings, exclusive of mechanical penthouses, shall be limited to 60 feet as referenced in §6.5.5.D.1(b), above.

2. Lot size for townhouse groups

In the case of any subdivision of a group of townhouse dwellings, the lot size for each dwelling unit may be reduced to an area not less than 750 sq. ft., provided, that the deed of dedication shall commit sufficient common land so that the total site satisfies the area requirements of this zoning ordinance for each unit. Moreover, the deed of dedication shall provide to each lot the right to use the land required by this zoning ordinance for parking (where parking is not on the lot of the dwelling unit), as well as the right to use land dedicated to other common uses, and for easements for access to public streets and other common areas.

§6.5.6. District use standards

Use standards applicable to specific uses in the RA6-15 district include:

A. Multiple-family

By site plan approval, as specified in §15.5, the County Board may permit the inclusion of multiple-family units in site plans on abutting properties or on properties which would abut except for the existence of a public street.

B. Elder Care Uses

1. Under no circumstances shall the maximum height of an elder care use exceed 70 feet, exclusive of mechanical penthouses, except as allowed by §6.5.6.B.2.

2. For properties located in the Columbia Pike Special Revitalization District, Columbia Pike Neighborhoods Special Revitalization District, Fort Myer Heights North Special District, Green Valley Village Center Special Revitalization District, or the Pentagon City Coordinated Redevelopment District as designated on the General Land Use Plan, maximum height of an elder care use may be as specified in the applicable adopted plans.

§6.5.7. Site development standards

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

§6.5.8. Pentagon City Coordinated Redevelopment District

Properties in the area designated as the Pentagon City Coordinated Redevelopment District on the General Land Use Plan may be developed in accordance with the requirements of §9.6.

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Article 7. Commercial/ Mixed Use (C) Districts

§7.1. Commercial/Mixed Use (C) Districts Use Tables

§7.1.1. General

The use tables of this section list all uses allowed within C districts, and is subject to the explanations set forth below.

§7.1.2. Commercial/mixed use (C) districts principal use table

Table §7.1.2 lists the principal uses allowed within the C districts.

A. Permitted uses

A ”P” indicates that a use is permitted by-right and may be approved administratively in the respective general district subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14. Subject to density and dimensional standards in the subject district or as approved by use permit or site plan, all uses permitted by-right may also be approved administratively in buildings controlled under use permit or site plan, except where expressly prohibited by use permit or site plan conditions for the subject property or where the subject property is expressly approved only for a specific use or uses.

B. Use permit approval required

A “U” indicates a special exception use that may be allowed subject to approval of a use permit as provided in §15.4. The Zoning Administrator may require a use permit for such use, whether the use is located in a building approved administratively or whether located in a building controlled by use permit or site plan. Uses allowed by use permit are subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

C. Site plan approval required

An “S” indicates a special exception use that may be allowed more flexibility in development form and density subject to site plan approval as provided in §15.5. Site plan uses are subject to all other applicable requirements of this zoning ordinance to the extent not modified through the site plan approval, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

D. Site plan and use permit approval required

A “C” indicates a special exception use that may be allowed subject to approval of a use permit as provided in §15.4, only in buildings controlled by site plan. Uses allowed by use permit are subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

E. Uses not allowed

A blank cell (one without a “P”, “U”, “S” or “C”) in the use table indicates that a use is not allowed in the respective district. Uses not listed may be allowed pursuant to the similar use determination procedure of §12.2.2.

F. Use standards

The final "use standard" column on the use table contains references use standards that apply to the listed use types. The uses standards in Article 12 apply to more than one district. Where use standards apply exclusively to a specific district(s), such standards are listed in the respective district(s) regulations.

G. Accessory and temporary uses

The regulations that apply to accessory and temporary uses are contained in §12.9 and §12.10.

H. Use categories

All of the use categories listed in the table below are described in §12.2. The second column of the use table lists some of the specific use types included within the respective use categories.

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE

KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted

	Specific Use Types	RA4.8	R-C	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards
Residential Use Categories (See §12.2.3)																					
Household Living (See §12.2.3.A)	One-family detached	P	P		P	P	P		P	P	P	P	P	P	P		P	P	P	P	
	Duplexes	P S	P S		P S													P			
	Semidetached	P S	P S		P S													P			
	Multiple-family	P S	S	P S	P S			S		S	S	S	S	S	S	S		P		P S	
	Townhouses	P		P S	P																
	Townhouse, semidetached and existing one-family	S	S		S																§12.3.4
	Independent living facilities	S	S	S	S			S		S	S	S	S	S	S	S				S	§12.3.12
	Independent living facilities within the Clarendon Revitalization District as designated on the General Land Use Plan						U										U	U	S U		§12.3.12 §9.2.2.D.3 §12.3.12 §10.2.5.A.2
	Recovery residence	P U	P U		P U	P U	P U		P U	P U	P U	P U	P U	P U	P U		P U	P U	P U	P U	§12.3.9
Group Living (See §12.2.3.B)	Assisted living facilities	S	S	S	S			S		S	S	S	S	S	S	S				S	§12.3.12
	Assisted living facilities within the Clarendon Revitalization District as designated on the General Land Use Plan						U										U	U	S U		§12.3.12 §9.2.2.D.3 §12.3.12 §10.2.5.A.2
	Continuing care retirement communities	S	S	S	S			S		S	S	S	S	S	S	S				S	§12.3.12
	Continuing care retirement communities within the Clarendon																		S		§12.3.12 §9.2.2.D.3

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE

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KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																					
	Revitalization District as designated on the General Land Use Plan						U										U	U	U		§12.3.12 §10.2.5.A.2
	Dormitories	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.3.3
	Fraternity and sorority houses	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.3.5
	Group homes	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.3.6
	Nursing homes	S	S	S	S			S		S	S	S	S	S	S	S				S	§12.3.12
	Nursing homes within the Clarendon Revitalization District as designated on the General Land Use Plan																		S		§12.3.12 §9.2.2.D.3
							U										U	U	U		§12.3.12 §10.2.5.A.2
Public, Civic and Institutional Use Categories (§12.2.4)																					
Colleges (See §12.2.4.A)	Colleges and universities	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U		U	U	
Community Service (See §12.2.4.B)	Community centers	U	U	U P	U	U	U		U	U	U	U	U	U	U	U	U		U	U	
	Community swimming pool	U	U	U	U	U	U		U	U	U	U	U	U	U	U	U		U	U	§12.4.8
	Libraries	U	U	P U	U	U	U		U	U	U	U	U	U	U	U	U		U	U	
	Museums and art galleries or studios	U	U	P U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
	Recreation centers	U	U	U	U	U	U		U	U	U	U	U	U	U	U	U		U	U	§12.4.6
Day Care (See §12.2.4.C)	Child care centers	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	§12.4.1
	All other day care uses	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Governmental Facilities (See §12.2.4.D)	Fire and police stations	U	U	P	U		U	P	U	U	U	U	U	P	U	U	P	P	P	U	
Hospital (See §12.2.4.E)	Hospitals	U	U	U	U	U	U		U	S U	S U	U	U	U	U	U	U		U	U	
Parks and Open Space (See §12.2.4.F)	Cemeteries	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	
	Country clubs and golf courses	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	
	Parks, playgrounds and playfields	U	U	U	U	U	U		U	U	U	U	U	U	U	U	U		U	U	
Passenger Terminals and Services (See §12.2.4.G)	Airports and aircraft landing fields	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	
	Bus, trolley, air, boat and rail passenger terminals	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.4.4
Religious Institutions (See §12.2.4.H)	Churches, mosques, synagogues, and temples	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Schools (See §12.2.4.I)	Schools, elementary, middle and high	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	§12.4.1
Social Service Institutions (See §12.2.4.J)	All social service institutions except those of a corrective nature	U	U		U	U	U	U	U	U	U	U	U	U	U	U	U		U	U	

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE

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	Specific Use Types	RA4.8	R-C	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards
Utilities, major (See §12.2.4.K)	All major utilities	U	U	U	U	U	U	P	U	U	U	U	U	U P	U	U	U P	P	U P	U	§12.4.9
Utilities, minor (See §12.2.4.K)	Bus shelters; bike share stations	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
	All other minor utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.4.9
Retail, Service and Commercial Use Categories (See §12.2.5)																					
Food Establishments (See §12.2.5.B)	Artisan beverage	S	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	§12.5.31
	Food catering establishment, small-scale	S	S		S			P		S	S	S	S	P	S	S	P	P	P	S	
	Restaurants	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	
	Shared commercial kitchen	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	§12.5.34
	Shared commercial kitchen, limited	U	U		U	U	U	U		U	U	U	U	U	U	U	U	U	U	U	§12.5.34
	Shared commercial kitchen, open-air	U	U		U	U	U	U		U	U	U	U	U	U	U	U	U	U	U	§12.5.34
Entertainment (See §12.2.5.A)	Movie or other theaters	S	S		S			P		S	S	S	S	P	S	S	P	P	P	P	
	Membership clubs and lodges	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U		U	U	§12.5.13
	All other indoor entertainment uses	S	S		S			P		S	S	S	S	P	S	S	P	P	P	S	
Office (See §12.2.5.C)	Audio-visual production and broadcast studio	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Financial services	S			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Offices, federal, state and local	U	S	U	U	U	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Offices or clinics, medical or dental	U S	U	U S	U	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.5.16
	Offices, business and professional		S				P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Research and development, flex		P		U		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Trade or commercial school	S			S					S	S	S	S	P	S	S	P	P	P	S	
	Urban agriculture	U	S	U	S	U	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.5.33
	Urban colleges and universities	S	S	U	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Overnight Accommodations (See §12.2.5.D)	Bed and breakfasts	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.5.3
	Hotels or motels			S	S			P S		S	S	S	S	P S	S	S	P	P	P	P	§12.5.11
Parking, Commercial (See §12.2.5.E)	All commercial parking						U	P						U P			U P	U P	U P	U	§12.5.4
Recreation, Indoor (See §12.2.5.F.2(a))	Driving ranges																	U			
	Swimming pool, commercial	S	S		S			P		S	S	S	S	P	S	S	P	P	P	P	
	All other indoor recreation	S	P	S	S		P	P		P	P	P	P	P	P	P	P	P	P	P	
Recreation, Outdoor (See §12.2.5.F.2(b)	Driving ranges																	U			
	Miniature golf courses	C	C		C					C	C	C	C	U	C	C	U	U	U	U	
	Skating rinks	C	C		C			U		C	C	C	C	U	C	C	U	C	U	C	
	Tennis, racquet or handball courts	C	C		C		U	U		C	C	C	C	U	C	C	U	C	U	U	
	Swimming pool, commercial	C	C		C					C	C	C	C	U	C	C	U	C	U	C	
	All other outdoor recreation	C	C		C		U	U		C	C	C	C	U	C	C	U	U	U	U	

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Retail, Sales (See §12.2.5.G.2(a))	Bakeries	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.21
	Drug stores	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.5
	Florist or gift shops	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.8
	Grocery stores, convenience	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.9
	Grocery stores	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.10
	Kiosks					U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	§12.5.12
	Meat or fish markets, and delicatessens	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.21
	Micro-fulfillment center	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.30
	Large-format retail						U	U						U			U		U	U	
	Newsstands	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.21
	Nursery, flower or plant stores	S	S		S			P		S	S	S	S	P	S	S	P	P	P	S	§12.5.15
	Open-air markets	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	§12.5.17
	Secondhand stores	S	S		S		P	P	S	S	S	S	S	P	S	S	P	U	P	P	§12.5.24
	Urban agriculture	S	P	U	S	P	P	P		P	P	P	P	P	P	P	P	P	P	P	§12.5.33
	All other retail sales uses	S	S		S		P	S		S	S	S	S	P	S	S	P	P	P	P	§12.5.21
Retail, Personal Service (See §12.2.5.G.2(b))	Animal care facilities, veterinary clinics, animal hospitals	S	S		S			P		S	S	S	S	P	S	S	P	P	P	U	§12.5.2
	Athletic or health clubs	S	S		S		U	U		S	S	S	S	P	S	S	P	U	P	U	§12.5.20
	Animal boarding	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.5.2
	Animal shelter																				
	Artisan workshop	S	P		P		P	P		P	P	P	P	P	P	P	P		P	P	§12.5.32
	Barbershop or beauty parlor	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	
	Branch banks	S	S		S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Dance studio	S	S		S		U	U		S	S	S	S	P	S	S	P	U	P	U	§12.5.20
	Dry-cleaning, laundry and laundromat	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.6
	Kennels																				
	Photocopy, blueprint and quick-sign services	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	P	
	Private postal services	S	S		S		P	P		S	S	S	S	P	S	S	P	P	P	P	§12.5.18
	Mortuaries and funeral homes	S	S	S	S					C	C	C	C	U	C	C	U	U	U		§12.5.14
	Pawnshop	S	S		S				S	S	S	S	S	P	S	S	P	P	P	S	
	All other retail personal service uses	S	S		S		P	S		S	S	S	S	P	S	S	P	P	P	S	§12.5.20
Retail, Repair (See§12.2.5.G.2(c))	Tailors and milliners	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	
	Shoe repair	S	S		S	P	P	P		S	S	S	S	P	S	S	P	P	P	P	
	Upholstery shops	S	S		S					S	S	S	S	P	S	S	P	P	P	S	§12.5.26
	All other retail repair uses	S	S		S		P	P		S	S	S	S	P: S	S	S	P	P	P	P S	

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Self-service Storage (See §12.2.5.H)	All self-service storage uses																	U			§12.5.25
Vehicle Sales and Service (See §12.2.5.I)	Car wash																U		U		
	Vehicle body shop																U		U		§12.5.27
	Vehicle sales, rental, or leasing facilities	C	C		C		U	C		C	C	C	C	U	C	C	U P	U	U P	C	§12.5.29
	Vehicle service establishment						U			C	C	C	C	U	C	C	U		U	U	§12.5.28
	All other vehicle sales and service uses																				
Industrial Use Categories (See §12.2.6)																					
Light Industrial Service (See §12.2.6.A)	Building, heating, plumbing or electrical contractors																		P		
	Carpet and rug cleaning													U			U	U	U		§12.6.2
	Printing, publishing and lithographing, small scale													P			P	P	P		
	Sign making													P			P	P	P		§12.6.9
Manufacturing and Production (See §12.2.6.B)	Plumbing or sheet metal shops																P		P		§12.6.6
	All other manufacturing and production uses																				
Heavy Industrial (See §12.2.6.C)	All heavy industrial uses																				
Warehouse and Freight Movement (See §12.2.6.D)	All warehouse and freight movement uses																				
Waste-related Service (See §12.2.6.E)	Solid waste transfer	U	U	U	U	U	U		U	U	U	U	U	U	U		U	U	U	U	
	Recycling centers	U	U	U	U	U	U		U	U	U	U	U	U	U		U	U	U	U	
Wholesale Trade (See §12.2.6.F)	Wholesale merchandising broker, excluding wholesale storage																	P			
Other use categories (See §12.2.7)																					
Agriculture (See §12.2.7.A)	All agricultural uses	P	P		P	P	P		P	P	P	P	P	P	P		P		P	P	§12.7.1
Resource Extraction (See §12.2.7.B)	All resource extraction uses																				
Tele-communications Facilities (§12.2.7.C)	Small cell or micro-wireless facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Telecommunications facilities	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	§12.7.2
	Temporary telecommunication support structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.7.3
Unclassified (See §12.2.7.D)																					

§7.1.3. Commercial/mixed use (C) districts accessory use table

Accessory uses in commercial/mixed use (C) districts shall include the following uses, activities and structures:

COMMERCIAL/MIXED USE (C) DISTRICTS ACCESSORY USE TABLE

Use Types	RA4.8	R-C	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																				
Crematoriums	U S	U	U S	U S	U	U		U	U	U	U	U	U	U		U		U	U	§12.9.6
Convenience service areas		U	U S	U																§12.9.5
Drive-through windows						U										U		U	U	
Electric vehicle supply equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Family day care homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.9.9
Food delivery services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Garage, private parking garage for exclusive use of occupants			P																	
Home occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.9.11
Homestay, accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.9.12
Live entertainment and/or dancing						U	U		U	U	U	U	U	U	U	U	U	U	U	§12.9.13
Mortuaries and funeral homes	U	U	U	U	U	U		U	U	U	U	U	U	U		U		U	U	§12.9.14
Outdoor cafés associated with a food establishment on private property or within a public sidewalk, street and/or utilities easement	P U	P U		P U		P U	P U		P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	§12.9.15
Outdoor cafés associated with a food establishment within privately owned public space.	U	U		U		U	U		U	U	U	U	U	U	U	U	U	U	U	§12.9.15
Swimming pools, private	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	P	§12.9.17
Recreational vehicle or trailer parking	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	P	§12.9.16
Small cell or micro-wireless facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Telecommunications facilities	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	P U	§12.7.2
Temporary telecommunication support structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§12.7.3
Vehicle maintenance, routine	P	P		P	P	P		P	P	P	P	P	P	P		P		P	P	§12.9.18
Vehicle, unlicensed and/or inspected	P	P		P	P	P		P	P	P	P	P	P	P		P		P	P	§12.9.19

§7.2. RA4.8, Multiple-Family Dwelling District

§7.2.1. Purpose

The purpose of the RA4.8, Multiple-family District is to provide for multiple-family dwelling development at moderate densities and, under appropriate conditions, high-rise multiple-family dwelling redevelopment. To be eligible for this district, a site shall be designated "high-medium" residential or other comparable designation on the General Land Use Plan. Determination as to the actual types and densities of uses to be allowed will be based on the characteristics of individual sites in their neighborhood and on the need for community facilities, open and landscaped areas, circulation and utilities.

§7.2.2. Uses

Uses shall be as specified in §7.1. Density and dimensional standards

§7.2.3. Density and dimensional standards

A. By-right

Development allowed by-right in the RA4.8 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwelling	Two-family Dwellings		Multiple-family Dwellings	Townhouse	All other uses
		Semi-detached	Duplex			
Site area, minimum (sq. ft.)	6,000	7,000	7,000	7,500	7,500	5,000
Lot, minimum (sq. ft.)						
Lot area	6,000	3,500	7,000	7,500	7,500	5,000
Lot area per dwelling unit	6,000	3,500	3,500	1,800	1,800	--
Lot width, minimum average (feet)						
Lot width	60	70	70	75	75	150
Lot width per dwelling unit	60	35	--	--	--	--
Height						
Maximum (feet)	35	35	35	35	35	35
Maximum (number of stories)	--	3 ½	3 ½	3 ½	3 ½	--
Floor area ratio	--	--	--	--	--	--
Floor area, minimum (sq. ft.)						
Floor area per dwelling unit, exclusive of basement or attic	--	750	750	--	--	--

1. Exception

(a) Large-scale housing projects

Large-scale housing projects having a site area of five acres or more, dwellings may be erected to a height not to exceed either six stories or 60 feet, provided said dwellings are located not nearer than 150 feet to any boundary line of the site on which the project is situated.

(b) Reserved

B. Special exception

Development allowed by special exception in the RA4.8 district shall comply with the following standards, except as otherwise approved by the County Board

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family Dwellings, Elder Care Uses	All other uses
	Semi-detached	Duplex				
Site area, minimum (sq. ft.)	7,000	7,000			30,000	5,000
Lot, minimum (sq. ft.)						
Lot area	3,500	7,000			30,000	5,000
Lot area per dwelling unit	3,500	3,500			--	--
Lot width, minimum average (feet)						
Lot width	56	56	See §12.3.7	See §12.3.4	150	150
Lot width per dwelling unit	28	--			--	--
Height						
Maximum (feet)	35	35			136 (including mechanical penthouse and parapet walls)	35
Maximum (number of stories)	3 ½	3 ½			--	--
Floor area ratio	--	--			3.24 (including street level commercial, retail, and food establishment uses)	--
Floor area, minimum (sq. ft.)						
Floor area per dwelling unit, exclusive of basement or attic	750	750			--	--

C. Bulk coverage and placement

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

D. Exceptions

1. Minimum lot area and width

The County Board may authorize application for rezoning to the RA-4.8 district where a lot or plot having less width or less area which is any part of a block surrounded by streets and/or buildings that generally comply with the provisions of this section.

2. Density

(a) Maximum floor area, including any commercial uses permitted on a given site, shall be determined by multiplying the site area by 3.24. Any commercial, retail, or food establishment uses shall be located at street level and not to exceed 0.5 Floor Area Ratio (FAR). Any mechanical penthouse area in excess of that used for elevator, mechanical or maintenance equipment shall be counted as gross floor area.

(b) Where a development project is within the Western Rosslyn Coordinated Redevelopment District and designated High-Medium Residential on the General Land Use Plan, the County Board may, in accordance with §15.5.5, permit additional height and density above that provided in §7.2.3.B, up to 6.0 F.A.R, provided, however, under no circumstances shall application of this provision for additional density be applied to permit a height greater than 12 stories. In approving such site plan, the County Board shall find that:

(1) The development project is consistent with the Guiding Principles and other policy guidance of the Western Rosslyn Area Plan;

(2) One hundred percent of the dwelling units in the development project are affordable to persons of low or moderate income, unless the County Board determines that a different percentage should be approved, consistent with the Affordable Housing Master Plan, in order to achieve other goals of the Western Rosslyn Area Plan; and

(3) The development project provides public open space.

§7.2.4. District use standards

Use standards applicable to specific uses in the RA4.8 district include:

A. [Reserved]

§7.2.5. Site development standards

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

A. Parking

As specified and regulated in §14.3, except that the following may be approved by site plan:

1. Multiple-family dwelling: One off-street space per dwelling unit.

2. The parking provided under the provisions of subsection 1, above, shall be located below grade or within the structure housing the use to which the parking is appurtenant, except as may be allowed in an approved site plan.

§7.3. R-C, Multiple-family Dwelling and Commercial District

§7.3.1. Purpose

A. The purpose of the R-C, Multiple-family Dwelling and Commercial District is to encourage high-medium density residential development while also providing for a mixed-use transitional area between higher density development and lower density residential uses. This district is designed for use in Metro station areas as identified on the General Land Use Plan (GLUP), and primarily for sites any part of which is located:

1. Within a 1/4 mile radius of a Metrorail station entrance and
2. That are designated "high-medium residential mixed-use" on the GLUP.

B. This district may also be considered for other locations in Metro station areas up a ½ mile radius of a Metrorail station entrance that are designated “high-medium residential mixed-use” or expressly identified as eligible for rezoning to this district or re-planning to “high-medium residential mixed-use” in adopted County plans.

C. Determination as to the actual types and densities of uses to be allowed will be based on the characteristics of individual sites and on the need for community facilities, open space and landscaped areas, circulation and utilities.

§7.3.2. Uses

Uses shall be as specified in §7.1.

§7.3.3. Density and dimensional standards

A. By-right

Development allowed by-right in the R-C district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwelling	Two-family Dwellings		Multiple-family	Townhouse	All other uses
		Semi-detached	Duplex			
Site area, minimum (sq. ft.)	6,000	7,000	7,000	7,500	7,500	5,000
Lot, minimum (sq. ft.)						
Lot area	6,000	3,500	7,000	7,500	7,500	5,000
Lot area per dwelling unit	6,000	3,500	3,500	1,800	1,800	--
Lot width, minimum average (feet)						
Lot width	60	70	70	75	75	50
Lot width per dwelling unit	60	35	--	--	--	--
Height						
Maximum (feet)	35	35	35	35	35	35
Maximum (number of stories)	--	3 ½	3 ½	3 ½	3 ½	--
Floor area, minimum (sq. ft.)						
Floor area per dwelling unit, exclusive of basement or attic	--	750	750	--	--	--
Floor area ratio	--	--	--	--	--	--

1. Exception

(a) Large-scale housing projects

Large-scale housing projects having a site area of five acres or more, dwellings

may be erected to a height not to exceed either six stories or 60 feet, provided said dwellings are located not nearer than 150 feet to any boundary line of the site on which the project is situated.

B. Special exception

Development allowed by special exception in the R-C district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family Dwellings, Elder Care Uses	All other uses
	Semi-detached	Duplex				
Site area, minimum (sq. ft.)	7,000	7,000	See §12.3.7	See §12.3.4	20,000	5,000
Lot, minimum (sq. ft.)						
Lot area	3,500	7,000			20,000	5,000
Lot area per dwelling unit	3,500	3,500			--	--
Lot width, minimum average (feet)						
Lot width	56	56			--	50
Lot width per dwelling unit	28	--			--	--
Height						
Maximum (feet)	35	35			65, including the mechanical penthouse	35
Maximum (number of stories)	3 ½	3 ½			--	--
Floor area, minimum (sq. ft.)						
Floor area per dwelling unit, exclusive of basement or attic	750	750			--	--
Floor area ratio	--	--			3.24 (including retail, commercial and/or office)	--

C. Bulk coverage and placement

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

D. Exceptions

1. [Reserved]

§7.3.4. Site plans

The County Board may approve site plans, as provided in §15.5, subject to the following:

A. General

1. The following uses may be approved at the rate of 0.62 square feet of gross floor area for each gross square foot of multiple-family use proposed, provided that the total F.A.R. of the project does not exceed 3.24:

(a) Retail and service commercial uses which shall be restricted to the first floor of any structure.

(b) Offices, business and professional.

2. Such uses may be approved at the rate not to exceed one square foot of gross floor area for each square foot of gross floor area of multiple-family use and the total F.A.R. of the project may be permitted in an amount not to exceed 3.5 on sites which:

   (a) Have a minimum area of 50,000 square feet;

   (b) Have a minimum of 200 feet of continuous frontage on a principal arterial, minor arterial or local principal street as designated on the Arlington County Master Transportation Plan; and

   (c) Are across a principal arterial, minor arterial or local principal street from a C-O-A district.

3. On sites which meet the criteria in §7.3.4.A.2, above, and which also include an entire block, such uses may be approved at the rate not to exceed 1½ square feet of gross floor area for each square foot of gross floor area of multiple-family use in the approved site plan and the total floor area ratio of the project may be permitted in the amount not to exceed 3:5.

B. Arterial or local principal street frontage requirement

Any structure in which less than 50 percent of the gross floor area is multiple-family use shall front on a principal arterial, minor arterial or local principal street as designated in the Arlington County Master Transportation Plan.

C. Height limit

Under no circumstances shall the height of any building exceed 95 feet nor shall a mechanical penthouse extend more than 16 feet above the 95 foot height limit, except that in order to allow enclosure of elevator equipment needed to provide elevator access to roof areas, the mechanical penthouse height may be increased by up to eight additional feet. This additional height may only be used to allow the amount of structure necessary to enclose the elevator equipment.

D. Landscaping

A minimum of 10 percent of the total site area is required to be landscaped open space in accordance with the requirements of §14.2 , Landscaping.

E. Automobile parking and loading space

1. One parking space for each 580 square feet of commercial or office space.

§7.3.5. Site development standards

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

§7.4. RA-H, Hotel District

§7.4.1. Purpose

[Reserved]

§7.4.2. Uses

Uses shall be as specified in §7.1.

§7.4.3. Density and dimensional standards

A. By-right

Development allowed by-right in the RA-H district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	Multiple-family	All other uses
Site area, minimum (sq. ft.)	7,500	100,000
Lot, minimum (sq. ft.)		
Lot area	7,500	100,000
Lot area per dwelling unit	1,800	--
Lot width, minimum average (feet)		
Lot width	75	200
Lot width per dwelling unit	--	--
Height		
Maximum (feet)	35	95
Maximum (stories)	3½	10
Floor area, minimum (sq. ft.)		
Floor area per dwelling unit	--	--
Lot coverage, Maximum (percent)	--	50

B. Special exception

Development allowed by special exception in the RA-H district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Low or Moderate Income Housing	Multiple-family and Hotels	Elder Care Uses
Site area, minimum (sq. ft.)	See §12.3.7	100,000	100,000
Lot, minimum (sq. ft.)			
Lot area		100,000	100,000
Lot area per dwelling unit		600	--
Lot area per guest room		600	--
Lot width, minimum average (feet)			
Lot width		200	--
Lot width per dwelling unit		--	--
Height			
Maximum (feet)		125	125
Maximum (stories)		12	--
Floor area, minimum (sq. ft.)			
Floor area per dwelling unit or sleeping room		--	1.5
Lot coverage, maximum (percent)		50	

1. Lot coverage

Underground structures may cover the entire lot, provided that, within the site boundaries of any lot or parcel, the total amount of the surface of the site, after development, covered by buildings, parking, driveways, roads and any accessory building, shall not exceed 50 percent.

2. [Reserved]

C. Bulk coverage and placement

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

§7.4.4. District use standards

Use standards applicable to specific uses in the RA-H district include:

A. [RESERVED]

§7.4.5. Site development standards

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

A. Parking

Parking shall be provided in accordance with the requirements of §14.3.

B. [Reserved]

§7.5. RA-H-3.2, Multiple-Family Dwelling and Hotel District

§7.5.1. Purpose

The purpose of the RA-H-3.2, Multiple-family Dwelling and Hotel District is to provide for multiple-family dwelling development at moderate densities and, under appropriate conditions, high-rise hotel and/or multiple-family dwelling redevelopment within "Metro Transit Corridors" as determined by the County Board. Mixtures of use and densities shall be consistent with the General Land Use Plan or approved plans for the area. Determinations as to the actual types and densities of uses to be allowed will be based on the characteristics of individual sites in their neighborhood and on the need for community facilities, open and landscaped areas, circulation and utilities.

§7.5.2. Uses

Uses shall be as specified in §7.1.

§7.5.3. Density and dimensional standards

A. By-right

Development allowed by-right in the RA-H-3.2 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwelling	Two-family Dwellings		Multiple-family Dwellings	Townhouse Dwellings	All other uses
		Semi-detached	Duplex			
Site area, minimum (sq. ft.)	6,000	7,000	7,000	7,500	7,500	5,000
Lot, minimum (sq. ft.)						
Lot area	6,000	3,500	7,000	7,500	7,500	5,000
Lot area per unit	6,000	3,500	3,500	1,800	1,800	--
Lot width, minimum average (feet)						
Lot width	60	70	70	75	75	50
Lot width per dwelling unit	60	35	--	--	--	--
Height						
Maximum (feet)	35	35	35	35	35	35
Maximum (number of stories)	--	3 ½	3 ½	--	3 ½	--
Floor area ratio	--	--	--	--	--	--
Floor area, minimum (sq. ft.)						
Floor area per dwelling unit, exclusive of basement or attic	--	750	750	--	--	--

B. Special exception

Development allowed by special exception in the RA-H-3.2 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family Dwellings, Elder Care Uses	Hotels	Retail and Eating Establish-ment uses	All other uses
	Semi-detached	Duplex						
Site area, minimum (sq. ft.)	7,000	7,000			30,000	30,000		5,000
Lot, minimum (sq. ft.)								
Lot area	3,500	7,000			30,000	30,000		5,000
Lot area per dwelling unit	3,500	3,500			--	--		--
Lot width, minimum average (feet)								
Lot width	56	56	See §12.3.7	See §12.3.4	150	150		150
Lot width per dwelling unit	28	--			--	--		--
Height								
Maximum (feet)	35	35			180 including mechanical penthouse and parapet walls	180 including mechanical penthouse and parapet walls		35
Maximum (number of stories)	3 ½	3 ½			--	--		--
Floor area ratio	--	--			4.8 (including retail)	3.8 (including retail)	0.5 (street level only)	--
Floor area, minimum (sq. ft.)								
Floor area per dwelling unit, exclusive of basement or attic	750	750			--	--		--

C. Bulk coverage and placement

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

D. Exceptions

1. Large-scale housing projects

Large-scale housing projects having a site area of five acres or more, dwellings may be erected to a height not to exceed either six stories or 60 feet, provided said dwellings are located not nearer than 150 feet to any boundary line of the site on which the project is situated.

2. Lot area and width

The County Board may authorize application for rezoning to the RA-H-3.2 district where a lot or plot having less width or less area which is any part of a block surrounded by streets and/or buildings that generally comply with the provisions of this section.

§7.5.4. District use standards

Use standards applicable to specific uses in the RA-H3.2 district include:

1. Any mechanical penthouse area in excess of that used for elevator, mechanical or maintenance equipment shall be counted as gross floor area.

B. [Reserved]

§7.5.5. Site development standards

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

A. Parking

1. As specified and regulated in §14.3, except that the following may be approved by site plan:

(a) Multiple-family Dwelling: One off-street parking space per dwelling unit.

(b) Hotel: One off-street parking space for each guest room and dwelling unit.

(c) Commercial Uses: One off-street parking space for each 300 sq. ft. of gross floor area of commercial space provided.

2. The parking required above shall be located below grade or within the structure housing the use to which the parking is appurtenant, except as may be allowed in an approved site plan.

§7.6. C-1-R, Restricted Local Commercial District

§7.6.1. Purpose

The purpose of this the C-1-R, Restricted Local Commercial District is to recognize existing pockets of commercial development in isolated locations throughout the county and to allow for continuation of these commercial areas primarily in personal service uses with limited opportunity for retail uses. The C-1-R district is intended for limited application throughout the county and generally should be restricted to areas which are currently developed in commercial uses but which, due to their isolated locations in predominantly residential areas, should be limited with respect to expansion of both permitted commercial uses and established district boundaries in order to minimize the impacts on surrounding residential development.

§7.6.2. Uses

Uses shall be as specified in §7.1.

§7.6.3. Density and dimensional standards

A. By-right

Development allowed by-right in the C-1-R district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family dwelling	All other uses
Lot, minimum (sq. ft.)		
Lot area	6,000	--
Lot area per dwelling unit	6,000	--
Lot width, minimum average (feet)	60	--
Height, maximum (feet)	35	35
Floor area ratio, maximum	--	0.6

B. Bulk coverage and placement

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

C. Exceptions

1. [Reserved]

§7.6.4. District use standards

Use standards applicable to specific uses in the C-1-R district include:

A. [Reserved]

§7.6.5. Use limitations

Uses allowed in the C-1-R district are permitted only under the following conditions:

A. No industry or manufacturing shall be permitted except the making of articles which are to be sold at retail on the premises; no killing of poultry or livestock; no wholesaling or jobbing shall be carried on; and no merchandise shall be stored other than that which is to be sold at retail at these establishments;

B. All business shall be conducted wholly within an enclosed building, except as follows:

1. Uses permitted and conducted in kiosks in accordance with the requirements of §12.5.12, may have outdoor displays of merchandise that extend no more than two feet from the exterior wall of the kiosk and cover no more than 20 sq. ft.

C. All primary or incidental products and services shall be sold, at retail on the premises. This provision does not apply to permitted drug stores and restaurants.

§7.6.6. Site development standards

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

A. Landscaping

10 percent of total site area is required to be landscaped open space in accordance with the requirements of §14.2, Landscaping.

B. Parking

Parking shall be provided in accordance with the requirements of §14.3.

§7.7. C-1, Local Commercial District

§7.7.1. Purpose

The purpose of the C-1, Local Commercial District is to provide locations for low intensity development where retail and personal service uses predominate and where there is also limited opportunity for office uses and business service uses. C-1 district should be located and developed as unified shopping centers consisting primarily of small individual shops of a linear or cluster design. Furthermore, development of C-1 district should result in commercial centers which are compatible with the surrounding development in terms of scale and character.

§7.7.2. Uses

Uses shall be as specified in §7.1.

A. Columbia Pike Special Revitalization District

Properties in the area designated as Columbia Pike Special Revitalization District on the General Land Use Plan which have not developed in accordance with the Form Based Code, since its adoption on February 25, 2003, as specified in Appendix A of the Zoning Ordinance can have uses established as permitted in the Form Based Code Ground Story Use Table as specified in Section 3, Table 3.1 of the Form Based Code.

B. Columbia Pike Neighborhoods Special Revitalization District

Properties in the area designated as Columbia Pike Neighborhoods Special Revitalization District on the General Land Use Plan which have not developed in accordance with the Neighborhoods Form Based Code, since its adoption on November 16, 2013, as specified in Appendix B of the Zoning Ordinance can have uses established as permitted in the Neighborhoods Form Based Code Building Use Table as specified in Part 901 Ground Story Commerce, Upper Story Commerce, and Upper Story and Ground Story Commerce tables of the Neighborhoods Form Based Code.

§7.7.3. Density and dimensional standards

A. By-right

Development allowed by-right in the C-1 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family dwelling	All other uses
Lot, minimum (sq. ft.)		
Lot area	6,000	--
Lot area per dwelling unit	6,000	--
Lot width, minimum average (feet)	60	--
Height, maximum (feet)	35	35
Floor area ratio, maximum	--	1.0

B. Bulk coverage and placement

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

§7.7.4. District use standards

Use standards applicable to specific uses in the C-1 district include:

A. [Reserved]

§7.7.5. Use limitations

Allowed uses shall comply with the following conditions:

A. No industry or manufacturing shall be permitted except the making of articles to be sold at retail on the premises, no killing of poultry or livestock and no wholesaling or jobbing shall be carried on, and no merchandise shall be stored other than that which is sold at retail at these establishments.

B. All business shall be conducted wholly within an enclosed building, except as provided in the following:

1. Outdoor cafes.
2. Short term uses permitted by §12.10.5.B.2.
3. Outdoor display and storage of goods that are customarily used outside such as fertilizers, mulch, peat moss and garden tools shall be permitted by the holder of the occupancy permit in designated areas as approved by the zoning administrator, provided that the location does not impede pedestrian or vehicular movement on the property.
4. Uses permitted and conducted in kiosks in accordance with the requirements of §12.5.12, may have outdoor displays of merchandise that extend no more than two feet from the exterior wall of the kiosk and cover no more than 20 sq. ft.

C. All primary or incidental products shall be sold at retail on the premises, except for those sold in permitted kiosks, florist or gift shops, or restaurants.

§7.7.6. Site development standards

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

A. Landscaping

10 percent of total site area is required to be landscaped open space in accordance with the requirements of §14.2, Landscaping.

B. Parking and loading

1. Automobile parking space is to be provided as required in §14.3.
2. Loading space to be provided as required in §14.3.

§7.8. MU-VS, Mixed Use Virginia Square District

§7.8.1. Purpose

The purpose of the MU-VS, Mixed Use Virginia Square District is to encourage coordinated mixed-use development of medium-density residential and office development within the area of the East End Special Coordinated Mixed Use District that is designated as Medium Density Mixed-Use on the General Land Use Plan in the Virginia Square Metro station Area. The goals of this district are to:

A. Provide for residential development that meets the housing goals and policies of Arlington County as further set forth in the 2002 Virginia Square Sector Plan;

B. Encourage quality residential, office and/or mixed use space;

C. Provide for a tapering of heights between higher density residential development and lower density residential and commercial uses;

D. Encourage the implementation of urban design, streetscape and open space plans and policies;

E. Help achieve the policy objectives for increasing locally-oriented retail commercial services; and

F. Achieve superior architecture and the best in urban design practice.

§7.8.2. Uses

Uses shall be as specified in §7.1.

§7.8.3. Density and dimensional standards

A. By-right

Development allowed by-right in the MU-VS district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	Hotels	All other uses
Lot, minimum (sq. ft.)		
Lot area	--	--
Lot area per dwelling unit	--	--
Lot area per sleeping unit	600	--
Lot width, minimum average (feet)	--	--
Height, maximum (feet)	45	45
Floor area ratio, maximum	1.5	1.5

B. Special exception

See §7.8.4.

C. Bulk coverage and placement

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

D. Exceptions

1. Building placement

Building placement, except for front yard setbacks, shall be as provided in §3.2.5.A for front yard setbacks, buildings fronting on public streets shall have a build-to line of 14

feet from the back of curb unless the zoning administrator determines that any additional area between the sidewalk and the building face is built consistent with the Streetscape, Landscaping, and Parking requirements of this subsection. The location of the curb shall be determined by the Department of Environmental Services (DES) and shown on the civil engineering plan submitted pursuant to §7.8.5.B.3, below, and the location of the curb shall be consistent with the Virginia Square Sector Plan, the Master Transportation Plan, and §7.8.5.B, below.

§7.8.4. District use standards

Use standards applicable to specific uses in the MU-VS district include:

A. [Reserved]

§7.8.5. Site development standards

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

A. Mix of residential, office, retail, hotel development

By site plan approval pursuant to §15.5, the County Board may modify the regulations of this district in a manner consistent with the following. Actual types and densities of uses to be allowed pursuant to special exception site plan approval will be based on the extent to which a proposed special exception site plan proposed for development or redevelopment meets the standards of this section and accomplishes the policies, recommendations and urban design guidelines contained in the 2002 Virginia Square Sector Plan, the East End "Special Coordinated Mixed Use District" on the General Land Use Plan, and other plans and policies established for the area by the County Board.

1. Density

Where the County Board finds that a development proposal furthers the goals identified in the Virginia Square Sector Plan and the "Special Coordinated Mixed Use District" designation on the General Land Use Plan, including the goals for affordable housing, it may approve a density of up to 4.0 F.A.R. west of North Kansas Street and may approve a density of up to 3.24 F.A.R. east of North Kansas Street. The County Board may approve additional density up to a further 1.0 F.A.R. west of North Kansas Street and may approve additional density up to a further 1.76 F.A.R. east of North Kansas Street if it finds that:

(a) Additional affordable dwelling units are being provided to a degree that is at least consistent with the goals set forth on the General Land Use Plan and in the Virginia Square Sector Plan; and

(b) The development proposal offers important community benefits identified in approved plans.

(c) Under no circumstances shall application of the provisions for additional density be applied to permit a height of more than the building height limits set forth below or a density greater than 5.0 F.A.R.

2. Height, tapering and step-back

(a) Building heights shall taper down from Fairfax Drive to Wilson Boulevard. Under no circumstances shall the County Board approve a height of more than the following, unless as permitted in §7.8.5.A.2(b) and §7.8.5.A.2(c), below:

(1) Block 1

Bordered by Fairfax Drive, Wilson Boulevard, North Lincoln Street, and North Kansas Street:

(i) Fronting Fairfax Drive – 13 stories, or 135 feet
(ii) Fronting Wilson Boulevard – nine stories, or 95 feet

(2) Block 2

Bordered by Fairfax Drive, Wilson Boulevard, North Kansas Street, and North Kenmore Street:

(i) Fronting Fairfax Drive – 10 stories, or 105 feet
(ii) Fronting Wilson Boulevard – nine stories, or 95 feet

(3) Block 3

Bordered by Fairfax Drive, Wilson Boulevard, North Kenmore Street, and North Jackson Street:

(i) Fronting Fairfax Drive – 10 stories, or 105 feet
(ii) Fronting Wilson Boulevard – nine stories, or 95 feet

(4) Block 4

Bordered by North Jackson Street, Fairfax Drive /10th Street, and Wilson Boulevard fronting Fairfax Drive, 10th Street and Wilson Boulevard – seven stories, or 90 feet, except for mechanical penthouses and architectural embellishments.

(b) Mechanical penthouses may be permitted above the height limits described above, provided that they are set back from the building edge a distance equal to their height and the County Board finds that the design of the mechanical penthouse and surrounding roof area contributes positively to the design of the skyline of Virginia Square. Under no circumstances shall the height of a mechanical penthouse exceed 18 feet.

(c) Architectural embellishments on buildings within Block 4 and facing Fairfax Drive/10th Street or Wilson Boulevard may project above the primary roof line a maximum of 25 feet to emphasize the gateway location.

(d) Buildings along Fairfax Drive shall provide a step-back of no less than 15 feet from the building wall at a point that is above the third story but no higher than 45 feet, where the overall building height is 10 stories or more.

(e) Buildings along Wilson Boulevard shall provide a step-back of no less than 15 feet from the building wall, above the sixth story.

(f) Buildings shall be designed with ground floor retail space with a floor-to-ceiling height of at least 12 feet.

3. Urban design guidelines

Unless otherwise approved by the County Board, development subject to site plan approval pursuant to §15.5 shall meet the urban design guidelines stated in the Virginia Square Sector Plan and any other plans the County Board has adopted for this area, including but not limited to, the guidelines for:

(a) Relationship of buildings to streets

(b) Building size and site area

(c) Open space

(d) Landscaping

(e) Streetscape

(f) Retail frontage

(g) Roofs and mechanical penthouses

(h) Internal block pedestrian/vehicular access

4. Parking

Unless modified by the County Board, parking requirements shall be as specified and regulated in §14.3, and as below:

(a) The equivalent of one off-street parking space shall be provided for each dwelling unit, subject to the provisions as specified in §7.8.5.A.4(d)(2), below.

(b) Office and retail parking may be approved at a rate of one off-street parking space for each 580 sq. ft. of office and retail gross floor area. No parking shall be required for retail and service-commercial uses for the first 5,000 sq. ft. of gross floor area per main building except as described below in §7.8.5.A.4(d)(2). In determining the parking requirement for a particular proposal, the County Board may consider the adequacy of both a Shared Parking Management Plan (SPMP) and a Transportation Demand Management Plan (TDMP) proposed for the project.

(c) Hotel: 0.7 off-street parking space for each guest room.

(d) To ensure shared parking spaces for use by visitors, clients and retail patrons in the Virginia Square Metro station Area, a SPMP shall be submitted as part of the site plan application. The SPMP shall be developed pursuant to the following guidelines:

(1) The allocation for short-term, high-turnover spaces for use by visitors to retail establishments, residential and office buildings shall be based on the guidelines below and may be provided out of the total overall building parking requirement, if appropriate provisions are made in the SPMP for such shared use, on terms acceptable to the County Board at the time of site plan approval.

(2) In commercial and mixed-use buildings (i.e., buildings with at least 50 percent non-residential uses by gross floor area (GFA)), or in residential buildings (i.e. buildings with 50 percent or more GFA devoted to residential uses) parking on the first level of a parking garage shall be provided as short-term, high-turnover spaces for use by visitors to retail establishments,

residential and office buildings and shall be determined based upon the following minimum quantities:

(i) The quantity of parking spaces that are exempt for retail or service commercial uses as described in §7.8.5.A.4(b), above;

(ii) All retail space parking required as a result of any ground floor retail or office space provision in the design at a ratio of one space per 580 sq. ft. of GFA;

(iii) 0.1 space per dwelling unit shall be provided as short-term, high turnover parking; and

(iv) The remaining commercially-oriented parking provided in the building shall be made available to the public on evenings and weekend hours.

(3) All of the short term, high turnover and visitor parking provided pursuant to this §7.8.5.A.5(d) shall be located and signed in the garage in such a manner as to optimize safe and friendly pedestrian access by its users to the retail frontage and building cores it is intended to serve.

(4) Deviations from these guidelines may be approved by the County Board upon a satisfactory demonstration of the rationale for such a request, supported by such parking demand/transportation demand analyses and/or design studies reflecting difficult site conditions and /or acceptable alternative parking provision solutions.

B. Streetscape

1. The periphery of any site fronting on public rights-of-way shall be landscaped from face of curb to face of building by the provision of curb, gutter, landscape strip, sidewalk, and street lights according to the design standards described below in this subsection and the landscaping standards in §14.2.

2. The zoning administrator may approve the use of a portion of the public right-of-way to provide the area needed to fulfill the streetscape requirements, when that is consistent with the requirements of this subsection and provides uniformity with abutting sites.

3. A civil engineering plan shall be submitted to DES to show the existing and proposed curb and gutter location. The alignment of the curb and gutter shall be as shown on the civil engineering plan approved by the county manager, or his designee. If curb and gutter does not presently exist, curb and gutter shall be constructed meeting DES specifications and shall be constructed to tie in with abutting curb and gutter, or as specified by DES, to provide a continuous curb wall along each street in a uniform manner.

4. If a building wall is located further from the back of curb than 14 feet, the site area between the back of the sidewalk and the building wall shall be designed consistent with the landscaping standards in §14.2 and shall not result in a depressed area below, or a raised area above, the sidewalk elevation of more than three feet or for a length that is more than 50 percent of the length of the corresponding property line.

5. Sidewalks shall be built form the back of curb to a minimum six feet clear width, without obstructions, behind a five feet minimum width landscape strip with street tree plantings

6. Street trees shall be planted as provided in §14.2.2, using specifies designated for street tree use in the Virginia Square Sector Plan.

7. Sidewalks shall be constructed of pavers or concrete meeting DES specifications.

8. Any lighting installed on a property shall be pursuant to a lighting plan approved by the zoning administrator to ensure that conflicts with overhead utilities, driveways, and sidewalks are avoided. Use of the Carlyle-style street light is encouraged.

9. New building construction or expansion of existing structures or uses shall result in no new utility poles, overhead wires or facilities on private property or public right-of-way.

C. Landscaping

Ten percent of each site shall be landscaped in accordance with the requirements of §14.2, Landscaping, and any other plans or policies approved by the County Board for this area.

1. The provisions of §14.2, including §14.2.2 and §14.2.4, shall be applicable to all uses within the East End "Special Coordinated Mixed Use District."

2. If surface parking lots are provided, the provisions of §14.2.4 shall apply to all parking areas regardless of the number of parking spaces. Surface parking lots shall be screened by evergreen hedges, at least 18 inches in height at the time of planting and consistent with the Arlington Landscape Standards manual, or a 36- to 48-inch-high brick, stone or concrete wall.

D. Parking

1. Parking requirements shall be calculated as specified in §14.3, to the extent that the requirements of §14.3 are not modified or otherwise specifically mentioned by this subsection D, then those requirements shall apply.

2. However, to encourage and promote pedestrian-related commercial activity in the Metro station areas, to provide relief for expanding, existing commercial uses, and to promote the efficient use of parking spaces in the East End "Special Coordinated Mixed Use District", no parking shall be required for commercial uses for the first 5,000 sq. ft. of floor area per main building, except that the following uses shall provide all parking that is otherwise required: blueprinting or photo stating; catering establishment; feed or fuel store; frozen food lockers; ice storage house; indoor swimming pools; offices or clinics, medical or dental; hospitals; vehicle sales, rental or leasing facilities; vehicle storage lots; music conservatory or music instruction; plumbing or sheet metal shops; printing, lithographing or publishing; major utilities, community service uses; sign making shops; vehicle service establishment; trade or commercial school.

3. All restaurants within the "Special Coordinated Mixed Use District" may provide parking consistent with §14.3.6.A. If a restaurant use expands its operations to exceed what is defined in §14.3.6.A, parking shall be provided consistent with 2, 4, and 5 of this subsection.

4. Up to 100 percent of any required parking may be provided off-site if the said parking spaces are located within a ¼-mile radius of the subject site and if a legally binding

parking agreement meeting the standards of §14.3.3.B is provided to the zoning administrator.

5. No development shall be exempt from parking requirements under this section, unless it meets the urban design requirements set forth in §7.8.3, §7.8.5.B , and §7.8.5.C. Development plans showing such urban design shall be submitted for approval by the zoning administrator prior to any development activity on the site.

6. On-street parking shall be maximized on each street. To increase the quantity of on-street parking, the quantity of driveway openings shall be minimized and shall not exceed more than two per property frontage. Driveway openings shall be constructed consistent with the requirements of §14.3.

§7.9. C-1-O, Limited Commercial Office Building District

§7.9.1. Purpose

The intent of the C-1-O, Limited Commercial Office Building District is to provide areas for nonretail commercial uses such as offices and financial institutions in a low-intensity manner.

§7.9.2. Uses

Uses shall be as specified in §7.1.

§7.9.3. Density and dimensional standards

A. By-right

Development allowed by-right in the C-1-O district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	All Other Uses
Lot area, minimum (sq. ft.)	6,000	20,000
Lot width, average (feet)	60	100
Height, maximum (feet)	35	35
Floor area ratio, maximum		
Site area up to 9,999	--	0.40
Site area 10,000 to 19,999	--	0.50
Site area 20,000 and above	--	0.60

B. Bulk, coverage and placement

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

C. Exceptions

1. The County Board may rezone a transitional lot(s) to the C-1-O district that does not meet minimum width and area requirements.
2. The County Board may rezone to the C-1-O district a lot which is located adjacent to a C or M district with more than 20,000 sq. ft. and designated for commercial or industrial use on the general land use plan subject to the floor area requirements listed above. Under no circumstances shall the lot being considered for rezoning have a lot area of less than 6,000 sq. ft.

§7.9.4. District use standards

Use standards applicable to specific uses in the C-1-O district include:

[Reserved]

§7.9.5. Use limitations

Building Type: All buildings erected under the provisions of this section shall have an exterior design so as to present the appearance of a residential structure. The basis for judging the exterior design shall be the degree to which the structure has the appearance of and complies with the bulk and placement requirements for residential buildings and structures in the vicinity of the site.

§7.9.6. Site development standards

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

A. Landscaping

20 percent of total site area is required to be landscaped open space in accordance with the requirements of §14.2, Landscaping.

B. Parking and loading

Parking and loading shall be provided in accordance with the requirements of §14.3.

§7.10. C-O-1.0, Mixed Use District

§7.10.1. Purpose

The purpose of the C-O-1.0, Mixed Use District is to provide for limited office building land use and, under appropriate conditions, office building, hotel, multiple-family, commercial and/or institutional redevelopment of older commercial areas. Appropriate mixtures of use and densities under the terms of this district are to be determined in accordance with the conditional use provisions of this zoning ordinance and shall be consistent with the General Land Use Plan or approved plans for the area. Determination as to the actual types and densities of uses to be allowed will be based on the characteristics of individual sites in their neighborhood and on the need for community facilities, open and landscaped areas, circulation and utilities.

§7.10.2. Uses

Uses shall be as specified in §7.1.

A. Columbia Pike Special Revitalization District

Properties in the area designated as Columbia Pike Special Revitalization District on the General Land Use Plan which have not developed in accordance with the Form Based Code, since its adoption on February 25, 2003, as specified in Appendix A of the Zoning Ordinance can have uses established as permitted in the Form Based Code Ground Story Use Table as specified in Section 3, Table 3.1 of the Form Based Code.

§7.10.3. Density and dimensional standards

A. By-right

Development allowed by-right in the C-0-1.0 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	All Other Uses
Lot area, minimum (sq. ft.)	6,000	20,000
Lot width, minimum average (feet)	60	100
Height, maximum (feet)	35	35
Floor area ratio, maximum		
Site area up to 9,999	--	0.40
Site area 10,000 to 19,999	--	0.50
Site area 20,000 and above	--	0.60

B. Special exception

Development allowed by special exception in the C-O-1.0 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Institutional uses including elder care uses, hospitals, and group care facilities	Office, Commercial	Apartment	Hotel	All other uses
Density, maximum (units/acre)	--	--	40	60	
Lot area, minimum (sq. ft.)	20,000	20,000	20,000	20,000	20,000
Lot width, average (feet)	100	100	100	100	100
Height, maximum (stories)	6	5	6	6	35

Type of Standard	Institutional uses including elder care uses, hospitals, and group care facilities	Office, Commercial	Apartment	Hotel	All other uses
Floor area ratio, maximum	1.0	1.0	--	--	
Site area up to 9,999, sq. ft.					0.4
Site area 10,000 to 19,999 sq. ft.					0.5
Site area 20,000 and above sq. ft.					0.6

C. Bulk, coverage and placement

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

D. Exceptions

1. Stories shall be counted from the average elevation of the site. Mechanical equipment placed on roof shall be enclosed or screened.
2. The County Board may authorize application for rezoning to the C-O-1.0 district where a lot or plot having less width or less area which is any part of a block surrounded by streets and/or buildings that generally comply with the provisions of this section.
3. Hotel meeting rooms and restaurants may be permitted to exceed the above density by site plan approval.

§7.10.4. District use standards

Use standards applicable to specific uses in the C-O-1.0 district include:

A. Office, commercial, institutional, apartment or hotel uses

1. By site plan approval, any building or group of buildings may have a mix of uses, but no part of any site shall be used more than once in calculating its permitted density of use.

§7.10.5. Site development standards

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

A. Parking

Parking shall be provided in accordance with the requirements of §14.3, except as provided above in an approved site plan.

§7.11. C-O-1.5, Mixed Use District

§7.11.1. Purpose

The purpose of the C-O-1.5, Mixed Use District is to provide for limited office building land use and, under appropriate conditions, office building, hotel, multiple-family, commercial and/or institutional redevelopment of older commercial and industrial areas. Appropriate mixtures of use and densities under the terms of this district are to be determined in accordance with the special exception provisions of this zoning ordinance and shall be consistent with the General Land Use Plan or approved plans for the area. Determinations as to the actual types and densities of uses to be allowed will be based on the characteristics of individual sites in their neighborhood and on the need for community facilities, open and landscaped areas, circulation and utilities.

§7.11.2. Uses

Uses shall be as specified in §7.1.

§7.11.3. Density and dimensional standards

A. By-right

Development allowed by-right in the C-O-1.5 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	All Other Uses
Lot area, minimum (sq. ft.)	6,000	20,000
Lot width, average (feet)	60	100
Height, maximum (feet)	35	35
Floor area ratio, maximum		
Site area up to 9,999	--	0.40
Site area 10,000 to 19,999	--	0.50
Site area 20,000 and above	--	0.60

B. Special exception

Development allowed by special exception in the C-O-1.5 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Institutional uses including elder care uses, hospitals, and group care facilities	Office, Commercial	Multiple-family	Hotel	All other uses
Density, maximum (units/acre)	--	--	72	110	
Lot area, minimum (sq. ft.)	20,000	20,000	20,000	20,000	20,000
Lot width, average (feet)	100	100	100	100	100
Height, maximum (feet)					35
Height, maximum (stories)					
Sites less than 20 acres	10	8	10	10	
Sites more than 20 acres	12-18	12-18	12-18	12-18	
Floor area ratio, maximum	1.5	1.5	--	--	
Site area up to 9,999, sq. ft.					0.4
Site area 10,000 to 19,999 sq. ft.					0.5
Site area 20,000 and above sq. ft.					0.6

C. Bulk, coverage and placement

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

D. Height

1. On sites of less than 20 acres in area, no building, excluding mechanical penthouse area, shall exceed eight stories for office buildings and 10 stories for multiple-family and hotel buildings. Varied building heights will be encouraged, but the maximum average height for such sites shall not exceed eight stories.

2. On sites of 20 acres or larger, varied building heights will be encouraged, but the average height of all buildings shall not exceed 12 stories with no individual building exceeding 18 stories except as provided in §15.5.9. No building which exceeds 12 stories for multiple-family or hotels or eight stories for offices shall be located within 200 feet of a residential district with a lower height limit. Average height in stories is the quotient of the gross floor area of all uses divided by the sum of the arithmetic means of the floor areas of each and every building that is part of the total site. Parapet walls may be extended upward to screen a mechanical penthouse. This area shall not be counted as a story but may be enclosed and in addition to those uses meeting the definition of mechanical penthouse, may also be used for restaurants, meeting rooms, recreational facilities and other ancillary uses. Area of all uses other than the aforementioned uses within a mechanical penthouse shall be counted as gross floor area.

E. Lot area and width

The County Board may authorize application for rezoning to the C-O-1.5 District where a lot or plot having less width or less area which is part of a block surrounded by streets and/or buildings that generally comply with the provisions of this section.

F. Density

Restaurants, theaters, hotel meeting rooms and community facilities and uses may be permitted and may exceed the permitted densities by site plan approval, provided any reduction in required parking shall follow special study of their related parking requirements.

§7.11.4. District use standards

Use standards applicable to specific uses in the C-O.1.5 district include:

A. Office, commercial, institutional, apartment or hotel uses

By site plan approval, any building or group of buildings may have a mix-of uses, but no part of any site shall be used more than once in calculating its permitted density of use.

§7.11.5. Site development standards

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

§7.12. C-O-2.5, Mixed Use District

§7.12.1. Purpose

The purpose of the C-O-2.5, Mixed Use District is to provide for limited office building land use and, under appropriate conditions high-rise office building, hotel, commercial and/or multiple-family redevelopment within planning districts as designated on the General Land Use Plan. Appropriate mixtures of use and densities under the terms of this district are to be determined in accordance with the conditional use provisions of this zoning ordinance and shall be consistent with the General Land Use Plan or approved plans for the area. Determinations as to the actual types and densities of uses to be allowed will be based on the characteristics of individual sites in their neighborhood and on the need for community facilities, open and landscaped areas, circulation and utilities.

§7.12.2. Uses

Uses shall be as specified in §7.1.

A. Columbia Pike Special Revitalization District

Properties in the area designated as Columbia Pike Special Revitalization District on the General Land Use Plan which have not developed in accordance with the Form Based Code, since its adoption on February 25, 2003, as specified in Appendix A of the Zoning Ordinance can have uses established as permitted in the Form Based Code Ground Story Use Table as specified in Section 3, Table 3.1 of the Form Based Code.

§7.12.3. Density and dimensional standards

A. By-right

Development permitted by-right in the C-O-2.5 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwelling	All Other Uses
Lot area, minimum (sq. ft.)	6,000	20,000
Lot width (feet)	60	100
Height, maximum (feet)	35	35
Floor area ratio, maximum		
Site area up to 9,999	--	0.40
Site area 10,000 to 19,999	--	0.50
Site area 20,000 and above	--	0.60

B. Special exception

Development allowed by special exception in the C-O-2.5 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Institutional uses including elder care uses, hospitals, and group care facilities	Office, Commercial	Multiple-family	Hotel	All other uses
Density, maximum (units/acre)	--	--	115	180	
Lot area, minimum (sq. ft.)	20,000	20,000	20,000	20,000	20,000
Lot width, average (feet)	100	100	100	100	100
Height, maximum (stories), excluding mechanical penthouse	16	12	16	16	35 ft.

Type of Standard	Institutional uses including elder care uses, hospitals, and group care facilities	Office, Commercial	Multiple-family	Hotel	All other uses
Floor area ratio, maximum	2.5	2.5	--	--	
Site area up to 9,999, sq. ft.					0.4
Site area 10,000 to 19,999 sq. ft.					0.5
Site area 20,000 and above sq. ft.					0.6

C. Bulk, coverage and placement

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

D. Exceptions

1. Height

By site plan approval the following may be approved:

(a) Parapet walls may be extended upward to screen a mechanical penthouse. This area shall not be counted as a story but may be enclosed and may also be used for private clubs, auditoriums, meeting rooms and restaurants.

(b) All permitted additional mechanical penthouse uses shall be limited to one floor. Elevator service to the penthouse level may be considered in support of an approved additional use in the mechanical penthouse.

2. Lot area and width

The County Board may authorize application for rezoning to the C-O-2.5 District where a lot or plot having less width or less area that is any part of a block surrounded by streets and/or buildings that generally comply with the provisions of this section.

3. Density

Hotel meeting rooms and restaurants may be permitted to exceed the above density by site plan approval.

§7.12.4. District use standards

Use standards applicable to specific uses in the C-O-2.5 district include:

A. Office, commercial uses including retail and service commercial uses, apartment or hotel uses

By site plan approval, any building or group of buildings may have a mix of uses , but no part of any site shall be used more than once in calculating its permitted density of use.

§7.12.5. Site development standards

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

A. Parking

As specified and regulated in §14.3, except as provided above in an approved site plan.

§7.12.6. Pentagon City Coordinated Redevelopment District

Properties in the area designated as the Pentagon City Coordinated Redevelopment District on the General Land Use Plan may be developed in accordance with the requirements of §9.6.

§7.13. C-O, Mixed Use District

§7.13.1. Purpose

The purpose of the C-O Mixed-Use District is to provide for limited office building land use, and under appropriate conditions, to encourage rebuilding with high-rise office buildings, hotels, or multiple-family dwellings in the vicinity of Metrorail stations. Determination as to the appropriate mixtures of uses and densities shall be based on the General Land Use Plan designation or approved plans for the area, characteristics of individual sites and the need for community facilities, open space and landscaped area, circulation and utilities.

§7.13.2. Uses

Uses shall be as specified in §7.1.

A. Columbia Pike Special Revitalization District

Properties in the area designated as Columbia Pike Special Revitalization District on the General Land Use Plan which have not developed in accordance with the Form Based Code, since its adoption on February 25, 2003, as specified in Appendix A of the Zoning Ordinance can have uses established as permitted in the Form Based Code Ground Story Use Table as specified in Section 3, Table 3.1 of the Form Based Code.

B. Columbia Pike Neighborhoods Special Revitalization District

Properties in the area designated as Columbia Pike Neighborhoods Special Revitalization District on the General Land Use Plan which have not developed in accordance with the Neighborhoods Form Based Code, since its adoption on November 16, 2013, as specified in Appendix B of the Zoning Ordinance can have uses established as permitted in the Neighborhoods Form Based Code Building Use Table as specified in Part 901 Ground Story Commerce, Upper Story Commerce, and Upper Story and Ground Story Commerce tables of the Neighborhoods Form Based Code.

§7.13.3. Density and dimensional standards

A. By-right

Development allowed by-right in the C-O district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	All Other Uses
Lot area, minimum (sq. ft.)	6,000	20,000
Lot width, minimum average (feet)	60	100
Height, maximum (feet)	35	35
Floor area ratio, maximum		
Site area up to 9,999	--	0.40
Site area 10,000 to 19,999	--	0.50
Site area 20,000 and above	--	0.60

B. Special exception

Development allowed by special exception in the C-O district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Office, Commercial	Multiple-family	Hotel	Elder Care Uses
Lot area, minimum (sq. ft.)	30,000	30,000	30,000	30,000
Lot width, average (feet)	125	125	125	125
Height, maximum, including mechanical penthouse and parapet walls (feet)	153	180	180	180
Floor area ratio, maximum	3.8	4.8	3.8	4.8

C. Bulk, coverage and placement

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

D. Exceptions

1. Lot area and width

The County Board may authorize application for rezoning to the C-O district where a lot or plot having less width or less area is part of a block surrounded by streets and/or buildings that generally comply with the provisions of this section.

2. Western Rosslyn Coordinated Redevelopment District

Properties in the area designated as the Western Rosslyn Coordinated Redevelopment District on the General Land Use Plan may be developed in accordance with the regulations of §9.5.

3. Courthouse Square Special District

In considering the approval of a site plan for properties located in the area designated as the Courthouse Square Special District on the General Land Use Plan, the County Board may approve additional density and height above that provided in §7.13.3.B where it finds that the development project furthers the goals, policies, and recommendations in the Courthouse Sector Plan Addendum: Courthouse Square, offers certain features, design elements, services, or amenities identified in the Courthouse Square Sector Plan Addendum: Courthouse Square and specifically responds to the Courthouse Square Priority Concept Recommendations, and meets §15.5.5 and other special exception criteria of the Zoning Ordinance, subject to the following regulations:

(a) Under no circumstances shall the County Board approve height, exclusive of mechanical penthouses, above that shown on the Building Height and Location Map (Map 1, §7.13.6), except that:

(1) Non-occupiable, exceptional architectural features may exceed the heights outline in this §7.13.3.D.3(a)

(2) Additional height up to 180 feet may be considered by the County Board for joint public-private redevelopment where shown on Map 1, §7.13.6.

(b) The minimum depth of building step-backs shall be consistent with the step-backs shown in the Courthouse Sector Plan Addendum: Courthouse Square. Unless the County Board finds, in a particular case, that a greater or lesser step-back in height provides a better overall design or a better relationship to the pedestrian realm while still achieving the goals of the Courthouse Sector Plan Addendum: Courthouse Square, the height of building step-backs shall be consistent with the step-backs shown in the Courthouse Sector Plan Addendum: Courthouse Square.

(c) The provisions of §15.5.9 for the approval of additional height and density shall not be applicable in the Courthouse Square District.

(d) Additional density shall not be achieved through transfer of development rights provisions in §15.5.7.B in the Courthouse Square District.

§7.13.4. District use standards

Use standards applicable to specific uses in the C-O district include:

A. Office, hotel, multiple-family dwelling and commercial development

By site plan approval, any building or group of buildings may have a mix of uses. No portion of the site shall be used more than one time in computing the permitted density. All mechanical penthouse area in excess of that used for elevator, mechanical, or maintenance equipment shall be counted as gross floor area.

§7.13.5. Site development standards

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

A. Parking requirements

1. As specified and regulated in §14.3, except that the following may be approved by site plan:

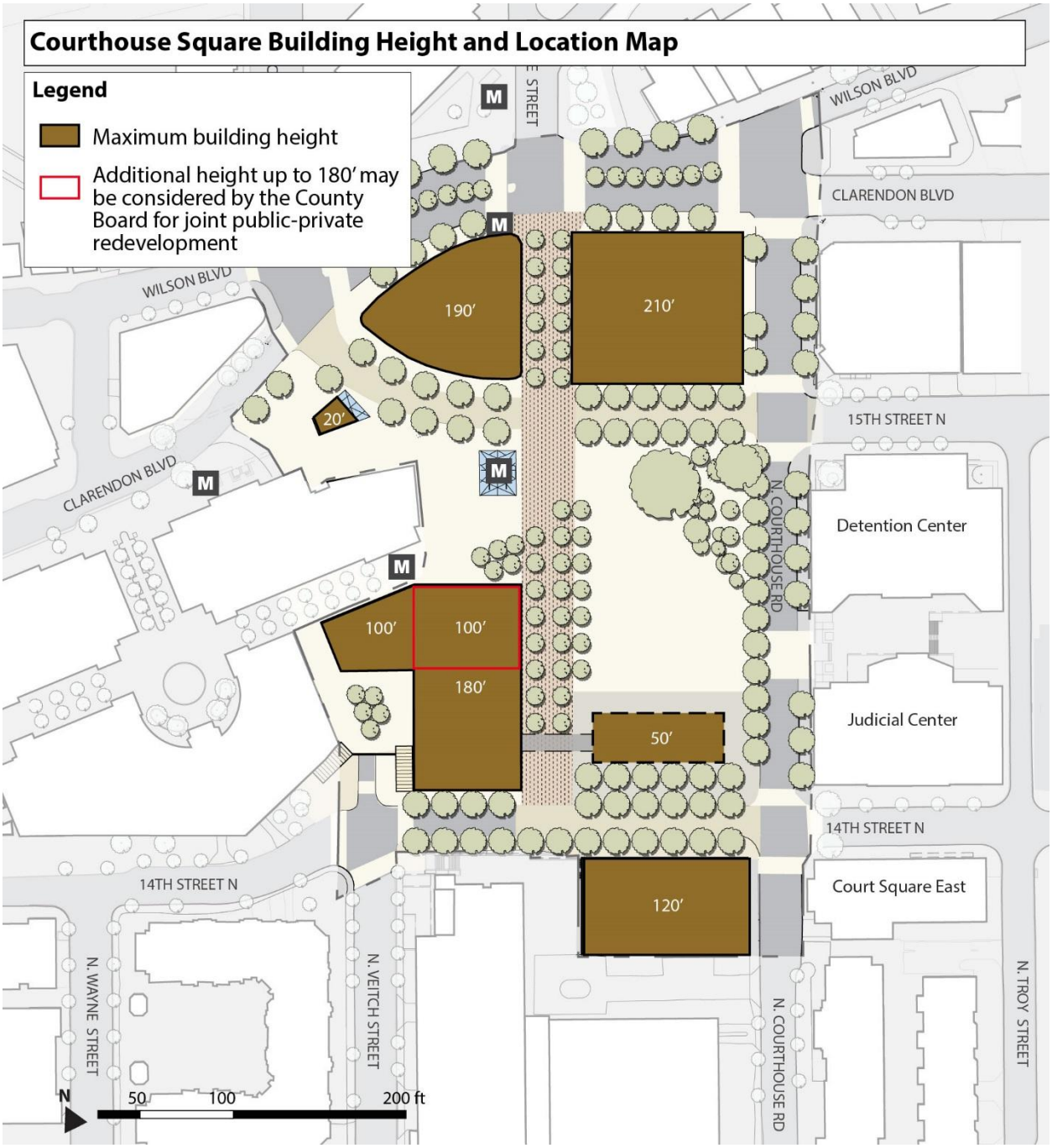
(a) Office, Retail, Service Commercial Space: One off-street parking space for each 530 sq. ft. of gross floor area.

(b) Multiple-family Dwelling: One off-street parking space for each dwelling unit.

(c) Hotel: 0.7 off-street parking spaces for each guest room and dwelling unit.

2. The above required parking shall be located below grade or within the structure housing the use to which the parking is appurtenant, except as may be allowed in an approved site plan.

§7.13.6. Courthouse Square Building Height and Location Map



§7.14. C-O-A, Mixed Use District

§7.14.1. Purpose

The purpose of the C-O-A, Mixed Use District is to encourage a coordinated mixed-use development of office, multiple-family and hotel use in the vicinity of Metro-rail stations. To be eligible for the district, a site, or a major portion of a site, shall be located within an area designated for "coordinated mixed use development" on the General Land Use Plan. Determination as to the actual types and densities of uses to be allowed will be based on the characteristics of individual sites and on the need for community facilities, open space and landscaped areas, circulation and utilities.

§7.14.2. Uses

Uses shall be as specified in §7.1.

§7.14.3. Density and dimensional standards

A. By-right

Development allowed by-right in the C-O-A district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	Hotels	All Other Uses
Lot, minimum (sq. ft.)			
Lot area	6,000	--	--
Lot area per dwelling unit	6,000	--	--
Lot area per sleeping or living unit		600	
Lot width, minimum average (feet)	60	--	--
Height, maximum (feet)	35	45	45

B. Special exception

1. General

The boundaries of this district shall be fixed by amendment of the zoning map at such time in the future as the district is applied to specific properties in the County.

2. Height

(a) Development allowed by special exception in the C-O-A district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	Office and Hotel	Multiple-family, Elder Care Uses
Height, maximum (feet)		
Site area 19,999 or less	100	151
Site area 20,000 to 29,999	110	162
Site area 30,000 to 39,999	120	171
Site area 40,000 to 49,999	130	180
Site area 50,000 to 59,999	140	189
Site area 60,000 to 69,999	150	198
Site area 70,000 to 79,999	160	207
Site area 80,000 or more	170	216

(b) Site plans are required to be approved as provided for in §15.5, except that under no circumstances shall the height of any building exceed the height limits established in §7.14.3.B.2(a) by more than 30 feet.

(c) No building, nor the enlargement of any building, including mechanical penthouse height and/or height of parapet walls, shall be hereafter erected to exceed the above height.

(d) An multiple-family structure shall be any building with a minimum of 30 percent of the gross floor area in multiple-family use.

3. Density

(a) Office, multiple-family, elder care, hotel and commercial development may be approved at the following densities:

Site Area (sq. ft.)	Total Floor Area Ratio	Maximum Office Hotel and Commercial Floor
4,999 or less	1.0	.5
5,000	1.5	.75
10,000	2.0	1.0
15,000	2.5	1.25
20,000	3.0	1.5
30,000	3.5	1.75
40,000	4.0	2.0
50,000	4.5	2.25
60,000	5.0	2.50
70,000	5.5	2.75
80,000 or more	6.0	3.0

(b) On sites with more area than 5,000 sq. ft. and less area than 20,000 sq. ft. which do not have the precise number of sq. ft. shown on the chart above, the F.A.R. shall be the F.A.R. allowed for the next smaller site as shown on the chart plus .0001 maximum total F.A.R. for each additional square foot of site area. The maximum office, hotel, and commercial F.A.R. to be added for each square foot shall be .00005. On sites with more than 20,000 sq. ft. and less area than 80,000 sq. ft. which do not have the precise number of sq. ft. shown on the chart above, the F.A.R. shall be the F.A.R. allowed for the next smaller site shown on the chart plus .00005 maximum total F.A.R. for each additional square foot of site area. The maximum office, hotel, and commercial F.A.R. to be added for each square foot shall be .000025.

(c) To encourage the development of multiple-family, an additional ½ F.A.R. may be approved within any project that is at least 90 percent committed to multiple-family use. The additional ½ F.A.R. may be used for multiple-family, elder care, commercial or office use.

(d) The County Board may modify the mix of uses within a site plan to allow hotel use to substitute for multiple-family use. Provided, however, that such modification will not result in more than 800,000 sq. ft. of hotel gross floor area being substituted for multiple-family use in the C-O-A district.

(e) Buildings in which the primary use is hotel shall have 50 percent of the gross floor area located at street level in retail use except as otherwise approved by site plan

by the County Board. To the extent practical, retail uses shall front on the street and be directly accessible therefrom except as otherwise approved by site plan by the County Board.

C. Bulk, coverage and placement

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

§7.14.4. District use standards

Use standards applicable to specific uses in the C-O-A district include:

A. Hotel

For hotel use, when subject to site plan approval, a transportation demand management plan shall be provided which addresses among other things retail and shared parking of motor vehicles including buses.

§7.14.5. Site development standards

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

A. Landscaping

A minimum of 10 percent of the total site area is required to be landscaped open space in accordance with the requirements of §14.2, Landscaping.

B. Parking and loading space

1. One off-street parking space shall be provided for each dwelling unit.
2. One parking space for each 530 sq. ft. of commercial or office space, provided that one parking space for each 580 sq. ft. of commercial or office space shall be required in projects with associated multiple-family use.
3. One parking space for each hotel unit.
4. Off-street loading spaces for all permitted uses shall be provided as specified in §14.3.

§7.15. C-O Rosslyn, Mixed Use Rosslyn District

§7.15.1. Purpose

The purpose of the C-O Rosslyn, Mixed Use Rosslyn District is to encourage a mixed-use development of office, retail and service commercial, hotel and multiple-family dwelling uses within the area designated as the Rosslyn Coordinated Redevelopment District on the General Land Use Plan. The goal of this district is to advance the vision of the Rosslyn Sector Plan, including:

A. Supporting a diverse mix of uses, including workplaces, housing, retail, and visitor destinations;

B. Creating a high quality public realm with an emphasis on walkability and a diverse network of public parks, open spaces, and tree-lined streets;

C. Implementing a peaks and valleys approach to building heights that, among other goals, preserves priority public view corridors, supports an appealing environment at the ground level, creates an attractive, distinctive skyline with varied heights, and ensures sensitive transitions to surrounding neighborhoods;

D. Transforming Rosslyn's transportation network, including an enhanced system of complete streets, improvements to transit facilities and operations, and safer, more attractive and more accessible pedestrian and bicycle networks; and

E. Achieving superior architecture and the best in urban design practice.

§7.15.2. Uses

Uses shall be as specified in §7.1.

§7.15.3. Density and dimensional standards

A. By-right

Development allowed by-right in the C-O Rosslyn district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	Single-family Dwellings	All Other Uses
Lot area, minimum (sq. ft.)	6,000	20,000
Lot width (feet)	60	100
Height, maximum (feet)	35	35
Floor area ratio, maximum		
Site area up to 9,999	--	0.40
Site area 10,000 to 19,999	--	0.50
Site area 20,000 and above	--	0.60

B. Special exception

Development allowed by special exception in the C-O Rosslyn district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Office, Retail, Service Commercial	Multiple-family Dwellings	Hotel	Elder Care Uses
Lot area, minimum (sq. ft.)	30,000	30,000	30,000	30,000
Lot width, average (feet)	125	125	125	125
Height, maximum, including penthouse and parapet walls (feet)	153	180	180	180
Floor area ratio, maximum	3.8	4.8	4.8	4.8

1. Exceptions

(a) See §7.15.4 for provisions for additional density and height.

(b) The County Board may approve application for rezoning to the C-O Rosslyn district where a lot or plot having less width or less area is part of a block surrounded by streets and/or buildings that generally comply with the provisions of this section.

C. Bulk, coverage and placement

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

§7.15.4. Provisions for additional density and height

In considering the approval of a site plan the County Board may approve additional density and height above that provided in §7.15.3.B where it finds that the development project is consistent with the Rosslyn Sector Plan, offers certain features, design elements, services, or amenities identified in the Rosslyn Sector Plan, and meets §15.5.5 and other special exception criteria of the Zoning Ordinance. In considering such modification, the County Board may also consider characteristics of the site and the area as described in §15.5.7. The provisions of §15.5.9 for the approval of additional height and density shall not be applicable in the C-O Rosslyn district. The approval of additional height and density, under the foregoing, shall be subject to the following:

A. Density

1. Under no circumstances shall the County Board approve density above 10.0 F.A.R.; except where it finds that the development project is consistent with the building height and form guidelines of the Rosslyn Sector Plan, the County Board may approve density above 10.0 F.A.R. only as follows:

(a) Where it finds that the additional density is necessary to accommodate on-site either a new segment(s) of 18th Street North; or infrastructure that substantially increases capacity of the Metrorail system (such as a new Metro station or similar related infrastructure), provided that, in accordance with §7.15.4.B.2, under no circumstances shall building height above that shown on the building heights map in the Rosslyn Sector Plan be approved if additional density is granted under this §7.15.4.A.1(a);

(b) Where it finds that the additional density was either: i) included in the total gross floor area yet excluded from the site plan's density calculations as approved by the County Board, or ii) included as previously approved gross parking area associated with the development project; and/or

(c) In exceptional cases, where the additional density is achieved through the transfer of development rights, as provided in §15.5.7.B.

2. No portion of the site shall be used more than one time in computing the permitted density. All mechanical penthouse area in excess of that used for elevator, mechanical, or maintenance equipment shall be counted as gross floor area.

B. Building height

1. The County Board may approve additional height above that provided in §7.15.3.B, exclusive of mechanical penthouses and parapet walls, up to the building height on the building heights map and consistent with the step-backs and neighborhood transitions shown on the building heights map in the Rosslyn Sector Plan, where it finds the development project is consistent with the peaks and valleys building heights policy of the Rosslyn Sector Plan, including but not limited to:

(a) Priority view corridors from the public observation deck are preserved;

(b) The development project contributes to a distinctive and dynamic skyline with varied heights and architectural expression;

(c) The development project provides a transition in scale and height to surrounding lower density neighborhoods;

(d) The design of the development project considers opportunities for daylight for public parks and open spaces envisioned in the Rosslyn Sector Plan; and

(e) The development project provides an appealing, pedestrian-scaled street environment.

2. The County Board may approve variations from height, step-backs and neighborhood height transitions shown on the buildings heights map in the Rosslyn Sector Plan based on site specific considerations where it finds the development project is otherwise consistent with the findings of §7.15.4.B.1, provided that under no circumstances shall building height above that shown on the building heights map in the Rosslyn Sector Plan be approved if additional density is granted under §7.15.4.A.1(a) or to allow a building height greater than 470 feet above sea level, inclusive of mechanical penthouses and parapet walls.

§7.15.5. Site development standards

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

A. Parking and loading

Parking and loading shall be as specified and regulated in §14.3, and as specified below, except that the County Board may modify parking regulations by site plan approval.

1. Parking requirements

(a) Dwelling unit

One off-street parking space shall be provided for each dwelling unit.

(b) Hotel

0.7 off-street parking space for each guest room and dwelling unit.

(c) Office, retail and service commercial uses

Office and retail parking may be approved within a range between the rate of

one off-street parking space for each 530 sq. ft. to 1,000 sq. ft. of office and retail gross floor area depending on the adequacy of the Transportation Demand Management plan in addressing the need for parking.

2. Additional parking requirements

(a) The parking provided shall be located below grade or within the structure housing the use to which the parking is appurtenant.

(b) Short-term, convenient parking shall be provided for customers of commercial tenant retailers when the business premises are open to the public for business.

(c) Transportation Demand Management plans shall be required to be approved as part of any site plan approval unless determined otherwise by the County Board.

§7.16. C-O Crystal City, Mixed Use Crystal City District

§7.16.1. Purpose

The purpose of the C-O Crystal City, Mixed Use Crystal City District is to encourage mixed-use development of office, retail and service commercial, hotel and multiple-family dwelling uses within the area designated as the Crystal City Coordinated Redevelopment District on the General Land Use Plan. When a site is located in the area designated Crystal City Coordinated Redevelopment District on the General Land Use Plan, site plans may be approved by the County Board as set forth below. Determination of the actual types and densities of uses to be allowed will be based on the characteristics of sites and their locations, and on the extent to which the proposed redevelopment of the site is done in a way that ameliorates the impacts of the types and densities of uses, and provides features or amenities identified in the Crystal City Sector Plan and other plans and policies established for the area by the County Board, including without limitation site design incorporating co-location of land uses, adherence to recommended build-to lines, compliance with bulk-plane angles to provide for adequate sunlight to parks, tower separation and tower coverage goals for adequate light and relief, environmentally sustainable and energy-efficient building design, transportation and transit facilities, parks and other open space amenities, and creation of affordable housing. The goal of this zoning district is to permit development that:

A. Advances the future vision of Crystal City established in the Sector Plan;

B. Provides a mix of uses including office, residential, retail, cultural and civic within several defined neighborhood centers;

C. Supports Crystal City's revitalization and long-term economic sustainability;

D. Facilitates gradual and coordinated redevelopment on each block;

E. Supports, and is supported by, enhanced multimodal transportation access and connectivity; and

F. Creates a high-quality public realm comprising the streets, squares, and other public areas envisioned in the Sector Plan.

§7.16.2. Uses

Uses shall be as specified in §7.1.

§7.16.3. Density and dimensional standards

A. By-right

Development allowed by-right in the C-O Crystal City district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	All Uses
Lot area, minimum (feet)	20,000
Lot width (feet)	100
Height, maximum (feet)	35
Floor area ratio, maximum	0.60

B. Special exception

Development allowed by special exception in the C-O Crystal City district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	All Uses
Lot area, minimum (feet)	--
Height, maximum (feet)	As specified in 7.16.8 or as otherwise approved by the County Board
Floor area ratio, maximum	As specified in 7.16.6 or as otherwise approved by the County Board

C. Bulk, coverage and placement

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

§7.16.4. Site development standards

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

§7.16.5. Site plans

In considering the approval of a site plan within the area designated as the Crystal City Coordinated Redevelopment District on the General Land Use Plan as well as on the Base Density Map (§7.16.6), the County Board may approve additional density or other development features where the project ameliorates the impact of those densities or other increases, and provides features or amenities identified in the Crystal City Sector Plan and other plans and policies established for the area by the County Board, including without limitation site design incorporating co-location of land uses, adherence to recommended build-to lines, compliance with bulk-plane angles to provide adequate sunlight to parks, tower separation and tower coverage goals for adequate light and relief, environmentally sustainable and energy-efficient building design, transportation and transit facilities, parks and other open space amenities, and creation of affordable housing. The amount of additional density granted shall be based on the extent to which the project meets the plans or provides such benefits, and does so within the building form parameters established in this §7.16.5. In considering such modification, the County Board may also consider characteristics of the site and the area as described in §15.5.7. The provisions of §15.5.9 for the approval of additional height and density shall not be applicable in the C-O Crystal City district. The approval of additional height and density, under the foregoing, shall be subject to §7.16.5. Where identified below, maps are those contained in this section.

A. Density regulations

The maximum permitted residential, hotel, office, retail and service commercial gross floor area on a given site shall be the base densities shown on the Base Density Map (§7.16.6). In considering the approval of a site plan, the County Board may approve additional density or other development features permitted under the Sector Plan and by the provisions of this §7.16.5 when the County Board finds incremental amounts of additional density should be approved for the development proposal because it furthers the goals, policies, and recommendations in the Crystal City Sector Plan and other plans and policies established for the area by the County Board. The amount of additional density or other bonuses granted shall be based on the extent to which the project meets

the plans or provides such benefits, and provided such density or bonuses can be accommodated within the other building form parameters established in §7.16.5.

B. Area requirements

None

C. Use mix regulations

A site plan project shall include a mix of uses above the ground floor that does not preclude achieving the target mix for the block on which it is located as shown in the Land Use Map (§7.16.7). Pursuant to §15.5, this may be modified when the County Board finds that other goals of the Sector Plan are substantially met by the project.

D. Height regulations

1. Building heights shall comply with the Building Heights Map (§7.16.8), and may be approved as specified in this §7.16.5.D.1(a) and §7.16.5.D.1(b), below. The height limits shown on the map shall exclude mechanical penthouse and parapet walls. Under no circumstances may the County Board approve heights above those specified in the Building Heights Map, provided, however, that:

   (a) For sites comprising buildings existing on December 10, 2011 with heights greater than specified on §7.16.8, the County Board may approve a building height greater than specified on §7.16.8, but under no circumstances exceeding the height of existing buildings; and

   (b) Where dimensions of height zones are shown on §7.16.8, such dimensions may be modified by site plan approval, pursuant to §15.5, when the County Board finds that the need for such modification is generated by site-specific circumstances and is otherwise consistent with the goals and policies contained in the Crystal City Sector Plan.

2. All mechanical penthouse and parapet walls above the height limit shall comply with §3.1.6.B., provided, however, that on sites identified for architectural features shown on the Architectural Features Map (§7.16.9), mechanical penthouse and parapet heights shall not exceed 23 feet or 10 percent of the main building height, whichever is greater.

E. Bulk plane angle requirements

For sites identified with a frontage type of “A” through “H” per the legend on the Bulk Plane Angle Map (§7.16.10), buildings shall conform to the bulk plane angle requirements shown on that map. For sites that are subject to bulk plane angle conditions specified in §7.16.10, buildings shall follow the height regulations in §7.16.5.D., above, and shall also incorporate step-backs or sculpting in building form so as to fit within both the maximum building height and bulk plane angle requirements for the site. The bulk plane angle provisions specified above may be modified by the County Board, pursuant to §15.5, when it finds that a site plan maintains adequate sunlight to public open spaces across from frontages with bulk-plane angle requirements, such that the percentage of such public open space that is not in shadow between 11:00 a.m. and 3:00 p.m. on the vernal or autumnal equinoxes is greater than 55 percent.

F. Building tower separation and coverage requirements

To ensure adequate light, air, and privacy, building tower separation and building tower coverage shall meet the following requirements:

1. A minimum horizontal separation of 60 feet between building towers above the fifth floor shall be provided. Pursuant to §15.5, this provision may be modified when the County Board finds that additional tower separation on the block will likely be achieved through future redevelopment, based upon the Crystal City Block Plan referenced in §7.16.5.J.
2. Building tower coverage shall not exceed the allowable maximums as shown on the Tower Coverage Map (§7.16.11). Pursuant to §15.5, this requirement may be modified by the County Board when it finds that the building tower coverage depicted in the Crystal City Block Plan for the block complies with the maximums shown on §7.16.11.

G. Streetscape

All development subject to site plan approval pursuant to §15.5 shall provide streetscapes, including curb, gutter, sidewalk, street light, street furniture, street trees, landscaping and other elements that are consistent with the Crystal City Sector Plan, and other plans and policies established for the area by the County Board.

H. Parking

Notwithstanding any provisions in §14.3 that are different from those below, parking shall be regulated as specified below, unless otherwise modified by the County Board by site plan approval:

1. Multi-family residential

One and one-eighth parking spaces shall be provided for each of the first 200 dwelling units in any structure, and one space for each additional dwelling unit above 200.

2. Commercial, including office and retail

One parking space shall be provided for each 1,000 square feet of gross floor area.

3. Hotel

One-half parking space shall be provided for each guest room.

4. Additional parking requirement

All parking shall be located below grade or within the structure housing the use to which the parking is appurtenant. Where above-grade parking occurs in a structure along public open spaces or public arterial streets as identified in the County's Master Transportation Plan, such parking shall be lined with active programmed space. When occurring along other public streets or along alleys, such above-grade parking shall be treated at a minimum with enhanced architectural facades.

5. Loading spaces

The location of loading spaces for all permitted uses shall be determined by Site Plan approval.

I. Transportation demand management plans

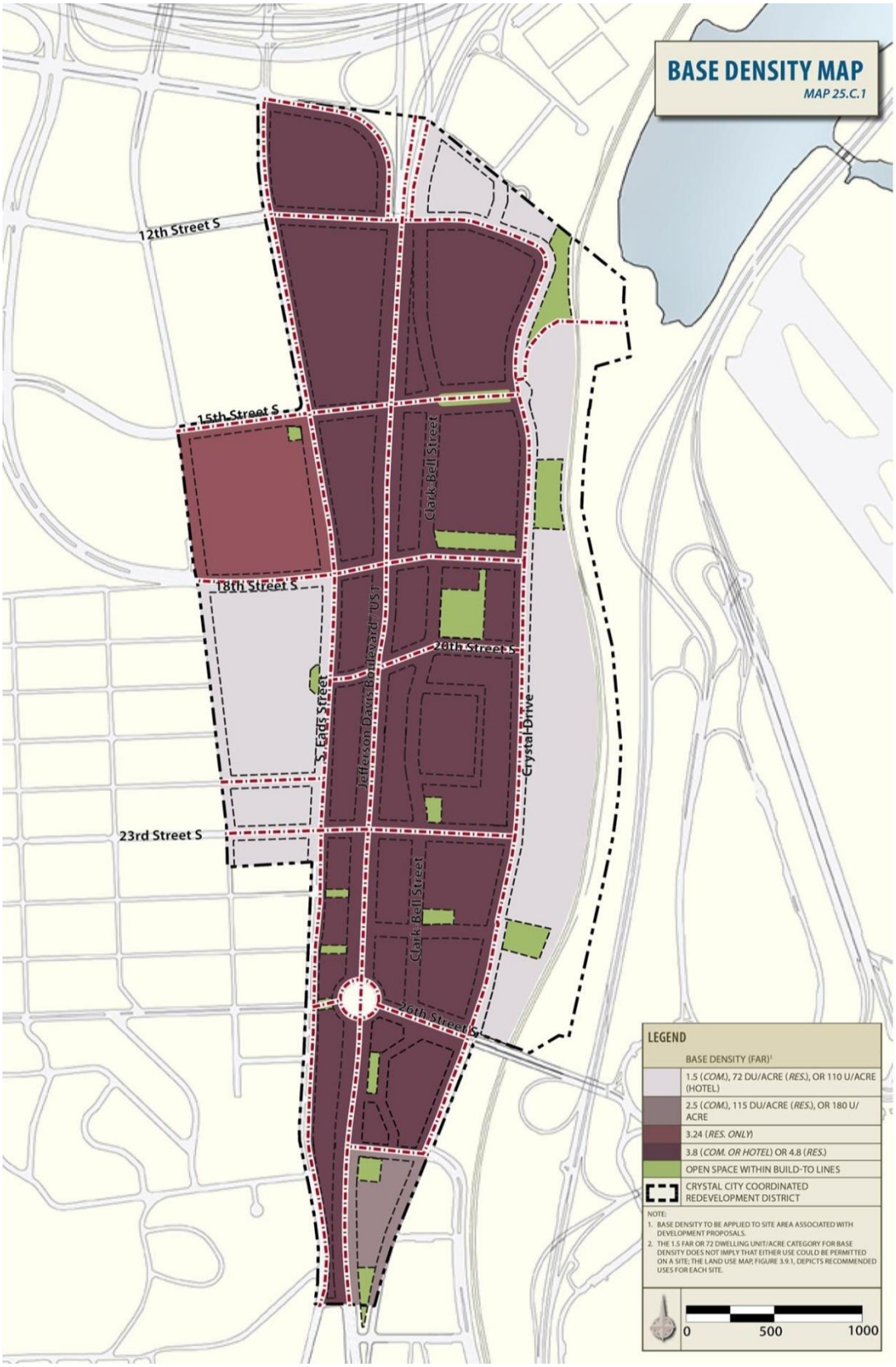
In order to justify the parking requirements in §7.16.5.H, above, Transportation Demand Management (TDM) plans required by Administrative Regulation 4.1 for site plans shall

demonstrate a reduction in vehicular trips and an increase in the use of other transportation options so as to reduce the need for parking on the site.

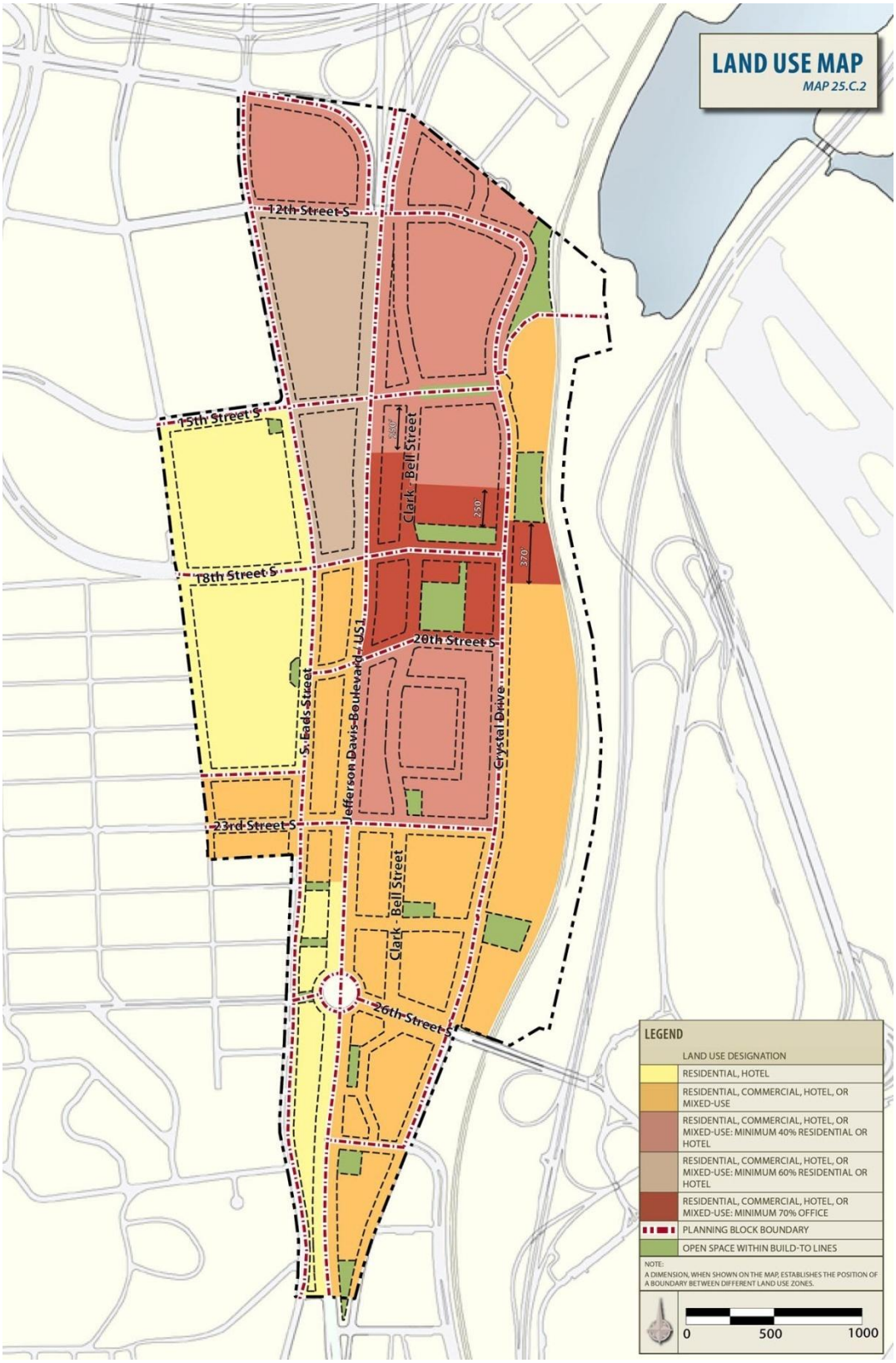
J. Crystal City block plans

Each site plan application for properties within the Crystal City Coordinated Redevelopment District and located east of Richmond Highway shall include, for review and adoption by the County Board, a Crystal City Block Plan (CCBP) for the block(s) on which the site plan is located. The CCBP shall serve as a general, guiding long-range plan for a specific block, supplemental to and in support of the guidance and vision already established in the Crystal City Sector Plan. The CCBP shall be submitted in accordance with the applicable County administrative regulations.

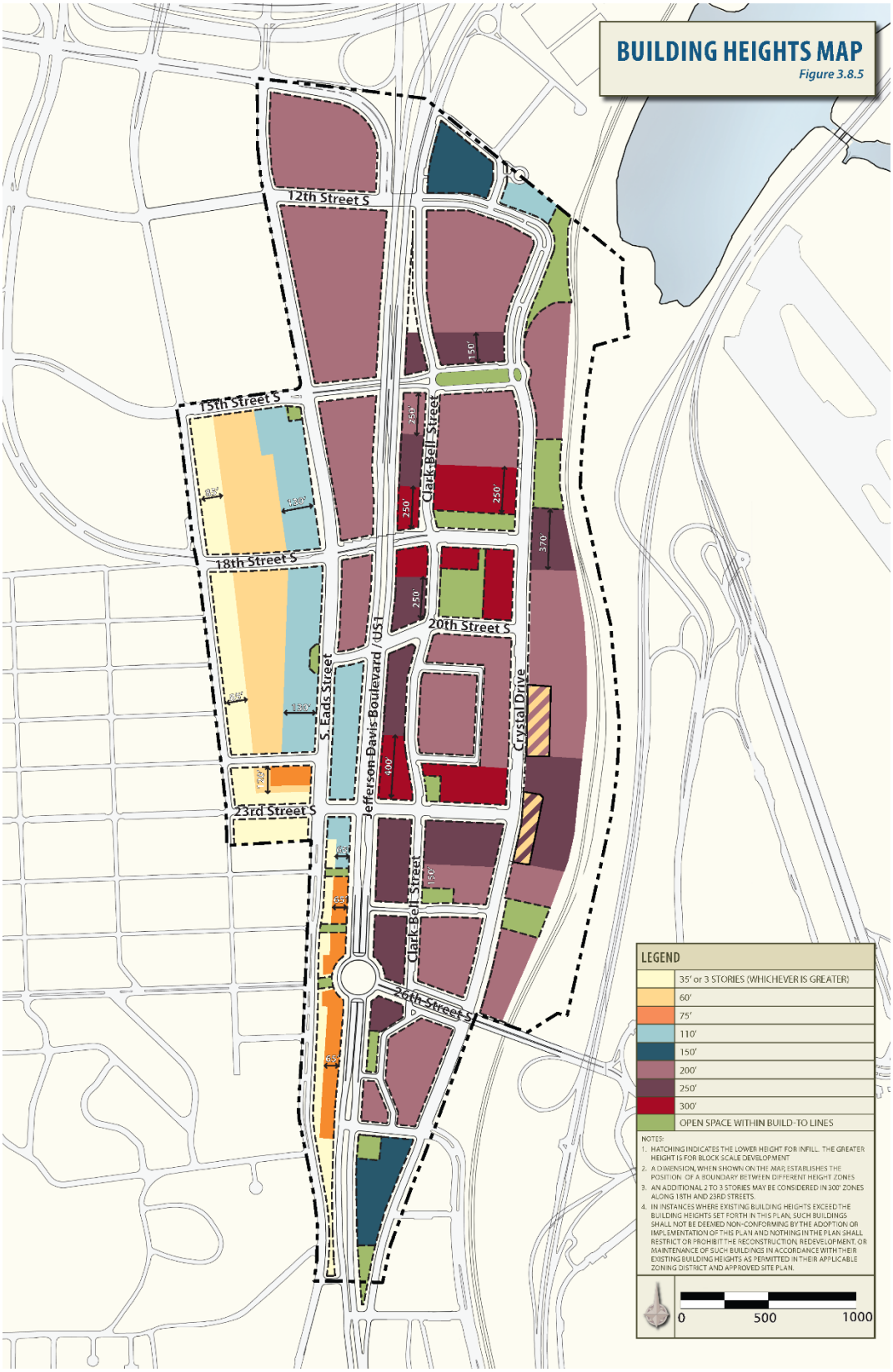
§7.16.6. Base density map



§7.16.7. Land use map



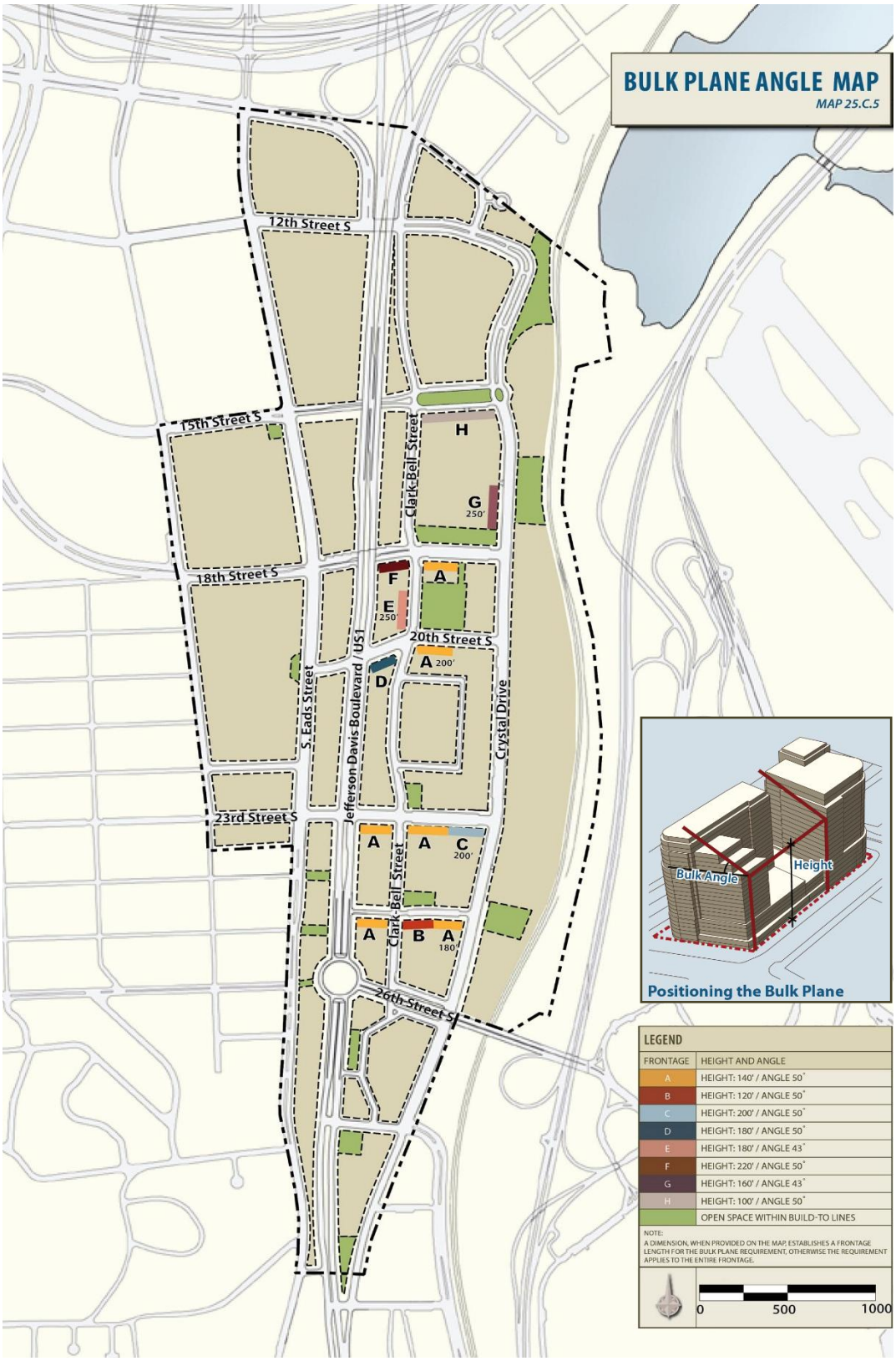
§7.16.8. Building heights map



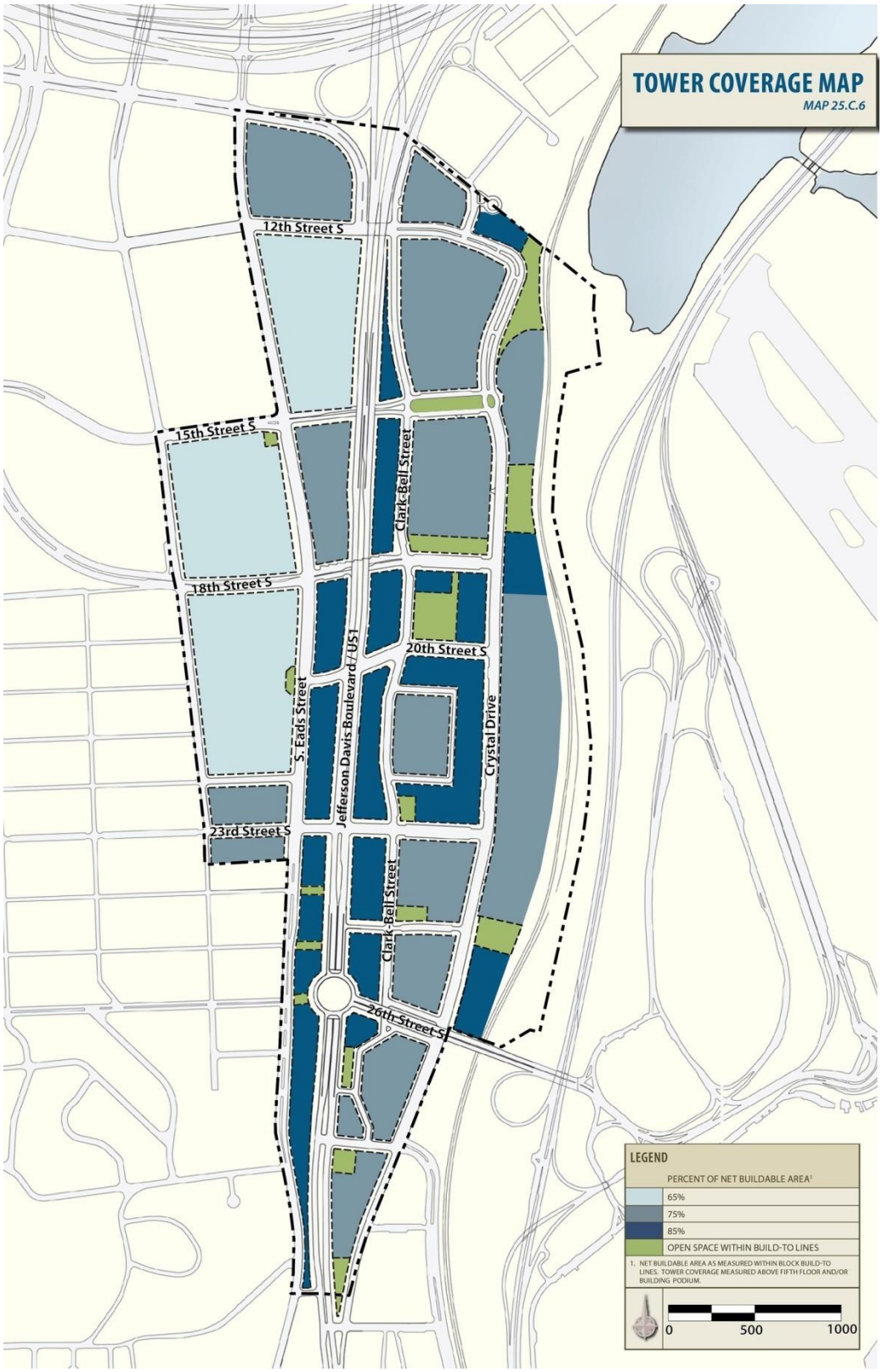
§7.16.9. Architectural features map



§7.16.10. Bulk plane angle map



§7.16.11. Tower coverage map



§7.17. C-2, Service Commercial-Community Business District

§7.17.1. Purpose

The purpose of the C-2, Service Commercial-Community Business District is to provide locations for commercial development where the variety in retail, service and office uses is intended to serve a broad-based community. The C-2 district should be developed as linear commercial and be located primarily along principal arterial streets as designated in the Arlington County Master Transportation Plan. The C-2 district provides for an expanded range of uses, greater density and greater height than the C-1 district.

§7.17.2. Uses

Uses shall be as specified in §7.1.

A. Columbia Pike Special Revitalization District

Properties in the area designated as Columbia Pike Special Revitalization District on the General Land Use Plan which have not developed in accordance with the Form Based Code, since its adoption on February 25, 2003, as specified in Appendix A of the Zoning Ordinance can have uses established as permitted in the Form Based Code Ground Story Use Table as specified in Section 3, Table 3.1 of the Form Based Code.

§7.17.3. Special Revitalization Districts

See §9.1 for regulations applicable to Special Revitalization Districts on the General Land Use Plan.

§7.17.4. Density and dimensional standards

A. By-right

Development allowed by-right in the C-2 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	Hotels	All Other Uses
Lot area, minimum (sq. ft.)			
Lot area	6,000		--
Lot area per dwelling unit	6,000		--
Lot area per sleeping unit)	--	600	--
Lot width (feet)	60		--
Height, maximum (feet)	35	45	45
Floor area ratio, maximum	--	--	1.5

B. Exceptions

1. Lot area

Buildings hereafter erected and used partly for dwelling and partly for commercial purposes, shall comply with the lot area requirements of the RA8-18 district.

C. Bulk, coverage and placement

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

§7.17.5. District use regulations

Use standards applicable to specific uses in the C-2 district include:

A. Cleaning and laundering establishments

Steam exhausts for cleaning and laundering establishments shall be within said building.

§7.17.6. Use limitations

A. For all uses other than artisan beverage, artisan workshop, and shared commercial kitchens, there shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental and essential to a retail store or business and where all such products are sold at retail at these establishments.

§7.17.7. Site development standards

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

A. Landscaping

10 percent of total site area is required to be landscaped open space in accordance with the requirements of §14.2, Landscaping.

B. [Reserved]

§7.18. C-TH, Commercial Townhouse District

§7.18.1. Purpose

The purpose of the C-TH, Commercial Townhouse District is to encourage commercial development of structures with the physical characteristics of townhouses and to provide tapering of heights between higher density commercial development and lower density residential uses. The district is designed for use in the vicinity of the Metrorail stations and, to be eligible for the district, a site shall be located within an area designated "service commercial" or "general commercial" on the General Land Use Plan and zoned for general commercial uses.

§7.18.2. Uses

Uses shall be as specified in §7.1.

§7.18.3. Density and dimensional standards

A. General

Development allowed by-right in the C-TH district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwelling	Two-family dwellings that share a lot line with RA, C or M districts		Hotel	Office, Commercial and Multi-family
		Semi-detached	Duplex		
Density, maximum (units/acre)	--	--	--	110	--
Site area, minimum (sq. ft.)	5,000	8,700	8,700	--	--
Lot, minimum (sq. ft.)					
Lot area	5,000	4,350	8,700	--	--
Lot area per dwelling unit	5,000	4,350	--	--	--
Lot width, minimum average (feet)					
Lot width	50	35	70	--	--
Lot width per dwelling unit	50			--	--
Height					
Maximum (feet)	35	35	35	55	55
Maximum (number of stories)	--			--	--
Floor area, minimum (sq. ft.)					
Floor area per dwelling unit	--	750	750	--	--

B. Bulk, coverage and placement

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

C. Exceptions

1. Height

(a) For properties which abut an R district that also is designated "low" residential (one through 10 units per acre) on the General Land Use Plan, building heights shall not exceed 45 feet, including mechanical penthouses, for the first 50 feet of property measured from the property line abutting the R district.

(b) Mechanical penthouses shall be permitted above the 55 foot height limit, provided that they are set back a distance equal to their height from the building edge and shall not exceed 18 feet.

§7.18.4. District use standards

Use standards applicable to specific uses in the C-TH district include:

A. [Reserved]

§7.18.5. Site development standards

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

A. Landscaping

10 percent of the total site is required to be landscaped open space in accordance with the requirements of §14.2, Landscaping.

B. Parking

1. One parking space for each 580 sq. ft. of gross floor area of commercial or office space.

2. 1 1/2 parking spaces for each dwelling unit.

3. One parking space for each hotel unit.

4. Any parking area may include up to 15 percent of the parking spaces for compact car spaces.

§7.18.6. Streetscape

A. The periphery of any site fronting on public rights-of-way shall be landscaped by the provision of curb, gutter, sidewalk, street light, street furniture and other elements, from face of curb to face of building according to the streetscape standards set forth in the adopted sector plan for the area in which the site is located. Sites which are not located within sector plan areas shall provide streetscape improvements consistent with the Master Walkway Policy Plan:

1. The zoning administrator may approve the use of a portion of the public right-of-way to provide the area needed to fulfill the streetscape requirements, when that is consistent with all of the adopted elements of the Comprehensive Plan and provides uniformity with abutting sites.

2. In cases where an existing building is preserved and the sidewalk section is less than the standard, the zoning administrator may waive the required width of paved sidewalk area for an abutting property, in conjunction with development of that property, in order to achieve uniformity in the streetscape. The total required width of the walkway and streetscape area shall be maintained.

B. All aerial utilities on and at the periphery of the site shall be put underground with redevelopment or new construction.

C. Surface parking shall be allowed. Surface parking areas shall be screened from public plaza areas, public sidewalks, and abutting residentially zoned properties by landscaping and a four-foot high brick wall, except that where parking areas abut an R district that also is

designated "low" residential (one through 10 units per acre) on the General Land Use Plan the wall shall be a minimum height of six feet. When parking is provided at or above grade within a structure, a facade treatment shall be provided for the parking area which is consistent, in terms of materials, with the building facade.

D. Trash collection and storage areas shall be provided inside the principal structure or in a designated area outside the structure which is screened by a brick wall or a masonry wall of similar material as the building and which is a minimum of six feet in height.

§7.18.7. Physical requirements

Buildings shall have exterior physical characteristics that are compatible with and generally similar to residential townhouses in bulk, placement, exterior materials and other external characteristics. Building facades should be of materials commonly used for residential structures such as brick, wood, stone, stucco or other natural finish materials.

§7.18.8. Proffers

See §15.3.4.

§7.19. C-3, General Commercial District

§7.19.1. Purpose

The purpose of the C-3, General Commercial District is to provide for the category of retail uses found in the C-1 and C-2 districts and to provide for additional intensity of use, density and height.

§7.19.2. Uses

Uses shall be as specified in §7.1.

§7.19.3. Columbia Pike Special Revitalization District

Properties that are located in the Columbia Pike Special Revitalization District may be developed in accordance with §11.1, CP-FBC district. After such development all uses permitted in §11.1 shall be permitted on the property, subject to all regulations in §11.1.

Properties in the area designated as Columbia Pike Special Revitalization District on the General Land Use Plan which have not developed in accordance with the Form Based Code, since its adoption on February 25, 2003, as specified in Appendix A of the Zoning Ordinance can have uses established as permitted in the Form Based Code Ground Story Use Table as specified in Section 3, Table 3.1 of the Form Based Code.

§7.19.4. Clarendon Revitalization District

Properties in the Clarendon Revitalization District shall additionally comply with the requirements of §9.2 and may optionally develop under the provisions of §10.2.5.

§7.19.5. Density and dimensional standards

A. By-right

Development allowed by-right in the C-3 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	Hotel	All Other Uses
Lot area, minimum (sq. ft.)			
Lot area	6,000	--	--
Lot area per dwelling unit	6,000	--	--
Lot area per sleeping unit	--	600	--
Lot width (feet)	60		--
Height, maximum (feet)	35	75	75

B. Floor area

Maximum floor area in this district shall not exceed the number of square feet that results from compliance with the requirements stated in the ordinance with no less than nine feet between floors, except by site plan as provided in §9.2.2.D.

C. Exceptions

1. Height

Additional height may be approved by site plan as provided in §9.2.2.D.

2. [Reserved]

D. Bulk coverage and placement

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

§7.19.6. Site development standards

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

A. Landscaping

10 percent of total site area is required to be landscaped open space in accordance with the requirements of §14.2, Landscaping, except by site plan as provided in §9.2.2.D:

1. For all property except within the "Clarendon Revitalization District" on the General Land Use Plan, with the approval of the zoning administrator, a portion of the public right-of-way may be used to meet this landscaping requirement if the streetscape improvements comply with adopted plans and provided that all aerial utilities on and at the periphery of the lot shall be undergrounded with new development or redevelopment.
2. For properties within the "Clarendon Revitalization District" on the General Land Use Plan, the provisions of §9.2.2.C may apply.

B. Parking

Parking shall be provided in accordance with the requirements of §14.3.

§7.19.7. Additional regulations

All utility service on a lot where new development or redevelopment is placed shall be placed underground.

§7.20. C-R, Commercial Redevelopment District

§7.20.1. Purpose

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

§7.20.2. Uses

Uses shall be as specified in §7.1.

§7.20.3. Density and dimensional standards

A. By-right

Development by-right in the C-R district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	One-family Dwellings	Other Residential	Hotel	All Other Uses
Lot area, minimum (sq. ft.)	6,000	20,000	20,000	20,000
Lot area per sleeping or living unit			600	
Lot width, minimum (sq. ft.)	60	--		--
Height, maximum (feet)	35	55 (exclusive of mechanical penthouses)	55 (exclusive of mechanical penthouse)	55 (exclusive of mechanical penthouses)
Floor area ratio, maximum	--	4.0	3.0	3.0

B. Height

1. When a structure is greater than 165 feet from a R or RA district, height may be increased by one foot for every three feet beyond 165 feet, up to a maximum height of 110 feet.
2. For properties which front on a primary arterial and are also within 750 feet of a primary Metro entrance, building heights may be increased to 75 feet for the first 75 feet of property measured from the property line fronting on the primary arterial, even if the properties lie within 165 feet of an R or RA zoning district.
3. All equipment above the roof line shall be screened from view by walls of equal height and similar materials, set back a distance equal to their height from the building edge and height limit line and shall not exceed 18 feet.
4. Any building in the Clarendon Revitalization District which fronts on Wilson Boulevard, North Highland Street, or Clarendon Boulevard shall comply with the following height and placement provisions:

   (a) The front building wall of any development shall be placed against the back of the sidewalk as established by the Clarendon Streetscape Standards adopted by the County Board up to a height of at least 20 feet and no more than 30 feet above the sidewalk level. The building above this height shall be set back a minimum of 20 feet from the back of sidewalk, unless otherwise approved by site plan.

C. Floor area

1. Consistent with the provisions of this section, the gross floor area permitted shall not exceed the site area multiplied by 3.0. An additional 1.0 F.A.R. is permitted for residential use.

2. When a development preserves a building or building facade designated as a contributing building eligible for preservation in an adopted revitalization district, the office density may be increased by 0.25 F.A.R. when the preservation complies with the following standards:

   (a) The preservation retains a minimum 20 foot depth of the existing building or building facade;

   (b) The preservation retains the facades of all buildings identified as appropriate for preservation in the district which are included in the site and abutting each other within a single block frontage; and

   (c) The preservation retains and rehabilitates in a manner which complies with the standards set forth in §7.20.8.C.6, below; at a minimum, all facades fronting on existing public rights-of-way.

D. Coverage

No building or structure, including accessory buildings, and all areas for parking, driveways, maneuvering and loading space, unless specified under site plan approval in accordance with the standards set forth in §7.20.8.C, shall cover more than:

1. 80 percent of the lot area on those portions of blocks that have a height limit of 75 or fewer feet.

2. 65 percent of the lot area on those portions of blocks that have a height limit of more than 75 feet.

3. When a development preserves a building or building facade designated as a contributing building eligible for preservation in an adopted revitalization district, and in accordance with the standards set forth in §7.20.8, the open space requirement may be reduced by the area of the first floor of the building being preserved.

E. Special exception

Development by special exception in the C-R district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	All Uses
Lot area, minimum (sq. ft.)	20,000
Lot width, minimum (sq. ft.)	--
Height, maximum (feet)	55
Floor area ratio	As Specified In §7.20.8.A

F. Bulk, coverage and placement

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

§7.20.4. District use standards

Use standards applicable to specific uses in the C-R district include:

A. [Reserved]

§7.20.5. Site development standards

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

A. Parking requirements

1. One parking space for each 580 sq. ft. of gross floor area. The ratio of compact to full size automobile spaces shall not exceed 15 percent for each. One parking space for each dwelling unit.

2. Surface parking shall not be allowed except for convenience retail, or service commercial. Required parking for townhouse residential may be surface parking. Such parking shall be screened from public plaza areas, public sidewalks, and abutting sites by landscaping and a four-foot masonry wall of similar materials as to the principal structure. Parking for commercial uses shall not be located across the street from or abutting a "low" or "low medium" residential General Land Use Plan designation.

B. Landscaping

15 percent of the total site is required to be landscaped open space in accordance with the requirements of §14.2, Landscaping, and the Clarendon Streetscape Plan Standards.

§7.20.6. Streetscape

A. The periphery of any site fronting on public rights-of-way shall be landscaped by the provision of curb, gutter, sidewalk, street light, street furniture and other elements, from face-of-curb to face-of-building according to the adopted Clarendon Streetscape Plan standards set forth in the "Urban Design Section" of the Clarendon Sector Plan; provided, however, that with site plan approval as specified in §7.20.8.C, or with the approval of the zoning administrator, a portion of the public right-of-way may be used to provide the area needed to fulfill these requirements.

B. All aerial utilities on and at the periphery of the site shall be placed underground with redevelopment or new construction.

§7.20.7. Physical requirements

Buildings across the street from or abutting areas designated on the General Land Use Plan as "low" or "low medium" residential shall have an exterior appearance that is compatible with residential uses in bulk, coverage, and placement. In addition, other external characteristics such as building materials should be similar.

§7.20.8. Site plans

The County Board may approve site plans, as specified in §15.5, and may vary the requirements of §7.20.3, §7.20.5.A, §7.20.5.B, §7.20.6, and §7.20.7. Under site plans, the following regulations shall apply unless modified by the County Board:

A. Floor area ratio

1. Except as modified by the County Board in accordance with §15.5. The following sets forth the maximum densities which may be approved:

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

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

B. Height

The by-right height and tapering requirements may be modified by the County Board in accordance with §15.5. In addition, when a site plan preserves a building which is designated as a contributing building eligible for preservation in an adopted revitalization district and in accordance with §7.20.3, the height and taper requirements set forth in §7.20.3 may be modified by the County Board. Under no circumstances shall the height of any building exceed 125 feet and under no circumstances shall a mechanical penthouse height extend more than 15 feet above the 125-foot height limit.

C. Urban design

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

1. The first floor of every office building shall contain retail space equal to 75 percent of the gross leasable floor area. This retail space shall have direct access through openings directly on the sidewalk.

2. When the following retail uses are provided in any building, they may be counted at 200 percent of their actual floor area to calculate their requirement for retail with the remaining area available for all retail uses allowed in C-2 and/or other office uses: art gallery, bakery, barber shop or beauty shop, bookstore, delicatessen, dry cleaner, drug store, grocery store, convenience store, gourmet food store, hobby shop, ice cream store, meat or fish market, newsstand, restaurant, shoe repair, and tailor, milliners . In addition, when a development relocates an existing retail use from a site within the Clarendon Revitalization District, the retail use may be counted as 200 percent of its actual floor area to calculate the requirement for retail. In order to replace a use which qualifies to be counted at 200 percent of the actual floor area requirement with a use which does not qualify to be counted at 200 percent of the actual floor area requirement, a site plan amendment will be required.

3. When a site plan is approved under these provisions, storage space equal to 50 percent of the retail gross floor area provided on the first floor may be provided in the basement and it shall not be required to be counted as floor area subject to the F.A.R. limitations of the district. This space shall be limited to storage and shall never be converted to any other use.

4. All development proposals shall comply with the urban design standards set forth in the Clarendon Sector Plan.

5. Open space shall comply with the requirements set forth in §7.20.3.D, except that by site plan approval the open space requirement may be reduced on a site when the site plan meets all other design standards set forth in the appropriate sector plan, if the developer satisfies the open space requirement by providing open space off-site in the Clarendon Revitalization District or in an abutting area designated by the county as appropriate for open space as shown on the General Land Use Plan.

6. When a development preserves an existing building or building facade, the rehabilitation and new development shall be compatible with the existing building in terms of material color and texture, size and orientation of doors and windows, and cornice lines.

D. Parking

Parking for any use covered by site plan shall be as set forth in §7.20.5.A, except as follows:

1. When a building or building facade which has been identified as a contributing building eligible for preservation in an adopted revitalization district is preserved in accordance with the standards set forth in §7.20.3.C.2, the parking requirement may be reduced by an area equal to the gross floor area of the building being preserved for as many levels as the garage is constructed.

2. Parking for retail uses shall comply with the requirements set forth in §7.20.5.A, except where §14.3 provides specific relief. The parking for retail uses shall be provided on the first level of the garage and shall be available for short-term parking during the hours which the retail uses are open unless sufficient surface parking has been allowed on the site.

3. For buildings which include frontage on special retail streets as designated in any sector plan, surface parking spaces may be provided in accordance with the design standards set forth in the sector plan. The number of spaces required to be provided in the garage may then be reduced by the number of spaces which are provided on the surface. This parking may count toward the open space requirement.

Article 8. Industrial (M) Districts

§8.1. Industrial (M) Districts Use Tables

§8.1.1. General

The use tables of this section list all uses allowed within M districts, and is subject to the explanations set forth below.

§8.1.2. Industrial (M) districts principal use table

Table §8.1.2 lists the principal uses allowed within the M districts.

A. Permitted uses

A ”P” indicates that a use is permitted by-right and may be approved administratively in the respective general district subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14. Subject to density and dimensional standards in the subject district or as approved by use permit or site plan, all uses permitted by-right may also be approved administratively in buildings controlled under use permit or site plan, except where expressly prohibited by use permit or site plan conditions for the subject property or where the subject property is expressly approved only for a specific use or uses.

B. Use permit approval required

A “U” indicates a special exception use that may be allowed subject to approval of a use permit as provided in §15.4. The Zoning Administrator may require a use permit for such use, whether the use is located in a building approved administratively or whether located in a building controlled by use permit or site plan. Uses allowed by use permit are subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

C. Site plan approval required

An “S” indicates a special exception use that may be allowed more flexibility in development form and density subject to site plan approval as provided in §15.5. Site plan uses are subject to all other applicable requirements of this zoning ordinance to the extent not modified through the site plan approval, including the specific use standards in Article 12 and the site development standards of Article 13 and Article 14.

D. Uses not allowed

A blank cell (one without a “P”, “U”, or “S”) in the use table indicates that a use is not allowed in the respective district. Uses not listed may be allowed pursuant to the similar use determination procedure of §12.2.2.

E. Use standards

The final “use standard” column on the use table contains references use standards that apply to the listed use types. The uses standards in Article 12 apply to more than one district. Where use standards apply exclusively to a specific district(s), such standards are listed in the respective district(s) regulations.

F. Accessory and temporary uses

The regulations that apply to accessory and temporary uses are contained in §12.9 and §12.10.

G. Use categories

All of the use categories listed in the table below are described in §12.2. The second column of the use table lists some of the specific use types included within the respective use categories.

INDUSTRIAL (M) DISTRICTS PRINCIPAL USE TABLE

Use Category	Specific Use Types	CM	M-1	M-2	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted					
Residential Use Categories (See §12.2.3)					
Household Living (See §12.2.3.A)	All household living uses				
Group Living (See §12.2.3.B)	Group homes	U	U	U	§12.3.6
	Dormitories	U	U	U	§12.3.3
	Fraternity and sorority houses	U	U	U	§12.3.5
Public, Civic and Institutional Use Categories (§12.2.4)					
Colleges (§12.2.4.A)	All college uses	U	U	U	
Community Service (See §12.2.4.B)	Community centers	U	U	U	
	Community swimming pools	U	U	U	
	Libraries	U	U	U	
	Museums, and art galleries or studios	U	U	U	
	Recreation centers	U	U	U	§12.4.6
Day Care (See §12.2.4.C)	Child care centers	U	U	U	§12.4.1
	All other day care uses	U	U	U	
Schools (See §12.2.4.I)	Schools, elementary, middle and high	U	U	U	§12.4.1
Governmental Facilities (See §12.2.4.D)	Fire or police station	P	P	P	
Hospital (See §12.2.4.E)	Hospitals	U	U	U	§12.4.2
Parks and Open Space (See §12.2.4.F)	Country clubs and golf courses	U	U	U	
	Parks, playgrounds and playfields	U	U	U	
Passenger Terminals and Services (See §12.2.4.G)	Airports and aircraft landing fields	U	U	U	
	Railroad, trolley, bus, air, or boat passenger stations	U	U	U	§12.4.5
Religious Institutions (See §12.2.4.H)	Churches, mosques, synagogues, and temples	P	P	P	
Social Service Institutions (See §12.2.4.J)	All social service institutions except those of a corrective nature	U	U	U	
Utilities, major (See §12.2.4.K)	Public utility service yard or electrical receiving or transforming station	P	P	P	§12.6.5
	Railroads and railroad right-of-way and tracks		P	P	
	Wastewater treatment plants		P	P	

INDUSTRIAL (M) DISTRICTS PRINCIPAL USE TABLE

Use Category	Specific Use Types	CM	M-1	M-2	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted					
Utilities, minor (See §12.2.4.K)	Bus shelters; bike share stations	U	U	U	
	Wastewater pump station		P	P	
	All other minor utilities	P	P	P	§12.4.9
Retail, Service and Commercial Use Categories (See §12.2.5)					
Food Establishments (See §12.2.5.B)	Artisan beverage	P	P	P	§12.5.31
	Food catering establishment, small-scale	P	P	P	
	Restaurant	P	P	P	
	Shared commercial kitchen	P	P	P	§12.5.34
	Shared commercial kitchen, limited	P	P	P	§12.5.34
	Shared commercial kitchen, open-air	U	U	U	§12.5.34
Entertainment (See §12.2.5.A)	Membership clubs and lodges	U	U	U	§12.5.13
	All other entertainment uses	P	P	P	§12.5.7
Entertainment, Outdoor (See §12.2.5.A)					
Office (See §12.2.5.C)	Audio-visual production and broadcast studio	P	P	P	
	Financial services	P	P	P	
	Office, business or professional	P	P	P	
	Offices or clinics, medical or dental	P	P	P	
	Offices, federal, state and local	P	P	P	
	Research and development, flex	P	P	P	
	Urban agriculture	P	P	P	§12.5.33
	Urban colleges and universities	P	P	P	
Overnight Accommodations (See §12.2.5.D)	Hotels or motels	P	P		
Parking, Commercial (See §12.2.5.E)	All commercial parking	P U	P U	P U	§12.5.4
Recreation, indoor (See §12.2.5.F.2(a)	Swimming pool, commercial	P	P	P	
	All other indoor recreation uses	P	P	P	
Recreation, outdoor (See §12.2.5.F.2(b)	Miniature golf courses	U	U	U	
	Swimming pool, commercial	U	U	U	
	Skating rink	U	U	U	
	Tennis, racquet or handball courts	U	U	U	
Retail Sales (See §12.2.5.G.2(a))	Drug store	P	P	P	§12.5.5
	Florist or gift shop	P	P	P	§12.5.8
	Grocery store	P	P	P	§12.5.10
	Kiosks	U	U	U	§12.5.12
	Large-format retail establishments	U	U	U	
	Micro-fulfillment centers	P	P	P	§12.5.30
	Nursery, flower or plant store	P	P	P	§12.5.15
	Open air markets	U	U	U	§12.5.17
	Urban agriculture	P	P	P	§12.5.33
	All other retail sales uses	P	P	P	
	Animal care facilities, veterinary clinics, animal hospitals	P	P	P	§12.5.2
	Artisan workshop	P	P	P	§12.5.32

INDUSTRIAL (M) DISTRICTS PRINCIPAL USE TABLE

KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted

Use Category	Specific Use Types	CM	M-1	M-2	Use Standards
Retail, Personal Service (See §12.2.5.G.2(b))	Dry-cleaning, laundry and laundromat	P	P	P	§12.5.6
	Kennels	P	P	P	§12.6.4
	Mortuaries and funeral homes	U	U	U	§12.5.14
	Private postal service	P	P	P	§12.5.18
	Animal boarding	P	P	P	§12.5.2
	Animal shelter				
	All other retail personal service uses	P	P	P	§12.5.20
Retail, Repair (See §12.2.5.G.2(c))	Upholstery shops	P	P	P	§12.5.26
	All other retail repair uses	P	P	P	
Self-service Storage (See §12.2.5.H)	All self-storage uses	P	P	P	§12.5.25
Vehicle Sales and Service (See §12.2.5.I)	Car wash	U	U	U	
	Vehicle body shop	P	P	P	§12.5.27
	Vehicle sales, rental, or leasing facilities	P U	P U	P U	§12.5.29
	Vehicle service establishment	U	U	U	§12.5.27
Industrial Use Categories (See §12.2.6)					
Light Industrial Service (See §12.2.6.A)	Contractors and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site	P	P	P	
	Carpet and rug cleaning and dying works	P	P	P	§12.6.2 §12.6.4
	Feed and fuel yard	P	P	P	§12.6.5
	Manufacture or assembly of consumer equipment, instruments (including musical instruments), appliances, precision items and other electrical items	P	P	P	§12.6.4
	Printing, publishing and lithography, small scale	P	P	P	
	Research, testing and development laboratories	P	P	P	§12.6.4
	Sign making	P	P	P	§12.6.9
	Vehicle storage lots and towing services	P	P	P	§12.6.11
	Welding, machine and tool repair shops	P	P	P	§12.6.12
	Woodworking, including cabinet makers and furniture manufacturing	P	P	P	§12.6.5
	All other light industrial service uses	P	P	P	§12.6.4
Manufacturing and Production (See§12.2.6.B)	Distribution plants, parcel delivery, ice and cold storage plant, bottling plant, and food commissary or food catering establishments, large-scale	P	P	P	
	Foundry	P	P	P	§12.6.3
	Manufacturing of fish and meat products, sauerkraut or vinegar				
	Plumbing or sheet metal shops	P	P	P	§12.6.6
	Printing, publishing and lithography, large scale	P	P	P	
	Stone monument works	P	P	P	§12.6.10
	All other manufacturing and production uses	P	P	P	§12.6.4
Heavy Industrial (See §12.2.6.C)	Asphalt processing and manufacture			U	
	Concrete batching		U	P	
	Wrecking and salvage yards			U	§12.6.14
	All other heavy industrial uses				
Warehouse and Freight Movement (See §12.2.6.D)	Mailing service, including bulk mailing	P	P	P	
	Wholesale storage or warehouses	P	P	P	§12.6.4
	All other warehouse and freight movement uses				

INDUSTRIAL (M) DISTRICTS PRINCIPAL USE TABLE					
Use Category	Specific Use Types	CM	M-1	M-2	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted					
Waste-related Service (See §12.2.6.E)	Recycling centers	U	U	U	
	Separation and disposal facilities, including incinerators		P	P	
	Solid or liquid waste transfer		P	P	
Wholesale Trade (See §12.2.6.F)	Storage or rental of machinery, equipment, heavy trucks, building supplies and lumber, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures	P	P	P	§12.6.5
	Building material sales yards	P	P	P	§12.6.1
	Retail lumber yards	P	P	P	§12.6.8
	All other wholesale trade uses	P	P	P	§12.6.13
Other use categories (See §12.2.7)					
Agriculture (See §12.2.7.A)	All agricultural uses	P	P	P	§12.7.1
Resource Extraction (See §12.2.7.B)	All resource extraction uses				
Tele-communications Facilities (§12.2.7.C)	Small cell or micro-wireless facilities	P	P	P	
	Telecommunications facilities	P U	P U	P U	§12.7.2
	Temporary telecommunication support structures	P	P	P	§12.7.3
Unclassified (See §12.2.7.D)					

§8.1.3. Industrial (M) districts accessory use table

Accessory uses in Industrial (M) districts shall include the following uses, activities and structures:

INDUSTRIAL (M) DISTRICTS ACCESSORY USE TABLE				
Use Types	CM	M-1	M-2	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted				
Caretaker residence	P	P	P	§12.3.2
Crematoriums	U	U	U	§12.9.6
Drive-through window	U	U	U	
Electric vehicle supply equipment	P	P	P	
Food delivery services	P	P	P	
Live entertainment and/or dancing	U	U	U	
Mortuaries and funeral homes	U	U	U	§12.9.14
Outdoor cafes associated with a food establishment on private property or within a public sidewalk, street and/or utilities easement	P U	P U	P U	§12.9.15
Outdoor cafes associated with a food establishment within privately owned public spaces	U	U	U	§12.9.15
Poultry- or rabbit-killing incidental to a retail business on the same premises	P	P	P	§12.6.4
Private garage	P	P		
Swimming pools, private	P	P	P	§12.9.17
Recreational vehicle or trailer parking	P	P	P	§12.9.16

INDUSTRIAL (M) DISTRICTS ACCESSORY USE TABLE				
Use Types	CM	M-1	M-2	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted				
Temporary telecommunication support structures	P	P	P	§12.7.3
Vehicle maintenance, routine	P	P	P	§12.9.18
Vehicle, unlicensed and/or inspected	P	P	P	§12.9.19

§8.2. CM, Limited Industrial District

§8.2.1. Purpose

The purpose for the CM, Limited Industrial District is to provide areas for light manufacturing, wholesale businesses and distribution centers and other uses inappropriate to residential or service business areas.

§8.2.2. Uses

Uses shall be as specified in §8.1.

§8.2.3. Density and dimensional standards

A. General

All development in the CM district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	Hotels	All Other Uses
Lot area, minimum (sq. ft.)		
Lot area per sleeping or guest unit	600	--
All other uses	--	--
Lot width (feet)		--
Height, maximum (feet)	--	45
Floor area ratio, maximum	--	1.5

B. Bulk, coverage and placement

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

§8.2.4. District use standards

Use standards applicable to specific uses in the CM district include:

A. [Reserved]

§8.2.5. Site development standards

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

A. Landscaping

10 percent of total site area is required to be landscaped open space in accordance with the requirements of §14.2, Landscaping.

B. Parking

Parking shall be provided in accordance with the requirements of §14.3.

§8.3. M-1, Light Industrial District

§8.3.1. Purpose

[Reserved]

§8.3.2. Uses

Uses shall be as specified in §8.1.

§8.3.3. Density and dimensional standards

A. General

All development in the M-1 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	All Uses
Height, maximum (feet)	75
Floor area ratio, maximum	1.5

B. Bulk coverage and placement

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

§8.3.4. District use standards

Use standards applicable to specific uses in the M-1 district include:

A. [Reserved]

§8.3.5. Site development standards

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

A. Parking

Parking shall be provided in accordance with the requirements of §14.3.

B. [Reserved]

§8.4. M-2, Service Industrial District

§8.4.1. Purpose

[Reserved]

§8.4.2. Uses

Uses shall be as specified in §8.1.

§8.4.3. Density and dimensional standards

A. General

All development in the M-2 district shall comply with the following standards, except as otherwise expressly allowed or stated.

Type of Standard	All Uses
Height, maximum (feet)	75
Floor area ratio, maximum	1.5

B. Bulk, coverage and placement

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

§8.4.4. District use standards

Use standards applicable to specific uses in the M-2 district include:

A. [Reserved]

§8.4.5. Site development standards

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

A. Parking

Parking shall be provided in accordance with the requirements of §14.3.

B. [Reserved]

Article 9. Special Planning Area Regulations

§9.1. Special Revitalization Districts

§9.1.1. C-2 District

A. Applicability

The provisions of this §9.1.1 shall apply only in the C-2 district.

B. General

By site plan approval under §15.5 use regulations for areas designated as "Special Revitalization Districts" on the General Land Use Plan may be modified under the following conditions, and an additional F.A.R. of .5 may be allowed under the following conditions applicable to such increases in density:

1. Height limit: No building, nor the enlargement of any building, shall exceed the height standard in the revitalization area or six stories not including mechanical penthouses.
2. Density: The ratio of the total gross floor area of all uses, excluding one- and two-family dwellings, to the total area of the site shall not exceed 1.5 to 1. A building which has solely residential use above the second floor level shall be permitted to have a residential F.A.R. of 1.5 and a first floor retail commercial use F.A.R. of up to .5. Under no circumstances shall the total F.A.R. of such a building exceed 2.0.
3. The first floor of any office building shall be designed and used for retail commercial uses. A plan specifying the proposed retail commercial uses shall be developed and shall be consistent with the adopted plan for the "Special Revitalization District."
4. Automobile parking space is to be provided as required in §14.3, except that parking may be reduced by site plan approval to no less than one off-street parking space per one dwelling unit and one off-street parking space for each 580 sq. ft. of the total office and retail gross floor area.
5. Screening walls and/or landscaping consistent with the goals and standards of the adopted plan for the revitalization area shall be provided where a parking area abuts a street, sidewalk, alley, or other public right-of-way and where a parking area abuts R and RA districts.
6. Streetscape improvements consistent with the standards of the adopted "Special Revitalization District" plan for the area shall be implemented on the periphery of the site fronting on public right-of-way.
7. A coordinated sign plan shall be required. Standards for signs shall be those set forth in the adopted "Special Revitalization District" plan for the area.
8. All aerial utilities in the public right-of-way at the periphery of the site and within the site shall be placed underground.

§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 structure 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 (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.

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 §9.2.2.D.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 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.4(a) and §9.2.2.D.4(b), residential, commercial, hotel, retail, or a combination of those uses shall be permitted.

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 §9.2.2.D.8(a) above.

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 roof surface 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 setback a minimum of 18 feet from the building edge.

(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.

(g) When a building exceeds 60 feet in height, a single step-back of at least 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), 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 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.

(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.

(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.

§9.2.3. Table 1, Sidewalk design guidelines

Standard	Type			
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 abut 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			
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 (continental)			
Street tree spacing (average)	30' on center, coordinated with street light spacing, generally no closer than 12' from street trees			

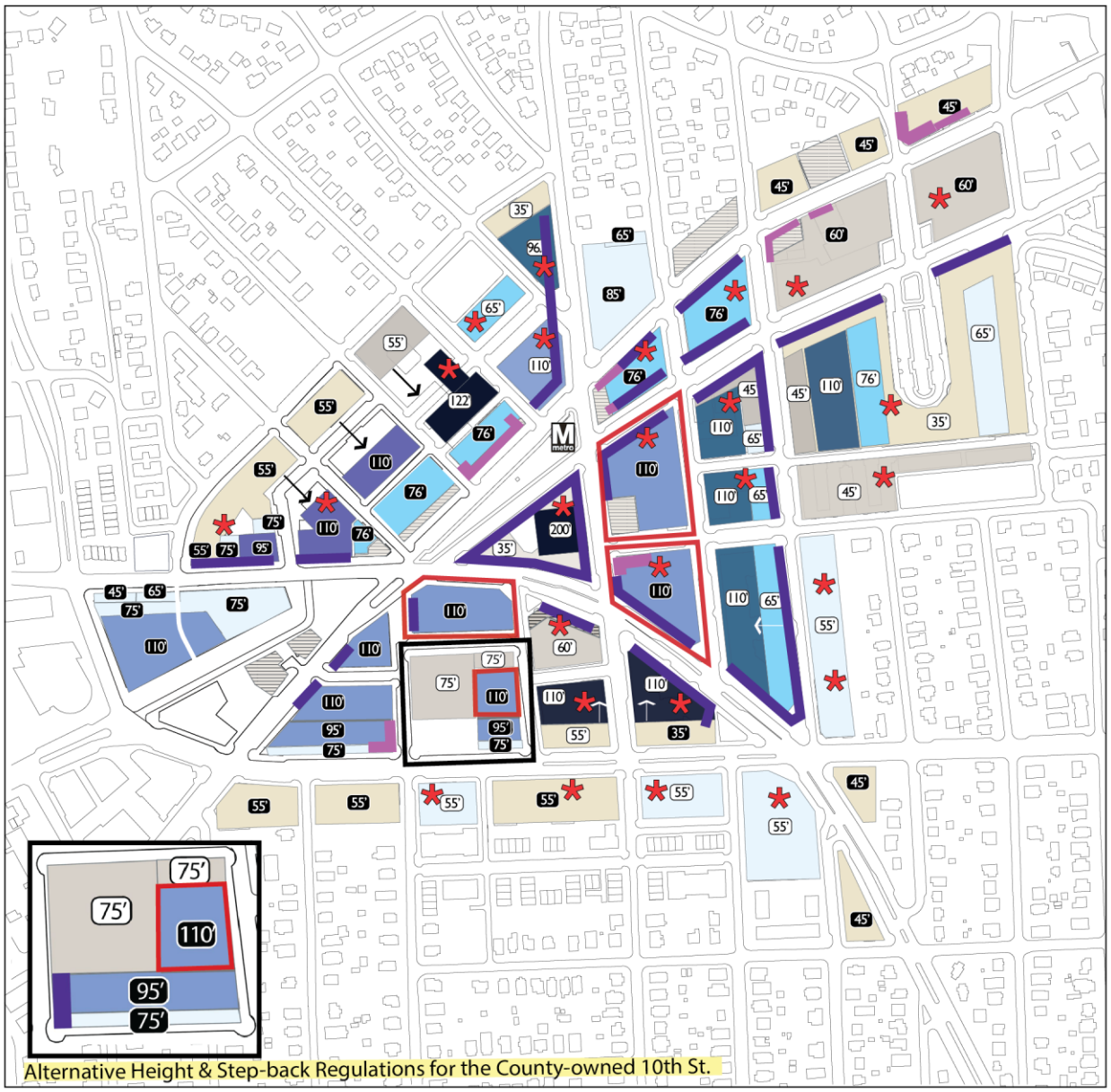
Notes:
[1] See Rosslyn Ballston Corridor Streetscape Standards (updated 2004 or most recent update) for additional details and methods
[2] Streetscape exemptions may apply only to frontages directly abutting structures called for historic preservation; all other streetscape areas should be consistent 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	Three Whistles (former Meat Market Building)	2719 Wilson Boulevard	27	6,500
1	Bike Building	2727-31 Wilson Boulevard	5	1,300
2	Chase Bank (former NTB Building)	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	Northside Social (former Clarendon Citizens Hall Building)	3211 Wilson Boulevard	5	2,400
19	T & J Auto Body (former Kirby Garage Building)	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 of the proposed redevelopment. [Source: Field survey conducted by Arlington County DES]

§9.2.5. Map 1, Maximum Height Limit and Step-Backs



Maximum Height (Feet)

35' Existing Buildings

35' Proposed Buildings

Step-backs

Designated Frontages for Step-Backs when Building Heights Exceed 60 Feet - 10' Step-back at 2nd, 3rd, 4th, or 5th floors

Designated Frontages for Step-Backs achieved through Building Facade or Building Frontage Preservation

Maximum Number of Floors

Preservation Structures - Existing Heights are the Maximum (Actual Heights Vary)

3 Floors

4 Floors

5 Floors

6 Floors

7 Floors

8 Floors

10 Floors

More than 10 Floors

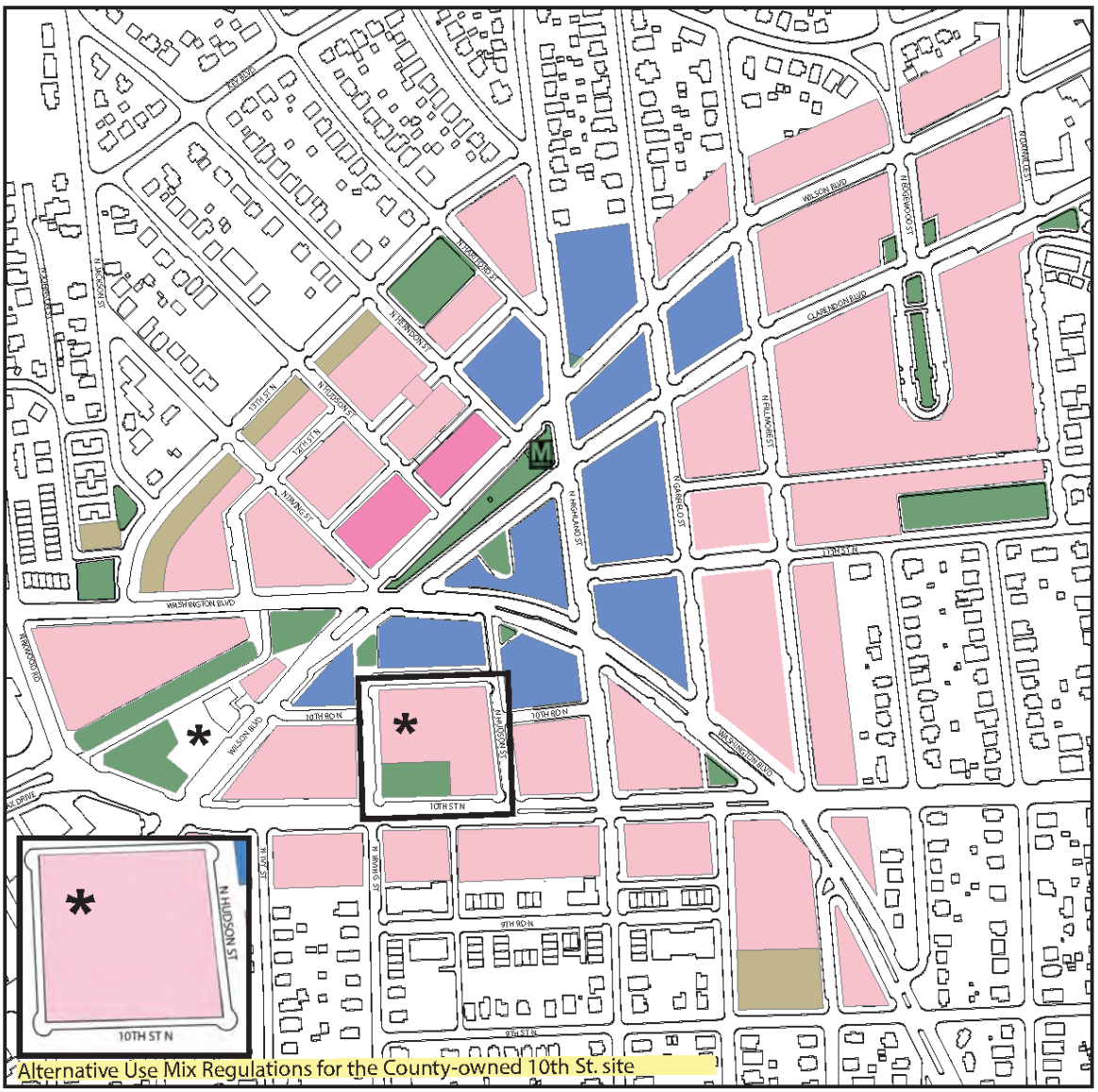
Additional Height up to 128' may be considered by the County Board in exchange for community benefits.

Building heights, step-backs, and tapers on blocks marked with asterisks are controlled under development projects approved by the County Board and the building height noted (feet) may be approximate.

Taper Requirements (1:3 Ratio beyond 165' from "R" or "RA" Zoning line)

Notes:
1. Unless otherwise indicated, numbers shown on the height map indicate the maximum height (feet) permitted.

§9.2.6. Map 2, Use Mix



Residential

Residential, Commercial, Hotel, or Mixed Use

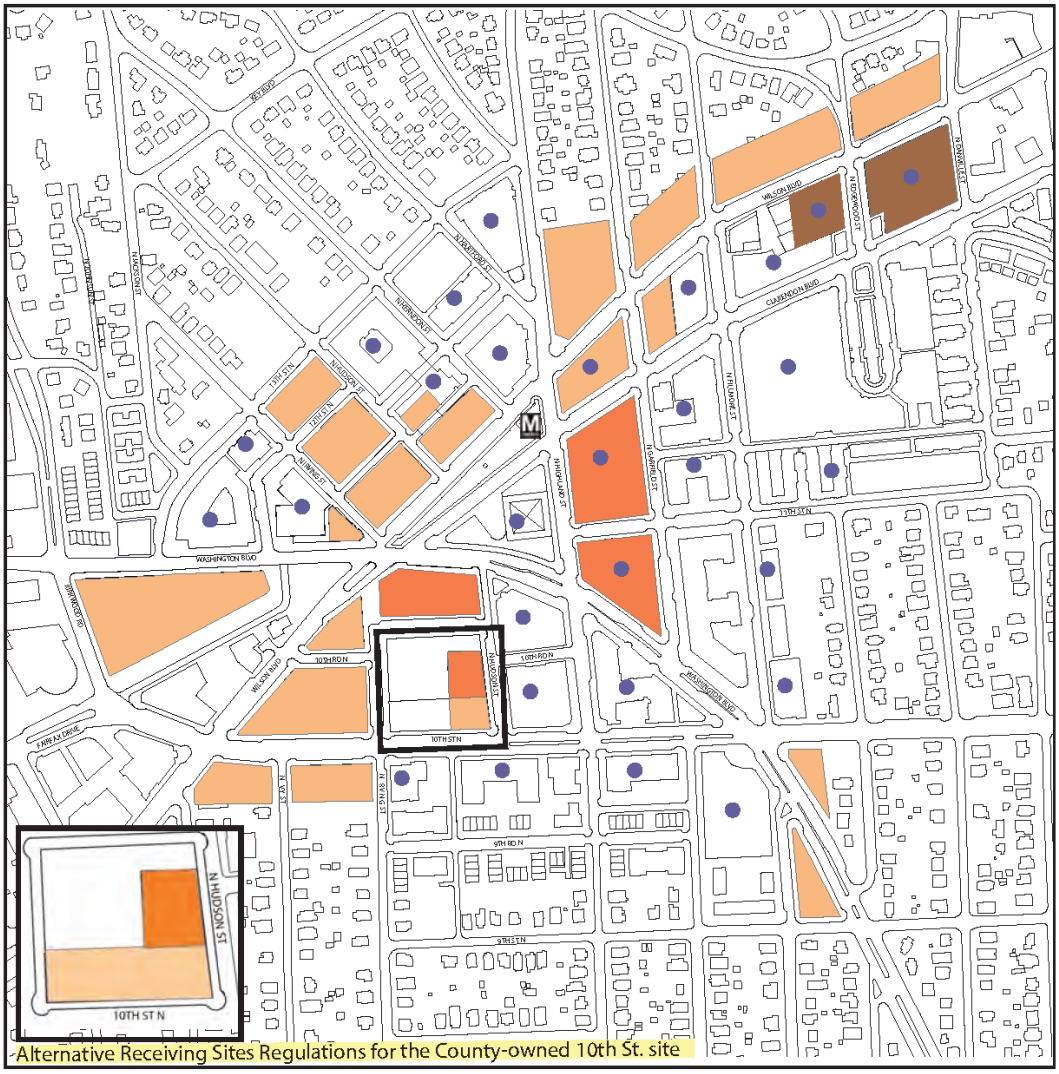
Residential, Commercial, Hotel, or Mixed Use - Minimum 20% Commercial

Residential, Commercial, Hotel, or Mixed Use - Prime Office - Minimum 60% Commercial

Existing & Proposed Open Space

* Existing Utilities

§9.2.7. Map 3, Receiving Sites



Alternative Receiving Sites Regulations for the County-owned 10th St. site

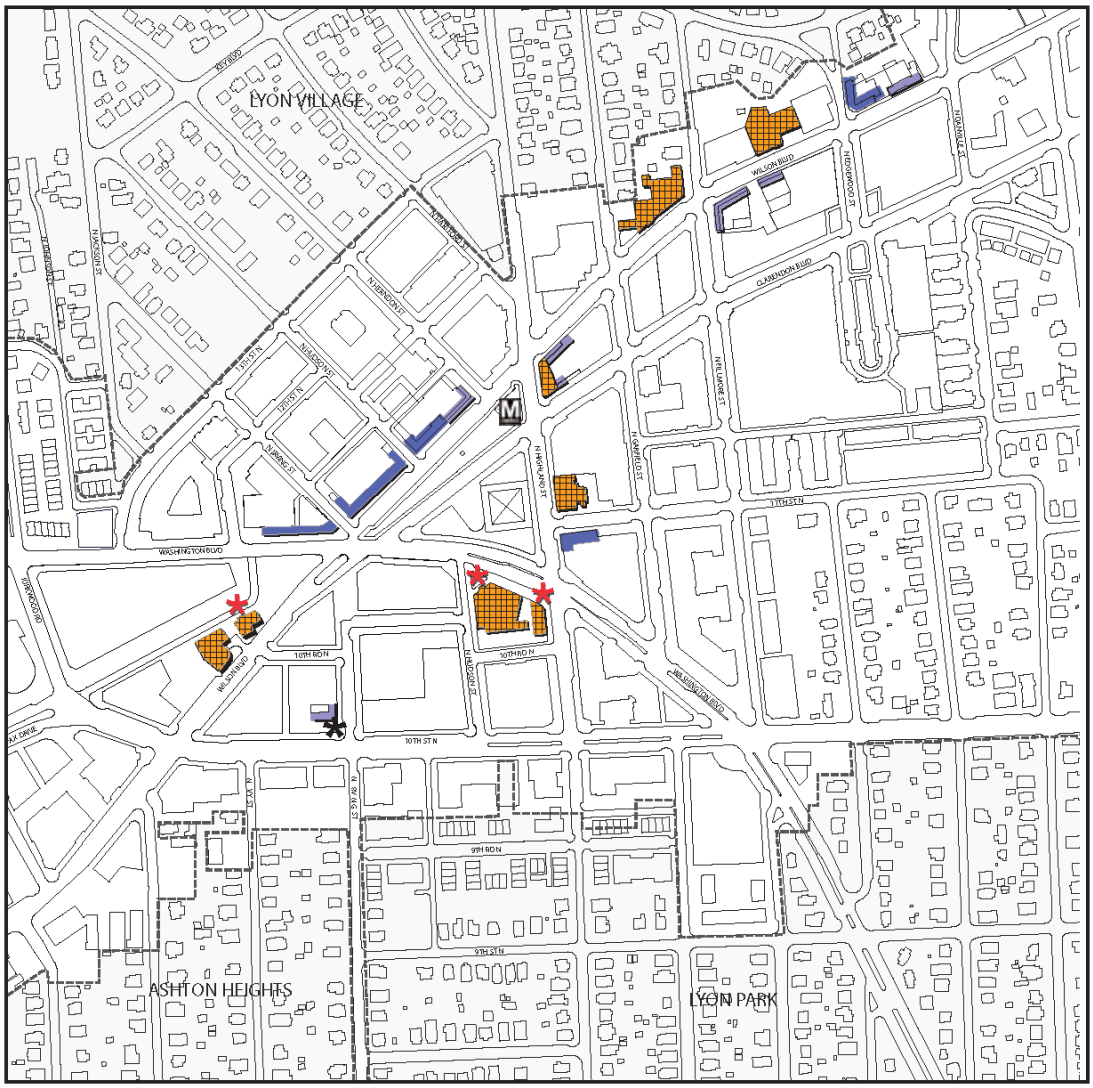
Additional Density above GLUP may be approved by County Board; Maximum Building Height may not be exceeded

Additional Height above Maximum Building Height and Additional Density above GLUP may be approved by County Board

Additional Density above Existing Approved Site Plan Density may be approved by County Board; Maximum Building Height may not be exceeded

Density controlled under development projects approved by the County Board

§9.2.8. Map 4, Building Preservation



Full Building Preservation

Local Historic District
- Joseph L. Fisher Post Office Building
- Dan Kain Building
- Former Clarendon Citizens Hall (Northside Social)

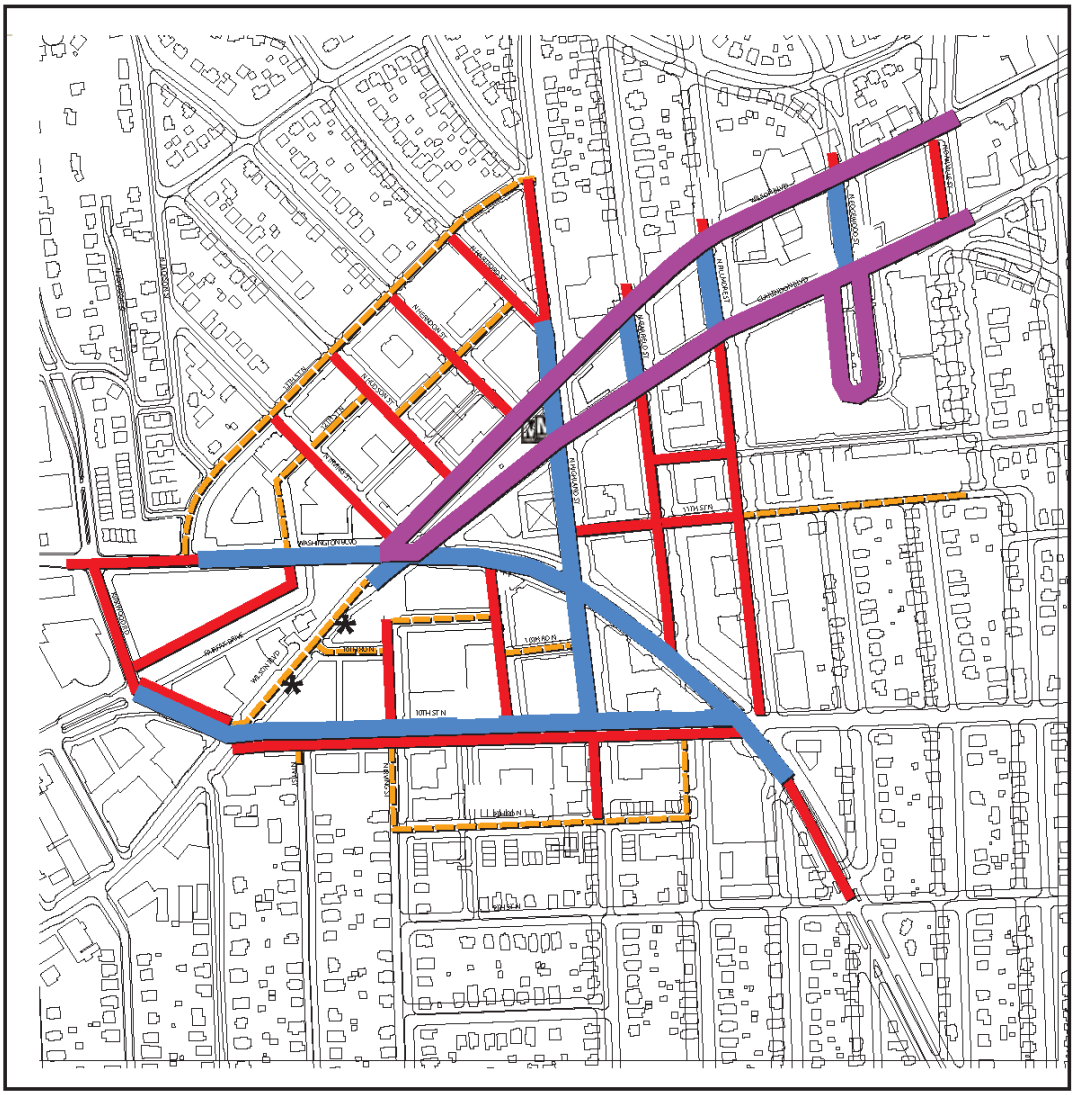
Building Frontage Preservation

Building Frontage or Facade Preservation

National Register Historic Districts
- Lyon Village, May 2002
- Ashton Heights, April 2003
- Lyon Park, November 2003

South and east facades may be relocated to meet build-to lines shown on Map 6

§9.2.9. Map 5, Streetscapes



Sidewalk Widths

- 20′
- 18′
- 14′
- 12′

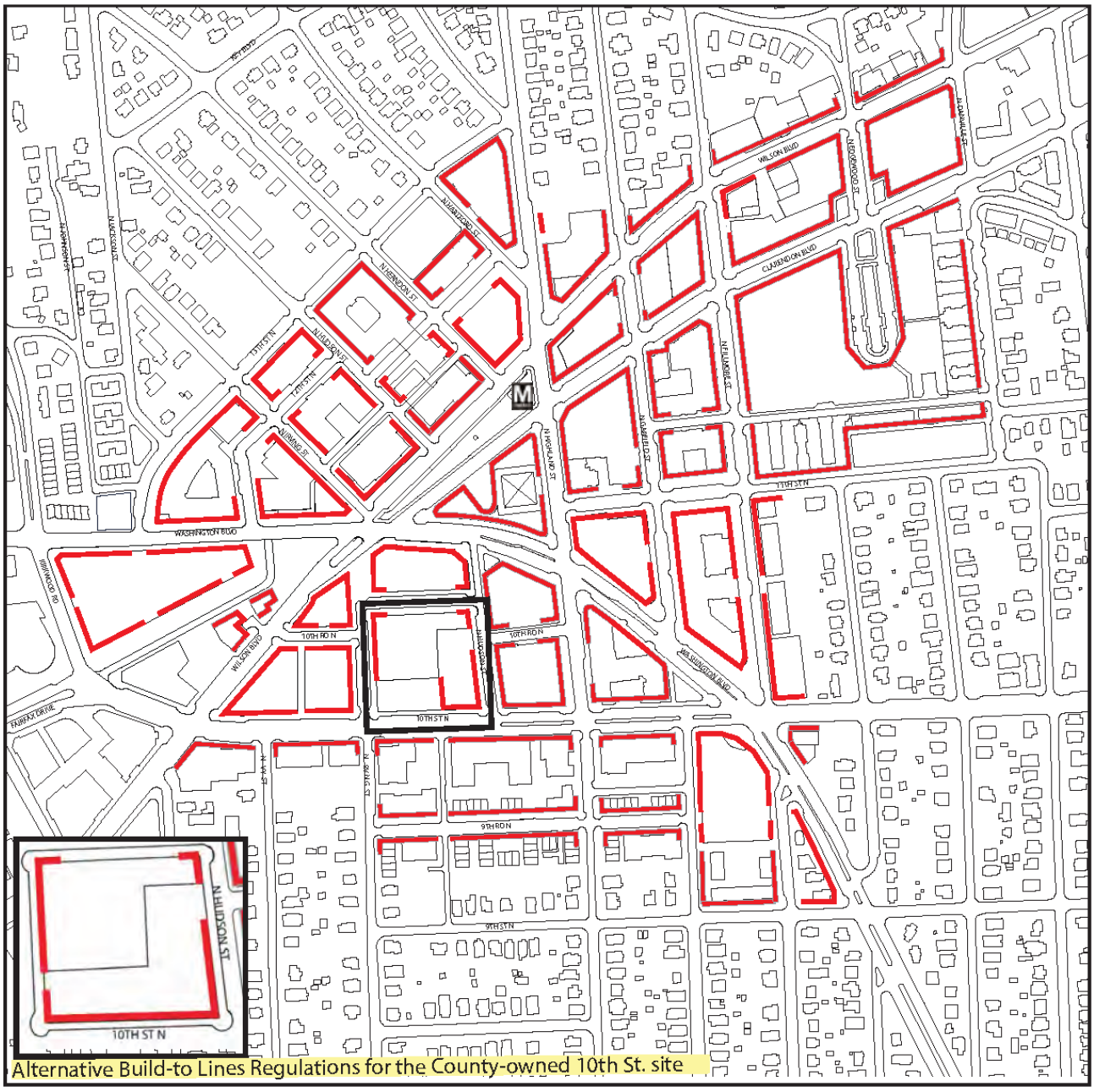
Notes: These widths indicate the anticipated dimensions from the curb face to the build-to line and include the various streetscape zones described in this chapter. Some modification to the streetscape condition, including widths, may be necessary adjacent to buildings, frontages, and facades recommended for preservation.

The streetscape for 9th Road would have a continuous landscape strip located at the back of curb.

See recommended street cross sections in Chapter 2 for any adjustments to the streetscape dimensions due to unique site conditions.

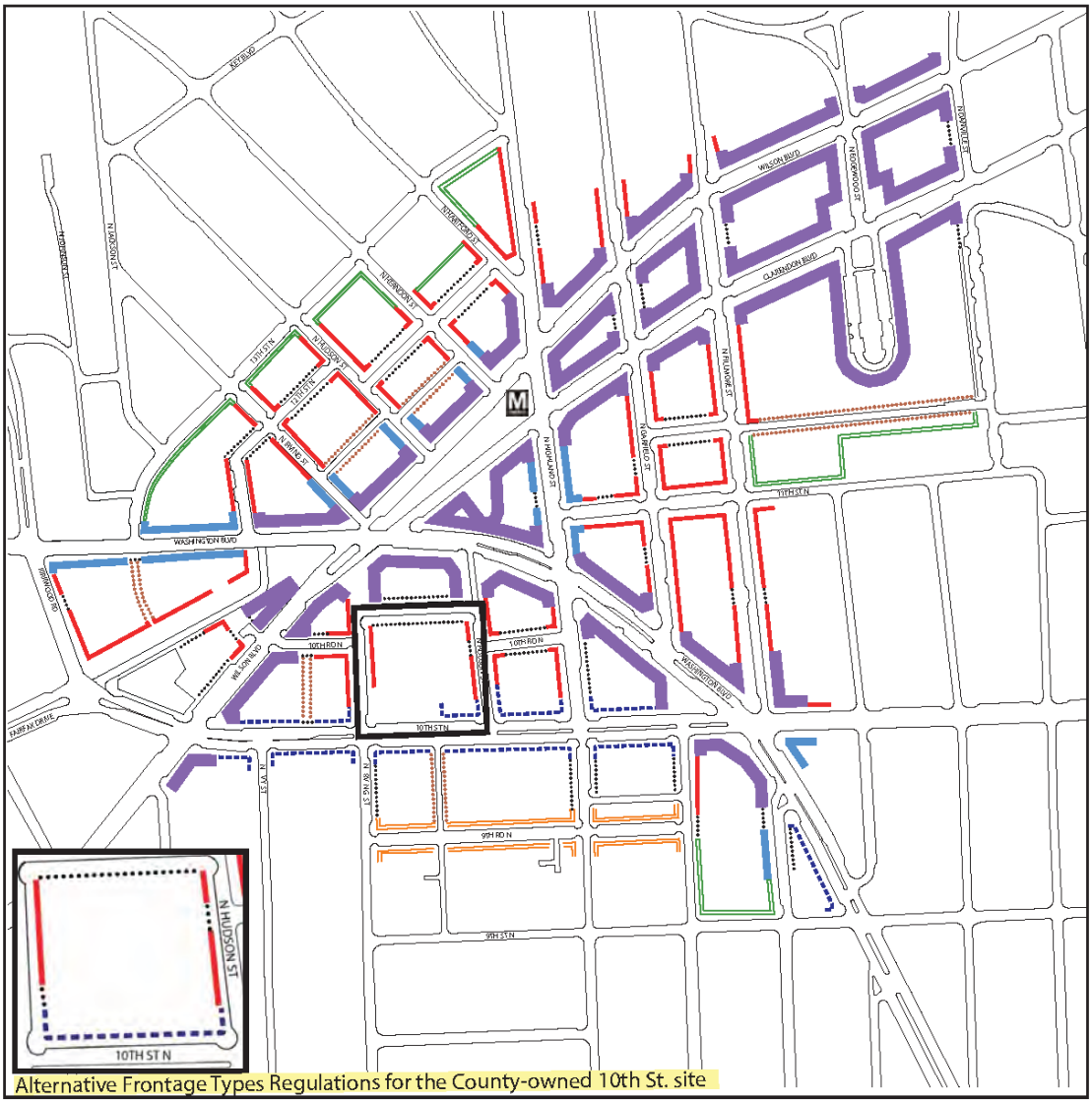
* For south side of Wilson Blvd from Washington Blvd to 10th St N, sidewalk width will vary from 12-19′ due to interspersed parking and tree pits

§9.2.10. Map 6, Build-to lines



Note: Parking and loading should be located where build-to lines are not indicated except where shown on Fairfax Drive public space frontage

§9.2.11. Map 7, Frontage Types



Main Street
10th Street
Side Street A
Side Street B
Urban Residential
9th Road Residential
Service
Alley

§9.3. Fort Myer Heights North Special District

When a site within the area designated as the Fort Myer Heights North Special District on the General Land Use Plan and within the RA8-18 or RA6-15 district is sought to be used in a manner consistent with the purposes of the Fort Myer Heights North Plan, and subject to the provisions hereafter set forth then, by special exception site plan approval pursuant to §15.5, development may be permitted at up to 3.24 F.A.R. in the "Revitalization Area" designated in the Plan. The County Board may approve site plans within the "Revitalization Area" designated in the Plan where certain goals recommended in the Plan for that site are addressed, including, as applicable, the affordable housing contribution recommended in the Plan, the historic buildings identified for preservation in the Plan, and such other buildings as the County Board may identify as worthy of historic preservation, with their surrounding open spaces, the provision of the public open spaces identified in the Plan, and the preservation of significant trees identified in the Plan or their replacement in accordance with the county's tree replacement guidelines.

§9.3.1. Floor area ratio

A site plan project in the "Revitalization Area" designated in the Plan may exceed 3.24 F.A.R. with bonus density for achieving certain goals consistent with the intent of the Plan, such as LEED, provided that development is consistent with the design guidelines, including building height maximums, and where it furthers the purposes of the Plan.

§9.3.2. Building height

Building heights shall be consistent with the heights recommended in the Plan. Building heights approved by site plan in the "Revitalization Area" designated in the Plan shall under no circumstances exceed 12 stories or 125 feet, exclusive of mechanical penthouses. Mechanical penthouses shall be minimized in terms of height, bulk and visual appearance and shall under no circumstances exceed 16 feet.

§9.3.3. Affordable dwelling units

The County Board may approve a site plan project where the proposal designates 20 percent of the G.F.A. that is above the General Land Use Plan maximum as affordable, in addition to meeting the requirements of the county's Affordable Dwelling Unit Ordinance as outlined in §15.5.8 for the proposed G.F.A. within the General Land Use Plan maximum, except as set forth in §9.3.5.A.5. Units shall be considered affordable where they are committed for a 30 year term, are affordable at 60 percent or less of the area median income and meet minimum habitability standards established by the county.

§9.3.4. Neighborhood-serving retail and other service uses

Neighborhood-serving retail and other service uses, such as a medical or dental office, neighborhood delicatessen, dry-cleaning, laundry and laundromat, neighborhood-scale library branch or small café and other uses as permitted and regulated in the C-1-R district may be approved along Clarendon Boulevard, Fairfax Drive and at other primary intersections and/or locations that experience significant pedestrian traffic should the County Board find they will not adversely impact the neighborhood and will be otherwise appropriate.

§9.3.5. Transfer of development rights

A. The transfer of development rights in accordance with §15.5.7.B is permitted for historic preservation, open space and affordable housing purposes for sending sites specifically identified in the Plan and located in the "Conservation Area" designated in the Plan, subject

to the following provisions. Additional sending sites that are located within the "conservation area" designated in the Plan may be approved by the County Board.

1. For the purposes of calculating F.A.R. in the Fort Myer Heights North Special District, an average unit size of 1,000 square feet shall be assumed.

2. The County Board may approve a transfer of development rights in the amount of up to three times the first 10,000 square feet of a preserved historic building and up to two times the density of the remaining square footage in return for an easement to preserve the historic property in perpetuity, which easement includes an agreement to rehabilitate the property if the County Board determines that rehabilitation is necessary for preservation and to maintain it in good condition; and a commitment to maintain the open space surrounding the historic building in a manner consistent with the Plan.

3. If, in addition to meeting the preservation and rehabilitation requirements outlined above, 10 percent or more of the units in the subject building are proposed to be committed for a 30 year term affordable at 60 percent or less of the area median income and to meet minimum habitability standards established by the county, the County Board may approve a transfer of development rights in the amount of up to an additional two times the density of the first 10,000 square feet of the preserved building and up to an additional one times the remaining density for a total of up to five times the density of the first 10,000 square feet of the preserved building and up to three times the density of the remaining square footage. If additional units are committed as affordable, the County Board may increase proportionally the aforementioned multipliers at its discretion.

4. In order to achieve the goals of the Plan, it is preferred that density be transferred to sites within the "Revitalization Area" designated in the Plan, provided that development using such density is consistent with the design guidelines, including building height maximums, and the purposes of the Plan. Receiving sites will be expected to meet, on-site, the aforementioned affordable housing requirements for all sites developed per the site plan process, except that the County Board may modify the requirement that 20 percent of the G.F.A. over the General Land Use Plan maximum be designated as affordable for that portion of the density transferred from the "Conservation Area" designated in the Plan. The County Board may permit receiving sites located within the "Revitalization Area" designated in the Plan to exceed the Plan's maximum density of 3.24 F.A.R. In such instances, receiving sites that meet or exceed 3.24 F.A.R. will not be subject to the provisions of the Special Affordable Housing Protection District regulations of the General Land Use Plan.

5. The County Board may also approve the transfer of density to sites located elsewhere in the county, with a preference for the Rosslyn or Courthouse Metro station Areas. Receiving sites located outside the Fort Myer Heights North Special District that meet or exceed 3.24 F.A.R. will remain subject to the provisions of the Special Affordable Housing Protection District regulations of the General Land Use Plan.

B. The County Board may also approve the transfer of development rights in accordance with §15.5.7.B for historic preservation, open space preservation and affordable housing purposes for sending sites located in the "Revitalization Area" designated in the Plan. Sites located in the "Revitalization Area" designated in the Plan may transfer density to another

site located within the "Revitalization Area" or to another site located outside the Fort Myer Heights North Special District. In such instances, the provisions of §9.3.5.A.2 through §9.3.5.A.5, above, will not apply.

§9.4. Radnor Heights East Special District

When a site within the area designated as the Radnor Heights East Special District on the General Land Use Plan is sought to be used in a manner inconsistent with the existing regulations for setback, yard, coverage or parking, the County Board, in its discretion, may allow exceptions to those regulations after application for site plan approval consistent with §15.5, in order to achieve a design which is appropriate for the site, project, and the surrounding area and meets the standards for special exception site plan approval set forth in §15.5. By site plan approval multiple-family dwellings may be permitted at densities up to 48 dwelling units per acre.

§9.5. Western Rosslyn Coordinated Redevelopment District

Where a development project in the C-O district is within the Western Rosslyn Coordinated Redevelopment District and is designated High Office-Apartment-Hotel on the General Land Use Plan, the County Board may permit additional height and density above that provided in §7.13.3.B, where it finds that the development project is consistent with the Guiding Principles and other policy guidance for the Western Rosslyn Coordinated Redevelopment District, offers certain features, design elements, services, or amenities identified in the Western Rosslyn Area Plan, and meets the other special exception criteria of the Zoning Ordinance, and subject to the following:

A. In considering such modification, the County Board may also consider characteristics of the site and the area as described in §15.5.7 and the plans and policies adopted for the area, provided, however, under no circumstances shall the County Board permit a density of more than 10.0 FAR;

B. The provisions of §15.5.9 for the approval of additional height and density shall not be applicable to site plans approved under this §9.5; and

C. Building heights, exclusive of mechanical penthouses and parapet walls, shall under no circumstances, exceed 270 feet, east of the North Pierce Street between Wilson Boulevard and 18th St N., or 240 feet, west of North Pierce Street located between Wilson Boulevard and 18th St N., as designated in the adopted Arlington County Master Transportation Plan.

§9.6. Pentagon City Coordinated Redevelopment District

§9.6.1. Purpose

The purpose of the Pentagon City Coordinated Redevelopment District is to encourage mixed-use development of office, retail and service commercial, hotel and multi-family dwelling uses within the area designated as the Pentagon City Coordinated Redevelopment District on the General Land Use Plan. The goal of this district is to advance the vision of the Pentagon City Plan, including:

A. The creation of a dynamic downtown for Arlington and the region, and a neighborhood where everyone is welcome and able to live regardless of race, income, age, and immigration status; and

B. The redevelopment of Pentagon City that strengthens the entire 22202 community, diversifies housing options, and embraces biophilic design that makes nature a universal part of the everyday experience of the area.

§9.6.2. Applicability

The provisions of this subsection shall apply to properties which meet all of the following requirements:

A. The property is located in either the RA6-15 district or the C-O-2.5 district;

B. The property is located entirely within the Pentagon City Coordinated Redevelopment District as specified on the General Land Use Plan; and,

C. The property is designated as one of the following land use designations on the General Land Use Plan:

1. High Office-Apartment-Hotel,

2. Medium Residential,

3. High-Medium Residential, or

4. High Residential.

§9.6.3. Conformance with the Pentagon City Plan

A. Provision of land use mix, increased height, and density

Subject to the approval of a site plan as specified in §15.5, the County Board may permit a specific land use mix and additional height and density beyond that provided in §6.1 and above that provided in §6.5.5.C and §7.12.3.B where it finds as follows:

1. The development project helps achieve the Planning Principles specified in the Pentagon City Sector Plan;

2. The development project is consistent with other applicable policy guidance for the Pentagon City Coordinated Redevelopment District, such as providing certain features, design elements, services, or amenities identified in the Pentagon City Sector Plan; and

3. The development project adheres to the development framework identified in the Pentagon City Sector Plan, including without limitation:

(a) land use development,

(b) transportation,

(c) public spaces, and

(d) site and building form.

§9.6.4. Maximum Development Threshold

A. Under no circumstances shall the County Board permit a density of more than 9.0 FAR for sites within the Pentagon City Coordinated Redevelopment District and located in the C-O-2.5 district.

B. Under no circumstances shall the County Board permit a density of more than 150 dwelling units per acre for sites within the Pentagon City Coordinated Redevelopment District and located in the RA6-15 district.

C. For sites within the Pentagon City Coordinated Redevelopment District and located in the RA6-15 district, the County Board may, in accordance with §9.6.3, approve non-residential density of up to 1.5 F.A.R.

D. Under no circumstances shall the County Board permit a building height of more than 350 feet, exclusive of mechanical penthouses and parapet walls, and except that non-occupiable, exceptional architectural features may exceed the heights outlines in this §9.6.4.D.

§9.6.5. Uses permitted

A. In accordance with the Future Retail map as specified in the Pentagon City Sector Plan, the following uses shall be permitted:

1. Entertainment uses in accordance with §12.2.5.A.
2. Food establishments in accordance with §12.2.5.B
3. Retail uses in accordance with §12.2.5.G
4. Retail equivalent uses, to include the following:
   - **(a)** Artisan workshop establishments
   - **(b)** Child care centers
   - **(c)** Civic and government uses
   - **(d)** Conference facilities
   - **(e)** Medical offices
   - **(f)** Urban colleges and universities
   - **(g)** Amenity space for residential uses, such as but not limited to lobby space, fitness centers, leasing offices, meeting rooms

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Article 10. Unified Developments

§10.1. Unified Residential Developments

§10.1.1. Purposes and intent

The purposes and intent of this §10.1 is to:

A. Provide for flexible, site-specific solutions for the development of one-family detached dwellings in certain districts;

B. Implement the purposes of the general land use plan and the zoning ordinance;

C. Promote the compatibility of one-family residential developments 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;

D. Provide pedestrian connectivity; and

E. Preserve natural landforms, irreplaceable historical features, and significant trees and foliage.

§10.1.2. Applicability

Unified Residential Developments shall be permitted subject to the following limitations.

District	Minimum Site Area (sq. ft.)	Frontage, Minimum (feet)
R-20	40,000	140
R-10	20,000	120
R-8	16,000	110
R-6	12,000	100
R-5 and R2-7	10,000	90

§10.1.3. Minimum requirements

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

A. Density

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

B. Minimum right-of-way width of internal streets

The streets which are located within the site and will be publicly dedicated shall have rights-of-way and pavement widths as specified in Chapter 23, Subdivisions, of the County Code. The minimum right-of-way width may be reduced to 40 feet and a pavement width to 30 feet, by use permit approval, if the County Board finds that such modifications will better accomplish the purposes and intent of §10.1.1 than would the development

without those modifications. Private streets shall be constructed to Arlington County standards and shall be of sufficient width to serve the needs of the development.

C. Maximum site coverage: 50 percent

D. Minimum parking requirement

Two and one-half parking spaces per dwelling unit, at least one of which shall be off-street, shall be provided.

E. Accessory buildings

Accessory buildings, such as garages or storage buildings, may be attached to other accessory buildings along common lot lines by use permit approval.

§10.1.4. Pipe-stem lots

A. Pipe-stem lots may only be created as part of a unified residential development pursuant to §10.1. Development on pipe-stem lots shall satisfy all applicable zoning and subdivision requirements, including those for minimum lot area, setback and yards, coverage, parking and building height, and all the following requirements, unless otherwise modified by the County Board, subject to approval of a use permit as provided in §15.4:

1. In a "stem" portion of any pipe-stem lot: any side yard shall satisfy the requirements in §3.2.6.A.2.

2. In the "pipe" section of any pipe-stem lot: any side yard shall be a minimum of 25 feet in depth.

B. Where no dwelling unit has been constructed on a pipe-stem lot that was recorded before March 18, 2003, a one-family dwelling unit may be constructed by-right in accordance with all applicable zoning requirement. Modification of these requirements may only be made by the County Board, subject to use permit approval as provided in §15.4.

§10.1.5. Modifications

The County Board may modify the minimum site size, up to a maximum of 10 percent, upon a finding that, after the proposed modification, the subject development will still accomplish the purposes and intent of the zoning ordinance for unified residential development; the area and width of individual lots; any required setback and yard dimensions; site coverage; the number and dimensions of parking spaces; and the height of main buildings by use permit if it finds that such modifications will better accomplish the purposes and intent of §10.1 than would the development without those modifications. Reduction of the minimum site size or lot size shall not result in any greater density than would otherwise be permitted by the ordinance provisions for unified residential development.

§10.1.6. Procedure for unified residential development

A. Unified residential developments shall be permitted subject to approval of a use permit by the County Board, as specified in §15.4.

B. An approved use permit for a unified residential development plan shall be modified or amended by the County Board as specified in §15.4.

C. A preliminary plat shall be submitted at the time of application showing lot areas, lot dimensions, and buildable areas, consistent with all zoning and subdivision requirements.

§10.2. Unified Commercial/Mixed Use Development

§10.2.1. Purposes

A. The purposes of this §10.2 are to:

1. Provide for flexible, site-specific solutions for the revitalization of existing shopping areas while preserving commercial service levels, including, in certain circumstances, new construction in C-2 and C-3 district to implement the purposes of the General Land Use Plan and zoning ordinance;

2. Promote the compatibility of commercial developments within the commercial district and surrounding properties by coordinating building placement, orientation, scale, bulk, parking, signage, landscaping, streetscape, pedestrian facilities, and historical features where applicable;

3. Provide for creative opportunities which encourage and retain local and small business; and

4. Promote opportunities for affordable housing. Additionally, this §10.2 will provide for the construction of residential units within C-2 and C-3 district and within the Clarendon Revitalization District, also in C-1 and C-TH, as part of a mixed use development, according to specific guidelines.

B. Where there is a sector plan or similar document that is at variance with or in conflict with these requirements the County Board can modify the requirements as set forth in §10.2.2 to achieve a development that is more consistent with such plans.

§10.2.2. Modifications

Any proposed unified commercial/mixed use development shall comply with the standards below in §10.2.3, §10.2.4 or §10.2.5, and with any zoning requirements that are consistent with those standards, unless through the use permit process, the County Board modifies such standards or requirements after finding that such modifications will better accomplish the purposes and intent of §10.2.1. Provided, however, that under no circumstances shall the County Board modify the standards in §10.2.3 that pertain to the amount of residential density, building height or density, and under no circumstances shall the County Board modify the standards in §10.2.5 that pertain to the maximum building height (exclusive of mechanical penthouses). Projects within the Green Valley Village Center Special Revitalization District can be approved pursuant to the requirements of §10.2.4, below.

§10.2.3. Unified commercial/mixed use development not within Green Valley Village Center, Columbia Pike or Lee Highway-Cherrydale Special Revitalization districts or within the Clarendon Revitalization district

The County Board may, by use permit approval, approve Unified Commercial/Mixed Use developments in the C-2 and C-3 districts where such a development is not within the Green Valley Village Center Special Revitalization District, the Columbia Pike Special Revitalization District, the Lee Highway-Cherrydale Special Revitalization District or the Clarendon Revitalization District and where the development meets the following requirements:

A. Use

Unified commercial/mixed use developments shall not include residential dwelling units, unless a project contains a minimum of 0.4 F.A.R. of commercial or retail uses located on

the first (ground) floor. Commercial or retail uses above 0.4 F.A.R. may be located on any floor.

B. Placement and orientation

Buildings shall be sited to "build to" lines at the back of the sidewalk. At least 75 percent of a building's façade must abut the back of the sidewalk along any street designed as an arterial in the Master Transportation Plan. Retail uses shall be oriented to streets designated as either principal arterials or minor arterials in the Arlington Count Master Transportation Plan. Where a development parcel is abutting an R district, all buildings must be setback a minimum of 20 feet from the residential district.

C. Streetscape

The periphery of any site fronting on a public right-of-way shall be landscaped by the provision of curb, gutter, sidewalk, streetlight, street furniture, street trees and other elements, covering the entire area from face of curb to face of building. Sites within the area of an applicable Sector Plan, Station Area Plan or Special Revitalization District Plan shall have all streetscape improvements constructed in a manner consistent with such plan, except as otherwise specifically approved. Except as otherwise approved, sites outside such areas and located along streets designated as principal or minor arterial streets in the Arlington County Master Transportation Plan shall be constructed with a minimum 14 feet distance from face of curb to face of building and sidewalks of 10 feet minimum unobstructed width (such width shall not contain tree grates, light poles, or similar obstructions). Sites on all other street fronts shall include a minimum 10-foot distance from face of curb to face of building and 6 feet minimum sidewalk unobstructed width on all other street fronts. Outdoor restaurant seating may be allowed by the county manager, so long as a straight 6 feet minimum sidewalk unobstructed width is maintained.

D. Parking and loading

Surface and structure parking as well as all loading areas shall be placed to the rear or to the side of buildings. All surface parking and loading areas shall be screened from public areas, public sidewalks, and abutting residentially zoned properties by landscaping and a four foot high solid wall; except that where parking areas abut an R district that is also designated "Low" residential on the General Land Use Plan, the wall shall be at a height of six feet. When parking is provided at or above grade within a structure, a façade treatment which is consistent (in terms of materials and design) with the building façade shall be provided for the parking areas. Parking structures shall be constructed so that commercial uses occupy the ground level floor on all street fronts. Automobile parking space is to be provided as required in §14.3, unless otherwise approved by the County Board.

E. Trash collection and storage areas

Trash collection and storage areas shall be provided inside the main building or in a designated area outside the structure. Any such designated area shall be screened by a solid wall of materials similar to those used in the construction of the main building and which is a minimum of six feet in height.

F. Building height

Building heights shall be limited to 45 feet. Mechanical penthouses may be permitted above the 45 feet height limit, provided that they are set back a distance equal to their

height from the building edge and that the mechanical penthouse height does not exceed 12 feet.

G. First floor height

Along any commercial frontage, where a building fronts on a street that is designated as principal or minor arterial streets in the Arlington County Master Transportation Plan, the First Floor shall have a minimum clear height of 12 feet for at least 75 percent of its gross floor area.

H. First floor fenestration

Where a building fronts on a street that is designated as principal or minor arterial streets in the Arlington County Master Transportation Plan, the First Floor shall have a façade which is at least 70 percent transparent (i.e., 70 percent glass and 30 percent solid walls) for the area of the façade that is between two feet and 10 feet above the abutting sidewalk. "Transparent" shall mean using glass or other exterior material offering a view into an area of the commercial space where human activity normally occurs and shall not be satisfied by views into areas blocked by display cases, the rear of shelving, interior walls, blinds, hallways or the like.

I. Building entrances

Where possible, primary building entrances shall be located on streets designated as principal or minor arterial streets in the Arlington County Master Transportation Plan. Secondary entrances and entrances to individual residential units may be placed on any street type. Entrances on streets that are designated as arterials in the Master Transportation Plan shall be placed no more than 100 feet apart. When possible, retail entrances should be placed at street corners. Retail entrances shall have transparent doors.

J. Landscaping

Any unified commercial/mixed use development which is proposed on a site of 20,000 square feet of land area or less shall have a minimum landscaped area of 10 percent of the total development project. Any development which is proposed on a site with a land area greater than 20,000 square feet shall provide a minimum landscaped area equivalent to 2,000 sq. ft. plus 20 percent of the land area in excess of 20,000 square feet

K. Density

1. Unified commercial/mixed use developments may include both residential units and commercial uses up to a total F.A.R. of 2.0, where the developments contain a minimum of 0.1 F.A.R. and maximum of 1.1 F.A.R. of residential uses.
2. Any development that contains only commercial uses may develop at a density of up to 1.5 F.A.R.

§10.2.4. Unified commercial/mixed use development in Green Valley Village Center Special Revitalization District

The County Board may, by use permit approval, approve unified commercial/mixed use developments in the Green Valley Village Center Special Revitalization District where a proposal meets the following minimum requirements:

A. Density and Use

Unified Commercial/Mixed use developments may include both residential units and commercial uses up to a total F.A.R. of 2.0, where the development fronts on a block face identified as "Retail Required" or "Retail Optional" within the Green Valley Village Center Action Plan. On block faces specifying "Retail Required" within the Green Valley Village Center Action Plan, the project must include retail uses totaling at least 0.4 F.A.R. located on the ground floor along the frontages shown in the Green Valley Village Center Action Plan. Commercial or retail uses above 0.4 F.A.R. may be located on any floor. On block faces specifying "Retail Optional," residential density of up to 1.5 F.A.R. shall be permitted provided the total F.A.R. for all uses on the site does not exceed 2.0. On block faces which are not identified as either "Retail Required" or "Retail Optional," projects eligible for approval through this use permit process shall contain only residential uses, with allowances made for management and tenant amenity space, and shall be limited to 1.5 F.A.R., except as provided for in §10.2.4.L, below, relating to Affordable Housing.

B. Placement and orientation

Buildings shall be sited to build-tos at the back of the sidewalk, which build-to shall be determined through use permit approval. At least 75 percent of a building's façade must abut the back of the sidewalk along any street designated as principal or minor arterial streets in the Arlington County Master Transportation Plan and along Shirlington road. Retail uses shall be oriented to the block face locations shown as "Retail required" or "Retail Optional" within the Green Valley Village Center Action Plan, as relevant. Where a development parcel is abutting an R district, all buildings must be setback a minimum of 20 feet from the residential district.

C. Streetscape

The periphery of any site fronting on a public right-of-way shall be landscaped by the provision of curb, gutter, sidewalk, streetlight, street furniture, street trees and other elements, covering the entire area from face of curb to face of building and conforming to the Streetspace and Streetscape Standards set forth in the Green Valley Village Center Action Plan for the relevant block frontages. All streetscape improvements shall be constructed in a manner consistent with such plan, except as otherwise specifically approved. Outdoor restaurant seating may be allowed by the county manager, so long as a clear and unobstructed 6' minimum sidewalk width is maintained.

D. Parking and loading

Surface and structured parking as well as all loading areas shall be placed to the rear or to the side of buildings. However, structured parking above a level of ground floor retail may extend to the "build to" line, provided that it has façade treatments as further described below. All surface parking and loading areas shall be screened from public areas, public sidewalks, and abutting residentially zoned properties by landscaping and four foot high solid wall; except that where parking areas abut an R district that is also designated "Low" residential on the General Land Use Plan, the wall shall be at a height of six feet. When parking is provided at or above grade within a structure, a façade treatment which is consistent (in terms of materials and design) with the building facades of the larger structures of which it is a part shall be provided for the parking area. Automobile parking space is to be provided as required in §14.3 with the following exceptions:

1. Where a project has less than 8,000 square feet of retail space, at least one parking space shall be provided for each 500 square feet of retail space above the first 1,000 square feet. No parking is required for the first 1,000 square feet of retail space in such projects.
2. Residential projects or portions of projects shall provide at least 1 1/8 parking spaces per residential unit.
3. When it finds that such approval will not have an adverse effect on the surrounding neighborhood and will contribute to a better overall transportation system in the area, the County Board may allow some or all of a project's parking requirement to be provided through the use of off-site committed parking, on-street parking, cash contributions for public parking purposes, or other similar mechanisms.

E. Trash collection and storage areas

Trash collection and storage areas shall be provided inside the main building or in a designated area outside the structure. Any such designated area shall be screened by a solid wall that is of materials similar to those used in the construction of the main building and at least six feet in height.

F. Building height

Building heights shall be limited to 45 feet. Mechanical penthouses may be permitted above the 45 feet height limit, provided that they are set back a distance equal to their height from the building edge and that the mechanical penthouse height does not exceed 12 feet. The County Board may accommodate the various topographical conditions prevalent in Green Valley by modifying the locations on a frontage from which building height is measured. However, such modifications shall not result in a building height of more than 48 feet, arrived at through the calculation method required by the zoning ordinance, except as provided for in §10.2.4.G. Provided further that under no circumstances shall any portion of a structure located at the street frontage or build-to line, be taller than 45 feet from the adjoining curb grade, except as provided for in §10.2.4.G.

G. Number of stories

Notwithstanding the above provisions on Building Height at §10.2.4.F, projects north of 22nd Street South shall not exceed three stories, with allowances made for half-story attics with eaves. Unified Commercial/Mixed Use development projects south of 24th Street South applying under these use permit provisions may include five stories, provided the total height of the building does not exceed 56 feet as measured from the adjoining curb grade along Shirlington Road.

H. Ground floor height

Along any frontage identified in the Green Valley Village Center Action Plan as "Retail Required," the Ground Floor of any building shall have a minimum clear height of 12 feet for at least 75 percent of the gross floor area of the ground floor that is retail uses.

I. Ground floor fenestration

Along any frontage identified in the Green Valley Village Center Action Plan as "Retail Required," the Ground Floor shall have a façade which is at least 70 percent transparent (i.e., 70 percent glass and 30 percent solid walls) for the area of the façade that is between two feet and 10 feet above the abutting sidewalk grade. "Transparent" shall

mean using glass or other exterior material offering a view into an area of the commercial space where human activity normally occurs and shall not be satisfied by views into areas blocked by display cases, the rear of shelving, interior walls, blinds, hallways, or any other material that could block a view.

J. Building entrances

Where possible, primary building entrances for pedestrians and guests shall be located on Shirlington Road. Secondary entrances and entrances to individual residential units may be placed on any street type. Primary entrances shall be placed no more than 100 feet apart. When possible, retail entrances should be placed at street corners. Retail entrances shall have door that are at least 80 percent transparent.

K. Landscaping

Any development on a site of 20,000 square feet of land area or less shall have a minimum landscaped area of 10 percent of the total development project. Any development on a site with a land area greater than 20,000 square feet shall provide a minimum landscaped area equivalent to 2,000 square feet plus 20 percent of the land area in excess of 20,000 square feet

L. Affordable housing bonus

For projects with at least 1.0 F.A.R. of housing, up to an additional 0.5 F.A.R. of density shall be allowed if the project contains a total of 10 percent or more of its total housing units as affordable dwelling units, pursuant to the definition of affordable dwelling units in use by the county at the time of the application. However, under no circumstances may the total F.A.R. of all uses on the site exceed 2.0.

§10.2.5. Unified commercial/mixed use development in Clarendon Revitalization District

The County Board may, by use permit approval, approve unified commercial/mixed use developments in areas designated "service commercial" on the general land use plan and that are within the Clarendon Revitalization District and that are within the C-1, C-2, C-3 or C-TH zoning districts, where a proposal meets the following requirements or where the County Board modifies the following requirements by use permit:

A. Density and use

1. Unified commercial/mixed use developments shall include: residential, commercial, hotel and/or retail uses up to a total F.A.R. of 1.5, except as provided for in §10.2.5.L, below; and ground floor retail that substantially complies with the Frontage Type guidelines in the Clarendon Sector Plan shall be provided where retail frontages are designated on the Use Mix Map (§9.2.6, Map 2).

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

B. Placement, orientation and massing

New buildings shall be built to the back of the streetscape where build-to lines are shown on the Build-To-Lines Map (§9.2.10, Map 6), for at least 75 percent of the build-to 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. 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 bay windows, shop-fronts, other entries to the building, café seating, or for compatibility with a preserved structure.

1. Where a building frontage or facade identified for preservation in the Clarendon Sector Plan is preserved, a step-back of at least 20 feet for a frontage and 10 feet for a facade, shall be provided immediately above the preserved portion of the project, 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 the preserved structure and new buildings.

2. New buildings on parcels north of Wilson Boulevard and east of North Garfield Street that abut an R district shall incorporate a setback of 25 feet from the abutting residential district lot, and shall be limited to a maximum of three floors and 40 feet in height; provided, however, that a portion of the building may be constructed up to 45 feet if step-backs of 25 feet each are provided at the 25 and 35 foot height limits facing the residential district, unless the County Board finds, in a particular case, that an alternative design that includes a lesser step-back or no step-back would provide appropriate transition to the abutting low density residential properties. Except where a build-to line is required pursuant to §10.2.5.B, above, all other new buildings that abut an R district shall incorporate the aforementioned setback of 25 feet from the abutting residential district lot and shall provide step-backs or other reductions from the maximum height, as approved by the County Board in order to provide appropriate height transition to the abutting low-density residential properties.

3. Where a parcel abuts an R or RA district, a masonry wall of a height of six feet, or such other height as the County Board determines will reasonably protect residential properties shall be provided at the property line.

C. Streetscape

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). The clear walkway zone (an unobstructed area serving as circulation space for pedestrians) shall be maintained at a width no less than six feet. All streetscape improvements shall be constructed in a manner consistent with such plan. All aerial utilities on and at the periphery of the site shall be placed underground with redevelopment or new construction.

D. Parking and loading

1. The proposal shall include parking as permitted and regulated in §9.2.2.D.7.

2. Surface parking proposed along streets designated as Main Street or 10th Street frontages on the Frontage Types Map (§9.2.11, Map 7), shall only be located behind a structure containing other uses. In all other locations, if surface parking lots are provided, the provisions of §14.3 shall apply regardless of the number of parking spaces. Furthermore, surface parking shall be screened as required in §14.2.3.E except that any surface parking lot facing a public right-of-way (where no structure containing another use is between the right-of-way and the parking) shall comply with the minimum streetscape requirements in §10.2.5.C, above, and in addition, any such parking area is screened by a masonry wall between 42 inches and 48 inches tall (measured as described in §14.2.3.E.2), and placed at the back of the required

streetscape. This wall shall be designed to partially screen vehicles from pedestrian view from abutting sidewalks, to provide separation between pedestrians, and parking areas and to continue the build-to line as required in §10.2.5.B, above. Reasonable interruptions to this wall are allowed to accommodate vehicular access, as provided in §10.2.5.D.3, below. 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. Additional breaks in the masonry wall shall be allowed to accommodate pedestrian access but each break shall be a maximum of 48 inches wide.

3. Parking entrances/exits and loading areas shall be provided as required in §14.3 except that these areas shall be located only in areas designated for "Service" frontages 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:

   (a) Proposed location limits pedestrian and vehicle conflicts;

   (b) Project as designed maximizes the site's potential for pedestrian street activation along major pedestrian routes; and

   (c) Project is designed to maximize consolidation of loading and/or vehicular entrances with other properties on the same block.

E. Trash collection and storage areas

Trash collection and storage areas shall be provided inside a main building or in a designated area screened by a solid wall made of materials similar to those used in the construction of the main building and that is at least six feet above the ground.

F. Building height

1. No building, except for mechanical penthouses, shall be erected to exceed the overall maximum height (feet) shown on the Maximum Height Limits Map (§9.2.5, Map 1). Under no circumstances shall the County Board approve a use permit for a building (exclusive of the mechanical penthouse) that exceeds the overall maximum height (feet) as shown on the Maximum Heights Limits Map.

2. The proposal shall comply with the Maximum Number of Floors shown on the Maximum Height Limits Map (§9.2.5, Map 1), except as provided for in §10.2.5.L, below.

3. 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 the height limit line and shall not exceed 12 feet. No mechanical penthouse or rooftop structure or any space above the height limit shall include additional floor space.

G. Ground floor height

Ground floor 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 structure designated in the Clarendon Sector Plan for full or partial preservation.

H. Ground floor transparency

The Ground Floor of all buildings shall provide a minimum transparency consistent with the Frontage Type, as designated on the Frontage Types Map (§9.2.11, Map 7). "Transparent" shall mean using glass or other exterior material offering a view into an area of the commercial space where human activity normally occurs and shall not be satisfied by views into areas blocked by display cases, the rear of shelving, interior walls, blinds, hallways, or any other material that could block a view.

I. Building entrances

Functional entries that substantially comply with the Frontage Type guidelines set forth in the Clarendon Sector Plan shall be provided, except where the County Board finds that such entries would adversely affect the historical aspects of a structure designated in the Clarendon Sector Plan for full or partial preservation.

J. Landscaping

1. Any unified commercial/mixed use development shall provide a minimum landscaped area of 10 percent of the total development project.

2. When a proposal 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 §10.2.5.K, below, the area of the footprint of the structure being preserved may be excluded from the required landscaped area requirements of §10.2.5.J.1, above.

K. Historic preservation

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 the District, and the regulations set forth below in §10.2.5.L.3. New development within the site shall be compatible with the existing structures in terms of material, color, texture, size and fenestration of doors and windows, and cornice lines.

L. Bonus density

Subject to the maximum height limits in §10.2.5.F, the County Board may approve optional increases in density above 1.5 F.A.R. by approving additional floors above the maximum number of floors established in §10.2.5.F.2, below. Density approved pursuant to this §10.2.5.L may be accommodated on-site or transferred to another site within Clarendon, except as provided in §10.2.5.L.1(b).

1. Affordable housing

When a project includes affordable dwelling units (ADUs), pursuant to the definition of ADUs in use by the county at the time of the application, or an equivalent cash contribution, the County Board may permit up to an additional 1.5 F.A.R. of density, as set forth below:

(a) Residential rental projects

For residential rental projects, ADUs shall be provided on-site as part of the use permit project as a total of at least 10 percent of the gross square footage (GFA)

of the bonus density permitted under this §10.2.5.L.1 when the required 10 percent of the GFA is equal to 4,000 square feet or more.

(b) All other projects

For all other projects, ADUs shall be provided on-site as a total of at least 10 percent of the gross square footage of the bonus density permitted under this §10.2.5.L.1, or the applicant shall make a cash contribution to the Affordable Housing Investment Fund of $15 per square foot of the gross floor footage of the bonus density. The cash contribution will be indexed to the Consumer Price Index for Housing in the Washington-Baltimore MSA as published by the Bureau of Labor Statistics and shall be adjusted annually based on the January changes to such index for that year, beginning in January 2010. Revised amounts apply only to use permit plans filed after the adjustment date. Amounts for the calculation of the cash option are established at the time the use permit application is filed. Bonus density permitted through a cash contribution shall be accommodated on-site and shall not be available to transfer to another site.

2. Sustainable design

For projects that provide green building design (LEED) and comply with established county policies for bonus density, the County Board may approve additional density by use permit approval in an amount equivalent to that identified in established policy for development subject to site plan approval pursuant to §15.5.

3. Historic preservation

When the County Board finds that a structure identified for preservation in the Clarendon Sector Plan is preserved in accordance with §10.2.5.K, and when the County Board (after review and comment by the Historical Affairs and Landmarks Review Board at least 45 days in advance of a public hearing by the County Board, and upon consideration by the County Board of the HALRB's recommendation), has determined that the project is consistent with the historic preservation objectives of the adopted polices, then the County Board may approve an increase above the otherwise allowable density as provided in §10.2.5.L.

§10.2.6. Procedure for unified commercial/mixed use development approval

A. Unified commercial/mixed use developments shall be permitted by use permit approval, as specified in §15.4.

B. An approved use permit for a commercial/mixed use development Plan may be modified or amended as specified in §15.4.

§10.3. Residential Cluster Development

§10.3.1. Purpose

The purpose of this §10.3 is to allow, by site plan approval, the clustering of one-family dwellings, in order to preserve, maintain and enhance the character of one-family residential neighborhoods. It is intended that such clustering shall result in the preservation of natural landform, irreplaceable historical features, trees and foliage, and permit the preservation of major common open site area without increasing the overall density of land use otherwise allowed for the site.

§10.3.2. Applicability

Residential cluster development may be approved on sites in the R-5, R-6, R-8, R-10 and R-20 districts in accordance with the requirements of this section.

§10.3.3. Uses

Residential cluster developments shall contain only one-family, semidetached, and townhouse dwellings and associated open spaces, on a single site of at least one acre, but no more than two acres.

§10.3.4. Modification of zoning requirements

A. Any residential cluster development shall comply with the zoning requirements applicable to the site and the following requirements, unless the County Board, after finding that such modifications will better accomplish the purposes and intent of §10.3.1, modifies some of those requirements by site plan approval, as permitted in §10.3.4.B below.

B. The County Board may modify the minimum site size, up to a maximum of 10 percent, upon a finding that, after the proposed modification, the subject development will still accomplish the purposes and intent of the zoning ordinance for residential cluster development; the area and width of individual lots; any required setback and yard dimensions; site coverage; common open areas; the number and dimensions of parking spaces; and the height of main buildings, by site plan, if it finds that such modifications will better accomplish the purposes and intent of §10.3.1. Reduction of the minimum site size or lot size shall not result in any greater density than would otherwise be permitted by the ordinance provisions for residential cluster development.

§10.3.5. Density

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

§10.3.6. Internal streets

A. Streets located within the site which are publicly dedicated shall have right-of-way and pavement widths as specified in Chapter 23, Subdivisions, of the County Code. The minimum right-of-way width may be reduced to 40 feet and a pavement width to 30 feet, by site plan approval, if the County Board finds that such modifications will better accomplish the purposes and intent of §10.3.1 than would the development without those modifications. Private streets shall be constructed to Arlington County standards and shall be of sufficient width to serve the needs of the development.

B. Publicly dedicated internal streets shall have a minimum right-of-way width of 50 feet and a minimum pavement width of 36 feet. In special circumstances, by site plan approval, the minimum right-of-way width may be reduced to 40 feet and the minimum pavement to 30 feet. Private streets shall be constructed to Arlington County standards and shall be of sufficient width to serve the needs of the development.

§10.3.7. Density and dimensional standards

A. Setbacks

1. All buildings, including accessory buildings, shall have a minimum setback and/or yard of 25 feet from all exterior boundaries of the site.
2. There shall be a minimum side yard for detached units of five feet.
3. There shall be a minimum rear yard of 15 feet for each dwelling unit.

B. Coverage

Every residential cluster development shall have a maximum coverage (building, right-of-way, parking and drives) not exceeding 50 percent of the area of the site.

§10.3.8. Procedure for residential cluster development approval

Residential cluster developments shall be permitted by site plan approval, as specified in §15.5, and as follows.

A. Landscape and site improvement plan

A preliminary landscape and site improvement plan shall be submitted with the site plan, including a means for preserving historical landmarks and significant trees and foliage and natural features on the site.

B. Site plan amendment

No site plan for a residential cluster development shall be modified or amended except as provided for in §15.5; provided, however, that such minor modifications or amendments as are made necessary by conditions of site plan approval or judged to be within the purpose and intent of the site plan may be approved by the zoning administrator.

§10.3.9. Site development standards

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

A. Parking

Not less than two and one-half parking spaces, at least one of which shall be off-street, shall be provided on-site for each dwelling unit.

B. Common open area

1. The common open area gained by the clustering of dwelling units shall not be less than specified in the table below:

District(s)	Area per Dwelling Unit (min. sq. ft.)
R-5 and R-6	1,000
R-8	2,000
R-10	2,500
R-20	10,000

2. Under no circumstances shall the common open area be provided by easement over individual lots on which units are situated, or over streets or parking areas.

§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 a 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 low-rise pattern 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.

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.

§10.4.3. Uses

Expanded housing option development shall include the following uses:

A. Duplexes

B. Semidetached

C. Townhouses (maximum of 3 units)

D. Multiple-family (maximum of 6 units)

§10.4.4. Density and dimensional standards

A. By-right

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

Type of Standard	R-20	R-10	R-8	R-6	R-5
Site area, minimum (sq. ft.)					
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
Site area, maximum (sq. ft.)	43,560				
Lot width, minimum (feet)					
Duplexes or multiple-family	100	80	70	60	50
Semidetached	24	24	24	24	24
Townhouses	16	16	16	16	16
Height, maximum (feet)	35				
Main building gross floor area, maximum (sq. ft.)					
Duplexes	4,800				
Semidetached	5,000				
Townhouses	7,500				
Multiple-Family:					
3 units	6,000				
4 units	7,200				
5-6 units	8,000				

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: 7,000 square feet for 5 or 6 units.

B. Special Exception

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

(a) Promote flexibility, 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;

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

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

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 July 1, 2023, 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.

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

C. Bulk, coverage, and placement

1. Maximum lot coverage shall be as follows:

MAXIMUM LOT COVERAGE

Categories	R-5	R-6	R-8	R-10	R-20
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

2. Maximum main building footprint shall be as follows:

MAXIMUM MAIN BUILDING FOOTPRINT COVERAGE AND CAP

Categories	R-5	R-6	R-8	R-10	R-20
Maximum main building footprint coverage (%)	34	30	25	25	16
Maximum main building footprint coverage with 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 coverage with one or more porches of at least 60 square feet (exclusive of any wrap-around or side portion) facing a street (sq. ft.)	2,590	2,772	3,136	3,920	5,320

(a) Maximum main building footprint coverage on undersized lots in a zoning district shall be the same square footage as permitted on a standard sized lot (e.g., 6,000 square feet in R-6) in the zoning district, subject to all applicable setback requirements.

(b) There shall be no more than one main building within a development's site area.

(1) §10.4.4.C.2(b) shall not apply to expanded housing option development approved by special exception as set forth in §10.4.4.B.

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

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

§10.4.5. Use standards

A. Accessory Uses

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

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 on July 1, 2023, shall be permitted to establish a duplex within the main building, subject to the provisions of §12.9.2

§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.

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:

Site Location	Minimum Parking Requirement (spaces)	Additional Requirements
Sites located entirely within a ¾ mile radius of a Metrorail station entrance	0.5 per dwelling unit	Sites fronting on a cul-de-sac shall provide a minimum of 1 space per dwelling unit
Sites located entirely within a ½ mile radius of a transit stop along the Premium Transit Network, as indicated on the Master Transportation Plan		
All other sites	1 space per dwelling unit	

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.
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 of a curb cut, no off-street parking spaces shall be required.

4. 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 street 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 that 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

(a) At least one exterior entrance shall face a street or open onto a front porch that faces a street.

(b) On interior lots, there shall be no more than one exterior entrance facing each side yard.

(c) On corner lots, there shall be no more than one exterior entrance facing each adjacent property line.

(d) No more than one exterior entrance to a building lobby or common area shall face a street.

2. Semidetached and townhouse dwellings

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

E. Upper story stairs

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

F. Landscaping

1. There shall be a minimum of four shade trees for sites with 2-4 dwelling units, and a minimum of eight shade trees for sites 5-6 dwelling units prior to issuance of a certificate of occupancy. This requirement may be satisfied with existing trees and/or by planting trees on-site.
   - **(a)** Trees planted to satisfy the requirements of §10.4.6.E.1 shall be species listed in the Arlington County Recommended Shade Tree List.
   - **(b)** Trees planted to satisfy the requirements of §10.4.6.E.1 shall conform to the standards set forth in §14.2.2.D.

G. Screening

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

§10.4.7. Annual Limit on Permits

A. Sites zoned R-5

No more than 7 expanded housing option developments shall be permitted in any one calendar year for sites zoned R-5.

B. Sites zoned R-6

No more than 30 expanded housing option developments shall be permitted in any one calendar year for sites zoned R-6

C. Sites zoned R-8, R-10, or R-20

No more than 21 expanded housing option developments shall be permitted in any one calendar year for sites zoned R-8, R-10, or R-20, combined.

D. Expiration

The provisions of §10.4.7 that set forth annual limits on permits shall expire on June 30, 2028.

Article 11. Overlay and Form Based Code Districts

§11.1. CP-FBC, Columbia Pike Form Based Code District

§11.1.1. Purpose

This Columbia Pike Form Based Code is intended to implement the purpose and goals of the Columbia Pike Initiative Plan initially adopted by the County Board on March 12, 2002, the subsequent Columbia Pike Urban Design Charrette and citizen workshops held in September 2002, and other policies adopted by the County Board to:

A. Foster a vital main street for its adjacent neighborhoods through a lively mix of uses—with shopfronts, sidewalk cafes, and other commercial uses at street level, overlooked by canopy shade trees, upper story residences and offices;

B. Create transit, pedestrian-, and bicycle-oriented development, which is dependent on three factors: density, diversity of uses, and design; and

C. Place greatest emphasis on design, or physical form, because of its importance in defining neighborhood character.

§11.1.2. Applicability

Properties zoned according to the S-3A, RA8-18, RA14-26, RA7-16, RA6-15, C-1, C-2, C-3, C-O or C-O-1.0 districts and that are located in the Columbia Pike Special Revitalization District (CP-FPC district), as designated on the General Land Use Plan, shall be eligible to develop in accordance with the CP-FBC district requirements. After such development all uses permitted in §11.1.4 shall be permitted on the property, subject to all regulations in §11.1.

§11.1.3. Form Based Code

All development pursuant to this §11.1 shall be governed by the requirements of the Form Based Code as adopted by the Arlington County Board (Appendix A of the Zoning Ordinance).

§11.1.4. Uses

A. Key to types of uses

The use tables are subject to the explanation set forth below.

1. Permitted uses

A "P" indicates that a use is permitted by-right and may be approved administratively, provided that redevelopment of the subject property or properties involves an increase in total developed space of at least 50 percent; and the proposed redevelopment conforms to the Form Based Code as adopted by the County Board of Arlington County (see §11.1.3). Properties within the Columbia Pike Special Revitalization District, which have not been redeveloped using the Form Based Code, shall be governed by all use limitations in the underlying zoning district.

(a) On sites of greater than 40,000 square feet in area, such uses are not permitted unless a special exception use permit has been approved as set forth in Appendix A, Section II, Administration.

(b) [Reserved]

2. Use permit approval required

A "U" indicates a special exception use that may be established subject to obtaining a use permit as provided in §15.4, use permits, for each such use, and provided that the property has been redeveloped pursuant to the Form Based Code. The Zoning Administrator may require a use permit for such use, whether the use is located in a building approved administratively or whether located in a building controlled by use permit.

3. Uses not permitted

A blank cell in the use table indicates that a use is not allowed in the respective district. See also §12.2.1.

4. Use standards

The "use standard" column on the use table (last column on the right) is a cross-reference to any specific use standard listed in Article 12, which apply to more than one district. Where use standards apply exclusively to a specific district(s), such standards are listed in the respective district(s) regulations.

5. Accessory and temporary uses

The regulations that apply to accessory and temporary uses are contained in §12.9 and §12.10.

B. Use classification

The first column of the use table lists some of the specific uses allowed in the respective districts. Uses not listed may be allowed pursuant to the similar use determination procedure of §12.2.1.

§11.1.5. Columbia Pike Form Based Code district principal use table

The following use table summarizes the principal use regulations of the CP-FBC district.

COLUMBIA PIKE FORM BASED CODE DISTRICT PRINCIPAL USE			
	Specific Use Types	CP-FBC	Use Standards
Household Living (See §12.2.3.A)	One-family detached	P	
	Multiple-family	P	
	Townhouses	P	
Group Living (See §12.2.3.B)	Assisted living facilities	U	§12.3.12
	Boarding houses and rooming houses	U	§12.3.1
	Continuing care retirement communities	U	§12.3.12
	Group homes	U	§12.3.6
	Dormitories	U	§12.3.3
	Fraternity and sorority houses;	U	§12.3.5
	Independent living facilities	U	§12.3.12
	Nursing homes	U	§12.3.12
Public, Civic and Institutional Use Categories (§12.2.4)			
Colleges (§12.2.4.A)	Colleges and universities	U	

COLUMBIA PIKE FORM BASED CODE DISTRICT PRINCIPAL USE			
	Specific Use Types	CP-FBC	Use Standards
Community Service (See §12.2.4.B	Community centers	P U	
	Libraries	U	
	Museums and art galleries or studios	P	
	Publicly operated recreation buildings, playgrounds, parks, and athletic fields	U	
	Recreation centers	U	§12.4.6
Day Care (See §12.2.4.C)	Child care centers	U	§12.4.1
	All other day care uses	U	§12.4.1
Governmental Facilities (See §12.2.4.D)	Detention and correctional facilities	U	
	Fire and police stations	P	
Hospital (See §12.2.4.E)	Hospitals	P U	
Parks and Open Space (See §12.2.4.F)	Cemeteries	U	
	Country clubs and golf courses	U	
	Parks, playgrounds and playfields	U	
Passenger Terminals and Services (See §12.2.4.G)	Airports and aircraft landing fields	U	
	Bus, trolley, air, boat and rail passenger terminals	P	
Religious Institutions (See §12.2.4.H)	Churches, mosques, synagogues, and temples	P	
Schools (See §12.2.4.I)	Schools, elementary, middle and high	U	§12.4.1
Social Service Institutions (See §12.2.4.J)	All social service institutions	U	
Utilities, major (See §12.2.4.K)	All major utilities	P	
Utilities, minor (See §12.2.4.K)	Bus shelters; bike share stations	U	
	All minor utilities	P	§12.4.9
Retail, Service and Commercial Use Categories (See §12.2.5)			
Food Establishments (See§12.2.5.B)	Artisan beverage	P	§12.5.31
	Food catering establishment, small-scale	P	
	Restaurant	P	
	Shared commercial kitchen	P	§12.5.34
	Shared commercial kitchen, limited	U	§12.5.34
	Shared commercial kitchen, open-air	U	§12.5.34
Entertainment (See §12.2.5.A)	Theater or auditorium	P	
	Membership clubs and lodges	U	§12.5.13
	All other indoor entertainment	U	§12.5.7
Office (See §12.2.5.C)	Audio-visual production and broadcast studio	P	
	Financial services	P	
	Offices, business and professional	P	
	Office, federal, state and local.	P	
	Offices or clinics, medical or dental	P	§12.5.16
	Research and development, flex	P	

COLUMBIA PIKE FORM BASED CODE DISTRICT PRINCIPAL USE			
	Specific Use Types	CP-FBC	Use Standards
	Urban agriculture	P	§12.5.33
	Urban colleges and universities	P	
Overnight Accommodations (See §12.2.5.D)	Bed and breakfasts	U	§12.5.3
	Hotel or motel	P	
Parking, Commercial (See §12.2.5.E)	All commercial parking uses		
Recreation,Indoor (See §12.2.5.F.2(a))	Swimming pool, commercial	P	
	All other indoor recreation	P	§12.5.19
Recreation, Outdoor (See §12.2.5.F.2(b))	Miniature golf course	U	
	Skating rink	P	
	Swimming pool, commercial	U	
Retail Sales (See §12.2.5.G.2(a))	Florist or gift shops	P	§12.5.8
	Grocery, fruit or vegetable stores	P	§12.5.10
	Micro-fulfillment centers	P	§12.5.30
	Nursery, flower or plant store	P	§12.5.15
	Open-air markets	U	§12.5.17.
	Urban agriculture	P	§12.5.33
	All other retail sales uses	P	
Retail, Personal Service (See §12.2.5.G.2(b))	Animal care facilities, veterinary clinics, animal hospitals and animal boarding	P	§12.5.2
	Artisan workshop	P	§12.5.32
	Dry-cleaning, laundry and laundromat	P	§12.5.6
	Mortuaries and funeral homes	U	§12.5.14
	Private postal service	P	§12.5.18
	All other personal service retail uses	P	§12.5.20
Retail, Repair-oriented (See §12.2.5.G.2(c))	Upholstery shops	P	§12.5.26
	All retail repair uses	P	
Self-service Storage (See §12.2.5.H)	All self-service storage uses	U	§12.5.25
Vehicle Sales and Service (See §12.2.5.I)	Vehicle body shop	U	§12.5.27
	Vehicle sales, rental or leasing facilities	P	§12.5.28.C
	Vehicle service establishment	U	§12.5.28
Industrial Use Categories (See §12.2.6)			
Light Industrial Service (See §12.2.6.A)	Carpet cleaning plants	U	
	Printing, lithographing or publishing	P	
	Sign making shops	P	§12.6.9
	Recycling centers	U	
	Repair shop (small appliance, television, radio)	P	
Manufacturing and Production (See §12.2.4.B)	Plumbing or sheet metal shops	P	§12.6.6
	All other manufacturing and production uses		

COLUMBIA PIKE FORM BASED CODE DISTRICT PRINCIPAL USE			
	Specific Use Types	CP-FBC	Use Standards
Heavy Industrial (See §12.2.6.C)	All heavy industrial uses		
Warehouse and Freight Movement (See §12.2.6.D)	All warehouse and freight movement uses		
Waste-related Service (See §12.2.6.E)	All waste-related service uses		
Wholesale Trade (See §12.2.6.F)	All wholesale trade uses		
Other use categories (See §12.2.7)			
Agriculture (See §12.2.7.A)	All other agricultural uses	P	§12.7.1
Resource Extraction (See §12.2.7.B)	All resource extraction uses		
Tele-communications Facilities (§12.2.7.C)	Small cell or micro-wireless facilities	P	
	Telecommunications facilities	P U	§12.7.2
	Temporary telecommunication support structures	P	§12.7.3
Unclassified (See §12.2.7.D)	All unclassified uses		

§11.1.6. Columbia Pike Form Based Code districts accessory use table

Accessory uses in Columbia Pike Form Based Code districts shall include the following uses, activities and structures.

COLUMBIA PIKE FORM BASED CODE DISTRICTS ACCESSORY USE TABLE		
Use Types	CP-FBC	Use Standards
Commercial vehicle parking	P	§12.9.4
Crematoriums	U	§12.9.6
Drive-through facilities	U	§12.9.7
Electric vehicle supply equipment	P	
Family day care homes	P	§12.9.9
Food delivery services	P	
Home occupations	P	§12.9.11
Live entertainment and/or dancing	U	
Mortuaries and funeral homes	U	§12.9.14
Swimming pools, private	P	§12.9.17
Outdoor café associated with a restaurant on private property	P	§12.9.15
Outdoor café associated with a restaurant on public right-of-way or easement for public use	U	§12.9.15
Recreational vehicle or trailer parking	P	§12.9.16

COLUMBIA PIKE FORM BASED CODE DISTRICTS ACCESSORY USE TABLE		
Use Types	CP-FBC	Use Standards
Vehicle maintenance and minor repairs, routine	P	§12.9.18
Vehicle, unlicensed and/or uninspected.	P	§12.9.19

§11.1.7. Use limitations

A. Except for artisan beverage and artisan workshop manufacturing, share commercial kitchens, there shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental and essential to a retail store or business and where all such products are sold at retail at these establishments.

B. Steam exhausts for cleaning and laundering establishments shall be fully contained within the building that contains the cleaning and laundering establishment.

§11.2. CPN-FBC, Columbia Pike Neighborhoods Form Based Code District

§11.2.1. Purpose

A. The Columbia Pike Neighborhoods Form Based Code is intended to implement the purpose and goals of the Columbia Pike Neighborhoods Area Plan as described in Chapter 1 of that plan:

1. Foster a healthy, diverse community with a high quality of life;
2. Stabilize and strengthen residential neighborhoods and mixed-use commercial centers;
3. Promote creation and preservation of affordable housing and expand housing options;
4. Create a pedestrian-friendly and multi-modal corridor;
5. Preserve neighborhood character, historic buildings and tree canopy;
6. Enhance urban design and architecture; and
7. Incorporate sustainable building design.

B. The Columbia Pike Neighborhoods Form Based Code implements a primary element of the Columbia Pike Neighborhoods Area Plan vision to create transit and pedestrian-oriented development, which is dependent on three factors: density, diversity of uses, and design. This Code places greatest emphasis on design, or physical form, because of its importance in defining neighborhood character.

§11.2.2. Applicability

A. Properties zoned according to the R-6, R-5, R2-7, R15-30T, RA14-26, RA8-18, RA7-16, RA6-15, C1 or C-O districts and that are located in the Columbia Pike Neighborhoods Special Revitalization District, as designated on the General Land Use Plan, shall be eligible to develop in accordance with the Columbia Pike Neighborhoods Form Based Code district requirements. After such development all uses permitted in Appendix B of the Zoning Ordinance shall be permitted on the property, subject to all regulations in Appendix B.

B. The Columbia Pike Neighborhoods Special Revitalization District Form Based Code is an optional zoning tool and property owners retain the zoning rights under the existing zoning. A property owner who seeks to use the additional density and benefits available under this code shall be subject to requirements to provide additional features, design elements, uses, services, and/or amenities called for by this code, as part of the owner's development. Use of the Form Based Code is selected through the filing of an application for development under the Form Based Code.

§11.2.3. Form Based Code

All development pursuant to this §11.2 shall be governed by the requirements of the Neighborhoods Form Based Code as adopted by the Arlington County Board (Appendix B of the Zoning Ordinance).

§11.3. Historic Preservation Overlay District

§11.3.1. Purpose

The purpose of these regulations is to promote the health, safety, and general welfare of the public through the identification, preservation, and enhancement of buildings, structures, landscapes, settings, neighborhoods, places and features with special historical, cultural, architectural and archaeological significance through the establishment of historic districts, and through the protection of other significant properties. To achieve these general purposes, the county seeks to take the following steps to preserve and protect buildings, structures and properties that serve as important visible reminders of the historic, cultural, architectural, and archaeological heritage of Arlington County, the Commonwealth of Virginia, or the United States of America:

A. Promote local historic preservation efforts through the identification and protection of historic resources throughout the county, and through the designation of local historic districts;

B. Assure that, within Arlington County's historic districts, new structures, buildings, additions, landscaping and related elements will be in harmony with their setting and environs;

C. Promote an enhanced quality of life within the county.

D. Maintain and improve property values by providing incentives for the upkeep, rehabilitation and restoration of older structures and buildings in a safe and healthful manner, and by encouraging desirable uses and forms of development that will lead to the continuance, conservation and improvement of the county's historic, cultural and architectural resources and institutions within their settings;

E. Encourage nomination of historic properties to the National Register of Historic Places and the Virginia Landmarks Register; and

F. Promote tourism and enhance business and industry, through the protection of, and education about, historic, cultural and archaeological resources.

§11.3.2. Historical Affairs and Landmark Review Board

A. Establishment and composition

1. Establishment

There is hereby created and established an historical affairs and landmark Review Board which shall consist of no more than 15 members who are residents of the county who have an interest, competence, or knowledge of historic preservation and who shall be appointed by the County Board. The historical affairs and landmark Review Board shall be the Architectural Review Board provided by Section 15.2-503.2 of the Code of Virginia. The Historical Affairs and Landmark Review Board shall hereafter be referred to as "the Review Board."

2. Composition

The County Board shall select the members of the Review Board that meet the criteria set forth by the Virginia Department of Historic Resources Certified Local Government (CLG) program. The County Board may consider including members from appropriate

community groups (i.e., the Arlington Historical Society).

B. Terms of office

1. The members of the Review Board shall serve overlapping terms of four years. Initially, four members shall be appointed for a term of one year, four members shall be appointed for a term of two years, four members shall be appointed for a term of three years, and three members shall be appointed for a term of four years. Thereafter, all appointments shall be made for a term of four years. Where the County Board appoints fewer than 15 members, the number of appointees with each term length shall be reduced proportionally.
2. Members may be reappointed for consecutive terms.
3. If a member representing a profession designated as a requirement by the CLG program ceases to be a member of that profession, then that member will no longer be a member of the Review Board. If a vacancy occurs for any reason, including those noted above, then a new appointment shall be made by the County Board for the remainder of the unexpired term.

C. Organization; officers; rules; meetings

1. The Review Board shall annually elect from its membership a chairman and vice-chairman, at the first meeting held on or after December 1st in each calendar year, for a one-year term of office. In the event such a person is unable to serve for the full term for any reason, a replacement shall be elected to serve for the remainder of the term.
2. The Review Board may establish any rules necessary for the orderly conduct of its business.
3. All meetings of the Review Board shall be kept as public record to the extent required by the Code of Virginia.

D. Responsibilities

The function of the Review Board shall include, but not necessarily be limited to, the following activities:

1. Recommendations

(a) Recommend additional surveys of potential historic districts, and recommend properties for designation as local historic districts, including recommending Historic District Design Guidelines for such districts.

(b) Act in an advisory role on historic preservation and historical affairs to the County Board, County Board appointed commissions and boards, and other groups.

2. Final decisions

(a) Approve, deny, or approve with conditions certificate of appropriateness applications in accordance with the provisions of §15.7.

(b) Make such minor administrative amendments to the design guidelines as are necessary for the orderly review of CoA applications in designated historic districts. Any administrative amendment to existing design guidelines which comply with the spirit of this zoning ordinance, and the intent of the County Board in its approval of

the underlying historic district design guidelines, may be approved by the HALRB. Those amendments may include but would not be restricted to the following; language on new building materials, construction methods and technologies, updates to existing chapters and appendixes, revisions meant to take into account new county policies and changes to other sections of Code.

(c) Organize, develop, and execute educational programs focusing on Arlington's heritage and local historic preservation efforts.

E. Other

1. Produce an annual report of the Review Board's activities.

2. Prepare, circulate, and approve text for local historic markers.

3. Provide the County Board with assistance in the naming of public facilities and advice on other matters of historical value.

4. Undertake such other responsibilities as the County Board may direct to protect historic properties.

§11.3.3. Certificate of appropriateness

See §15.7, for the certificate of appropriateness procedure.

§11.3.4. Establishment of Historic Districts

The Historic District (Overlay) is hereby established as an overlay district. Additionally:

A. An application to consider nominating a property or properties for a historic preservation district overlay shall be submitted to the zoning administrator and then referred to the Review Board, or, for properties owned or ground-leased by Arlington Public Schools (APS), referral shall be made to the County Board.

1. Applications may be submitted by the following individuals, groups, or organizations:

(a) For a single property application, (one building, site, structure, object, parcel, or property), the application may be submitted by any Arlington County resident or property owner.

(b) For a multiple property request, the application may be submitted by the following:

(i) A Civic Association, Homeowner's or Condominium Association Board, for properties within its boundaries, or;

(ii) A petition signed by 25% or more of properties within the boundary of the proposed designation. Each property is allocated one vote for the petition.

2. The Review Board, or for properties owned or ground-leased by Arlington Public Schools (APS), the County Board shall have reason to believe that at least two of the 11 qualifying criteria are present prior to initiating its study of the nomination. The County Board shall maintain exclusive authority over the designation process of historic districts for properties owned or ground-leased by Arlington Public Schools.

3. The owner of any property being considered for inclusion in a historic district shall be informed of the nomination within 30 days of receipt of an application deemed complete via first class mail.

4. The Review Board, or for properties owned or ground-leased by APS, the County Board, shall base its decision upon studies, documentation and/or research, and shall prepare or cause to be prepared, a report on the historic significance of the proposed historic district.

5. The Review Board, or for properties owned or ground-leased by APS, the County Board, shall hold a public hearing to consider the historic district status after due notice has been given to the owners of all properties to be included in such district(s), and the civic association which includes the proposed district within its boundaries.

6. The Review Board, or for properties owned or ground-leased by APS, the County Board, shall not recommend designation unless it finds that at least two of the criteria, below, have been met. The Review Board, or for properties owned or ground-leased by APS, the County Board, retains the authority to not recommend designation even if the property does meet at least two of the following criteria:

   (a) The property is listed or is eligible for inclusion in the National Register of Historic Places;

   (b) The property has character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation;

   (c) The property was the site of a significant local, state, or national event;

   (d) The property is associated with a person or persons who significantly contributed to the development of the county, state, or nation;

   (e) The property embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction;

   (f) The property is identified as the work of a master builder, architect, or landscape architect;

   (g) The property embodies elements of design, detailing, materials, or craftsmanship that render it structurally or architecturally significant;

   (h) The property has a distinctive location, or singular physical characteristics that make it an established or familiar visual feature;

   (i) The property is a particularly fine or unique example of a utilitarian structure representing a period or style in the commercial, industrial, or agricultural development of the county, with a high level of historic integrity or architectural significance;

   (j) The property has the potential to yield information important to the prehistory or history of the county, state, or nation; or

   (k) The property is suitable for preservation or restoration.

7. If the Review Board recommends designation, then written copies of the Review Board's recommendation, including determinations of historical significance, and recommendations concerning the area to be included in the proposed historic district, shall be transmitted for review to the County Board.

8. If the Review Board recommends designation of a historic district, it will forward, with such recommendation, proposed historic district design guidelines for the district to

be considered for adoption by the County Board. Provided, however, that the Review Board may recommend that the County Board consider designation of a historic district without proposed historic district design guidelines upon a finding that taking time to develop such guidelines would present a substantial risk that historic resources proposed to be preserved by the designation would be damaged or destroyed. Where historic district design guidelines are not proposed with a recommendation for designation, the Review Board shall recommend historic district design guidelines for approval by the County Board at the earliest practicable date after designation.

(a) In the event that the Review Board does not recommend designation, the County Board, upon its own motion, may initiate the designation review process.

B. In accordance with the normal zoning approval procedure as specified in the Code of Virginia, the County Board shall act on nominations regarding properties owned or ground-leased by APS, and act on recommendations from the Review Board as to nominations regarding all other properties. The designation of such a historic district shall be shown as an overlay on the map referred to in §2.1.

C. Upon adoption of the ordinance, the owners and occupants of each designated historic district shall be given written notification of such designation by the County Board.

§11.3.5. General maintenance; ordinary maintenance allowed; public safety

A. Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior feature in a historic district which does not involve a change in design, material, or outer appearance thereof.

B. Nothing in this section shall prevent the construction, reconstruction, alteration, restoration or demolition of any such feature which the building official shall certify is required to maintain and uphold public safety because of an unsafe or dangerous condition that cannot otherwise be remedied and that is not the result, either directly or indirectly, of the owner's negligence.

C. Neither the owner of nor the person in charge of a structure within a historic district shall permit such structure to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce a detrimental effect upon the character of the district as a whole or in part, including but not limited to:

1. The deterioration of exterior walls or other vertical supports.

2. The deterioration of roofs or other horizontal members.

3. The deterioration of exterior chimneys.

4. The deterioration or crumbling of exterior plaster or mortar.

5. The ineffective waterproofing of exterior walls, roofs and foundations including broken windows or doors.

6. The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe, conditions or conditions.

§11.3.6. Acquisition of historic easements

The county may acquire, by purchase or donation or eminent domain, historic easements in any area within its jurisdiction wherever and to the extent that the County Board determines that the acquisition will be in the public interest and as permitted by Virginia Law.

§11.3.7. Transfer of development rights (TDRS)

The County Board may seek findings and recommendations from the Review Board on transfer of development rights applications per §15.5.7.B.

§11.3.8. Federal grants

The County Board may, wherever practicable, make use of federal grants as provided in the National Historic Preservation Act of 1966.

§11.3.9. Regulations

The County Board may from time to time promulgate, amend and rescind such regulations as it may deem necessary to effectuate the purposes of these regulations.

§11.3.10. Penalties

Penalties shall be as provided in Article 17.

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Article 12. Use Standards

§12.1. Applicability

Uses allowed in this zoning ordinance shall be subject to the following special, use-specific provisions, except as permitted by site plan approval or otherwise specified in the respective districts or in the provisions of this article.

§12.2. Use Categories

§12.2.1. General

A. Basis for classification

Use categories classify land uses and activities based on similar operational, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, type of goods or services, how goods or services are sold or delivered, likely impact on surrounding properties and site conditions. The use categories provide a systematic basis for assigning land uses to appropriate zoning districts.

B. Principal uses

Principal uses are assigned to the category that most closely corresponds to the nature of the principal use. The "characteristics" subsection of each use category describes the common characteristics of each principal use.

C. Buildings with multiple principal uses

When a building contains more than one use (principal or accessory), each use is subject to all applicable use standards and regulations.

D. Accessory uses

Accessory uses are allowed in conjunction with principal uses unless otherwise stated in the regulations or in the use tables. Also, unless otherwise stated, accessory uses are subject to the same regulations as the principal use. Common accessory uses are listed as examples in the use category descriptions.

E. Examples

The "examples" subsection of each use category lists common examples of uses included in the respective use category.

1. The names of these sample uses are generic. They are based on common meanings and not on what a specific use may call itself. For example, a use that calls itself "wholesale warehouse" but that sells mostly to consumers, is included in the retail sales and service category rather than the wholesale sales category because the operational characteristics of the use match the description of the retail sales and service category.
2. The list of examples included in each category is not an exhaustive list of uses for each category.

F. Uses not included

The "uses not included" section provides cross-references to uses that might first appear to be included in a particular category, but which in fact, are not intended to be included in that category, or are explicitly included in a different use category.

§12.2.2. Similar use interpretations

A. Authority

If an application is submitted for a use not listed in the respective use tables, the zoning administrator shall be authorized to make a similar use interpretation, based on a consideration of the following factors:

1. The characteristics of the proposed use in relation to the stated characteristics identified for each use category;
2. The amount of site area, floor space and equipment necessary for the use;
3. The frequency and nature of sales or transactions from the use;
4. The number of on-site employees necessary for the use;
5. Hours of operation;
6. Building and site arrangement;
7. Vehicles necessary for the use;
8. The number of vehicle trips generated by the use;
9. Signs;
10. How the use describes and/or markets itself; and
11. Other factors that the Zoning Administrator determines would affect the consistency of the use with the regulations of this Ordinance and with the purposes of master plans in the County.

B. Use interpretation standards

1. A proposed use that is not permitted in one zoning district, but is permitted either by-right or by special exception elsewhere in the ordinance, shall not be permitted in the one zoning district based on a similar use interpretation.
2. No use will be permitted in any zoning district based on a similar use interpretation unless the use complies with all applicable use standards and other requirements and standards of this ordinance.
3. No proposed use will be determined to be similar to a use listed in a proposed zoning district if the proposed use is more similar to uses allowed only in other zoning districts than it is to uses allowed in the proposed zoning district.
4. If the Zoning Administrator finds that a proposed use is not similar to any use permitted by this ordinance, then the Zoning Administrator shall find that the use is not permitted.

C. Effect of similar use interpretation

After a proposed use is determined, through a similar use interpretation made in compliance with this ordinance §12.2.2, to be similar to a use listed in this zoning ordinance, then the proposed use shall thereafter be permitted, in the same zoning districts and in the same manner as and subject to all use or other standards or regulations that govern the listed use. Where a proposed use is found to be similar to a listed use, and the listed use is allowed only by special exception, then the similar use interpretation shall authorize only the filing of a special exception application for that proposed use, and the actual establishment of the proposed use shall be subject to the preparation, filing, processing, and approving of all applications for permits or other approvals that may be required for the listed use to which the proposed use is similar.

§12.2.3. Residential use categories

A. Household living

1. Characteristics

Household Living is characterized by residential occupancy of a dwelling unit by a family. Tenancy is arranged on a month-to-month or longer basis, except in limited accessory capacity where explicitly allowed by this Ordinance. Principal uses where tenancy may be arranged for a shorter period are not considered residential; they are considered a form of transient lodging (see Overnight Accommodations and Social Service Institutions).

2. Examples

Examples of Household Living include one-family detached; one-family attached; duplexes; semidetached; townhouses; multiple-family buildings; independent living facilities; recovery residences.

3. Accessory uses

Accessory uses include accessory dwellings; accessory homestay; car-sharing; direct broadcast satellite dishes; electric vehicle supply equipment; family/caregiver suites; family day care homes; greenhouses and nurseries not engaged in retail trade; garden, guest house; personal; hobbies; home occupations; parking of occupants' registered vehicles; raising of pets; recreational activities; storage sheds; and swimming pools.

4. Uses not included

Bed and breakfast establishments (see Overnight Accommodations); boarding or rooming houses (see Group Living); extended-stay facilities (see Overnight Accommodations); group home (see Group Living); halfway house (see Social Service Institutions); hotels or motels; inns; nursing home (see Group Living); assisted living facilities (see Group Living).

B. Group living

1. Characteristics

Group Living is characterized by residential occupancy of a structure by a group of people, other than a family, typically providing communal kitchen/dining facilities and no kitchens in individual living units. The size of the group may be larger than a family. Tenancy is typically arranged on a monthly or longer basis.

2. Examples

Examples of group living include but are not limited to assisted living facilities and nursing homes, intermediate care, boarding houses, dormitories, fraternity and sorority houses, convents, group homes, monasteries, and rooming houses.

3. Accessory uses

Accessory uses include associated offices; electric vehicle supply equipment; garden, personal; hobbies; food preparation and dining facilities; laundry facilities and services; parking of vehicles for occupants and staff; and recreational facilities.

4. Uses not included

Adult day care (see Day Care); alternative or post-incarceration facilities; exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents (see Social Service Institutions); bed and breakfast establishments (See Overnight Accommodations); child care center (see Day Care); independent living facilities (see Household Living); extended-stay facilities, hotels or motels, inns (see Overnight Accommodations); family day care home (see Accessory Uses); recovery residences (see Household Living); residential occupancy of a dwelling unit by a family on a month-to-month or longer basis (see Household Living); time-shared interval ownership facility (see Overnight Accommodations); treatment centers, transient lodging or shelters (see Social Service Institutions).

§12.2.4. Public, civic and institutional use categories

A. Colleges

1. Characteristics

This category includes not-for-profit colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree or professional certification. Colleges are generally in campus-like settings, on multiple blocks or in multiple buildings.

2. Examples

Examples include community colleges, liberal arts colleges, nursing or medical schools not accessory to hospitals, seminaries, and universities.

3. Accessory uses

Accessory uses include associated offices, car-sharing, housing for students, food service, laboratories, health and sports facilities, theaters, meeting areas, parking, maintenance facilities and support commercial (a college bookstore, for example).

4. Uses not included

Business, driving, fitness/wellness, trade and other commercial schools (see Office).

B. Community service

1. Characteristics

Community services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community, neighborhood or a specific segment of the community. Generally, they provide the service on-site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community services or facilities that have membership provisions are open to

the general population of the community or neighborhood and/or the general public, to join at any time, (for instance, any senior citizen could join a senior center). Such uses may provide special counseling, education, or training of a public, nonprofit or charitable nature.

2. Examples

Examples of Community Service include community centers; libraries; museums and art galleries or studios; cultural exhibits; philanthropic institutions; recreation centers; senior centers; swimming pools; and youth club facilities.

3. Accessory uses

Accessory uses include associated offices; caretaker residence; food preparation and dining facilities; health, arts and crafts, and therapy areas; on-site child care, schools, or facilities where children are cared for while parents or guardians are occupied on the premises, but not on a daily basis; indoor or outdoor recreation and athletic facilities; limited retail sales; meeting areas; and parking.

4. Uses not included

Animal care facilities, veterinary clinics, animal hospitals (see Retail, Personal Service); athletic or health clubs (see Retail, Personal Service); churches, mosques, synagogues, or temples (see Religious Institutions); counseling in an office setting (see Office); membership clubs and lodges (see Entertainment); public parks (see Parks and Open Areas); repair garages, storage or repair yards or warehouses (see Light Industrial Service); soup kitchen (see Social Service Institutions); treatment centers, transient lodging or shelters for the homeless (see Social Service Institutions).

C. Day care

1. Characteristics

Day care uses provide care, protection, and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours each day.

2. Examples

Examples of day care include adult day care programs, child care centers (before- and after-school or extended day programs, cooperative play groups, parents-day-out programs, nursery schools and preschools), and day camps.

3. Accessory uses

Accessory uses include associated offices; food preparation and dining facilities; health, arts and crafts and therapy areas; indoor or outdoor recreation facilities; and parking.

4. Uses not included

Counseling in an office setting (see Office); family day care for fewer than 12 persons (see Accessory Use); on-site schools or facilities operated in connection with a business or other principal use where children are cared for while parents or guardians are occupied on the premises (see Accessory Use); dance, art, fitness/wellness, gymnastic or music studios or classes (see Retail, Personal Service).

D. Government facilities

1. Characteristics

Government facilities include storage, maintenance and other facilities for the operation of local, state, or federal government.

2. Examples

Examples of government facilities include detention or correctional centers; emergency medical and ambulance stations; fire and police stations; post offices; maintenance and repair garages, storage areas and yards and warehouses; and public transit facilities.

3. Accessory uses

Associated helicopter landing facilities; auditorium and meeting rooms; cafeterias; on-site child care, schools, or facilities where children are cared for while parents or guardians are occupied on the premises, but not on a daily basis; holding cells; infirmaries; limited fueling facilities; off-street parking; satellite offices; storage; and telecommunications antennae.

4. Uses not included

Schools (see Schools); local, state, or federal offices (see Offices); park-and-ride facilities (see commercial parking) parks and recreational facilities (see Parks and Open Areas); utilities including bus shelters; bike share stations (see Utilities); waste-related service (see Waste-related Service).

E. Hospital

1. Characteristics

Hospitals include uses providing medical or surgical care to patients and may offer overnight care.

2. Examples

Examples of hospitals include blood plasma donation centers; hospitals; sanitariums; and medical centers.

3. Accessory uses

Accessory uses include associated helicopter landing facilities; meeting rooms; cafeterias; telecommunications; on-site child care, schools, or facilities where children are cared for while parents or guardians are occupied on the premises, but not on a daily basis; infirmaries; out-patient clinics; parking; satellite offices; laboratories; teaching facilities; maintenance facilities and housing facilities for staff or trainees.

4. Uses not included

Exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents (see Social Service Institutions); nursing and medical schools not accessory to a hospital (see Schools); and urgent care or emergency medical offices (Retail, Personal Service), and parks and open space.

F. Parks and open space

1. Characteristics

Parks and open space include uses focusing on natural areas consisting mostly of

vegetation, and passive or active outdoor recreation areas, having few buildings, and typically of a public or nonprofit nature.

2. Examples

Examples of parks and open space include botanical gardens; cemeteries and mausoleums; community gardens; country clubs and golf courses; mini-parks; memorial parks; forest and nature preserves; neighborhood parks; parks and play fields; privately owned public spaces; reservoirs; squares, plazas or greens; and tot lots and playgrounds.

3. Accessory uses

Accessory uses include boat docks and launching ramps; boat houses; basketball courts; clubhouses, with or without restaurants; concessions; maintenance facilities; parking; play equipment; recreational trails; caretaker residence; swimming pools; and tennis, racquet and handball courts.

4. Uses not included

Athletic or health clubs (see Retail, Personal Service); crematoriums (see Light Industrial Service, or accessory uses to Retail, Personal Service); golf driving ranges and miniature golf facilities (see Recreation); membership clubs and lodges (see Entertainment); recreation centers (See Community Service); water park (see Recreation); water towers, tanks and standpipes (see Utilities).

G. Passenger terminals and services

1. Characteristics

Facilities for the takeoff and landing of airplanes and helicopters and terminals for taxi, rail or bus service.

2. Examples

Examples include airports and landing strips; bus, trolley, air, boat and rail passenger terminals; heliports; and taxi dispatch center.

3. Accessory uses

Accessory uses include associated offices; concessions; freight handling areas; fueling facilities; limited retail; maintenance facilities; and parking.

4. Uses not included

Private helicopter landing facilities that are accessory to another use (see Medical Facilities or Government Facilities); public transit facilities, including bus shelters, bike share stations (see minor utilities), and park-and-ride facilities (see commercial parking).

H. Religious institutions

1. Characteristics

Places of assembly that provide meeting areas for religious practice.

2. Examples

Examples of religious institutions include churches, mosques, synagogues, and temples.

3. Accessory uses

Accessory uses include associated offices; food services and dining areas; meeting room/classroom for meetings or classes not held on a daily basis; parking; on-site child care, schools or facilities where children are cared for while parents or guardians are occupied on the premises or a site-sponsored special event, but not on a daily basis; and staff residences located on-site.

4. Uses not included

Athletic or health clubs (see Retail Sales and Service, Personal-service Oriented); schools (see Schools); child care centers, or adult day care programs (see Day Care); rescue missions (see Social Service Institutions); revivals, temporary (see temporary use standards); senior centers (see Community Service); and social service facilities (see Social Service Institutions); soup kitchen (see Social Service Institutions); and treatment centers, transient lodging or shelters for the homeless (see Social Service Institutions).

I. Schools

1. Characteristics

Public and private (including charter or religious) schools at the primary, elementary, middle, junior high, or high school level that provide basic academic education.

2. Examples

Examples of schools include boarding schools; elementary schools; high schools; middle schools; military academies; and private schools.

3. Accessory uses

Adult continuing education programs; associated offices; auditoriums; before- and after-school child care; cafeterias; food services; health facilities; housing for students and faculty; laboratories; libraries; maintenance facilities; meeting areas; parking; play areas; recreational and sports facilities; support commercial (a school bookstore, for example); and theaters.

4. Uses not included

Business, driving, fitness/wellness, trade and other commercial schools (see Office); dance, art, music studios or classes (see Retail Sales and Service); child care centers, excluding before- and after-school child care (see Day Care); and community colleges, liberal arts colleges, seminaries and universities (see Colleges).

J. Social service institutions

1. Characteristics

Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing or shelters related to social service programs.

2. Examples

Examples of social service institutions include alternative- or post-incarceration facilities; counseling, occupational therapy services; exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents; halfway houses; neighborhood resource centers; rehabilitative clinics; rescue missions; social service facilities, including soup kitchens, transient lodging or shelter for the homeless; and

treatment centers.

3. Accessory uses

Accessory uses include adult educational facility; ancillary indoor storage; associated office; on-site child care, schools, or facilities where children are cared for while parents or guardians are occupied on the premises, but not on a daily basis; food services and dining area; meeting room; parking; and staff residences located on-site.

4. Uses not included

Assisted living facility (see Group Living); cemetery, columbarium, mausoleum, memorial park (see Parks and Open Areas); schools (see Schools); philanthropic institution (see Community Service); Retirement living facility with individual self-contained dwelling units (see Household Living).

K. Utilities

1. Characteristics

Public or private infrastructure serving a limited area with no on-site personnel (minor utility) or the general community and may have on-site personnel (major utility).

2. Examples

(a) Minor

Examples of minor utilities include lift stations; public transit facilities, including bus shelters, bike share stations; stormwater retention and detention facilities; stormwater pumping stations; flood walls; traction power stations; and water and wastewater pump stations.

(b) Major

Examples of major utilities include electrical generating plants and substations; electrical transmission facilities; incinerators; telephone exchanges; television and radio broadcasting transmitters; static transformer stations; commercial and public utility radio towers; water and wastewater treatment plants; water storage facilities; railroads and railroad right-of-way and tracks.

3. Accessory uses

Accessory uses include car-sharing; control, monitoring, data or transmission equipment; parking; cell antennae; storage; and security measures, such as fences.

4. Uses not included

Governmental uses (see Governmental Facilities); maintenance or repair yards and buildings (see Light Industrial Service); park-and-ride facilities (see commercial parking); railroad car barns, yards, sidings and shops (see Heavy Industrial); reservoir (see Parks and Open Areas); small cell, wireless, and telecommunications facilities and temporary telecommunication support structures (see Telecommunications Facilities); TV and radio studios; and utility offices (see Office).

§12.2.5. Retail, service and commercial use categories

A. Entertainment

1. Characteristics

Generally commercial uses, varying in size, providing daily or regularly scheduled

entertainment-oriented activities.

2. Examples

Examples of entertainment uses include adult entertainment establishment; dance halls; movie or other theaters; and membership clubs and lodges.

3. Accessory uses

Associated offices; concessions; food preparation and dining areas; maintenance facilities; parking; and restaurants.

4. Use not included

Botanical gardens; nature preserves; golf courses or country clubs (see Parks and Open Space).

B. Food Establishments

1. Characteristics

Establishments that prepare and sell food for on- or off-premise consumption.

2. Examples

Examples of food establishments include bakery; food catering establishments, small-scale; coffee shops; fast food; outdoor vendors with permanent facilities; shared commercial kitchens (including limited and open-air); restaurants; and yogurt, ice cream or other specialty food shops.

3. Accessory uses

Accessory uses include decks and patios for outdoor seating; drive-through facilities; live music; hookah bars; off-street customer and employee parking; outdoor cafés or service areas; food delivery services; classrooms or meeting spaces; and valet parking facilities.

4. Uses not included

Food catering establishment, large-scale (see Light Industrial Service).

C. Office

1. Characteristics

Activities conducted in an office setting and generally focusing on business, government, professional, medical, research, development, laboratory, or financial services.

2. Examples

Examples of offices include advertising offices; business management consulting; urban colleges and universities; counseling in an office setting; day labor employment agency; data processing; financial services, such as lenders, investment or brokerage houses, collection agencies, or real estate and insurance agents; government; professional services such as lawyers, accountants, bookkeepers, engineers, or architects; medical or dental offices or clinics, including doctors, physicians, dentists, psychologists or similar practitioners of medical or healing arts for humans and licensed for such practice by the state; urban agriculture; sales office; travel agency; audio-visual production and broadcast studios; research and development, flex; and utility offices.

3. Accessory uses

Accessory uses include cafeterias; car-sharing; health facilities; meeting rooms; parking; on-site child care, schools or facilities where children are cared for while parents or guardians are occupied on the premises, but not on a daily basis; other amenities primarily for the use of on-site employees; small retail operations for on-site workers (with limited external signage); small personal service operations for on-site workers (with limited external signage); telecommunications facilities; and technical libraries.

4. Uses not included

Branch banks (see Retail Sales and Service, Personal-service); contractors and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site (see Light Industrial Service); mailing or stenographic services (see Light Industrial Service); mail-order houses (see Wholesale Trade); offices that are part of and located with a principal use in another category (see Accessory Uses); urgent care or emergency medical offices (see Retail Sales and Service, Personal-services Oriented).

D. Overnight accommodations

1. Characteristics

Residential units arranged for short term stays of less than 30 days for rent or lease.

2. Examples

Examples of overnight accommodations include bed and breakfast establishments; condominium hotels; recreational vehicle parks and campgrounds; extended-stay facilities; hotels and motels; resort hotels and inns; and time-shared interval ownership facility.

3. Accessory uses

Accessory uses include associated offices; car-sharing; food preparation and dining facilities; laundry facilities; limited storage; meeting facilities; parking; and swimming pools and other recreational facilities

4. Uses not included

Accessory homestay (see Household Living); transient lodging or shelters for the homeless (see Social Service Institutions).

E. Parking, commercial

1. Characteristics

Facilities that provide parking not accessory to a specific use for which a fee may or may not be charged.

2. Examples

Examples of commercial parking include mixed parking lots (partially accessory to a specific use, partly to rent for others); public transit park-and-ride facilities; and short- and long-term fee parking facilities.

3. Accessory uses

Accessory uses include car-sharing; parking facilities that are accessory to a principal use, but that charge the public to park for occasional events nearby (see Accessory

Use); sales or servicing of vehicles (see Vehicle Sales and Service).

4. Uses not included

Parking facilities accessory to other permitted uses.

F. Recreation

1. Characteristics

Generally commercial uses, varying in size, providing daily or regularly scheduled recreation activities. Such activities may take place outdoors (outdoor recreation) or within a number of structures (indoor recreation).

2. Examples

(a) Indoor recreation

Examples of indoor recreation uses include but are not limited to indoor recreation activities such as amusement and video arcades, axe throwing, billiard or pool halls, bowling alleys, bocce, driving ranges, court game facilities, escape rooms, curling, indoor playgrounds/play areas, indoor skating facilities, feather bowling, fencing, fowling, miniature golf, laser tag, table-top game rooms, trampoline parks, indoor climbing gyms, recreational crafting activities, virtual and augmented reality gaming, firing ranges, and similar establishments conducted within an enclosed building.

(b) Outdoor recreation

Examples of outdoor recreation uses include amusement parks; batting cages; dog or horse tracks; fairgrounds; golf driving ranges, miniature golf facilities; riding academies or boarding stables; stadiums and arenas; tennis and racquetball courts; and water parks.

3. Accessory uses

Associated offices; concessions; food preparation and dining areas; maintenance facilities; parking; and restaurants.

4. Use not included

Botanical gardens; nature preserves; golf courses or country clubs (see Parks and Open Space).

G. Retail

1. Characteristics

Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal or repair services to the general public.

2. Examples

(a) Sales

Examples of retail sales include kiosks, second-hand stores; open air markets; farm stands; micro-fulfillment centers; and stores selling, leasing or renting consumer, home and business goods including alcoholic beverages; appliances; art and antiques; art supplies; auto supplies; baked goods; bicycles; books, stationary, cards; cameras; carpet and floor coverings; crafts; clothing; computers; convenience goods; dry goods; electronic equipment; fabric; flowers;

furniture; garden supplies; groceries; urban agriculture; hardware; home improvements; household products; jewelry; liquor; meat, fish, produce, beverages and/or specialty foods; medical supplies; musical instruments; pet food and/or pets; pharmaceuticals; picture frames; office supplies and equipment; plants; printed material; sporting goods; stationery; tobacco and related products; and vehicle parts.

(b) Personal service

Examples of personal service retail include animal boarding, animal care facilities, veterinary clinics, animal hospitals; animal grooming; athletic or health clubs; branch banks; bike shops; body art studios; business services; dance, art, fitness/wellness, gymnastic or music studios or classes; doggie day care; dry-cleaning, laundry and laundromat; hair, nail, tanning, day spa and personal care services; mortuaries and funeral homes; music conservatory or music instruction; pawnshops; photocopy, blueprint and quick-sign services; photographic studios; psychics and mediums; private postal services; security services; taxidermists; urgent care or emergency medical offices; and technical equipment and support services.

(c) Repair-oriented

Examples of repair-oriented retail sales and service include locksmiths; repair of appliances, bicycles, canvas products, clocks, computers, guns, jewelry, musical instruments, office equipment, radios, shoes, televisions and watches; tailors and milliners; and upholsterers.

3. Accessory uses

Accessory uses include associated offices; crematorium; electric vehicle supply equipment; food preparation and dining areas; manufacture or repackaging of goods for on-site sale; parking; parking lot/sidewalk sales; production services; and storage of goods.

4. Uses not included

Adult entertainment; large-scale catering (see Light Industrial Service); carpet cleaning plants (see Light Industrial Service); lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation (see Wholesale Trade); office or clinic, medical and dental (see Office); repair and service of motor vehicles, motorcycles, recreational vehicles, boats, and light and medium trucks (see Vehicle Sales and Service); restaurants (see Food Establishments); sale or rental of machinery, equipment, heavy trucks, building supplies and lumber, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures (see Wholesale Trade).

H. Self-service storage

1. Characteristics

Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property.

2. Examples

Typical uses include mini-warehouses; and self-storage warehouses.

3. Accessory uses

Accessory uses include leasing offices; outside storage of boats and campers; and single residential unit for security purposes.

4. Uses not included

Rental of light or medium trucks (see Vehicle Sales and Service); storage areas used as manufacturing uses (see Light Industrial Services); storage areas used for sales, service and repair operations (see Retail Sales and Service); transfer and storage businesses where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred (see Warehouse and Freight Movement)

I. Vehicle sales and service

1. Characteristics

Direct sales of and service to passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles.

2. Examples

Examples of vehicles sales and service include fuel stations; body shops, auto paint shops, upholstery shops; auto detailing, auto repair, battery sales and installation, quick lubrication facilities, tire sales and mounting, car washes; vehicle sales, rental, or leasing facilities, including passenger vehicles, motorcycles, light and medium trucks, boats and other recreational vehicles.

3. Accessory uses

Accessory uses include associated offices; car-sharing; parking; sales of parts; towing vehicle fueling; and vehicle storage.

4. Uses not included

Refueling facilities for fleet vehicles that belong to a specific use (see Accessory Use); retail sales of farm equipment and machinery and earth moving and heavy construction equipment (see Heavy Industrial); vehicle parts sales as a principal use (see Retail); vehicle storage lots and towing services as a principal use (see Light Industrial Service).

§12.2.6. Industrial use categories

A. Light industrial service

1. Characteristics

Firms are engaged in the repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products. Firms that service consumer goods do so mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.

2. Examples

Examples of light industrial service include agricultural implement sales/service; building, heating, plumbing or electrical contractors; building maintenance facilities and services; food catering establishments, large-scale; contractors and others who perform services off-site, but store equipment and materials or perform fabrication or

similar work on-site; carpet cleaning plants; clothing or textile manufacturing; commercial bakeries; crematoriums; dry cleaning plants; exterminators; mailing and stenographic services; manufacture or assembly of consumer equipment, instruments (including musical instruments), precision items and other electrical items; manufacture or production of artwork and toys; medical or dental laboratories; photo-finishing laboratories; printing, publishing and lithography, small scale; production of artwork and toys; research, testing and development laboratories; sign making; storage areas used as manufacturing uses; maintenance or repair yards and buildings; truck stop or truck plaza; vehicle and equipment maintenance facilities; vehicle storage lots and towing services; welding, machine and tool repair shops; woodworking, including cabinet makers and furniture manufacturing.

3. Accessory uses

Accessory uses include cafeterias; on-site child care, schools, or facilities where children are cared for while parents or guardians are occupied on the premises, but not on a daily basis; employee recreational facilities; offices; parking; on-site repair facilities; single residential unit for security purposes; and storage.

4. Uses not included

Manufacture and production of goods from composting organic material (see Waste-related Service); and food catering establishments, small-scale (see Food Establishments); manufacture and maintenance of electric and neon signs, billboards, or commercial advertising structures (see Manufacturing and Production); plumbing or sheet metal shop (see Manufacturing and Production).

B. Manufacturing and production

1. Characteristics

Manufacturing and production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on-site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.

2. Examples

Bakery, large scale; boat works, small; food catering establishment, large-scale; food and related products processing; food processing and packing; lumber mills; manufacture or production of chemical, rubber, leather, clay (previously pulverized only), bone, plastic, stone, or glass materials or products; manufacture or assembly of appliances, heating or ventilating ducts and equipment, machinery, or vehicles; manufacture and maintenance of electric and neon signs, billboards, or commercial advertising structures; manufacture, production or fabrication of metals or metal products including enameling and galvanizing, manufactured housing unit production and fabrication; monument works; ornamental iron work shop; printing, publishing and lithography, large scale; pulp and paper mills and other wood products manufacturing; research laboratory, including but not limited to pure research, product development, pilot plants and research manufacturing facilities; weaving or production of textiles or apparel.

3. Uses not included

Manufacturing of goods to be sold primarily on-site and to the general public (See Retail Sales and Service); manufacture and production of goods from composting organic material (See Waste-Related Uses); rendering or refining of fats and oils (see Heavy Industrial); shipbuilding (See Heavy Industrial); sign making (see Light Industrial).

C. Heavy industrial

1. Characteristics

Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited.

2. Examples

Any use that is potentially dangerous, noxious or offensive to neighboring uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause; animal processing, packing, treating, and storage; concrete batching and asphalt processing and manufacture; livestock or poultry slaughtering; processing of food and related product; production of chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products; production or fabrication of metals or metal products including enameling and galvanizing; sawmill; bulk storage of flammable liquids; stockyards and other animal concentrations; earth moving and heavy construction equipment; manufacturing of acid, acetylene, cement lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, fertilizer poisons, explosives, glue, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins and radioactive materials; distillation of bones; explosives manufacture or storage; fat or oil rendering or refining; shipbuilding; smelting of ores; oil refining; railroad car barns, yards, sidings and shops; and wholesale storage of petroleum products.

3. Accessory uses

Accessory uses include cafeterias; drainage structures; offices; parking; product repair; repackaging of goods; and warehouses.

4. Uses not included

Animal waste processing (see Waste-related Service); repair and service of motor vehicles, motorcycles, RVs, boats, and light and medium trucks (see Vehicle Sales and Service); stores selling, leasing, or renting consumer, home and business goods (see Retail Sales and Service).

D. Warehouse and freight movement

1. Characteristics

Firms involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.

2. Examples

Examples of warehouse and freight movement include cold storage plants, including frozen food lockers; household moving and general freight storage; parcel services; separate warehouses used by retail stores such as furniture and appliance stores; stockpiling of sand, gravel, or other aggregate materials; and transfer and storage businesses, where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred.

3. Accessory uses

Accessory uses include cafeterias; on-site child care, schools, or facilities where children are cared for while parents or guardians are occupied on the premises, but not on a daily basis; employee recreational facilities; offices; parking; outdoor storage yard; single residential unit for security purposes; and truck fleet parking and maintenance areas.

4. Uses not included

Mini-warehouses, multi-story enclosed storage facilities or storage garages (see self-service storage); solid or liquid waste transfer or composting (see Waste-related Service).

E. Waste-related service

1. Characteristics

Characterized by uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.

2. Examples

Examples of waste-related service include animal waste processing; landfill; manufacture and production of goods from composting organic material; recycling centers; solid or liquid waste transfer; separation and disposal facilities, including incinerators; and wrecking or salvage yard.

3. Accessory uses

Accessory uses include offices, parking, on-site refueling and repair, recycling of materials, and repackaging and shipment of by-products.

4. Uses not included

Stockpiling of sand, gravel, or other aggregate materials (See Warehouse and Freight Movement).

F. Wholesale trade

1. Characteristics

Firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, agricultural, or commercial businesses. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.

2. Examples

Examples of wholesale trade include lumber yards and other building material sales

that sell primarily to contractors and do not have a retail orientation; beverage distribution facilities; mail-order houses; sale or rental of machinery, equipment, heavy trucks, building supplies and lumber, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; wholesale of food, clothing, auto parts and building hardware.

3. Accessory uses

Accessory uses include cafeterias; on-site child care, schools, or facilities where children are cared for while parents or guardians are occupied on the premises, but not on a daily basis; minor fabrication services; offices; parking; product repair; repackaging of goods; single residential unit for security purposes; and warehouses.

4. Uses not included

Stores selling, leasing, or renting consumer, home and business goods (see Retail Sales and Service); warehouse and freight movement uses (see Warehouse and Freight Movement).

§12.2.7. Other use categories

A. Agriculture

1. Characteristics

Characterized by uses that create or preserve areas intended primarily for the raising of animals and crops, conservation, and the secondary industries associated with agricultural production.

2. Examples

Animal boarding, outdoor; animal raising including horses, hogs, cows, sheep, goats, and swine, poultry, rabbits, and other small animals; apiculture, aquaculture, dairying, personal or commercial animal breeding and development; community garden; greenhouse or nursery; floriculture, horticulture, pasturage, row and field crops, viticulture, sod farm, silviculture; livestock auction; milk processing plant; packing house for fruits or vegetables; plant nursery; and poultry slaughtering and dressing.

3. Accessory uses

Aircraft landing strip or helicopter landing facility (private); ancillary indoor storage; associated offices; auction ring; barns, garages, sheds, silos, stables (noncommercial); dock or pier (noncommercial); home occupations; housing for ranch or farm labor; sale of agricultural products; and u-pick facilities.

4. Uses not included

Animal waste processing (see Waste-related Service); borrow pit, mining (see resource extraction); citrus concentrate plant, commercial feed lot, livestock slaughtering, processing of food and related products (see Heavy Industrial); commercial hunting or fishing camp, dude ranch (see Recreation, Outdoor); garden center (see Retail Sales and Service); riding academy or public stable (see Recreation, Outdoor); and recyclable construction material storage, solid or liquid waste transfer or composting, (see Waste-related Service); and railroad right-of-way, new (see Utilities); urban agriculture (see Office or Retail).

B. Resource extraction

1. Characteristics

Characterized by uses that extract minerals and other solids and liquids from land.

2. Examples

Examples include mining; extraction of phosphate or minerals; and extraction of sand or gravel, borrow pit.

3. Accessory uses

Accessory uses include ancillary indoor storage; associated offices; equipment storage; resource processing; and stockpiling of sand, gravel, or other aggregate materials.

4. Uses not included

Concreate batching and asphalt processing and manufacture (see Heavy Industrial); recyclable construction material storage (see Waste-related Service); solid or liquid waste transfer or composting (see Waste-related Service).

C. Telecommunications facilities

1. Characteristics

Telecommunications facilities are signal distribution systems used or operated by a telecommunications carrier under a license from the FCC consisting of a combination of improvements and equipment including (i) one or more antennas, (ii) a supporting structure and the hardware by which antennas are attached; (iii) equipment housing; and (iv) accessory building and equipment such as signal transmission cables and miscellaneous hardware.

2. Accessory uses

Accessory uses may include transmitter facility buildings.

3. Examples

Examples include small cell facilities, micro-wireless facilities, wireless facilities, attached telecommunications equipment, broadcast towers, temporary telecommunication support structures; point-to-point microwave towers; telecommunications support towers.

4. Uses not included

Amateur radio facilities that are owned and operated by a federally licensed amateur radio station operator and receive-only antennas (see Accessory Uses); radio and television studios (see Office category); direct broadcast satellite dishes (see Household Living).

D. Unclassified

Unclassified uses are uses that cannot reasonably be categorized as currently adopted according to the comprehensive use classification system of this section because the use is qualified by special or unique standards or procedures not normally associated the use or its characteristic.

§12.3. Residential Use Standards

§12.3.1. Boarding or rooming houses

Individual guest rooms may not contain kitchens.

§12.3.2. Caretaker residence

One dwelling unit for a caretaker or resident manager serving a storage or warehouse complex within the district may be permitted, provided that such dwelling unit is developed as an integral part of the storage or warehouse complex on the site and that the complex contains a minimum of 35,000 square feet of gross floor area.

§12.3.3. Dormitories

Dormitories shall not be operated primarily for commercial gain.

§12.3.4. Townhouse, semidetached and existing one-family

Townhouse and semidetached dwelling units and existing one-family dwelling units may be allowed at densities up to those allowed under the General Land Use Plan designation then applicable to the site, but not to exceed the density specified for the respective districts below.

Zoning District	RA14-26 RA-4.8 RC RA-H-3.2	RA8-18	RA6-15
Density, Maximum (units/acre)	14	22	29

A. Existing one-family dwelling units shall be allowed only as appropriate and integral parts of the design of the proposed townhouse development.

B. No more than one-seventh or two of the dwelling units, whichever is greater, shall be semidetached.

C. The County Board may, in its discretion, approve variations in setback, yard, lot size, coverage, and parking requirements to achieve a design appropriate for the site and project.

§12.3.5. Fraternities and sororities

Fraternity and sorority houses shall not be operated primarily for commercial gain.

§12.3.6. Group homes

Group homes, that are licensed homes for adults under the Code of Virginia, may have up to 75 percent of the units with individual kitchens provided that there are central cooking and eating facilities that serve all the units in such a home.

§12.3.7. Low- and moderate-income housing

A. Site plan options

When a site with an area of more than 20,000 square feet, or with 10 or more existing dwelling units, is sought to be used in a manner inconsistent with existing regulations for height, setback, yard, coverage, or parking, or is sought to be developed using additional residential density, the County Board may allow exceptions, after application for a site plan approval consistent with §15.5, in order to achieve a design appropriate for the site,

project, and the surrounding area. The County Board, in its discretion, may approve additional height and density above the amount allowed in the zoning district and may modify use regulations as specified in §15.5.7 based on the provision of low- or moderate-income housing and in accordance with the following provisions:

1. The County Board may approve a building or buildings with a maximum height and density as set forth below.

General District	Height, Maximum (feet)	Density (units per acre) Up to 25 percent above may be approved
RA14-26 RA7-16 RA4.8 R-C RA-H RA-H-3.2	60	24
RA8-18	60	36
RA6-15	70	48

2. The County Board may further approve additional density in accordance with §15.5.9.A beyond that specified in §12.3.7.A.1; and approve additional height beyond that specified in §12.3.7.A.1, in accordance with §15.5.9.A.3(b).

3. Parking for new dwelling units shall be provided as required in §14.3. However, the number of parking spaces per existing dwelling unit preserved shall be no less than the number of parking spaces per dwelling unit on the site at the time of application.

B. Use permit options

1. When a building is proposed to be used for the purpose of providing low or moderate income housing, and the land, buildings or structures on the site do not conform to the regulations of this Zoning Ordinance, the County Board may, by use permit approval pursuant to §15.4, approve additions to or enlargement of building(s) on the property, and modification of regulations on setback, yard, coverage, parking, and/or density. Provided, however, that no use permit shall be approved unless the proposal includes a low- or moderate-income housing plan that furthers the County Board adopted Goals and Targets for Affordable Housing and a request for designation as a Voluntary Coordinated Housing Preservation and Development District (VCHPDD) by the County Board. Provided further that, under no circumstances shall the County Board approve a use permit to allow:

(a) The greater of either 1) the height permitted in the table below; or 2) the height already legally existing on the site at the time of application; or

Eligible District(s)	Height, Maximum (feet)
RA14-26 RA4.8 R-C RA-H-3.2	35 feet or 3½ stories, or height already legally existing on the site at the time of application, whichever is greater
RA8-18	40 feet or 4 stories or height already legally existing on the site at the time of application, whichever is greater
RA7-16 RA-H	95 feet or 10 stories, or height already legally existing on the site at time of application, whichever is greater

Eligible District(s)	Height, Maximum (feet)
RA6-15	60 feet or 6 stories, or height already legally existing on the site at the time of application, whichever is greater

(b) Additional density beyond the number of units already legally existing on the site at the time of application.

2. When a site with an area of 20,000 square feet or less is sought to be used in a manner inconsistent with existing regulations for height, setback, yard, coverage, or parking, the County Board may allow exceptions, after application for a use permit as provided for in §15.4, in order to achieve a design which is appropriate for the site, project, and the surrounding area, provided the site has been designated a Voluntary Coordinated Housing Preservation and Development District (VCHPDD) by the County Board. Existing multiple-family dwellings may be permitted to increase density up to the maximum density shown in the table below where provision is made for low- or moderate-income housing, and where a low- or moderate-income housing plan has been submitted as part of a use permit application. The County Board, in its discretion, may, in approving the use permit, modify regulations on height, setback, yard, coverage, or parking, provided that:

(a) Under no circumstances shall the County Board approve a building with a height greater than that shown in the table below;

Eligible District(s)	Height, Maximum (ft.)	Density, Maximum (units per acre)
RA14-26 RA4.8 R-C RA-H-3.2	45	24
RA8-18 RA7-16 RA-H	50	36
RA6-15	70	36

(b) Parking for new dwelling units shall be provided as required in §14.3. However, the number of parking spaces per dwelling units preserved shall be no less than the number of parking spaces per dwelling unit on the site at the time of application.

§12.3.8. Townhouse projects within special districts

A. Fort Myer Heights North Special District

Townhouse projects within the Fort Myer Heights North Special District for which building permit applications have been submitted to the Inspection Services Division on or before April 15, 2005, shall be allowed under the provision of this ordinance as it existed on or prior to April 15, 2005.

B. Housing Conservation District

1. Any townhouse development project located within a Housing Conservation District for which a certificate of occupancy has been issued prior to November 18, 2017, shall not require site plan approval to obtain building permits for interior and exterior repairs and alterations, additions or expansions that comply with all current provisions of this zoning ordinance.

2. Townhouse development projects located within a Housing Conservation District for which building permit applications have been submitted to the Inspection Services Division on or before November 18, 2017, shall not require site plan approval prior to issuance of a certificate of occupancy, and shall be allowed under the provision of this ordinance as it existed on or prior to November 18, 2017.

C. Langston Boulevard Planning District

1. Any townhouse development project located within the Langston Boulevard Planning District for which a certificate of occupancy has been issued prior to November 11, 2023, shall not require site plan approval to obtain building permits for interior and exterior repair and alterations, additions or expansions that comply with all current provisions of this zoning ordinance.

2. Townhouse development projects located within the Langston Boulevard Planning District for which building permit applications have been submitted to the Inspection Services Division on or before November 11, 2023, shall not require site plan approval prior to issuance of a certificate of occupancy, and shall be allowed under the provision of this ordinance as it existed on or prior to November 11, 2023.

§12.3.9. Recovery Residences

In Zoning districts where allowed, recovery residences with eight or fewer residents are permitted by-right in one-family detached dwellings. Recovery residences with more than eight residents and/or located in a dwelling other than a one-family detached dwelling shall require County Board approval of a use permit, per §15.4.

§12.3.10. One-family detached dwellings

In all R districts, except in townhouse dwelling developments, there shall be no more than one main residential building and its accessory buildings on one lot.

§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 provisions of §10.4.

§12.3.12. Elder Care Uses

In considering the approval of an elder care use, and in addition to the findings specified in §15.4.3 or §15.5.5, the County Board shall find that the proposed development is in accordance with the following criteria:

A. Parking can accommodate employee shift changes, visitors, other caregivers, and all loading activity without generating parking congestion along the transportation network within the vicinity of the subject property.

B. Emergency management first responders can conveniently and easily access the facility's primary entrance

C. The development's site design provides residents with on-site opportunities for passive recreation utilizing amenities such as, but not limited to, open space and outdoor plazas.

D. The development's site design affords residents with safe, convenient pedestrian connectivity to the surrounding transportation network.

E. The applicant has provided adequate access to public transit and/or other transportation options for the mobility of residents, visitors and employees.

§12.4. Public and Civic Use Standards

§12.4.1. Day care uses

Child care centers, except for before- and after-school programs, shall be licensed pursuant to Chapter 52 of the Arlington County Code.

§12.4.2. Hospitals

Hospitals may be allowed in R districts, such that any building so used shall be set back not less than 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 25 percent of the existing total gross floor area of the building being so used.

§12.4.3. Publicly owned parking areas

Publicly owned parking areas shall be allowed subject to the following conditions:

A. The parking areas shall be developed in accordance with the requirements of §14.3;

B. No parking shall be located within 25 feet of the boundary of an R district;

C. The parking area shall have frontage on a street designated as a local principal, minor arterial, principal arterial, or controlled access facility as designated in the Arlington County Master Transportation Plan.

§12.4.4. Passenger terminals and services

Passenger terminals may be allowed provided the exterior appearance of any building shall be in keeping with the character of the neighborhood in which it is located.

§12.4.5. Railroad, trolley, bus, air or boat passenger stations

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.

§12.4.6. Recreation centers

Recreation centers shall not be operated primarily for commercial gain.

§12.4.7. Schools, elementary, middle and high

A. A transportation demand management plan shall be submitted with use permit applications for elementary, middle and high schools.

B. Any school operating and accredited by the state board of education prior to August 8, 1992 may continue to operate without obtaining a use permit as required in §15.4.

C. Relocatable structures may be added to any public school site through an administrative change per §15.4.7 when in conformance with the standards set forth in §12.10.9.

§12.4.8. Swimming pools, community, semi-public and commercial

All community, semi-public and commercial swimming pools shall comply with the following requirements:

A. Fencing

Notwithstanding the maximum fence height requirements specified in §3.2.6.A.3(e), the fencing or protection shall be no less than six feet in height.

B. Lighting

Where lighting is provided, all lights shall be arranged and hooded as to confine all direct light rays entirely within the boundary lines of the swimming pool property.

C. Location

No pool facility, building, structure, concession or other recreational use or space, except parking areas, shall be permitted in any required setback or yard area nor shall any such facility be permitted closer than 100 feet to the center line of any street in an R district or abutting property line in an R district.

1. Community pool parking areas shall not be located closer to the front street line or front site boundary than the building line established in the district in which the site is located.

D. Refreshments

Refreshments shall be allowed only as an incidental part of a swimming pool development and shall be operated solely for convenience. Refreshments shall be available only during the hours and the season when the pool is open for operation.

E. Modification of use standards for community swimming pools

1. For community swimming pools as defined in §18.2, the County Board may, through use permit approval pursuant to §15.4, modify the applicable regulations for fencing, coverage, and placement, including the location requirements specified in §12.4.8.C. Such modifications may be approved when the County Board finds that the modification will appropriately balance the impacts of the structures, facilities, and other on-site features of the community swimming pool with the general welfare of the public and the interests of the immediately surrounding neighborhoods in accordance with §15.4.3, subject to such conditions as the County Board may deem appropriate such as, but not limited to, the following:

(a) Limiting the impacts of the community swimming pool's structures, buildings, gathering spaces, and open spaces on adjacent residential neighborhoods through a combination of landscaping, fencing, open spaces, or other buffering alternatives; and

(b) Limiting the operating hours of the community swimming pool to reduce impacts on surrounding residential neighborhoods.

F. Private swimming pools shall be subject to the requirements listed in §12.9.17.

§12.4.9. Utilities

A. Pumps and generators

1. Location

Generators associated with stormwater management facilities shall be subject to setback standards specified in §3.2.6.A.

2. Enclosure

(a) Pumps associated with stormwater management facilities shall be located either below ground or within a fully enclosed structure.

(b) Generators associated with stormwater management facilities shall be located within a fully enclosed structure.

B. Appearance

The exterior appearance of any structure associated with utilities shall be in keeping with the character of the neighborhood in which it is located.

C. Modifications

1. The County Board may, through use permit approval as specified in §15.4, modify the regulations set forth in §12.4.9

2. The County Board may, through use permit approval as specified in §15.4, modify the maximum height of a flood wall as specified in §3.2.6.A.3(e)

§12.4.10. Parks and open space

Parks and open spaces as specified in §12.2.4.F shall be allowed subject to the following conditions:

A. Modifications for publicly owned and/or publicly operated parks and open spaces

1. The County Board may, through use permit approval as specified in §15.4, modify the following regulations for structures located within publicly owned and/or publicly operated parks and open space:

(a) Maximum height requirements as specified in the district standards for the particular lot; or

(b) Minimum setback requirements and maximum fence/wall height requirements, as specified in §3.2.6.A.

2. In addition to the required findings specified in §15.4.3, the County Board may modify the regulations specified in §12.4.10.A provided it finds that:

(a) The modification would result in improved recreational amenities appropriate for the size and scale of the lot; or

(b) The modification would support the protection, restoration, and/or expansion of natural resources.

3. Notwithstanding the modification authority specified in §12.4.10.A.1, under no circumstances shall the County Board modify the maximum height of athletic field lighting unless the lighting was existing as of December 19, 2023.

§12.5. Commercial/Mixed Use Standards

§12.5.1. Adult book stores

A. An establishment having at any point in time for sale or viewing for payment, at least 20 percent of its books, magazines, newspapers, photographs, or other similar articles sexually oriented is defined as an "adult book store" and must have a use permit regardless of the district in which it is located.

B. The requirement for a use permit shall apply to all such adult book stores existing after the effective date of this section, and to all such establishments existing on the effective date to the extent possible under the United States and Virginia Constitutions and under the statutes of Virginia.

C. A sexually oriented article is defined as a book, magazine, picture, newspaper, photograph or similar article which, when taken as whole, appeals to and is intended to appeal to, the prurient interest of a purchaser or viewer by means of one or more of the following:

1. Representation or description of ultimate sex acts, normal or perverted, actual or simulated.
2. Representations or descriptions of masturbation or excretory functions.
3. Lewd exhibition of the genitals.

D. In calculating the total number of books, magazines, newspapers, pictures, photographs or other similar articles which are in an establishment at any point in time, only those which are actually and regularly sold or viewed for payment at prices comparable to those charged for the sexually oriented articles shall be included. The 20 percent limit shall apply to each type of sexually oriented article, i.e., if an establishment has sexually oriented magazines, the number of such magazines shall not exceed 20 percent of all magazines unless permitted by use permit.

E. Nothing in this section shall be construed to permit the purveying of obscene materials prohibited by any criminal law.

§12.5.2. Animal care facilities, veterinary clinics, animal hospitals and/or animal boarding

A. In the CM district, all activities shall be conducted wholly within a completely enclosed building, except for on-site parking of delivery vehicles which are incidental thereto.

B. Animal boarding shall be subject to the following standards:

1. All activities are conducted wholly within a completely enclosed building.
2. 24-hour boarding supervision must be employed.

C. In all other zoning districts, animal hospitals and veterinary clinics may be allowed, provided all related activities are conducted wholly within a completely enclosed building.

§12.5.3. Bed and breakfasts

Bed and Breakfasts may be permitted with the following limitations:

A. Any bed and breakfast must have a use permit, as specified in §15.4.

B. Bed and breakfasts shall comply with all applicable requirements of county and state codes.

C. A bed and breakfast shall be operated by a resident owner.

D. The operator of a bed and breakfast shall obtain a certificate of occupancy for that purpose before the operation of the bed and breakfast commences.

E. Guests may stay in a bed and breakfast for no more than 14 consecutive days per stay.

F. Each bed and breakfast shall maintain an accurate record of each guest and the duration of his stay. The record may be reviewed by the county upon notice.

G. Bed and breakfasts shall neither contain a restaurant or banquet facility nor provide meal service other than breakfast.

H. No cooking facilities shall be provided for use by guests of a bed and breakfast.

I. Only one nonresident employee at any time shall be permitted to work on the premises of a bed and breakfast.

J. Bed and breakfasts shall be located only on minor arterial streets or principal arterial streets as designated in the Arlington County Master Transportation Plan.

K. Bed and breakfasts must be located on lots that meet or exceed the minimum lot area requirement for the district in which the lot is located.

L. Parking shall be provided as required in §14.3.7.A.

M. The exterior of the one-family in which the bed and breakfast is operated shall maintain its one-family dwelling character.

N. To assist the county in determining whether a bed and breakfast will maintain its residential character and will meet the standards for use permit approval set forth in §15.4.3, any use permit application for a bed and breakfast must be accompanied by a plan showing the type and location of proposed parking, landscaping and exterior lighting.

§12.5.4. Commercial parking

Parking lots shall be allowed as follows:

A. C-1 and C-R districts

Permitted by use permit, with or without improvements deferred as regulated in §14.3.4.A

B. C-O-A, C-2, C-TH, C-3, CM, M-1, and M-2 districts

1. Permitted by right: Up to 50 spaces or lot area of 20,000 square feet

2. Permitted by use permit: More than 50 spaces or lot area of 20,000 square feet

C. MU-VS district

1. Permitted by right: Up to 20 spaces or lot area of 20,000 square feet.

2. Parking lots of more than 20 spaces are prohibited.

§12.5.5. Drug stores

A. Delivery of products to off-site locations is permitted when it involves less than 20 percent of the amount of sales.

B. Outdoor display and sales of general merchandise is permitted in C and M districts, only as provided in §12.5.21.

§12.5.6. Dry-cleaning, laundry and laundromats

In the C-1-R, C-1 and C-R districts, dry-cleaning, laundry and laundromats shall employ only equipment that uses synthetic, nonflammable solvent and have an aggregate maximum rated capacity of not more than 40 pounds and not more than one truck or vehicle shall be employed for pickup and delivery; and no cleaning establishment shall serve any other retail branches.

§12.5.7. Entertainment uses

Entertainment uses shall be conducted wholly within a completely enclosed building

§12.5.8. Florist or gift shop

A. Delivery of flowers to off-site locations is permitted when it involves less than 30 percent of the amount of the sales from these stores.

Outdoor display and sales of general merchandise is permitted in C and M districts, only as provided in §12.5.21.

§12.5.9. Grocery stores, convenience

A. Convenience grocery, fruit or vegetable stores shall be limited to a gross floor area of 2,600 square feet.

B. Outdoor display and sales of general merchandise is permitted in C and M districts, only as provided in §12.5.21.

§12.5.10. Grocery stores

A. Delivery of groceries to off-site locations is permitted when it involves less than 30 percent of the amount of the sales from these stores.

B. Outdoor display and sales of general merchandise is permitted in C and M districts, only as provided in §12.5.21.

§12.5.11. Hotels or motels

A. Hotels and motels shall have a lot area of not less than 600 square feet for each individual sleeping or living unit, unless otherwise specified in the underlying district.

B. Each guest room shall be not less than 240 square feet.

§12.5.12. Kiosks

A. Purpose

These regulations are intended to provide for flexible, site-specific opportunities to encourage and enliven pedestrian activity within the streetscape and provide for an

eclectic mix of small businesses and community information in certain commercial districts. The placement of kiosks should promote public use and enjoyment of the open area and should complement permitted uses in the surrounding area.

B. Use

Kiosks may be occupied by uses such as news or magazine stands, takeout food stands, candy stands, flower stands, information booths, ticket sales or other similar uses as determined by the zoning administrator.

C. Placement

1. Kiosks, as defined in Article 18, and any directly associated merchandise on display within the kiosk or within two feet from said kiosk, may be permitted, on privately owned property, within the required setback or within parks, public rights- of-way or easements for public use subject to regulations set forth herein and upon approval of a use permit as provided for in §15.4.
2. One kiosk shall be permitted for every 5,000 square feet of publicly accessible, contiguous open area abutting a sidewalk or street right-of-way (e.g., plaza); however, this shall not preclude the clustering of two or more kiosks within a larger open area.
3. Kiosk placement shall not impede or be located within any pedestrian circulation path. Kiosks, and any directly associated merchandise, must allow at least 10 feet of the sidewalk (public rights of way or easements) to remain clear for pedestrian traffic.
4. No kiosk or any directly associated merchandise may be placed with 10 feet from any crosswalk, intersection, entrance to a building, Metro entrance, bus stop, or a taxi stand.
5. No kiosk may be placed within the visual clearance area as defined in §3.2.6.A.4.
6. Any area occupied by a kiosk shall not be used in the calculation of floor area ratio.

D. Operation

1. Kiosks must be in operation and provide service a minimum of 275 days per year and a minimum of eight hours on each day between the hours 6:30 a.m. and 10:00 p.m.
2. Kiosks shall be exempt from any parking requirement.
3. Kiosks shall be operated by a licensed vendor under the provisions of Chapter 30, Peddlers, Vendors and Canvassers, of the Arlington County Code.

E. Review

1. Kiosks that comply with the provisions of the sections and are allowed in the applicable district may be permitted upon determination by the County Board that:
   - **(a)** A party has been identified who is responsible for maintenance and upkeep of the kiosk;
   - **(b)** As located, the kiosk will not obstruct visual or physical access to and throughout the streetscape and will not create a distraction or other danger to vehicular traffic; and

(c) The kiosk is in accordance with the requirements set forth in this §12.5.12 (see subsections 1, 2, and 3(a) and 3(b).

2. All applications for the placement of kiosks shall include a detailed plan(s) showing location and design of the kiosk indicating compliance with the provisions of the sections. The plan(s), at a scale of 1 inch=25 feet, shall include, at a minimum, the following:

(a) Vicinity map with major streets labeled;

(b) Verification, by means of survey, that there are no conflicts between the proposed kiosk, street trees and utilities;

(c) Location and dimensions between the proposed kiosk and any traffic signal poles and control cabinets, utility meters, fire hydrants, standpipes, utility lines and any and all easements;

(d) Topography at two-foot intervals, and the finished first floor elevation of the kiosk.

(e) Details of proposed furnishings for the plaza areas, including but not limited to dimensions, size, style(s), materials(s), finish(es), and manufacturer(s) of the kiosk, seating, trash receptacles, and any other landscape elements or structures.

(f) Proposed sign elements and the transparency of the structure;

(g) If no restroom facility for employee use is provided within the kiosk, proof of available restroom facilities for employee use, within 500 feet of the kiosk structure, during kiosk business hours; and

(h) If food items are to be served from the kiosk, documentation of review and approval by the Arlington County Department of Human Services—Environmental Health Bureau.

3. The zoning administrator/county manager shall provide notice of the application(s) to the affected civic association, county public-private partnership and/or business improvement district (BID). The County Board may approve the placement of a kiosk for a period of 10 years unless earlier revoked as provided below, and upon application, the use permit may be renewed by the County Board. However, in the event the use is abandoned or discontinued for a period of two years, the structure shall be removed.

4. Failure to comply with the provisions of this §12.5.12 will result in revocation of the kiosk use. Termination of the kiosk use shall be effective after:

(a) A finding by the zoning administrator of violation;

(b) Notice with 30-day opportunity to correct the violation; and

(c) A finding by the zoning administrator after 30 days that evidence has not been provided that the violation has been corrected.

5. The County Board may, in accordance with §15.4, use permits, modify the placement and/or the hours of operation of the kiosk which do not meet the regulations as set forth in §12.5.12.B and §12.5.12.C. The County Board, in any such approval, shall find that, after the proposed modification(s), the subject kiosk will still accomplish the purposes and intent of the zoning ordinance for kiosks.

§12.5.13. Membership clubs and lodges

Membership clubs and lodges shall not be operated primarily for commercial gain.

§12.5.14. Mortuaries and funeral homes

A. In RA districts and RA4.8, R-C, and RA-H-3.2 districts, mortuaries and funeral homes may be allowed in existing multiple-family buildings or residences converted to such use or in new buildings designed for such use; provided, that all such new buildings shall have the exterior appearance of a residential structure.

B. Cremation units may be included within mortuaries and funeral homes.

§12.5.15. Nurseries, flower or plant stores

All incidental equipment and supplies, including fertilizer and garden tools shall be kept within a building or in designated areas outside which are adequately screened as approved by the zoning administrator.

§12.5.16. Offices or clinics, medical or dental

A. Existing institutional structures

1. Medical and dental offices may be permitted in R-6, R-5, R15-30T, R-7, RA districts, RA4.8, R-C, RA-H and RA-H-3.2 and CP-FBC districts, in existing institutional structures converted to such use subject to securing a use permit as provided for in §15.4; and provided further, that said sites meet the following criteria:

(a) A minimum site area of 50,000 sq. ft.; and

(b) Located on a primary or secondary arterial thoroughfare.

2. The principal basis for judging the merits of any given use permit shall be the degree to which the proposed use and development provide for the reuse of an institutional structure which does not conflict with other uses in the district and which causes no greater adverse effects on the property and improvements in the neighborhood than the previous institutional use.

B. Multiple family and other residential buildings

In RA districts as specified in §6.1.2, and in RA4.8, R-C, RA-H, RA-H-3.2 and CP-FBC districts, medical and dental offices and clinics may be located in existing multiple family and other residential buildings, provided such buildings have the exterior appearance of a residential structure.

C. New buildings

1. In RA districts as specified in §6.1.2, and in RA4.8, R-C, RA-H and RA-H-3.2 districts, medical and dental offices and clinics may be located in new buildings designed for such use; provided such buildings have the exterior appearance of a residential structure.

2. In all other C districts and in M districts, as specified in §7.1.2, medical and dental offices and clinics are allowed subject to the density and dimensional standards for the subject district.

§12.5.17. Open-air markets

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:

A. No open-air market shall be located within 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;

B. In R and RA districts, open-air markets shall be allowed only subject to the following:

1. Open-air markets shall be allowed only on properties where there is an existing public, civic or institutional use as provided in §12.2.4.

2. Open-air markets shall be allowed only on properties that have frontage on a street designated as a principal arterial, minor arterial, or local principal street as designated in the Arlington County Master Transportation Plan

C. No open-air market shall be located within 100 feet of an abutting R district property. 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 the R district property will not have a substantial adverse impact on the abutting property and surrounding neighborhoods; and

D. 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.

§12.5.18. Private postal services

Private postal services shall be limited to 1200 square feet.

§12.5.19. Recreation uses, indoor

Within the CP-FBC district, indoor recreation uses shall be conducted wholly within a completely enclosed building on the second level (above grade) or below.

§12.5.20. Retail, personal service uses

For any use that provides classes or instruction to children and, either 20 percent or more of the total number of students enrolled in classes and/or instruction are children under 18 years of age or the total number of children under 18 years of age enrolled in classes scheduled to be held at any one time is 10 or more, the use may only be established subject to obtaining a use permit from the County Board as provided in §15.4, for each such use.

§12.5.21. Retail, sales uses, outdoor display

A. Outdoor display and sales of general merchandise associated with an established retail sales business on the same lot, may be allowed in C and M districts, for a period not to

exceed up to three consecutive days, and not more than four such periods each year, subject to the following:

1. Such use shall be allowed upon the approval of the zoning administrator, provided that the location does not impede pedestrian or vehicular movement on the property.
2. Additional permits and standards required for outdoor display and sales may include, but not be limited to permits, encroachments or other approvals for any structure or activity in a public right-of way.
3. Where outdoor display and sales is expressly allowed, prohibited or limited by use permit or site plan condition, that condition will govern outdoor display and sales.

§12.5.22. [Reserved]

§12.5.23. [Reserved]

§12.5.24. Secondhand stores

Secondhand stores may be allowed provided all activities are conducted wholly within a completely enclosed building.

§12.5.25. Self-service storage

A. General

1. Self-service storage facilities shall include two or more individual units of 500 square feet or less, each of which is rented solely to store household goods and personal effects as defined in Virginia Code Section 58.1-3504, tangible personal property employed in a trade or business as defined in Virginia Code Section 58.1-3503.A.17, and inventory of stock on hand as that term is used in Virginia Code Section 58.1-3510.A.
2. Within the area recorded as a self-service storage facility, any activity other than rental of storage units and pick up and deposit of goods being stored is prohibited, including the storage of motor vehicles and motorized boats, and the storage of radioactive materials, explosives, and flammable or hazardous materials or chemicals.

B. C-TH district

In addition to complying with §12.5.25.A, above, in the C-TH district, self-service storage facilities may be permitted subject to the following requirements:

1. The facility must be located in a multi-story structure;
2. That portion of the ground floor of the building in which the facility is located and which fronts on public streets shall have retail or service commercial uses. Retail or service uses shall be a minimum of 60 percent of the gross floor area on the ground floor level of any building which contains self-service storage facilities;
3. One parking space for each 8,000 square feet of gross floor area, or fraction thereof, which is used for self-service storage facilities and which has direct access only from within a building, and one additional space for each employee of the self-service storage facility shall be provided;

4. A minimum of two covered and enclosed loading spaces for the first 100,000 square feet of gross floor area of storage space, or fraction thereof, and one covered and enclosed loading space for each additional 50,000 square feet shall be provided; and

5. The parking spaces required by §14.3, shall be located in an area near the storage entrance for drop-off and pick-up of goods being stored.

§12.5.26. Upholstery shops

All upholstery shop activities shall be conducted wholly within a completely enclosed building.

§12.5.27. Vehicle body shop

A. In C-2, C-3 and CP-FBC districts, all activities shall be conducted wholly within a completely enclosed building.

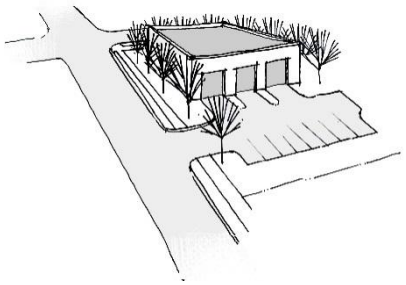
B. In the CM district, all activities shall be conducted wholly within a completely enclosed building, except for on-site parking of delivery vehicles which are incidental thereto.

§12.5.28. Vehicle service establishments

A. Gasoline pumps shall be erected at least 10 feet behind the building restriction line.

B. In C-1 districts, any portion of the use except the sale of gasoline shall be conducted wholly within a building.

C. In all other C districts in which the use is allowed, and in all M districts, any vehicle repairs and storage of merchandise and supplies shall be conducted wholly within a building; and any lubrication or washing not conducted wholly within a building shall be permitted only if a masonry wall, seven feet in height, is erected and maintained between such uses and any adjoining R district.



§12.5.29. Vehicle sales, rental and leasing facilities

Vehicle sales, rental and leasing facilities shall comply with the following standards as well as any use permit conditions or requirements:

A. In C and M districts, as permitted in §7.1.2 and §8.1.2, except RA4.8, R-C, RA-H-3.2, MU-VS, C-TH, and C-R, the following standards shall apply:

1. Minimum site area

   (a) In C-1 and C-O-A districts, minimum site area shall be 20,000 square feet.

   (b) In C-2, C-3 and all M districts, such uses may be permitted subject to use permit approval as provided in §15.4 on sites with a minimum of 10,000 square feet, but less than 20,000 square feet; and by-right on sites with a minimum of 20,000 square feet,

2. In the CP-FBC district, indoor and/or outdoor display area(s) shall not exceed 300 linear feet along Main Street or Avenue frontage. Vehicle sales, rental or leasing facilities are specifically prohibited on Neighborhood and Local Sites.

3. Delivery of automobiles shall be limited to the hours between 7:00 a.m. and 9:00 p.m., Monday through Saturday only. A plan shall be agreed upon with the police department for time and place of the delivery of automobiles and this plan shall be submitted to the zoning administrator.

4. All incidental repair services shall occur within the service bay facility. No vehicle parts and repair tools shall be stored or displayed outside the repair facility.

5. Any lubrication or washing not conducted wholly within a building shall be permitted only if a masonry wall, seven feet in height, is erected and maintained between such uses and any adjoining R district.

6. Vehicles placed in the custody of the persons conducting the motor vehicle use shall be kept on the premises of the motor vehicle use in compliance with the parking plan approved by the zoning administrator consistent with the zoning ordinance and shall not be tested or parked on streets that are designated as local principal or local minor streets in the Arlington County Master Transportation Plan.

7. Lighting on the property shall be directed and shielded so as not to affect adversely, through the dissemination of light rays, any R or RA district that is abutting or across a street, alley, sidewalk or other public right-of-way from the use.

8. The property shall be developed as required in §14.2, Landscaping, and §14.3, Automobile Parking, Standing and Loading Space. A screening wall or solid wood fence with a minimum height of four feet shall be provided where a parking area for the storage or display of vehicles, including customer parking, abuts any street, sidewalk, alley or other public right-of-way, or separating the site from R or RA district.

9. Parking areas shall be arranged and used so that vehicles which are parked, displayed and stored on the property do not overhang or protrude outside the prescribed limits of the parking area into the required setback or onto the public right-of-way.

10. All trash receptacles located outside the building shall be screened from public view by a brick wall or solid wood fence on three sides which is a minimum of six feet in height.

11. Use of a public address system or loudspeaker shall comply with the standards and regulations in Chapter 15, Noise Control Ordinance, or the Arlington County Code, except that use of such system shall not be permitted after 9:00 p.m., daily.

B. In the RA4.8, R-C, RA-H-3.2, MU-VS, C-TH, and C-R districts, as permitted in §7.1.2 and §8.1.2, the following standards shall apply:

1. Use is restricted to:

   (a) Vehicle rental facilities providing vehicles of a maximum gross vehicle weight rating of 10,000 lbs. as defined by the Federal Highway Administration; and

   (b) Vehicle showrooms for display of vehicles, provided no saleable inventory is located on-site.

2. Rental vehicles shall be parked in an above- or below-grade parking structure; rental vehicles shall not be parked on a surface parking lot. Rental facility operations,

including but not limited to vehicle returns, shall not have an adverse impact on garage circulation.

3. Deliveries containing multiple vehicles from a truck are not permitted.

4. No vehicle maintenance and repair shall occur on-site, except washing and vacuuming as provided in §12.29.B.5 below.

5. Any washing and vacuuming conducted on-site shall not have an adverse impact on other users of the parking structure.

6. All vehicle rental facility uses shall comply with the provisions of §12.5.29.A.6 above.

C. Submission requirements applicable to all zoning districts:

1. New vehicle sales, rental or leasing facilities, or existing vehicle sales, rental or leasing facilities that are required to obtain a certificate of occupancy shall submit the following to the zoning administrator:

(a) Parking lot layout plan, showing parking spaces, buildings, and landscaped area, drawn to scale, and certified by a surveyor or engineer;

(b) Lot calculation table showing the total site area, and the size and location of each area occupied by vehicle display space, customer parking, employee parking, office, and landscaping and buffer, and any proposed vehicle washing and vacuuming station.

§12.5.30. Micro-fulfillment centers

A. The maximum gross square feet for a micro-fulfillment center shall not exceed 10,000 square feet.

B. Micro-fulfillment center may not operate in locations or spaces that have direct pedestrian access from the street unless all of the following criteria are met:

1. At least 10% of the floor area is designated for walk-in customers; and

2. Floor area dedicated for walk-in customers must extend at least 15 feet from the entrance with direct access; and

3. Customers can conduct a transaction on-site.

C. Parking shall be provided at 1 space per 1,000 sq. ft. of floor area, or one space for every 2 on-site employees, whichever is the greater.

D. Delivery of goods:

1. Bicycle or pedestrian delivery of goods to off-site customers must account for no less than 10 percent of all deliveries.

2. Vehicular delivery of goods to off-site customers shall only use passenger cars, pickups and panel trucks defined in §46.2-100, Code of Virginia and referenced in Chapter 14.2 Motor Vehicles and Traffic of the Arlington County Code.

3. A bi-annual audit including, at a minimum, orders and delivery modes shall be furnished upon the request of the Zoning Administrator.

E. All fulfillment and delivery activities at the establishment shall occur within the building(s) and/or on-site.

§12.5.31. Artisan beverage

A. All production activities shall be conducted wholly within a completely enclosed building; outdoor storage of production materials is prohibited.

B. A minimum of five percent (5%) of the floor area shall be required for retail sales or consumption of beverages created on-site unless the space has no direct pedestrian access to the street.

C. The maximum gross floor area shall be no larger than 20,000 sq. ft.

D. Off-site distribution is allowed, as long as loading occurs on-site.

§12.5.32. Artisan workshop

A. All production activities shall be conducted wholly within a completely enclosed building; outdoor storage of production materials is prohibited.

B. A minimum of five percent (5%) of the floor area shall be required for the retail sale of goods made on-site unless the space has no direct pedestrian access to the street.

C. The maximum gross floor area shall be no larger than 20,000 sq. ft.

D. The maximum size established in §12.5.32.C does not preclude the location of more than one establishment per lot.

E. Off-site distribution is allowed, as long as loading occurs on-site.

§12.5.33. Urban agriculture

A. All growing and production activities shall be conducted wholly within a completely enclosed building. For outdoor growing and production, see Agriculture.

B. All fulfillment and delivery activities occur within the building or on-site.

C. Urban agriculture facilities operating in locations or spaces that have direct pedestrian access from the street are subject to the following criteria:

1. At least 10% of the floor area is designated for walk-in customers;

2. Floor area dedicated for walk-in customers must extend at least 15 feet from the entrances with direct access; and

3. Customers can conduct a transaction and/or pick up a purchase on-site.

§12.5.34. Shared Commercial Kitchens

A. Shared Commercial Kitchens

1. In commercial/mixed use (C) districts and industrial (M) districts, commercial kitchens are permitted by-right.

2. A minimum of five percent (5%) of the gross floor area shall be required for retail, on-site dining, and/or incubator education facilities on-site.

B. Shared Commercial Kitchen, Limited

1. In commercial/mixed use (C) districts, limited shared commercial kitchens are permitted by use permit approval pursuant to the requirements in §15.4.
2. In industrial (M) districts, limited shared commercial kitchens are permitted by-right unless considered a mobile food unit as specified in the Code of Virginia.

C. Shared Commercial Kitchen, Open-Air

1. In commercial/mixed use (C) districts and industrial (M) districts, open-air shared commercial kitchens are permitted by use permit approval pursuant to the requirements in §15.4.

§12.6. Industrial Use Standards

§12.6.1. Building material sales yards

Building material sales yards shall be permitted provided:

A. Sales of rock, sand, gravel and the like, may be allowed only as incidental to the main business;

B. Concrete mixing shall be prohibited; and

C. When in the CM district, all activities shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides with a solid wall or uniformly painted board fence, not less than six feet in height.

§12.6.2. Carpet and rug cleaning

Carpet and rug cleaning uses shall additionally allow dyeing, only in M districts.

§12.6.3. Foundries

A. Foundries shall be allowed, provided they are limited to casting lightweight nonferrous metal.

B. When in the CM district, foundries shall be conducted wholly within a completely enclosed building, except for on-site parking of delivery vehicles which are incidental thereto.

§12.6.4. Indoor-only uses

Such uses, when in the CM district, shall be conducted wholly within a completely enclosed building, except for on-site parking of delivery vehicles which are incidental thereto.

§12.6.5. Indoor-only or screened uses

Such uses, when in the CM district, shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides with a solid wall or uniformly painted board fence, not less than six feet in height.

§12.6.6. Plumbing or sheet metal shops

A. In C-2, C-3 and CP-FBC districts, all activities shall be conducted wholly within a completely enclosed building. Such uses, when in the CM district, shall be conducted wholly within a completely enclosed building, except for on-site parking of delivery vehicles which are incidental thereto.

§12.6.7. Railroad, trolley, bus, air, or boat passenger stations

The exterior appearance of any railroad, trolley, bus, air, or boat passenger stations permitted under this paragraph shall be in keeping with the character of the neighborhood in which it is located.

§12.6.8. Retail lumber yards

Retail lumber yards shall be permitted provided:

A. Any milling of lumber shall be incidental to the main business; and

B. When in the CM district, all activities shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides with a solid wall or uniformly painted board fence, not less than six feet in height.

§12.6.9. Sign making shops

Sign making or painting shops shall be allowed, provided all activities shall be conducted wholly within a completely enclosed building.

§12.6.10. Stone monument works

A. Stone monument works shall not employ more than five persons; and

B. When in the CM district, stone monument works shall be conducted wholly within a completely enclosed building, except for on-site parking of delivery vehicles which are incidental thereto.

§12.6.11. Vehicle storage lots and towing services

Vehicle storage lots and towing services are allowed, provided that:

A. Such area is Located and developed as required in §14.3;

B. In CM districts, such use shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides with a solid wall or uniformly painted board fence, not less than six feet in height; and

C. In M-1 and M-2 districts, any incidental repair of automobiles or trailers is conducted and confined wholly within a building;

§12.6.12. Welding, machine and tool repair shops

Welding, machine and tool repair shops are allowed, provided:

A. Punch presses over 20 tons rate capacity, drop hammers and automatic screw machines shall be prohibited; and

B. All operations and storage are kept wholly within a completely enclosed building.

§12.6.13. Wholesale trade

All wholesale trade uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides with a solid wall or uniformly painted board fence, not less than six feet in height.

§12.6.14. Wrecking and salvage yards

Wrecking and salvage may be allowed, subject to the following conditions:

A. No wrecking and salvage yard shall be located within 225 feet of an arterial highway.

B. All wrecking and salvage yards shall be located on lots containing not less than 25,000 square feet

C. All wrecking and salvage yards shall be surrounded by a wall seven feet high or of such additional height as needed to provide suitable screening of the operation with due regard to topography.

D. No material shall be reduced by fire, except when reduced in an approved incinerator.

§12.7. Other Use Standards

§12.7.1. Agriculture

Agricultural uses may be allowed 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 100 feet from any street or lot line; provided, further, that poultry shall not be allowed to roam at large.

§12.7.2. Telecommunications Facilities

Telecommunications facilities are permitted by-right, provided new facilities and structures less than 50 ft. above ground level are:

A. Not more than 10 ft. above the tallest existing utility pole located within 500 ft. within the same public right-of-way or within the existing line of utility poles; and

B. Not located within the boundaries of any local, state, or federal historic district; and

C. Designed to support small cell facilities.

New telecommunications facilities or structures that are 50 ft. or more above ground level require special exception use permit approval.

§12.7.3. Temporary Telecommunication Support Structures

A. Temporary telecommunication support structures are permitted by-right for a period of up to 180-days, provided that each application for a temporary telecommunication support structure shall demonstrate conformance with the Code of Virginia.

B. The Zoning Administrator may approve extensions beyond the initial approval period, provided:

1. Request is made in writing prior to the expiration of the initial approval period or current extended approval period; and
2. The applicant demonstrates that the extension is reasonably necessary to resolve or accommodate the reasons for the initial approval; and
3. The total time approved for extensions, including the initial 180-day period, shall not exceed two years.

C. Temporary telecommunication support structures shall be removed at the cost of the owner and the site shall be restored to its previous condition within 48 hours of the end of the approval period.

§12.8. Transitional Use Standards

§12.8.1. General

A. Applicability

Transitional uses may be located on only transitional sites and in accordance with any applicable transitional use standards as specified below.

§12.8.2. Hospitals on transitional sites

On transitional sites abutting C-2, CM or M districts, hospitals shall be allowed, provided that the principal bases for judging the merits of any given site plan shall be:

A. The degree to which the proposed development complies with the bulk, placement and coverage requirements of and has the appearance of an apartment building permitted in the apartment district in which it is located;

B. The compatibility of the proposed development with existing and anticipated uses in the general neighborhood; and

C. Compliance with adopted plans for the development of the area.

§12.8.3. Offices or clinics, medical or dental on transitional sites

A. By-right

Medical and dental clinics and offices may be allowed in existing one-family detached dwellings in R and RA14-26, RA8-18 and RA6-15 districts, provided the residential character of such dwelling is not changed.

B. By site plan approval, medical and dental clinics and offices may be allowed in R-6, R-5, R15-30T, R2-7, RA14-26, RA8-18 and RA6-15 districts, provided:

1. The basis for judging the merits of any given site plan shall be the degree to which the structure has the appearance of, and complies with the bulk and placement requirements for, and has the exterior appearance of, a single-family residence.

§12.8.4. Offices or clinics, medical or dental on transitional sites abutting C-2, CM or M districts

On transitional sites which abut C-2, CM or M districts, medical offices may be allowed provided that the principal bases for judging the merits of any given site plan shall be:

A. The degree to which the proposed development complies with the bulk, placement and coverage requirements of and has the appearance of an apartment building permitted in the apartment district in which it is located;

B. The compatibility of the proposed development with existing and anticipated uses in the general neighborhood; and

C. Compliance with adopted plans for the development of the area.

§12.8.5. Transitional parking areas

A. Transitional parking areas shall be in accordance with the applicable requirements of §14.2 and §14.3.

B. No activity or use shall be conducted on transitional parking areas except the parking of customer or employee automobiles and

C. The use of such areas for parking shall not be deemed to include any sales or servicing.

D. Transitional parking areas shall not be used to satisfy the provisions of parking required by this zoning ordinance.

§12.9. Accessory Use Standards

§12.9.1. General

Accessory buildings and uses shall comply with all standards in the district for the principal use, except as expressly set forth below.

A. Accessory buildings and uses shall be clearly incidental and subordinate to permitted principal uses. An accessory use shall be allowed only when an allowed principal use exists for which such accessory use is allowed (see §12.2, Use Categories).

B. Accessory buildings and uses shall be located on the same lot as the permitted principal use or building, except as otherwise allowed through an approved site plan.

C. Accessory buildings shall comply with all placement and dimensional standards for the subject district and as provided in §3.2.

D. Accessory buildings and uses shall be consistent with the character of the principal use or main building served.

E. Accessory buildings and uses shall not be of a nature likely to attract visitors in larger numbers than would normally be expected in association with the principal use, where applicable.

F. An accessory use shall contribute to the comfort, convenience or necessity of occupants of the primary use served.

G. An accessory use shall be located within the same zoning district as the principal use, except as otherwise allowed through an approved site plan.

H. Tractor trailers and portable storage devices are prohibited for use as storage or buildings, except as permitted on an active construction site or by permit for short term use. (See also §12.10)

§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, 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.

2. Accessory dwellings shall be located in accordance with all requirements of Article 3 *Density and Dimensional Standards*, provided, however, accessory dwellings shall be allowed within a nonconforming dwelling or detached accessory building, in accordance with all requirements of Article 16 *Nonconformities*. In addition, accessory dwellings shall be subject to the following limitations:

(a) Detached accessory buildings existing prior to May 18, 2019, may be altered to make interior alterations, whether structural or non-structural, in accordance with all requirements of Article 16, to create an accessory dwelling.

(b) Any detached accessory building approved after May 18, 2019, containing an accessory dwelling shall comply with all requirements of Article 3, and with setbacks as follows:

(1) On interior lots, the nearest wall of the accessory building shall not be located closer than five feet to a side or rear lot line;

(2) On corner lots, the nearest wall of the accessory building shall not be located closer than five feet to any side lot line, and the nearest edge of the eave of the accessory building shall not be located closer than 10 feet to any rear lot line; and

(3) The nearest wall of the accessory building shall not be located closer than 25 feet from any street or officially designated street right-of-way line.

(c) Detached accessory buildings approved after May 18, 2019, containing accessory dwellings shall exceed neither 25 feet nor 1½ stories in height.

(d) No detached accessory building approved after May 18, 2019, with a footprint larger than 560 square feet in R-5 and R-6 districts, and 650 square feet in any other district, shall be used to contain an accessory dwelling, and the gross floor area shall be as specified in subsection (e) below.

(e) The gross floor area of an accessory dwelling shall not exceed the following:

(1) The size of the basement for an attached accessory dwelling that is wholly within a basement.

(2) All other accessory dwellings shall exceed neither:

(i) 750 sq. ft. nor 35 percent of the combined floor area of the main and accessory dwelling, for an attached or detached accessory dwelling where the GFA of the main dwelling is at least 1,000 sq. ft.

(ii) 500 sq. ft. nor 45 percent of the combined gross floor area of the main and accessory dwelling, for an attached or detached accessory dwelling where the GFA of the main dwelling is less than 1,000 sq. ft.

(f) No accessory dwelling within a main dwelling with an entrance above the first floor shall have exterior stairs to that entrance on the side of the lot fronting a street. No accessory dwelling within an accessory building with an entrance above the first floor shall have exterior stairs to that entrance on the side of the lot fronting a street unless the accessory building was built prior to May 18, 2019.

(g) Parking requirements for accessory dwellings shall be as specified and regulated in §14.3.

B. Accessory dwelling application

The following shall be filed with the zoning administrator with the application for an accessory dwelling permit:

1. A floor plan of the accessory dwelling that also identifies its relationship to the rest of the dwelling, and illustrates the provisions of §12.9.2.A above, and that provides such further details as may be required by the zoning administrator.

2. A certified plat of the lot.

3. Evidence of creation of additional parking space, where required by §14.3.

C. Conditions of approval

1. Before approval of a building permit, the owner shall record a covenant on the property in the land records in a form acceptable to the zoning administrator, which identified the accessory dwelling use and that it is subject to the restrictions imposed by the zoning ordinance.

2. No more than three persons shall occupy the accessory dwelling.

3. The owner of the main dwelling must occupy either the main dwelling or the accessory dwelling as his/her primary residence; provided however, if the owner of the main dwelling does not occupy one of the dwelling units as his/her primary residence, the entire property may be occupied by no more than one family.

4. Before a certificate of occupancy is issued for the accessory dwelling, the owner shall file an affidavit of compliance with the zoning administrator in a form acceptable to the zoning administrator attesting to compliance with the conditions of this section, and shall re-file the affidavit of compliance whenever the following occurs:

(a) When any structural alterations are made to the accessory dwelling; and

(b) Upon change in ownership of the main dwelling.

5. The owner shall permit annual inspections of the accessory dwelling by the zoning administrator or his/her designee upon reasonable notice to ensure compliance with the conditions of this section.

6. The owner shall cooperate with the zoning administrator and his/her designee in ensuring compliance with the conditions of this section and in the investigation of complaints of violations of this section.

7. The owner shall advise all tenants of the accessory dwelling of the annual inspection requirement and obligation to cooperate with the zoning administrator in ensuring compliance with the conditions of this section.

8. Accessory uses shall not be allowed in the accessory dwelling except home occupations, including accessory homestay, as permitted and regulated in §12.9.11 and §12.9.12.

9. Failure to comply with the conditions in this §12.9.2 will result in revocation of an accessory dwelling permit by the zoning administrator. Revocation of the accessory dwelling permit and certificate of occupancy shall be effective after:

(a) A finding by the zoning administrator of violation;

(b) Notice with 30-day opportunity to correct the violation; and

(c) A finding by the zoning administrator after 30 days that the violation has not been corrected.

(d) Notwithstanding §12.9.2.C.9(a),§12.9.2.C.9(b), and §12.9.2.C.9(c) above, if more than three violations of the provisions of this §12.9.2 are found to exist by the zoning administrator within a one-year period, the permit may be revoked.

§12.9.3. Amateur radio antennas

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 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.

§12.9.4. Commercial vehicle parking

A. The following commercial vehicles shall not be parked in any R or RA district:

1. Any tractor truck, trailer, semitrailer, garbage truck, dump truck, cement truck, or similar vehicles or equipment with any gross vehicle weight; or any commercial vehicle with a gross vehicle weight of more than 16,000 pounds, regardless of the location of its parking space on the premises, except while loading or unloading, or being used in construction, or performing services such as repair or installation of equipment, all of which are accessory to the dwelling units on the premises.

2. Any commercial vehicle which is not owned, leased, or operated by the occupant of the dwelling unit at which it is parked, regardless of its weight.

B. Parking of no more than one commercial vehicle of the type described below shall be permitted by-right in R or RA districts:

1. One commercial vehicle with a gross vehicle weight of 10,000 pounds or less may be parked behind the rear line of a main building or, in the case of a parcel used for multi-family residential purposes, in a private parking area; or

2. One commercial vehicle with a gross vehicle weight of 10,000 pounds or more but no more than 16,000 pounds may be parked in a fully enclosed building on any parcel in an R or RA district.

C. In cases working a grave hardship on the resident, and subject to use permit approval in accordance with §15.4, the County Board may modify the number of commercial vehicles

permitted to be parked in R or RA districts or where they may be parked. Under no circumstances shall commercial vehicles as described in §12.9.4.A.1 be permitted in R or RA districts, whether by use permit or otherwise.

D. Location of a parking space for the commercial vehicle shall meet the requirements of §12.9.4.A or §12.9.4.B unless those location requirements are modified by use permit, in accordance with §12.9.4.C and §15.4.

§12.9.5. Convenience service areas

In a singular multiple-family building containing over 200 units, one small portion of the total floor area may be used as a service exclusively for persons living therein, provided:

A. There are no window displays or advertisements;

B. There is no entrance to shops except from inside the building;

C. There is no sign advertising such shop or service that shall be visible from outside the building;

D. Commodities or services offered shall be limited to only those under the general classification of groceries, drugs, beauty shop and valet service;

E. There are no deliveries made from the shop outside of the building or project; and

F. No more than one percent of the total gross floor area is used for such purposes, including the storage of merchandise; such use shall be confined to the ground floor or basement levels.

§12.9.6. Crematoriums

Accessory crematoriums shall be allowed as follows:

A. Accessory to cemeteries of 10 or more acres (except not in P districts), subject to use permit approval; and

B. Accessory to a funeral home, subject to approval of a funeral home where allowed as a principal use.

§12.9.7. Drive-through facilities

A. Drive-through facilities in the CP-FBC district shall have no more than two lanes, and drive-through access shall not be from Main Street frontage.

§12.9.8. Family/caregiver suites

Family/caregiver suites are an allowed accessory use within a main dwelling, subject to approval by the zoning administrator consistent with the following conditions:

A. No more than one family/caregiver suite is permitted in a dwelling.

B. A family/caregiver suite is not permitted in a dwelling or on a lot where an accessory dwelling is located.

C. A family/caregiver suite cannot be addressed separately from the main dwelling.

D. The gross floor area of a family/caregiver suite cannot exceed 750 square feet or 35 percent of the total gross floor area of the main dwelling including the family/caregiver suite.

E. A family/caregiver suite can contain no more than four rooms including a bathroom and an efficiency kitchen.

F. No more than two persons can occupy a family/caregiver suite.

G. A dwelling with a family/caregiver suite can have only one main entrance. Any exterior entrance to a family/caregiver suite cannot be located on the same side of the dwelling as the main entrance.

H. A family/caregiver suite shall be designed to function as part of the main dwelling, while allowing occupants to live independently.

I. A family/caregiver suite shall have interior access to the main dwelling.

J. A family/caregiver suite cannot have separate or sub-metered utility services (i.e. electric meter and water meter).

K. Floor plans of a family/caregiver suite showing its location within the main dwelling shall be filed with the zoning administrator.

L. The property owner of a dwelling with a family/caregiver suite shall record a covenant in the County land records identifying the suite use and the restrictions imposed by this ordinance.

M. When a family/caregiver suite is occupied by an unrelated caregiver, a written statement identifying the occupant(s) and the type of care provided must be filed with the zoning administrator.

§12.9.9. Family day care homes

Family day care homes shall comply with the following requirements:

A. Parents and/or another authorized caregiver of children receiving care shall escort the children both to and from the home at all times.

B. If an on-site outdoor play area is provided compliant with County Code Chapter 59, the area shall be enclosed and screened by a solid wall or fence, or a combination of landscaping and fencing to minimize noise and visibility. Fencing and/or walls shall be consistent with §3.2.6.A.3(a) and §3.2.6.A.3(e). This standard does not apply to communal on-site outdoor play areas, such as playgrounds in multiple-family apartment complexes.

C. Family day care homes with six to 12 children shall meet the requirements in subsections A and B as well as the additional requirements below:

1. An owner or operator of the family day care home shall be designated to serve as a neighborhood liaison to communicate with nearby neighbors and address concerns that may be related to the family day care home. The name, telephone number, and email address (if applicable) of the neighborhood liaison shall be provided to the Civic Association(s) that the family day care home is located within and directly adjacent to.
2. At least one off-street parking space shall be available for the pick-up and drop-off of children during the hours specified for pick-up and drop-off in the certificate of occupancy.
3. Pick-up and drop-off of children shall be accommodated and managed so that queuing of two or more cars does not occur on public streets or impede access to any neighboring property or driveway. Legally parked cars do not qualify as queuing.

§12.9.10. Guest house

Guest houses are permitted only when accessory to one-family detached dwellings, and meeting the following standards:

A. Guest houses may be used for temporary guests of the occupants of the premises; such quarters shall have no kitchen facilities and shall not be rented or otherwise used as a separate dwelling.

B. Guest houses shall meet all relevant regulations for the subject zoning district.

§12.9.11. Home occupation

Home occupations are permitted in dwelling units subject to R, RA and C district regulations when such use is clearly subordinate or incidental to the principal use of the premises for dwelling purposes and as follows:

A. Home occupations which are conducted as limited by §12.9.11.C, below, and which have the general character of the following uses are permitted:

1. Accessory homestay, subject to the provisions of this §12.9.11 and §12.9.12.

2. Artist, photographer, sculptor.

3. Author, composer, editor, translator, writer.

4. Contractor or service business, provided that all requirements of this section are met as well as the following additional requirements:

(a) Not more than one commercial vehicle, as defined in Article 18, shall be parked on the property and then only in accordance with applicable regulations of §12.9.4.

(b) No contracting equipment or materials shall be stored on the premises, except in a commercial vehicle used for transporting said equipment and materials between jobs, and no loading or unloading shall be done on or in the vicinity of the premises.

(c) The dwelling is not an accessory dwelling.

5. Tailors, milliners, seamstresses, dressmakers and upholsterers.

6. Home crafts such as lapidary work, macramé, model making and weaving,

7. Office of an ordained minister of religion.

8. Office of an accountant, architect, bookkeeper, broker, clerical service, computer programmer, consultant, dentist, doctor, engineer, instructor in the arts and crafts, insurance agent, land surveyor, landscape architect, lawyer, musician, real estate broker or telephone service.

9. Office of a salesman, sales representative or manufacturers' representative.

10. Repair services, such as musical instruments, watches and clocks, small household appliances, and toys or models.

B. Home occupations not permitted include those with the general characteristics of the following:

1. Amusement or dance parlors;

2. Animal care facilities, veterinary clinics, animal hospitals and grooming services

3. Antique shops;
4. Barber shops or beauty salons;
5. Boarding houses or rooming houses;
6. Chapels;
7. Day care uses;
8. Funeral homes;
9. Gift shops;
10. Hospitals;
11. Kennels or other boarding of animals;
12. Medical or dental offices or clinics;
13. Motor vehicle repair or sales;
14. Nursery homes;
15. Repair or testing of internal combustion engines; and
16. Restaurants or tearooms.

C. Home occupation uses shall be subject to the following limitations. All limitations apply together. No limitation shall be interpreted as relaxing another limitation.

1. Home occupation operators shall apply for and enter into an agreement with the zoning administrator certifying that they will comply with the requirements for a home occupation in the zoning ordinance. The zoning administrator shall approve the agreement only upon finding that the home occupation will comply with the zoning ordinance and that it will be clearly subordinate to the principal use of the premises for dwelling purposes.
2. There shall be no evidence on the exterior of the premises or visible from the exterior of the premises that the property is used in any way other than for a dwelling.
3. There shall be no signs.
4. There shall be no outside display, storage, or sale of merchandise or equipment.
5. With the exception of accessory homestay, only one person, at any time, who is not a bona fide resident of the dwelling, may be employed or perform work on the premises. Nonresident employees are prohibited for accessory homestay, provided, however, hired service for normal maintenance, repair and care of the residence or site, such as yard maintenance or house cleaning, is allowed. In addition, a disabled resident may employ assistance from one person at a time who is not a resident and whose assistance is limited to overcoming the effect of the disability. A written statement identifying the person who will give the assistance, the kind of assistance that will be given and the time the person will be in the dwelling must be filed in the office of the zoning administrator as to each person permitted to be employed as an assistant to a disabled person before that person may be employed in the dwelling. If the dwelling is an accessory dwelling, persons who are not bona fide residents of the dwelling may not be employed or perform work on the premises except one non-

resident employee may be employed or perform work on the premises providing assistance to a disabled resident, as above.

6. Instruction of students (including delivery of materials clearly incidental to training) and service to clients or customers shall be limited to 12 persons per day but under no circumstances more than four persons at any one time, except as provided in §12.9.12.A.2 below, which shall govern the number of lodgers allowed for accessory homestay.

7. With the exception of accessory homestay, the total floor area on any premises to be used for home occupation(s) shall not exceed a figure calculated by taking 25 percent of the total floor area of the principal dwelling on the premises, excluding attached garages provided, however, that under no circumstances shall more than 10 percent of the total floor area of the principal dwelling be used for specified storage of stock-in-trade.

8. The storage of hazardous materials is prohibited.

9. There shall be no stocks-in-trade displayed or sold on the premises, except for those produced at the premises.

10. Each application for a home occupation agreement shall be accompanied by a sketch of all existing and proposed new parking spaces. Existing parking spaces, unless illegal, shall be permitted to remain. All new parking spaces shall comply with all applicable requirements in §14.2 and §14.3. No vehicles shall be parked or stored in any other spaces unless they comply with all provisions of the zoning ordinance.

11. The lot or property on which the home occupation is conducted shall not have any parking space added to it during the time the home occupation is being conducted; nor shall any parking space be used that was not customarily used prior to that time. The application for approval shall show a sketch of the parking spaces customarily in use at the time of application and agree that parking shall not be increased during the period the approval is in effect. During the period the approval is in effect, no motor vehicle shall be parked at any place on the lot or property not represented as a parking space on the sketch attached to the application.

12. No equipment may be used on the premises other than that which is usual for purely domestic or hobby purposes, or what is usual for a small business, professional, or medical office.

§12.9.12. Homestay, accessory

Accessory homestay is allowed subject to the home occupation provisions in §12.9.11 and subject to the provisions below. For the purposes if this §12.9.12, the term resident shall mean either the owner or a tenant.

A. Standards

1. Accessory use. Accessory homestay shall be accessory only to household living use as defined in §12.2.3.A.1, and shall be allowed only where:

   (a) The dwelling unit is used by the resident of the dwelling unit as his/her primary residence, which means that he or she resides there for at least 185 days during each year; and

(b) The bedroom(s) rented to overnight lodgers shall be within the main building of the dwelling unit that the resident occupies as his/her primary residence and shall be allowed in a detached accessory building only where such building is approved as an accessory dwelling.

2. Maximum number of overnight lodgers. The maximum number of overnight lodgers on any night of an accessory homestay shall be determined based on the greater of six lodgers, or two lodgers per number of bedrooms in the dwelling, provided, however, under no circumstances shall the number of lodgers exceed that allowed by the Building Code.

3. Accessory homestay shall be allowed in dwelling units that have an accessory dwelling, subject to the following:

(a) Either the main dwelling, the accessory dwelling, or both may be rented to lodgers by the resident; and

(b) Occupancy in the accessory dwelling is limited to a maximum of three lodgers;

4. An accessory homestay shall have working fire extinguishers, smoke detectors and, if applicable, carbon monoxide detectors, and all such equipment shall be accessible to all overnight lodgers of the homestay at all times.

5. Any sleeping room used for an accessory homestay shall have met the requirements for a sleeping room at the time it was created or converted.

6. Commercial meetings, including luncheons, banquets, parties, weddings, meetings, charitable fund raising, commercial or advertising activities, or other gatherings for direct or indirect compensation are prohibited pursuant to an accessory homestay permit.

7. An accessory homestay shall comply with requirements of the applicable version of the Virginia Uniform Statewide Building Code, as determined by the Building Official.

B. Accessory homestay application

The following shall be filed with the zoning administrator with the application for an accessory homestay permit:

1. Contact information for a responsible party. If the resident is not the responsible party who will be available during use of the accessory homestay, then the responsible party shall be identified and must sign the application.

2. Proof of the applicant's permanent residence of, the property that is the subject of the application. Acceptable proof of permanent residence include: applicant's driver's license or voter registration card or U.S. passport showing the address of the property, or other document(s) which the zoning administrator determines provides equivalent proof of permanent residence by the applicant at the property that is the subject of the application.

C. Accessory homestay permit.

Use of an accessory homestay shall require an accessory homestay permit issued by the zoning administrator. The resident of the accessory homestay shall operate the accessory homestay under all conditions of the accessory homestay permit, and subject to the following:

1. An accessory homestay permit shall be valid for one years from date of issuance.
2. It is the responsibility of the resident to renew the permit upon expiration, by submitting an updated application, as required in §12.9.12.B above.
3. The accessory homestay permit requires the resident, and responsible party if the responsible party is not the resident, to agree to abide by all requirements of this zoning ordinance, and all other applicable federal, state and local laws and regulations.
4. With his/her signature on an application for accessory homestay, the resident authorizes the zoning administrator and his/her designee to enter the dwelling unit upon reasonable advance notice in response to a complaint(s), to verify that the accessory homestay is being operated in accordance with the provisions of this §12.9.12 and the home occupation provisions in §12.9.11, and all conditions of the accessory homestay permit.
5. An accessory homestay permit may be revoked by the zoning administrator as set forth below; an applicant whose accessory homestay has been revoked pursuant to this paragraph shall not be eligible to receive any new accessory homestay permit for one year:
   - **(a)** In the event that there are three or more violations recorded by the County within a one-year period; or
   - **(b)** For failure to comply with the regulations set forth in this §12.9.12, the home occupation provisions in §12.9.11 and any permit conditions; or
   - **(c)** For refusal to cooperate with the County in a complaint investigation, including allowing the Zoning Administrator or his/her designee to enter the dwelling unit upon reasonable advance notice in accordance with §12.9.12.C.4 above.

§12.9.13. Live entertainment and/or dancing

Live entertainment and/or dancing may be allowed accessory to otherwise allowed restaurants, subject to approval of a use permit pursuant to §15.4.

§12.9.14. Mortuaries and funeral homes

Accessory mortuaries and funeral homes may be allowed in cemeteries of 10 or more acres (except not in P districts).

§12.9.15. Outdoor cafés

Outdoor cafes may be allowed only as accessory to otherwise allowed food establishments, subject to the following requirements:

A. On private property; no easement or other real property interest dedicated or conveyed for public use

Outdoor cafes are permitted on private property, outside of any public easement or any other real property interest dedicated or conveyed for public use, subject to the following standards:

1. An outdoor cafe, including any canopies or covers associated with such a café, shall be permitted within the required setback. Fixtures and furnishings in the outdoor café,

such as but not limited to canopies, tables, chairs, server stations, bars, heating/cooling elements, fences and barriers may be affixed to the ground.

2. Outdoor cafés shall not be enclosed, except as specified elsewhere in the ordinance.

3. Except as may be required by site plan or use permit condition or as otherwise provided in §12.10.5.B.2(b), outdoor cafés may be open any day during the year.

4. The hours of operation of an outdoor café shall not extend past the normal operating hours of the principal use, the food establishment.

5. Outdoor cafés located in side or rear yards abutting or across an alley from an "R" or "RA" district shall operate only between the hours of 9:00am-11pm.

6. Sound or audio or video entertainment, including but not limited to television or audio device playing of music and/or sports events, may be piped into or played so as to be visible or audible from the outdoor café area between the hours of 9:00am-10:00pm on Sundays through Thursdays, and between the hours of 9:00am-11:00pm on Fridays and Saturdays. For outdoor cafes located in side or rear yards abutting or across an alley from an R or RA district, such sound or audio or video entertainment shall be prohibited.

   (a) The County Board may modify this requirement subject to the approval of a use permit as specified in §15.4.

7. Outdoor cafés shall have fewer seats than the indoor portion of the food establishment.

   (a) The County Board may modify this requirement subject to the approval of a use permit as specified in §15.4.

8. Outdoor cafés shall be exempt from any parking requirements, unless otherwise required by the County Board when approving a use permit or site plan.

9. Any lighting located within or immediately adjacent to the outdoor café area must be arranged and/or hooded to substantially confine all direct light within the boundaries of the outdoor café area.

10. Outdoor cafés may be located within off-street parking spaces, so long as the outdoor café does not occupy parking spaces necessary to meet the required amount of parking specified in §14.3.7.A.

    (a) Subject to the approval of a use permit by the County Board as specified in §15.4, outdoor cafes of up to 612 square feet may be located within required parking spaces when the County Board finds that:

        (1) The outdoor café is located in a manner that would not obstruct vehicular travel aisles and pedestrian pathways within the parking area;

        (2) The remaining available off-street parking is sufficient to meet the principal food establishment's parking demand and would not cause unreasonable traffic congestion or reduced on-street parking access on nearby streets;

        (3) The outdoor café would not obstruct required loading spaces to access to adjacent uses;

(4) The parking spaces upon which the outdoor café is located remain improved in accordance with the paving and other associated improvements as specified in §14.3.4 for the duration of the use permit's validity; and

(5) The outdoor café is located within parking spaces that the applicant has the legal right to utilize through lease agreement or similar authorization.

B. On public sidewalks located within public sidewalk, street and or utilities easements.

Outdoor cafes are permitted on public sidewalks located within public sidewalk, street and/or utilities easements so long as they are not in a street travelway or public parking space subject to the following standards:

1. Outdoor cafes on public sidewalks located within public sidewalk, street and/or utilities easements shall be subject to the standards specified in Arlington County Code Chapter 70: Encroachments into Public Spaces.

2. Outdoor cafes shall not be enclosed, except as specified elsewhere in this ordinance.

3. Except as may be required by site plan or use permit condition or as otherwise provided in §12.10.5.B.2(b), outdoor cafes may be open any day during the year.

4. The hours of operation of an outdoor café shall not extend past the normal operating hours of the principal use, the food establishment.

5. Sound or audio or video entertainment, including but not limited to television or audio device playing of music and/or sports events, may be piped into or played so as to be visible or audible from the outdoor café area between the hours of 9:00am-10:00pm on Sundays through Thursdays, and between the hours of 9:00am-11:00pm on Fridays and Saturdays.

(a) The County Board may modify this requirement subject to the approval of a use permit as specified in §15.4.

6. Outdoor cafes shall have fewer seats than the indoor portion of the food establishment.

(a) The County Board may modify this requirement subject to the approval of a use permit as specified in §15.4.

7. Outdoor cafes shall be exempt from any parking requirements, unless otherwise required by the County Board when approving a use permit or site plan

8. The location of the outdoor café shall allow for an unobstructed pedestrian clear zone of at least 6 feet wide on the public sidewalk. The pedestrian clear zone must be a consistently straight path from the closest obstructions on both sides. In instances where a site plan or use permit condition would require a pedestrian clear zone greater than 6 feet in width, the site plan or use permit condition shall supersede this use standard.

9. Outdoor cafes shall be located immediately in front of the food establishment and shall not be located in front of adjacent ground-story uses.

C. In privately owned public spaces

1. Outdoor cafes are permitted within privately owned public spaces as defined in §18.2 subject to the approval of a use permit as specified in §15.4 when the County Board finds that:

   (a) The privately owned public space was not provided as a community benefit or amenity for the purpose of earning additional height or density in accordance with §7.15.4, §7.16.5, and/or §15.5.9;

   (b) The outdoor café's location would not unreasonably obstruct or deter public access to and use of pedestrian pathways within the privately owned public space;

   (c) The outdoor café's location would not unreasonably obstruct or deter public access to and use of points of interest and other landmark design features within the privately owned public space; and,

   (d) The outdoor café would be a minor, subordinate feature that occupies a limited amount of square footage relative to the overall size of the privately owned public space.

2. Outdoor cafes within privately owned public spaces shall be subject to the standards specified in Arlington County Code Chapter 70: Encroachments into Public Spaces.

D. In M districts

In addition to the provisions of §12.9.15.A, §12.9.15.B and §12.9.15.C, outdoor cafés in M districts may be enclosed up to ten months per year, subject to approval of a use permit by the County Board as specified in §15.4.

§12.9.16. Recreational Vehicle or trailer parking

The parking of a trailer in any district is hereby prohibited; except that one trailer may be parked or stored in an approved enclosed garage or accessory building; provided, that no living quarters shall be maintained, or any business practiced, in the trailer while such trailer is parked or stored. An unoccupied recreational vehicle of less than 30 feet in length and less than eight feet in width, including a pick-up coach, a utility trailer or tent trailer as is commonly used for camping and a mobile trailer which is propelled by its own power, shall be parked to the rear of the front line of the main building.

§12.9.17. Swimming pools, private

Any lighting provided must be arranged and hooded to confine all direct light entirely within the boundary lines of the property.

§12.9.18. Vehicle maintenance and minor repairs, routine

Routine maintenance and minor repair of motor vehicles which can be completed in 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:

A. The motor vehicle must be owned or leased by an occupant of the premises;

B. 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.; and

C. Commercial maintenance and repair activity is prohibited.

§12.9.19. Vehicle, unlicensed and/or uninspected

A maximum of one operable unlicensed and/or uninspected vehicle may be kept 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.

§12.10. Short Term Use Standards

§12.10.1. Purpose and intent

There are certain uses that may be permissible on a short term basis subject to the controls, limitations and regulations of this section. The following sections provide the criteria used by the zoning administrator in reviewing short term use applications.

§12.10.2. General standards

No short term use shall be allowed unless the applicant demonstrates compliance with these standards to the satisfaction of the zoning administrator. The zoning administrator may impose conditions on the proposed use to ensure compliance with these standards or other applicable provisions of law. The zoning administrator may revoke approval for a short term use if the use is not in compliance with these and all other applicable standards, and conditions of approval.

A. Short term uses shall obtain a certificate of occupancy as required by §15.2, except as specifically exempted in the use standards for the subject use.

B. Short term uses shall be subject to the applicable standards for the specific use in this §12.10

C. Short term uses shall be allowed only for the specific time frame identified on the certificate of occupancy.

D. No short term use shall reduce required parking spaces for any use on the lot or development project below the number of spaces required for such use(s).

E. Short term uses shall not create hazardous conditions for vehicular or pedestrian traffic, or result in traffic in excess of the capacity of streets serving the use.

F. Adequate refuse management, security, emergency services and similar necessary facilities and services shall be available for the short term use, and all necessary sanitary facilities shall be approved by the appropriate health agency.

G. The site shall be suitable for the proposed use, considering flood hazard, drainage, soils and other conditions which may constitute a danger to life, health or safety.

H. Lighting for nighttime outdoor operations shall be shielded so as not to create glare into residential areas or streets.

I. The density and dimensional standards of Article 3 shall apply to all short term uses except as otherwise stated or as otherwise allowed in an approved site plan or use permit;

J. Short term uses shall comply with all applicable state and federal regulations; building code requirements and other County codes, including any applicable administrative requirements and policies.

§12.10.3. Contractors' storage and staging yards, off-site

Off-site contractors' storage and staging yards, and sales or leasing trailers or pavilions, associated with allowed new construction, may be allowed subject to the approval of a use permit as provided in §15.4, in all zoning districts:,

A. In reasonable proximity to such allowed construction;

B. For a maximum of three years, or as otherwise approved by the County Board; and

C. No application on the same lot shall be considered by the County Board within a period of two years following the discontinuance of such use.

§12.10.4. Construction equipment, fences and offices

A. Upon application, the Zoning Administrator may permit, under his/her discretion, placement within required yards, of construction trailers; covered walkways required by building code; cranes, mobile concrete mixers and other similar equipment needed for construction; and dumpsters and on-site sanitary facilities and other similar facilities, subject to the following:

1. A building permit shall have been issued for the subject property;

2. No such building, structure or equipment shall be located in the vision obstruction area or tree protection area;

3. All such buildings, structures or equipment shall be removed prior to issuance of the first certificate of occupancy for tenant occupancy, unless otherwise required by building code or other local, state or federal provisions;

4. The Zoning Administrator may require that placement of such buildings, structures or equipment be shown on an approved grading plan, plat or landscape plan;

B. Fences shall be allowed where and to the extent required by building code, provided, however, that where a development project abuts an R or RA district and the limits of disturbance of such development project is within five feet of the common lot line, a construction fence of a minimum of six feet in height shall be required along the limits of disturbance; the zoning administrator may waive this requirement if it is demonstrated that such fence would be impractical due to physical or topographical limitations. Fences shall be removed at the time of issuance of the final certificate of occupancy, or as otherwise required by building code.

§12.10.5. Indoor and outdoor events and activities in vacant buildings or properties

In order to promote activity and vibrancy in the County's mixed-use and commercial areas, indoor and outdoor short term events or activities in vacant buildings, vacant floors or portions thereof, or vacant ground floor spaces in buildings, or on outdoor spaces (which may or may not be vacant), may be allowed in C and M districts, and outdoor events and activities may additionally be allowed in P districts, as follows:

A. Applicability

1. The buildings or building space used for indoor events shall be approved for retail, service and commercial use(s) as provided in §12.2.5 or industrial use(s) as provided in §12.2.6;

2. For any use consistent with all provisions of the subject zoning district and all relevant site plan or use permit conditions for the subject property, provisions of this §12.10.5.B shall not apply.

B. Uses

Notwithstanding use type limitations in use permit or site plan conditions:

1. Allowed indoor uses shall be those allowed in the subject zoning district, and shall include indoor markets at which groups of individual sellers offer new or used goods for sale;

2. Allowed outdoor events and activities shall include:

   (a) Art galleries, carnivals, circuses, festivals, fairs, dog or horse shows, outdoor retail sales events that are not associated with an established retail business on the premises, and seasonal stands for the sale of Christmas trees, pumpkins, flowers, fireworks, fruits and vegetables and the like, not associated with an established retail business on the premises, and other uses, which in the judgment of the Zoning Administrator, are of the same general character;

   (b) Outdoor cafes, as provided in §12.9.15, associated with a use with an approved Certificate of Occupancy for a restaurant located within 2,000 feet of the short term use.

3. Signs shall not be allowed as short term uses, except as provided in §12.10.5.D below.

C. Frequency and length of events

Short term indoor and outdoor events and activities in any individual building or on any individual property shall be allowed as follows:

1. Outdoor cafes, as provided in §12.10.5.B.2(b) above, shall be allowed for up to a total of 90 days per year per property (where property refers to the property on which the outdoor café is located).

2. All other allowed uses shall be allowed as follows, provided, however, that where a site plan amendment has been filed for a change in use that would permit the short term use for the subject property, the Zoning Administrator may renew the short term use until such site plan amendment is acted upon by the County Board:

   (a) Community service uses, as provided in §12.2.4.B, shall be initially allowed for a cumulative total of 365 days, and all other uses shall initially be allowed for a cumulative total of 180 days.

   (b) After the initial duration provided in §12.10.5.C.2(a) above, all uses shall be allowed for up to 90 days per year per building, building space or property.

D. Signs

1. Subject to §13.7, all signs for which no permit is required shall be allowed for indoor and outdoor events, for up to 30 days prior to the public opening of the event and during the time period for which the certificate of occupancy is issued, notwithstanding comprehensive sign plan provisions for the subject property.

2. All other signs that meet all applicable provisions of Article 13 and are consistent with any comprehensive sign plan for the property shall be allowed, subject to §15.8.

E. Additional provisions for outdoor events

Outdoor events shall be subject to the following additional standards:

1. Temporary buildings or structures allowed for outdoor events shall include tents, shipping containers, and other similar temporary structures, subject to bulk, coverage and placement provisions in §3.2, and subject to all by-right height limitations in the subject zoning district.
2. All outdoor spaces subject to the permit for short term use shall be restored to prior conditions or to conditions otherwise required by the site plan or use permit controlling the subject property, upon conclusion of the approved time period for short term use.

§12.10.6. Pop-up parks

Pop-up parks may be allowed on vacant properties in C and M districts, and on unbuilt portions of properties governed under site plan or use permit, for up to three years and subject to renewal at the end of three years if the use has been operating in compliance with all applicable standards, as follows:

A. Pop-up parks shall be open to the general public.

B. Other short term uses within pop-up parks shall be subject to the provisions of §12.10.5.B; and may also include open air markets where such use is allowed and subject to all provisions of the approved use permit for the open-air market.

§12.10.7. Portable storage devices

Portable storage devices, of a maximum of 8½ feet in height and width and 18 feet in length, for storage of household and other goods that in the judgment of the Zoning Administrator, are of the same general character, are permitted in R districts for up to 90 consecutive days, one time per year, subject to the following standards:

A. Portable storage devices shall be placed no closer than five feet to any lot line.

B. No certificate of occupancy shall be required.

C. Portable storage devices that meet all requirements of §3.2 shall not be subject to the 90-day limitation.

§12.10.8. Public, civic and institutional uses

A. Short term use of buildings approved for public, civic and institutional uses, as provided in §12.2.4, may be allowed as follows:

1. Daily or hourly rental of classrooms, meeting rooms, auditoriums, multilevel parking structures and recreational facilities to profit or nonprofit entities may be allowed as follows:

   (a) For college, community service, school, social service institution or recreation uses, as provided in §12.2, for which a certificate of occupancy shall not be required; and

   (b) The Zoning Administrator may approve commercial uses incidental to and consistent with the purposes in §12.10.8.A.1 above, for periods not to exceed seven consecutive days.

2. On transitional sites in S-3A and P-S districts, to permit the productive use of existing publicly-owned structures, when the County Board determines it to be advisable to continue to have such structures available for public use following the expiration of the short term use, the County Board may approve short term commercial use of an existing publicly-owned structure on a transitional site, subject to the following:

   (a) The proposed use shall be subject to approval of a use permit as provided in §15.4 and the provision of parking as required in §14.3;

   (b) The proposed short term use shall be for the purpose of providing services to an existing abutting use for a period not to exceed 15 years;

   (c) Short term use of the transitional site may be approved notwithstanding the fact that up to 25 percent of the area of the existing structure is located outside the portion of the site within which transitional uses are allowed.

B. Day camps may be permitted as follows:

1. Day camps shall be allowed to operate for four consecutive months or less.

§12.10.9. Relocatable structures

Relocatable structures may be added to any public school site that has an existing use permit subject to compliance with the standards in §12.10.2 and the standards set forth in this section §12.10.9 for up to three years from the issuance of the Certificate of Occupancy and subject to renewal at the end of three years , for one additional three-year term if the use is operating in compliance with all applicable standards. The County Board may, through use permit approval pursuant to §15.4, modify the applicable standards in §12.10.9.

A. Standards

Relocatable structures can be added to public school sites through an administrative change per §15.4.7, subject to all applicable use permit conditions and compliance with the following placement standards:

1. Relocatable structures shall comply with all setbacks and height limits as required in the applicable zoning district.

2. Relocatable structures added administratively shall not be placed:

   (a) Within a tree preservation area as defined by the critical root zone (1 foot radius per 1 inch of diameter (measured at 4.5 feet (DBH))) for any tree greater than 8 inches DBH;

   (b) On or within 15 feet from the boundary of a diamond, rectangular and combination athletic field at middle or high schools as designated in the Arlington County Public Spaces Master Plan and the Department of Parks and Recreation inventory of athletic fields.

3. Relocatable structures shall only be permitted on property a) that is owned by the applicant; or b) that the applicant has written authorization to use.

Article 13. Signs

§13.1. Purpose

A. To protect the safety and welfare of the public by minimizing hazards and distractions to pedestrian and vehicular traffic;

B. To regulate the location of signs to prevent the distraction of drivers on public streets while providing adequate information and assistance to pedestrians and information to drivers while they remain in their cars but out of active traffic;

C. To avoid unnecessary visual clutter and to avoid the unregulated construction, placement and display of signs that are or may become a public nuisance;

D. To provide a means of way-finding in the community, thus improving the pedestrian experience, walkability of the community, usability of transit, and reducing traffic confusion and congestion;

E. To provide one of the implementation tools for the Comprehensive Plan by establishing sign regulations that are consistent with development and growth goals of the General Land Use Plan (a key element of the Comprehensive Plan), which calls for concentrating high density residential, commercial and office development within designated Metro Station Areas, while preserving and enhancing existing one-family and multiple-family neighborhoods and neighborhood retail areas;

F. To allow signs as accessory and incidental uses to the primary residential, commercial, industrial and related uses in the County;

G. To encourage the effective use of signs as a means of communication for businesses, organizations and individuals in Arlington County;

H. To balance the sign needs in the intensely urban parts of the County with the desires and concerns of residents in lower density areas;

I. To further economic development by providing for adequate business identification, advertising, and communication;

J. To prohibit signs of such excessive size and number that they obscure one another to the detriment of the economic and social well-being of the County and its residents, property owners and visitors;

K. To provide incentives to screen the clutter of large construction sites from public view;

L. To differentiate from other signs the small placards, labels and displays that provide warnings, instructions and the like, in sizes and locations that do not add to clutter and that are unlikely to distract drivers;

M. To minimize adverse effects of signs on nearby property;

N. To prohibit most signs with commercial messages in residential districts, while allowing those messages that relate to commercial activities lawfully conducted on individual properties within such districts; and

O. To provide broadly for the expression of individual opinions through the use of signs on private property.

§13.2. Applicability

§13.2.1. Generally

This Article 13 shall apply to all signs, as defined herein, that are erected, placed, painted or otherwise used in Arlington County. No sign shall be erected, placed, painted or otherwise used unless expressly allowed under this Article 13.

§13.2.2. Other standards and other permits required

Other provisions of Arlington County ordinances or state or federal law may apply to some signs. Anyone installing or modifying a sign must comply with applicable provisions of this Article 13 as well as with all applicable standards and permit requirements of other laws or ordinances. Such additional permits and standards may include but are not necessarily limited to:

A. Electrical permits for any type of electrified or lighted sign; and

B. Permits, encroachments or other approvals for any sign placed in a right-of-way.

§13.2.3. Signs and similar devices to which ordinance not applicable

The following displays, graphics or elements of larger products are less likely than typical advertising signs to undermine the stated purposes of this Article 13 and are not subject to further regulation under this Article 13.

A. Signs inside buildings

Any sign located entirely inside a building and not legible from property other than the property on which the sign is located. Signs inside buildings that are legible from property other than that on which the sign is located shall be regulated as signs under this Article 13.



B. Signs on certain vehicles

Any sign on a currently licensed vehicle that is used in the normal course of operation of an establishment for transportation. Signs on vehicles that are regularly parked in front of or near an establishment and not regularly used for transportation shall be considered freestanding signs and shall be regulated as such under this Article 13.



C. Murals or works of art

A mural or work of visual art that otherwise meets the definition of "sign" in this Article 13 but that conforms with either of the following standards shall not be subject to regulation under this Article 13:

1. Art that is installed or located in accordance with the Arlington County Public Art Policy; or

2. Art that meets all of the following criteria:

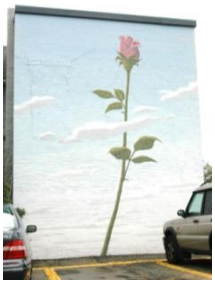
(a) Is located on the wall of a building in any district, but not in R districts or RA14-26, RA8-18, RA7-16 or RA6-15; and

(b) Includes no text legible from a public roadway; and

(c) Includes no logo or trademarked symbol; and

(d) Includes no specific commercial product, although it may include such generic products as automobiles, furniture, soft drinks or other items where the brand is not apparent; and

(e) Includes no picture, symbol or device of any kind that relates to a commercial business, product or service offered on the premises where the wall is located.



D. Architectural lighting and embellishments and lighting of rooflines

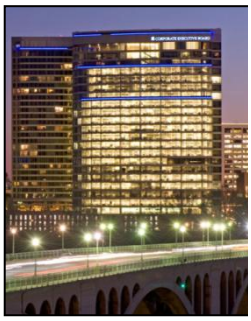
1. Architectural lighting and embellishments

The following shall be allowed and shall not be considered signs only if they do not otherwise meet the definition of a sign as provided in Article 18, and are shown on a site plan approved by the County Board under §15.5, or for a property developed under the Form Based Code and subject to Appendices A or B, shown on a use permit approved by the County Board under §15.4:

(a) Tubes or strips of lights that outline a building or a part thereof;

(b) Lighting that highlights parts of a building that does not otherwise include a sign as defined in Article 18; and/or

(c) Architectural embellishments such as special rooflines, parapets, building extensions or accessories.



2. Lighting of rooflines

In Metro Corridors as designated on the General Land Use Plan, the County Board may approve by special exception the lighting of roof lines of buildings at heights greater than 75 feet.

E. Signs carried by persons

Devices or objects resembling a sign while carried by a person, whether such device or thing includes commercial or noncommercial messages or both. Such devices or objects may be regulated by other parts of the Arlington County Code.



F. Product displays

Outdoor display of products where allowed under other provisions of this zoning ordinance and other sections of the County Code. Products and the labels thereon in permitted outdoor displays shall not be regulated under this Article 13. This Article 13 shall, however, apply to any sign, banner, pennant, or other attention-attracting device affixed to a product displayed outdoors. For example, the label "Chevrolet" on an automobile or "John Deere" on a tractor in a display shall not be considered a sign for purposes of this Article 13, but a separate sign attached to such a product shall be considered a sign and subject to regulation.

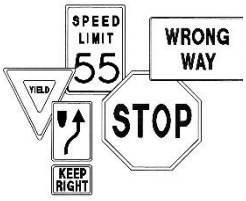


G. Certain signs in historic areas

This Article 13 shall not apply to signs subject to §15.7.8.

H. Signs required by federal, state or County law or regulation

This Article 13 shall not apply to signs required by a federal, state or County laws or regulations, including, but not limited to, signs conforming to the Manual of Uniform Traffic Control Devices.



§13.2.4. Strict construction of applicability

The provisions on applicability shall be strictly construed. If there is any doubt or dispute about whether the sign regulations are applicable to a display, graphic or other device, it shall be considered a sign subject to regulation under this Article 13.

§13.3. Modifications

§13.3.1. Special exceptions

A. The standards in this Article 13 may be modified only as set forth in this §13.3, by approval of a comprehensive sign plan through the use permit process in §15.4, or for properties that are the subject of a special exception site plan, through the site plan approval process in §15.5. In addition to the applicable standards in §15.5, the County Board may approve modifications to standards in this Article 13 where it finds that the modification of

regulations is in keeping with the character of the neighborhood and will not adversely impact the neighborhood in which the sign is located, as follows:

1. Under no circumstances shall the County Board approve:

(a) A sign type or characteristic explicitly prohibited in §13.4, except as set forth in subsection (c), below;

(b) Sign luminance exceeding maximum standards in §13.12.2;

(c) Modification of hours of sign illumination unless expressly permitted in §13.12.3;

(d) A sign type not listed as an allowed sign type for the district in which the property is located;

(e) More aggregate sign area than is allowed by §13.15.2.D; or

(f) Modification of sign area or placement for signs placed above a height of 40 feet as set forth in §13.7.1.E.2 or §13.7.1.G except where expressly permitted below.

2. On properties subject to §13.6, §13.7, §13.8 or §13.10, or Form Based Code regulations in Appendix A or Appendix B the County Board may:

(a) Reallocate sign area among sign types

For signs included in aggregate sign area, the County Board may approve an increase in the maximum permitted sign area identified for the subject sign type for one sign per building, if it also finds that:

(1) The aggregate sign area for the building or project does not exceed the area allocated by §13.15.2.D for properties subject to §13.6, §13.7 or §13.10, or the aggregate sign area is not exceeded for properties subject to Appendix A or Appendix B; and

(2) The reallocation of sign area and/or lighting of the sign does not adversely impact abutting residential properties or residential properties across the street from the subject property.

(b) Modify placement standards for signs

The County Board may modify placement standards for signs, including standards for signs placed above a height of 40 feet only as set forth in §13.7.1.G.3, Appendix A or Appendix B where topography or lot configuration significantly limits placement or effectiveness of signs(s) on the subject building or property, such that:

(1) The location of the building, main building entrance or tenant entrance is not visible to pedestrian traffic; or

(2) The surrounding street network or other transportation options limit visibility of signs placed in permitted locations; or

(3) The building has frontage on a plaza or other pedestrian pathway where signs are not otherwise allowed.

(c) Approve innovative elements

The County Board may modify regulations for those signs included in aggregate sign area to approve innovative elements of signs that conform to the following

Ordinance requirements: automatic changeable copy elements as set forth in §13.13; distance from R and RA districts; direction the sign faces; number of signs; maximum sign size and height; and total aggregate sign area.

(d) Modify regulations for signs placed above a height of 40 feet

Where the County Board finds that a sign is i) substantially blocked from view of properties within one mile of the sign that are zoned R, RA14-26, RA8-18, RA7-16 and RA6-15 and used for residential purposes; ii) compatible with the architectural style of the building on which it is located in scale, design and color; and iii) compatible with other signs on the building; then, subject to such conditions as the County Board may impose to ensure that the sign functions without glare or disturbance to nearby uses, which conditions may include but shall not be limited to reduced luminance levels, reduction in sign area, and reduced hours of illumination, the County Board may modify regulations in this Article 13 as follows:

(1) The County Board may allow placement of a sign above a height of 40 feet where not otherwise allowed by the standards set forth in §13.7.1.G.7; and

(2) Except where expressly prohibited, the County Board may modify hours of illumination set forth in §13.12.3 for a sign placed above a height of 40 feet.

3. Where the Historical Affairs and Landmarks Review Board determines that no sign can meet both the standards for approval of a Certificate of Appropriateness and be in compliance with this Article 13, then the County Board may approve a sign that does not comply with this Article 13, but meets the standards for a Certificate of Appropriateness.

B. For treatment of signs allowed by a site plan or comprehensive sign plan approved by Special Exception before July 24, 2012, see §13.18.3.D.

§13.3.2. No variances

The standards in this Article 13 are not subject to variance under §15.6.4.

§13.4. Signs Regulations Applicable to All Districts

§13.4.1. Signs allowed in all districts

A. Information on vending machines and similar devices

Signs on vending machines used for the sale of products if they do not flash.



B. Information on news racks

Signs on news racks and similar machines and devices used for the sale or dispensing of products if they do not flash and if they are either not legible from any property other than the property on which the sign is located; or if they consist entirely of letters, numerals or symbols that are less than four inches in height.



C. Signs at polling places

Unlighted, noncommercial, temporary signs erected on the day before or the day of an election, or a nominating caucus for a political party registered in the Commonwealth of Virginia on the lot of the officially designated polling place for a period not to exceed 24 hours. Each sign may be no larger than four and one-half square feet in area.



§13.4.2. Signs prohibited in all districts

The following types of signs and sign characteristics are prohibited and shall not be permitted by variance or special exception (see §13.3), except as otherwise provided in §13.3.1.A.2(c):

A. Any commercial sign that is not accessory or incidental to the existing or otherwise approved lawful use of the property on which it is located, except as expressly allowed by this Article 13;

B. Any portable sign except those sidewalk signs expressly allowed under §13.7.10 and §13.8.12;

C. Balloons or other devices that are not specifically permitted elsewhere in this Article 13 and that are located or designed to attract attention to goods or services;

D. Signs attached to, painted on or otherwise affixed to any rock, tree or other natural feature;

E. Any sign erected or painted upon a standpipe, or fire escape, except the manufacturer's or installer's ID plate, which shall not be legible from a distance of more than three feet;

F. Any sign painted on or attached to a fence, except:

1. Certain freestanding signs as expressly allowed by this Article 13;
2. Signs on fences or other screening devices at construction sites, as allowed by §13.16.2.C.3; and
3. Signs that contain no commercial message and that are smaller than two square feet in R, RA-615, RA7-16, RA8-18 and RA14-26 districts and smaller than four square feet in all other districts;
4. Temporary banners as permitted by §13.10.3;

G. Projected image signs, except as permitted by §13.8;

H. Searchlights and other projections into the sky;

I. Signs for which a separate structure is mounted on a roof or parapet;

J. Sign structures which do not support a sign, including otherwise permitted or nonconforming sign structures, after the sign has been removed for a period of 30 days;

K. Any sign that falsely presents or implies the need or requirement of stopping or caution or the existence of danger or that is a copy or imitation of or that for any reason is likely to be confused with any sign displayed or authorized by a public authority;

L. Any sign that violates any provision of any law of the Commonwealth of Virginia or the United States relating to outdoor advertising;

M. Any sign that violates any provision of the Virginia Uniform Statewide Building Code;

N. Any sign or device to attract attention, whether or not it has written message content, of which all or any part moves by any means, including fluttering, rotating or otherwise moving devices, or set in motion by movement of the atmosphere including, but not limited to, pennants, propellers, discs, balloons, and similar devices. This prohibition does not apply to:

1. Flags otherwise allowed under this Article 13;
2. Automatic changeable copy signs that conform with §13.13.2; or
3. Project image signs as permitted by §13.8; or
4. Banners where allowed by this Article 13, provided that such banners are firmly affixed at all corners to mitigate movement or flapping in the breeze.

O. Any flashing sign or device displaying flashing or intermittent lights or lights of changing degrees of intensity; this prohibition does not apply to:

1. Devices that automatically reduce the intensity or brightness of the sign at night and that increase it during the day; or
2. Automatic changeable copy signs that conform with §13.13.2;

P. Sign lighting that does not conform to the standards of §13.12, except as expressly allowed by this Article 13;

Q. Signs that produce sound, cause interference with radio, telephone, television or other communication transmissions; produce or reflect motion pictures; emit visible smoke, vapor, particles, or odor; and

R. Reflective signs or signs that produce light of such brightness as to constitute a hazard or nuisance to any person, building or property other than the person, building or property to which the sign may be related, as determined by the zoning administrator.

S. Any sign advertising any commercial activity, product, or service not on the lot on which the sign is placed or not in a location that is part of the same approved comprehensive sign plan or site plan, except as expressly allowed by this Article 13.

§13.5. Signs in R Districts and for One- and Two-Family Dwellings in All Districts

§13.5.1. General

A. Signs allowed

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

B. Lighting

Signs allowed under this §13.5 shall not be separately lighted unless the standard in the general standards table says "yes" or "see standards" next to the "separately lighted?" query. The fact that a sign may be partly or wholly illuminated by a porch light; other light serving another purpose; or a light designed to make street addresses visible in accordance with County regulation shall not be considered "separately lighted."

C. Changeable copy

Signs allowed in these districts shall not include automatic changeable copy elements unless the standard in the general standards table says "yes" next to the "automatic changeable copy?" query. §13.13 contains standards that apply to all automatic changeable copy signs under this Article 13.

SIGNS ALLOWED IN R DISTRICTS AND FOR ONE-FAMILY AND TWO-FAMILY DWELLINGS

§13.5.2. Flags

A. Defined

A piece of cloth or other material affixed to a pole on two corners.





B. General standards

Maximum number of poles	3
Maximum height of poles	35 ft.
Maximum flags per pole	2
Maximum flag size	60 sq. ft.
Maximum total flag area	180 sq. ft.
Permit required?	No
Separate lighting?	Yes
Automatic changeable copy	No
Commercial messages?	No

§13.5.3. Freestanding and temporary signs







A. Defined

A sign that is affixed to the ground, or to a wall that is not part of a building, or to a fence; freestanding signs include but are not necessarily limited to signs mounted on monument-style foundations, on poles, or on fences or other approved accessory structures.

B. General standards

Maximum size	6.5 sq. ft.
Maximum height (if freestanding)	5 feet
Number	See §13.5.3.C below
Permit required?	No
Separate lighting?	No
Automatic changeable copy	No
Commercial messages?	See other standards below

C. Other standards

1. One permanent freestanding sign is permitted and may contain only a noncommercial message.
2. Any number of temporary signs with noncommercial messages are permitted.
3. Up to three temporary signs with commercial messages are permitted at one time and shall be allowed only for the following activities:
   - **(a)** Commercial activity lawfully conducted on the premises other than home occupations pursuant to §12.9.11, including the lawful, occasional sale of personal property (such as through a garage sale or a yard sale). Such signs shall be removed within 24 hours after the end of the sale or conclusion of commercial activity; or
   - **(b)** Sale, rental or lease of the premises. Such signs shall be removed no later than the date on which the deed, lease or other document representing the transaction is completed.

§13.5.4. Incidental signs





A. Defined

A small, noncommercial sign. Examples include, but are not limited to, signs that provide information or directions that are necessary for the physical use of the site, such as warnings, parking rules or way-finding information.

B. General standards

Maximum size (wall)	1.5 sq. ft.
Maximum size (freestanding)	1.5 sq. ft.
Maximum height (freestanding)	4 ft.
Number allowed	Unlimited
Permit required?	No
Separate lighting?	No
Automatic changeable copy	No
Commercial messages?	No

§13.5.5. Signs for public, civic and institutional uses (optional)

See §13.9 for additional standards applicable to public, civic and institutional uses



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

§13.6.1. General

A. Signs allowed

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

B. Lighting

Signs allowed under this §13.6 shall not be separately lighted unless the standard in the general standards table says "yes" or "see standards" next to the "separately lighted?" query. The fact that a sign may be partly or wholly illuminated by a porch light or other light serving another purpose shall not be considered "separately lighted."

C. Changeable copy

Signs allowed under this §13.6 shall not include automatic changeable copy elements unless the standard in the general standards table says "yes" next to the "automatic changeable copy?" query. See §13.13 for standards that apply to all automatic changeable copy signs under this Article 13.

SIGNS ALLOWED IN RA DISTRICTS AND FOR TOWNHOUSE USES IN ANY ZONING DISTRICT

§13.6.2. Awning or canopy signs

A. Defined

Awning sign: A sign that is painted on or affixed to the surface of an awning.

Canopy sign: A sign that is painted on or affixed to the flat vertical surface of or sits on top of a canopy.





B. General standards

Maximum number	1 per approved awning and/or canopy
Maximum size	24 sq. ft.
Maximum height to top of sign	40 ft.
Permit required?	Yes
Separate lighting?	Yes
Commercial messages?	Yes
Automatic changeable copy?	No
Included in aggregate sign area?	Yes

C. Other standards

The purpose of this section is to provide regulations for signs on awnings or canopies This section does not govern the installation of awnings, canopies and other appurtenances; installation, design and dimensions of the awning or canopy are determined by applicable provisions of this zoning ordinance and/or from an approved site plan and/or other applicable County ordinance regulation or requirement.

§13.6.3. Banners

Banners are allowed in these districts only during period of construction and sale/leasing; see §13.16, Temporary signs for construction and sale/leasing.



§13.6.4. Blade signs

A. Defined

Any sign that is attached in a plane approximately perpendicular to the surface of a building or other structure.

B. General Standards

Maximum size	20 sq. ft.
Maximum projection	42 inches
Minimum vertical clearance	10 ft. above finished grade beneath the sign
Permit required?	Yes
Separate lighting?	Yes
Automatic changeable copy?	No
Commercial messages?	Yes
Included in aggregate sign area	Yes
Maximum height to top of sign	40 feet

1. A blade sign may require a separate encroachment agreement or permit from the County, subject to established standards.
2. A blade sign may be applied to fabric or other flexible, durable material provided the sign is firmly affixed to prevent movement.

§13.6.5. Flags

A. Defined

A piece of cloth or other material affixed to a pole on two corners.

B. General standards

Maximum number of poles	3
Maximum height of poles	35 ft.
Maximum flags per pole	2
Maximum flag size	60 sq. ft.
Maximum total flag area	180 sq. ft.
Permit required?	No
Separate lighting?	Yes
Automatic changeable copy?	No
Commercial messages?	No
Included in aggregate sign area?	No



C. Other standards

Flagpoles shall be located as shown on an approved site plan; if there is no approved site plan for the property and no site plan is required, flagpoles shall be located within 30 feet of the principal entrance to the main building

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§13.6.6. Freestanding signs

A. Defined

A sign that is affixed to the ground or a wall that is not part of a building, or a fence; freestanding signs include but are not necessarily limited to signs mounted on monument-style foundations, on poles, or on fences or other approved accessory structures.



B. General standards

Maximum size at pedestrian entrance	6.5 sq. ft.
Maximum size at driveway or vehicular entrance	12 sq. ft.
Maximum height at pedestrian entrance	5 ft.
Maximum height at driveway or vehicular entrance	8 ft.
Number allowed	1 per driveway or vehicular entrance; plus 1 per postal street address per street frontage or 1 per 20 dwelling units, whichever is greater
Minimum setback	3 ft. from back of sidewalk; 5 ft. from any other property line
Permit required?	Yes
Separate lighting?	Yes
Automatic changeable copy?	No
Commercial messages?	Yes
Included in aggregate sign area?	Yes





C. Other standards

1. For townhouse uses, freestanding signs are permitted only in R and RA districts.

§13.6.7. Incidental signs

A. Defined

A small, noncommercial sign. Examples include, but are not limited to, signs that provide information or directions that are necessary for the physical use of the site, such as warnings, parking rules or way-finding information.



B. General standards

Maximum size (wall)	4 sq. ft.
Maximum size (freestanding)	4 sq. ft.
Maximum height (freestanding)	4 ft.
Number allowed	Unlimited
Permit required?	No
Separate lighting?	No
Automatic changeable copy?	No
Commercial messages?	No
Included in aggregate sign area?	No

§13.6.8. Signs for public, civic and institutional uses (optional)

See §13.9 for additional standards applicable to public, civic and institutional uses.



§13.6.9. Temporary signs

A. Defined

A sign that may easily be moved or removed and that can feasibly be displayed for a limited period of time in any one location.

B. General standards

Temporary signs allowed by this §13.6.9 are allowed only for individual townhouse dwellings that are not advertised by any other commercial sign allowed by this Article 13.

Maximum size	6.5 sq. ft.
Maximum height (if freestanding)	5 feet
Number	Up to 3 commercial signs per townhouse dwelling pursuant to §13.6.9.C below; Unlimited noncommercial signs for individual townhouse units.
Permit required?	No
Separate lighting?	No
Automatic changeable copy?	No
Commercial messages?	Yes, only pursuant to §13.6.9.C

C. Other standards

Up to three temporary signs with commercial message are permitted at one time, and shall be allowed only for the following activities:

1. Commercial activity lawfully conducted on the premises, including the lawful, occasional sale of personal property (such as through a garage sale or a yard sale). Such signs shall be removed within 24 hours after the end of the sale or conclusion of commercial activity; or
2. Sale, rental or lease of the premises. Such signs shall be removed no later than the date on which the deed, lease or other document representing the transaction is completed.

§13.6.10. Wall signs

A. Defined

Any sign that is affixed directly to or suspended from a wall, marquee, mansard wall, or parapet wall of a building, with the exposed face of the sign in a plane approximately parallel to and projecting no more than 18 inches from the face of the wall. A wall sign may be either of one-piece construction or of individual connected or related letters or symbols.



B. General standards

Maximum size	24 sq. ft.
Maximum height to top of sign	40 ft.
Permit required?	Yes
Separate lighting?	Yes
Automatic changeable copy?	No
Commercial messages?	Yes
Included in aggregate sign area?	Yes

§13.6.11. Window signs

A. Defined

Any permanent or temporary sign, including any decal, that is legible from the outside, including plazas, public streets, and parking lots, and that is placed on the outside or inside face of a window or mounted within two feet of the inside face of the window.

B. General standards

Maximum size	6.5 sq. ft.
Number allowed	Unlimited temporary signs in windows only of residential dwelling units
Permit required?	No
Separate lighting?	No
Automatic changeable copy?	No
Commercial messages?	No
Included in aggregate sign area?	No

§13.7. Signs in C and M Districts (excluding One- and Two-Family and Townhouse Uses)

§13.7.1. General

A. Signs allowed

The sign types listed and described in this §13.7 are allowed on private property in commercial/mixed-use (C) and industrial (M) districts, except for one- and two-family and townhouse uses, subject to the permit requirements, standards and conditions set forth for each sign type.

B. Lighting

Signs allowed under §13.7 shall not be separately lighted unless the standard in the table says "yes" or "see standards" next to the "separately lighted?" query. The fact that a sign may be partly or wholly illuminated by a porch light or other light serving another purpose shall not be considered "separately lighted."

C. Changeable copy

Signs allowed under this §13.7 shall not include automatic changeable copy elements unless the standard in the table says "yes" next to the "automatic changeable copy?" query. See §13.13 for standards that apply to all automatic changeable copy signs under this Article 13.

D. Aggregate sign area allowed

1. Aggregate sign area for buildings without a comprehensive sign plan

For buildings without a comprehensive sign plan, the aggregate sign area allowed for each tenant is the larger of 60 sq. ft. or one sq. ft. of sign area per linear foot of building frontage, plus:

(a) For buildings with more than one entrance, one additional sign not exceeding 6 sq. ft. for each secondary entrance; and

(b) For commercial buildings located on corner lots or lots abutting streets at both the front and rear, or for commercial buildings served by an abutting parking lot of no less than 60 feet in width located to the side or rear of the main building, one additional sign not exceeding 30 sq. ft. on the side or rear wall of the building that abuts the public street or parking lot associated with the building.

2. Aggregate sign area for buildings with a comprehensive sign plan

Aggregate sign area for a single building or combination of buildings with a comprehensive sign plan shall be as provided in §13.15.2.C.1.

E. Additional sign area for public parking garages

1. In public parking garages equipped with technology that identifies available parking spaces within the garage in real time, in addition to other signs on a development project, the county manager may place, or cause to be placed, additional wall or freestanding automatic changeable copy signs at the garage entry to a public parking facility. Such signs shall:

(a) Be limited to noncommercial messages and shall be no larger than 60 sq. ft.;

(b) Be allowed in addition to otherwise allowed aggregate sign area;

(c) Notwithstanding the provisions of §13.13.2, be allowed to include up to 12 sq. ft. of automatic changeable copy elements for each sign; and

(d) Be of such design as the county manager may determine.

F. Placement standards for signs below a height of 40 feet

1. No signs shall be permitted on that part of the side or rear wall of a building within 100 feet of any R or RA district except, where a tenant's primary entrance is located on a side or rear wall of a building, the tenant's sign that otherwise would be allowed on the front wall of the building may be erected on the wall where the primary entrance is located.

2. No sign shall extend above the height of the roofline of the building, measured from the actual roofline in the case of a flat roof or from the eaves line in the case of a hip or gable roof; except, on a building that is 24 feet or less in height, up to 20 percent of the sign area may extend up to 1.5 feet above the roofline.

G. Additional sign area above a height of 40 feet for buildings with specified uses



Up to a maximum of two additional wall or blade signs located above a height of 40 feet shall be allowed, with a permit, in addition to otherwise allocated aggregate sign area, subject to all of the following provisions, set forth in order to protect the viewshed for properties in residential districts that face commercial areas of the County, and to limit visibility of signs placed above a height of 40 feet from areas planned primarily for residential development:

1. Number of additional signs

For the signs allowed by this section §13.7.1.G, under no circumstances shall more than two signs per building be placed above a height of 40 feet and under no circumstances shall more than one sign be placed above a height of 40 feet on any building façade directly facing Line B on Map 13-1, except as provided in this 13.7.1.G.1(a) below:

(a) A building greater than 100 feet in height that has multiple distinct towers for all floors above the 5th floor, may apply the standards in §13.7.1.G.1 above, to each tower, for up to a maximum of two towers per building.

2. Zoning districts and uses

(a) No sign shall be placed above a height of 40 feet in a S-3A, S-D, R, RA, C-1, C-2, C-1-O, C-O-1.0 or C-1-R districts; and

(b) At least 50 percent of the GFA of the building, above the ground floor, shall be approved for office, commercial, public and/or hotel uses.

3. Sign Area

The maximum area of each additional sign is determined by multiplying the linear foot of building frontage for the façade on which the sign is placed, by the multiplier provided in §13.7.1.G.3(c) below.

(a) For facades that do not face a public street or street with a public access easement, the length of the façade on which the sign is placed may substitute for linear foot of building frontage and shall be measured in the same manner.

(b) For signs placed on a tower, the length of linear foot of building frontage shall be measured where the base of the tower on which the sign is placed, meets the base of the building.

(c) Sign area multiplier

Height of building	Multiplier
Less than 70 ft.	No multiplier. Each sign shall not exceed 75 sq. ft.
70 ft. – 100 ft.	0.6
> 100 ft. – 200 ft.	1.0
> 200 ft.	1.5

4. Placement and lighting



(a) No sign shall extend above the height of the roofline of the building, measured from the actual roofline in the case of a flat roof or from the eaves line in the case of a hip or gable roof.

(b) No sign placed above a height of 40 feet shall have any automatic changeable copy element.

(c) All signs placed above a height of 40 feet may be illuminated only by internal lighting and hours of illumination shall be as set forth in §13.12.3.

5. Direction and map 13-1

(a) Line A

Signs placed above a height of 40 feet may be placed on building facades perpendicular to or facing away from the line identified as Line A on Map 13-1, but shall not be placed on facades facing Line A (a façade shall be considered to be facing Line A if it is less than 90 degrees from parallel). Provided, however, that such signs may be placed on building facades abutting streets parallel to Line A, including but not limited to, Wilson Blvd., Clarendon Blvd., Fairfax Dr., S. Randolph St., S. Quincy St. and Campbell Ave, if the building façade is not within 200 feet of an R or RA district, and the applicant demonstrates that view of the sign is substantially blocked from the aforementioned districts by a building or other obstruction of equal or greater height to the height of the sign. Placement of signs above a height of 40 feet may be allowed by the Zoning Administrator as set forth in this paragraph 5(a), or the standards in this paragraph 5(a) may be modified by the County Board, only as set forth in §13.3.1.A.2(d).

(b) Line B

Under no circumstances shall more than one sign be placed above a height of 40 feet on any building façade directly facing Line B on Map 13-1, except as provided in §13.7.1.G.1(a) for buildings with multiple towers.

SIGNS ALLOWED IN C AND M DISTRICTS

§13.7.2. Arcade signs

A. Defined

A sign that is suspended underneath an awning, canopy, marquee, overhang, or other structural element of a building that forms a covered passageway for pedestrians.

B. General standards

Maximum number	1 per public entrance under canopy or awning
Maximum size	20 sq. ft.
Maximum projection	The lesser of 42 inches or depth of awning or canopy
Minimum vertical clearance	8 ft. above finished grade for unified shopping centers sign area <= 1.5 sq. ft. 10 ft. above finished grade for all other locations
Permit required?	Yes
Separate lighting?	Yes
Commercial messages?	Yes
Automatic changeable copy?	No
Included in aggregate sign area?	Yes



C. Other standards

1. An arcade sign may require a separate encroachment agreement or permit from the County, subject to established standards.

§13.7.3. Awning or canopy signs

A. Defined

Awning signs: A sign that is painted on or affixed to the surface of an awning.

Canopy sign: A sign that is affixed to the flat vertical surface of or sits on top of a canopy.

B. General standards

Maximum number	1 per awning or canopy; for awnings or canopies longer than 8 linear feet, 1 per 8 ft. of linear awning or canopy
Maximum size	60 sq. ft. without a comprehensive sign plan; no limit other than aggregate sign area with a comprehensive sign plan
Permit required?	Yes
Separate lighting?	Yes
Commercial messages?	Yes
Automatic changeable copy?	No
Included in aggregate sign area?	Yes



C. Other standards

The purpose of this section is to provide regulations for signs on awnings or canopies; installation, design and dimensions of the awning or canopy are determined by applicable provisions of this zoning ordinance and/or from an approved site plan and/or other applicable County ordinance regulation or requirement.

§13.7.4. Blade signs

A. Defined

Any sign that is attached in a plane approximately perpendicular to the surface of a building or other structure.

B. General standards

Maximum size for any property without a comprehensive sign plan	20 sq. ft.	
Maximum size for any property with a comprehensive sign plan	20 sq. ft.	<70 feet of building frontage
	35.sq.ft.	>= 70 feet of building frontage
Maximum projection	42 inches	
Minimum vertical clearance	10 ft. above finished grade	
Permit required?	Yes	
Separate lighting?	Yes	
Automatic changeable copy?	Yes, subject to standards of §13.12	
Commercial messages?	Yes	
Included in aggregate sign area?	Yes	
Maximum height to top of sign	40 feet, or below the second story above finished grade, whichever is higher; except for a building with a comprehensive sign plan, up to two wall or blade signs per building may be placed above the aforementioned a height, subject to the standards in §13.7.1.G.	





C. Other standards

1. A blade sign may require a separate encroachment agreement or permit from the County, subject to established standards.
2. A blade sign may be applied to fabric or other flexible, durable material provided the sign is firmly affixed to prevent movement.

D. Relationship to wall signs

A sign that projects 18 inches or less from the wall is considered a wall sign; see §13.7.13.

§13.7.5. Flags

A. Defined

A piece of cloth or other material affixed to a pole on two corners.

B. General standards

Maximum number of poles	3
Maximum height of pole	35 ft.
Maximum flags per pole	2
Maximum flag size	60 sq. ft.
Maximum total flag area	180 sq. ft.
Permit required?	No
Separate lighting?	Yes
Automatic changeable copy?	No
Commercial messages?	No
Included in aggregate sign area?	No



C. Other standards

Flagpoles shall be located as shown on an approved site plan; if there is no approved site plan for the property and no site plan is required, flagpoles shall be located within 30 feet of the principal entrance to the main building.

§13.7.6. Freestanding signs

A. Defined

A sign that is affixed to the ground, or to a wall that is not part of a building, or to a fence; freestanding signs include but are not necessarily limited to signs mounted on monument-style foundations, on poles, or on fences or other approved accessory structures.



B. General Standards

Freestanding signs subject to the standards below are allowed for only the following uses:

1. Outdoor sales lot or other lot, the use of which involves no main building and consists primarily of the use of land;
2. Unified shopping center; and
3. Vehicle service establishment (replaces a wall sign).



Maximum size	60 sq. ft. per side; may be 2-sided
Maximum height	15 ft.
Number allowed	1 except as provided below
Permit required?	Yes
Minimum setback	10 ft. from back of sidewalk 5 ft. from other property lines
Separate lighting?	Yes
Automatic changeable copy?	Yes, subject to standards of §13.12
Commercial messages?	Yes
Included in aggregate sign area?	Yes

C. Other standards

1. For a unified shopping center, one additional freestanding identification sign may be approved if both freestanding signs are incorporated into screening or retaining walls or planter boxes or are mounted on a brick base with a maximum height of three feet and a maximum overall base and sign height of 15 feet, and the total sign area of both freestanding signs does not exceed 60 sq. ft.
2. For vehicle service establishments, a group of fuel pumps may have additional signs not exceeding an aggregate area of 12 sq. ft. for each pump island.
3. For uses listed in subsection C, above, located on a corner lot or on a lot with frontage on two or more streets, one additional freestanding sign may be approved with the same dimensions as the first sign.
4. Where two or more freestanding signs are allowed on a site, the sign placed on the side street shall not be located within 200 feet of property zoned R or RA.
5. For a permitted drive-through window accessory to any use, one additional freestanding or wall mounted sign shall be permitted to be located within five feet of the drive-aisle for the drive-through window, up to a maximum of 12 sq. ft. in size, so long as no words, numerals, symbols or pictures on such device are legible from any property other than the property on which the drive-through window is located. If such sign or other device is larger than four sq. ft. or it is electrified, it shall require a permit.



D. Freestanding signs for buildings governed under site plan or use permit:

1. For properties governed under an approved site plan or Form Based Code use permit, see also §13.7.13.C.2 (Wall signs).

§13.7.7. Incidental signs

A. Defined

A small, noncommercial sign. Examples include, but are not limited to, signs that provide information or directions that are necessary for the physical use of the site, such as warnings, parking rules or way-finding information.





B. General standards

Maximum size (wall)	4 sq. ft.
Maximum size (freestanding)	3 sq. ft. per side, may be 2-sided
Maximum height (freestanding)	4 ft.
Number allowed	As needed
Permit required?	No
Separate lighting?	No
Automatic changeable copy?	No
Commercial messages?	Limited; see standards below
Included in aggregate sign area?	No

C. Other standards

1. One incidental sign per 1st or 2nd floor occupant may contain a commercial message.
2. Freestanding signs may be placed only on the perimeter of a parking lot and may be no less than 25 feet apart.
3. Wall or blade signs of a maximum of 6.5 sq. ft., with no dimension exceeding 4 sq. ft., that meet all other standards in subsection §13.7.7.B, above, and all standards prescribed in the diagram to the left may be installed on public parking facilities. Compliance with these standards shall be determined by the zoning administrator, based on factors that include but are not limited to location; color; size; shape and lettering, as shown in the diagram at left.





§13.7.8. Signs for public, civic and institutional uses (optional)

See §13.9 for additional standards applicable to public, civic and institutional uses.



§13.7.9. Signs for urban regional shopping centers

For alternative regulations applicable to urban regional shopping centers, see §13.8

§13.7.10. Sidewalk signs

A. Defined

A temporary, self-supporting sign made of durable material and located on the sidewalk in front of a use for which such a sign is allowed.

B. General standards

Maximum size	7 sq. ft. per side (may be two-sided)
Maximum height	3.5 ft.
Number allowed	One per public entrance directly from sidewalk into establishment
Permit required?	No
Separate lighting?	No
Changeable copy?	No
Commercial messages?	Yes
Included in aggregate sign area?	No









C. Other standards

1. Temporary sidewalk signs shall be permitted only for establishments (but not for home occupations);
2. No more than one temporary sidewalk sign is permitted for each public entrance to an establishment. For purposes of this §13.7.10, a parking garage is an establishment and a public entrance includes a vehicular entrance;
3. If an establishment has more than one public entrance and two of the public entrances face the same street and are located within 200 feet or less of each other, then a sign shall be allowed for only one of the public entrances;
4. Such signs may be placed on the sidewalk only during hours the establishment is open;
5. Temporary sidewalk signs shall be permitted only on sidewalks where there is an existing minimum six-foot clear walkway (an unobstructed areas serving as circulation space for pedestrians). In order to provide adequate clearance for pedestrians and persons with visual and mobility disabilities, such signs shall not be placed within any required clear walkway for the site, and shall be located either entirely within two feet of the building face, or within the landscape and utility zone such that there is at least one foot between the sign and the edge of the curb (on sidewalks where there is no landscaping, sidewalk signs may be placed within four feet of the edge of the curb if such placement maintains the clear walkway required in this subparagraph and maintains at least one foot between the sign and the edge of the curb);
6. Temporary sidewalk signs shall not be placed in tree pits that are not covered with hard grates;
7. Such signs shall be self-supporting, either with legs or supports that are continuous with the plane of the sign face; or with a solid base no wider than the sign width, protruding no more than 12 inches from the plane of the sign face, and separated by no more than six inches from the bottom of the sign face; and
8. Any sign found by the zoning administrator to be unsafe or to present a hazard or to impair a required clear walkway, shall be removed immediately.

§13.7.11. Temporary signs

For temporary signs allowed in these districts, see window signs (§13.7.14) and temporary signs for construction and sale/leasing (§13.16).

§13.7.12. Umbrella signs

A. Defined

A sign painted on or affixed to the surface of an umbrella.



B. General standards

Maximum size	Up to 4 sq. ft. on any individual umbrella
Permit required?	No
Automatic changeable copy?	No
Commercial messages?	Yes
Included in aggregate sign area?	No

§13.7.13. Wall signs

A. Defined

Any sign that is affixed directly to or suspended from a building wall, marquee, mansard wall, or parapet wall of a building, with the exposed face of the sign in a plane approximately parallel to and projecting no more than 18 inches from the face of the wall. A wall sign may be either of one-piece construction or of individual connected or related letters or symbols.



B. General standards

Maximum size	For a building or property for which there is an approved comprehensive sign plan, the only dimensional limitation or limitation on total number of signs per occupant is the maximum aggregate sign area (see §13.19.1.A), as allocated under the approved comprehensive sign plan.
	For properties for which there is not an approved comprehensive sign plan, the maximum size per sign is 60 sq. ft.
Permit required?	Yes
Separate lighting?	Yes
Automatic changeable copy?	Yes, subject to standards of §13.13
Commercial messages?	Yes
Included in aggregate sign area?	Yes
Maximum height to top of sign	40 feet or below the second story above finished grade, whichever is higher; except for a building with a comprehensive sign plan, up to a combined total of two wall or blade signs per building may be placed above the aforementioned height subject to the standards in §13.7.1.G.





C. Other standards



1. Up to 50 sq. ft. of wall signs placed inside of a public parking garage, two feet or more from and mounted approximately perpendicular to the façade on which the vehicular entrance to the garage is located shall not be counted as part of aggregate sign area.
2. For buildings governed by a site plan approved in accordance with §15.5 or a Form Based Code use permit approved in accordance with §15.4, freestanding signs placed on approved retaining, screening, structural or landscape planter walls that are not otherwise part of the building, are allowed subject to the following:
   - **(a)** The retaining, screening, structural or landscape planter wall on which the sign is placed must be shown on an approved site plan or landscape plan associated with the subject property; and
   - **(b)** Such signs shall be subject to all standards for wall signs on the same property, as provided in §13.7.13.B, except such signs shall not have automatic changeable copy; and
   - **(c)** The sign placement shall not exceed the height of the structure on which the sign is placed.
   - **(d)** Such signs shall only be approved through issuance of a sign permit.

§13.7.14. Window signs

A. Defined

Any permanent or temporary sign, including any decal, that is legible from the outside, including plazas, public streets, and parking lots, and that is placed on the outside or inside face of a window or mounted within two feet of the inside face of the window.



B. General standards

Maximum total area per sign	80 sq. ft. or 20 percent of window area, whichever is less, for all buildings except in windows of individual residential dwelling units (see C.2 below)
Number allowed	Unlimited
Permit required?	No
Separate lighting?	Yes
Automatic changeable copy?	No
Commercial messages?	Yes; except commercial messages are not allowed in windows of individual residential dwelling units (see C.2 below).
Included in aggregate sign area?	No



C. Other standards

1. Window signs shall be allowed only for establishments located on the first or second floor of a building up to a maximum height of 40 feet.
2. An unlimited number of temporary window signs with noncommercial messages only, up to 6.5 sq. ft. per sign is permitted in the windows, only of individual residential dwelling units.

§13.8. Signs for urban regional shopping centers

The following signs are permitted for an urban regional shopping center. Buildings or portions of a building in a development project that are not part of or accessory to the urban regional shopping center shall not be eligible for the regulations set forth in this §13.8.

§13.8.1. Additional purposes

To promote the role of an urban regional shopping center that is a major commercial and activity node for a surrounding neighborhood, the following purposes, supplementing those set forth in §13.1 support the adoption of special provisions for signs for urban regional shopping centers:

A. Facilitate the transformation of an existing urban regional shopping center to encourage transparency into buildings and improve the pedestrian environment;

B. Reflect the unique character of an urban regional shopping center with regard to the built form and concentration of retail, restaurant and entertainment uses;

C. Contribute to a convenient, attractive and harmonious community in a manner consistent with the vision in adopted County plans and policies;

D. Maintain traffic safety and improve vehicular circulation on surrounding streets by assisting with wayfinding both within and along the periphery of the development project;

E. Manage the flow and circulation of pedestrian traffic among a substantial number of commercial tenants spread out amongst a large land area and attracting customers from throughout the broader region both within and beyond the County;

F. Promote economic development by providing for adequate identification of businesses in a manner that recognizes the active nature of an urban regional shopping center while remaining sensitive to the context of the adjoining neighborhood.

§13.8.2. Applicability

A. Choice of standards

1. An urban regional shopping center may choose to have its signs regulated under the sign regulations applicable to other uses in the same district as the urban regional shopping center or under the regulations set forth in this §13.8. An urban regional shopping center may use these optional regulations subject to the following:

(a) The urban regional shopping center is governed by an approved site plan;

(b) All signs are shown on an approved comprehensive sign plan as provided in §13.15; and

(c) The intent to utilize the optional regulations of this §13.8 is declared on the comprehensive sign plan.

2. No urban regional shopping center may mix and match signs allowed under this §13.8 with signs allowed for other uses in the same district, provided however:

(a) Buildings or the portion of a building(s) in a development project that are not part of or accessory to the urban regional shopping center shall use the sign types and regulations and shall calculate aggregate sign area as for uses in the same district as the use. Such buildings or portions of a building(s) shall not be counted toward the urban regional shopping center aggregate sign area.

(b) A building in which an urban regional shopping center is located is eligible to use the regulations for additional sign area for specified uses as provided in §13.7.1.E, subject to the limitation on total number of signs per building and subject to the following:

(1) The placement standards in §13.7.1.G shall apply. Provided, however, for urban regional shopping center façade type A, the placement standards shall apply above a height of 55 feet rather than 40 feet.

(2) The hours of illumination for any sign placed above a height of 40 feet shall be as set forth in §13.12.3.

§13.8.3. General

A. Signs allowed

The sign types listed and described in this §13.8 are allowed for urban regional shopping centers, subject to the permit requirements, standards and conditions set forth for each sign type.

B. Lighting

1. Signs allowed under §13.8 shall not be separately lighted unless the standard in the table says “yes” or “see standards” next to the “separately lighted?” query. The fact that a sign may be partly or wholly illuminated by a porch light or other light serving another purpose shall not be considered “separately lighted.”

2. Except for projected image signs, signs exceeding 500 square feet that are located below 40 feet on façade type B or below 55 feet on façade type A shall not be separately lighted.

C. Changeable copy

Signs allowed under this §13.8 shall not include automatic changeable copy elements unless the standard in the table says "yes" next to the "automatic changeable copy?" query. See §13.13 for standards that apply to all automatic changeable copy signs under this Article 13.

D. Aggregate sign area allowed

1. The maximum aggregate sign area allowed for an urban regional shopping center is the combination of:

   (a) Ten percent of the sum of areas of each urban regional shopping center façade defined as facade type A; and

   (b) For portions of the urban regional shopping center not defined as façade type A, the larger of:

      (1) One square foot of sign area per linear foot of building frontage; or

      (2) For a building with one or more establishments with at least one exterior public entrance and less than 60 feet of frontage, 60 sq. ft. for each such establishment plus one square foot per linear foot of building frontage, excluding any frontage occupied by those establishments.

E. Placement standards

1. Signs may be placed up to a maximum height of 55 feet on façade type A.
2. Signs may be placed up to a maximum height of 40 feet on façade type B.
3. No signs shall be permitted on that part of the side or rear wall of a building within 100 feet of any R or RA district except, where a tenant's primary entrance is located on a side or rear wall of a building, the tenant's sign that otherwise would be allowed on the front wall of the building may be erected on the wall where the primary entrance is located.
4. No sign shall extend above the height of the roofline of the building, measured from the actual roofline in the case of a flat roof or from the eaves line in the case of a hip or gable roof; except, on a building that is 24 feet or less in height, up to 20 percent of the sign area may extend up to 1.5 feet above the roofline.

SIGNS ALLOWED FOR URBAN REGIONAL SHOPPING CENTERS

§13.8.4. Arcade signs

A. Defined

A sign that is suspended underneath an awning, canopy, marquee, overhang, or other structural element of a building that forms a covered passageway for pedestrians.

B. General standards

Maximum size and number	As limited by the maximum aggregate sign area as allocated under an approved comprehensive sign plan
Minimum clearance above sidewalk	10 ft. above finished grade
Maximum projection	The lesser of 42 inches or depth of awning or canopy
Permit required?	Yes
Separate lighting?	Yes
Commercial messages?	Yes
Automatic changeable copy?	No
Included in aggregate sign area?	Yes



C. Other standards

1. Allowed only where multiple establishments share a common canopy ceiling over a sidewalk.
2. An arcade sign may require a separate encroachment agreement or permit from the County, subject to established standards.

§13.8.5. Awning or canopy signs

A. Defined

Awning signs: A sign that is painted on or affixed to the surface of an awning.

Canopy sign: A sign that is affixed to the flat vertical surface of or sits on top of a canopy.





B. General standards

Maximum size and number	As limited by the maximum aggregate sign area as allocated under an approved comprehensive sign plan
Permit required?	Yes
Separate lighting?	Yes
Commercial messages?	Yes
Automatic changeable copy?	No
Included in aggregate sign area?	Yes

C. Other standards

The purpose of this section is to provide regulations for signs on awnings or canopies; installation, design and dimensions of the awning or canopy are determined by applicable provisions of this zoning ordinance and/or from an approved site plan and/or other applicable County ordinance regulation or requirement.

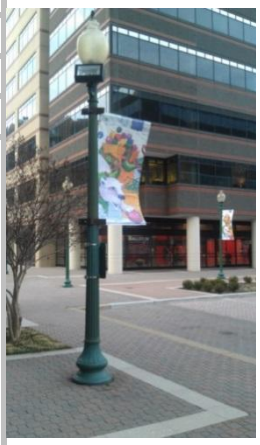
§13.8.6. Banners

A. Defined

A sign applied to cloth or fabric or other flexible, durable material. Flags as defined herein shall not be considered banners.

B. General standards

Maximum number	2 per pole, as approved on comprehensive sign plan
Maximum size	6 sq. ft. on each side; may be 2-sided
Minimum clearance above sidewalk	8'6"
Permit required?	Yes, single permit may cover multiple banners
Separate lighting?	No
Commercial messages?	No
Automatic changeable copy?	No
Included in aggregate sign area?	No



C. Other standards

1. Banners in this subsection §13.8.6 are allowed only for property included in an approved comprehensive sign plan and only in accordance with the provisions of the approved plan;
2. Banners in this subsection §13.8.6 are allowed only on light poles. Such poles shall be:
   - **(a)** Approved on or consistent with a County-approved site engineering plan for the project;
   - **(b)** Installed primarily for other purposes, such as site lighting;
   - **(c)** Located in a parking lot, along a private street or on private property along a public or private plaza or courtyard;
   - **(d)** Two banners shall be allowed on a pole only if the two banners are of the same size and are mounted at the same height; and
   - **(e)** Banners on poles must be attached at all corners such that they do not move or flap.

D. Other permits or approvals

Banners on poles under this subsection §13.8.6 will be allowed only with the express consent of the owner(s) of the underlying real property and the pole(s).

§13.8.7. Blade signs

A. Defined

Any sign that is attached in a plane approximately perpendicular to the surface of a building or other structure.

B. General standards

Maximum size	As limited by the maximum aggregate sign area as allocated under an approved comprehensive sign plan
Maximum projection	42 inches
Minimum vertical clearance	10 ft. above finished grade
Permit required?	Yes
Separate lighting?	Yes
Automatic changeable copy?	Yes, subject to standards of §13.12
Commercial messages?	Yes
Included in aggregate sign area?	Yes
Maximum height to top of sign	55 feet for façade type A and 40 feet for façade type B, except a maximum of two wall or blade signs per building may be placed above these heights, subject to the standards in §13.8.2.A.2(b).





C. Other standards

1. A blade sign may be applied to fabric or other flexible, durable material provided the sign is firmly affixed to prevent movement.
2. A blade sign may require a separate encroachment agreement or permit from the County, subject to established standards.

D. Relationship to wall signs

A sign that projects 18 inches or less from the wall is considered a wall sign; see §13.7.13.

§13.8.8. Flags

A. Defined

A piece of cloth or other material affixed to a pole on two corners.

B. General standards

Maximum number of poles	3
Maximum height of pole	35 ft.
Maximum flags per pole	2
Maximum flag size	60 sq. ft.
Maximum total flag area	180 sq. ft.
Permit required?	No
Separate lighting?	Yes
Automatic changeable copy?	No
Commercial messages?	No
Included in aggregate sign area?	No



C. Other standards

Flagpoles shall be located as shown on an approved site plan.

§13.8.9. Freestanding signs

A. Defined

A sign that is affixed to the ground, or to a wall that is not part of a building, or to a fence; freestanding signs include but are not necessarily limited to signs mounted on monument-style foundations, on poles, or on fences or other approved accessory structures.

B. General Standards

Minimum height	4 ft.
Maximum dimensional envelope (see §13.19.1.G.2)	2 ft. long x 2 ft. wide by 7 ft. high, except that 1 sign per street frontage, up to a maximum of 2 signs total, may be 3 ft. long by 3 ft. wide by 14 ft. high
Number allowed	1 per street frontage; 1 per public vehicular entrance; and 1 per public pedestrian entrance at the grade of the adjacent sidewalk, excluding entrances to individual tenant spaces
Permit required?	Yes
Minimum setback	5 ft. from other property lines 200 feet from property zoned R or RA
Separate lighting?	Yes
Automatic changeable copy?	Yes, subject to standards of §13.12
Commercial messages?	Yes
Included in aggregate sign area?	Yes

C. Other standards

1. No more than two freestanding signs per regional shopping center shall have commercial messages that are legible from a distance of more than six feet.
2. Freestanding signs shall be allowed only where shown on an approved landscape plan for the development project.

§13.8.10. Incidental signs

A. Defined

A small, noncommercial sign. Examples include, but are not limited to, signs that provide information or directions that are necessary for the physical use of the site, such as warnings, parking rules or way-finding information.







B. General standards

Maximum size (wall)	4 sq. ft.
Maximum size (freestanding)	3 sq. ft. per side, may be 2-sided
Maximum height (freestanding)	4 ft.
Number allowed	As needed
Permit required?	No
Separate lighting?	No
Automatic changeable copy?	No
Commercial messages?	Limited; see standards below
Included in aggregate sign area?	No

C. Other standards

1. One incidental sign per 1st or 2nd floor occupant may contain a commercial message.
2. Freestanding signs may be placed only on the perimeter of a parking lot and may be no less than 25 feet apart.
3. Wall or blade signs of a maximum of 6.5 sq. ft., with no dimension exceeding 4 sq. ft., that meet all other standards in subsection §13.8.10.B, above, and all standards prescribed in the diagram to the left may be installed on public parking facilities. Compliance with these standards shall be determined by the zoning administrator, based on factors that include but are not limited to location; color; size; shape and lettering, as shown in the diagram at left.



§13.8.11. Projected image sign

A. Defined

A temporary sign that is produced from rays of light onto a wall or other surface.

B. General standards

Maximum size	Limited to the size of the wall or other surface on which it is projected
Maximum number	Unlimited
Permit required?	Yes
Separate lighting?	Yes
Automatic changeable copy?	No
Commercial messages?	No
Maximum height	55 feet
Included in aggregate sign area?	No



C. Other standards

1. Temporary signs allowed by this §13.8.11 shall be limited to a cumulative maximum of 120 days of any consecutive 365-day period for all projected image signs for the entire urban regional shopping center. On the remaining 245 days of the 365-day period, there shall be no projected image signs located anywhere on the urban regional shopping center.
2. Projected image signs shall not move or change, except as follows:
   - **(a)** The sign is located more than 25 feet from any street right-of-way line and is located on a wall or other surface that fronts a plaza or park; or
   - **(b)** The sign is not directly facing a street; or
   - **(c)** The sign is located on the ground or other floor surface; or
   - **(d)** The sign is located on a wall or other surface that fronts a street right-of-way that is closed to vehicular traffic while the sign is moving.
3. Any sign or element utilized for projecting the sign found by the zoning administrator to be unsafe or to present a hazard or to impair a required clear walkway, shall be removed immediately.
4. The projected image sign shall not extend beyond the façade or other surface that is part of the urban regional shopping center.

§13.8.12. Sidewalk signs

A. Defined

A temporary, self-supporting sign made of durable material and located on the sidewalk in front of a use for which such a sign is allowed.

B. General standards

Maximum size	7 sq. ft. per side (may be two-sided)
Maximum height	3.5 ft.
Number allowed	One per public entrance directly from sidewalk into establishment
Permit required?	No
Separate lighting?	No
Changeable copy?	No
Commercial messages?	Yes
Included in aggregate sign area?	No



C. Other standards







1. Temporary sidewalk signs shall be permitted only for establishments (but not for home occupations);
2. No more than one temporary sidewalk sign is permitted for each public entrance to an establishment. For purposes of this §13.8.12, a parking garage is an establishment and a public entrance includes a vehicular entrance;
3. If an establishment has more than one public entrance and two of the public entrances face the same street and are located within 200 feet or less of each other, then a sign shall be allowed for only one of the public entrances;
4. Such signs may be placed on the sidewalk only during hours the establishment is open;
5. Temporary sidewalk signs shall be permitted only on sidewalks where there is an existing minimum six-foot clear walkway (an unobstructed area serving as circulation space for pedestrians). In order to provide adequate clearance for pedestrians and persons with visual and mobility disabilities, such signs shall not be placed within any required clear walkway for the site, and shall be located either entirely within two feet of the building face, or within the landscape and utility zone such that there is at least one foot between the sign and the edge of the curb (on sidewalks where there is no landscaping, sidewalk signs may be placed within four feet of the edge of the curb if such placement maintains the clear walkway required in this subparagraph and maintains at least one foot between the sign and the edge of the curb);
6. Temporary sidewalk signs shall not be placed in tree pits that are not covered with hard grates;
7. Such signs shall be self-supporting, either with legs or supports that are continuous with the plane of the sign face; or with a solid base no wider than the sign width, protruding no more than 12 inches from the plane of the sign face, and separated by no more than six inches from the bottom of the sign face; and
8. Any sign found by the zoning administrator to be unsafe or to present a hazard or to impair a required clear walkway, shall be removed immediately.

§13.8.13. Temporary signs

For temporary signs allowed in these districts, see projected image signs (§13.8.11), window signs (§13.8.16) and temporary signs for construction and sale/leasing (§13.16).

§13.8.14. Umbrella signs

A. Defined

A sign painted on or affixed to the surface of an umbrella.



B. General standards

Maximum size	Up to 4 sq. ft. on any individual umbrella
Permit required?	No
Automatic changeable copy?	No
Commercial messages?	Yes
Included in aggregate sign area?	No

§13.8.15. Wall signs

A. Defined

Any sign that is affixed directly to or suspended from a building wall, marquee, mansard wall, or parapet wall of a building, with the exposed face of the sign in a plane approximately parallel to and projecting no more than 18 inches from the face of the wall. A wall sign may be either of one-piece construction or of individual connected or related letters or symbols.





B. General standards

Maximum size and number	As limited by the maximum aggregate sign area as allocated under an approved comprehensive sign plan
Permit required?	Yes
Separate lighting?	Yes
Automatic changeable copy?	Yes, subject to standards of §13.13
Commercial messages?	Yes
Included in aggregate sign area?	Yes
Maximum height to top of sign	55 feet for façade type A and 40 feet for façade type B, except a maximum of two wall or blade signs per building may be placed above these heights, subject to the standards in §13.8.2.A.2(b).

C. Other standards

Up to 50 sq. ft. of wall signs placed inside of a public parking garage, two feet or more from and mounted approximately perpendicular to the façade on which the vehicular entrance to the garage is located shall not be counted as part of aggregate sign area.

§13.8.16. Window signs

A. Defined

Any permanent or temporary sign, including any decal, that is legible from the outside, including plazas, public streets, and parking lots, and that is placed on the outside or inside face of a window or mounted within two feet of the inside face of the window.





B. General standards

Maximum total area per sign	Ground story: 80 sq. ft. or 20 percent of window area, whichever is less 2nd or 3rd story: 50 percent of window area (see C.2 below)
Number allowed	Unlimited
Permit required?	No
Separate lighting?	Yes
Automatic changeable copy?	No
Commercial messages?	Yes
Included in aggregate sign area?	No

C. Other standards

1. Window signs shall be allowed for establishments located on the first, second or third story of an urban regional shopping center up to a maximum height of 55 feet.
2. Maximum total area per window sign may be aggregated per story on the second and third story.

§13.9. Signs for Public, Civic and Institutional Buildings

§13.9.1. General

Any public, civic and institutional building in any district may have the following signs:

A. Choice of standards

A public, civic or institutional building may choose to have its signs regulated either under the sign regulations applicable to other uses in the same district as the public, civic and institutional building, or under the sign regulations in this §13.9. A public, civic or institutional building that intends to exercise either option must declare its intent on its comprehensive sign plan (if any) or by separate letter submitted on its first application for a sign permit. No public, civic and institutional building may "mix and match" signs allowed for public, civic and institutional buildings and signs allowed for other uses in the same district.

B. Miscellaneous signs

Regardless of which election a public, civic and institutional building makes pursuant to §13.9.1.A, the public, civic and institutional building is allowed the following additional signs subject to all standards allowed for such signs in the same district:

1. Flags; and
2. Incidental signs.

SIGNS FOR PUBLIC, CIVIC AND INSTITUTIONAL BUILDINGS

§13.9.2. Banners

A. Defined

A sign applied to cloth or fabric or other flexible, durable material. Flags as defined herein shall not be considered banners.

B. General standards

Maximum number	1 per main building; or in the case of public parks without a main building, 1 per main entrance
Maximum size	40 sq. ft.
Permit required?	Yes
Separate lighting?	No
Commercial messages?	No
Automatic changeable copy?	No



C. Other standards

1. Banners shall be firmly affixed at all four corners to prevent movement.
2. Banners allowed under this §13.9.2 shall be temporary and shall be permitted up to fourteen days before and two days after an event, or a maximum of sixteen days.

§13.9.3. Awning, Canopy, Freestanding and wall signs

A. General standards

Maximum total sign area	30 sq. ft., except as provided in B.4 below
Maximum height	5 ft. for freestanding signs 40 ft. for all other signs
Number allowed	3 per main building
Minimum setback for freestanding signs	5 feet from back of sidewalk
Permit required?	Yes
Separate lighting?	Yes
Automatic changeable copy?	Yes
Commercial messages?	Yes







B. Other standards

1. Freestanding signs shall not be located any closer than ten feet from the edge of the street or thoroughfare to which said sign is directed, nor within the visual clearance area defined by §3.2.6.A.4.
2. Freestanding signs shall be allowed only for public, civic and institutional uses in P, R or RA districts or stand-alone buildings in C or M districts.
3. Notwithstanding the standards in §13.9.3.A above, one noncommercial wall sign per public entrance per building, up to a maximum of 4 sq. ft., is allowed without a permit.
4. Additional signs for schools:
   - **(a)** Additional signs not legible from any public street right-of-way are permitted without permits for schools. All such signs shall contain only noncommercial messages.
   - **(b)** In schools, one sign with no commercial messages, for each athletic field, up to a maximum of 150 sq. ft. Notwithstanding the provisions of §13.13, such signs shall be allowed automatic changeable copy elements of up to 25 percent of the sign. A sign as permitted by this subsection (b) shall not be considered outdoor visual entertainment.

§13.9.4. Temporary Signs

A. Defined

Any sign that may easily be moved or removed and that can feasibly be displayed for a limited period of time in any one location.

B. General standards

Maximum size	7 sq. ft.
Maximum height	4 ft.
Number allowed	No limit
Permit required?	No
Separate lighting?	No
Automatic changeable copy?	No
Commercial messages?	No

C. Other standards

1. Temporary signs allowed by this section shall be removed within 45 days of installation or within seven days of the end of any event to which they refer, whichever may first occur.
2. Temporary signs allowed by this section shall be firmly affixed to the ground or to a structure to prevent movement.

§13.10. Signs in Public Districts and on Public Property in any District

§13.10.1. General

The signs in this §13.10 are allowed in S-3A, S-D and P-S districts and on Arlington County Board or Arlington County School Board property in any district or on parks or other public property controlled by Arlington County , subject to the permit requirements, standards and conditions set forth for each sign type. This §13.10 is not applicable to signs in the public right-of-way.

A. Public property

For properties owned by the Arlington County Board or the Arlington County School Board, the signs allowed by this §13.10 shall be placed only by or with the specific permission of the County Manager, or Arlington County School Board.

B. Lighting

Signs allowed under this §13.10 shall not be separately lighted unless the standard in the table says “yes” or “see standards” next to the “separately lighted?” query. The fact that a sign may be partly or wholly illuminated by light serving another purpose shall not be considered “separately lighted.”

C. Changeable copy

Signs allowed under this §13.10 shall not include automatic changeable copy elements unless the standard in the table says “yes” next to the “automatic changeable copy?” query. See §13.13 for standards that apply to all automatic changeable copy signs under this Article 13.

D. Aggregate sign area allowed

The maximum aggregate sign area allowed for a property, single building or combination of buildings, is one square foot of sign area per linear foot of building frontage. Aggregate sign area may be allocated as defined in §18.2

E. Additional sign area for specified uses

Any building in a P-S district may install up to two additional signs above a height of 40 feet, meeting the following standards.

1. Illumination standards shall be as set forth in §13.12.

2. Maximum area of each additional sign shall be limited as follows:

Height of building	Maximum sign area (sq. ft.)
Less than 70 ft.	No multiplier. Each sign shall not exceed 75 sq. ft.
70 ft. – 100 ft.	0.6 x bldg. width at height of sign
>100 ft. – 200 ft.	1.0 x bldg. width at height of sign
> 200 ft.	1.5 x bldg. width at height of sign

3. In order to protect the viewshed for properties in residential districts in the County and, in order to limit visibility of signs placed above a height of 40 feet from areas planned primarily for residential development:

(a) No sign placed above a height of 40 feet shall have any automatic changeable copy element.

(b) All signs placed above a height of 40 feet may be illuminated only by internal lighting and hours of illumination shall be as set forth in §13.12.3.

(c) Signs placed above a height of 40 feet may be placed on building facades perpendicular to or facing away from the line identified as Line A on Map 13-1, but shall not be placed on facades facing Line A (a façade shall be considered to be facing Line A if it is less than 90 degrees from parallel). Provided, however, that lighted signs may be placed on building facades abutting streets parallel to Line A if the building façade is not within 200 feet of an R or RA district, and the applicant demonstrates that view of the sign is substantially blocked from the aforementioned districts by a building or other structure of equal or greater height to the height of the sign. Placement of signs above a height of 40 feet may be allowed by the Zoning Administrator as set forth in this paragraph 3(e), or the standards in this paragraph 3(e), or may be modified by the County Board, only as set forth in §13.3.1.A.2(d).

SIGNS ALLOWED IN PUBLIC DISTRICTS OR ON PUBLICLY-OWNED PROPERTY IN ANY DISTRICT

§13.10.2. Awning or canopy signs

A. Defined

Awning sign: A sign that is painted on or affixed to the surface of an awning; or

Canopy sign: A sign that is affixed to the flat vertical surface of or sits on top of a canopy.

B. General standards

Maximum number	1 per awning or canopy; for awnings or canopies longer than 8 linear feet, 1 per 8 ft. of linear awning or canopy
Maximum size	60 sq. ft. without a comprehensive sign plan; no limit other than aggregate sign area with a comprehensive sign plan
Permit required?	Yes
Separate lighting?	Yes
Commercial messages?	Yes
Automatic changeable copy?	No
Included in aggregate sign area?	Yes



C. Other standards

The purpose of this section is to provide regulations for signs on awnings or canopies; installation, design and dimensions of the awning or canopy are determined by applicable provisions of this zoning ordinance and/or from an approved site plan and/or other applicable County ordinance regulation or requirement.

§13.10.3. Banners, temporary

A. Defined

A sign applied to cloth or fabric or other flexible, durable material. Flags as defined herein shall not be considered banners.

B. General standards

Maximum number	1 per main building; or where there is no main building, 1 per main entrance
Maximum size	40 sq. ft.
Permit required?	Yes
Separate lighting?	No
Commercial messages?	No
Automatic changeable copy?	No
Included in aggregate sign area?	No



C. Other standards

1. Banners shall be firmly affixed at all four corners to prevent movement.
2. Banners allowed under this subsection §13.10.3 shall be temporary and shall be permitted up to fourteen days before and two days after an event.
3. Banners allowed under this subsection §13.10.3 may be affixed to a fence.

§13.10.4. Banners, permanent

See §13.10.3.A for permanent banners allowed.

§13.10.5. Blade signs

A. Defined

Any sign that is attached in a plane approximately perpendicular to the surface of a building or other structure.

B. General standards

Maximum size	20 sq. ft.
Maximum projection	42 inches
Minimum vertical clearance	10 ft. above finished grade
Permit required?	Yes
Separate lighting?	Yes
Automatic changeable copy?	Yes, subject to standards of §13.13.
Commercial messages?	Yes
Included in aggregate sign area?	Yes
Maximum height to top of sign	40 feet, except a maximum of two wall or blade signs per building may be placed above a height of 40 feet, subject to the standards in §13.7.1.G.

C. Other standards

1. A blade sign may require a separate encroachment agreement or permit from the County, subject to established standards.
2. A blade sign may be applied to fabric or other flexible, durable material provided the sign is firmly affixed to prevent movement.

D. Relationship to wall signs

A sign that projects 18 inches or less from the wall is considered a wall sign; see §13.10.11.

§13.10.6. Flags

A. Defined

A piece of cloth or other material affixed to a pole on two corners.

B. General standards

Maximum number of poles	3
Maximum height of pole	45 ft.
Maximum flags per pole	2
Maximum flag size	60 sq. ft.
Maximum total flag area	180 sq. ft.
Permit required?	No
Separate lighting?	Yes
Automatic changeable copy?	No
Commercial messages?	No
Included in aggregate sign area?	No



§13.10.7. Freestanding signs

A. Defined

A sign that is affixed to the ground, or to a wall that is not part of a building, or to a fence; freestanding signs include but are not necessarily limited to signs mounted on monument-style foundations, on poles, or on fences or other approved accessory structures.

B. General Standards

Maximum size	60 sq. ft. per side; may be 2-sided
Maximum height	15 ft.
Number allowed	1 for each entrance, except as provided below
Permit required?	Yes
Minimum setback	10 ft. from back of sidewalk 5 ft. from other property lines
Separate lighting?	Yes
Automatic changeable copy?	Yes, subject to standards of §13.12
Commercial messages?	Yes
Included in aggregate sign area?	No





C. Other standards

1. Signs allowed by §13.10.7.B, above, may alternatively be installed as wall, canopy or awning signs with the same total sign area and dimensions.
2. Notwithstanding the setback requirements in §13.10.7, freestanding signs in publicly owned and/or publicly operated parks and open spaces, as specified in §12.2.4.F, may encroach within a required setback. Visual clearance requirements as specified in §3.2.6.A.4 shall still be in effect.

D. Additional freestanding signs allowed in addition to signs in B above

1. Signs not legible from any public right-of-way outside of the property and bearing no commercial message;
2. Signs not legible from any public right-of-way outside of the property, may be erected by concessionaires and by sponsors of events for which a permit has been issued by the County and which are inside stadiums or arenas or at abutting ball fields or other such facilities. Signs within an outdoor facility, if such sign is located 200 feet or more from the nearest right-of-way, shall be deemed not to be legible from such right-of-way even if they may be visible from some locations outside the facility;
3. Subject to approval of a sign permit, up to two signs for each athletic field in schools and parks, may include commercial message(s) notwithstanding the provisions of §13.4.2.A and §13.4.2.S, and shall be allowed automatic changeable copy elements notwithstanding the provisions of §13.13. A sign as permitted by this §13.10.7.D.3 shall not be considered outdoor visual entertainment.
4. See §13.15.3.B for additional freestanding signs.

§13.10.8. Incidental signs

A. Defined

A small, noncommercial sign. Examples include, but are not limited to, signs that provide information or directions such as warnings, parking rules or way-finding information.





B. General standards

Maximum size (wall)	4 sq. ft.
Maximum size (freestanding)	3 sq. ft. per side, may be 2-sided
Maximum height (freestanding)	4 ft.
Number allowed	As needed
Permit required?	No
Separate lighting?	No
Automatic changeable copy?	No
Commercial messages?	Limited; see standards below
Included in aggregate sign area?	No

C. Other standards

1. Freestanding signs may be placed only on the perimeter of a parking lot and may be no less than 25 feet apart.
2. Wall or blade signs of a maximum of 6.5 sq. ft., with no dimension exceeding 4 sq. ft., that meet all other standards in §13.10.8.B, above, and all standards prescribed in the diagram to the right may be installed on public parking facilities. Compliance with these standards shall be determined by the zoning administrator, based on factors that include but are not limited to location; color; size; shape and lettering, as shown in the diagram to the right.



§13.10.9. Temporary signs

A. Defined

Any sign that may easily be moved or removed and that can feasibly be displayed for a limited period of time in any one location.

B. General standards

Maximum size	7 sq. ft.
Maximum height	4 ft.
Number allowed	No limit
Permit required?	No
Separate lighting?	No
Automatic changeable copy?	No
Commercial messages?	No
Included in aggregate sign area?	No

C. Other standards

1. Temporary signs allowed by this section shall be removed within 45 days of installation or within seven days of the end of any event to which they refer, whichever may first occur
2. Temporary signs allowed by this section shall be firmly affixed to the ground or to a structure to prevent movement.

§13.10.10. Umbrella signs

A. Defined

A sign painted on or affixed to the surface of an umbrella.



B. General standards

Maximum size	Up to 4 sq. ft. on any individual umbrella
Permit required?	No
Automatic changeable copy?	No
Commercial messages?	Yes
Included in aggregate sign area?	No

§13.10.11. Wall signs

A. Defined

Any sign that is affixed directly to or suspended from a building wall, marquee, mansard wall, or parapet wall of a building, with the exposed face of the sign in a plane approximately parallel to and projecting no more than 18 inches from the face of the wall. A wall sign may be either of one-piece construction or of individual connected or related letters or symbols.



B. General standards

Permit required?	Yes
Separate lighting?	Yes
Automatic changeable copy?	Yes, subject to standards of §13.13
Commercial messages?	Yes
Included in aggregate sign area?	Yes
Maximum height to top of sign	40 feet, except as provided below

C. Other standards

1. Up to 50 sq. ft. of wall signs placed inside of a public parking garage, two feet or more from and mounted approximately perpendicular to the façade on which the vehicular entrance to the garage is located shall not be counted as part of aggregate sign area.
2. Up to a maximum of two signs in P-S districts may be placed above a height of 40 feet subject to the placement standards set forth in §13.10.1.E.3 and the illumination standards set forth in §13.12.2.
3. See §13.15.3.B for additional wall sign provisions.

§13.10.12. Window signs

A. Defined

Any permanent or temporary sign, including any decal, that is legible from the outside, including plazas, public streets, and parking lots, and that is placed on the outside or inside face of a window or mounted within two feet of the inside face of the window.



B. General standards

Maximum total area per sign	80 sq. ft. or 20 percent of window area, whichever is less; except in windows of individual residential dwelling units (see §13.10.12.C.2 below)
Number allowed	Unlimited
Permit required?	No
Separate lighting?	Yes
Automatic changeable copy?	No
Commercial messages?	Yes; except in windows of individual residential dwelling units (see §13.10.12.C.2 below)
Included in aggregate sign area?	No



C. Other standards

1. Window signs shall be permitted on the first or second floor.
2. An unlimited number of temporary window signs with noncommercial messages only, up to 6.5 sq. ft. per sign, are permitted in the windows only of individual residential dwelling units.

§13.11. Signs in the Public Right-Of-Way

§13.11.1. Signs placed by public authority in the public right-of-way

The following signs shall be allowed in the public right-of-way in Arlington County. Signs specified in this §13.11 shall be placed only by public authority or with specific permission of public authority. Only the signs specified in this Article 13 are allowed in the public right-of-way and no other private signs are allowed there, except as specified in §13.11.2.

A. Signs installed by employees or officials of Arlington County, or a state or federal agency in the course of their governmental duties and bearing no commercial message;

B. Signs installed by public utilities in their rights-of-way or on their facilities and bearing no commercial message other than a message that is necessary to identify the use;

C. Signs installed by a transit company with a franchise or other right to operate in Arlington County, where such signs are installed along its routes;



D. Signs attached to privately owned appurtenances or fixtures in the public right-of-way where such appurtenances or fixtures and the signs for them are allowed by the terms of a permit, encroachment or agreement issued or approved by the County;



E. Temporary signs or banners approved by the County as part of and incident to a special event permit and placed across the right-of-way in locations established by the County, subject to the following:

1. Any message shall be allowed on such signs, notwithstanding any provision to the contrary in this Article 13;
2. Such signs shall be allowed up to 14 business days prior to the special event and shall be removed within five business days after the end of such event.

F. Sidewalk signs subject to the standards and conditions in §13.7.10.

G. In neighborhoods established as a distinctive area by custom and usage recognized throughout the county, one sign shall be allowed at each of up to four entrances thereto, subject to the following:



1. No such sign shall exceed an overall height of eight feet nor have an area exceeding 20 square feet;
2. The overall area of the sign structure shall not exceed 100 square feet;
3. The signs shall be made from durable materials and be of a design that harmonizes with the surrounding structures and natural features and give notice without creating harm to traffic safety by either its placement, bulk, or visual characteristics.
4. Such signs shall be installed by the County; and where such signs are to be placed on private property, it is the responsibility of the association or persons requesting such signs to provide to the County authorization in a form acceptable to the County.
5. Subject to approval by the county manager or his or her designee, not-for-profit civic associations may attach to a sign permitted under this §13.11.1.G, one temporary sign of up to 6 inches in height and 30 inches in width, with noncommercial messages only. The county manager may approve such temporary signs on a first-come, first-served basis for a period of up to five days before and two days after an event sponsored by the civic association for the neighborhood identified by the sign. The temporary sign shall be of durable materials and shall be attached to the top of the sign or hung from the bottom of the sign.

H. Sign systems allowed

The County Board may authorize the county manager to place, and upon such authorization, the county manager may place or cause to be placed, signs or sign systems in the public right-of-way in areas where sector, area or revitalization plans have been adopted by the County Board; or on Arlington School Board or joint Arlington County Board-Arlington School Board properties and/or streets abutting such properties. Such signs or sign systems shall be authorized by the County Board, only subject to the following:



1. The County Board finds that the proposed signs would not adversely affect traffic safety to a significant degree and that the proposed signs would not result in clutter that would adversely affect the appearance or character of the surrounding neighborhood; and
2. For any freestanding sign, the County Board also finds that:

(a) The sign(s) are designed to be pedestrian-oriented; and

(b) The sign(s) are located so as not to obstruct pedestrian movement; The signs are placed such that they do not obstruct views for motorists;

(c) The clear walkway zone (an unobstructed area serving as circulation space for pedestrians) is maintained at a width no less than six feet or any greater width established for the area; and

(d) Written permission from the underlying property owner and easement holder is provided in writing for any sign placed on a sidewalk, street or utility easement.

3. The County Board ordinance will determine the following, but not limited to:

(a) Specific size, locations and physical characteristics of the signs for a designated area;

(b) Standards relating to placement, maintenance, removal and replacement;

(c) The length of time for which the signs may be displayed;

(d) Luminance, pursuant to §13.12; and

(e) Allowance for automatic changeable copy, notwithstanding the provisions of §13.13.2;

4. Commercial messages are allowed, notwithstanding the provisions of §13.4.2.A and §13.4.2.S.

§13.11.2. Temporary signs placed by private-parties in the public right-of-way

Temporary signs installed in the public right-of-way by private parties shall be allowed only as follows. To the extent that the Virginia Department of Transportation controls placement of signs or other objects in a right-of-way, the applicable regulations of that agency shall supersede this Article 13.

A. Lighting and structure

Such signs shall be temporary freestanding signs, shall not be lighted and shall be affixed to the ground such that they will not easily be removed by wind or other natural forces.

B. Location

1. Such signs may be placed only on that portion of the public right-of-way abutting a street, road, highway or sidewalk but not on landscaped beautification areas, traffic circles or control devices or signs, or any paved portion of a pedestrian refuge area, nor shall such signs be placed on or abutting any other public lands such as school sites, recreation fields, parks, and parkways provided, however, such signs shall not be placed in the following locations.

(a) Within 15 feet of a fire hydrant, driveway or other vehicular entrance;

(b) Within the area established by the visual clearance area, as specified in §3.2.6.A.4.

2. Nothing in this provision shall be construed to authorize the posting of signs upon utility poles, or in any place or manner prohibited by the provisions of this Article 13.

C. Identification

Each such sign shall bear clear identification and contact phone number of the establishment, person or other entity placing the sign or causing it to be placed; any sign that lacks such identification shall be considered a violation of this provision, regardless of whether it conforms with the other requirements of this provision. The person or other entity named on the sign shall be responsible for placement of such sign in accordance with this Article 13.

D. Commercial temporary signs

Where there is a commercial activity lawfully conducted within an R or RA district, the following commercial or noncommercial signs are allowed, provided such signs shall be allowed only if no signs are placed pursuant to subsection §13.11.2.E, below.

Maximum number	To limit clutter, no more than one sign may be placed for any commercial activity, candidate, political issue or ticket or other entity in any landscape utility or median strip at any street intersection
Maximum size	1.5 sq. ft.
Maximum height	3 ft.
Timing	From sundown on Friday to sundown on Sundays and from sundown the night before a legal holiday to sundown on that holiday
Location	Within ½ mile of the activity, in the landscape and utility strip or median at an intersection, subject to the limitations of §13.11.2.B

E. Noncommercial temporary signs

Noncommercial temporary signs may be displayed as set forth in either subsection 1 or 2, below, but not both. All such signs shall include the date of placement and the name and phone number of the person or group responsible for posting the sign.

1. Forty-five day signs

Such signs shall be allowed provided no signs are placed for said issue or entity pursuant to subsection §13.11.2.D, above, or §13.11.2.E.2, below.

Maximum number	To limit clutter, no more than one sign shall be placed for any candidate, political issue or ticket or other entity in any median strip.
Maximum size	4.5 sq. ft.
Maximum height	4 ft.
Timing	Such signs may be placed no sooner than 45 consecutive days before the final day of scheduled in-person voting for an election or party nominating caucus called by the following, and shall be removed within five days following said election or party nominating caucus: **(a)** A duly constituted governmental body, including all primaries; or **(b)** A political party registered in the Commonwealth of Virginia, which signs shall be removed within five days after the election or nominating caucus to which they pertain
Location	In the median, subject to the limitations in §13.11.2.B

2. Seven-day signs

Such signs shall be allowed provided no signs are placed for said issue or entity pursuant to §13.11.2.D or subsection §13.11.2.E.1, above.

Maximum number	To limit clutter, no more than one sign shall be placed at any street intersection for any event, person, group, candidate, political issue or ticket or other entity in any landscape and utility or median strip.
Maximum size	4.5 sq. ft.
Maximum height	4 ft.
Timing	For up to a maximum of 7 days per sign
Location	In the landscape and utility strip or median at an intersection, subject to the limitations in §13.11.2.B.1

§13.11.3. Other signs

If any sign other than those allowed by this Article 13 and/or by an encroachment ordinance or permit granted by Arlington County is placed in, on or over the public right-of-way, it shall be deemed abandoned and may be removed and disposed of by the County without notice or other process. Removal of the sign by the County will not eliminate the violation that occurred from the placement of the sign; the County may separately pursue available penalties and remedies for such violation.

§13.12. Sign Illumination

§13.12.1. General

Unless otherwise expressly prohibited, signs may be lighted from within the letter or message area or by a light projected on the sign that is shielded in such a manner so as to light only the face of the sign, or in the case of a flag, or the area in which a flag waves or drapes in the case of a flag. Except on automatic changeable copy signs allowed in accordance with this §13.12, light sources for signs shall not be visible from street level.

§13.12.2. Maximum allowable luminance

A. All signs except visible light source types (neon and automatic changeable copy)

Maximum luminance for any type of sign, except visible light source types (neon and automatic changeable copy signs), shall not exceed the limits set forth below. The entire sign and any part thereof must comply with the maximum limit.

Zoning District and Locations	Maximum Allowable Luminance (cd/m^2)
R, RA and S-3A districts	50
Signs placed above a height of 40 feet that are directly facing and within 100 feet of a residential building in any district	150
C-1-R, C-1, C-1-O, C-O-1.0 and C-2 districts	200
Signs placed above a height of 40 feet and directly facing Line B on Map 34.1, defining the monumental core, George Washington Parkway or Arlington Cemetery	
Signs placed above a height of 40 feet that are directly facing and within more than 100 feet but less than 200 feet of a multifamily residential building in any district	
Signs placed below a height of 40 feet in any district and placed within 200 feet and directly facing an R or RA district	
All other districts and locations	350

B. Neon signs

Maximum luminance of a neon sign shall not exceed the limits set forth below.

Zoning District	Maximum Allowable Luminance (cd/m^2)
R, RA and S-3A districts	Not permitted
C-1-R, C-1, C-1-O, C-O-1.0 and C-2 districts	1000
All other districts	2000

C. Automatic changeable copy signs, Outdoor visual entertainment and Sign systems

Maximum luminance of automatic changeable copy signs shall not exceed the limits set forth below.

Zoning District	Maximum Allowable Luminance (cd/m^2)	
	During Daylight Hours	During Nighttime Hours
R, RA and S-3A districts	2000	50
C-1-R, C-1, C-1-O, C-O-1.0 and C-2 districts		200
All other zoning districts		350
Sign systems approved subject to §13.11.1.H and Outdoor Visual Entertainment approved subject to §13.13.4	5000	700

§13.12.3. Hours of illumination

A. No sign placed at a height of more than 40 feet shall be lighted between midnight and 8 am;

B. Signs placed at a height of more than 40 feet that are directly facing and within 200 feet of a multifamily residential building in any district shall not be lighted between 10 pm and 8 am and under no circumstances shall hours of illumination for these signs be modified by the County Board; and

C. No sign placed at a height of more than 40 feet and directly facing Line B on Map 13-1 shall be lighted between 10 pm and 8 am. Under no circumstances shall hours of illumination for these signs be modified by the County Board.

§13.12.4. Indirect lighted signs

Indirect lighting for signs shall be fully shielded to direct all light toward the sign surface, shielding it from the sky and from surrounding uses or buildings.

§13.12.5. Level control

Lighting for a sign that is installed or modified after July 24, 2012, shall include an easily accessible dimming controller to allow immediate corrections where violations of the levels established by this §13.12 are exceeded.

§13.12.6. Near residential districts and uses

No sign located within 200 feet and directly facing an R or RA district shall contain any automatic changeable copy elements.

§13.13. Flashing, Moving and Changeable Copy Signs

§13.13.1. General rule

Signs that move, flash or simulate movement are prohibited except automatic changeable copy signs as allowed under this §13.13 and outdoor visual entertainment that meet the standards in §13.13.4 below.

§13.13.2. Size and time limits

The following limitations shall apply to the aggregate area of the automatic changeable copy portion of the sign; the overall area of the sign is regulated by other provisions of this Article 13.

A. The message or image on automatic changeable copy signs shall change no more than one time per minute, except where changes in a sign occur automatically to reflect changes in temperature, availability of parking spaces, or arrival of transit vehicles;

B. An automatic changeable copy sign on which the message changes or is designed to change more than once every 24 hours may not exceed 4 sq. ft. in size;

C. An automatic changeable copy sign on which a sign on which the message changes or is designed to change no more than once every 24 hours (as averaged over a 10-day period) shall not exceed 60 sq. ft. in size.

§13.13.3. Rules for changeable copy signs

Automatic changeable copy signs shall be allowed only for sign types and in districts where automatic changeable copy sign are allowed by general standards. Automatic changeable copy signs shall be subject to the following additional restrictions:

A. There shall be no effects of movement, flashing, or similar effects in the individual images.

B. Changes of image shall be substantially instantaneous as seen by the human eye and shall not use fading, rolling, window shading, dissolving or similar effects as part of the change; provided, however, that signs reflecting the arrival of transit vehicles that have letters no more than 2 inches tall may scroll.

C. Light emitting diodes and similar lighting are permitted for automatic changeable copy signs.

D. In automatic changeable copy signs shall use automatic level controls to reduce light levels at night and under cloudy or other darkened conditions, in accordance with the following standards.

1. All automatic changeable copy signs shall have ambient light monitors that allow automatic adjustment of the brightness level of the sign based on ambient light conditions.

2. Maximum luminance for automatic changeable copy signs shall not exceed the limits in §13.12.2.C.

§13.13.4. Outdoor Visual Entertainment

A. Purpose

In addition to the purposes set forth in §13.1, the additional purposes of §13.13.4 are to:

1. Promote economic development and enhance the long-term economic viability of Arlington's major commercial centers.
2. Foster a sense of place in these commercial centers as gatherers of people, in part, using creative and dynamic visual amenities.
3. Create a convenient, attractive, and harmonious community in accordance with visions for the mixed use settings identified in adopted plans in the County.
4. Promote public health, safety, and welfare by providing opportunities to disseminate emergency broadcast information and public service messages.

B. Action by County Board

The County Board may approve outdoor visual entertainment that does not otherwise meet the standards for automatic changeable copy signs specified in §13.13.2 and §13.13.3 by use permit as specified in §15.4 when the County Board finds, consistent with the purposes outlined in §13.13.4.A and the standards specified in §13.13.4.C, that:

1. The outdoor visual entertainment is oriented for viewing by pedestrians or retail customers; and
2. The outdoor visual entertainment is placed in a location consistent with visions in adopted County plans for the area to which it is oriented, where pedestrian activity is encouraged in mixed use settings, and that the presence of the outdoor visual entertainment in that location will contribute positively to the pedestrian experience and enhance the economic viability; and
3. The outdoor visual entertainment functions as an element separate and distinct from the building façade plan, such that the visual interest and architectural integrity of the building and its façade are not derived primarily from the placement of outdoor visual entertainment; and
4. The outdoor visual entertainment does not unreasonably interfere with or create a distraction that poses a hazard to drivers' operation of a motor vehicle on streets abutting or fronting the building on and/or plaza in which the sign is placed; and
5. The outdoor visual entertainment does not unreasonably impact the monumental core of the District of Columbia or other sites of historic or national interest.

C. Use standards

Under no circumstances shall the County Board approve a use permit as specified in §15.4 for outdoor visual entertainment that does not comply with the following requirements, except as specifically allowed to be modified subject to §13.13.4.E:

1. Location and siting

(a) Outdoor visual entertainment shall be allowed only in a community shopping center or an urban regional shopping center within a commercial/mixed use (C) district.

(b) Outdoor visual entertainment shall be wall signs and may be placed on commercial, mixed use, or multiple-family residential buildings, provided that the building is within a community shopping center or an urban regional shopping center.

(c) Outdoor visual entertainment shall not be placed within 200 feet of the common lot line of an R or RA district.

(d) Outdoor visual entertainment shall be placed on elevations of the building that immediately abut plazas or similar open spaces that are not separated from the plaza or open space by principal or minor arterial streets.

(e) The outdoor visual entertainment shall not substitute for fenestration on the building.

2. Sign area

(a) No outdoor visual entertainment shall be larger than 750 square feet.

(b) Outdoor visual entertainment shall not be included in aggregate sign area specified in §13.7.1.D, §13.8.3.D, or §13.15.2.C.1 and may be approved by the County Board independently of a Comprehensive Sign Plan.

3. Sign height

(a) Outdoor visual entertainment shall have a maximum sign height of 40 feet to the top of the sign.

(b) Notwithstanding the maximum sign heights specified above and specified in §13.7.1.G.4(b), outdoor visual entertainment in urban regional shopping centers that have chosen to have their signs regulated under the regulations set forth in §13.8 may have a maximum sign height in accordance with the placement standards specified in §13.8.3.E.

4. Messages

Commercial messages are permitted on outdoor visual entertainment for any activity, product, or service within the community shopping center or urban regional shopping center for which the outdoor visual entertainment was approved through a use permit as specified in §15.4.

5. Lighting and sound

(a) The sign shall meet all standards for lighted signs as set forth in §13.12 and shall incorporate automatic level controls to reduce light levels at night and under cloudy or other darkened conditions by inclusion of an ambient light monitor that allows automatic adjustment of the brightness level of the sign based on ambient light conditions;

(b) Sounds shall be permitted only during the hours of operation specified in §13.13.4.C.6, and shall comply with Chapter 15 of the Arlington County Code (Noise Control Ordinance).

6. Hours of operation

Outdoor visual entertainment may be operation only between the hours of 9:00 am – 10:00 pm, Sunday through Thursday, and the hours of 8:00 am – 11:00 pm on Fridays and Saturdays.

D. Modifications.

The County Board may, through use permit approval as specified in §15.4, modify the following standards for outdoor visual entertainment:

1. Distance from an R or RA district as provided in §13.13.4.C.1(c);
2. Maximum sign area as provided in §13.13.4.C.2(a);
3. Maximum sign height as provided in §13.13.4.C.3;
4. Sign type if the applicant demonstrates that an alternative to a wall sign better achieves the purposes outlines in §13.13.4.A; and
5. Hours of operation subject to the approval of a Special Event Permit as provided in §13.13.4.E.

E. Special Events

Hours of operation may be extended for special events associated with a Special Event Permit issued by the County and for special events to accommodate the possibility of live programming of a national and/or community interest.

F. Operation of any approved outdoor visual entertainment shall be commenced within one year from the date of County Board approval, or the approval becomes null and void.

G. A use permit or site plan for a large media screens approved and installed in the approved location as of May 18, 2024, may continue to operate in compliance with all conditions of the use permit or site plan under which it was initially approved, and with all provisions for lighting in §13.13.4.C.5 above. Such signs may be replaced consistent with the approved use permit or site plan.

§13.13.5. Malfunction or failure

Any automatic changeable copy sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, thereby causing motion, movement, flashing or any other similar effects, shall be repaired or disconnected within 24 hours by the owner or operator of such sign.

§13.14. Sign Permits

See §15.8.

§13.15. Comprehensive Sign Plans Approved After July 24, 2012

A comprehensive sign plan shall include all signs for a development project. Once approved, a comprehensive sign plan becomes the governing document for signs on a development project, and permits will be issued only for signs shown on the comprehensive sign plan.

§13.15.1. Applicability

A. A comprehensive sign plan is optional and may be approved for premises subject to §13.6 or §13.7;

B. A comprehensive sign plan is required for urban regional shopping centers, or portions thereof, that opt to use §13.8.

C. A comprehensive sign plan approved by the County Board prior to July 24, 2012 shall remain in effect unless replaced by a new comprehensive sign plan filed by the owners and approved in accordance with the provisions of this §13.15, or unless an election is made under §13.18.3.D.2 to have signs permitted without a comprehensive sign plan; and

D. The requirements of an approved comprehensive sign plan shall apply to all property, buildings, uses and establishments within the development project.

§13.15.2. Required plan elements

The comprehensive sign plan shall provide the following information related to all proposed signs that require a permit and that are included in aggregate sign area:

A. Location

Identification of sign locations on buildings or property, including showing:

1. Setbacks from property or right-of-way lines for any freestanding sign;

2. Depth of projection;

3. Height above grade; and

4. For blade signs, clearance below.

B. Materials and illumination

Description of the type of sign and sign materials, including:

1. Construction materials; and

2. Proposed lighting, if any.

C. Size

1. Itemization of sign length, width and total area for each sign at identified locations with clear notations to show previously approved signs, proposed signs, and any signs to be removed; and

2. Total sign area per frontage and overall for the project; and

3. Total aggregate sign area allowed for each street frontage, and where applicable, each tenant.

D. Allocation of sign area

1. Except as otherwise permitted in §13.8, aggregate sign area for all signs in a comprehensive sign plan shall be the larger of:

(a) One square foot of sign per linear foot of building frontage; or

(b) For a building with at least one exterior public entrance and one or more establishments with less than 60 feet of frontage, 60 sq. ft. for each such establishment plus one square foot per linear foot of building frontage excluding any frontage not occupied by those establishments.

2. Additional aggregate sign area for a comprehensive sign plan for buildings in any C district except C-1-R, C-1, C-1-O, C-2 and C-O-1.0, shall include one additional sq. ft. of sign area for each linear foot of façade (the length of a straight line measured from one end of the building wall of the façade to the other end of the same wall, where neither articulations nor off-sets in the wall shall increase the length of the façade), counting only those portions of the building façade approved for retail use and that have at least one exterior public entrance per tenant, for each of the following (when not already counted in §13.15.2.D.1 above):

(a) Any façade fronting a Pedestrian Priority Street or Shared Street as defined in the Arlington County Master Transportation Plan;

(b) Any façade fronting an area meeting all of the following criteria:

(1) Provides an unenclosed park or plaza open to the public shown on an adopted sector, small area or revitalization plan; or provides an unenclosed park or plaza open to the public located as required by an approved site plan condition(s); and

(2) Has at least a portion at grade with the adjacent sidewalk; and

(3) Is contiguous with the public right-of-way; and

(4) Is not separated from the building façade by an off-street parking area;

(c) Any portion of building façade counted in §13.15.2.D.2(a), §13.15.2.D.2(b)(1) or (b)(2) above, that contains two stories approved for retail use that are each at least ten feet above finished grade and have at least one exterior public entrance per tenant;

(d) For a building with one or more establishments with at least one exterior public entrance and less than 60 feet of cumulative frontage and façade counted in (a)§13.15.2.D.2(a), (b) and (c) above, 60 sq. ft. for each such establishment minus the length of any frontage already counted in §13.15.1.D.2(a), (b) and (c) above.

3. Subject to size, location, and setback standards specified in §13.6, §13.7 or §13.8 for the applicable district, the applicant for a comprehensive sign plan may allocate permitted aggregate sign area among the walls of various buildings and, to the extent allowed by §13.6, §13.7 or §13.8, among freestanding signs, to favor one tenant or series of tenants, provided the comprehensive sign plan identifies how available sign area is allocated for each tenant.

§13.15.3. Additional signs

In addition to otherwise allowed signs, premises subject to §13.7 shall be allowed additional banners and wall or freestanding signs as part of a comprehensive sign plan, provided that the locations and designs of the signs are shown on an approved comprehensive sign plan and that such signs are in accordance with the following standards for the subject sign type. For premises subject to §13.10, such additional signs shall be allowed without a comprehensive sign plan.

A. Banners	
1. General standards	
Maximum number	2 per pole, as approved on comprehensive sign plan
Maximum size	6 sq. ft. on each side; may be 2-sided
Minimum clearance above sidewalk	8'6"
Permit required?	Yes, single permit may cover multiple banners
Separate lighting?	No
Commercial messages?	No
Automatic changeable copy?	No
Included in aggregate sign area?	No

2. Other standards

(a) Banners in this subsection §13.15.3.A are allowed only for property included in an approved comprehensive sign plan and only in accordance with the provisions of the approved plan;

(b) Banners in this §13.15.3.A are allowed only on street light poles. Such poles shall be:

(1) Approved on or consistent with a County-approved site engineering plan for the project;

(2) Installed primarily for other purposes, such as site lighting;

(3) Located in a parking lot, along a private street or on private property along a public or private plaza or courtyard;

(4) Two banners shall be allowed on a pole only if the two banners are of the same size and are mounted at the same height; and

(5) Banners on poles must be attached at all corners such that they do not move or flap.



3. Other permits or approvals

Banners on poles will be allowed only with the express consent of the owner(s) of the underlying real property and the pole(s).

B. Wall or freestanding signs

1. General standards

Maximum size	Wall: 6 sq. ft.; freestanding 12 sq. ft.
Maximum height	Freestanding: 7 ft.
Number allowed	Wall: 1 per building; freestanding: 1 per every two buildings in a multi-building project
Permit required?	Yes
Separate lighting?	Yes
Automatic changeable copy?	Yes, with frequency of change of copy less than once per 24 hours
Commercial messages?	Yes
Included in aggregate sign area?	No





2. Other standards

(a) Additional signs under this §13.15.3.B are allowed only for buildings or projects with approved comprehensive sign plans and only in locations shown on the approved plan.

(b) Commercial content shall not be legible from a distance of more than six feet.

(c) Signs that change only through manipulation by the user shall be deemed not to be automatic changeable copy signs and shall not be subject to the limitations in §13.12.2.A.

§13.16. Temporary Signs for Construction and Sale/Leasing

The following additional signs identified in this §13.16 are permitted without permits, except where specifically identified, during periods of construction or sale/leasing of property or space other than at one-family and two-family dwellings:

§13.16.1. Additional Purposes

To address the substantial amount of new construction, redevelopment and remodeling of buildings within the County, the following purposes, supplementing those set forth in §13.1 support the adoption of special provisions for signs for construction projects, new buildings and empty spaces in existing projects:

A. The County must provide services even to partially occupied buildings;

B. Promoting occupancy of new buildings in the County encourages economic development by enlarging the tax base;

C. The cost of media advertising is too expensive for all but the largest projects;

D. Many potential occupants for a new or remodeled project are likely to pass by the site during the period of construction; and

E. On-site advertising is a particularly effective, as well as affordable, means of advertising and helping to ensure occupancy of these projects and promoting future business, thus encouraging economic development within the County.

§13.16.2. New or remodeled building

A. General standards



Any new building or any building that has been substantially vacant during a remodeling process may have, in addition to other signs permitted by this Article 13, either:

1. Signs on construction fencing as set forth in §13.16.2.C.3; or
2. A total of 120 sq. ft. of banners as set forth in §13.16.2.C.1; or
3. Freestanding signs that do not exceed 15 feet in height as set forth in §13.16.2.C.2.

B. Such signs shall be removed by the first of the following to occur: one year after the issuance of the shell and core permit; or the sale or lease of the building or property or, for a multi-occupant property, the sale or lease of 80 percent of the gross leasable area of the building.

C. Sign standards for new or remodeled buildings

1. Banners for new or remodeled building

(a) The banner shall be no larger than the 120 sq. ft. per main building on a lot;

(b) Any banner shall be firmly affixed at all corners to prevent its movement with air currents; and

(1) After issuance of a certificate of occupancy and before installation of an allowed permanent freestanding or wall sign; such a banner shall be removed upon the installation of the permanent sign or the expiration of six months from the date of installation of the banner, whichever first occurs.

(2) For a "grand opening" of a new establishment or an establishment with a substantial change in ownership or control; such a banner may be displayed for a period of not more than 30 days.

(c) If the banner is within 200 feet and facing an R district, the highest part of the banner shall not be more than 40 feet above the finished grade as shown on the approved site plan.

2. Freestanding sign for new or remodeled building



(a) The freestanding sign shall be no larger than the 120 sq. ft. per main building on the lot; and

(b) The freestanding sign shall be no more than 15 feet in height.

3. Construction fencing



For new construction, remodeling or other modifications during which there is no occupancy of the building and for which fencing of the construction site is provided, screening attached to the fence may bear images or text, provided that text and numbers shall occupy no more than the larger of the following area:

(a) 120 sq. ft. on each street frontage; or

(b) 20 percent of the area of the screening on a construction fence along each street frontage.

§13.16.3. Other buildings



A. For any spaces for which window signs are allowed, window signs conforming with §13.7.14 may be used during periods of sale or leasing; if the owner or occupant of a vacant space chooses to cover the entire ground-floor window(s) of such space, the size limit shall apply only to the portion of the covering that contains text and numbers, using the same method of measurement used to measure signs under §13.19.1.

B. Any permanent sign allowed by §13.6 or §13.7, identified as included in aggregate sign area, and placed below a height of 40 feet, may be used during periods of sale or leasing, or be wholly or partly covered with a temporary banner during periods of sale or leasing, provided that the size of the banner shall not exceed the size of the permitted sign and provided that the banner shall be firmly affixed at all four corners to prevent it moving with air currents.

C. Where the vacancy rate of a building subject to §13.7 exceeds 33 percent, as determined by the county manager or his or her designee based on a comprehensive database of commercial real estate information, and if the building has had a certificate of occupancy for more than one year, and the building cannot accommodate a sign due to placement of windows, architectural features, and the like, then a temporary freestanding sign may be permitted subject to review by and a permit issued by the zoning administrator to determine whether the location and design of the freestanding sign will meet all requirements of this zoning ordinance. The sign shall be no larger than 20 sq. ft. in area and no higher than 18 feet in height. The sign shall be removed immediately upon the vacancy rate of the building falling below 33 percent, but in any event, within 6 months after the date of approval of such sign by the zoning administrator.

D. Where access to the main entrance to an establishment is hindered by construction on a street abutting the main entrance, the establishment may place the following signs, during the construction, and until 30 days following completion of the construction.

1. Signs on construction fencing as set forth in §13.16.2.C.3; or
2. A total of 120 sq. ft. of banners as set forth in §13.16.2.C.1.

§13.17. General Provisions

§13.17.1. Substitution of message

Any sign allowed under this Article 13 or a predecessor ordinance, by special exception, or by variance, may contain, in lieu of any other message or copy, any lawful noncommercial message that does not direct attention to a business operated for profit, or to a product, commodity, or service for sale or lease, or to any other commercial interest or activity, so long as said sign complies with the size, height, area, and other requirements of this zoning ordinance.

§13.17.2. Sign removal

Every sign pertaining to a particular use shall be deemed to be accessory to that use, and if such use ceases, shall be removed not more than six months thereafter.

§13.17.3. Sign maintenance, replacement and repair

No sign shall be enlarged, extended, reconstructed, or structurally altered in a way that extends the useful life of the sign unless it is made to comply with all applicable requirements of this Article 13. This is not intended to prohibit routine maintenance, including repainting or re-facing, of a sign.

§13.17.4. Abandonment

If signs are discontinued for more than two years and then not continued in the existing structural condition, they shall be made to comply with all applicable requirements of this Ordinance.

§13.18. Nonconforming Signs

§13.18.1. Applicability

Nonconforming signs are signs that met all ordinance requirements at the time of installation or placement but which, due to ordinance changes, do not comply with current requirements.

§13.18.2. Signs in historic districts

Notwithstanding the "applicability" provisions of §13.2, this Article 13 shall have no effect on any sign permitted at the time of placement within a historic district designated by the County Board. Such signs shall be considered conforming signs and may be modified or replaced in accordance with the terms of this Article 13 applicable to conforming signs and in accordance with the terms of §11.3.

§13.18.3. Changes to nonconforming signs

A. No nonconforming sign shall be modified except in accordance with the following standards and conditions:

1. No nonconforming sign shall be modified in any manner that would increase the degree of its nonconformity, increase its size, or prolong its useful life. Replacing any part of the support structure of the sign shall be considered as prolonging its useful life; and

2. No nonconforming sign which has been removed or has become dilapidated or damaged to the extent that repair of the sign requires replacement of any part of its

support structure shall be replaced, except that this sentence shall not prevent the issuance of a permit for a conforming sign to replace the former nonconforming sign at the same location as the former nonconforming sign; and

3. Any nonconformity that relates to the luminance level of a sign shall be corrected and brought into conformity by January 1, 2023.

B. Except as otherwise provided by §13.18.3.D.3 below, no permit for an additional sign shall be issued for any premises on which there are nonconforming signs. Provided, however, that where the only nonconformity relates to luminance level, and the additional permit is sought prior to January 1, 2023, then additional permit(s) may be issued in spite of the nonconformity.

C. The zoning administrator may approve the replacement of a nonconforming sign with a sign that does not fully conform with the terms of this zoning ordinance if the Administrator finds that:

1. The replacement sign would achieve a substantial reduction in the degree of nonconformity of the sign;
2. The replacement sign would fully conform with all provisions of this Article 13 related to lighting, motion and changeable copy;
3. If located within 250 feet of an R district or RA district, the replacement sign would fully conform with the height limitations of this Article 13;
4. The replacement sign would fully conform with the visual clearance area requirements of §3.2.5.A.4.; and

(a) There are no other nonconforming signs on the same lot or building; or

(b) Any other nonconforming signs on the same lot or building will be brought into full conformance with this Article 13 as a condition of approval of the replacement sign.

D. Where a comprehensive sign plan was approved prior to July 24, 2012, the approval for signs allowed by such comprehensive sign plan shall continue in effect, and such signs shall be treated as conforming to this ordinance, subject to the following:

1. All signs placed on the property subject to the comprehensive sign plan shall conform in all respects to the approved comprehensive sign plan and any conditions of such approval, except as to luminance level, which shall be subject to §13.18.3.A.3.
2. A property owner or person in charge may elect to place only signs permitted under this Article 13 instead of signs allowed by the approved comprehensive sign plan, or instead of seeking approval of a comprehensive sign plan as required by a site plan condition, provided that:

(a) An application is submitted to the zoning administrator for an administrative change;

(b) The zoning administrator finds that all signs on the property comply with this Article 13; and

(c) No sign that is either specifically prohibited by a condition in an approved site plan or comprehensive sign plan for the subject property, or that expressly requires County Board approval, shall be approved by the zoning administrator.

3. The zoning administrator may approve amendments to comprehensive sign plans, as follows. The zoning administrator may permit:

(a) Substitution of one or more comprehensive sign plan approved signs placed below a height of 40 feet with sign(s) of no greater cumulative area than that of the sign(s) being substituted, that fully comply with the requirements of this Article 13. Signs placed above a height of 40 feet may be substituted only with signs placed above a height of 40 feet and subject to the provisions of §13.7.1.G.

(b) Additional signs that fully comply with the requirements of this Article 13, provided that the total area of: 1) all approved signs that do not conform with this Article 13 plus 2) all signs included in aggregate sign area by this Article 13, where no sign is counted more than once in this sum, does not exceed the aggregate sign area allocated for the subject property under this Article 13.

§13.19. Definitions and Interpretations

§13.19.1. Measurements

A. Aggregate sign area

See Article 18.

B. Linear foot of building frontage

Linear foot of building frontage is the length of a straight line measured from one end of the wall most nearly parallel to the public right-of-way to the other end of the same wall of the portion of the building façade facing a public street or facing a street with a public access easement. Neither articulations nor off-sets in the wall shall increase the length of the linear foot of building frontage.

C. Story above finished grade

The height of a story above finished grade is measured from the adjacent grade to the finished floor of the story above; where there is no story above, the height is measured to the roofline of the façade.

D. Urban Regional Shopping Center Façade Area

The area of the urban regional shopping center façade is the result of multiplying the height and width of the urban regional shopping center façade. The height of the façade is measured from the adjacent grade to the finished floor of the story above the urban regional shopping center façade. Where there is no story above, the height is measured to the roofline of the façade.

E. Sign area, individual signs

1. General

Sign area shall be the area of the rectangle if the sign is rectangular; or if the sign is not rectangular, the smallest convex polygon that contains the entire sign, excluding those architectural embellishments and supports on which no advertising material or lighting is displayed.

2. Outline lighting

Any exposed tubing or lighting used to outline a sign shall be included in computation of sign area.

3. Signs painted on wall

Where a sign is painted on a wall or other surface, the sign area shall include the entire area of the background color(s) of the sign that differentiate it from the general color of the wall or other surface.

4. Signs on awnings

Where a sign appears on an awning, notwithstanding the size or color of the awning itself, the sign area shall be measured as set forth in §13.19.1.E.1, above.

5. Blade or double-faced signs

For blade or double-faced signs, the sign area shall be the area of one display face where the interior angle formed by the faces is 90 degrees or less. Otherwise the sign area shall include the area of all sign faces.

6. Window signs

The size of a window shall be the area of glass surrounded by structural portions of the building. For window signs, the sign area shall be calculated as set forth in §13.19.1.E.1, above, as a percentage of the area of the window, where dividers (mullions) of more than five inches shall not be counted as window area.

F. Sign height

1. The height of a freestanding sign shall be the difference in height between the elevation of the finished grade level beneath the sign and the elevation of the uppermost extremity of the sign or sign structure, whichever is higher.
2. The height of a sign attached to a building shall be the difference in height between the elevation of the finished grade level beneath the sign and the elevation of the uppermost extremity of the sign or sign structure, whichever is higher.

G. Three-dimensional sign dimensions

1. The sign area of a three-dimensional or irregularly-shaped sign shall be the area of the convex polygon that will contain the entire sign when viewed in any dimension. If the size of such a polygon varies depending on the perspective of the sign viewed, the largest such polygon shall be used as the sign area. If the sign projects more than two feet from the wall, the sign area shall be two times the area measured by such polygon, to reflect the fact that the sign has a visual effect similar to a two-faced sign.
2. The maximum dimensional envelope shall be the polyhedron created by the dimensions indicated in the "maximum dimensional envelope" line for a freestanding sign in §13.8 such that the freestanding sign is fully contained within the maximum dimensional envelope.

§13.19.2. Sign-related definitions

See §18.2

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Article 14. Site Development Standards

§14.1. Maintenance of Common Area

§14.1.1. Applicability

Whenever a subdivision (including any division of interests whether covered by the subdivision ordinance or not) is created which contains any common area which will be conveyed to a homeowners' association, a council of co-owners or similar entity, the owner of the subdivided property shall create and record among the county land records,

§14.1.2. Requirements

A. Prior to the conveyance of any lot in the subdivision, a covenant which shall provide for the following:

1. That the entity which owns the common area shall be responsible for its maintenance.

2. That in the event the entity fails to maintain the common area in accordance with the county-approved landscape plan for the subdivision or applicable state and county statutes and ordinances, the county shall have the right to enter upon the common area for the purposes of bringing it into compliance with the landscape plan, the statutes or ordinances.

3. That a pro rata share of the costs incurred by the county pursuant to subsection 2, above, shall constitute a lien on each lot within the subdivision.

4. A recitation that the covenant shall run with the real property within the subdivision and be binding on all parties having any right, title or interest in any lot therein.

B. All covenants required under this section shall be approved by the county attorney prior to recordation.

§14.2. Landscaping

§14.2.1. Purpose

The purpose of this section is to provide landscaping in order to better control and ameliorate problems of air and noise pollution, afford wind protection, help moderate temperature extremes, to increase property values and attract prosperous business activities into the county and to make the county a healthier and more aesthetically pleasing place to live, shop and work. It is the further intent of this section to provide minimum standards for the selection of plant materials to ensure their survival.

§14.2.2. Landscape plans and plant materials

A. Applicability

All properties requiring site landscaping must submit with the application for a building permit a landscape plan demonstrating compliance with the standards set forth below.

B. Site landscaping requirements

1. Street trees: All properties requiring site landscaping shall include major deciduous trees at the minimum rate of one for every 35 feet along any property line abutting

public right-of-way. The requirement may be satisfied by planting trees within the public right-of-way at a location to be designated by the zoning administrator or, alternatively, such trees shall be planted on-site within the front yard setback.

2. No on-site landscaped area shall be less than five feet wide or eight feet long, except that this provision shall not apply to areas covered by easements for public purposes.

3. A minimum of 25 percent of the landscaped area shall be covered by shrub spread at maturity.

C. Landscape plans standards

The landscape plan must show:

1. Topography of site before and after landscaping.

2. Location and size of all existing plant materials.

3. Existing vegetation to be retained.

4. Devices by which existing plant material shall be protected from damage during land alteration or land development activities. All disturbed areas not otherwise treated shall be seeded and/or sodded.

5. Location, type, size, spacing and number of proposed trees, shrubs, and ground covers.

6. Property lines, match lines, easements, limit of contract, building overhangs, paved areas, fences, walls and utilities.

7. A legend, plant list, key, a scale drawn to a minimum of one inch to 30 feet, north arrow and planting detail.

D. Planting materials standards

1. Deciduous trees with an ultimate height of 36 feet or greater to be planted shall be a minimum two-inch caliper and 10 feet in height at time of planting.

2. Deciduous trees with an ultimate height of 35 feet or less to be planted shall be a minimum of one and one-half-inch caliper at the time of planting, and eight feet in height at time of planting.

3. Evergreen trees with an ultimate height of 26 feet or greater shall have a minimum height of five feet at time of planting.

4. Evergreen trees with an ultimate height of 25 feet or less shall have a minimum height of two feet at time of planting.

5. Caliper, as used herein, is the diameter in inches of the tree as measured six inches above ground level for trees up to and including those trees measuring four inches in caliper. Trees with a caliper greater than four inches shall be measured 12 inches above ground level.

6. Spreading shrubs, deciduous or evergreen, to be planted shall be a minimum 15 inches in diameter.

7. Upright shrubs to be planted shall be a minimum of 24 inches in height.

8. All trees, shrubs, vines or groundcover, shall be living species. No artificial plant material may be used to fulfill the requirements of this section.

9. All plant materials must be:

   (a) Normally developed and typically representative of species and/or variety stated;

   (b) Stock well-branched and healthy; and

   (c) In accordance with the American Association of Nurserymen's American Standard for Nursery Stock.

10. A list of trees and shrubs to be used by developers to plan landscaping in compliance with this subsection shall be available at the office of the zoning administrator.

11. Trees that vary from this list may be used subject to the approval of the zoning administrator.

§14.2.3. Maintenance

The owner of the property, or his designated agent, shall be responsible for the proper care and maintenance, and replacement if necessary, of all landscape materials in a healthy and growing condition.

§14.2.4. Parking area landscaping

A. Applicability

The provisions of this subsection shall apply to all parking areas, including public and private areas, designed for 20 or more spaces except the provision of §14.2.4.E.1(b), which shall be applicable regardless of the number of parking spaces.

B. Landscape plans requirements

1. No parking area of 20 or more spaces shall be constructed or enlarged until a landscape plan for that parking area has been approved by the zoning administrator.

2. Landscape plans shall be drawn according to the standards set forth in §14.2.2.C.

3. Landscape plans shall show dimensions and distances, clearly delineate the existing and proposed parking spaces, or other vehicular use area, access aisles, driveways, and the location, size and description of all landscape materials.

C. Parking lot landscaping design criteria

1. All end islands of parking rows and all areas not otherwise used for ingress, egress, aisles or parking must be landscaped.

2. The interior space of any planting area shall be no less than nine square feet. and not narrower than two feet across its center.

3. The primary landscaping materials used in parking lots shall be deciduous trees which are capable of providing shade at maturity. Shrubbery, hedges and other live plant materials are to be used to complement the tree landscaping. Effective use of berms and existing topography is also encouraged as a component of the landscape plan.

4. All interior planting areas shall be protected from vehicle intrusion by a permanent barrier not less than four nor more than eight inches high.

5. In those instances where plant material exists on a parking lot site prior to its development, such landscape material may be used if approved as meeting the landscaping requirements of this subsection.

D. Planting materials

All plant materials shall conform to the standards set forth in §14.2.2.D.

E. Screening requirements

1. Parking areas

The following regulations apply in all districts to all uses, including vehicle sales, rental or leasing facility, sales or rental lots and vehicle storage lots:

(a) A landscaped strip a minimum of five feet wide shall be provided where a parking area abuts streets, sidewalks, street right-of-way and alleys separating C districts from R, RA, and S-3A districts. Deciduous trees shall be spaced every 25 linear feet, to be measured along the property line, in the planting areas with a minimum of three evergreen shrubs, planted on center, which attain a minimum height of three feet at maturity, planted between.

(b) Except between abutting RA zoned lots or where topography achieves the same effect, any part of a parking area located closer than 50 feet to a side or rear lot line of a lot in an R or RA district or where such parking extends into an R or RA district as a permitted transitional use, a minimum of a five-foot wide landscaped strip with a wall or fence shall be required. The wall or fence shall be placed within 10 feet of, and generally parallel to, the boundary of the parking area and the R or RA lots. The landscaped strip may be placed on either side of the wall or fence. Such wall or fence shall consist of durable material so arranged that direct light cannot penetrate the face thereof. Such wall or fence shall have a minimum height of six feet above the finished surface of the area that it bounds, measured at the wheel bumper, where such exists, and of six feet above the ground surface of the side exposed to abutting properties. The height of the wall or fence shall be reduced to four feet when located in the required setback. In parking areas with less than 20 spaces, the five-foot landscaped strip may be deleted; however, in all cases the wall or fence shall be required.

(c) A landscaped strip five feet wide shall be provided where C properties abut R, RA, and S-3A properties.

(d) Planting which is required for screening may be considered as partial or complete fulfillment of the site landscaping requirement.

F. Maintenance

The owner of the property, or his designated agent, shall be responsible for the proper care and maintenance, and replacement if necessary, of all landscape materials in a healthy and growing condition.

§14.3. Parking and Loading

§14.3.1. Policy

Virtually every land use in the county now requires, and in the foreseeable future will require, access by motor vehicles. For the purposes of reducing and avoiding congestion of streets and

providing a more suitable living and working environment, it is hereby declared to be the policy of the county that:

A. For every land use hereafter established, there shall be provided sufficient space for access by, and for the off-street standing and parking of, all motor vehicles that may be expected to come to the premises at any time under normal conditions for any purpose, whether as patrons, customers, purveyors, guests, employees or otherwise.

B. The responsibility for providing the space required by this zoning ordinance shall be that of whoever establishes the use to which it is appurtenant, except in business districts in which the County Board has declared, by resolution, that permanent parking space (but not loading space) has been provided on a community rather than an individual basis and that such space for such business district, within designated boundaries, shall be prorated against the requirements of this article.

C. The requirements as to off-street parking space and off-street loading space set forth in this zoning ordinance are adopted in pursuance of the foregoing policy. Except as may be allowed by site plan or use permit approval, said requirements shall be deemed to be minimum requirements.

§14.3.2. Reduction of parking, standing or loading areas

No parking area, parking space, standing space or loading space which existed at the time this zoning ordinance became effective or which subsequent thereto is provided shall thereafter be relinquished or reduced in any manner below the requirements established in this zoning ordinance except as may be permitted by §12.9.15 or §16.5.

§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. Use and parking on same lot

Off-street parking and off-street loading space appurtenant to any use permitted in any R or RA districts shall be provided on the same parcel of land occupied by the use to which said space is appurtenant or on common areas in the same subdivision.

B. Off-site parking

1. In Commercial/Mixed Use (C), Industrial (M), and Pubic (P) Districts

All required off-street parking spaces accessory to any use permitted in any C, M, or P district shall be on the same parcel as that use. If the physical condition of a site presents difficulties in providing all required accessory parking on that site, and/or if public safety and/or convenience are better served, required accessory parking may be located off-site as follows:

(a) The Zoning Administrator may authorize required accessory parking to be located off-site, provided:

(1) Such off-site parking spaces are located on land under the same ownership as the on-site parking spaces; and

(2) Such off-site parking spaces are located within 1/4 mile of the shortest effective pedestrian route, entrance to entrance; and

(3) Such off-site parking spaces shall not be used to accommodate administratively approved outdoor café seating in existing parking spaces, per §12.9.15.A.10; and

(4) Such off-site parking spaces shall not cause unreasonable:

(i) Hazard to pedestrians;
(ii) Hazard to vehicular traffic;
(iii) Traffic congestion;
(iv) Interference with safe and convenient access to other parking areas in the vicinity;
(v) Detriment to businesses and/or residences in the vicinity.

(b) The County Board may approve a use permit for required parking for any use permitted in any C, M, or P district to be located off-site, per §15.4, subject to the following criteria:

(1) Both sites are located entirely within Arlington County; and

(2) The off-site parking spaces cannot be used to accommodate administratively approved outdoor café seating in existing parking spaces on-site, per §12.9.15.A.10, and

(3) The off-site parking is more than and/or does not conflict with the parking required for the uses on the off-site property;

(4) An agreement that is recorded in the land records ensuring the continued availability of the requested off-site parking spaces. An agreement shall include but is not limited to the following:

(i) Designation of the number and location of the off-site parking spaces including scaled plats and/or plans showing the number, dimensions, designation, and location of required parking on both sites;
(ii) Schedule of the anticipated days and hours of operation for all uses party to the agreement and for the designated off-site parking spaces;
(iii) Citation to the approved use permit for off-site parking including terms of use for a minimum period consistent with a review and renewal of the use permit;
(iv) Acknowledgement that termination and/or breach of the agreement constitutes a zoning violation, and may result in revocation of the approved use permit; and
(v) Owner/grantor and grantee of designated off-site parking spaces.

(5) The off-site parking spaces comply with §14.3.3.B.1(a)(4)

2. S-3A and P-S districts

Off-site parking incidental to a use permitted in a P, R or RA district may be permitted in the S-3A and P-S districts subject to use permit approval as provided in §15.4; provided that, 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.

3. Parking for Religious Institutions

(a) Required parking for religious institutions per §12.2.4.H may be provided in the off-site parking areas which are accessory to another principal use which is not open or operating on the days of the week on which the religious institution is regularly used, when such off-site parking area is within 600 ft. of the religious institution by the shortest effective pedestrian route.

(b) Required parking for religious institutions per §12.2.4.H may be provided in off-site parking areas which are accessory to another principal use which is not open or operating on the days of the week on which the religious institution is regularly used, when such off-site parking area is within 0.75 a mile of the religious institution by the shortest effective vehicular route, and where regular and frequent shuttle service between the religious institution and the off-site parking area is provided on days of regular use and/or assembly at the religious institution.

C. Dimensional requirements

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

In calculating any required parking area, 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)
Full Size Automobile Spaces				
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
Electric Vehicle Accommodation Spaces				
45	8.5	16.0	12.0	Not permitted
60	8.5	16.7	16.0	Not permitted
90	8.5	15.0	23.0	23.0
Parallel	20.0	8.0	12.0	23.0
Compact Car Spaces				
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. Standing space

Each required standing space shall be no less than nine by 20 feet and shall have a minimum vertical clearance of no less than seven feet.

4. Loading space

Each required loading space shall be no less than 12 feet wide, 25 feet long, and shall have a minimum vertical clearance of no less than 14 feet.

D. Vehicle access

Access and maneuvering space shall be provided in accordance with §14.3.3.C and shall permit the parking and removal of a vehicle without moving other vehicles.

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.

F. Compact car spaces

Any parking area may include up to 15 percent of the parking spaces for compact cars. In parking areas for office uses containing more than 100 spaces, up to 15 percent of the spaces may be compact spaces. The spaces shall be grouped together and visibly marked for "compact cars only." Aisle size shall not be reduced unless an entire aisle is providing access and maneuvering space for only compact cars.

G. Use of private parking areas

1. No parking spaces located in a private parking area in R or RA districts shall be used by any persons other than persons engaging in the use for which the parking is provided such as occupants of the premises, their visitors and employees at the site, except as expressly provided in §14.3.3.G.2 and §14.3.7 below.

2. For religious institutions, lodges, or community swimming pools not operated primarily for commercial gain:

   (a) Parking spaces that are accessory to those uses may be used by off-site users to park noncommercial vehicles, when such use does not exceed either 10 percent of the total number of spaces or 12 parking spaces, whichever is less; and

   (b) Parking spaces that are accessory to those uses may be used by off-site users to park non-commercial vehicles, when such use is for no more than four days per 90-day period; and

   (c) The County Board may, by use permit approval, as specified in §15.4, permit the use of parking spaces accessory to those uses to be leased or used under a verbal or written contractual agreement with off-site users to park non-commercial vehicles, when such use exceeds the parameters set forth in §14.3.3.G.1 and §14.3.3.G.2, above. Such use permit may be approved where the County Board finds that such use promotes the effective use of the county's limited parking facilities, reduces traffic congestion, and does not create adverse impacts on the abutting streets, neighborhoods, or neighborhoods across the street, and will not result in parking being unavailable for the primary use of the site on which the parking is provided. The County Board may, through such use permit approval, allow spaces that are required by this zoning ordinance to be provided for the place of worship or lodge to also be used for other purposes pursuant to such use permit, if the findings above are made.

3. Parking spaces in C and/or M districts located in a private parking area, which are provided in addition to those required by this zoning ordinance to serve the premises,

may be used by persons other than persons engaging in the use for which the parking is provided.

4. Parking spaces in C and/or M districts which are required by this zoning ordinance may be used by persons other than persons engaging in uses on the site, provided that said spaces shall be made available at all times to persons engaging in uses on the site at least at the same rates as to persons not engaging in uses on the site, and provided that there is no demand for said spaces by persons engaging in uses on the site.

H. Access to parking spaces

1. Except for one- and two-family dwellings and townhouses in R districts, street rights-of-way shall not be used for maneuvering or direct ingress, or egress to off-street parking spaces.

2. Alleys which are improved to county standards may be used for maneuvering or direct ingress and egress to off-street parking spaces if the required aisle width is provided.

I. Location of parking spaces

1. In any districts, parking spaces for one- and two-family dwellings, townhouses, and expanded housing option development subject to §10.4 may encroach on the exterior 10 feet of a setback area, provided that they are located on a driveway with an existing or approved curb cut, and they have the minimum dimensions for full size automobile spaces as are required in §14.3.3.C. Parking spaces shall be designed and used so that the automobiles parked on driveways shall not encroach into the public rights-of-way. The setback area used for parking shall be landscaped and properly maintained at all times. The ground surface of the parking space shall be paved with a durable, dust-free and hard material, such as bituminous hot mix or Portland cement concrete or some comparable material, or shall be surfaced with an alternate material, suitable for passage by automobiles, which does not result in excessively dusty or muddy conditions at or around the parking area, as approved by the zoning administrator.

2. Tandem parking spaces may be allowed for off-street parking spaces for one- or two-family dwellings or townhouses, provided that they comply with §14.3.3.I.1. Tandem parking spaces shall count as one space for the purposes of complying with off-street parking requirements for expanded housing option development subject to §10.4

J. Conversion of parking, standing or loading spaces

No parking areas, parking spaces, standing spaces or loading spaces required by this zoning ordinance shall be converted to any other use, which other uses include, without limitation, living space, storage, home occupation or other uses.

1. Notwithstanding the provision specified in §14.3.3.I.2, parking spaces and/or a portion of a private parking area may be utilized as an outdoor café accessory to a food establishment as specified in §12.9.15.

K. Management of parking spaces by the homeowner's association

Whenever a subdivision is created which contains any common area that will be used for parking and conveyed to a homeowners' association or similar entity, the owner of the subdivided property shall record a covenant in the land records of the Circuit Court which

provides that the homeowners' association or similar entity shall be responsible for the management of the common area parking spaces in its subdivision, including the following:

1. Maintenance of the required number of parking spaces in common areas in the subdivision, allocation of common area parking spaces to each property owner in the subdivision, or to visitor use, as required by this zoning ordinance; locations of all required common area parking spaces according to approved plans on file with the zoning office;
2. Ratio of compact to full-size common area parking spaces;
3. Striping; landscaping;
4. Lighting; and
5. Installation of any signs on common area parking spaces.

L. Encroachment into parking spaces

No encroachment into parking spaces that reduces the parking spaces' width, length or height clearance shall be permitted unless otherwise allowed by the zoning administrator.

1. Notwithstanding the provision specified in §14.3.3.L, outdoor cafés accessory to a food establishment may encroach into parking spaces as specified in §12.9.15.

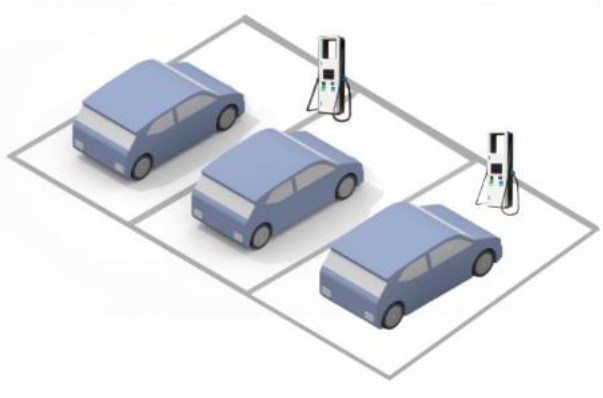
M. Parking Spaces for Electric Vehicles

1. Electric vehicle supply equipment in parking areas

(a) When installation of electric vehicle supply equipment in an existing parking area is the only improvement proposed, only the portions of the parking area that are altered shall be subject to conformance with the applicable standards of this zoning ordinance.

(b) If adding electric vehicle supply equipment would yield a parking tabulation greater than the number of parking spaces in the existing parking area, the additional spaces shall only be used for electric vehicle supply equipment or off-street parking**.**

2. Electric vehicle accommodation spaces



An electric vehicle accommodation space is a parking space meeting the dimensions provided in §14.3.3.C, that creates a small area where electric vehicle supply equipment can be installed within the parking area. This type of space may be provided only where electric vehicle supply equipment is located adjacent to the space for which electric vehicle charging is available. Electric vehicle accommodation spaces shall be subject to the following additional standards:

(a) Except for parallel spaces, the electric vehicle supply equipment shall be located adjacent to the edge of the space furthest from the drive aisle.

(b) For parallel spaces, the electric vehicle supply equipment shall be located adjacent to either of the space's shortest sides.

(c) Electric vehicle supply equipment that provides electric vehicle charging for an electric vehicle accommodation space may also provide electric vehicle charging for adjacent parking spaces.

(d) For the purpose of calculating required parking as specified in §14.3.7, electric vehicle accommodation spaces shall be counted as full-size automobile spaces.

§14.3.4. Required improvements

Every parcel of land hereafter used as a private or public standing or parking area, other than parking required for one-and two-family dwellings, a loading space, a vehicle sales, rental or leasing facility or a vehicle storage lot (referred to in this section as "parking area") shall be provided with safe and convenient access to a street and shall be improved in accordance with the following requirements:

A. Paving

The ground surface shall be paved with a durable, dust-free and hard material, such as bituminous hot mix or Portland cement concrete or some comparable material subject to approval of the zoning administrator. Such paving shall be maintained for safe and convenient use at all times.

1. Plans and timing

Engineering and grading plans shall be submitted to the Department of Environmental Services, showing property lines, existing and proposed contours, proposed points of ingress and egress, curbing, sidewalks, lighting fixtures, drainage structures, collection booths and such other information as may relate to the construction of the parking area.

(a) Deferral for up to one year

When a developer is required to improve a new or existing parking area in accordance with the provisions of this §14.3.4, the owner of the property may request, in writing, that such improvements be deferred for a period not to exceed one year, subject to the zoning administrator's approval of a temporary surfacing material, provided that the alternate material does not result in excessively dusty or muddy conditions at and around the parking area and guarantees for such improvements are proffered in writing and recorded in the land records in the office of the clerk of the court of Arlington County.

(b) Deferral for up to six years

Improvements required for a new or existing public parking area, in accordance with the provisions, below, may be deferred for a period not to exceed six years from the date of the approved parking lot occupancy permit. No extension or renewal beyond the six-year period shall be permitted for any parking area. The deferral of required improvements shall be subject to the following and approved by the zoning administrator:

(1) The ground surface shall be improved in accordance with §14.3.4.A.

(2) Internal drainage of significant surface water shall be controlled by curbing or contours and shall be discharged to a suitable storm sewer system or to a positive outfall area.

(3) Sidewalks shall be constructed to walkway standards, up to a maximum of eight feet in width, if abutting curb and gutter improvements are in place. Where curb and gutter improvements are not in place temporary asphalt sidewalks of a minimum of four feet in width shall be provided abutting the parking.

(4) Minimum horizontal illumination lighting standard of one footcandle shall be provided throughout the parking area. Lights used to illuminate any parking area shall be so arranged and shielded so as to confine all direct light rays entirely within the boundary lines of the parking area.

(5) Wheel stops four feet from the edge of the parking area shall be provided to prevent vehicles from overhanging the public right-of-way and abutting properties.

(6) For parking areas closer than 50 feet to a side or rear lot line of a lot in an R or RA district, a six-foot solid wall or fence shall be required and placed within 10 feet of, and generally parallel to, the boundary of the parking area and the R or RA lots.

(7) Driveway openings through the curb shall not exceed 30 feet in width measured at the edge of the street easement or right-of-way.

(8) Provisions shall be made to organize parking to provide adequate aisle clearance and entrance and exit accessibility, according to acceptable engineering practice.

(9) Areas not used for access or parking shall be planted in grass or other appropriate ground cover.

B. Curbs and delineation

Fixed and permanent wheel bumpers or curbs of concrete or some comparable material at least four inches high, together with metal safety rails where specified by the zoning administrator, shall be installed for each parking area at least four feet within the prescribed limits of the parking area. The space created between the wheel bumper or curb and the required landscaped area may be either paved or covered with pervious materials; no plants may be used in this area that grow higher than six inches. Where the parking is so designated that the vehicle overhang does not protrude outside the prescribed limits of the area, such curbs may be placed at the outside limits of the area. Parking spaces shall be delineated and periodically restored to maintain a clear identification of separate parking stalls.

C. Curb cuts

Driveway openings through the curb shall not exceed 30 feet in width measured at the edge of the street easement or right-of-way.

D. Landscaping and screening

For landscaping and screening of parking areas, refer to §14.2, Landscaping, for regulations. See also §14.3.4.A.1(b)(6).

E. Lighting

Lights used to illuminate any parking area shall be so arranged and shielded as to confine all direct light rays entirely within the boundary lines of such area.

F. Plans

An application for a building permit for a parking area shall include plans in duplicate covering all the foregoing requirements which shall be approved by the zoning administrator before work is commenced.

§14.3.5. Required off-street parking and standing space

Parking or standing spaces shall be provided for each use, as permitted in its respective classification, in not less than the amounts set forth herein for every building, or addition thereto, and for all uses of land hereafter established or expanded:

A. Use of parking or standing space

Parking or standing space required by this zoning ordinance shall be used only for those purposes. Any other use of said space, including any repair work or servicing of any kind, shall be deemed to constitute a separate commercial use of said space in violation of the provisions of this zoning ordinance.

1. Notwithstanding the provision specified in §14.3.5.A, required parking or standing spaces may be used as an outdoor café accessory to a food establishment as specified in §12.9.15.

B. Computation

For the purpose of computing required off-street standing, parking or loading space in relation to floor area, the gross floor area shall be used. When computing parking space requirements on the basis of the number of occupants, practitioners, or employees, the total maximum number of said occupants on the premises at any one time shall be used. When application of the requirements would result in a fractional space, any such fraction shall be counted as one space. If there is any uncertainty with respect to the amount of parking space required by the provisions of this zoning ordinance as a result of any indefiniteness as to the proposed use of a building or of land, the maximum requirement for the general type of use that is involved shall govern.

C. Tabulation

Full size automobile spaces served by Level 2 or Level 3 electric vehicle supply equipment shall count as 1.5 full size automobile spaces. All other spaces shall count as one space. Under no circumstances shall the County Board modify tabulation of parking spaces.

§14.3.6. Parking in Metro station areas

A. Uses exempted from parking requirements

To encourage and promote pedestrian-related commercial activity in Metro station areas, no parking shall be required for the uses listed below where the major portion of the use is located within 1,000 feet of a Metrorail station entrance. No floor area granted a reduction under the provisions of this subsection shall be converted to any other use unless parking is provided for the space in accordance with the requirements of this zoning ordinance, notwithstanding any other provisions of this zoning ordinance, including §15.6.6.A.

1. Restaurants

(a) Restaurants operating only between 6:00 a.m. and 6:00 p.m. (no floor area restriction).

(b) Restaurants operating between 6:00 p.m. and 6:00 a.m. and which have fewer than 200 seats.

(c) Restaurants operating between 6:00 p.m. and 6:00 a.m. shall provide parking spaces in accordance with the requirements in §14.3.2, §14.3.4, and §14.3.5, for the number of seats that exceeds 200 seats.

For purpose of this subsection, the number of seats shall be the number of seats allowed by the certificate of occupancy for the restaurant.

2. Retail and service-commercial uses

Retail and service-commercial uses for the first 5,000 sq. ft. of floor area per main building, except the following uses which shall not be granted the exemption blueprinting or photostating; food catering establishment, large-scale; feed or fuel store; frozen food lockers; ice storage house; indoor swimming pools; medical or dental offices, clinics and laboratories; vehicle sales, rental or leasing facilities ; vehicle storage lots; music conservatory or music instruction; plumbing or sheet metal shops; printing, lithographing or publishing; public service, including electric distribution substation, fire or police station, telephone exchange and the like; sign making shop; trade or commercial school; vehicle service establishment.

3. Grocery stores

Grocery stores that are not the principal use on a site, for the first 15,000 square feet.

B. Modification of parking requirements for restaurants by use permit

1. To encourage and promote pedestrian-related commercial activity in Metro station areas and to promote efficient use of parking spaces, the parking requirements for restaurants, the major portions of which are located within 1,000 feet of a Metro station entrance, may be modified by use permit. Such modification may include, but shall not be limited to, modification of the number of on-site or off-site parking spaces required for the number of seats in the restaurant, and the distance between the restaurant and the proposed off-site parking spaces. In granting such use permit, the County Board may consider, among other things, the following factors:

(a) Hours of operation of the restaurant.

(b) The modes of transportation which are conveniently available to patrons of the restaurant.

(c) Management practices of the restaurant to reduce parking needs by patrons and employees.

(d) Whether parking spaces which are available for a restaurant are, as determined by the County Board, conveniently usable by patrons of the restaurant without causing unreasonable:

(1) Hazard to pedestrians.

(2) Hazard to vehicular traffic.

(3) Traffic congestion.

(4) Interference with safe and convenient access to other parking areas in the vicinity.

(5) Detriment to the appropriate use of business property in the vicinity.

(6) Detriment to any residential neighborhood.

C. Modification of parking requirements for office and commercial uses

The parking requirement for office and commercial uses may be reduced by 10 percent if a direct connection which is not greater than 500 feet in length and which provides shelter from the elements is provided from the structure housing the use to which the parking is appurtenant to a Metro Transit Station.

§14.3.7. Required parking and standing space

A. Parking shall be provided for all uses in accordance with the following standards unless specified otherwise in this or other sections of this zoning ordinance:

Use Types		Minimum Parking Requirement (spaces)	Additional Requirements	
Household and group living uses				
One- and two-family dwellings	Not fronting on cul-de-sac	1 per dwelling unit	Constructed and maintained in accordance with §14.3.3.	For accessory dwellings pursuant to §12.9.2: 1. If no parking spaces exist prior to issuance of accessory dwelling permit, 1 space shall be created, provided, however, where a parking survey conducted by the County determines that the block on which the main dwelling is located is less than 65% parked, such new space is not required to be created. 2. Where either 1 or 2 spaces exist prior to issuance of the accessory dwelling permit, all such space(s)shall be maintained. 3. Where more than 2 spaces exist prior to issuance of the accessory dwelling permit, at least two spaces shall be maintained.
	Fronting on cul-de-sac	2 per dwelling unit	Improved in accordance with §14.3.4.A. constructed and maintained in accordance with §14.3.3.	
Townhouses and stacked one-family dwellings		2 per dwelling unit, and 1/5 additional parking spaces per dwelling unit for visitors	Additional parking spaces for visitors shall be located in a clearly marked and designated common area available to all visitors. Provided, however, that visitor parking spaces may be included within the required two parking spaces per dwelling unit when at least 50 percent of parking spaces needed to meet the requirement are located in a common area and are available for either residents or visitors. -Constructed and maintained in accordance with §14.3.3.	
Dwellings, other than one- and two-family		1 & 1/8 for each of the first 200 dwelling units in any structure	Plus1 for each additional dwelling unit Constructed and maintained in accordance with §14.3.3.	

Use Types		Minimum Parking Requirement (spaces)	Additional Requirements
Establishments with sleeping accommodations other than dwellings, including boarding or rooming houses, hotel or motels		1 per dwelling unit or guest room	--
Family day care homes		1 space for homes with 6 or more children, not in addition to any existing off-street parking.	--
Assisted living facilities, independent living facilities		0.5 per bedroom	
Continuing care retirement communities		0.5 per bedroom for the independent living and assisted living portions of the community 0.5 spaces bed for the nursing home portion of the community	
Nursing homes		0.5 per bed	
Bed and Breakfasts		1 per guest room	Plus parking space(s) required for the principal residence. The County Board may modify parking requirements for bed and breakfasts by use permit.
Public, Civic and Institutional uses			
Religious Institutions		1 per each 5 sanctuary seats	§14.3.3.B.3
Colleges and Universities		As determined by the County Board	--
Community swimming pools		1 per each 40 sq. ft. of pool area	--
Golf courses		40 per each standard 9 holes	--
Hospitals, rest homes, sanitariums, convalescent homes & institutions		1 per 4 beds	Plus 1 space for each 2 employees (other than staff doctors), plus 1 space for each doctor assigned to the staff.
Intermediate care facilities		1 per each 3 dwelling units	Plus 1per 3 employees, plus 1 per doctor
Libraries, museums and art galleries or studios		1 per each 500 sq. ft. of floor area	--
Community centers, public assembly uses excluding religious institutions, and membership club buildings excluding golf clubs.		1 per each 3 seats or other accommodations (calculated on the basis of 1 accommodation for each attendant)	
Schools	High	1 per each 10 students of design capacity	Plus 1 space for each 10 fixed seats, or other vantage accommodation for spectators, for public assembly; plus 1 per 50 sq. ft. of floor area for auditoriums, multipurpose rooms, gymnasium or other facilities used for public assembly but having no fixed seating arrangement specified
	Elementary and middle	1 per each 7.5 students of design capacity for employee parking	Plus 1 space for each 40 students of design capacity for visitor parking
Day care uses	Child care centers	1 per 10 children	--
Retail and service commercial uses			
Retail and service commercial uses other than those specified below		1 per each 250 sq. ft. of floor area on the first floor of a building	Plus 1 per each 300 sq. ft. of floor area located elsewhere in the building
Neighborhood Commercial Center		1 per each 600 sq. ft. of floor area notwithstanding individual commercial and/or retail parking ratios identified in §14.3.7.A, Neighborhood Commercial Centers parking requirements supersede.	
Bowling alley		4 per each alley	--
Car wash		20 standing spaces for waiting vehicles for each wash rack	Plus 1 per each two employees.

Use Types		Minimum Parking Requirement (spaces)	Additional Requirements
Drive-through banking & similar "drive-through service establishments		5 standing spaces for each teller or customer window	--
Furniture & appliance stores, furniture repair shops		1 per each 400 sq. ft. of floor area	--
Greenhouses and nurseries		One space for each 400 sq. ft. of floor area, plus such space as may be determined to be necessary as set forth above	--
Indoor or outdoor recreation (as provided in §12.2.5.F) or entertainment facilities (as provided in §12.2.5.A), other than those specifically listed in this §14.3.7		1 per 300 sq. ft. of indoor floor area or outdoor area used for recreation or entertainment purposes	--
Vehicle sales, rental, or leasing facilities		1 customer and 1 employee parking space for each 1,200 sq. ft. of area, whether or not said area is enclosed.	--
Offices or clinics, medical or dental		1 per each 150 sq. ft. for first 5,000 sq. ft. in each building	Plus 1 per each 200 sq. ft. for next 10,000 sq. ft.; Plus 1 per each 250 sq. feet for area in excess of 15,000 sq. ft.
Other office buildings		1 per each 250 sq. ft. of floor area on the first floor	Plus 1 per 300 sq. ft. of floor area located in the basement or on the 2nd through 5th floors, plus 1 per 400 sq. ft. of floor area located above the fifth floor
Restaurants		1 per each 6 seats (in addition to all parking space provided for service to patrons while seated in automobiles).	--
Tennis, racquet and handball courts		3 per court	--
Theaters, auditoriums and other commercial places of public assembly		1 per each 3 seats or other accommodations, for attendants, employees or participants	--
Undertaking establishments, funeral parlors, mortuaries and funeral homes		1 per 50 sq. ft. of chapel or parlor floor area, provided that there shall be no less than 20 spaces	--
Vehicle service establishments and vehicle body shops		3 standing spaces for each wash rack, lubrication rack, repair bay or similar facility for the servicing or repair of vehicles, not including said rack or bay as a space	Plus 1 per each employee.
Warehouse and freight movement, wholesale trade and manufacturing and production uses			
Uses consisting of manufacture, processing assembly, storage, warehousing, wholesale	Excluding wholesale associated with retail uses, and distribution of products.	1 per 1,000 sq. ft. of floor area, or 1one space for each 2 employees, whichever is the greater	--
Uses where at least 90 percent of the total floor area is available to the general public for the storage of items none of which is used for its intended purpose during the period that it is on the premises and is not associated with any office, retail, industrial or other business activity conducted on the premises		1 per each 3,000 sq. ft. of gross floor area excluding residential floor area	Plus1 for the resident manager; Plus 1 per each 2 employees

B. For uses not listed heretofore in this schedule of parking requirements, by the interpretation of the zoning administrator, spaces shall be provided on the same basis as required for the most similar listed use.

C. The County Board may, through Use Permit approval pursuant to §15.4, modify the regulations set forth in §14.3.7, as follows:

1. Modify the number of parking spaces set forth in §14.3.7 and/or permit off-site parking to be used for elementary, middle and high schools and for uses associated with noncommercial recreation and community center buildings and grounds, where the County Board finds that:

(a) Such modifications will preserve or create recreational facilities such as but not limited to playing fields, open space, and playgrounds, located either within the school development project or at approved off-site locations, through incorporation of techniques that will reduce impervious surfaces, minimize grading, preserve existing trees, or similar objectives; and

(b) A transportation demand management plan submitted by the applicant demonstrates that the potential adverse impacts of parking demand and any potential disruption of parking patterns within affected neighborhoods that could result from the modification will be mitigated by utilizing available on-street parking abutting the site, and through the implementation of measures such as, but not limited to:

(1) Utilizing, by written agreement with another party in terms acceptable to the County, off-street parking spaces at a site owned or controlled by that same party; and/or

(2) Utilizing a managed or shared parking program at times when parking demand is highest; and/or

(3) Implementing Transportation Demand Management (TDM) strategies for the use, and/or demonstrating that transit or other transportation options exist that may offset parking demand.

2. Modify the number of off-street parking spaces and/or permit off-site parking to be used for child care centers where the County Board finds that:

(a) For any reduction to the number of required off-street parking spaces, the child care center has demonstrated the following:

(1) That sufficient parking and circulation for pick-up and drop-off of children are maintained; and

(2) That the potential adverse impacts of parking demand and any potential disruption of parking patterns within affected neighborhoods that could result from the modification will be mitigated and implemented by measures such as, but not limited to:

a. Utilizing a managed or shared parking program at times when parking demand is highest; and/or

b. Implementing Transportation Demand Management (TDM) strategies, and/or demonstrating that transit or other transportation options exist that may offset parking demand.

(b) For modifications to allow off-site parking, the child care center has demonstrated the following:

(1) Any off-site parking spaces owned or controlled by another party is committed through a written parking agreement with that party in term acceptable to the County;

(2) Off-site parking shall not result in parking being unavailable for the primary use of the site on which the parking is provided;

(3) That sufficient parking and circulation for pick-up and drop-off of children are maintained; and

(4) Off-site parking shall be located near the child care center and accessible by a reasonable walking path.

(c) Modified parking allowing a reduction in the number of off-street parking spaces and/or permitting off-site parking is conveniently usable without causing unreasonable:

(1) Hazard to pedestrians;

(2) Hazard to vehicular traffic;

(3) Traffic congestion;

(4) Interference with safe and convenient access to other parking areas in the vicinity;

(5) Detriment to the appropriate use of business property in the vicinity; or

(6) Detriment to any residential neighborhood.

3. Modify the number of required off-street parking spaces and/or permit off-site parking for uses categorized as social services institutions, as specified in §12.2.4.J, when the County Board finds that the potential adverse impacts associated with the modification can be obviated through measures such as, but not limited to the following:

(a) Utilizing a managed or shared parking program at times when parking demand is highest;

(b) Implementing Transportation Demand Management (TDM) strategies, and/or demonstrating that transit or other transportation options exist that may offset parking demand;

(c) Demonstrating that off-street parking spaces at a nearby off-site location have been secured through a written agreement with the owner or controlling party of the off-site parking facility in terms acceptable to the County Board that shall not result in parking being unavailable for the primary use of the off-site location; and,

(d) Demonstrating that the programmatic policies and operations of the social service institution would reduce on-site parking demand below the level anticipated by the amount of parking required in §14.3.7.

4. Modify the number of required off-street parking spaces and/or permit off-site parking associated with structures and amenities in publicly owned and/or publicly operated parks and open space, as specified in §12.2.4.F, when the County Board finds that:

(1) The recreational amenities located within the park or open space would not generate a need for the use of the required off-street spaces; or

(2) The availability of transit or other transportation options, on-street parking, or parking at an off-site location would otherwise meet the parking needs for the park or open space and provide access and connections for non-motorists.

5. Modify the number of required off-street parking spaces for uses within Neighborhood Commercial Centers, as defined in Article 18, when the County Board finds that the potential adverse impacts associated with the modification can be obviated through measures such as, but not limited to the following:

(a) Implementing Transportation Demand Management (TDM) strategies, and/or demonstrating that transit or other transportation options exist that may offset parking demand; or

(b) Utilizing a managed or shared parking program that outlines shifts in demand throughout the day/evening based on the mix of uses within the Neighborhood Commercial Center.

§14.3.8. Off-street loading

Off-street loading spaces shall be provided for each use, as permitted in its respective classification, in not less than the amounts set forth below for every building, or addition thereto, and for all uses of land established or expanded:

A. All conditional uses

Sufficient space to provide on the lot for the use, as determined by the County Board, as set forth above.

B. Multiple-family uses

More than 50 units, one loading space for each 200 units or fraction thereof.

C. Over 6,000 sq. ft. of space for offices and personal services establishments, including prescription filling, out-patient clinics and schools, not adaptable for the use of retail purposes

One loading space.

D. Over 3,000 sq. ft. of floor area designed or adaptable for retail business purposes

One loading space; one additional space for more than 15,000 sq. ft.; one additional space for more than 50,000 sq. ft.; and one additional space for each 100,000 sq. ft. of such floor area.

E. For all wholesale and manufacturing uses

One loading space; one additional space for more than 15,000 sq. ft. of floor area and one additional space for each 50,000 sq. ft. of such floor area.

§14.4. Outdoor Lighting

§14.4.1. General

Exterior lighting of the premises of residential uses other than single-family detached dwellings and for commercial or office uses shall be reasonably designed to provide for the safety of the tenants and clientele in their use of the parking lot, walkways and entrance areas.

§14.4.2. Parking areas and walkways

Parking areas and walkways which provide direct access from the entrance areas of the dwelling units or office or commercial uses to the common parking areas shall be illuminated by an average lighting standard per the "Illuminating Engineering Society of North. America, Fifth Edition", providing not less than one footcandle of light at the surface during the hours of darkness. Walkways which provide direct access from the entrance areas of the dwelling units to service or recreational facilities shall be illuminated by an average lighting standard per the "Illuminating Engineering Society of North America, Fifth Edition," providing not less than one footcandle of light at the surface during the hours of darkness that the facilities are available to the tenants. Parking areas for commercial uses need not be illuminated when the businesses are closed.

§14.5. Aircraft Landing Approach Area

No building meeting Federal Aviation Administration criteria for notice (§77.9 Construction or alteration requiring notice) shall be erected, constructed, reconstructed, structurally altered, enlarged or moved per the requirements in 14 Code of Federal Regulations, part 77 pursuant to 49 U.S.C, Section 44718 as amended, unless the zoning administrator shall have received a letter of clearance from the Federal Aviation Agency.

§14.6. Outdoor Storage and Display

§14.6.1. Merchandise in setbacks

No merchandise shall be displayed nor business conducted between the back of the curb and the building setback line unless directly associated with kiosk operations and located within the kiosk or within two feet from the exterior wall of the kiosk. (For kiosk standards see §12.5.12)

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Article 15. Administration and Procedures

§15.1. Common Procedures

§15.1.1. General

A. Procedures common to two or more applications are included in this section.

B. No excavation shall be commenced; no wall, structure, premises or land shall be used; no wall, building or structure or part thereof shall be built, constructed or altered; nor shall any building be moved; nor shall any regulated sign be erected, repaired or repainted until application has been made and the proper approval or permit has been obtained from the zoning administrator.

C. Other provisions of Arlington County ordinances or state or federal law may apply to some permits and procedures. Applicants must comply with applicable provisions of this zoning ordinance as well as with all applicable standards and permit requirements of other laws or ordinances. Such additional permits and standards may include but are not necessarily limited to:

1. Electrical permits;

2. Permits, encroachments or other approvals for any structure placed in a right-of-way.

D. Any citation to the Code of Virginia in this zoning ordinance always refers to the most currently effective provisions in the Code of Virginia.

§15.1.2. Building permits

A. All permit applications subject to zoning review must be accompanied by plot plans drawn to scale, showing the lot shape and dimensions, the sizes and locations of all existing buildings and structures, and the lot area within which the proposed building or structure shall be erected or altered, the existing and intended use of such buildings or structures, the number of dwelling or housing units proposed, and such other information as may be necessary to determine and provide for the enforcement of this zoning ordinance.

B. In order to determine whether or not a permit should be issued under this section, the zoning administrator in appropriate cases, may require that the application for a building permit be accompanied by a topographic survey of the lot showing existing and proposed grades.

§15.1.3. Advertising (public notification)

A. All required advertising will be done in accordance with applicable law.

B. Notice of any application for zoning amendment, variance and use permit or site plan, shall be given by posting one placard on the property for which said application has been filed and posting the surrounding area with no less than four placards showing the designation of the property together with the time and place of hearing.

§15.1.4. Proof of ownership

A. Every applicant for an amendment, variance, use permit, use permit amendment, site plan approval or site plan amendment, including a petitioner whose request was authorized on the County Board's own motion, shall file with his application a complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the names of stockholders, officers and directors, and in any case the names and addresses of all of the parties in interest, provided that the requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders.

B. This §15.1.4 shall not apply to sign permits, which shall be allowed as provided in §15.8.

§15.1.5. Fees

A. Fees

1. The County Board shall adopt a schedule of fees to be paid upon the filing of each application, permit and inspection required by this zoning ordinance.

2. Each application or other request for any permit, inspection or subdivision plat submitted for review for compliance with this zoning ordinance or site plan or use permit conditions shall be accompanied by a fee in accordance with the schedule adopted by the County Board.

B. Refunds

1. Refunds of Filing fees to applicants who have paid fees shall be provided upon written request to the zoning administrator, only under the following circumstances and in the amounts stated for the types of permits referenced below:

(a) Fifty percent of the amount of filing fees paid shall be refunded to the applicant upon written withdrawal of site plan applications or site plan amendment applications (other than administrative changes) within 90 days after submittal of such application and prior to any public meeting of the Planning Commission or committee thereof which meeting has the site plan application on its agenda;

(b) Fifty percent of the amount of filing fees paid shall be refunded to the applicant upon written withdrawal of use permit applications (other than use permits including new construction) prior to publication of notice of public hearing on such application;

(c) Fifty percent of the amount of filing fees paid shall be refunded to the applicant upon written withdrawal within of the following applications within 30 days after submittal of the subject application, and prior to commencement of review by any County staff person of such application:

(1) Applications for use permits involving new construction;

(2) Applications for administratively-reviewed Form Based Code developments;

(3) Applications for Board of Zoning Appeals use permits;

(4) Variance applications;

(d) Seventy-five percent of the amount of the filing fees paid shall be refunded to the applicant or reduced for the following applications if the subject application is withdrawn prior to commencement of review by any County staff person:

(1) Applications for administrative change;

(2) All applications for Special General Land Use Plan (GLUP) Studies and Special GLUP Study Plus projects except for Initial Special GLUP Study and Initial Special GLUP Study Plus applications.

(3) All other permit applications not otherwise specifically referenced in this §15.1.5

(e) All filing fees paid shall be refunded to the applicant upon written withdrawal of any application for a certificate of occupancy prior to any visit by the County to the subject property for the purpose of inspection;

2. All filing fees paid shall be refunded to the applicant for applications administratively withdrawn by the zoning administrator after a finding that the application was accepted in error.

C. Payment of Delinquent Taxes, Fees, and Other Charges as a Condition of Issuance

Prior to the initiation of an application by a property owner, the owner's agent, or any entity in which an owner holds an ownership interest greater than 50 percent, for a special exception use permit, special exception site plan, variance, rezoning or other permit involving the disturbance of land, including building permits, for which review is regulated by this zoning ordinance, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property, that are owed to the County and have been properly assessed against the subject property, have been paid.

§15.1.6. Special submittals for use permit and site plan

A. Applicability

Every applicant who files an application for a site plan approval or a use permit, as defined in Article 15, shall provide a completed LEED Scorecard or other comparable reporting mechanism that is acceptable to the county manager as part of the site plan or use permit application.

B. General

The applicant shall analyze the LEED credits for various components of sustainable design and describe how and/or why each credit can or cannot be achieved.

C. Other information

The applicant shall also submit the following information with the application:

1. Plot and location map at a scale of one inch equals 25 feet;

2. Topographic map at a scale of one inch equals 25 feet with, at a minimum, two-foot contour intervals, showing existing and proposed grades;

3. Amount impervious area on-site: existing and proposed;

4. Location and description of major trees six inches or greater caliper measured four feet above grade;
5. Description of the project and potential activities within the project; and
6. Potential methods of minimizing adverse impacts, including their feasibility.

§15.1.7. Interpretation and general administration

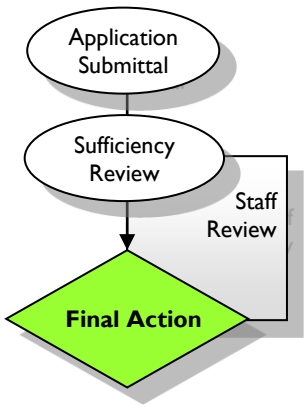
A. Other uses of the same general character as those listed in a particular classification may be permitted in the mapped districts of that classification by the zoning administrator. Any use so determined shall be regarded as a listed use and a log of all said determinations shall be maintained as a part of the public records of the zoning administrator. In no instance, however, shall a use be permitted in a district when said use is first permitted in a classification which, in this zoning text, follows that for said district.

B. The zoning administrator may provide a written statement of the current classification of a property, the uses permitted in said classification, and verification of compliance with the Zoning Ordinance.

§15.2. Certificates of Occupancy

§15.2.1. General

Every certificate of occupancy shall state that the building or the proposed use of a building or land complies with all provisions of law and of county ordinances and regulations. No occupancy, or change of occupancy, use or change of use of any land or building shall take place until a certificate of occupancy shall have been issued by the zoning administrator. This provision shall include a new building, an existing building which has been altered, a change in ownership of buildings other than one- or two-family dwellings, a conversion to condominiums or cooperatives, the use of vacant land, a change in the use of land or of a building, change in a nonconforming use, and short term uses. Said certificate shall be issued within 10 days after a written request for the same has been made to the zoning administrator, provided it has been determined that such occupancy, use, erection or alteration of such building or land or part thereof has been completed in conformity with the provisions of this zoning ordinance.



§15.2.2. Certificates of occupancy types

A. Type i. Flat fees

Swimming pools; parking lots; vehicle sales, rental or leasing facilities; accessory dwellings; uses not elsewhere specified.

B. Type ii. Residential, commercial, office, hotel and industrial buildings

1. Master certificate of occupancy

A master certificate of occupancy (M.C.O.) shall be required for the entire building and site work. Except for certificates for shell and core and partial occupancy, as defined in subsections 2 and 3, below, no other certificate of occupancy is required if the M.C.O. can be approved and issued prior to any occupancy of the building. A request

for a certificate for partial occupancy of a building may be made after the filing of the applications for the M.C.O. and the certificates of occupancy described in subsection 2, below, have been issued, if applicable.

2. Shell and core certificate for elevator buildings

Prior to any approval of a request for a certificate for partial occupancy of any new elevator building or a multiple-family dwelling with elevator(s) converting to condominiums or a cooperative, the owner shall have filed a request for a master certificate of occupancy and shall have been issued a certificate of occupancy for the shell and core of the building. No shell and core certificate of occupancy shall be issued until the building support systems such as the fire alarm system, elevators, restrooms, ventilating system and exit-ways have been inspected and approved.

3. Certificate for partial occupancy

A request for a certificate for partial occupancy of a multiple-family dwelling or hotel and tenant space for an office, commercial or industrial building may be made; however, no certificate for partial occupancy shall be issued unless the space is approved for occupancy and the master certificate of occupancy or the shell and core certificates of occupancy for the building have been issued.

C. Type iii. Parking structures

Parking structures not associated with other uses.

D. Type iv. Activities and short-term activities of nonprofit organizations

County owned, operated and/or sponsored facilities and activities and short-term activities of nonprofit organizations

E. Type v. Family day care homes

Family day care homes for one to 12 children.

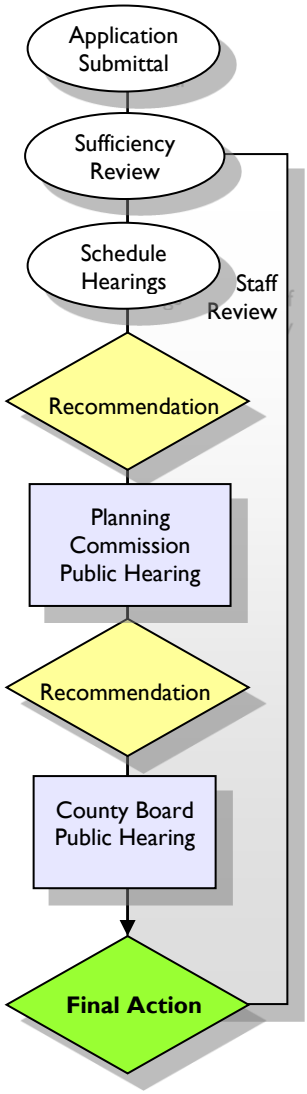
§15.3. Map and Text Amendments

§15.3.1. General

The County Board may, from time to time on its own motion or on petition of the owner or owners of property, after public notice and hearing, amend the requirements and districts herein established. All changes and amendments shall be referred to the county Planning Commission.

§15.3.2. Review procedure

Every application by a property owner or contract owner for an amendment shall be filed in writing with the zoning administrator 120 days before the public hearings; however, the County Board may, on its own motion, schedule hearings for a date which is less than 120 days from the date of filing of the application. When a completed zoning amendment application is filed concurrently with a completed site plan or major site plan amendment application, the zoning administrator shall notify, as required in Administrative Regulation 4.1, the applicant that the public hearing for the amendments will be concurrent with the hearing on the associated site plan or site plan amendment. The date of filing of a complete application shall be determined as set forth in §15.5, based on whether the requirements of §15.5, have been met. Public hearings for changes and amendments that are proposed by the County Board on its own motion for any property within the county may be held by the County Board at any meeting of the County Board. Applications for rezoning of county property shall be filed immediately after the County Board authorizes advertising of the action unless the county manager has caused an application to be filed prior to such time.



§15.3.3. Time lapse between similar applications

No application for any change of zoning of the same lot shall be considered by the County Board within a period of 360 days from its last consideration by the County Board. This provision, however, shall not impair the right of the County Board to propose a change of zoning on its own motion.

§15.3.4. Proffers

A. Purpose and authority

1. In order to encourage and facilitate the provision of community facilities, including but not limited to space for a libraries, fire or police stations, public schools facilities, post office facilities, community recreation or health centers, nursing homes, convalescent homes, intermediate care facilities and other housing facilities providing assisted living for the elderly, while maintaining existing land use policies, the County Board may accept a limited proffer for such facilities pursuant to Code of Virginia §15.2-2303 which restricts future development of the subject property to the proffered development when the proffer provides that if the

subject property is not developed in accordance with the proffer within the time specified, then the owner, applicant and successors or assigns stipulate that the subject property may be rezoned to the previous zoning district, or to a category stated in the proffer and accepted by the County Board, and that the conditions for such rezoning shall be deemed to exist.

2. In order to facilitate the orderly development of sites with a site area of 50,000 sq. ft. or greater when an application has been filed and the site is being considered for rezoning to C-TH (§7.18), the County Board may accept a proffer meeting the requirements of Code of Virginia §15.2-2303 for a plan of development limited to a definition of the characteristics of the physical development of the site including, as illustration and not limitation, the height, number of stories and gross floor area of proposed buildings, and the exterior architectural design, including materials, the design of windows, doors and roofs, and the location of garage, loading and service access. Such proffers may restrict future development of the property to the proffered development and provide that if the subject property is not developed in accordance with the proffer within the time specified, then the owner, applicant and successors or assigns stipulate that the subject property may be rezoned to the previous zoning district, or to a category stated in the proffer and accepted by the County Board, and that the conditions for such rezoning shall be deemed to exist.

B. County manager action

The county manager shall promulgate regulations for proffering conditions like those described in §15.3.4.A above. Such regulations shall conform to the requirements of Code of Virginia §15.2-2303.

§15.3.5. Amendment modifications

Any amendment or amendments adopted by the County Board may be modified from the form in which they were advertised within the limits necessary to relate properly such amendment or amendments to the Comprehensive Plan and zoning ordinance.

§15.4. Use Permits

§15.4.1. Applicability

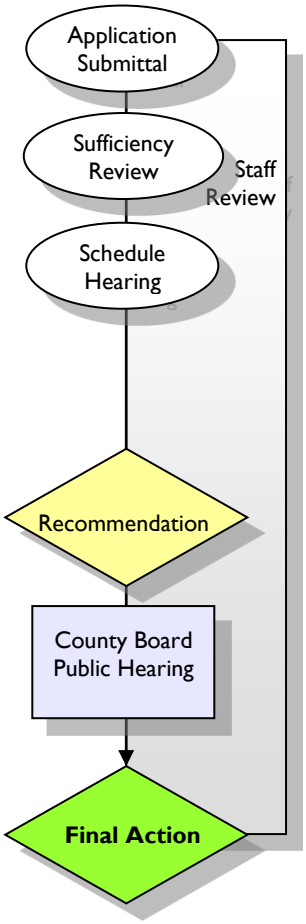
Use permits may be approved by the County Board for any of the special exceptions or conditional uses for which a use permit is required by the provisions of this zoning ordinance.

§15.4.2. Application requirements

A. Written application for a use permit shall be filed with the zoning administrator. Applications for unified residential development approval shall comply with applicable portion of Administrative Regulation 4.11, unified residential development use permit approval procedure, as amended. The time of the hearing shall be the first regular meeting of each month, except the County Board may establish, on its own motion, another time for the use permit hearing, which hearing may be at any County Board meeting.

B. Every applicant for a use permit which would allow the construction of a new structures shall file with his application information as defined in §15.1.4.

C. Every applicant for a use permit which would allow the construction of: (1) a new structure; or (2) a parking area for more than ten automobiles, shall file with his application information as defined in §15.1.6.



§15.4.3. Required findings

The County Board shall find that after a duly advertised hearing that the use will not:

A. Affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use;

B. Be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and

C. Be in conflict with the purposes of the master plans of the county.

§15.4.4. Approval conditions

In granting any use permit the County Board shall designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the foregoing requirements and that such use will continue to do so.

§15.4.5. Period of validity

Construction or operation shall be commenced within one year of date of approval or the use permit becomes void; provided, however, that in granting a use permit the County Board may extend this period to up to three years upon its determination that additional time may be needed to commence construction or operation. If after a use permit has been used and the use for which the use permit was obtained is discontinued for more than two years, the use permit becomes void.

§15.4.6. Time lapse between similar applications

No application for a use permit for the same lot shall be considered by the County Board within a period of 360 days from its last consideration. This provision, however, shall not impair the right of the County Board to propose a use permit on its own motion.

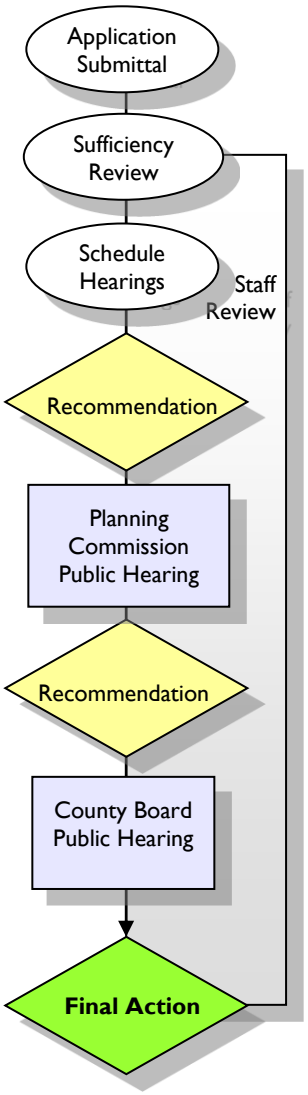
§15.4.7. Administrative change

The zoning administrator may approve minor modifications to approved use permits which comply with the spirit of this zoning ordinance, the intent of the County Board in its approval of the use permit and the general purpose of the Comprehensive Plan for the development of the area.

§15.5. Site Plans

§15.5.1. General

A use requiring site plan approval is a special exception use approved in accordance with the incentive zoning process in, and subject to the regulations of this section. Every applicant for site plan approval shall file with his application a proposed site plan in compliance with Administrative Regulation 4.1, site plan approval, as amended.



§15.5.2. Application requirements

Every application for a site plan approval or a major site plan amendment shall be filed in writing with the zoning administrator a minimum of 120 days before the public hearing; however, the County Board may, on its own motion, schedule hearings for a date which is less than 120 days from the date of filing the application.

§15.5.3. Scheduling

When a completed site plan or major site plan amendment is filed, the zoning administrator shall notify, as required in Administrative Regulation 4.1, the applicant of the scheduled date of the public hearing for the site plan or major site plan amendment, which date will be up to 180 days after filing. The date of filing of a complete application shall be determined as set forth in Administrative Regulation 4.1, based on whether the requirements of Administrative Regulation 4.1, have been met. Public hearings for site plans, adaptive reuse amendments, and major site plan amendments shall be the first regularly scheduled County Board meeting of each month, except the County Board may establish, on its own motion, another County Board meeting for the hearing. Public hearings for minor site plan amendments shall be as required for use permits under §15.4. Major site plan amendments, adaptive reuse amendments, minor site plan amendments, and administrative changes shall be defined as follows:

A. Major amendment

Unless otherwise considered an adaptive reuse amendment as set forth in §15.5.3.D, any modification of the approved site plan which meets one or more of the following criteria:

1. Principal use of the building would change in more than five percent of the total floor area of the building.
2. Density would change by more than five percent of the total floor area of the building.
3. Building height would change by more than 12 feet.
4. Gross floor area of the first floor would change in more than 20 percent of the area of the first floor.
5. Change in the site area which is used to calculate density.
6. Any change which the zoning administrator determines is similar in significance to the above stated changes.

B. Minor amendment

Any modification of the approved plan which is not considered a major amendment or an adaptive reuse amendment and which cannot be approved administratively is a minor amendment. The subdivision of land involved in an approved site plan is a minor amendment, except, that if the following criteria are met, such subdivision may be approved as an administrative change by the zoning administrator:

1. Density allocation is consistent with the zoning and approved site plan;
2. Parking is consistent with the zoning and the approved site plan;
3. Public improvements are consistent with the zoning and approved site plan; and
4. Clear evidence exists that all conditions of the approved site plan have been met or are bonded in a manner acceptable to the county manager.

C. Administrative change

Any minor modification of the approved site plan which complies with the spirit of this zoning ordinance, the intent of the County Board in its approval of the site plan, and the general purpose of the Comprehensive Plan for the development of the area. Administrative changes may be approved by the zoning administrator.

D. Adaptive reuse amendment

1. Modification of an approved site plan that meet all the following criteria:
   - **(a)** An adaptive reuse amendment has not been previously approved for the subject site plan;
   - **(b)** Approved principal use of the existing building is at least 50 percent office, as set forth in §12.2.5.C;
   - **(c)** More than 50 percent of the office gross floor area within the building would change to an alternative use allowed in the underlying zoning district;
   - **(d)** Increases in density only in accordance with §15.5.9.D;
   - **(e)** Clear evidence exists that all conditions of the approved site plan have been met or are bonded in a manner acceptable to the County Manager.
2. Where any of the following modifications to an approved site plan are proposed, the amendment shall not be eligible as an adaptive reuse amendment:
   - **(a)** Vacation of or amendments to existing public easements.

(b) Change to any affordable housing, community facilities, sustainable design or other public priorities provided for by the approved site plan, where density or height was previously approved by the County Board under §15.5.9.

(c) A reduction of commitments required by previous County Board approvals.

§15.5.4. Information required

Every applicant for a site plan approval shall file with his application information as defined in §15.1.4.

§15.5.5. Action by County Board

The County Board shall approve and accept a site plan, including any additional height and density, if the County Board shall find that the improvement and development proposed by the site plan:

A. Is consistent with the Arlington County Comprehensive Plan and any applicable and relevant adopted County Board plans and policies, and with the uses permitted and use regulations of the district as set forth in this zoning ordinance or as the same may be modified by the County Board as provided herein;

B. Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and

C. Is so designed and located that the public health, safety and welfare will be promoted and protected.

§15.5.6. Conditions of approval

In approving and accepting a site plan, the County Board may designate such conditions in connection therewith as will, in its opinion, assure that the features, design elements, uses, services, and amenities of the application, including but not limited to affordable housing and provisions for community facilities are provided in return for the additional density and height approved beyond that permitted by right in the zoning district and for the other development benefits provided to the applicant, and that the improvement and development will conform to the approved requirements and modifications of the site plan, including but not limited to provisions for protection of abutting property, and including property across the street, the expiration of said site plan approval after a specified period of time, access and design for off-street parking and loading.

§15.5.7. Modifications and transfers

A. Modification of use regulations

The County Board may, in appropriate cases, modify the use regulations, except for height and density, in harmony with the general purpose and intent of the district taking into consideration the following:

1. Provisions made for open space and other environmental amenities;

2. Grade, direction and intensity of traffic on streets in the area;

3. Relationship to existing or permitted uses and buildings abutting or across the street from the subject property;

4. Particular dimensions, grade and orientation of the site; and

5. Particular construction problems and techniques.

B. Transfer of development rights

In approving and accepting a site plan, the County Board may, subject to such conditions as the County Board may approve, permit the dedication of density or other rights to develop, as determined by the County Board, from one or more parcels that are not the subject of a particular site plan application to one or more parcels of property that are the subject of that same site plan application for purposes of, among others, open space, historic preservation, affordable housing, community recreation, and/or community facilities. In considering the approval of such dedication, the County Board shall consider the appropriateness of the dedicated density or other development rights at the proposed location, and whether the dedication is consistent with this zoning ordinance, approved land use policies and plans, and the public health, safety and welfare generally.

§15.5.8. Affordable dwelling units for increased density within the zoning district regulations

A. Applicability

1. In exchange for approval by the County Board of a site plan containing density equal to or greater than 1.0 F.A.R., affordable dwelling units (ADUs), or optional contributions to support ADUs in lieu thereof, shall be required in accordance with the following provisions of this subsection.

2. The following provisions apply to site plan applications that are consistent with the General Land Use Plan (GLUP). The provisions also apply to site plan applications that include a rezoning application resulting in a use that was not permitted by-right under the prior zoning category provided that the newly permitted use is included within the existing GLUP designation for the site.

3. Site plan amendment applications that result in the demolition and rebuilding of a site plan project shall be subject to the requirements hereof at the time of redevelopment. The applicable requirements shall apply only to density that is replaced or rebuilt and any increased density, with the exception of density as set forth in §15.5.9.D. They shall not apply to rehabilitation or renovation or adaptive reuse amendment of development subject to site plan approval pursuant to §15.5.

B. Exception

Site plans containing less than 1.0 F.A.R. shall be exempt from the ADU requirements hereof.

C. Options for meeting ADU requirements

Once a site plan has been approved, the site plan applicant must select one of the following options for meeting the ADU requirements:

1. On-site units

Unless a different option is selected by the applicant, ADUs shall be provided on-site as part of the site plan project, the total gross square footage of which shall be 5 percent of the GFA above 1.0 F.A.R.; or

2. Off-site nearby

ADUs shall be provided off-site near the site plan project, the total gross square

footage of which ADUs shall be 7.5 percent of the GFA of the site plan project above 1.0 F.A.R. For purposes of this subsection, near the site shall mean as follows: if the site plan project is in a Metro station Area, the off-site units shall be within 0.5 miles from any Metro station; if the site plan project is not in a Metro station Area, the off-site units shall be within 0.5 miles of the project; or

3. Off-site elsewhere

ADUs shall be provided in locations in the county other than the locations provided for subsections §15.5.8.C.1 and §15.5.8.C.2, above, the total gross square footage of which ADUs shall be 10 percent of the GFA of the site plan project above 1.0 F.A.R.; or

4. Cash contribution

(a) The applicant shall make a cash contribution to the Affordable Housing Investment Fund calculated as follows for each of the described tiers;

(1) $1.50 per square foot of GFA for first 1.0 F.A.R.

(2) $4.00 per square foot of GFA from 1.0 F.A.R. to 3.0 F.A.R. for residential projects and $4.00 per square foot of all GFA above 1.0 F.A.R. in commercial projects (including hotel and retail).

(3) $8.00 per square foot of GFA above 3.0 F.A.R. for residential projects.

(4) For mixed-use projects, cash contributions shall be calculated by applying the proportionate amount of commercial and residential GFA to each tier.

(b) The cash contribution will be indexed to Consumer Price Index for Housing in the Washington-Baltimore MSA as published by the Bureau of Labor Statistics and adjusted annually, beginning January 2007. Revised amounts apply only to site plans filed after the adjustment date. Amounts for the calculation of the cash option are established at the time the site plan application is filed.

D. County manager action

The applicant's plan for meeting the ADU requirements on-site or off-site must be confirmed or approved by the county manager or his designee, and all necessary documents executed, prior to the issuance of the first certificate of occupancy. The county manager or his designee will act on approval request within 30 days.

E. Provision for off-site ADUs

An applicant may submit a proposal for off-site ADUs that deviates from the requirements above. Such proposals shall be reviewed by the housing commission which, after a public hearing on the proposal, shall make a report of its review to the county manager. After the housing commission's consideration of the alternative plan, the county manager, or his designee, may approve or reject it administratively. In the event that the plan is rejected, the applicant may request that the County Board consider the alternative as a site plan amendment.

F. Substitution of ADUs

On sites where the County Board has determined that there are other competing public priorities identified in county plans, studies, policies, or other documents that are addressed by the site plan application, the County Board may, at the time of site plan approval, approve the total or partial substitution of the ADUs required hereunder.

G. Term

ADUs shall be committed for a 30-year term, affordable at 60 percent of the area median income. ADUs must meet minimum habitability standards established by the county.

H. Proposals for change of GLUP designation

Site plan applications that include an application to change the GLUP designation of the site may be subject to an affordable housing requirement in addition to the above ADU requirement. Such affordable housing requirements shall be addressed separately in the process of the County Board's consideration of the approval of the site plan.

I. Proposals for elimination of existing affordable housing

Site plan applications that result in the elimination of existing affordable housing will address replacement of the housing in the process of the County Board's consideration of the approval of the site plan.

J. Conflicts

In the event of conflict between the provisions of this §15.5 and any other section of the Zoning Ordinance, provisions of this section shall control.

§15.5.9. Additional building height and density above the zoning district regulations and the General Land Use Plan

A. Affordable housing

1. In considering the approval of a site plan, the County Board may permit additional building height and density for low- or moderate-income housing only where a proposed site plan project is in compliance with all of the requirements specified within §15.5.9.
2. The application includes a low- or moderate-income housing plan that includes the following information and any other items that are determined by the County Board to be pertinent for that particular site plan:
   - **(a)** Number of total housing units provided under the site plan.
   - **(b)** Number of total housing units in the additional housing density.
   - **(c)** Number of low- or moderate-income housing units provided under the proposed site plan.
   - **(d)** Income levels of targeted families for low- or moderate-income housing units.
   - **(e)** The proposed rents and guarantee of limits on future rent increases or sales prices and the proposed affordability thereof for low- or moderate-income housing units.
   - **(f)** Marketing plan for the low- or moderate-income housing units.
   - **(g)** Location of low- or moderate-income housing units.
   - **(h)** Sizes of low- or moderate-income housing units.
   - **(i)** Bedroom counts of low- or moderate-income housing units.
   - **(j)** Amenities provided for low- or moderate-income households.
   - **(k)** Statement of consistency with County Board adopted housing policy, goals, principles and relevant staff guidelines for the use of additional housing density.

3. Modification of building height

(a) In considering the approval of a site plan, the County Board may permit additional building height above that specified for site plan development in the zoning district regulations for the provision of low- or moderate-income housing.

(b) In the RA14-26, RA8-18, and RA6-15 districts on lots which are identified on the adopted General Land Use Plan as either: (1) within a Housing Conservation District as identified on the General Land Use Plan Map, or (2) outside of a planning district as identified on the General Land Use Plan Map, the County Board may, through site plan approval pursuant to §15.5, modify the maximum building height regulations specified in §12.3.7. Under no circumstances shall the County Board modify the maximum building height regulations as specified in §15.5.9.A.3(b) in a manner that would result in additional building height beyond 60 feet above the height permitted in §12.3.7, exclusive of mechanical penthouses. Such modifications may be approved when the County Board finds that:

(1) The proposed development will result in the provision of 100% of the dwelling units providing low- or moderate-income housing. In instances where less than 100% of the dwelling units would be considered low- or moderate-income housing and the development project is overall consistent with the Affordable Housing Master Plan, the County Board may modify the maximum building height regulations as specified in §15.5.9.A.3(b);

(2) The applicant's site layout and proposed building heights have been designed in a manner to establish effective transitions to lower density residential neighborhoods using site topography, landscaping, architectural façade treatments, graduated building heights, increased setbacks, or other similar measures.

(c) Notwithstanding the modification provisions specified in §15.5.9.A.3, under no circumstances shall the County Board modify maximum building heights for the C-2, C-3, and C-R districts under this subsection.

4. Modification of building density

In considering the approval of a site plan, the County Board may permit additional residential, office, and/or hotel density above the amount specified for site plan development in the zoning district regulations for the provision of low- or moderate-income housing units.

5. Guarantees

That adequate guarantees exist as to the continued availability of such units to households of low- or moderate-income for a minimum of 30 years, or for such other time period as may be approved by the County Board.

6. New units approved by County Board

New low- or moderate-income housing units may be constructed either on-site or at appropriate off-site locations approved by the County Board or may be provided by means of in-lieu tax relief/rent supplement payments at levels approved by the County Board. Such low- or moderate-income housing, which may be either new or existing construction, may also be provided on abutting sites or on sites which abut except for the existence of a public street. New low- or moderate-income housing

units shall also include a variety of housing units and design and further the goals of the Affordable Housing Master Plan. Consideration of such design may include, but not limited to, the provision of family housing units, housing for the elderly, housing for households of low- or moderate-income and such variety of design as provided by townhouse or terraced construction in association with the high-rise development.

B. Community facilities

In considering the approval of a site plan, the County Board may permit additional height and/or additional residential, office, and/or hotel density above the amounts specified for site plan development in the zoning district regulations for the provision of community facilities. Consideration of such community facilities may include, but not be limited to, the provision of space for a library; fire or police station; public school facility; public transportation facilities and improvements; public open space; or a community recreation or health center. Such community facilities may be provided on-site or at appropriate off-site locations.

C. Sustainable Design

In considering the approval of a site plan, the County Board may permit additional residential, office, and/or hotel density in an amount identified in adopted sustainable design incentive program policies.

D. Adaptive Reuse

In considering the approval of an adaptive reuse amendment as set forth in §15.5.3.D, the County Board may permit additional height and/or additional density above the amounts specified for site plan development in the zoning district regulations, only for the following, provided the County Board finds that the additional height and/or density is consistent with the change of use, overall reinvestment in the building, and enhances the public realm:

1. Modification of building density

(a) Density above the underlying zoning district achieved without modifications to building height other than that provided in §15.5.9.D.2(a) or form other than that provided in §15.5.9.D.1(e) below;

(b) Rooftop uses that were not included in the approved site plan or were previously excluded from gross floor area;

(c) Previously excluded density in the interior of the building;

(d) Building façade changes that affect exterior wall widths;

(e) Additions to, or enlargement of the building not to exceed two stories above grade;

(f) Addition of mezzanine spaces;

(g) Addition of gross floor area with the enclosure of balconies or terraces;

(h) The conversion of gross parking area, as determined by the County Board to be unnecessary to the functioning of the building per existing minimum parking requirements in the ordinance or County Board policy, to gross square footage; and

(i) Other increases in density the County Board finds are in a similar purpose and level of impact as those listed above.

2. Modification of building height

(a) Additional height only for the provision of rooftop amenities.

E. Other Public Priorities

On sites where the County Board has determined there are other public priorities identified in the Arlington County Comprehensive Plan or other adopted County Board plans and policies, the County Board may permit additional density above the amount specified for site plan development in the zoning district regulations.

§15.5.10. Modification of approved site plan

After a site plan has been approved and accepted by the County Board, amendments to the site plan which are consistent with the general purpose and intent of the district may be considered. Deviation from an approved site plan, site plan amendment or administrative change without the written approval of the zoning administrator or specific action by the County Board shall, at the discretion of the County Board, void the plan and the County Board may require the applicant to resubmit a new site plan for consideration by the County Board.

§15.5.11. Clarendon Revitalization District

See §9.2for information on density increases in the Clarendon Revitalization District.

§15.6. Board of Zoning Appeals; Appeals and Variances

§15.6.1. Board of Zoning Appeals

There shall be a Board of Zoning Appeals as provided for and having the powers, functions and responsibilities as described in the Code of the Commonwealth of Virginia.

§15.6.2. Appeals

Every appeal from a determination of the zoning administrator and every application for a variance shall be filed in writing with the zoning administrator.

§15.6.3. Hearing date

The time of the public hearing is determined by the Board of Zoning Appeals.

§15.6.4. Variances

In addition to the above,

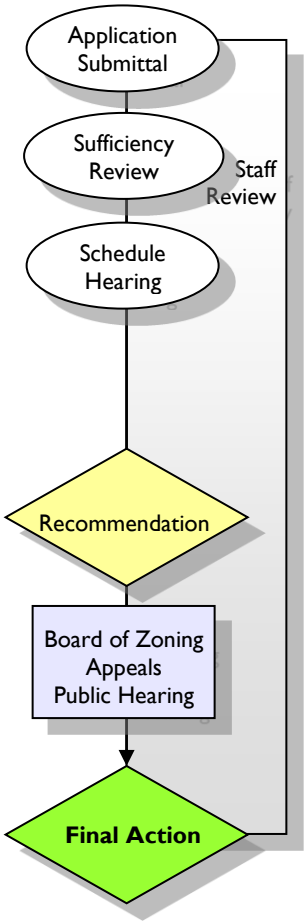
A. The Board of Zoning Appeals shall have authority to grant, upon such conditions and safeguards as it may determine, such variances from the ordinance as may be in harmony with its general purpose and intent, so that the spirit of this zoning ordinance shall be observed, public safety and welfare secured, and substantial justice done.

B. The Board of Zoning Appeals may permit the continuance of a nonconforming use in a conforming building if it finds that:

1. Said nonconforming use is not detrimental to, and does not affect adversely, property abutting or across the street, by reason of the nature of the use, generation of traffic, parking, lighting, noise and similar factors;

2. No commercial display, lighting, advertising and wholesale or retail merchandising is carried on in connection with the conduct of said nonconforming use; and

3. Such discontinuance shall work practical difficulty and undue hardship upon the owner of said building.



§15.6.5. Time limits

If any variance or use permit granted by the Board of Zoning Appeals is not acted upon and put into effect within one year after the date of such grant, then the variance shall be null and void and of no force and effect.

§15.6.6. Use permits

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. Conditions of approval

The Board of Zoning Appeals may impose conditions on the use permit that it deems necessary in the public interest, including limiting duration of the use permit.

§15.6.7. Required findings

The Board of Zoning Appeals shall not approve a use permit unless it finds that the proposal will not:

A. Affect adversely the health or safety of persons residing in the neighborhood;

B. Be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and

C. Be in conflict with the purposes of the master plans and land use and zoning related policies of the county.

§15.6.8. Approval criteria

In determining whether the proposal will be detrimental to the public welfare, injurious to property or improvements in the neighborhood or will adversely affect the health or safety of persons residing in the neighborhood, the Board of Zoning Appeals shall consider whether the modification will promote compatibility of development with the surrounding neighborhood because the structure's overall footprint size and placement are similar to the structures on the properties surrounding the lot in question; and whether the modification will help preserve natural land form, historical features and/or significant trees and foliage.

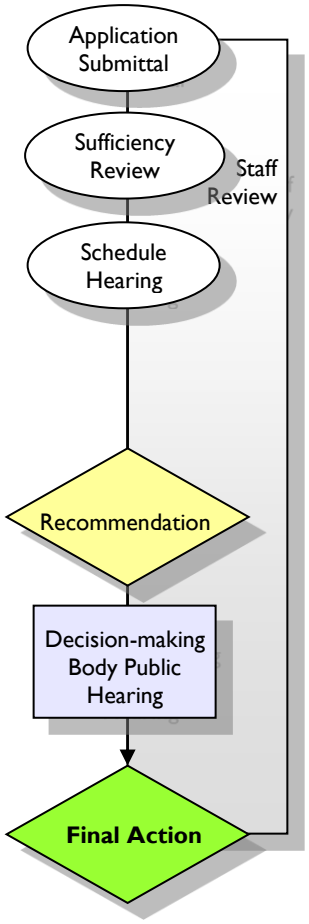
§15.7. Certificate of Appropriateness (CoA)

§15.7.1. Applicability

A. Unless otherwise provided by adopted historic district design guidelines, after the designation of an historic district, no exterior portion of any building or other structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor above ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within such district until after an application for a certificate of appropriateness (CoA) has been submitted to and approved, in accordance with the provisions of this §15.7 as being architecturally or historically compatible with the historic district, buildings, or structures therein.

B. The CoA must be issued prior to the issuance of a building permit (or other permit granted for purposes of constructing or altering structures).

C. A CoA shall be required regardless of whether or not a building permit is required.



§15.7.2. Required findings for administrative approval

The Review Board may authorize its designee to issue certificates of appropriateness that meet certain standards. Notwithstanding provisions in this §15.7 to the contrary, the designee may administratively issue a CoA where the historic district design guidelines or the Review Board has specified:

A. Which properties are eligible for designee action;

B. The specific category of modifications for which the designee may grant a CoA; and

C. The standards the designee must use in deciding whether to issue the CoA.

§15.7.3. Scope of review

The Review Board or the County Board as applicable shall not consider interior arrangement as part of CoA review, and no action shall be taken under this subsection except for the purpose of preventing the construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures, appurtenant fixtures, outdoor advertising signs or natural features in the historic district which would be incongruous with the historical aspects of the district.

§15.7.4. Setback modification permitted

As part of the certificate of appropriateness review process, the Review Board may find that the proposed setback for buildings and structures is consistent with the existing streetscape and historic district design guidelines even though such setback is inconsistent with the requirements of the underlying zoning district. When the Review Board makes this finding, the zoning administrator shall grant a modification to the underlying setbacks, unless such modification violates visual clearance requirements from §3.2.6.A.4.

§15.7.5. Time limitations

Any CoA issued pursuant to this §15.7 shall expire 12 months from the date of approval if the authorized work has not commenced if a building permit is not required. If a building permit is required, it must be diligently pursued by the applicant after the CoA approval.

§15.7.6. Application requirements

All applications for CoAs shall be submitted on forms specified by the county. When an initial determination has been made that the application is complete, then the application shall be forwarded to the Review Board, or County Board, as applicable. Additional information may be requested as needed in order to complete the review.

§15.7.7. Advertising

Prior to action on a CoA, the applicant and other persons shall be given an opportunity to be heard at a public hearing after the following notices have been given:

A. A notice of the public hearing shall be published 10 days prior to the hearing date in a newspaper having general circulation in the county;

B. Notice shall be sent by first class mail to owner(s) of the property which will be the subject of the hearing and owner(s) of abutting property and property immediately across the street from the affected property, including any property which lies in an adjoining jurisdiction, at least 10 days prior to the public hearing;

C. The civic association representing the neighborhood where the affected property is located shall be notified in writing at least seven days prior to the public hearing; and

D. One placard containing the public hearing notice shall be posted on the affected property and no fewer than four placards shall be posted in the surrounding neighborhood at least seven days prior to the public hearing. If any setback modifications are requested as part of the CoA, that information should be included in all notices.

§15.7.8. Signs requiring a CoA

For all signs for which a CoA is required, the Review Board, or the County Board, as applicable, shall approve a CoA for a sign or modification of a sign in an historic district only if it finds that:

A. The size, scale and design of the sign shall be compatible with the size, scale and design of the property, building or site upon which it is to be located;

B. The materials used in the sign shall be compatible with the period and style of the property, building or site;

C. The lighting of the sign shall be consistent with the period and style of the property, building, site or district, as applicable;

D. The location of the sign shall not obscure any significant architectural features of the building or site; and

E. Installation of the sign shall not irreparably damage any cornice, ornament or similar architectural detail and shall be the least damaging method feasible for the property, building or site.

§15.7.9. Historic district design guidelines

A. Historic district design guidelines shall be adopted and amended by the County Board.

B. The Review Board may approve minor updates to historic district design guidelines, except for those APS-owned or ground-leased properties designated after January 1, 2016. Historic district design guidelines shall not be created, amended, or updated except after a public hearing.

C. The historic district design guidelines shall also describe which modifications, if any, can be administratively approved, and shall provide specific standards for such approval (see §15.7.2 for requirements).

D. The Review Board or the County Board in accordance with §15.7.13 shall utilize the historic district design guidelines relevant to the specific historic district under consideration in its review of any CoA and make a decision in accordance therewith. The historic district design guidelines will guide and inform decisions with regard to CoAs.

E. All historic district design guidelines established, adopted, or amended by either the County Board or the Review Board on or before May 22, 2010 shall be in full force and effect, as though adopted by the County Board in a manner consistent with this zoning ordinance, until such time as the County Board, or the Review Board in the case of minor administrative amendments or updates, acts to amend them.

F. For districts without approved historic district design guidelines, The Secretary of the Interior's Standards for Rehabilitation, The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes, or The Secretary of the Interior's Standards and Guidelines for Archaeology Documentation shall be used to guide the CoA review process as amended.

§15.7.10. Appeals

A. If the Review Board makes the findings called for in §15.7.2, or, after an appeal as provided in §15.7.10.C, the County Board determines that the proposed construction, reconstruction, alteration, moving or demolition is appropriate, it shall forthwith approve such application and shall issue to the applicant a CoA.

B. If the Review Board or, after an appeal as provided in §15.7.10.C, the County Board determines that a CoA should not be issued, it shall forthwith notify the applicant of such determination, furnishing him a copy of the reasons therefore and the recommendations, if any, as appearing in the records of the Review Board.

C. Any person or persons jointly or severally aggrieved by any final decision of the Review Board, may, within 30 days after the final decision, have the right of appeal to the County Board of Arlington County by filing a petition which shall stay the decision of the Review Board pending the outcome of the appeal, provided that such a petition shall not stay a decision which denies the right to raze or demolish a historic landmark, building or structure. The County Board may reverse or modify, in whole or in part, any decision it finds upon review to be contrary to law or that is arbitrary and constitutes an abuse of discretion, or it may affirm the decision of the Review Board. The County Board may also reverse or modify the decision of the Review Board where the decision is based upon elements of the historic district design guidelines that were amended solely by the Review Board after May 22, 2010 and the County Board finds that those elements are not consistent with the purpose and intent of the County Board adopted historic district design guidelines, or of the historic district designation.

D. Any person or persons jointly or severally aggrieved by any final decision of the County Board may within 30 days after the final decision have the right to appeal to the Circuit Court by filing a petition at law which shall stay the decision of the County Board pending the outcome of the appeal, provided that such a petition shall not stay a decision which denies the right to raze or demolish a historic building or structure within a historic district. The Circuit Court may reverse or modify, in whole or in part, any decision it finds upon review to be contrary to law or that is arbitrary and constitutes an abuse of discretion, or it may affirm the decision of the County Board.

§15.7.11. Right to demolish or raze

A. In addition to the right of appeal, the property owner shall have a right to demolish or raze such building or structure in a historic district provided that:

1. The owner has applied for a CoA for such right and on appeal been denied such right by the County Board;
2. The owner has, for the period of time set forth below at a price reasonably related to fair market value, made a bona fide offer to sell such building or structure and the land pertaining to it to the county or to any person, firm, corporation, government or government agency, political subdivision or agency, which give reasonable assurance that it is willing to preserve and restore the landmark, building or structure and the land pertaining to it; and
3. No bona fide contract, binding on all parties to it, shall have been executed for the sale of any such landmark, building or structure and the land pertaining to it, prior to the expiration of the period of time set forth below.

B. No such offer to sell may be made more than one year after a final decision of the County Board but no appeal to the Circuit Court from a decision of the County Board shall stay or otherwise impair the right of such owner to offer for sale. After one year has passed from any such final decision (which has not been appealed or has been affirmed) of the County Board, the owner may renew his request.

C. The time schedule for offers to sell shall be as follows:

Offering Price	Months
Less than $25,000	3
$25,000 or more and less than $40,000	4
$40,000 or more and less than $55,000	5
$55,000 or more and less than $75,000	6
$75,000 or more and less than $90,000	7
$90,000 or more	12

D. Before making a bona fide offer to sell as provided for in this section, an owner shall first file a statement with the county manager. The statement shall identify the property, state the offering price, reference the property's Multiple Listing Service (MLS) identification number, or similar identifying information from a listing in an equivalent, comparable, real estate database system, the date the offer of sale is to begin and name and address of the listing real estate agent, if any. The statement shall provide assurances that the building or structure shall be maintained during the period of offering for sale. No time period set forth in the time schedule contained in §15.7.11.C shall begin to run until said statement has been filed. Within five days of receipt of a statement, copies of the statement shall be

delivered to the Review Board members. If at any time the offering price of the property increases, the owner shall re-file the statement with the county manager.

E. During this period, the county may negotiate with the owner or person in charge of the historic district and other parties in an effort to find a means of preserving the property.

F. During this period, or at any time prior thereto following notice to the owner and where such action is reasonably necessary or appropriate for the continued preservation of the property, the County Board may enter into negotiations with the owner for the acquisition by gift, purchase, exchange or otherwise of the property or any interest therein.

§15.7.12. Question as to price

The fact that a building or structure has been offered for sale at a price reasonably related to fair market value (FMV) may be questioned, provided that a petition in writing is filed with the county manager within 15 days after the offer of sale has begun. The petition may be filed by the Review Board, or a petition in writing signed by at least five persons owning real estate in the vicinity of the property offered for sale. Alternatively, the county manager may do the same within the same time frame. The county manager retains the discretion to accept or reject the aforementioned petitions as grounds for initiating an appraisal process. Within 15 business days after the filing of a petition questioning the reasonableness of the sale price offered, the county and the owner shall each give written notice to the other setting forth the name and address of an appraiser licensed to perform appraisals in the Commonwealth of Virginia (appraiser), selected by such party, who has agreed to act in such capacity to determine whether the offering price of the property is reasonably related to the FMV of the property. If either party shall fail to select an appraiser aforesaid, and such failure shall continue for a period of 10 business days after receipt of written notice from the other party, then the FMV shall be determined by the appraiser selected by the other party. When the appraiser(s) have been selected, then each appraiser shall thereupon independently make his/her determination of whether the offering price of the property is reasonably related to the FMV of the property within 21 days. If the two appraisers disagree significantly as to their determinations of the FMV of the property, then the two appraisers shall appoint a third appraiser within 10 business days after the second of the two determinations described above has been rendered. The third appraiser shall independently make his/her determination of whether the offering price of the property is reasonably related to the FMV of the property within 30 days after his/her appointment. Each party shall pay for the cost of its appraiser and one-half of the cost of the third appraiser. The opinion of any two of the three appraisers shall be final and binding. In the event the opinion is to the effect that the offer to sell the building or structure is at a price reasonably related to its FMV, the owner may continue to offer the property for sale pursuant to §15.7.11 through §15.7.11.C. In the event the opinion is to the effect that the offer to sell the building or structure is not at a price reasonably related to its FMV, the date of the offer to sell first established pursuant to §15.7.10.B shall be void and the owner, if he wishes to take advantage of the right provided in said section, must re-file the notice provided for above. Notwithstanding an adverse opinion by the appraisers if an owner has entered into a binding contract as provided in §15.7.11.A.3 prior to the date the appraisers have filed their report with the county manager, the price shall be deemed reasonably related to the FMV, for the purposes of this contract.

§15.7.13. Arlington Public Schools historic districts

A. In historic districts designated after January 1, 2016, where the property is owned or ground-leased by Arlington Public Schools (APS), the County Board shall be responsible for reviewing and making decisions regarding CoA applications as provided in this §15.7.13. The County Board shall render its decision after considering comments forwarded by the Review Board, if any, regarding the architectural and historical appropriateness of the proposed alterations.

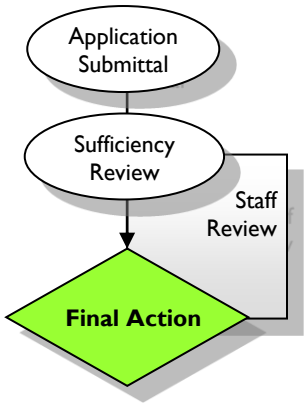
B. When reviewing CoA applications for property owned or ground-leased by APS, the County Board shall evaluate such applications in the context of the applicable historic district design guidelines.

C. Historic district design guidelines referred to in §15.7.13.A shall specify those modifications and additions which shall require a CoA.

D. In rendering its determination for a denial of a CoA, the County Board shall notify the applicant of such determination, furnishing a copy of the reasons therefore and the recommendations, if any, as appearing in the records.

§15.8. Sign Permits

§15.8.1. Applicability



A. A sign permit shall be obtained from the zoning administrator before any sign requiring a permit is erected, placed or installed (see §13.5, §13.6, §13.7, §13.9, §13.11 and §13.17 to determine which signs require permits).

B. An application for a sign permit shall be signed by the applicant or an officer or member thereof, and shall include evidence of consent to the application by the owner of the building or property on which the sign is proposed for installation; and if the project is the subject of a comprehensive sign plan, the owner of the project or property manager responsible for the project.

§15.8.2. Application

A. Every application for a sign permit shall be accompanied by plans showing the area of the sign, the size, and design proposed; the method of lighting, if any, showing that lighting mechanisms are hidden to the extent practicable; and the exact location proposed for the sign. If the sign will be placed on premises for which there is an approved comprehensive sign plan, the application shall refer to the Plan and identify how the proposed sign conforms with the Plan.

B. An application for a sign permit for a sign placed above a height of 40 feet that will be lighted shall include a certification by an engineer or other qualified professional licensed or practicing in Virginia that the installed sign will conform with the luminance standards and other limitations on illumination set forth in §13.12.2. If a dimmed setting is used to meet the compliance limit, the dimmed setting meeting the compliance limit shall be measured, recorded and reported to the County prior to installation. The setting of the dimming controller itself may be reconfirmed after installation.

C. An application for a sign permit for a sign with automatic changeable copy elements shall include a certification by an engineer or other qualified professional licensed or practicing in Virginia that the installed sign will conform with the luminance standards and other limitations on illumination and operation set forth in §13.12.2 and §13.12.

D. An incomplete application for a sign permit shall be returned to the applicant within one business day of its filing with notations or a checklist identifying what items are missing from the application. If the certifications required by §15.8.2.B and §15.8.2.C, above, are not provided by a Professional Engineer licensed in Virginia, the zoning administrator may find that the application is incomplete and require that it be resubmitted with the required certifications by a Professional Engineer.

E. A complete application for a permanent sign shall be approved or rejected within five work days. Upon request, a statement of the reasons for denial of a sign permit shall be provided within 30 days after rejection.

F. A complete application for a temporary sign that requires a permit shall be approved or rejected within one business day of the receipt of a sign permit application. If the permit is denied, the reason for the denial will be given orally, with a written reason provided within five days, if requested.

§15.9. Density Credit for Public Dedications

§15.9.1. Public dedication

When a parcel or portion thereof is needed by the county for a public purpose, including but not limited to public street right-of-way, and there are no encumbrances, title restrictions, or survey exceptions, to such parcel or portion thereof, which the County Board determines would restrict, adversely affect, or interfere with the use of the lot for public purposes, density credit may be granted by the County Board in conjunction with one of the following:

A. County Board approval of a rezoning or special exception and a dedication or conveyance of a parcel or portion thereof for public purposes is part of such approval; or

B. County Board approval of a density credit, upon recommendation of the county manager, when the County Board finds that the dedication of conveyance of a parcel or portion thereof for public purposes will contribute to the implementation of County Board approved plans, including by way of illustration and not limitation Sector Plans, Revitalization Plans, Business and Community Conservation Projects, Transportation Plans and Neighborhood Conservation Plans.

§15.9.2. Approval criteria

Density credit determinations shall be based upon the following:

A. The parcel or portion thereof to be dedicated or conveyed for public purposes is found by the County Board to be suitable in location, size, shape, condition and topography for such public purposes and the County Board finds that there are no encumbrances, title restrictions, or survey exceptions which would interfere with its use for such purpose or any other; and

B. The parcel or portion thereof to be dedicated or conveyed is in accordance with the Comprehensive Plan. Where such proposed public use requires approval under Section 15.2-2232 of the Code of Virginia, such approval shall be obtained prior to the granting of credit under this section; and

C. The parcel or portion thereof for which density credit is granted will be based on the square footage of land area dedicated or conveyed, and shall be dedicated or conveyed to the County Board without monetary or other compensation except the granting of density credit.

§15.9.3. Plat required

Prior to a dedication or conveyance for public purposes, a plat showing the parcel or portion thereof to be dedicated or conveyed to the County Board for public purposes, the lot or site to which the density credit is to be granted and the appropriate appurtenant density allocation shall be submitted to and approved by the county manager, or his designee. Such plat, and a deed or other legally enforceable instrument acceptable to the county manager and accomplishing an irrevocable dedication or conveyance to the county for public purposes, shall be provided before any density credit may come into existence. Thereafter, any reallocation of such density credit shall require the submission to and approval by the county manager, or his designee, of a plat showing the elements listed above. In the event of such reallocation density credit shall be reallocated in a manner proportional to the original allocation of density.

§15.9.4. Costs

All costs of implementation of the approved density credit, including any necessary subdivision, recording fees, or other costs, shall be borne by the owner of the lot or site to which the density credit is appurtenant. Any property owner asserting that a density credit applies to his property shall be responsible for establishing that such a density credit was approved by the County Board.

Article 16. Nonconformities

§16.1. Nonconforming Lots

§16.1.1. Lots in R districts

In the R-20, R-10, R-8, R-6, and R-5 districts, where a lot has less width and/or less area than required in the subject district and was recorded under one ownership at the time of the adoption of this ordinance (July 15, 1950), such lot may be occupied by any use permitted in the respective districts.

§16.2. Nonconforming Buildings and Structures

§16.2.1. Applicability

The provisions of this section shall apply to all nonconforming buildings and structures except as otherwise expressly stated in this zoning ordinance.

§16.2.2. Maintenance permitted

Nonconforming buildings or structures may be maintained, except as otherwise provided in §16.2

§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, nonconforming accessory buildings and structures located in the R and RA districts, and existing nonconforming townhouses and multifamily dwellings in the R2-7 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, placement or lot coverage 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 nonconforming buildings or structures accessory to two-family dwellings located in the R2-7 district and/or RA14-26, RA8-18, RA7-16, RA6-15, R-5 and R-6 districts.

3. The provisions of §16.2.4.A do not apply to existing nonconforming townhouse or multifamily dwellings located in the R2-7, RA14-26, RA8-18, RA7-16, or RA6-15 districts, only for the purposes of adding or expanding window wells, areaways, decks, ramps, and steps.

4. The provisions of §16.2.4.A and §16.2.4.B do not apply to existing nonconforming townhouse or multifamily dwellings subject to §10.4, including for the purpose of adding dwellings.

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

5. The additions or expansions permitted through §16.2.4.E shall comply with all current provisions of this zoning ordinance, except as provided in §16.2.4.E.5(a).

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

§16.2.5. Restoration of damaged building

A. A nonconforming residential or commercial building or structure which is damaged or destroyed by fire, flood, wind, earthquake or other calamity or force majeure or the public enemy may be repaired, rebuilt, or replaced to eliminate the nonconforming features or reduce the nonconformity to the extent possible, without the need to obtain a variance from the Board of Zoning Appeals as provided in §15.6.4 or use permit from the Board of

Zoning Appeals as provided in §15.6.6, and the occupancy or use of such building, structure or part thereof, which existed at the time of such damage or destruction, may be continued or resumed, or as provided by this section.

B. Nonconforming buildings or structures damaged or destroyed by force majeure may be repaired, rebuilt, or replaced in accordance with Code of Virginia §15.2-2307.

C. Unless a nonconforming building or structure is repaired, rebuilt, or replaced within two years of the date of the natural disaster or other force majeure, such building shall only be repaired, rebuilt, or replaced in accordance with the provisions of this ordinance. However, if the nonconforming building or structure is in an area under a federal disaster declaration and the building has been damaged or destroyed as a direct result of conditions that gave rise to the declaration, then the owner shall have an additional two (2) years within which to complete the repairs, rebuilding, or replacement.

D. Existing nonconforming one- and two-family dwellings and their accessory structures shall be permitted to be rebuilt within the building footprint and height and stories as they existed prior to damage or destruction if structures are damaged or destroyed by fire, wind, earthquake or other force majeure.

E. As used herein, "force majeure" shall mean any natural disaster or phenomena, including a hurricane, tornado, storm, flood, high water, wind-driven water, tidal wave, earthquake or fire caused by lightning or wildfire or other accidental fire (accidental fire shall not include arson committed under Va. Code Ann. §§18.2-77 or 18.2-80), or incidents of terrorism or war.

§16.3. Nonconforming Uses

§16.3.1. Buildings

A. Continuation and change of use

Except as otherwise provided in this section:

1. The nonconforming use of a building or structure, existing at the time this zoning ordinance became effective, may be continued, provided that;

(a) The use of a nonconforming building or structure is not changed except to a use of the same or more restricted classification; and

(b) The use of a nonconforming building or structure that has previously been changed to a use of a more restricted classification is not thereafter changed to a use of a less restricted classification; and

(c) The nonconforming use of buildings or structures that is continued only so long as the then existing or a more restricted use continues and such use is not discontinued for more than two years.

B. Expansion prohibited; discontinuance

A nonconforming use of a conforming building or structure (i.e., commercial use in a dwelling, etc.) shall not be expanded or extended into any other portion of such conforming building or structure, nor changed except to a conforming use. If such a nonconforming use or portion thereof is discontinued or changed to a conforming use,

any future use of such building, structure or portion thereof shall be in conformity with the regulations of the district in which such building or structure is located.

§16.3.2. Nonconforming use of land

The nonconforming use of land (where no main building is involved), existing at the time this zoning ordinance or its successor, became effective, may be continued, provided:

A. That no such nonconforming use of land shall in any way be expanded or extended either on the same or adjoining property.

B. That no such nonconforming use of land or any portion thereof is discontinued or changed, and if so, that any future use of such land shall be in conformity with the provisions of this zoning ordinance.

C. That any sign, billboard, commercial advertising structure or statuary, which is lawfully existing and maintained at the time this zoning ordinance became effective, may be continued although such use does not conform with the provisions hereof.

§16.4. Nonconforming Due to Reclassification

The foregoing provisions of this section shall also apply to buildings, structures, land or uses which hereafter become nonconforming due to any reclassification of districts under this zoning ordinance or any subsequent change in the regulations of this zoning ordinance. Provided, however, that where a period of years is specified in this section for the removal of nonconforming buildings, structures or uses, said period shall be computed from the date of such reclassification or change.

§16.5. Nonconforming Due to Public Acquisition of Land

§16.5.1. Purposes and findings

A. When, due to acquisition by the county of a portion of a lot for public purposes, either:

1. The use of the land, the lot, or a building or structure no longer complies with the requirements of this zoning ordinance; or

2. An existing nonconforming use, building or structure becomes further noncompliant with the requirements of this zoning ordinance; then,

B. Upon a finding by the County Board that the acquisition of the property will be in the public interest and that the noncompliant conditions caused by the acquisition will not be of substantial detriment to abutting property and the character of the district will not be changed, then, subject to such conditions as the County Board may approve, the provisions of §3.1.8.B.1, §3.2.3.B, §3.2.4.B, and §14.3.2 shall not apply to the acquisition and the lot, use, building or structure rendered noncompliant by the acquisition shall be treated as a nonconforming use or nonconforming building pursuant to the provisions of this Article 16.

§16.5.2. Limitation

The foregoing provisions shall apply only to the noncompliant conditions caused by acquisition by the county, and under no circumstances shall the foregoing provisions be construed to confer nonconforming status on any condition that was not created or furthered by acquisition by the county.

§16.6. Condominium and Cooperative Conversion

§16.6.1. Nonconforming land, buildings or structures

A. Whenever any land, buildings or structures or the use thereof are proposed to be converted to condominiums or cooperatives and such land, buildings or structures do not conform to the regulations of this zoning ordinance, then before such proposed conversion may take place, a special exception use permit pursuant to §15.4 shall be obtained unless a variance of the requirements of zoning or land use regulations which may be granted by the Board of Zoning Appeals pursuant to Chapter 11 of Title 15.1 of the Code of Virginia is, in fact, granted.

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

§16.6.2. Special exception or variance

A request for such a special exception or variance filed after July 1, 1982, shall be granted if the applicant can demonstrate that the continuance of any existing nonconformities, as proposed by the conversion, is not likely to affect adversely the property or abutting properties, the intention of the Comprehensive Plan, or the public welfare or safety.

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Article 17. Violations, Enforcement and Penalties

§17.1. Violations

A. Any building erected or improvements constructed contrary to any of the provisions of this zoning ordinance and any use of any building or land which is conducted, operated or maintained in a manner that is not in compliance with any of the provisions of the ordinance or in a manner not in compliance with any permit, detailed statement or plan approved under the provisions of this zoning ordinance shall be and the same is hereby declared to be unlawful.

B. It shall constitute a violation of this zoning ordinance for any person, firm or corporation, either owner, agent or occupant, to do any of the things for which a permit is required by this zoning ordinance without having first obtained the said permit; and any permit issued upon a false statement of any fact which is material to the issuance thereof shall be void. Whenever the fact of such false statement shall be established to the satisfaction of the zoning administrator, he shall forthwith revoke the same, by notice in writing to be delivered to the holder of the void permit upon the premises where the violation has occurred, or, if such holder be not found there, by posting the said notice of revocation in some conspicuous place upon the said premises. Any such person, firm or corporation who shall proceed thereafter with such work or use without having obtained a new permit in accordance with this zoning ordinance shall be deemed guilty of violation thereof.

C. It shall constitute a violation of this zoning ordinance for any person, firm or corporation, either owner, agent or occupant, to disobey, neglect or refuse to comply with or resist the enforcement of any of the provisions of this zoning ordinance. Each day upon which the said violation shall continue shall constitute a separate violation.

§17.2. Enforcement

A. This zoning ordinance shall be enforced by the zoning administrator. No building or other structure shall be erected, reconstructed, enlarged, moved or structurally altered without an appropriate permit therefore, and no structure shall be used, and the use of any land or building shall not be changed, without a certificate of occupancy therefore approved or issued by the zoning administrator. The zoning administrator shall under no circumstances approve or grant a permit or certificate of occupancy for the construction, alteration, use or change of use of any building or land if the building or land as proposed to be constructed, altered or used would be in violation of this zoning ordinance.

B. If the zoning administrator finds that any of the provisions of this zoning ordinance are being violated, he shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. He shall take any other action authorized by law to ensure compliance with, or to prevent violation of, its provisions.

§17.3. Civil Penalties

A. Except in case of the violation of any provisions of this zoning ordinance listed in §17.3.3, any violation of the provisions of this zoning ordinance shall be deemed a civil violation

and, upon an admission of liability or finding of liability, the owner, lessee, tenant or agent shall be subject to a civil penalty of $200 for the first violation. Any person who continues to violate such provision of this zoning ordinance after the imposition of the first penalty, shall be subject to a civil penalty of not more than $500, or such lesser amount so that the total amount of fines imposed will not exceed a total of $5,000 arising out of the same set of facts, for each subsequent violation. No person shall be cited for a violation more than once in any 10-day period, and no person shall be fined more than a total of $5,000 for all violations arising out of the same set of facts.

B. Civil penalties shall be assessed only after a written violation notice has been issued to the owner shown in the property tax records, which violation notice has provided a reasonable period of time to correct, or in instances where corrective measures will take time to complete, to commence and diligently pursue correction of the violation. Except for good cause shown, a reasonable period of time shall be a minimum of 10 days. Civil penalties shall be imposed by the issuance of a civil summons/ticket by the zoning administrator or deputy. Any person served with a summons/ticket shall be informed of his/her right to stand trial and of his/her responsibility to request within 30 days, said trial in General District Court. Any person may waive his/her right to trial by appearing in person or by mail and executing a Waiver of Trial and Admission of Liability and paying the fine to the Treasurer of Arlington County, Virginia. Aggrieved persons also have the right to appeal the violation Notice to the Board of Zoning Appeals within 30 days of the date of the violation notice. An aggrieved person may elect instead, at his/her option, to appeal a ticket/summons to the Board of Zoning Appeals within 30 days of issuance, or within 10 days for those violations listed in §17.3.C, below. In the event a person served with a violation notice and/or summons/ticket has, within 30 days of the date of violation notice and/or summons/ticket, or within 10 days for those violations listed in §17.3.C, neither:

1. Requested a hearing date in General District Court; nor
2. Admitted liability and paid the fine; nor
3. Filed an appeal of the violation notice with the Board of Zoning Appeals, then the determination of a violation shall be final and not subject to further appeal.

C. As provided for in the Code of Virginia the following violations shall have the right to appeal a violation notice within 10 days of the date of issuance:

1. Parking of commercial trucks in residential districts.
2. Maximum occupancy limitation of a residential dwelling unit.
3. The storage or disposal of nonagricultural excavation material, waste, and debris.
4. Temporary or seasonal commercial uses.
5. Similar, short-term recurring violations.

D. The demolition, razing or moving of a building or structure which is located in a historic overlay district without the prior approval of the Historical Affairs and Landmark Review Board (Review Board) and/or the County Board as provided in §15.7 shall be punishable by civil penalty.

1. Such penalty shall not exceed twice the market value of the property as determined by the assessed value of the property at the time of destruction or removal of the

building or structure, and shall include the value of any structure and the value of the real property upon which any such structure was located.

2. Enforcement under the sections shall be by bringing an action in the name of the county in Circuit Court by the county attorney, upon request of the zoning administrator, and such action shall be brought against the party or parties deemed responsible for such violation.

3. The remedies provided for in the sections are not exclusive and shall be in addition to any other remedies provided by law.

§17.4. Criminal Penalties

It shall be unlawful and constitute a misdemeanor for any person, firm, corporation, owner, agent or occupant to violate any of the provisions of this zoning ordinance, referenced in §17.4.A. It shall furthermore, be unlawful for any person, firm, or corporation to cause or, with knowledge, permit such action to be taken upon such person's, firm's or corporation's behalf. For violations involving signs, where a sign bears a name, phone number, address, website or other identifying information, there shall be a rebuttable presumption that the person or entity bearing that name or controlling that phone number, address or website was responsible for placing or installing the sign. Any person, firm, corporation, owner, agent or occupant who is convicted of a violation of any of the provisions of this zoning ordinance shall be punished by a fine of not less than $10 nor more than $1,000. If the violation is uncorrected at the time of conviction, the court shall order the violator to abate or remedy the violation in compliance with this zoning ordinance within a time period established by the court. Failure to remove or abate a zoning violation within the specified time period shall constitute a separate misdemeanor offense punishable by a fine of not less than $10 nor more than $1,000, and any such failure during any succeeding 10 day period shall constitute a separate misdemeanor offense for each 10 day period punishable by a fine of not less than $100 nor more than $1,500.

A. The following violations that shall be treated as criminal penalties are:

1. Any sign posted on public property or in public rights-of-way in contravention of this zoning ordinance;

2. Any land development activity without applicable permit;

3. Any violation of the provisions of the ordinance that results in physical harm or injury to any person.

B. When civil penalties total $5,000 or more, the violation may be prosecuted as a criminal misdemeanor, as provided within the Code of Virginia. Treatment as criminal penalties shall not preclude the zoning administrator from pursuing injunctive action.

C. The zoning administrator or his/her agent shall have all necessary authority to present sworn testimony to a magistrate or court of competent jurisdiction and if such sworn testimony establishes probable cause that a zoning ordinance violation has occurred, request that the magistrate or court grant the zoning administrator or his/her agent an inspection warrant to enable the zoning administrator or his/her agent to enter the property and/or building for the purpose of determining whether violations of this zoning ordinance exist. The zoning administrator or his/her agent shall make a reasonable effort to obtain consent from the owner or tenant of the property and/or building prior to pursuing the issuance of an inspection warrant.

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Article 18. Definitions

§18.1. Word Usage

The word "used" includes "designed, intended or arranged to be used" and vice versa; words used in the present tense include the future; words used in the singular number include the plural number and vice versa; the word "building" includes the word "structure"; the word "dwelling" includes the word "residence"; the word "lot" includes the word "plot"; and the word "shall" is mandatory and not directory.

§18.2. General Terms Defined

For the purposes of this zoning ordinance certain terms and words used herein shall be defined and interpreted as follows.

Abut or abutting: To physically touch or border upon; or to share a common property line or border. Unless otherwise expressly stated, this definition does not include lots or parcels on the opposite side of a street.

Accessory building. Same as "building, accessory."

Accessory dwelling. Same as “dwelling, accessory.”

Accessory homestay. See homestay, accessory.

Adult entertainment. Live performances by topless and/or bottomless dancers, strippers or similar entertainers, characterized by the display or exposure of anatomical areas that are customarily covered in public.

Adult use. 1) A use, whether private or open to the public, that features adult entertainment; or 2) Any use, which, as its primary business, offers for sale any book, publication or film that depicts nudity, or sexual conduct or that offers sexually-oriented services, including but not limited to bath houses, massage parlors, wrestling parlors.

Aggregate sign area. Either, (1) the total area of all signs of a sign type, for which “yes” is included in the “included in aggregate sign area,” line in §13.6 or §13.7, §13.8; (2) the sum total of the area of all blade, wall and building signs allowed for retail or office tenants and buildings for properties subject to Appendix A; or (3) the sum total of the area of all blade, wall and building signs for commerce, shopfront and office tenants, or townhouse, small apartment, urban mixed use or urban residential buildings for properties subject to Appendix B, whichever is applicable for the property on which the sign is located.

Airport or aircraft landing field. Any landing area, runway or other facility designed, used or intended to be used, either publicly or privately, by any person or persons for the landing and taking off of aircraft, including passenger terminals, and all associated taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces.

Alley. A public thoroughfare less than 30 feet wide that is usually used as a secondary means of vehicular access to abutting lots and not intended for general traffic circulation.

Animal boarding. Any lot or premises on which four or more common household pets, more than four months of age are boarded overnight for a fee.

Animal care facility. A place where animals are cared for, such as a veterinary care facility or animal grooming facility or animal shelter, but not including businesses that meet the definition of kennel or animal boarding.

Animal shelter. A facility which houses or contains animals for the purpose of finding permanent adoptive homes for animals, and/or for impounding or sheltering seized, stray, homeless, abandoned, unwanted, or surrendered animals.

Apartment. A room or group of rooms used as a dwelling unit for one family, with facilities for preparing food therein. See also "dwelling unit."

Application. An application is a document submitted to the county in an effort to obtain permission under this zoning ordinance to proceed with a particular action. Examples of such actions include, but are not limited to: site plan, use permit, variance, appeals, administrative changes, and the like. Applications may include requests for buildability letters, zoning determinations, second sink letters, accessory dwellings, family suites, etc.

APS. Arlington Public Schools.

Arcade sign. A sign that is suspended underneath an awning, canopy, marquee, overhang, or other structural element of a building that forms a covered passageway for pedestrians. See §13.7.2 and §13.8.4.

Areaway. A sunken area affording access, air, or light to a basement door.

Art gallery or studio. Where objects of art are displayed for viewing, created (including the teaching of both painting and sculpting, or similar activities), or displayed for sale.

Artisan beverage. A facility or firm that creates, brews, ferments, or distills beer, wine, cider, distilled spirits or other similar alcoholic and non-alcoholic beverages, for on-premises consumption and small-scale packaging, distribution, and retail sales. For the purpose of this ordinance, breweries, distilleries, wineries, cideries, meaderies, kombucha brewers, hard seltzer, and non-alcoholic craft soda and similar beverage producers shall be considered artisan beverage creators.

Artisan workshop. Workshop, studio and/or retail spaces for artisans, craftspeople, and small-scale makers to work in an individual or collaborative setting, including training and educational programming; such spaces may include, but are not limited to, wood and metal working tools, digital media, laser cutters, 3-D printers, electronics, robotics, sewing machines, etc.

Assisted living facility. A group living residential development that provides or coordinates personal and health care services, 24-hour supervision, and assistance (scheduled and unscheduled) for the protection, general supervision and oversight of the physical and mental well-being of aged, infirm or disabled adults.

Audio-visual production and broadcast studio. A space dedicated to the recording or production of audio and/or visual media, or the broadcast of media via the radio, television, or internet; or the combination of any of the above. The audio-visual production and broadcast studio use can include editing studios and services, special effects production, and associated offices

Awning or canopy. An awning or canopy includes any structure made of fabric or other durable material, metal or a frame attached to a building, and projecting therefrom, and may be carried by frames supported at grade level.

Awning sign. A sign that is painted on or affixed to the surface of an awning.

Balcony. A cantilevered platform projecting from the wall of a building, with a railing along its outer edge, often with access to the building from a door or window.

Banner. A sign of any kind applied to fabric or other flexible, durable material. Flags as defined herein shall not be considered banners. (See §13.6.3, §13.7.4, §13.8.6, §13.9.2, §13.10.3, §13.10.4, §13.16.2.C.1).

Basement. A story partly or wholly underground. For purposes of height measurement, a basement shall be counted as a story where more than 1/2 of its height is above the average level of the adjoining ground.

Bed and breakfast. A one-family dwelling containing five or fewer guest rooms available for overnight accommodations which are rented at a daily rate and where meals are served only to guests. (See also §12.5.3.)

Blade sign. A sign that is attached in a plane approximately perpendicular to the surface of a building or other structure. See §13.7.4, §13.8.7, §13.10.5.

Boarding house or rooming house. A building other than a hotel or motel or bed and breakfast, where for compensation on a daily, weekly or monthly basis, lodging or both lodging and meals are provided for three or more, but not exceeding nine guests. Accessory homestay meeting the requirements of §12.9.12 is not considered a boarding house or rooming house.

Breezeway. An enclosed or unenclosed roofed passageway connecting two buildings or parts of a building.

Buildable area. See §3.1.1.B.

Building. An enclosed structure anchored to its foundations and having exterior or party walls and a roof, designed for the shelter of persons, animals or property. When divided by walls without openings, each portion or section of such building shall be regarded as a separate building.

Building code. The Virginia Uniform Statewide Building Code, as it may be amended from time to time.

Building Tower Coverage. The gross floor area of the largest single floor above the fifth floor of a building expressed as a percentage of a site's buildable area. When applied across multiple buildings, the numerator shall be the total arrived at by adding together the areas, for each building, of the largest single floor above the fifth floor.

Building Tower Separation. The space between the portions of two buildings as measured above the fifth floor, expressed as the shortest horizontal dimension between the exterior building facades.

Bulk Plane Angle. An imaginary inclined plane rising over a lot, that begins at a specified height along a build-to line and slopes back at a specified angle from horizontal over the lot, and which when required, together with other bulk, coverage, and placement requirements for a specific district, delineates the maximum bulk of any improvement which may be constructed on the lot. (See also "Positioning the Bulk Plane" illustration in Map §7.16.10)

Building, accessory. A detached subordinate building, the use of which is clearly incidental to that of the main building or to the use of the land. (See also §12.8)

Building group. Two or more buildings, including multiple dwellings, grouped upon a lot and held under single ownership, such as universities, hospitals and institutions.

Building line. A line which delineates a required minimum yard of the lot. (See also §3.1.1.B.)

Building, main. A building in which is conducted the principal use of the lot on which it is situated.

Building official. The building official for the County, appointed by the county manager, pursuant to the Code of Virginia, to administer the building code.

Building, public, civic and institutional. A building in which the principal use is a public, civic and institutional use, as defined in §12.2.4.

Build-to line. See §3.1.2.

By right. May be approved administratively in the respective zoning district subject to all other applicable requirements of this zoning ordinance, including the specific use standards in Article 12 and site development standards of Article 13 and Article 14.

Canopy sign. A sign that is painted on or affixed to the flat vertical surface of or sits on top of a canopy. Campground. Land used for occupancy by tents or recreational vehicles for temporary or transient living purposes.

Caretaker residence. A dwelling unit used exclusively by the owner, manager or operator of a principal permitted use that is located on the same lot or parcel as the principal use.

Car-sharing. A membership-based service available to the general public which provides access to a dispersed fleet of vehicles intended for short-term use, for which members are charged based on actual use as determined by time, mileage, or the like.

Certificate of appropriateness (CoA). See also §15.7. A certificate issued by the Historical Affairs and Landmark Review Board, the County Board, or its designee, authorizing alteration, construction, relocation, restoration, grading, or demolition of any building, sign, appurtenance, structure, object, parcel of land or building located within a locally designated historic district and, separately, properties governed by the Columbia Pike Form Based Code Ordinance.

Changeable copy sign. A sign that includes characters, letters, or illustrations that can be changed or rearranged by mechanical, electronic or manual means without altering the face or surface of the sign. A changeable copy sign that is lighted, has its light source either internal to or on the surface of the sign.

Changeable copy sign, automatic. A sign that includes characters, letters, or illustrations that can be changed or rearranged by electronic or electro-mechanical means. An automatic changeable copy sign that is lighted, has its light source either internal to or on the surface of the sign.

Child care center. Any facility, but not including family day care homes, operated for the purpose of providing non-medical care, protection, and guidance to two or more children separated from their parents or guardians for less than a 24-hour period.

Circuit Court. The circuit court of Arlington County.

Clinic, medical or dental. Same as medical or dental office.

College and university. An educational institution or other institution of higher learning that offer courses of general or specialized study leading to a degree or professional certification, on a campus-like setting, on multiple blocks or in multiple buildings.

Commercial message. A sign, wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service or other commercial activity.

Commercial vehicle. The following vehicles: (a) Any vehicle with a gross vehicle weight of 10,000 pounds or more; (b) Any vehicle designed to carry in excess of 16 passengers, including the

driver; (c) Any vehicle designed primarily to tow, transport, or carry motor vehicles; (d) Any vehicle operated or used for rent or for hire for the transportation of passengers or as a property carrier for compensation, other than taxicabs; (e) Any vehicle or trailer designed to sell food or merchandise directly from the vehicle or trailer itself; and (f) Any tractor truck or semitrailer; provided, however, the following shall not be considered commercial vehicles:

(1) Any vehicle owned by the United States Government, or the Commonwealth of Virginia, or a political subdivision thereof and used solely for government purposes;

(2) Any farm tractor when located on property used for agricultural purposes;

(3) Any recreational vehicle when used by an individual solely for personal recreational purposes and not for hire; and

(4) Any vehicle used exclusively for the transportation of persons to and from a school or building whose principal use require an occupancy permit to house meeting rooms such as community meeting buildings, lodges, and religious institutions, or activities related to the school or the use requiring such occupancy permit. Terms used in this definition, which are defined in Code of Virginia § 46.2-100, shall have the meanings set forth in that Section. Commercial vehicles shall be parked in accordance with §12.9.4, unless a use permit is obtained in accordance with §15.4.

Community shopping center. A building(s) or the portion of a building that includes a minimum gross floor area of 200,000 square feet but less than 500,000 square feet of retail, entertainment and food establishment uses. A community shopping center is connected by at least one interior or exterior shared pathway fronted by retail, entertainment and food establishment uses and has shared, on-site parking.

Comprehensive Plan. The Comprehensive Plan of Arlington County, Virginia, as it may be amended from time to time.

Continuing care retirement community. A residential development for the continuing care of older persons as specified in the Code of Virginia §36-96.7, providing for transitional housing progressing from independent living in various dwelling units, with or without kitchen facilities, and culminating in skilled nursing care, where all related uses are located on the same lot.

Convenience service area. See §12.9.5.

Comprehensive sign plan. A plan showing the size, location, materials, structure and placement of all signs for which a permit is required that are associated with a development project.

Court. See §3.1.3.

Court, inner. See §3.1.3.

Court, outer. See §3.1.3.

Cul-de-sac. A local street with only one outlet and having an appropriate terminal for reversal of traffic movement.

Curb grade. The elevation of the established curb in front of the building measured at the center of such front. Where no curb grade has been established, the highway engineer shall establish such curb grade or its equivalent for the purpose of the ordinance.

Day camp. A program temporarily operated or used for the entertainment, education, recreation, religious instruction or activities, physical education, or health of children.

Deck. A flat unenclosed platform that is supported by posts.

Density credit. An amount of density assigned to a lot or site as permitted in §15.9, expressed as a number of square feet of land area that may be used to calculate additional gross floor area permitted on a lot or site when multiplied by the floor area ratio or units per acre permitted by this zoning ordinance in the district for the lot or site.

Design capacity. The number of students a school is designed to accommodate, calculated by the same formula used to calculate capacity for elementary, middle or high schools, respectively, shown in the latest Capital Improvement Plan adopted by the Arlington County School Board as referenced by Capital Improvement Plan adopted by the County Board at the time of application. Seats added to any school site through the addition of relocatable structures shall not count toward the school's design capacity.

Development project. Property that is the subject of approval for development.

Directly facing. A sign shall not be considered to be directly facing another area if there is another building or other obstruction of a height equal or greater to the height of the sign between the sign and the facing area.

Dormer. An element of a building that projects from a pitched roof. A dormer may have a window or louver for light or ventilation, and may be of a shed, gable or other design.

Dormitory. A residence, not operated for commercial gain, for groups who are associated with an organization such as a school or a university, a religious order, a health care program or a nonprofit, charitable, benevolent, educational or governmental agency providing shelter for needy persons or persons who are recipients of the agency's charitable, benevolent, educational or governmental activity; which institution customarily provides housing quarters with a single kitchen and living area for the group and may include groups residing with one or more resident counselor(s) or other staff person(s).

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 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, accessory. A complete independent dwelling unit, with kitchen and bath, designed, arranged, used, or intended for occupancy by not more than three persons for living purposes and meeting the standards of §12.9.2. and under the same ownership as the main dwelling on the lot.

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, duplex. See duplex.

Dwelling, multiple-family. See Multiple-family.

Dwelling, one-family. See One-family detached.

Dwelling, semidetached. See semidetached.

Dwelling, townhouse. See Townhouse.

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

Elder care uses. A residential development that provides housing for older persons as specified in Code of Virginia §36-96.7 and other services integral to the personal and therapeutic care of the residents such as, but not limited to, food services, health and beauty services, recreational and social opportunities, and medical services. For the purposes of this ordinance, assisted living facilities, continuing care retirement communities, independent living facilities, and nursing homes shall be considered elder care uses.

Electric vehicle. A motor vehicle that is powered in whole or in part by electricity stored in a rechargeable battery that can be recharged using an external source of electric energy.

Electric vehicle charging. The transfer of electrical power from fixed electrical infrastructure to an electric vehicle battery.

Electric vehicle supply equipment. The installed electrical infrastructure that delivers power from a service panel or distribution system to an electric vehicle and includes the charging unit, connectors, power conversion components, communication systems, and all protective devices. Electric vehicle supply equipment is either:

(1) Level 1: An electric vehicle charging method that uses a standard 120-volt alternating current outlet to provide low power charging for electric vehicles;

(2) Level 2: An electric vehicle charging method that uses a 208- or 240-volt alternating current connection to provide charging for electric vehicles; or,

(3) Level 3: An electric vehicle charging method that uses direct current equipment to provide fast charging for electric vehicles.

Emergency services. Any service offered by any person, firm or corporation reasonably necessary to preserve the health, safety and property of individuals or the community at large.

Enclosed. Any roofed-over structure or attachment to a structure is enclosed if sides (other than the side or sides where a structure is attached to a main building) are more than 40 percent covered by any material other than customary wire or mesh screening.

Establishment. A business or organization of any kind offering goods or services to the public; this definition includes non-profit organizations.

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.

Exterior Features. Exterior features include the architectural style, general design and general arrangement of the entire exterior envelope of a building structure, site, or object, including the kind and texture of the building material and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures, and other natural features. In the case of signs, "Exterior Features" shall be construed to mean the style, material, size and location of all such signs.

Family: (a) An individual, or two or more persons related by blood, marriage or adoption, or under approved foster care; or

(b) A group of not more than four persons (including servants) whether or not related by blood or marriage living together and sharing living areas in a dwelling unit; or

(c) A group of up to eight persons with mental illness, intellectual disability or developmental disability who are residing with one or more resident or nonresident staff persons in a facility which is licensed by the Department of Behavioral Health and Developmental Services of the Commonwealth of Virginia. For the purposes of this zoning ordinance, mental illness and developmental disability shall not include current illegal use of or addiction to a controlled substance as defined in Section 54.1-3401 of the Code of Virginia or its successor; or

(d) A group of up to eight aged, infirm or disabled persons who are residing with one or more resident counselor(s) or other staff person(s) in a facility licensed by the Virginia Department of Social Services of the Commonwealth of Virginia.

Family day care home. Any dwelling unit where 12 or fewer children under the age of 13, not related by blood, adoption, or marriage to the person who resides in and maintains the home, are received for care, protection, and guidance during only part of the 24-hour day, on a regular basis, when at least one child receives care for compensation.

Family/caregiver suite. One or more rooms within a main dwelling designed, intended, or used in accordance with §12.9.8 for occupancy by:

(a) persons related by blood, marriage or adoption to an occupant residing in the main dwelling; or

(b) persons providing child care, elder care, or disabled-persons care to an occupant residing in the main dwelling.

Flag. A piece of cloth or other material affixed to a pole on two corners. See §13.5.2, §13.6.4,§13.7.5, §13.8.8 and §13.10.6.

Flashing sign. A sign that incorporates the use of varying intensities or colors of light to attract attention; a changeable copy sign that conforms with §13.12.2 shall not be considered a flashing sign; a sign shall not be considered flashing because it uses automated or human-operated technology to vary the light level to adjust to the ambient light level at different times of day.

Flood wall. An artificially erected, freestanding barrier typically consisting of steel, masonry and/or concrete used in an area of special flood hazard that is designed and engineered to prevent the encroachment of water for the purpose of protecting structures and/or property.

Floor area ratio. See §3.1.5.

Food catering establishment, large-scale. A business establishment of greater than 8,000 square feet that provides food or beverages or both, along with the necessary accessories for serving these products for social, institutional or business events at sites off the business establishment's premises.

Food catering establishment, small-scale. A business establishment of no more than 8,000 square feet that provides food or beverages or both, along with the necessary accessories for serving these products for social, institutional or business events at sites off the business establishment's premises.

Food delivery service. A service provided by a food establishment, as specified in §12.2.5.B, that delivers orders of prepared food and beverages to off-site locations for customers via automobile, pedestrian, bicycle, electric personal assistive mobility device, electric power-assisted bicycle, motorized skateboard or scooter, moped.

Freestanding sign. A sign that is affixed to the ground, to a wall that is not part of a building, or to a fence; freestanding signs include but are not necessarily limited to signs mounted on monument-style foundations, on poles, or on fences or other approved accessory structures. See §13.5.3, §13.6.5, §13.7.6, §13.8.9 and §13.10.7.

Frontage. All the property fronting on one side of a street between the two nearest intersecting streets, or other natural barriers.

Grade, existing. The ground level or elevation at the outside of a building or elsewhere on a lot prior to any grading or construction, as submitted to the Zoning Office on a grading plan certified by a licensed surveyor, or where a grading plan is not required, as shown on the accepted elevation drawings.

Grade, finished. The ground level or elevation at the outside of a building or elsewhere on a lot after grading or construction, as shown on a grading plan certified by a licensed surveyor, or where a grading plan is not required, as submitted to the Zoning Office on the accepted elevation drawings. In the case of a sign, finished grade shall be the elevation of the ground at the site of the sign or at the main entrance to the main building on the site, whichever is lower.

Gross floor area. See §3.1.1.C.

Gross parking area. The sum of the ground surface area actually used for parking spaces and the area of the horizontal surface of the floor(s) of a building, measured from the exterior faces of exterior walls, devoted to off-street parking, loading and maneuvering space including all corridors, air shafts, elevators, stairwells and toilets incidental thereto, but not including area devoted to permitted and accessory uses other than parking and loading.

Group home. A residential facility in which more than eight individuals with mental illness, intellectual disability or developmental disability reside, with one or more resident or nonresident staff persons; provided that, for purposes of this definition and the use of the term within the zoning ordinance, “mental illness or developmental disability” shall not include current illegal use of or addiction to a controlled substance as defined in Va. Code § 54.1-3401; all as provided in Va. Code §15.2-2291.A.

Guest. Any non-family member who is invited to occupy a dwelling unit or accessory building by the occupying family, without compensation, for not more than 30 days within one year. This definition shall not apply to hotel or motel or guest room as defined in this zoning ordinance.

Guest house. See §12.9.10.

Guest room. A room with its own entrance, or with direct access to a common corridor, constituting one hotel or motel unit, that is designed or intended for occupancy by one or more guests, whether or not provision is made for cooking, and not including rooms that are part of dormitories.

Height, building. See §3.1.6.

High-frequency Bus Route. A bus route with frequencies of 15 minutes or less during peak commuting hours.

Historic district. A landmark, building, structure, property, land or area that is included within an overlay district as established by ordinance adopted by the County Board in accordance with §11.3. Such overlay district shall not have boundaries that extend farther than the property line of the land pertaining to such district.

Historic district design guidelines. Those guidelines adopted by the County Board, pursuant to §11.3, and intended to guide and inform decisions regarding CoAs within a locally designated historic district.

Historic landmark. Those properties listed on the Virginia Landmarks Register, as established by the Virginia Board of Historic Resources, and those properties established as historic landmarks by the County Board on its own motion.

Home occupation. An accessory use conducted pursuant to §12.9.11, in or from a residential dwelling or its accessory building by person(s) whose principal residence is on the premises. See also.

Homestay, accessory. A home occupation in which an owner(s) or tenant(s) of a dwelling unit who uses such dwelling unit as his/her primary residence, rents to a lodger, either such dwelling unit, or any portion thereof.

Hotel or motel. A building designed for transient occupancy containing ten or more guest rooms or suites, providing living, sleeping and toilet facilities. Individual cooking facilities, a general kitchen or a common dining room may be provided.

Hotel unit. Same as “guest room”.

Incidental sign. A small, noncommercial sign. Examples include but are not limited to signs that provide information or directions that are necessary for the physical use of a property, such as warnings, parking rules or way-finding information. See §13.5.4, §13.6.6, §13.7.7, §13.8.10 and §13.10.8.

Independent living facility. A household living residential development that provides individual dwelling units for older persons and the opportunity for the residents to receive meals in a central dining facility, to receive housekeeping services, and to participate in activities, health services, and other amenities offered through a central management structure or operator.

Inoperative vehicle. Any motor vehicle, recreational vehicle, trailer or semi-trailer which is not in operating condition, or which for a period of 90 days or longer has been partially or totally disassembled by the removal of tires and wheels, the engine, or other essential parts required for operation of the vehicle. An inoperative vehicle shall also be considered a vehicle with an observable condition which indicates a state such that it is economically impractical to make such vehicle operative within a reasonable period of time, or which constitutes a health, fire or safety hazard.

Junk. Worn-out and discarded material in general that may be turned into some use; odds and ends; old iron or other metal, glass, paper, cordage, old bathroom fixtures, old rubber and old rubber articles, or other waste or discarded material which may be treated or prepared so as to be useful again in some form; rubbish of any kind, including but not limited to old rope, chairs, iron, copper, parts of machinery, bottles, paper, rags; and parts of used automobiles having only a salvage value.

Kennel. Any lot or premises on which four or more dogs, more than four months of age, are kept.

Kiosk. A free-standing structure which is: one-story, and that is neither more than 10 feet to the eaves in height nor greater than 150 square feet in area; and constructed predominantly of materials such as glass, wood, plastic, metal or fabric.

Landing. A platform between stairs or at the foot or head of stairs.

Landscaped beautification area. An area within the public right-of-way that is substantially landscaped with flowers and/or other plantings. Areas of the public right-of-way landscaped with only trees and/or grass shall not be considered landscaped beautification areas.

Large-format retail establishment. A building for which one certificate of occupancy is to be sought or issued and that either occupies 50,000 square feet or more on any one level or provides 200 or more parking spaces dedicated to one principal land use; including any building used for the sale of any combination of food, merchandise, and/or personal and business services (personal and business services include banks, dry-cleaning, laundry and laundromats, ticket agencies, hair salons, shoe repair, watch repair, photo copying, fitness centers, and other uses that are similar in character, as determined by the zoning administrator) for use or consumption by a purchaser. A large-format retail sales establishment shall not be deemed to include vehicle sales, rental, or leasing facilities or vehicle service establishment.

Legible. A legible message is a message that can be read during daylight hours by a person between five feet two inches and six feet tall, standing in the nearest public right-of-way, with eyesight adequate to obtain a current Virginia driver's license.

Limited access highway. A highway designed for through traffic over which abutters have no easement or right of light, air or access to by reason of the fact that their property abuts upon such limited access highway.

Linear foot of building frontage. See §13.19.

Live Entertainment. Any entertainment involving performances, or delivery of entertainment by one or more persons, including but not limited to: musical ensembles, solo performers, deejays, karaoke, comics/comedians, theatrical acts (when performed in a venue other than a theater) and dancing. Live entertainment does not include piped-in background music, where no "live" person is actively involved in the playing of the music.

Loading space. See §14.3.3.C Any off-street place available for the loading or unloading of goods and having direct usable access to a street or alley.

Lodger. Any individual who contracts with an owner or tenant(s) of a dwelling unit, for compensation, for not more than 30 days within one year. This definition shall not apply to hotel or motel or guest room as defined in this zoning ordinance.

Lot. See §3.1.1.A.1.

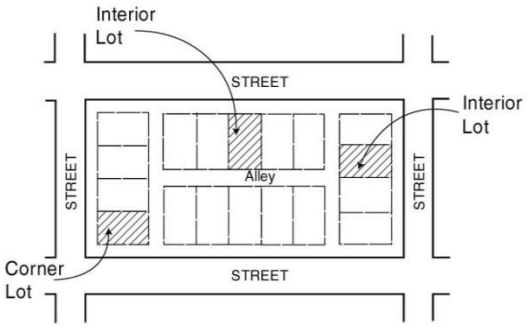
Lot area, minimum. See §3.1.1.A.3.

Lot, corner. A lot, or portion thereof, not greater than 100 feet in width and situated at the intersection of two or more streets, having an angle of intersection of not more than 135 degrees.

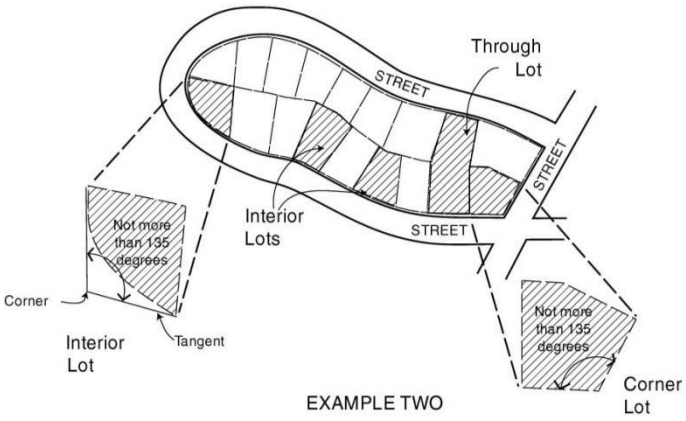
Lot, interior. A lot other than a corner lot.

Lot, pipe-stem. A residential lot that has a "pipe" portion, which complies with the minimum requirements for frontage, lot area, lot width, lot depth, and building placement in the zoning and subdivision ordinances, and that has a narrower "stem" portion, which does not meet the lot width requirement but provides the required frontage and access to a generally larger and more buildable "pipe" portion of the lot.

Lot, through. An interior lot having frontage on two parallel or approximately parallel streets.



EXAMPLE ONE



EXAMPLE TWO

Lot coverage. See §3.1.4.A and §3.2.5.

Lot depth. See §3.1.7.

Lot frontage. Where a front lot line runs along a straight line along the street right-of-way line, lot frontage shall be the front lot line. Where the front lot line includes an angle or curve along the street right-of-way line, the lot frontage shall be a straight line connecting the points where the two side lot lines meet the street right-of-way line.

Lot line. A line of record bounding a lot which divides one lot from another lot or from a public or private street or any other public or private space.

Lot line, front. The lot line, or combination of line segments, fronting a street or the legally required access to the lot. On a corner lot, it is the shortest of those lot lines that front a street. Where a corner lot has equal frontage on two or more streets, the front lot line is the lot line on that street on which the greatest number of lots front within the block.

Lot line, rear. The lot line most distant from, and most nearly parallel to, the front lot line lot frontage. In addition, the rear lot line shall comply with the following requirements: i) If the lot line that is most distant from the front lot line is a different line from the lot line that is most nearly parallel to the front lot line, then the rear lot line shall be the line whose use results in a greater lot depth. Where two lot lines are equidistant from and equally parallel to the lot frontage, then the point where those two lines intersect shall be used in place of the rear lot line midpoint to measure lot depth. ii) Where two lines are equally distant from and equally parallel to the lot frontage, both lines shall be used to establish the rear yard.

Lot line, side. Any lot line other than a front or rear lot line. Where two or more side lot lines are adjoining, they shall be treated as segments of an entire side lot line.

Lot, split. A residential lot that is created under §3.2.4.C.1, Split-Lot Residential Development.

Lot, transitional. See "transitional site."

Lot width, minimum. See §3.1.8.

Low- or moderate-income. Income at or below 60 percent of median household income for rental housing units, and at or below 80 percent of median household income for home ownership program, or other income level as determined by the County Board upon consideration of the Affordable Housing Master Plan. As used herein, median household income shall be defined as

determined from time-to-time for the Washington Metropolitan Statistical Area by the U.S. Department of Housing and Urban Development.

Main building footprint. See §3.1.4.C.

Main building footprint coverage: See §3.1.4.B.

Mechanical penthouse. A roof structure for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain a building.

Median strip. A portion of the median that is surrounded by a continuous curb, or where no curb exists, is bordered by a curb cut, street, street intersection, sidewalk, utility or planting strip.

Micro-fulfillment center. Any establishment for the receipt, transfer, short-term storage, and dispatching of retail and other similar goods.

Micro-wireless facility. A small cell facility that is not larger in dimension than 24 inches in length, 15 inches in width, and 12 inches in height and that has an exterior antenna, if any, not longer than 11 inches.

Mixed use building. A building constructed to accommodate more than one use category, as identified in §12.2, such as, but not limited to, ground floor retail and upper-story residential or office uses, or lower-story hotel and upper-story residential uses.





Membership club or lodge. Any organization that is organized and operated solely for a social, recreational, patriotic or fraternal purpose that is not open to the general public, but is open only to the members of the organization and their bona fide guests. Membership club or lodge does not include adult uses as defined in this section.

Motel. Same as hotel or motel.

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





Neighborhood Commercial Center. A building(s) with a total gross floor area of up to, but not including, 200,000 square feet containing multiple commercial and/or retail tenants, without residential floor area and served by a parking area that is shared by all on-site tenants.

Nonconformity. See Article 16.

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.

Nonconforming sign. A sign that met all ordinance requirements at the time of installation or placement but which, due to ordinance changes, does not comply with current requirements.

Nonconforming use. A use that lawfully occupied a building or land at the time this zoning ordinance became effective and which does not conform with the use regulations of the district in which it is located.

Nursing home. A group living residential development which provides nursing services and health-related services for the treatment and in-patient care of chronic or convalescent patients or aged, infirm or disabled adults.

Office building. A building designed for or used as the offices of professional, commercial, religious, private, public or semi-public persons or organizations, and where no goods, wares, or merchandise are prepared or sold on the premises.

Office, government. Federal, state, or county offices, administrative, clerical or public services.

Office, medical or dental. A use providing outpatient consultation, diagnosis, therapeutic, preventative, or corrective personal treatment services by doctors, dentists, or similar practitioners of medical and healing arts for humans, licensed for such practice by the state. The term includes outpatient clinics and outpatient emergency centers, but not overnight care or ambulance receiving facilities.

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



On-site. Located on the property that is the subject of an application for development.

Open-air market. An outdoor market held on a regular basis, and at which groups of individual sellers offer goods, new or used, for sale to the public. Open-air market shall not include garage sales not held on a regular basis, outdoor display or sales associated with retail establishments that are principally located in indoor facilities, or vehicle sales, rental or leasing facilities. See also §12.5.17

Outdoor café. An area that contains portable seating and tables, intended solely for the consumption of food and beverages that are also included in the standard menu of the restaurant, outside the exterior walls of a restaurant (excluding rooftops).

Outdoor visual entertainment: An automatic changeable copy sign larger than 12 square feet that displays, on a video screen, either still, scrolling or moving images, including video, live events, media broadcasts, animation, movies, or similar displays. Such images may be changed remotely through electronic means and utilizes a series of grid lights, including cathode ray, light emitting diode display, plasma screen, liquid crystal display, fiber optic, or other electronic media or technology, and meets the requirements of §13.13.4.

Outlot. A unit of land not usable as a building site and not meeting the requirements of this zoning ordinance.

Overlay district. Overlay districts are “overlaid” upon other districts and the land so encumbered may be used in a manner permitted in the underlying district only if and to the extent such use also complies within the regulations contained therein.

Parking area, private. An off-street area of land, or space within a building, that is used for the parking of motor vehicles used by persons at a site in order to use the land for the purposes for which

the parking is provided. Any parking required by this zoning ordinance shall be provided within a private parking area, except that any parking in C or M district in excess of that required by this zoning ordinance shall be considered to be a public parking area.

Parking area, public. An open off-street area of land or space within a building, other than a private parking area, used for the parking of motor vehicles which is available for general public use.

Parking area, transitional. An off-street area of land which is a transitional site and which is used as a private surface parking area.

Parking space. An off-street place that (1) is available and useable for the parking of one motor vehicle; (2) has a vertical clearance of not less than seven feet; (3) has usable access to a street or alley; and (4) may be for the exclusive use of electric vehicle charging.

Patio. A flat, unenclosed platform that rests on the ground.

Peak Commuting Hours. The hours between 6:00 a.m. and 9:30 a.m. and between 3:00 p.m. to 7:00 p.m. on Monday through Friday, excluding holidays.

Person in charge. The owner of a property or improvements thereon, as shown on the land records of the clerk of the Circuit Court, and/or any other person having the ability to manage or control the property or improvements, including a mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee, agent or any other person directly or indirectly in control of an improvement or improvement parcel.

Pop-up park. A short term use of land for open space and/or recreational purposes available to access by the general public. See §12.10.

Porch. An unenclosed platform with columns or piers supporting a roof.

Portable sign. A durable sign not permanently affixed to the ground or to a building and designed to be easily relocated; portable signs are not necessarily temporary signs for purposes of Article 13.

Projected image sign. A temporary sign that is produced from projected rays of light onto a wall or other surface. The light source for a projected image sign is external to the surface on which the sign is projected.

Public parking facility. As used in Article 13, a public parking facility is a garage that provides parking for members of the general public, at a minimum, after business from 6:00 p.m. to 10:00 p.m. Monday through Friday and either all weekend or for at least 8 hours, in total, between 8:00 a.m. and 6:00 p.m. on Saturday and Sunday.

Public space, privately owned. An open space such as a park, plaza, trail, or other recreational use on privately-owned property that has been conveyed or granted as an amenity for public access and use through an easement, license agreement, or other similar legal instrument, excluding sidewalk, street and utilities easements.

Recovery residence. A dwelling certified by the Virginia Department of Behavioral Health and Developmental Services providing alcohol-free and illicit-drug-free housing to persons with substance abuse disorders and persons with co-occurring mental illnesses and substance use disorders, that does not include clinical treatment services.

Recreational vehicle. A vehicle or vehicle trailer designed as temporary living quarters for recreational, camping or travel use that has a body width less than eight feet and a body length of less than 30 feet. Recreational vehicles may have their own power, or be designed to be drawn or mounted on an automotive vehicle. Recreational vehicle shall include motor homes, travel

trailers, truck campers, camping trailers, converted buses, house boats or other similar units that meet the dimensions stated above as determined by the Administrator. A recreational vehicle may or may not include an individual toilet and bath.

Recycling center. A place open to the public used for the processing, collection and transfer of recyclable materials. Typical recyclable materials include glass, paper, plastic, cans, or other source-separated, non-putrescible materials; other recyclable materials may include leaves, wood chips, fill dirt, and other similar materials.

Remnant. See "outlot."

Research and development, flex. Administrative offices plus research facilities generally engaged in technological, electronic, biological, scientific, or engineering research, as well as related product or process design, development, prototyping, or testing. This use may include laboratory, warehousing, and small-scale production functions, and may be associated with institutional or commercial uses, but may not include industrial scale production or manufacturing.

Responsible party. The owner or tenant, or an individual or business entity designated by the owner or tenant, of a dwelling unit in which an accessory homestay is permitted, who is available 24 hours a day, 7 days a week to respond to and resolve issues and complaints that arise during all times in which the dwelling unit is being used for an accessory homestay, so that a reasonably prompt, in-person response can be made at the accessory homestay when necessary.

Restaurant. An establishment whose principal business is the sale of food and/or beverages using non-disposable plates, containers and non-disposable eating utensils, to customers in a ready to consume state, and whose principal method of operation includes one or both of the following characteristics:

(1) Customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed; and/or

(2) A cafeteria-type operation where food and beverages generally are provided at a counter consumed at a table within the restaurant building.

Retail. See §12.2.5.G.

Review Board. The Historical Affairs and Landmark Review Board.

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.

School, elementary, middle and high. An institution that offers instructions in the several branches of learning and study required to be taught in the public schools by the Commonwealth of Virginia.

Self-service storage facility. See §12.5.25.

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





Separately illuminated. A sign is separately illuminated if it has any internal or surface lighting or if any form of lighting directed at the sign serves no other purpose.

Setback. See §3.1.9 and §3.2.6.A.

Setback line. Either:

(a) a line parallel to the street line at a distance therefrom, equal to the required depth of the front yard; or

(b) the setback required from any lot line which defines the buildable area of the lot. See "building line."

Shared commercial kitchen. A food establishment with two or more operators for preparing, processing, canning, or packaging food and beverage products that includes related services such as on-site consumption, delivery, small-scale distribution, as well as additional services including but not limited to retail sales, culinary instruction, and/or culinary business incubator and educational support services.

Shared commercial kitchen, limited. A shared commercial kitchen which provides services including delivery, small-scale manufacturing and distribution, and/or small-scale catering but does not include additional services such as retail, on site dining, or culinary educational/incubator training.

Shared commercial kitchen, open-air. A limited shared commercial kitchen that is considered a mobile food unit as specified in the Code of Virginia and is located in off-street, private locations.

Sign. Any word, numeral, figure, design, trademark, flag, pennant, twirler, light, display, banner, balloon or other device of any kind which, whether singly or in any combination, is used to direct, identify, or inform the public while viewing the same from outdoors.

Sign lighting, direct. A direct lighted sign shall mean a sign lighted internally or on the surface of the sign itself.

Sign lighting, indirect. An indirect lighted sign shall mean a sign that is lighted from a source separate from the sign.

Sidewalk sign. A temporary, self-supporting sign made of durable material and located on the sidewalk in front of a use for which such a sign is allowed. See §13.7.10.

Small cell facility. A wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than six cubic feet in volume, or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet and (ii) all other wireless equipment associated with the facility has a cumulative volume of no more than 28 cubic feet, or such higher limit as is established by the Federal Communications Commission. The following types of associated equipment are not included in the calculation of equipment volume: electric meter, concealment, telecommunications demarcation boxes, back-up power systems, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services.

Stairs. A series of steps, or multiple series of steps that may be connected by landings.

Standing space. See §14.3.3.C.2. An off-street parking space for the temporary waiting in line of one automobile for service or delivery of goods to the automobile or its occupants at another place on the premises.

Step. A stair unit that consists of one tread (walking surface) and one riser.

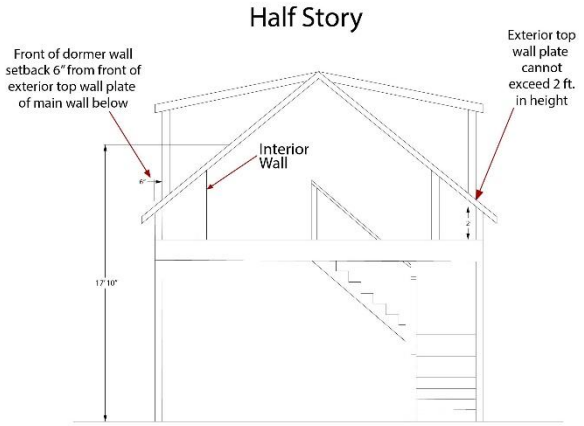
Step-back. An area of a façade above the first floor of a building or structure that is located a set distance further back from the façade or story below it.

Stoop. A raised platform that serves as an entrance to a building, may be roofed, has no supporting posts and is not enclosed.

Stormwater planter. A structure designed to include a soil filter and vegetation such that it meets the Virginia Stormwater Design Specifications and furthers the purposes of the stormwater management requirements of the Arlington County Code.

Story. That portion of a building included between the surface of any floor and the surface of the next floor above it; or, if there be no floor above it, then the space between such floor and the ceiling next above it.

Story, half. A story under a gable, hip or gambrel roof, the wall plates of which, on at least two opposite exterior walls, are not more than two feet above the floor of such story and if the roof has a dormer, the dormer wall is set back at least six inches from the front of the wall or main wall below and the width of the dormer is less than 50 percent of the width of the roof.



Street. A public thoroughfare, 30 feet or more wide, including any public interest in land (e.g., fee or easement) for street purposes. The side lines of such road, easement, or other right-of-way shall be the street right-of-way line. This shall be the case even where fee title to land abutting a street extends into the road, street easement, or other street right-of-way.

Street width. The horizontal distance between the side lines of a street, measured at right angles to the side lines.

Structure. Anything constructed or erected that requires location on the ground or attached to something having a location on the ground.

Structural alteration. Any change that would tend to prolong the life of the supporting members of a building or a structure, such as bearing walls, columns, beams or girders.

Swimming pool, commercial. An artificial pool of water, including auxiliary structures, dressing and locker rooms, toilets, showers and other areas that are operated for gain, including hotel pools.

Swimming pool, community. An artificial pool including auxiliary structures as dressing and locker rooms, toilets, showers, as well as other areas and enclosures that are intended for the use of the members and their guests using the pool, and which is operated by a community, nonprofit group, but not including private swimming pools.

Swimming pool, private. An artificial pool of water located on the same lot as a one-family residence intended only for the use of the occupants and guests.

Temporary sign. Any sign that may easily be moved or removed and that can feasibly be displayed for a limited period of time in any one location.

Temporary telecommunication support structure. A monopole or portable wireless communications facility used to provide wireless voice, data, or image transmission within a designated area. A temporary telecommunication support structure does not have a permanent location on the ground, including the pouring of a concrete footing or the laying of a permanent foundation.

Trade or commercial school. A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, that neither meets the definition of home occupation, college and university, nor fits within the educational institutions or office use category.

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





Transitional site. See §12.8. A lot or part thereof located in an R, S-3A or an RA district and lying within a distance of 200 feet from the boundary of any C or M district when such lot or part thereof: (a) Is abutting such boundary but not across any part of a street therefrom; and (b) Does not abut at more than one lot line, a side lot line in an R, S-3A or RA district.

Trellis. A vertical frame supported only by posts placed in a single plane, supporting open latticework and used as a screen or a support for growing vines or plants.

Umbrella sign. A sign painted on or affixed to the surface of an umbrella.

Upholstery shop. A use providing upholstering or upholstery repairs.

Urban agriculture. The on-site cultivation of agricultural products, excluding livestock, for sale and distribution, including relevant professional services and/or product development. Examples may include hydroponics, horticulture, floriculture, aquaculture, aquaponics, and aeroponic facilities, vertical farming, plant genetics, plant breeding, and related training or educational programming.

Urban colleges and universities. An educational institution or career-focused institution of higher learning that offers courses of general or specialized study. Urban colleges and universities do not necessitate multiple buildings in a campus-like setting.

Urban regional shopping center. A building(s) or the portion of a building that includes a minimum of 500,000 square feet of retail, entertainment and food establishment uses configured in at least two stories and that is not bisected by any street. An urban regional shopping center is connected by at least one interior or exterior shared pathway fronted by retail, entertainment and food establishment uses.

Urban regional shopping center façade. An exterior vertical plane, face, or side of an urban regional shopping center building that contains a minimum of 50% retail, entertainment and food establishment uses on each story. Neither articulations nor off-sets in the wall of less than five feet shall be considered separate facades. An urban regional shopping center façade is either:

(1) Façade type A: an urban regional shopping center façade(s) with a minimum of 50 percent fenestration on the ground story and a minimum of 25 percent fenestration on the remainder of the urban regional shopping center façade; or
(2) Façade type B: an urban regional shopping center façade(s) that does not qualify as façade type A.

Example of Façade Type A



Example of Façade Type B



Use or use type. The purpose or activity for which land, or any structure thereon, is arranged, designed or intended, or for which it is occupied or maintained.

Use, principal. The use conducted as a primary activity upon the lot on which it is located.

Use, short term. A use established for a fixed period of time with the intent to discontinue the use upon the expiration of the time.

Use, transitional. A use permitted only on a transitional site under the regulations for the district and not permitted elsewhere in the district except on transitional sites, and subject to all other regulations for the district.

Vehicle body shop. Any premises where vehicle body work; straightening of body parts; painting; welding; upholstering or other similar work is performed on vehicles. Vehicle service establishment uses may be permitted as part of a vehicle body shop, however, vehicle body shop shall not be deemed to include vehicle sales, rental or leasing facilities, vehicle storage lots or automotive wrecking.

Vehicle sales, rental or leasing facility. A facility for the sale, rental or display prior to sale or rental of two or more automobiles, noncommercial trucks, motorcycles, recreational vehicles, or boats, including incidental storage, maintenance, and servicing. Typical uses include new and used car dealerships, motorcycle dealerships, and boat, trailer, or recreational vehicle dealerships.

Vehicle service establishment. Any premises where the following or other similar activities are conducted:

(a) sales of vehicle fuel and oil at retail direct to the customer;

(b) tire sales, servicing and repair, but not recapping or regrooving;

(c) routine vehicle maintenance, including but not limited to greasing, lubrication, and radiator flushing, and replacement of parts, including but not limited to spark plugs, mufflers, windshield wipers and the like, and sales of related vehicle parts;

(d) mechanical and electrical repairs, including but not limited to servicing and replacement of motors, drive trains, and related parts, as well as vehicle air conditioning, and sales of related vehicle parts; emissions and safety inspections;

(e) after-market installation and sale of items such as vehicle audio or security systems, but not body work;

(f) sales of beverages, snack foods, and other retail merchandise as an accessory use. The area devoted to retail merchandise sales shall not exceed 400 sq. ft. of gross floor area, which shall include the cashier's area and space used for the display of sale items, to include cooler space,

but not to include storage areas. Vehicle service establishment uses shall not include vehicle body shop; vehicle sales, rental or leasing facilities; vehicle storage lots; or automotive wrecking.

Vehicle storage lot. Any land or building where two or more wrecked, abandoned, impounded or new vehicles of any kind are stored prior to repair, disposal, claim or sale, but does not include the repair, wrecking, dismantling or salvaging of said vehicles or their parts.

Veterinary clinic. A type of animal care facility where animals are provided with preventative care and/or treated for illness or disease, that does not meet the definition of kennel.

Wall sign. Any sign that is affixed directly to or suspended from a wall, marquee, mansard wall, or parapet wall of a building, with the exposed face of the sign in a plane approximately parallel to and projecting no more than 18 inches from the face of the wall. A wall sign may be either of one-piece construction or of individual connected or related letters or symbols. See §13.6.10, §13.7.13, §13.8.15, §13.9.5, and §13.10.11.

Window sign. Any permanent or temporary sign, including any decal, that is legible from the outside, including plazas, public streets, and parking lots, and that is placed on the outside or inside face of a window or mounted within two feet of the inside face of the window. See §13.6.11, 0, §13.8.16, and §13.10.12.

Window well. A sunken area affording access, air, or light to a basement window.

Wireless facility. Any equipment at a fixed location that enables wireless communications between user equipment and a communications network, including (i) equipment associated with wireless services, such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services, such as microwave backhaul, and (ii) radio transceivers, antennas, coaxial, or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration.

Wrecking or salvage yard. The dismantling or wrecking of used vehicles or trailers, or the storage, sale or dumping of junk and/or dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.

Yard. See §3.1.9.

Yard, front. See §3.1.9.

Yard, rear. See §3.1.9.

Yard, side. See §3.1.9.

Yard, required. The open space required between a lot line and the buildable area of a lot, within which no structure shall be located except as provided in this zoning ordinance. See also “setback”.

Zoning administrator. The person appointed by the county manager to enforce and carry out duties as set out in this zoning ordinance. The zoning administrator may appoint deputies and assistants as are authorized from time to time by the county manager.

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