

This excerpt from the Arlington County Zoning Ordinance (ACZO) contains the development standards for Expanded Housing Option (EHO) projects, as of July 1, 2023. It is provided for convenience as opposed to replacing or superseding the provisions in the currently effective [Zoning Ordinance](#).

Additional development standards for EHO projects not found in this excerpt include:

- ACZO §3.2.6 *Placement*
- ACZO §12.9.2 *Accessory Dwellings*
- ACZO §14.3.3 *[Parking] General Requirements*
- ACZO §16.2 *Nonconforming Buildings and Structures*

§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, maximum (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.C.1.b shall not apply to expanded housing option development approved by special exception as set forth in §10.4.B.
- (c) For the purpose 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 §10.4 and 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 ¼ 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 than 50% of the building façade along that street. If there are multiple attached garages within a building, this standard shall apply to the sum of all garage walls with entrances facing a street. For the purposes of this calculation, a group of semidetached or townhouse dwellings shall be considered a single building.

D. Building entrances and orientation

1. Duplex and multiple-family dwellings

- (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.